

E. NEW BUSINESS

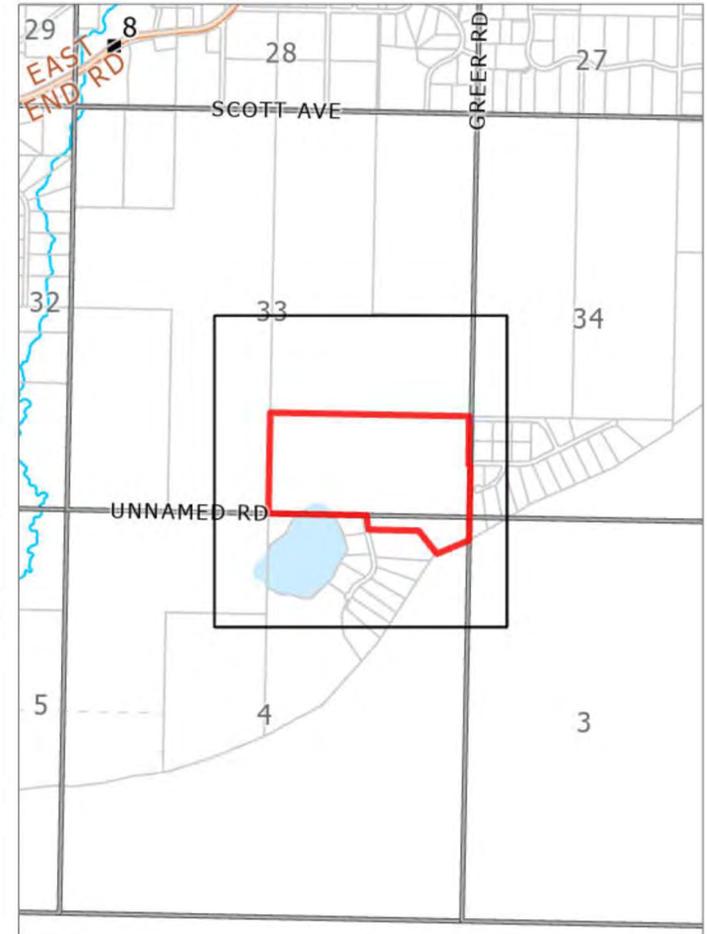
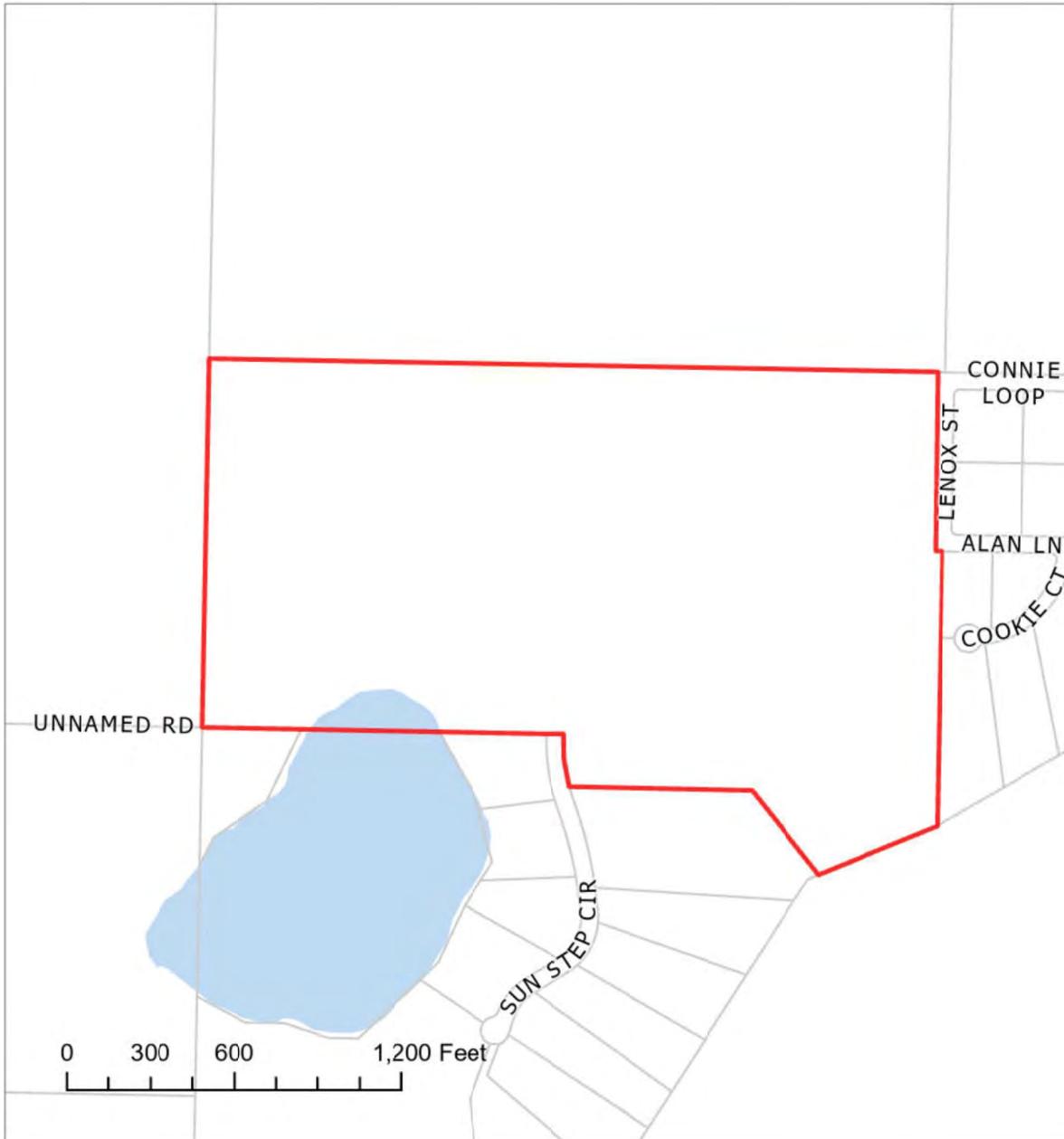
3. Stone Step Estates; KPB File 2024-125

Mullikin Surveys, LLC

Gail L. Fisher Revocable Trust & Salvucci

Location: Sun Step Circle & Lenox Street

Fritz Creek Area / Kachemak APC



KPB File 2024-125
T05S R12W SEC 33 and T06S R12W SEC 04
FRITZ CREEK

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



Aerial Map



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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	195.32	564.22	19°50'	S7° 00' 29"E	194.35'
C2	155.03	564.22	15°45'	S9° 56' 34"W	154.55'
C3	230.79	230.00	57°30'	S10° 55' 56"E	221.23'
C4	240.59	230.00	59°56'	S69° 38' 46"E	228.77'
C5	151.90	230.00	37°50'	N61° 27' 59"E	149.16'
C6	81.14	230.00	20°13'	N32° 26' 20"E	80.72'
C7	133.68	170.00	45°03'	N44° 51' 32"E	130.26'
C8	152.46	230.00	37°59'	N41° 19' 18"E	149.68'
C9	59.98	170.00	20°13'	N32° 26' 20"E	59.67'
C10	112.28	170.00	37°50'	N61° 27' 59"E	110.25'
C11	177.83	170.00	59°56'	S69° 38' 46"E	169.83'
C12	170.59	170.00	57°30'	S10° 55' 56"E	163.52'
C13	173.73	624.22	15°57'	S9° 50' 29"W	173.17'

