

Kenai Peninsula Borough Planning Department

MEMORANDUM

TO: Kelly Cooper, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Marcus A. Mueller, Interim Planning Director 

DATE: May 14, 2020

RE: Vacate a portion of Fritz Creek Drive right-of-way adjacent to Tract E, Fritz Creek Acres Addition Tract D & E (HM 78-105) and adjacent to Lot 2, Carl Baier Tract A Weber 1981 Subdivision (HM 82-10) as dedicated on Fritz Creek Acres (HM 78-105) and Fritz Creek Acres No. 4 (HM 2007-122) and the 66-foot wide section line easement located within the portion of Fritz Creek Valley Drive right-of-way petitioned for vacation per the submittal application. The right-of-way and section line easement being vacated are partially developed and located within the NW1/4 SW1/4 of Section 28, and the NE1/4 SE1/4 of Section 29, Township 5 South, Range 12 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-035V. Petitioners: Terri Bramel Trust of Anchorage, AK

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of May 11, 2020, the Kenai Peninsula Borough Planning Commission granted approval to the proposed right-of-way vacation by unanimous consent based on the means of evaluating public necessity established by KPB 20.70. This petition is being sent to you for your consideration and action.

Draft, unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

May 11, 2020 Planning Commission Draft Meeting Minutes
May 11, 2020 Agenda Item E2 Packet Materials

~~**MOTION PASSED:** Seeing and hearing no discussion or objection, the motion passed by unanimous consent.~~

AGENDA ITEM E. PUBLIC HEARINGS

2. Vacate a portion of Fritz Creek Drive right-of-way adjacent to Tract E, Fritz Creek Acres Addition Tract D & E (HM 78-105) and adjacent to Lot 2, Carl Baier Tract A Weber 1981 Subdivision (HM 82-10) as dedicated on Fritz Creek Acres (HM 78-105) and Fritz Creek Acres No. 4 (HM 2007-122) and the 66-foot wide section line easement located within the portion of Fritz Creek Valley Drive right-of-way petitioned for vacation per the submittal application. The right-of-way and section line easement being vacate are partially developed and located within the NW1/4 SW1/4 of Section 28, and the NE1/4 SE1/4 of Section 29, Township 5 South, Range 12 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-035V.

Staff Report given by Scott Huff

PC Meeting: May 11, 2020

Purpose as stated in petition: The existing road has been substantially in the same location since before any of the right-of-way dedications of Clark Road (now known as Fritz Creek Valley Drive) per Fritz Creek Acres (Plat HM 77-37). The house shown on the exhibit predates the right-of-way dedication on Fritz Creek Acres Addition Tracts D & E (Plat HM 78-105), per the owner's records. The exact dates are a bit unclear but the owner thinks the house was built in the 1960's and was purchased in about 1975. The owner does not know why or how the right-of-way was dedicated over the existing house. The current owner, Terri Bramel Trust and her late husband have owned this house since 1975. The owner would like to sell the property and wishes to preserve the customary use of the property for any new owners without the previously dedicated right-of-way interfering. This vacation will allow the current and future owners of Tract E to use the property as it has long been used.

Petitioners: Terri Bramel Trust of Anchorage, AK

Notification: Public notice appeared in the April 30, 2020 issue of the Homer News as a separate ad. The public hearing notice was published in the May 7, 2020 issue of the Homer News as part of the Commission's tentative agenda.

Ten certified mailings were sent to owners of property within 300 feet of the proposed vacation. One receipt had been returned when the staff report was prepared.

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Notices were mailed to the Homer Post Office and Homer Community Library with a request to be posted in public locations.

The notice and maps were posted on the Borough bulletin board and Planning Department public hearing notice web site.

Comments Received:

ACS: Reviewed and requests a 10' public utility easement centered on existing buried copper cable owned by ACS.

ENSTAR: Reviewed, no comments, recommendations or objections.

Homer Electric Association: Reviewed, no comments.

KPB Addressing: 38802 Fritz Creek Valley Dr. will be retained on existing Tract E. Existing Street Names are correct.

KPB Planning: No material site or local option zone issues.

KPB River Center: Not within a flood hazard area or habitat protection district.

KPB Roads Department: The preliminary plat allows enough right-of-way for the existing road and KPB right-of-way standard. Would note that the home has been built on a section line easement.

Kachemak Bay Advisory Planning Commission: Is currently inactive.

State Parks: No comments.

Staff Discussion: Tract E of Fritz Creek Acres (Plat HM 78-105), dedicated the portion of Fritz Creek Valley Drive (formerly Clark Road) that is being petitioned to be vacated. Per the applicant, this portion of the right-of-way was dedicated through the house that has been on the property prior to the right-of-way dedication. A portion of right of way being petitioned to vacated was dedicated by Lot 1 of Fritz Creek Acres No. 4 (Plat HM 2007-122).

AS 29.40.160 – Title to vacated area, states that when right of way is vacated, original boundary lines shall be adhered to so that the vacated right-of-way should return to the original lots from which it was taken. Following this statute will result in a small remnant parcel for Lot 2A-1, Fritz Creek Acres No. 4 that will be separated from the larger portion of the lot by Fritz Creek Valley Drive. Staff recommends that the petitioners work with the owner of Lot 2A-1. The owner of Lot 2A-1 will need to sign stating they agree to the plat showing that small portion of vacated right of way being added to Tract E, Fritz Creek Acres. Also, after the plat is recorded the owner of Lot 2A-1 will need to complete a quit claim deed transferring any interest the owner of Lot 2A-1 has in the vacated portion of Fritz Creek Valley Drive to the owner of Tract E.

A plat has not been submitted at this time. If approved, a plat will need to be submitted to finalize the proposed right-of-way vacation.

The petitioner is also requesting to vacate the section line easement that lies within the area of the proposed right-of-way vacation.

If approved, a section line easement vacation (SLEV) plat will finalize the proposed section line easement vacation. The SLEV Plat has not been submitted at the time the staff report was prepared.

KPB 20.70 – Vacation Requirements.

Platting staff comments: Staff reviewed the vacation and all the items required by 20.70 were met, unless otherwise noted below:

20.70.050. Petition—Information required.

20.70.130. Vacation plat—Preparation, approval and recording. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent in KPB 20.70.110.

Platting Staff Comments: Neither a Plat finalizing the right-of-way vacation or a Section Line Easement Vacation plat has not been submitted at this time.

Staff recommendation: Submit a right of way vacation plat and/or a Section Line Easement Vacation plat for KPB review as well as submittal to AK DNR survey section if applicable.

