

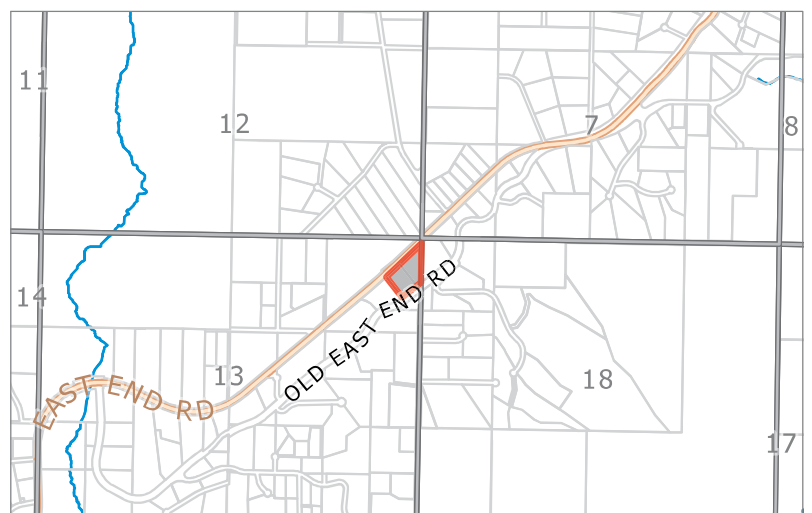
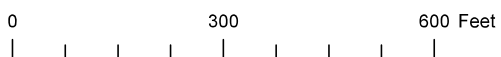
E. NEW BUSINESS

- 6. Baywood 2022; KPB File 2022-129
Ability Surveys / Barlow
Location: East End Road & Old East End Road
Fritz Creek Area / Kachemak Bay APC**



KPB File 2022-129
 T 05S R 12W SEC 13
 Fritz Creek

8/30/2022





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

AGENDA ITEM E. NEW BUSINESS

ITEM 6 - BAYWOOD 2022

KPB File No.	2022-129
Plat Committee Meeting:	September 26, 2022
Applicant / Owner:	James Barlow of Homer, AK
Surveyor:	Gary Nelson / Ability Surveys
General Location:	East End Road, Old East End Road, Fritz Creek area / Kachemak APC

Parent Parcel No.:	172-420-06 & 172-420-07
Legal Description:	Lots 1 & 2 Baywood
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure two lots and will adjust them from 2.34 acres to 2.81 acres and from 2.08 acres to 1.544 acres.

Location and Legal Access (existing and proposed): The proposed plat is situated near mile 13.5 of East End Road and is between East End Road to the north and Old East End Road to the south. Both rights-of-way are state maintained. East End Road has varying width but both rights-of-way are 100 feet in width along the proposed subdivision. The abutting portion of Old East End Road was dedicated by Baywood, Plat HM 81-27, as Homer East Road. The portion of East End Road abutting the subdivision was deeded to Alaska DOT from the parent lots in a recorded document in 1985. The property is being shown on the plat with a note that it was part of the DOT take. This would reflect the difference in acreage from the parent plat to now.

An existing driveway from Old East End Road is present and will be on Lot 1A to provide access to improvements. Both lots have access to East End Road with permission from the State of Alaska. Due to the proposed design shape of Lot 2A, it appears the access would have to be from East End Road but the use of section line easements will allow for access to Old East End Road. There is a 33 foot section line easement on the east side of the plat crossing Lot 2A and a tip of Lot 1A, providing a connection between the two state maintained rights-of-way. A 33 foot section line easement is adjacent to the subdivision providing a 66 foot wide access.