Line Table		
Line #	Length	Direction
L1	336.74	S39° 40' 44"E
L2	216.82	N80° 23' 12"E
L3	540.36	N42° 32' 44"E
L4	540.36	N42° 32' 44"E
L5	216.82	N80° 23' 12"E
L6	336.74	S39° 40' 44"E
L7	120.85	S21° 59' 52"W
L8	155.98	S10° 57' 16"W
L9	99.18	S0° 38' 55"W

A Reference Point bears N07°15'35"W, 50.00' dist. to 2" Alum. Cap on 5/8" Rebar, 2015, 76103

PRELIMINARY PLAT

- LEGEND**
- Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 2015
 - Found 2" Aluminum Cap on 5/8" Rebar, 7968-S 2009
 - ⊕ Found 3 1/4" Aluminum Cap on 2" Aluminum Post, 7968-S 2009
 - ⊕ Found 3 1/4" Aluminum Cap on 2" Aluminum Post, 7968-S 2007
 - Found 2" Aluminum Cap on 5/8" Rebar, 7968-S 2007
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2024
 - (R1) Record Measurements Per HM 2015-31, Good Life Acres
 - (R2) Record Measurements Per HM 2009-16, Stone Step No. 2
 - Easement Line
 - Area defined as Wetlands per the Kenai Watershed Forum (KWF)
 - Areas over 20% grade

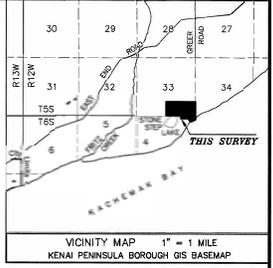
- NOTES**
- The purpose of this plat is to create Lots 1 thru 7 by subdivision of former Tract A.
 - Building Setback - A setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission. The front 15 feet of the 20 feet building setback is a utility easement.
 - Easements Granted this Plat: _____
 - No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
 - Easement for electric lines or system and/or telephone lines together with the right to enter, maintain, repair and clear structures was granted to Homer Electric Association in Book 49, Page 307, Homer Recording District. No definite location disclosed.
 - Wastewater Disposal: The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on January 5, 2009. Soil conditions, water table levels, and soil slopes in this subdivision may not be suitable for conventional onsite wastewater treatment and disposal systems meeting the regulatory requirements of the Kenai Peninsula Borough. Any wastewater treatment and disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
 - 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.
 - Portions of the created lots may be subject to wetland regulations. Owners should check with the Army Corps of Engineers prior to any development activity in wetlands.
 - The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.50.170.
 - Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
 - No access to State maintained Rights-of-Way permitted unless approved by State of Alaska Department of Transportation.
 - The Basis of Bearing for this plat was determined by high precision GNSS survey using Topcon Legacy survey grade receivers, differentially corrected and processed using Spectra Precision Survey Pro GPS Version 5.4-2 Software.
 - This subdivision is affected by the Declaration of Covenants, Conditions, and Restrictions for Stone Step Subdivision (Serial No. 2009-000991-0 H.R.D.) (This Declaration of Covenants only affects the portion of Parcel 2 lying within former Lot 12, Stone Step, Plat No. 2007-85 H.R.D.)
 - The area between the current Mean High Water Line and the 1917 Mean High Water Line may be subject to private and public riparian rights based on the location of the 1964 pre-earthquake Mean High Water Line, which was not determined by this survey. Record meander lines were used for computation of area for Tract A-1.

SURVEYORS CERTIFICATE

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

Date: _____

Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor



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 by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Gail Finzer
Moose Meadows LLC
952 Alameda Padre Serra
Santa Barbara, CA 93103

Angelo Sakvudj Jr.
Moose Meadows LLC
952 Alameda Padre Serra
Santa Barbara, CA 93103

NOTARIES ACKNOWLEDGMENT

For: _____ AND _____

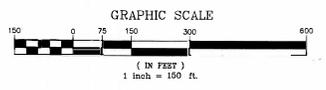
Acknowledged before me this _____ day of _____, 2024.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

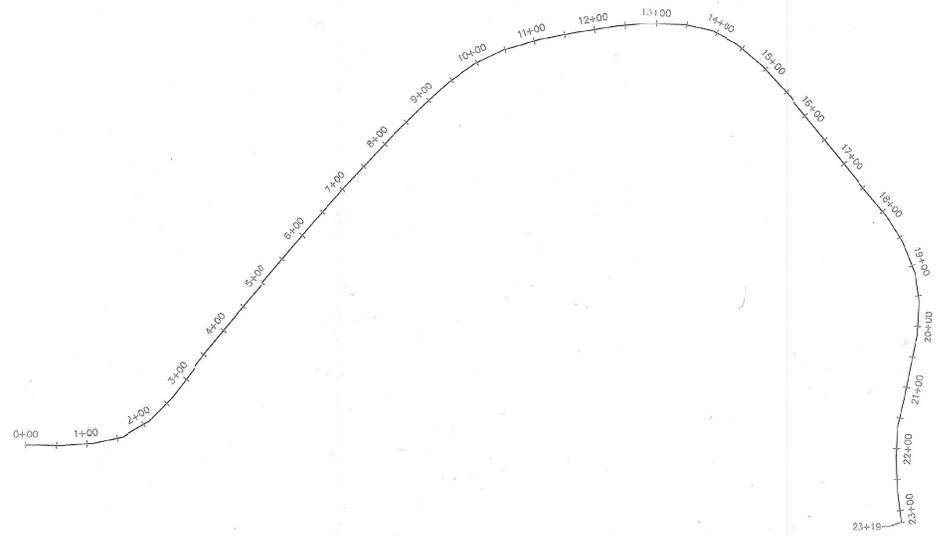
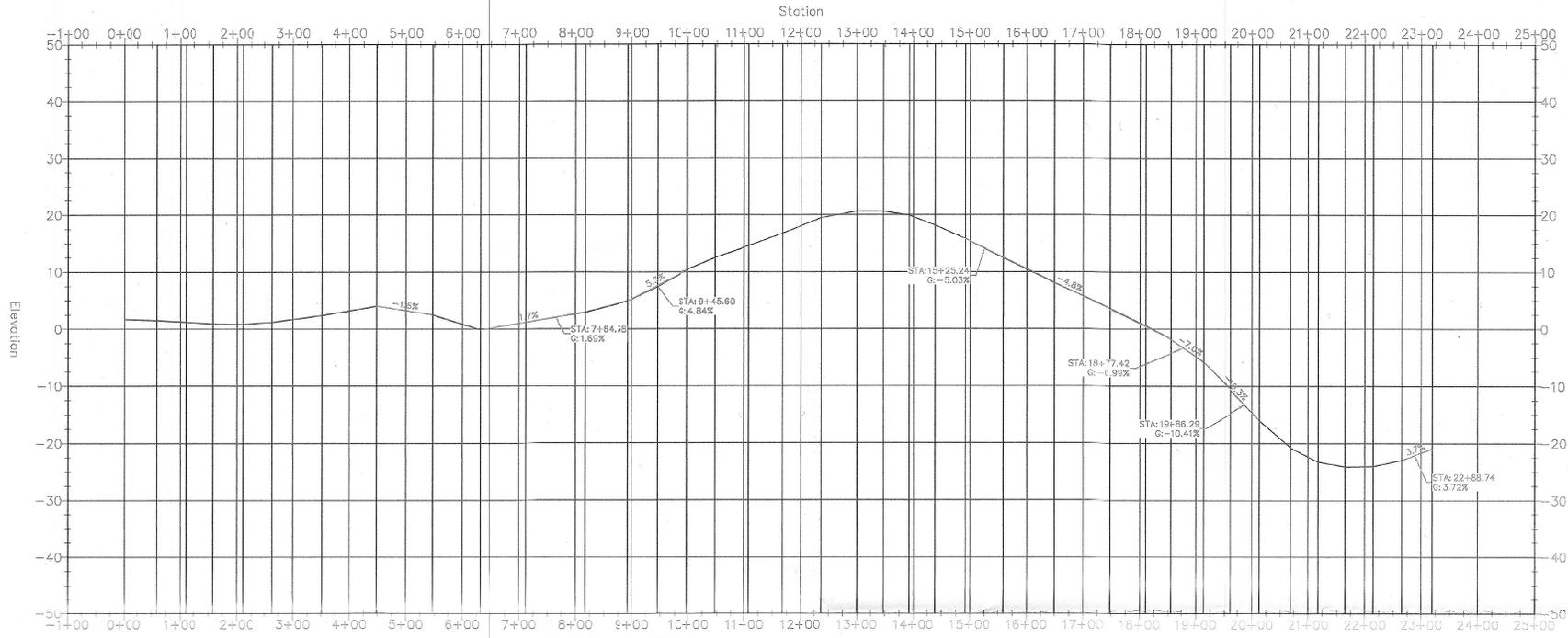
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 22, 2024.