20.70.150. Title to vacated area.

- A. The title to the street or other public area vacated on a plat attaches to the lot or lands bordering on the area in equal proportions, except that if the area was originally dedicated by different persons, original boundary lines shall be adhered to so that the street area which lies on one side of the boundary line shall attach to the abutting property on that side, and the street area which lies on the other side of the boundary line shall attach to the property on that side. The portion of a vacated street which lies within the limits of a platted addition attaches to the lots of the platted addition bordering on the area. If a public square is vacated, the title to it vests in the city if it lies within the city and to the borough if it lies within the borough outside a city. If the property vacated is a lot or tract, title vests in the rightful owner.

Platting Staff Comments: This action will create a small remnant lot due to Fritz Creek Valley Drive.

Staff recommendation: *If the remnant is to be added to Tract E Fritz Creek Acres Addition of Tracts D & E the plat shall be signed by the owner of Lot 2A-1 Fritz Creek Acres No.*

20.70.170. Vehicular Access. The planning commission shall not approve the vacation of a right-of-way unless an equal or superior right-of-way for vehicular access exists or will be provided in exchange. Where two or more access points are necessary for large vacant or semi-vacant areas of land, the commission shall consider density, use, projected development, and maintain sufficient rights-of-way to serve potential use.

Platting Staff Comments: Dedications through the years have provide right-of-way where the road is built. The vacation of this portion will not change, or prohibit, access for surrounding properties. The road along the area to be vacated will remain a 60-foot wide right-of-way.

20.70.180. Other access. Other lawful uses that exist or are feasible for the right-of-way shall be considered when evaluating a vacation request. When such uses exist or could exist within rights-of-way which are not suited for general road use, the commission shall not approve the vacation request, unless it can be demonstrated that equal or superior access is or will be available. The planning commission shall consider whether alternate uses present public safety issues which support approval of the vacation.

Platting Staff Comments: The road will remain a 60-foot wide right-of-way along the area to be vacated. Any other access needs can be done using the existing dedicated right-of-way.

20.70.190. Utility provisions. All existing and future utility requirements shall be considered when evaluating a vacation request. Rights-of-way which are utilized by a public utility or which logically would be required by a public utility shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a public utility easement be granted in place of the right-of-way.

Platting Staff Comments: Comments from utility providers were not available with staff report was written.

Staff recommendation: *Comply with 20.70.190.*

20.30.220. Section line easement vacations. Section line easement vacation petitions must comply with the requirements of KPB 20.70.040, 20.70.050 and 20.70.060. A fee is required in compliance with KPB 20.70.060. Public hearing and notice must comply with the requirements of KPB 20.70.070, 20.70.080, 20.70.100, 20.70.110 and 20.70.120. The mail notice required in KPB 20.70.090 may be by regular mail. Publication on the planning commission agenda, advertised once in local papers, posted in public areas and on the borough website prior to the meeting will satisfy the publishing requirements. The petitioner is responsible for all submittals required by the State of Alaska Department of Natural Resources (DNR) in compliance with their procedures. The petition must be reviewed and approved by the planning commission but final authority for approval and platting of the vacation rests with DNR. The petitioner is responsible for coordination with DNR and submittals to DNR.

Platting Staff Comments: A SLEV plat has not been submitted to KPB Planning Department,

Staff recommendation: *Submittal of a SLEV plat to the KPB Planning Department and the State of AK DNR – Survey Section.*

STAFF RECOMMENDATION: Based on the above means of evaluating public necessity established by

KPB 20.70, the merits of the proposed vacations, and staff comments, staff recommends approval of the vacations as petitioned, subject to:

1. Consent by KPB Assembly.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code.
3. Grant utility easements requested by utility providers.
4. Submittal of a final plat within a timeframe such that the right of way vacation plat can be recorded within one year of vacation consent (KPB 20.70.130).
5. Submittal of a final plat within a timeframe such that the section line easement vacation plat can be recorded within four years of section line easement vacation approval (KPB 20.25.110).

KPB 20.70.110:

A vacation of a street right-of-way, public area, or public easement within the borough outside of the limits of cities may not be made without the consent of the borough assembly.

The assembly shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received by the planning director within the specified period, the borough shall be considered to have given consent to the vacation.

KPB 20.70.120:

- A. **Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.**
- B. **Upon denial by the planning commission, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**

KPB 20.70.130:

THE FINAL PLAT MUST BE RECORDED WITHIN ONE YEAR OF THE VACATION CONSENT IN KPB 20.70.110.

END OF STAFF REPORT

Chairman Martin asked if anyone from the public wished to comment on this item.

1. Tom Latimer [Orion Surveys]; P.O. Box 15025 Fritz Creek, AK 99603
Mr. Latimer is the surveyor on the project was available to answer questions

Seeing and hearing no one else wishing to comment, Chairman Martin closed public comment and opened discussion among the Commission

MOTION: Commissioner Whitney moved, seconded by Commissioner Ecklund to approve the vacations based on the means of evaluating public necessity established by KPB 20.70, subject to staff recommendations and compliance with borough code.

Commissioner Carluccio wanted clarification from the surveyor regarding the section line easement vacation. Was the section line easement being vacated only within the portion of Fitz Creek Dr. being vacated by this platting action and secondly has any of the section line easement in this area been previously vacated. Mr. Latimer stated that none of the section line easement in the area has been vacated and that they are only requesting that the portion of the section line easement hatch marked in the drawing submitted with the application be vacated.

MOTION PASSED: Seeing and hearing no discussion or objection, the motion passed by unanimous consent.