Block length exceeds allowable limits. Old East End Road, Dixie Street, East End Road, and section line easements define the block. Further north is a road access easement that is constructed that provides an additional connection but does not improve the block length for this subdivision. The roads are situated in areas that fit the terrain. Old East End Road contains a lot of curves and meanders with the terrain. East End Road provides a straighter roadway and replaced the Old East End Road as the main access route. In order to bring the block into compliance dedications would be required to provide a north-south connection. **Staff recommends the plat committee concur that no exception is required as there is already an access present within this subdivision.**

Staff generally requests dedications atop existing section line easements. As the section line easements still provide access, the dedication in this location would provide a connection between two state rights-of-way, DOT did not request additional dedication, it is known DOT tries to limit the connections, and the location is not compliant and would require additional dedications instead of just the 33 foot, **staff recommends to not require the dedication atop the section line easements at this time.**

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
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SOA DOT comments	The ROW for East End Road appears to be shown correctly
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Site Investigation: There are some areas of steep slope as shown on the plat. Per KPB GIS data, contours in the southeast portion are an even grade towards Old East End Road. The northern portion contains low wet areas and are depicted. Plat note 8 states to contact the Corps of Engineers for wetland determination. **Staff recommends the wetlands remain on the final plat and add to Note 8 "U.S." to the Army Corps.**

A residential structure is on parent Lot 1 and will remain on proposed Lot 1A. There does not appear to be any encroachment issues within the subdivision or with any neighboring properties.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	No objections

Staff Analysis The proposed plat will realign the shared lot line between. The original Lots 1 and 2 were created in Baywood HM 81-27 and then reduced by the deeding of a portion East End Road as shown in Record of Survey HM 2000-30.

A soils report will be required for Lot 2A and an engineer will sign the final plat. Lot 1A is acquiring more than 1,000 square feet and per KPB 20.40.020(A)(2), a soils report will not be required but may be performed if the owner wishes. The appropriate plat notes in accordance with 20.40 will need to be added.

Notice of the proposed plat was mailed to the beneficial interest holder on August 31, 2022. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Kachemak Bay Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements The parent plat granted a 10 foot utility easement along the western lot line of parent Lot 1 to connect with a 20 foot wide utility easement centered on an existing overhead powerline. The plat is carrying over the 20 foot utility easement but will need to carry over the 10 foot along the western boundary. **Staff recommends the 10 foot utility easement be carried over and it be noted that it was granted per HM 81-27.**

The parent plat did not grant any utility easements along the dedicated right-of-way, Old East End Road. When property is deeded for the use of rights-of-way utility easements are not created adjacent to the right-of-way unless done so later by document. This plat is proposing to grant the required 10 foot utility easements along both rights-of-way, East End Road and Old East End Road.

An additional easement with no definite location was granted by recorded document and is noted within the plat notes.

The plat was sent to utility providers for comment. Homer Electric Association has requested the easement over the existing overhead powerline be increased to 40 feet and will exclude any existing structures. The surveyor should verify the structures, if any, that will be within the additional easement and not such structures on the final. The plat note in place should be updated and should include reference to any existing structures, if any. **Staff recommends the easement be extended and plat note 6 be revised, "Per HM 81-27 there is a 20' utility easement along existing powerline. This plat will be granting additional width to the easement that will be 40 feet wide centered on the existing overhead powerline. The existing structures of _____ within Lot 1A predates the additional granting of the utility easement. The structure is only subject to the 20 foot utility easement as created on plat HM 81-27."**

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

Utility provider review:

HEA	Provide a 40 foot wide electric easement centered on the existing overhead electric line, excluding any existing structure.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 52024 OLD EAST END RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: OLD EAST END RD EAST END RD</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 52024 OLD EAST END RD will remain with lot 1A.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p>

	Comments: No comment
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The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Per KPB 20.60.070, the scale will need to be changed to be compliant.

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: *Verify acreage and update.*

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation: *Update the section label for section 17.*

- 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 street name for dedication south of Old East End Road of Langhus St. N.*

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: A soils report will be required for Lot 2A.

Staff recommendation: *Provide plat notes that comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.130. Boundary of subdivision. The boundary of the subdivision shall be designated by a wider border and shall not interfere with the legibility of figures or other data. The boundary of the subdivided area shall

clearly show what survey markers, or other evidence, was found or established on the ground to determine the boundary of the subdivision. Bearing and distance ties to all survey markers used to locate the subdivision boundary shall be shown.