Kenai Peninsula Borough Authorized Official



STONE STEP ESTATES	
CREATING LOTS 1 THROUGH 7	
A SUBDIVISION OF TRACT A, STONE STEP No. 2 (PLAT No. 2009-16, H.R.D.)	
LOCATED WITHIN THE E1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 12 WEST, AND THE S1/2 SE1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 12 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.	
CONTAINING 85.584 ACRES	
SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603 907-299-2289	MOOSE MEADOWS LLC 952 ALAMEDA PADRE SERRA (MAILING) 39807 LENOX STREET (PROPERTY) SANTA MONICA, CA 93103
SURVEY DATE: 6/12/2024	SCALE: 1" = 150'
PLAT DATE: 11/17/2024	BOOK No.: 2023-1
CHECKED BY: CLM	FILE: StoneStepEstates.dwg
DRAWN BY: MRS	KPB FILE No.: 2024----

Alignment - (1) PROFILE



AGENDA ITEM E. NEW BUSINESS

ITEM #3 - PRELIMINARY PLAT
STONE STEP ESTATES

KPB File No.	2024-125
Plat Committee Meeting:	December 16, 2024
Applicant / Owner:	Moose Meadows LLC / Santa Barbara, CA
Surveyor:	Christopher Mullikin / Mullikin surveys LLC
General Location:	2 miles easterly of Kachemak limits and 1.5 miles east of East end Rd

Parent Parcel No.:	174-320-49
Legal Description:	T 5S & 6S R 12W SEC 4 & 33 SEWARD MERIDIAN HM 2009016 STONE STEP NO 2 TRACT A
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 85.584 acres parcel into seven lots one tract and a dedication. The lots will range in size from 1.313 acres to 5.362 acres and the tract will be 63.698 acres.

Location and Legal Access (existing and proposed):

The legal access to the plat is by the 66' section line easement from the west coming in at the southwest corner of the plat. The easement is gotten to from East End Rd at just past mile post 7 on East End Rd then on Brenmark Rd, down to the road which is crossing a private property to get to the section line easement then you travel 0.8 miles to the plat along the section line easement. According to KPB GIS information Brenmark Rd is a 60' dedication that is borough maintained. The section line easement is not borough maintained.

The plat is proposing a dedication of 60 feet wide to named Sun Step Circle as a continuation of Sun Step Circle at the end off the cul-de-sac. **Staff recommends** the surveyor add a certificate of Acceptance to the final submittal drawing for Sun Step Circle and all other public areas.

Plat is affected by 33' section line easements as shown on the drawing on both sides of the section lines. **Staff recommends** the surveyor identify the section line easement with more prominent labels than currently being used on the drawing.

The plat does have some private trails located on it, which cross through Tract A-1. It starts off Sun Step Cir between Lots 2 and 3 and goes north and east then drops to the south half way to the east property line of Tract A-1 to 150 feet south of Alan Lane then turns towards Alan Lane and crosses the property line about 75 feet south of Alan Lane. According to the surveyor, the owner plans to provide a private easement covering the trail. Staff recommends the surveyor locate on the final drawing the trail with a note concerning the private easement and a note in reference to KPB 20.60.170 "The borough will not enforce private covenants, easements, or deed restrictions."

There is also a pedestrian trail in the southeast corner of proposed Tract A-1 that was on the previous plat and being carried forward. The trail was created in document HM 2007-003828 and starts in the section line easement just east of Sun Step Cir.

The block length is not compliant by street dedication consideration, but the section line easements do break the block up still. **Staff recommends** the Plat Committee concur an exception to block length is not needed at this

time; and that a should be add to the final plat in reference to the further development of Tract A-1 requiring a road dedication.

Road Services when reviewing the plat did have concern about the access to the plat being through a private property off Brenmark Dr. Staff recommends if further development of this area east of Brenmark Dr is to be considered, the access off Brenmark is reviewed and possible development of Amber St off Brenmark considered.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: RSA has concern stemming from the course of legal access. Existing roadway access involves an undedicated portion of a section line easement, which includes a bridge crossing. Access to the SLE is from RSA maintained "Brenmark Rd, through a private property parcel. The RSA's issue is the egress use of Brenmark Rd. Continued development in this area is adding parcel loading to a road that is designed as a closed neighborhood subdivision.
SOA DOT comments	

Site Investigation:

Currently there does not appear to be any structures on the property only the roads crossing it.

There are steep areas shown on the drawing by the hatched dots. Some of the area is near the end of the road before it crosses into the next plat south. A road profile was given to staff which was passed on the RSA Staff for review. RSA Staff had only issue with a portion near the end that had a 19 – 20% grade Platting is still waiting for a reply from RSA staff at this time. **Staff recommends** the surveyor comply with the suggestions if RSA has any to get the plat approved in the final submittal. Comments and recommendations will be passed on to the surveyor when received.

The River Center review did not identify the plat to located in a FEMA designated flood hazard zone or a habitat protection district. There are wetlands located on plat and indicated with the bushy hatch. **Staff recommends** the surveyor identify the different wetland types on the plat as noted by the KWF Wetlands Assessment.

There is an encroachment of a driveway going to the southwest lot across Lot 7. This driveway should be document on the final submittal and possibly a ingress-egress easement drawn up.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area 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

The plat was originally part of the aliquot lands of Section 33, Township 6 South Range 12 West and Section 4 Township 5 South Range 12 West SM, Alaska. Stone Step HRD 2007-85 plated that part of said Section 4 in the E1/2 from which Lot 12 came. This platting action is now replating Lot 12 of Stone Step HRD 2007-85 and the S1/2 of the SE1/4 of said Section 33.

A soils report will be required and an engineer will sign the final plat. Soil testing was not done on the parent plat as at the time they were over 200,000 sq ft. Lots 1, 2 and 4-7 now qualify under KPB 20.40 to have a soils report submitted for review.

A soils report will not be needed for Lot 3 and Tract A-1 as they are over 200,000 sq ft in size.

Kachemak Bay Advisory Planning Commission is inactive at this time.