E. Public Hearings

2. Vacate a portion of Fritz Creek Valley Drive right-of-way adjacent to Tract E and a portion of the 66-foot wide section line easement located associated with Fritz Creek Acres Addition Tracts D & E (HM 78-105) NW1/4 SW1/4 Sec 28 and the NE1/4 SE1/4 Section 29, T5S, R12W, Seward Meridian, AK; KPB File 2020-035; Petitioner: Terri Bramel Trust of Anchorage, AK

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Staff recommendation: *Submittal of a SLEV plat to the KPB Planning Department and the State of AK DNR – Survey Section.*

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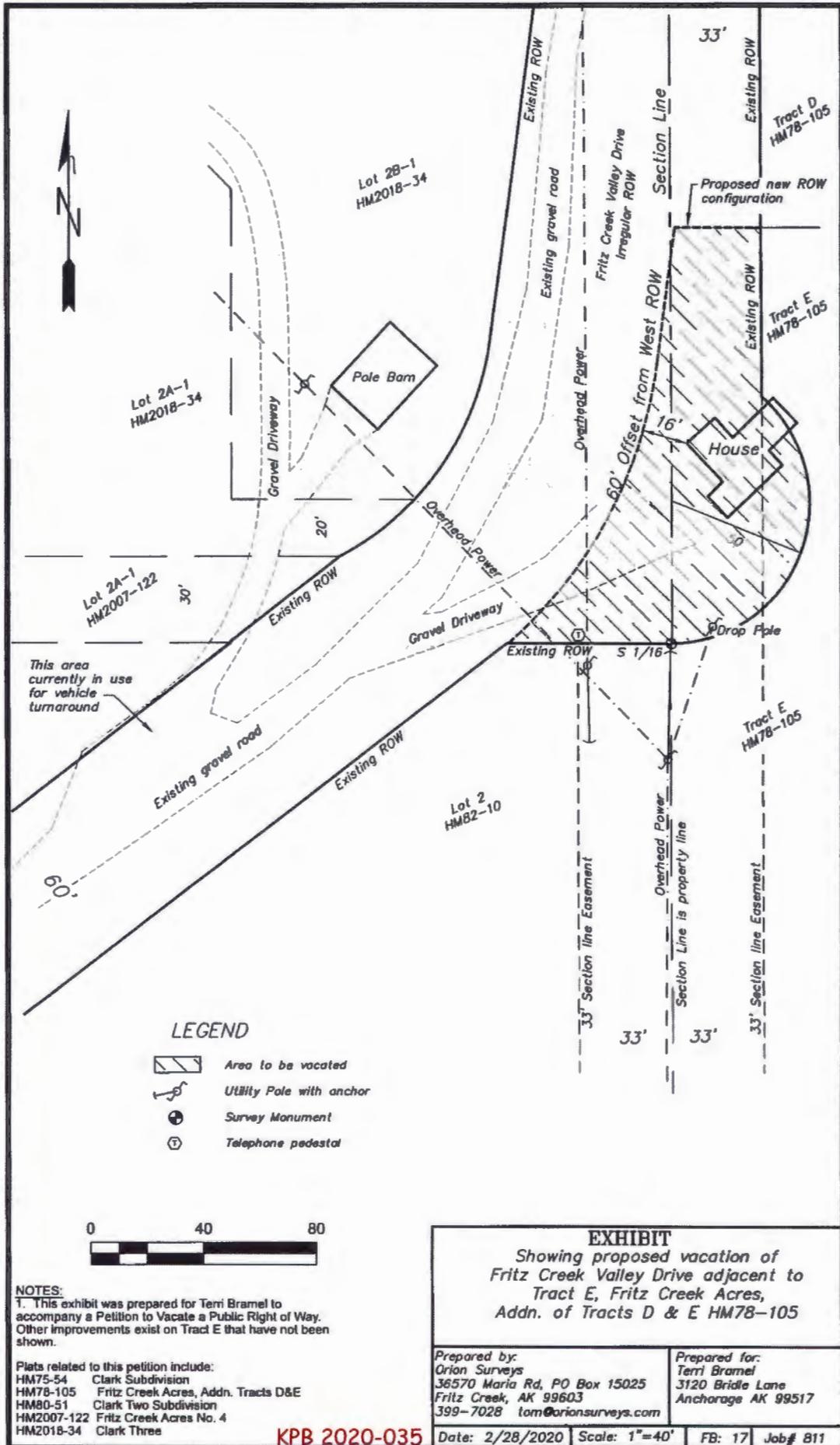
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KPB 20.70.130:

THE FINAL PLAT MUST BE RECORDED WITHIN ONE YEAR OF THE VACATION CONSENT IN KPB 20.70.110.

END OF STAFF REPORT



KPB 2020-035

Ownership Certificate:
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.

Chad Matthews
40755 Misty Ridge Road
Homer, AK 99603

Chad Matthews
40755 Misty Ridge Road
Homer, AK 99603

Notary's Acknowledgment:
For Chad Matthews
Acknowledged before me this 1st day of Oct, 2018.

Katrina Gambale
Notary Public for Alaska
My Commission expires: 2/17/21

State of Alaska
NOTARY PUBLIC
Katrina Gambale
My Commission Expires Feb. 17, 2021

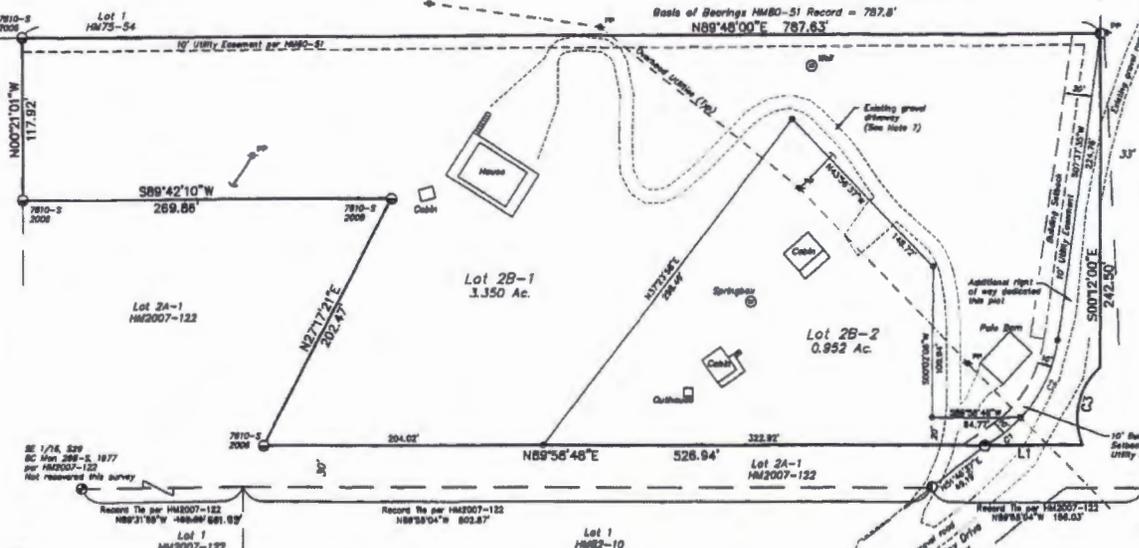
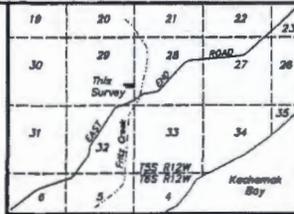
Notary's Acknowledgment:
For Crossi Matthews
Acknowledged before me this 1st day of Oct, 2018.