Staff recommendation: *Use heavier line weight on the northwest line of Lot 1A along East End Road.*

20.60.180. Plat notes.

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

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

Staff recommendation: *Place the following notes on the plat.*

- *Wastewater notes will be required.*
- *Revise plat note 6 as needed per the utility easement request.*

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *The owner took title with middle initial and without. The certificate of ownership should include both by using "aka" or "also took title as". Comply with 20.60.190.*

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



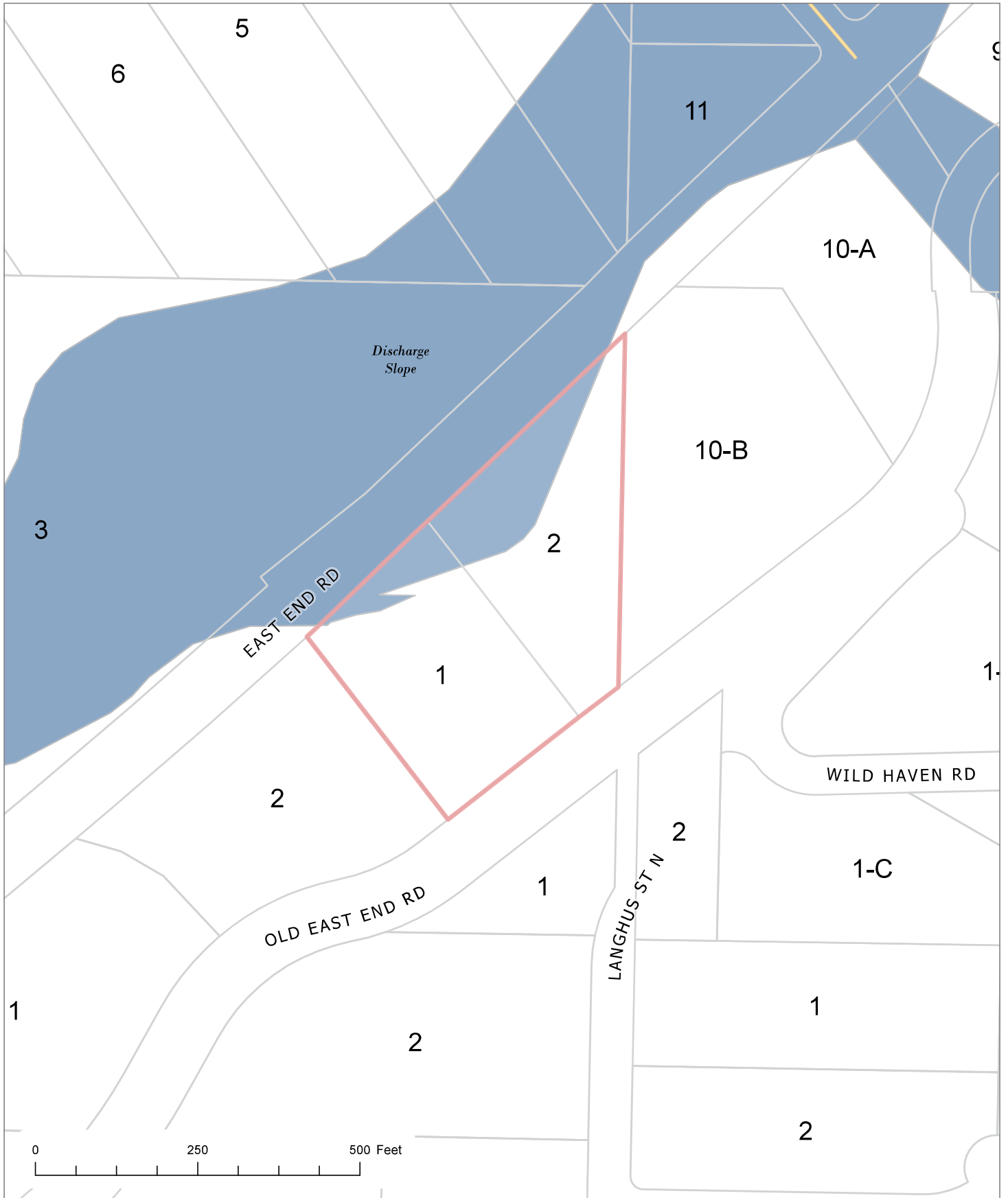
Aerial View



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.