There has been a call from the public with concern about the access to the subdivision and the notification process.

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

Utility Easements

The plat is proposing a 15' utility easement along the front of the building setback. The utility easement and building setback should be shown on the drawing or as a typical detail.

HEA has sent comments which is included in the packet.

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

Utility provider review:

HEA	Add a plat note in reference to easement recorded as serial no 2008-003001-0 Request the front 10' of the building setback and 20 feet with 5 feet of side lot lines be granted as a utility easement
ENSTAR	No comment
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 39807 LENOX ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: LENOX ST, ALAN LN, COOKIE CT, SUN STEP CIR</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>
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	Comments: 39807 LENOX ST WILL BE DELETED AND NEW ADDRESS ASSIGNED UPON OWNER REQUEST
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

In the authority documents of Moose Meadows LLC Members names do not match those given under the Certificate of Ownership and Dedication, please match.

Add a Certificate of Acceptance

Change the date in the Plat Approval to December 16, 2024

Remove plat note #3.

In plat note 1 add Tract A-1

PLAT NOTES TO ADD

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).

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:

Add KPN File No. 2024-125

Remove Creating Lots 1 Through 7 in title block

Revise the address to Santa Barbara in the mailing

Remove 39807 Lenox in the address, if want to add it as a complete listing, do it separately from the mailing.

In the Fifth line of the legal description, revise the township to Township 5.

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

Label the section line easements coming from the west and that is the current access to the property.

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:

Add filing information to the Tract A to the south.

Somehow indicate that the filing information listed is for multiple lots on the plat

N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

Staff recommendation:

Driveway to lot 1 to the southwest is crossing proposed lot 7

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.

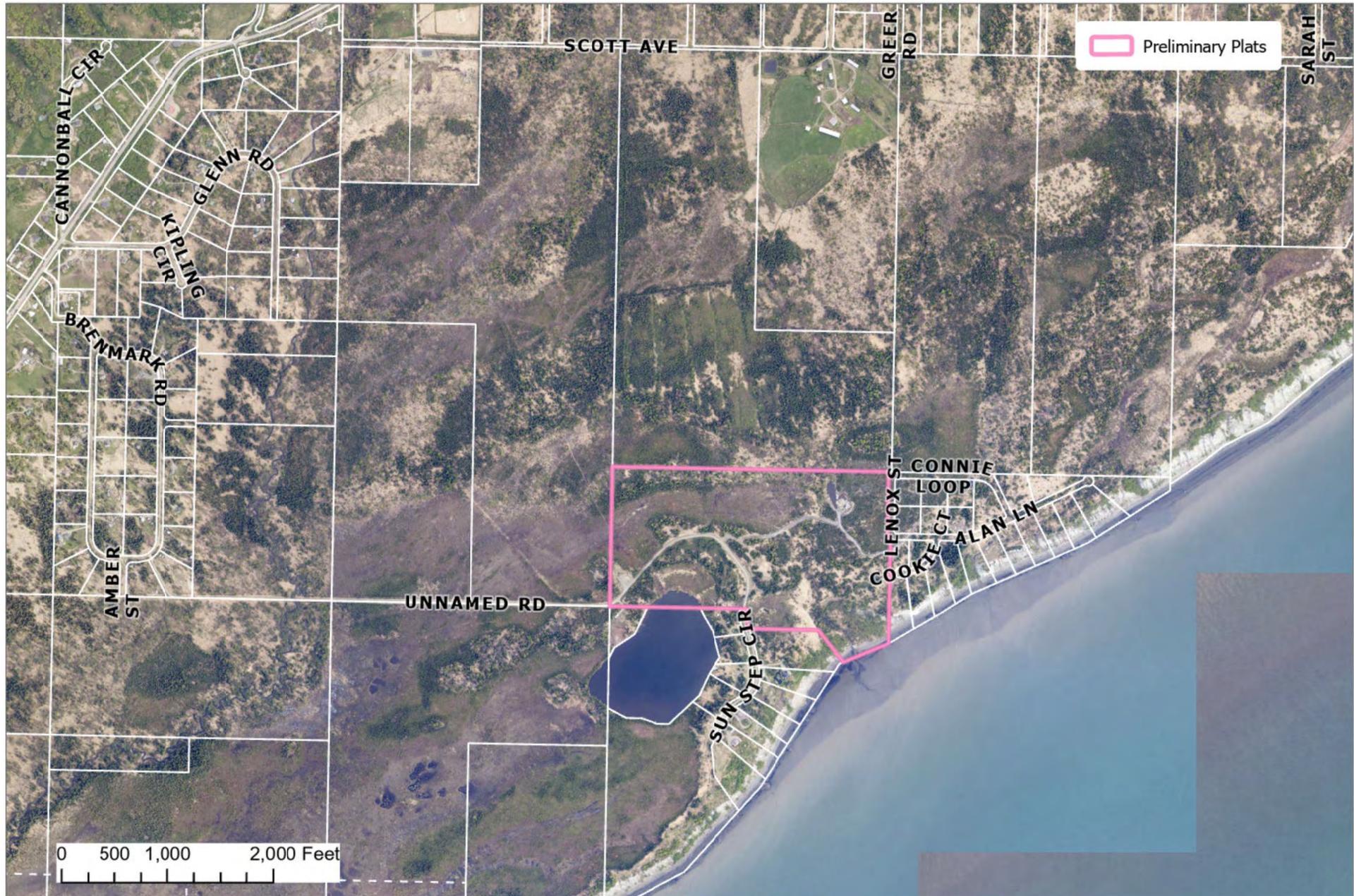
NOTE: 20.25.120. - REVIEW AND APPEAL.

A DECISION OF THE PLAT COMMITTEE 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.