Katrina Gambale
Notary Public for Alaska
My Commission expires: 2/17/21

State of Alaska
NOTARY PUBLIC
Katrina Gambale
My Commission Expires Feb. 17, 2021

Plat Approval:
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 3, 2018
Kenai Peninsula Borough
By: Thomas R. Lathem, Clerk
Authorized Official

LINE NUMBER	BEARING	DISTANCE	AREA
1	N89°56'48"E	787.85'	18,232.54
2	S89°42'10"W	269.86'	18,232.54
3	N89°56'48"E	528.94'	18,232.54
4	S89°42'10"W	269.86'	18,232.54
5	N89°56'48"E	787.85'	18,232.54
6	S89°42'10"W	269.86'	18,232.54
7	N89°56'48"E	528.94'	18,232.54
8	S89°42'10"W	269.86'	18,232.54
9	N89°56'48"E	787.85'	18,232.54
10	S89°42'10"W	269.86'	18,232.54
11	N89°56'48"E	528.94'	18,232.54
12	S89°42'10"W	269.86'	18,232.54
13	N89°56'48"E	787.85'	18,232.54
14	S89°42'10"W	269.86'	18,232.54
15	N89°56'48"E	528.94'	18,232.54
16	S89°42'10"W	269.86'	18,232.54
17	N89°56'48"E	787.85'	18,232.54
18	S89°42'10"W	269.86'	18,232.54
19	N89°56'48"E	528.94'	18,232.54
20	S89°42'10"W	269.86'	18,232.54
21	N89°56'48"E	787.85'	18,232.54
22	S89°42'10"W	269.86'	18,232.54
23	N89°56'48"E	528.94'	18,232.54
24	S89°42'10"W	269.86'	18,232.54
25	N89°56'48"E	787.85'	18,232.54
26	S89°42'10"W	269.86'	18,232.54
27	N89°56'48"E	528.94'	18,232.54
28	S89°42'10"W	269.86'	18,232.54
29	N89°56'48"E	787.85'	18,232.54
30	S89°42'10"W	269.86'	18,232.54
31	N89°56'48"E	528.94'	18,232.54
32	S89°42'10"W	269.86'	18,232.54
33	N89°56'48"E	787.85'	18,232.54
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35	N89°56'48"E	528.94'	18,232.54
36	S89°42'10"W	269.86'	18,232.54
37	N89°56'48"E	787.85'	18,232.54
38	S89°42'10"W	269.86'	18,232.54
39	N89°56'48"E	528.94'	18,232.54
40	S89°42'10"W	269.86'	18,232.54
41	N89°56'48"E	787.85'	18,232.54
42	S89°42'10"W	269.86'	18,232.54
43	N89°56'48"E	528.94'	18,232.54
44	S89°42'10"W	269.86'	18,232.54
45	N89°56'48"E	787.85'	18,232.54
46	S89°42'10"W	269.86'	18,232.54
47	N89°56'48"E	528.94'	18,232.54
48	S89°42'10"W	269.86'	18,232.54
49	N89°56'48"E	787.85'	18,232.54
50	S89°42'10"W	269.86'	18,232.54
51	N89°56'48"E	528.94'	18,232.54
52	S89°42'10"W	269.86'	18,232.54
53	N89°56'48"E	787.85'	18,232.54
54	S89°42'10"W	269.86'	18,232.54
55	N89°56'48"E	528.94'	18,232.54
56	S89°42'10"W	269.86'	18,232.54
57	N89°56'48"E	787.85'	18,232.54
58	S89°42'10"W	269.86'	18,232.54
59	N89°56'48"E	528.94'	18,232.54
60	S89°42'10"W	269.86'	18,232.54
61	N89°56'48"E	787.85'	18,232.54
62	S89°42'10"W	269.86'	18,232.54
63	N89°56'48"E	528.94'	18,232.54
64	S89°42'10"W	269.86'	18,232.54
65	N89°56'48"E	787.85'	18,232.54
66	S89°42'10"W	269.86'	18,232.54
67	N89°56'48"E	528.94'	18,232.54
68	S89°42'10"W	269.86'	18,232.54
69	N89°56'48"E	787.85'	18,232.54
70	S89°42'10"W	269.86'	18,232.54
71	N89°56'48"E	528.94'	18,232.54
72	S89°42'10"W	269.86'	18,232.54
73	N89°56'48"E	787.85'	18,232.54
74	S89°42'10"W	269.86'	18,232.54
75	N89°56'48"E	528.94'	18,232.54
76	S89°42'10"W	269.86'	18,232.54
77	N89°56'48"E	787.85'	18,232.54
78	S89°42'10"W	269.86'	18,232.54
79	N89°56'48"E	528.94'	18,232.54
80	S89°42'10"W	269.86'	18,232.54
81	N89°56'48"E	787.85'	18,232.54
82	S89°42'10"W	269.86'	18,232.54
83	N89°56'48"E	528.94'	18,232.54
84	S89°42'10"W	269.86'	18,232.54
85	N89°56'48"E	787.85'	18,232.54
86	S89°42'10"W	269.86'	18,232.54
87	N89°56'48"E	528.94'	18,232.54
88	S89°42'10"W	269.86'	18,232.54
89	N89°56'48"E	787.85'	18,232.54
90	S89°42'10"W	269.86'	18,232.54
91	N89°56'48"E	528.94'	18,232.54
92	S89°42'10"W	269.86'	18,232.54
93	N89°56'48"E	787.85'	18,232.54
94	S89°42'10"W	269.86'	18,232.54
95	N89°56'48"E	528.94'	18,232.54
96	S89°42'10"W	269.86'	18,232.54
97	N89°56'48"E	787.85'	18,232.54
98	S89°42'10"W	269.86'	18,232.54
99	N89°56'48"E	528.94'	18,232.54
100	S89°42'10"W	269.86'	18,232.54



- Legend**
- Found 3" Alcap as noted
 - Found 3" Alcap 5780-S, 2007
 - Found 5/8" rebar
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar or as noted
 - Monument of Record
 - Utility Pole with anchor



- NOTES:**
- A building setback of 20' (except 10' where noted) is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission. An exception to KPB 20.30.340 Building Setback was granted by the KPB Plat Committee at the meeting of August 27, 2018.
 - The front 10' of the building setback is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
 - Roads must meet design and construction standards established by the Borough in order to be certified for inclusion in the Borough road maintenance program.
 - There exists a blanket easement to H&A recorded at Bk. 17/285 H.A.D.
 - No permanent structures are allowed to be constructed in the peninsula portion of Lot 2B-2.
 - Exceptions to KPB 20.30.130(A) Right of Way radius and KPB 20.30.170 Block Length were granted by the KPB Plat Committee at the meeting of August 27, 2018.
 - It is the intention to record, by separate document, a Mutual Driveway Agreement immediately after the recording of this plat.