Wetlands



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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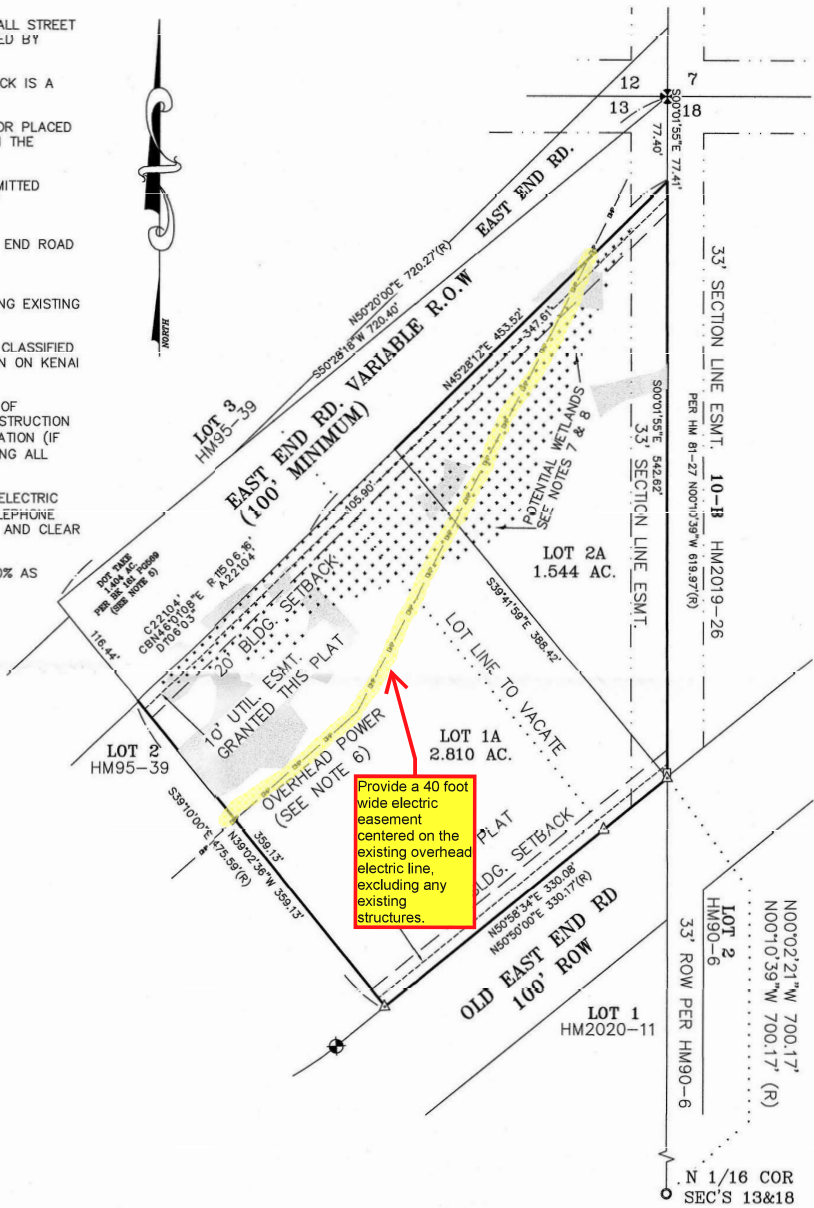
The purpose of this survey is to show final locations of set monuments in relationship to plan date of Alaska Department of Transportation and Public Facilities (DOT&PF) project PLD-0001(180)/6415. Exact final road M.P. 12.2 to 14.2 (approximately) these monuments were set after road construction. From reference points which were set from DOT&PF monuments set prior to road construction. The section corner monument No. 3400 was set at the same location of the preceding G.D. Gross and four survey traverses with parameters using 3000 gns machine and substituted to DOT&PF control points shown on the project plans. DOT&PF project plan coordinates were used on DOT&PF control points 3400, 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. Measurements to set the monument set at observed control points except (1) and (2) which were set separately. All set monuments were 30 millimeter diameter. Measured coordinate values shown in the table herein were computed from the mean of two separate 100' RTG sessions.