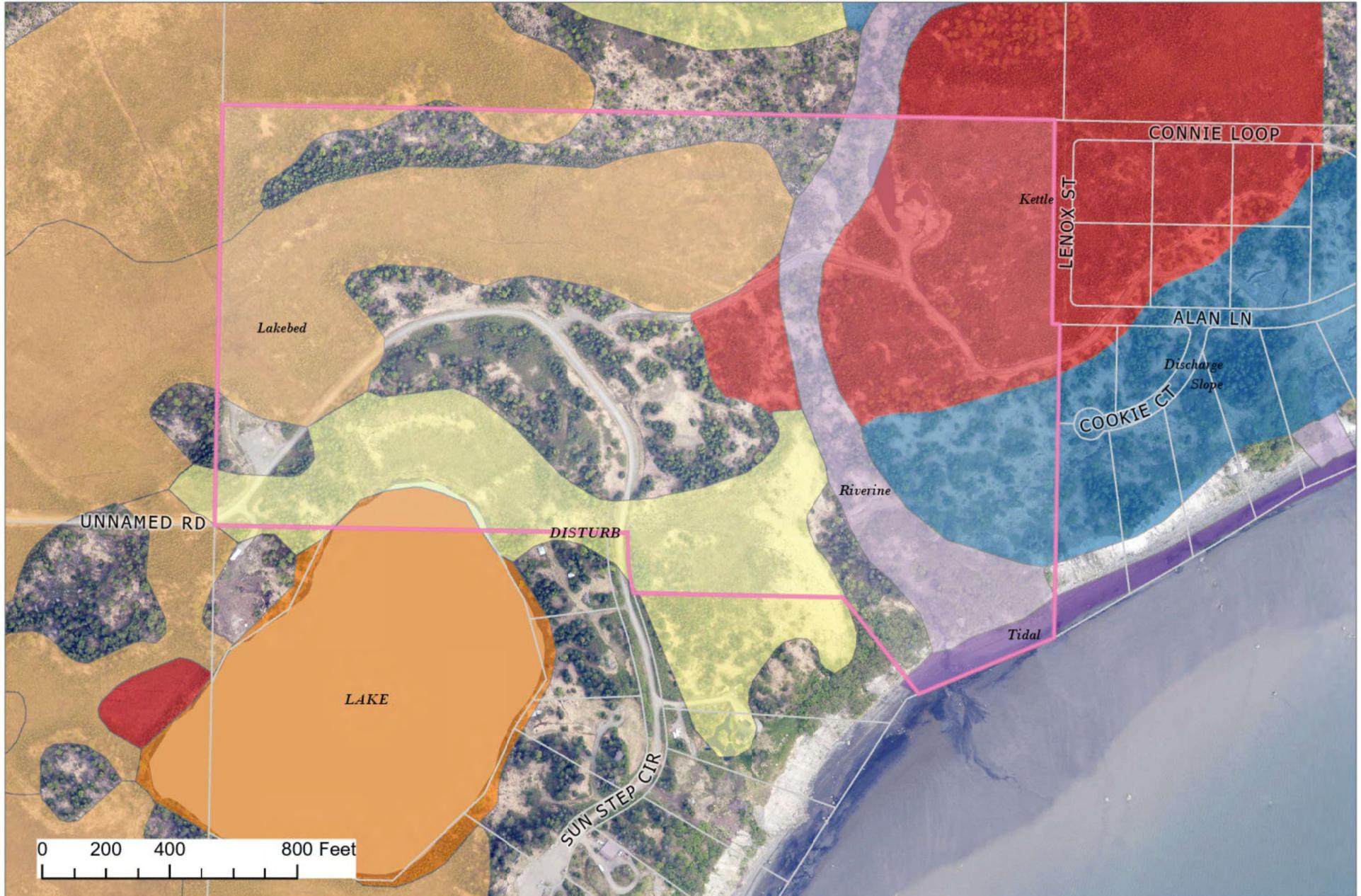
END OF STAFF REPORT



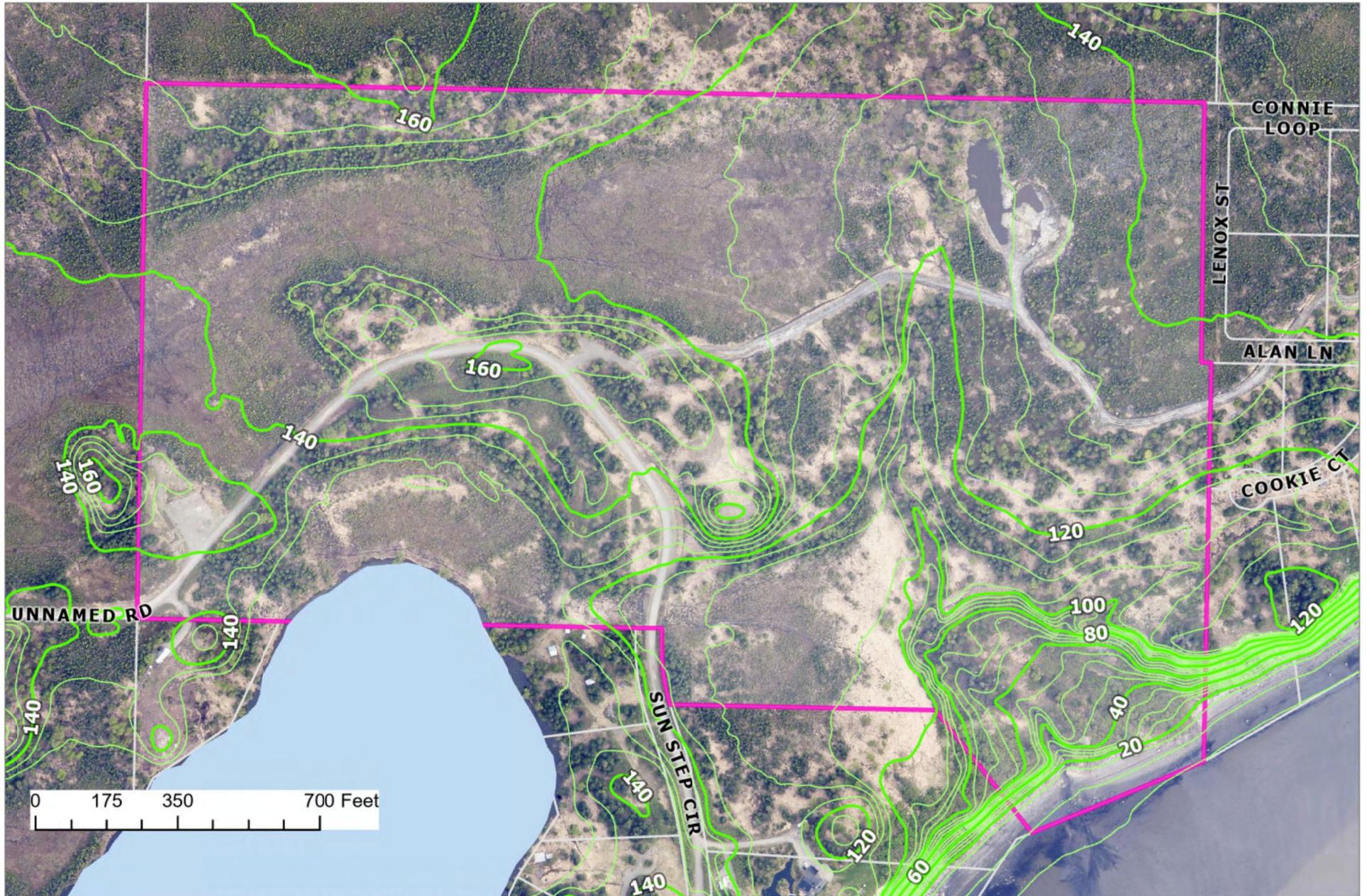
Aerial Map



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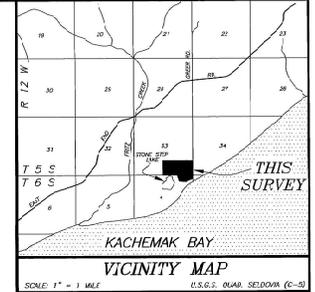
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CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	100°54'	1526.93'	281.36'	N 14°44'55" W	280.93'
C2	22°13'31"	564.22'	218.87'	N 8°41'00" W	217.50'

LINE	BEARING	DISTANCE
L1	S 31°11'18" W	56.15'
L2	N 19°57'48" W	43.85'
L3	S 59°26'12" W	50.00'



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

[Signature]
 LOT 12:
 STONE STEP DEVELOPMENT, LLC
 LAWRENCE REEPE, REGISTERED AGENT
 PO BOX 535
 COOPER LANDING, AK 99572

[Signature]
 LOT 19:
 BEER HOLDINGS, LLP
 FORMERLY KNOWN AS STONE STEP EAST, LLP
 LAWRENCE REEPE, MANAGING PARTNER
 PO BOX 535
 COOPER LANDING, AK 99572

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF June, 2009.
 FOR Stone Step Development, LLC
Lawrence Reepe
 NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 08-28-09

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF June, 2009.
 FOR Beer Holdings, LLP
Lawrence Reepe
 NOTARY PUBLIC FOR ALASKA