Wastewater Certificate:
Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal that could be used on these lots are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate 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.

Chad Matthews 58-1899 License # 12-1-2018 Date
Engineer

2018-34
Plat #
Rec Dist
Date: 12:35 P.M.

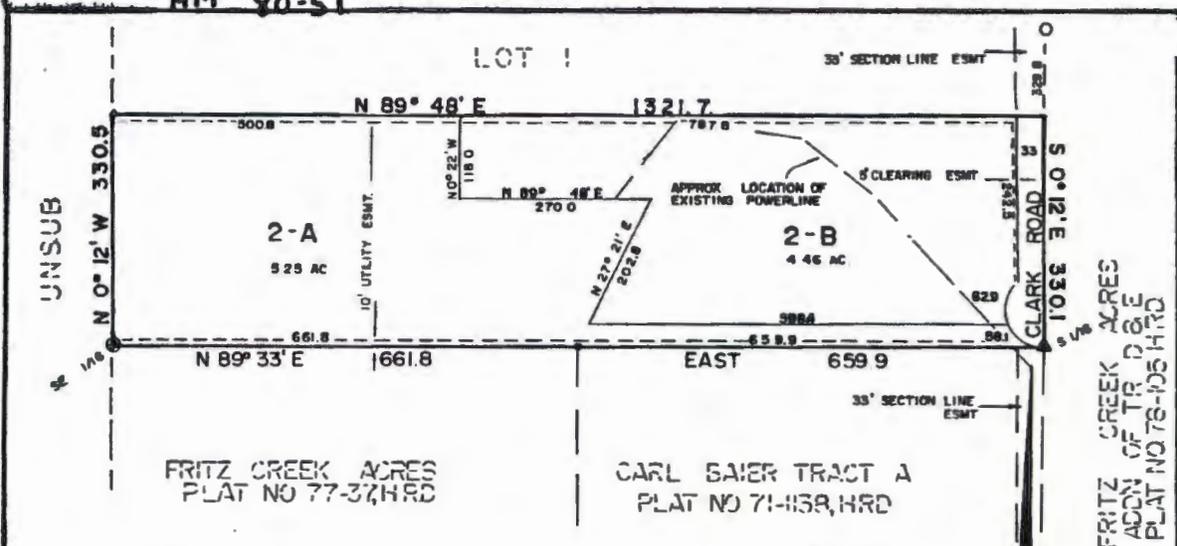
CLARK THREE
A subdivision of Lot 3-B, Clark Tract, H&B-81 Within NE1/4 SE1/4 S26, T3S, R12W, S4M Kenai Peninsula Borough, Homer Recording District, Third Judicial District, Alaska Containing 4.448 Acres

Prepared for:
Chad & Crossi Matthews
40755 Misty Ridge Road
Homer AK 99603

Prepared by:
Orion Surveys
PO Box 15025,
36570 Maria Road,
Fritz Creek, AK 99603
(907) 399-7028
tom@orionsurveys.com

Scale: 1"=50'
Date: 8/1/2018
Plat No. 2018-081

HM 80-51



- ⊙ BC MONUMENT, (RECORD, 268-S, 1977)
- ▲ GRANITE STONE (RECORD)
- 1/2" REBAR, (RECORD, 268-S, 1971)
- 2" IP (RECORD)

- NOTES**
- 1 ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION
 - 2 THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE
 - 3 A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION

80-51

RECORDED - FILED 10-
Homer REC. DIST.

DATE 5-29-80
TIME 2:45 P.M.
Requested by R.P. Curran
Johannes

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING HIGH EASMENTS FOR PUBLIC UTILITIES AND ROADWAYS DEDICATED BY ME FOR PUBLIC USE.

Martin H Currier

MARTIN H CURRIER SRA BOX 79-A HOMER, AK 99603

Randall Lewis Hawkinson
RANDALL LEWIS HAWKINSON

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS 27th DAY OF November 1979

Marilyn Ann Wilson July 27, 1980
NOTARY PUBLIC FOR ALASKA BY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS BASED UPON THE MOST RECENT PLATS OF THE PROPERTIES SHOWN AND THAT NO FIELD SURVEY WAS PERFORMED.

Jerry A. Anderson 5/1/80
DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 23, 1979

KENAI PENINSULA BOROUGH

Phyllis Warner
BY AUTHORIZED OFFICIAL

VICINITY MAP



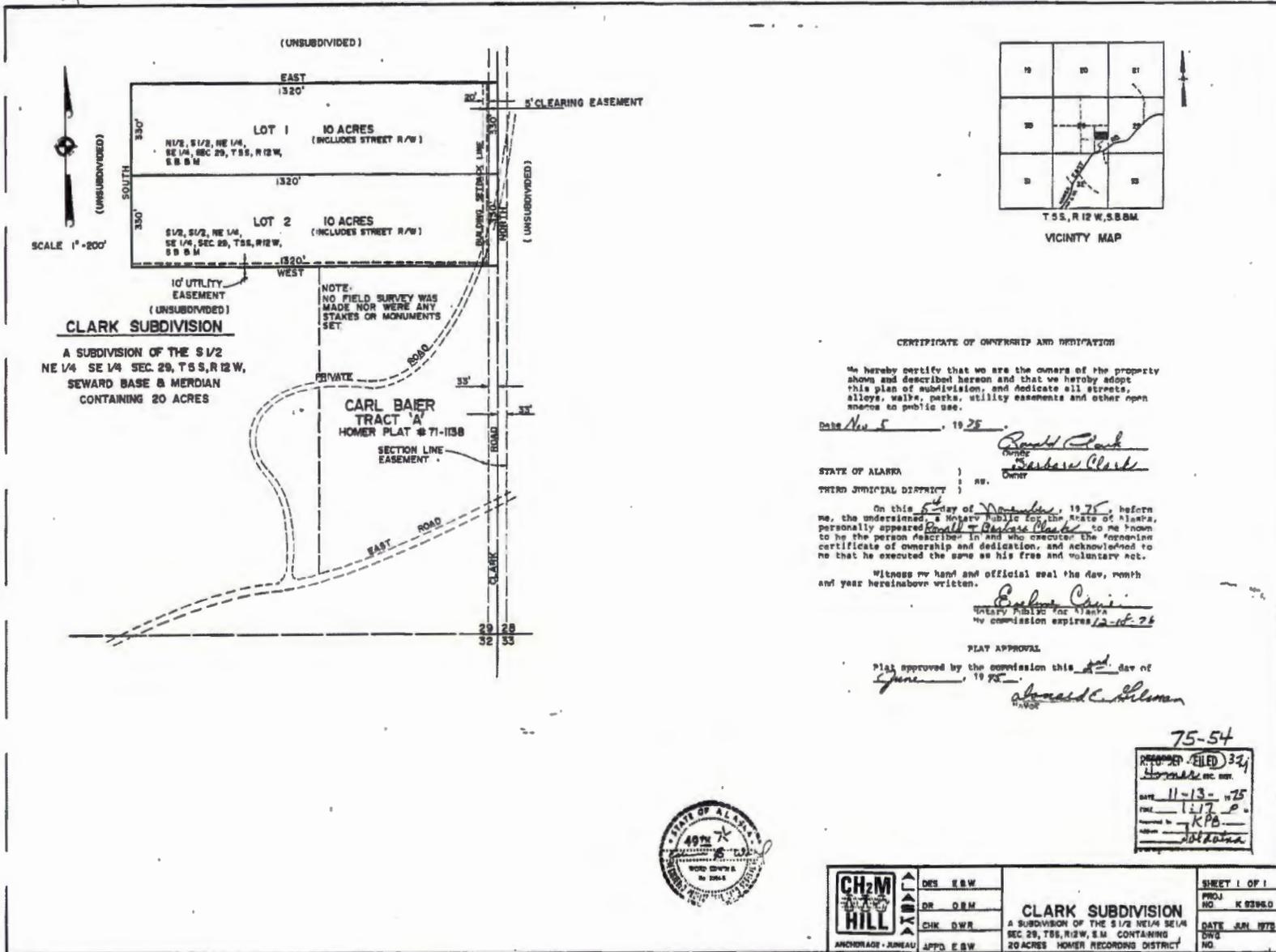
DATE: MARCH, 1979
SCALE: 1" = 150'
DESIGNED BY: JA
DRAWN BY: R.W.S.W.
FLD. BK. NO.: 48



Clark Two

A RESUBDIVISION OF LOT 2, CLARK SUBDIVISION, PLAT 75-54, HOMER R.D., WITHIN THE 1/4 SE 1/4 SEC 29, T55, R12W S.M. CONTAINING 10.0 AC. M/L

ABILITY SURVEYS



CLARK SUBDIVISION

A SUBDIVISION OF THE S 1/2
NE 1/4 SE 1/4 SEC. 29, T55S, R12W,
SEWARD BASE & MERIDIAN
CONTAINING 20 ACRES

NOTE:
NO FIELD SURVEY WAS
MADE NOR WERE ANY
STAKES OR MONUMENTS
SET

CARL BAIER
TRACT 'A'
HOMER PLAT # 71-1138

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 streets, alleys, walks, parks, utility easements and other open spaces to public use.

Date Nov 5, 1975

Ronald Clark
Owner
Barbara Clark

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) SS.

On this 5 day of November, 1975, before me, the undersigned, a Notary Public for the State of Alaska, personally appeared Ronald Clark to me known to be the person described in and who executed the foregoing certificate of ownership and dedication, and acknowledged to me that he executed the same as his free and voluntary act.

Witness my hand and official seal this day, month and year hereinabove written.

Ernest Criss
Notary Public for Alaska
My commission expires 12-16-76

PLAT APPROVAL

Plat approved by the commission this 4 day of June, 1975

Thomas C. Hillman
Notary

75-54
RECORDED FILED 32
HOMER REC. DIST.
DATE 11-13-75
FILED 117 P
BY KPB
ANCHORAGE, ALASKA

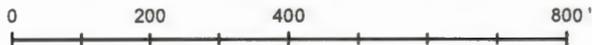


	DES. E.S.W.	CLARK SUBDIVISION A SUBDIVISION OF THE S 1/2 NE 1/4 SE 1/4 SEC. 29, T55S, R12W, S8M CONTAINING 20 ACRES HOMER RECORDING DISTRICT	SHEET 1 OF 1
	DR. O.B.N.		PROJ. NO. K 2266.0
CHK. O.W.R.	APPD. E.S.W.	DATE JUN 1975	DWG. NO.