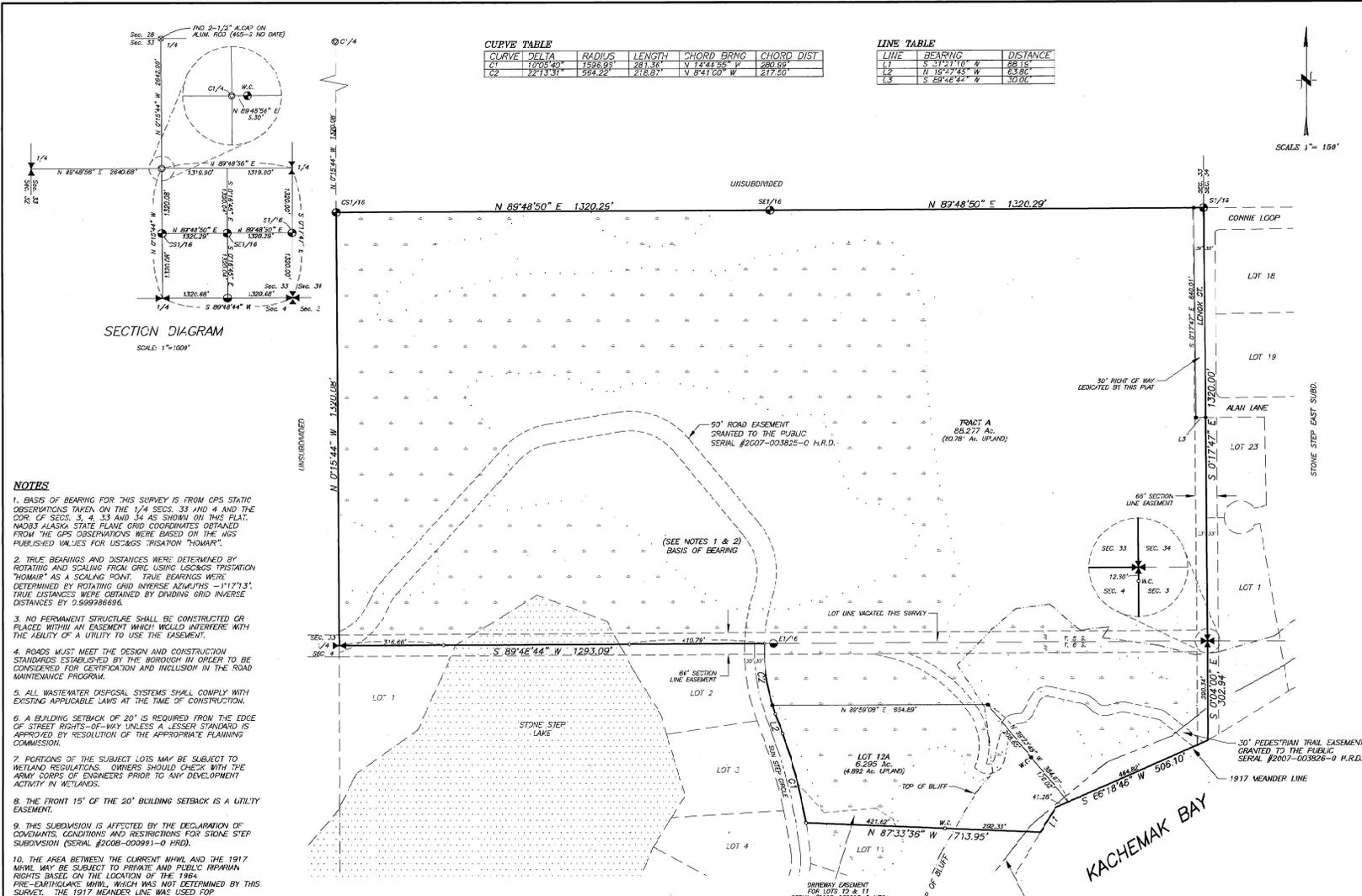
MY COMMISSION EXPIRES 08-28-09

HOMER RECORDING DISTRICT KPB FILE No. 2008-128

STONE STEP No. 2
 A REPEAT OF LOT 12, STONE STEP 2007-85 HRD
 LOCATED WITHIN THE E 1/2 SEC. 4,
 T. 5 S., R. 12 W. S.M., ALASKA
 AND
 THE S1/2 SE1/4 SEC. 33
 T. 5 S., R. 12 W. S.M., ALASKA
 NEVAH PENINSULA BOROUGH
 STATE OF ALASKA
 CONTAINING 95.013 ACRES

SEABRIGHT SURVEY + DESIGN
 10444 EAST ROAD, SUITE A
 HOMER ALASKA 99603
 (907) 235-4247
 EMAIL: seabright@alaska.net

DRAWN BY: SEC DATE: JANUARY 2008 SCALE: 1" = 150'
 CHK BY: KLB JOB #S: 42 SHEET 1 OF 1



- NOTES**
1. BASIS OF BEARING FOR THIS SURVEY IS FROM GPS STATIC OBSERVATIONS TAKEN ON THE 1/4 SECS. 33 AND 4 AND THE COR. OF SECS. 3, 4, 33 AND 34 AS SHOWN ON THIS PLAT. NA83 ALASKA STATE PLANE GRID COORDINATES OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR US-DAGS TRISATION "HOMAR".
 2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING USDOGS TRISATION "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -11°17'13". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
 3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 4. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
 5. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
 6. A BUILDING SETBACK OF 20' IS REQUIRED FROM THE EDGE OF STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 7. PORTIONS OF THE SUBJECT LOTS MAY BE SUBJECT TO WETLAND REGULATIONS. OWNERS SHOULD CHECK WITH THE ARMY CORPS OF ENGINEERS PRIOR TO ANY DEVELOPMENT ACTIVITY IN WETLANDS.
 8. THE FRONT 15' OF THE 20' BUILDING SETBACK IS A UTILITY EASEMENT.
 9. THIS SUBDIVISION IS AFFECTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONE STEP SUBDIVISION (SERIAL #2008-000991-0 HRD).
 10. THE AREA BETWEEN THE CURRENT MHWL AND THE 1917 MHWL MAY BE SUBJECT TO PRIVATE AND PUBLIC RIPARIAN RIGHTS BASED ON THE LOCATION OF THE 1984 FIRE-EARTHQUAKE MHWL, WHICH WAS NOT DETERMINED BY THIS SURVEY. THE 1917 MEANDER LINE WAS USED FOR COMPUTATION OF AREAS OF LOT 12-A AND TRACT A.