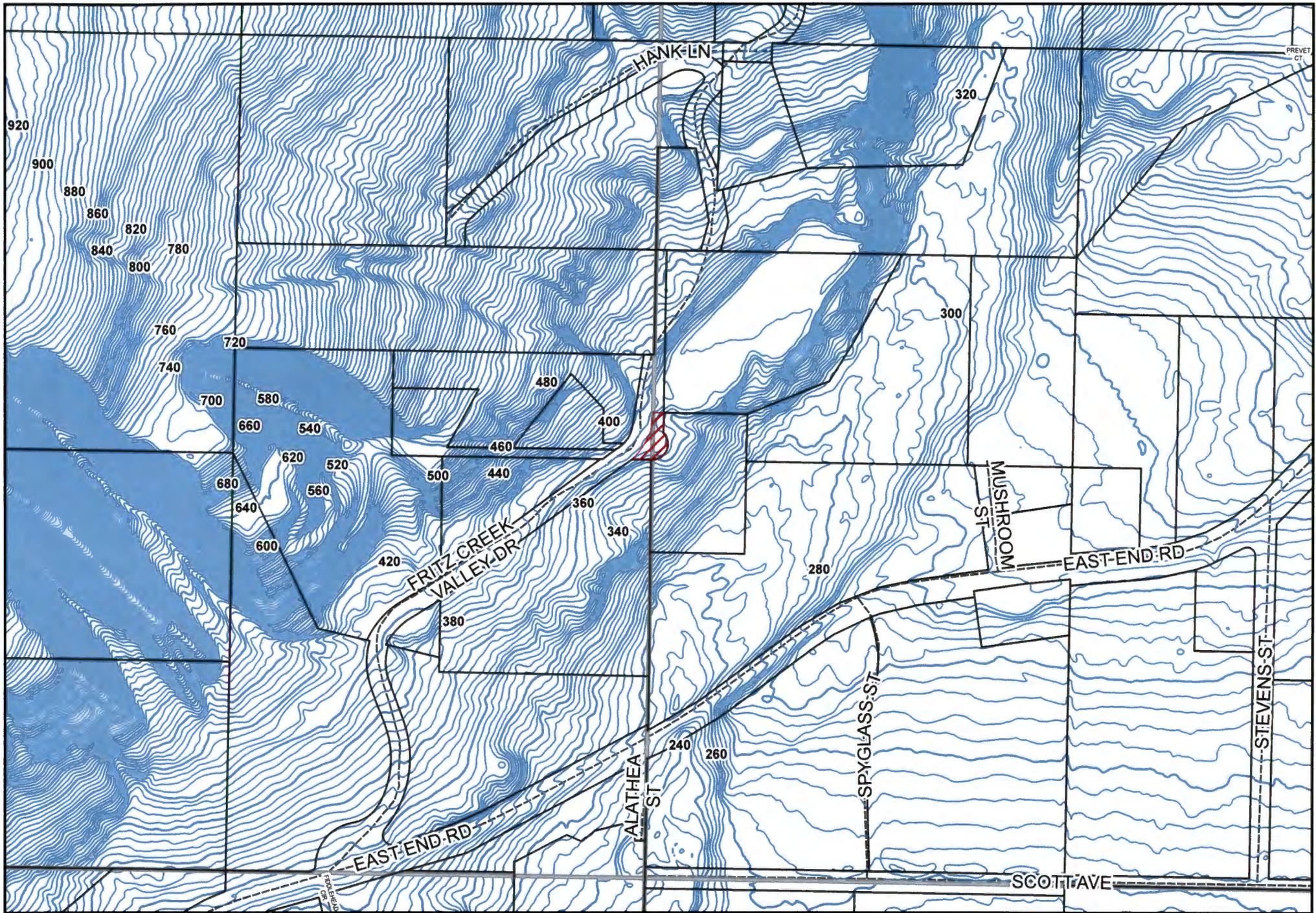
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

Aerial View



 Right of Way Vacation

PClements, KPB
Date: 4/3/2020
Imagery: 2012-2013 FixedWing



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.

4 Foot Contours



Date: 4/22/2020

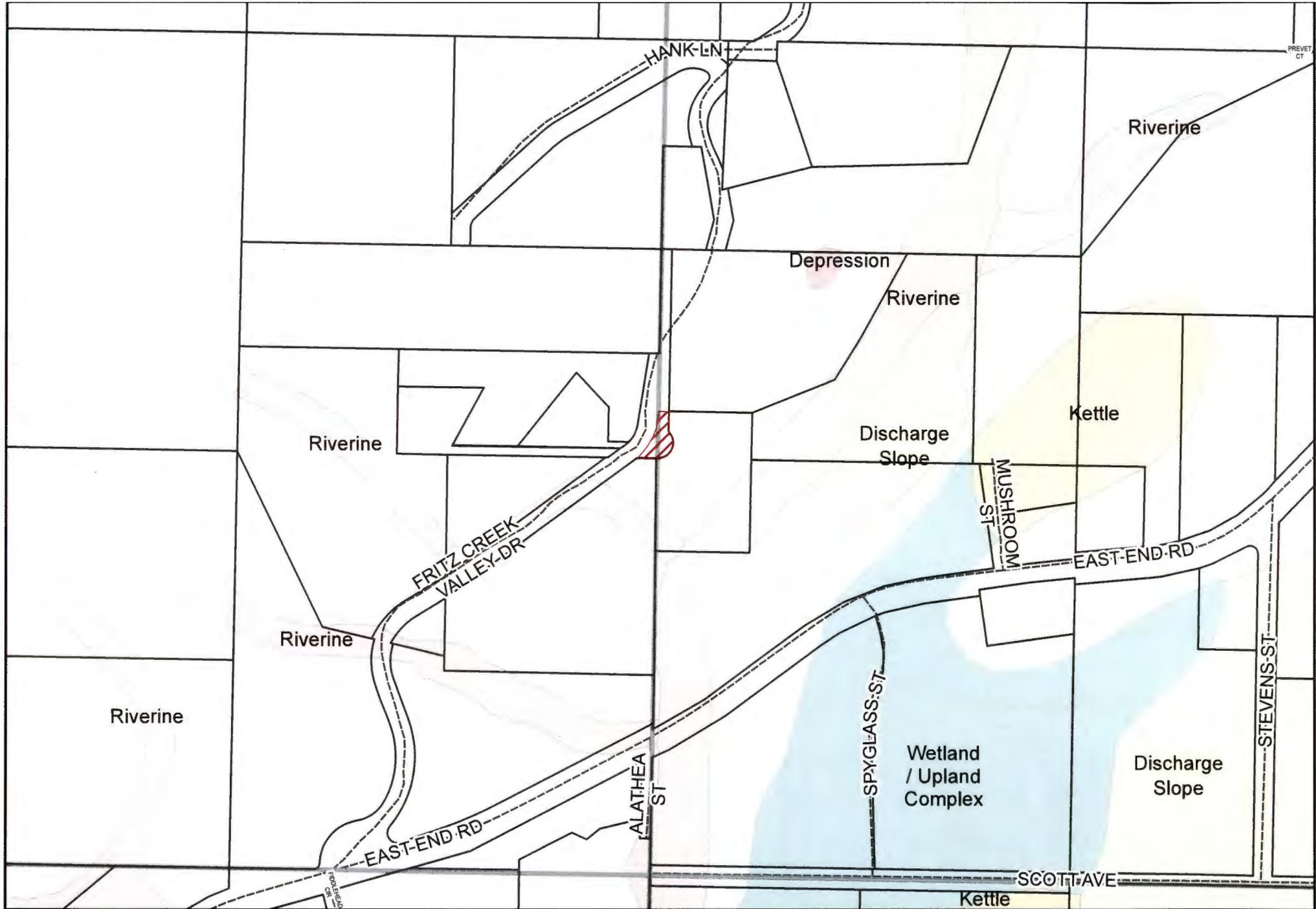


The information depicted hereon is for a graphical representation only of best available sources. The Kenal Peninsula Borough assumes no responsibility for any errors on this map.

National Wetlands Inventory



Date: 4/22/2020

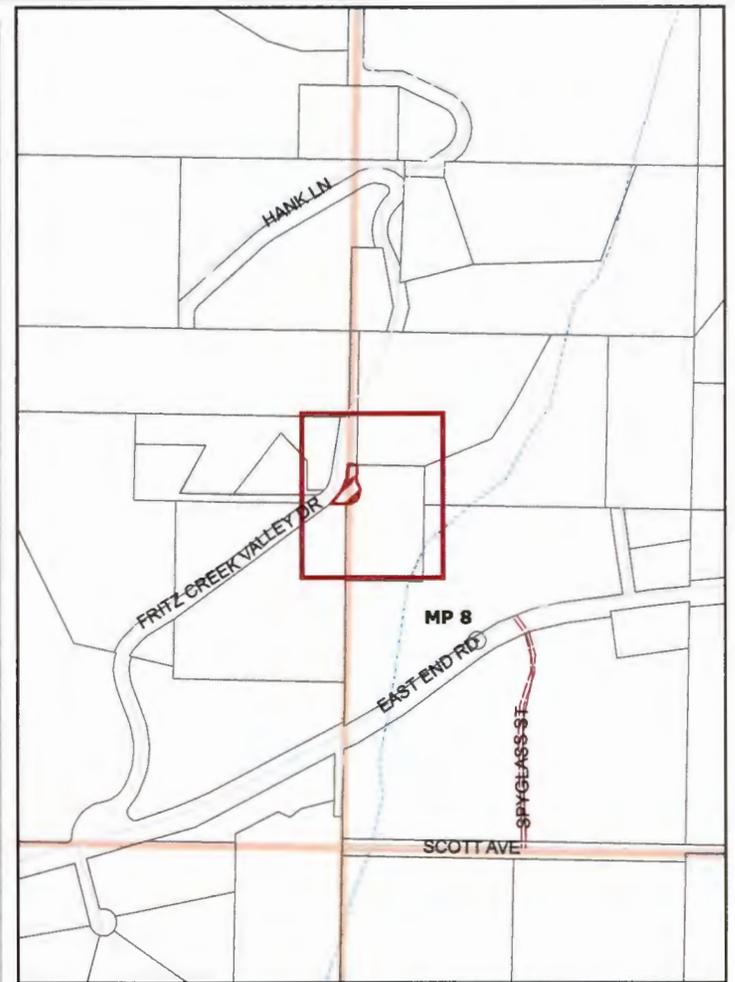
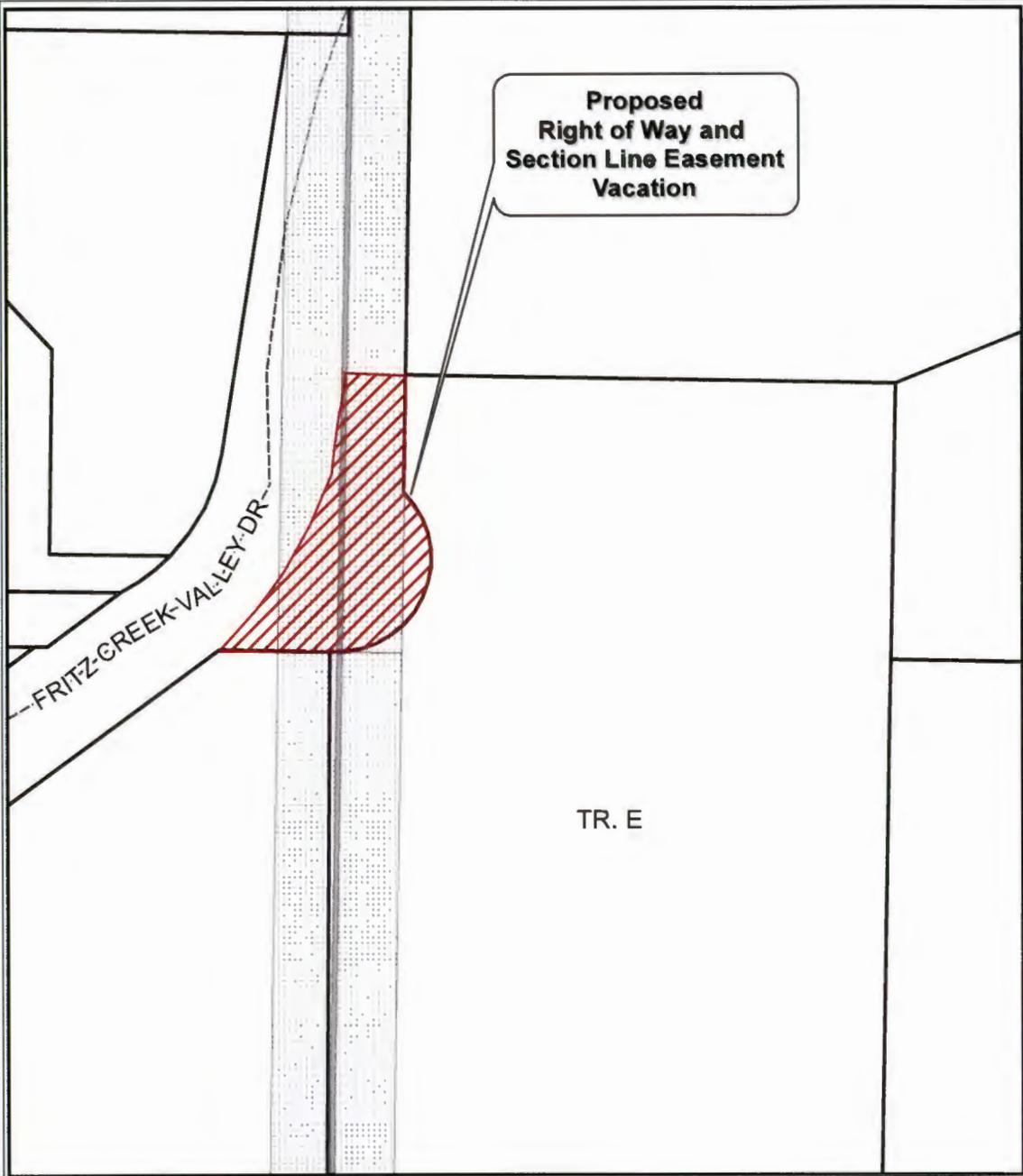


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

Kenai Watershed Wetlands



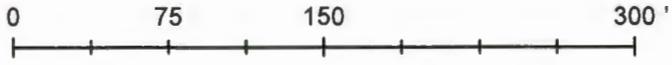
Date: 4/22/2020



KPB 2020-035V
T05S R12W S28
HOMER



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.



PClements, KPB
 Date: 4/20/2020