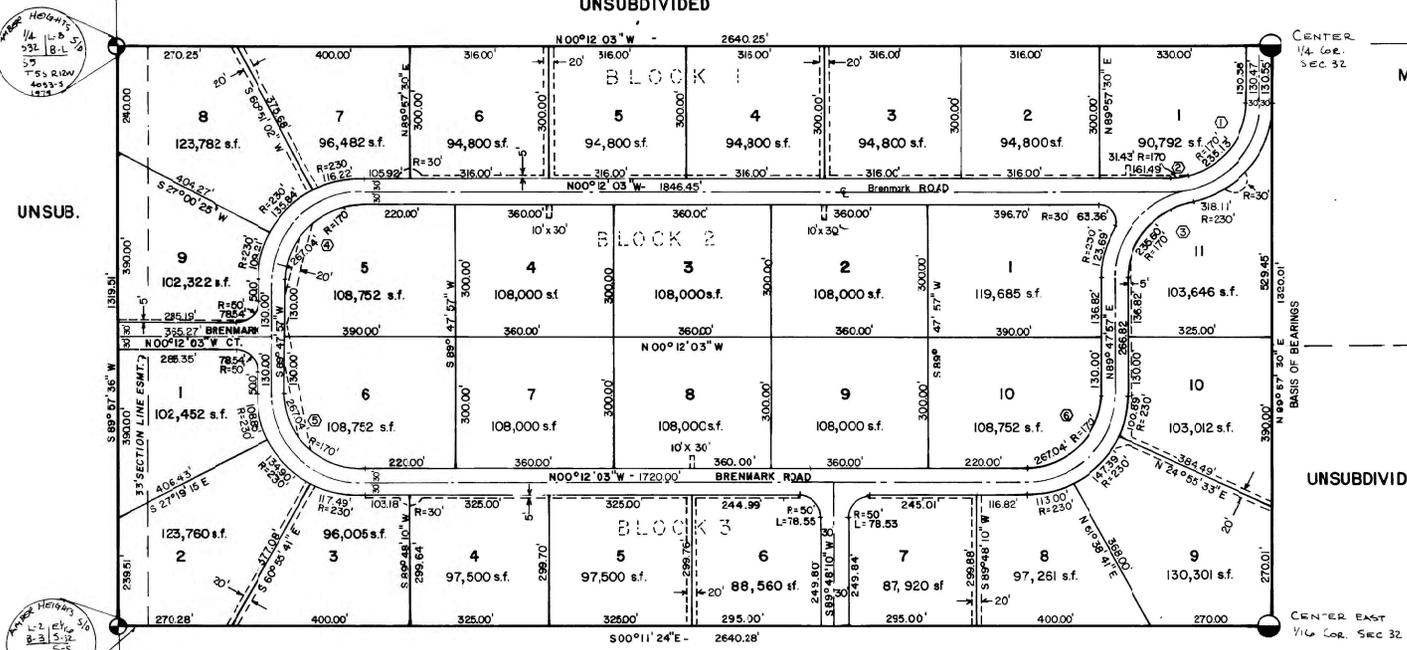
WASTEWATER DISPOSAL
 TRACT A AND LOT 12A ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 3 ACRES IN SIZE. CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT OR DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ✱ INDICATES 3-1/4" GLO BRASS CAP ON 2" IRON PIPE (1917) RECOVERED THIS SURVEY
 - ✱ INDICATES 2-1/2" GLO BRASS CAP ON 1" IRON PIPE (1917) RECOVERED THIS SURVEY
 - INDICATES 3-1/4" ALCAP ON 2" DIA. ALUM. POST (7969-S, 2009) RECOVERED THIS SURVEY
 - INDICATES 3-1/4" ALCAP ON 2" DIA. ALUM. POST (7969-S, 2009) SET THIS SURVEY
 - INDICATES COMPUTED POSITION
 - INDICATES 5/8" X 30" BEAR WITH 1" ALCP (7968-S, 2009) RECOVERED THIS SURVEY
 - INDICATES 5/8" X 30" BEAR WITH 1" ALCP (7968-S, 2009) SET THIS SURVEY
 - INDICATES LOW WET AREA

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE NEVAH PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF Jan 13, 2009
 NEVAH PENINSULA BOROUGH
[Signature]
 AUTHORIZED OFFICIAL



DELTA	RADIUS	TANGENT	LENGTH
1 79°4'43"	200.00'	165.59'	276.62'
2 10°35'44"	200.00'	18.55'	36.99'
3 79°24'16"	200.00'	166.06'	277.17'
4 90°00'00"	200.00'	200.00'	314.6'
5 90°00'00"	200.00'	200.00'	314.16'
6 90°00'00"	200.00'	200.00'	314.16'



MESSANGILL TRACT A

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use.

Vernon D. Christianson
 Vernan D. Christianson
 5R Box 2660-B
 Wasilla, AK 99687

Lanorthe E. Lamoureux
 Lanorthe E. Lamoureux
 P.O. Box 2434
 Anchorage, AK 99610

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 25 day of July, 1980.

Laura M. Greene
 Notary Public for Alaska
 My Commission Expires 7-13-81

- LEGEND**
- FND 2 1/2" BRASS CAP MON.
 - 2 1/2" ALUM MON. SET 5/8" ABOVE GROUND
 - All other corners 5/8" x 30" iron rebar
 - Utility Easements

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTE OF THE MEETING OF AUGUST 25, 1980 IS HEREBY ACKNOWLEDGE ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCE AND LAW APPERTAINING THERETO.

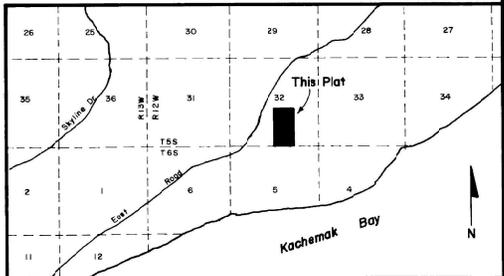
KENAI PENINSULA BOROUGH
 BY: *[Signature]*
 AUTHORIZED OFFICIAL

BUILDING SETBACK

A SETBACK OF 20' IS REQUIRED FROM ALL STREETS RIGHT-OF-WAYS UNLESS A LESSER SETBACK IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

SURVEYOR'S CERTIFICATE

I Gary V. Randall, professional land surveyor hereby certify that this plat is a true and correct representation of lands surveyed by me or under my direct supervision and that the monuments shown hereon actually exist as described and that all dimensions and other details are correct to the best of my knowledge.



A PLAT OF
AMBER HEIGHTS SUBDIVISION
 KENAI PENINSULA BOROUGH
 A SUBDIVISION OF THE W1/2 SE 1/4 SECTION 32, T5S, R12W
 SEWARD MERIDIAN, ALASKA

RANDALL & HAYES, INC.
 2820 'C' STREET, SUITE 3
 ANCHORAGE, ALASKA 99503

81-35

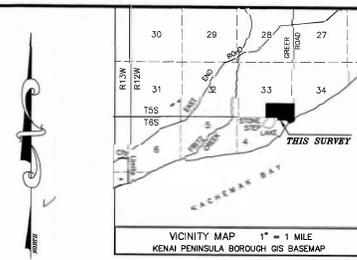
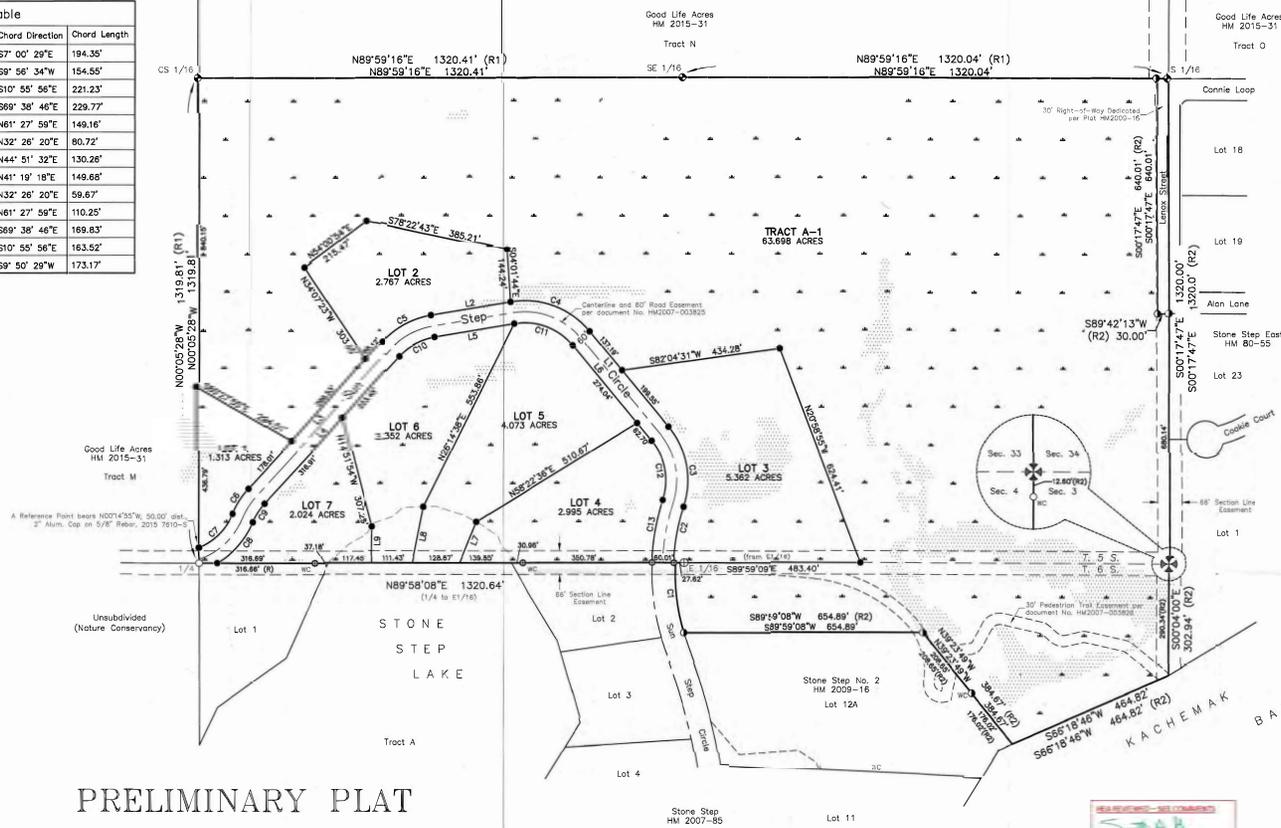
RECORDED - FILED 10-
 REC. DIST

DATE 5-21-1981
 TIME 8:51 AM
 Requested by: *[Signature]*
 Address: *[Signature]*

Grid	Scale 1" = 200'	Date May 20, 1980	Book	Page
Drawn G	Checked GR	File No.	W.C. No.	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	195.32	564.22	19'50"	S7° 00' 29"E	194.35
C2	155.03	564.22	15'45"	S9° 56' 34"W	154.55
C3	230.79	230.00	57'30"	S10° 55' 56"E	221.23
C4	240.59	230.00	59'56"	S69° 38' 46"E	229.77
C5	151.90	230.00	37'50"	N61° 27' 59"E	149.16
C6	81.14	230.00	20'13"	N32° 26' 20"E	80.72
C7	133.68	170.00	45'03"	N44° 51' 32"E	130.26
C8	152.46	230.00	37'59"	N41° 19' 18"E	149.66
C9	59.98	170.00	20'13"	N32° 26' 20"E	59.67
C10	112.28	170.00	37'50"	N61° 27' 59"E	110.25
C11	177.83	170.00	59'56"	S69° 38' 46"E	169.83
C12	170.59	170.00	57'30"	S10° 55' 56"E	163.52
C13	173.73	624.22	15'57"	S9° 50' 29"W	173.17

Line Table		
Line #	Length	Direction
L1	336.74	S39° 40' 44"E
L2	218.82	N80° 23' 12"E
L3	540.36	N42° 32' 44"E
L4	540.36	N42° 32' 44"E
L5	218.82	N80° 23' 12"E
L6	336.74	S39° 40' 44"E
L7	120.85	S21° 59' 52"W
L8	155.68	S10° 57' 18"W
L9	99.18	S0° 38' 55"W



CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Gail Fisher
 Moose Meadows LLC
 952 Alameda Padre Serra
 Santa Barbara, CA 93103

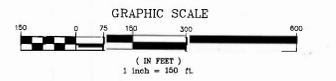
Angelo Salvucci Jr.
 Moose Meadows LLC
 952 Alameda Padre Serra
 Santa Barbara, CA 93103

NOTARY'S ACKNOWLEDGMENT
 For _____ AND _____
 Acknowledged before me this _____ day of _____, 2024.

Notary Public for Alaska
 My Commission expires: _____

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 22, 2024.

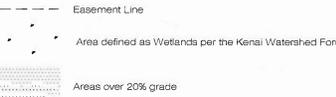
Kenai Peninsula Borough - Authorized Official



PRELIMINARY PLAT

LEGEND

- Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 2015
- Found 2" Aluminum Cap on 5/8" Rebar, 7968-S 2009
- Found 3 1/4" Aluminum Cap on 2" Aluminum Post, 7968-S 2009
- Found 3 1/4" Aluminum Cap on 2" Aluminum Post, 7968-S 2007
- Found 2" Aluminum Cap on 5/8" Rebar, 7968-S 2007
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2024
- (R1) Record Measurements Per HM 2015-31, Good Life Acres
- (R2) Record Measurements Per HM 2009-16, Stone Step No. 2



MEA requests that the front 10 feet of the building setback, and 20 feet within 5 feet of side lot lines, be granted as a utility easement.

Please provide a plat note to reference the utility easement as recorded under serial no. 2008-003001-0 Homer Recording District.

NOTES

1. The purpose of this plat is to create Lots 1 thru 7 by subdivision of former Tract A.
2. Building Setback - A 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. The front 10 feet of the 20 foot building setback is a utility easement.
3. Easements Granted this Plat: _____
4. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
5. Easement for electric lines or system and/or telephone lines together with the right to enter, maintain, repair and clear structures was granted to Homer Electric Association in Book 49, Page 307, Homer Recording District. No definite location disclosed.
6. Wastewater Disposal - The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on January 5, 2009. Soil conditions, water table levels, and soil slopes in this subdivision may not be suitable for conventional on-site wastewater treatment and disposal systems meeting the regulatory requirements of the Kenai Peninsula Borough. Any wastewater treatment and disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
7. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination.

8. Portions of the created lots may be subject to wetland regulations. Owners should check with the Army Corps of Engineers prior to any development activity in wetlands.
9. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
10. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
11. No access to State maintained Rights-of-Way permitted unless approved by State of Alaska Department of Transportation.
12. The Basis of Bearing for this plat was determined by high precision GNSS survey using Topcon Legacy survey grade receivers, differentially corrected and processed using Spectra Precision Survey Pro GPS Version 5.4.2 Software.
13. This subdivision is affected by the Declaration of Covenants, Conditions, and Restrictions for Stone Step Subdivision (Serial No. 2008-000901-0 H.R.D.). (This Declaration of Covenants only affects the portion of Parcel 2 lying within former Lot 12, Stone Step, Plat No. 2007-85 H.R.D.)
14. The area between the current Mean High Water Line and the 1917 Mean High Water Line may be subject to private and public riparian rights based on the location of the 1964 pre-earthquake Mean High Water Line, which was not determined by this survey. Record meander lines were used for computation of area for Tract A-1.

SURVEYORS CERTIFICATE

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

Date: _____
 Registration No.: 14449-S
 Christopher L. Mullikin
 Professional Land Surveyor



KPB 2024-125