SEC 12

NUMERICAL IDENTIFIER	PLAN IDENTIFIER	PLAN	REVERSE PLAN TO MEASURED	MEASURED MONUMENT NORTHING	MEASURED MONUMENT EASTING	FROM MONUMENT CENTERLINE STATION
3400	41486 0507	31827 9348	1.11 0.013 183°49'	1196 0014	1077 9518	PC 31827 9348
3401	41382 7244	31440 1448	1.11 0.010 160°53'22"	11382 8039	11420 5723	PC 31440 1448
3402	41384 4688	31268 8017	1.11 0.011 329°16'30"	11348 8629	11068 8219	PC 31268 8017
3403	41386 4488	31088 0893	1.11 0.011 308°51'30"	11071 8639	10911 7017	PC 31088 0893
3404	41378 1710	30904 8139	1.11 0.011 285°13'00"	11025 7229	10785 1017	PC 30904 8139
3405	40884 1844	30608 2380	1.11 0.012 218°13'00"	10855 7154	10668 2378	PC 30608 2380
3406	40886 1844	30428 3380	1.11 0.012 163°28'10"	10711 5056	10508 3684	PC 30428 3380
3407	40781 3083	30233 1311	1.11 0.014 301°42'32"	10480 3837	10337 1118	PC 30233 1311
3408	40783 3083	30053 2311	1.11 0.014 187°14'30"	10338 2832	10177 6817	PC 30053 2311
3409	40785 3083	29873 3311	1.11 0.014 109°28'40"	10202 1888	10037 1163	PC 29873 3311
3410	40787 3083	29693 4311	1.11 0.014 33°01'30"	10065 9433	9900 2637	PC 29693 4311
3411	40789 3083	29513 5311	1.11 0.014 330°15'30"	10024 8433	9857 3637	PC 29513 5311
3412	40791 3083	29333 6311	1.11 0.014 307°35'30"	9983 7433	9840 4637	PC 29333 6311
3413	40793 3083	29153 7311	1.11 0.014 284°55'30"	9942 6433	9809 5637	PC 29153 7311
3414	40795 3083	28973 8311	1.11 0.014 262°15'30"	9901 5433	9768 6637	PC 28973 8311
3415	40797 3083	28793 9311	1.11 0.014 239°35'30"	9860 4433	9727 7637	PC 28793 9311
3416	40799 3083	28613 0311	1.11 0.014 216°55'30"	9819 3433	9686 8637	PC 28613 0311
3417	40801 3083	28433 1311	1.11 0.014 194°15'30"	9778 2433	9645 9637	PC 28433 1311
3418	40803 3083	28253 2311	1.11 0.014 171°35'30"	9737 1433	9604 0637	PC 28253 2311
3419	40805 3083	28073 3311	1.11 0.014 148°55'30"	9696 0433	9563 1637	PC 28073 3311
3420	40807 3083	27893 4311	1.11 0.014 126°15'30"	9655 9433	9522 2637	PC 27893 4311
3421	40809 3083	27713 5311	1.11 0.014 103°35'30"	9614 8433	9481 3637	PC 27713 5311
3422	40811 3083	27533 6311	1.11 0.014 80°55'30"	9573 7433	9440 4637	PC 27533 6311
3423	40813 3083	27353 7311	1.11 0.014 58°15'30"	9532 6433	9400 5637	PC 27353 7311
3424	40815 3083	27173 8311	1.11 0.014 35°35'30"	9491 5433	9359 6637	PC 27173 8311
3425	40817 3083	27000 9311	1.11 0.014 12°55'30"	9450 4433	9318 7637	PC 27000 9311
3426	40819 3083	26820 0311	1.11 0.014 0°15'30"	9409 3433	9277 8637	PC 26820 0311
3427	40821 3083	26640 1311	1.11 0.014 323°35'30"	9368 2433	9236 9637	PC 26640 1311
3428	40823 3083	26460 2311	1.11 0.014 300°55'30"	9327 1433	9195 0637	PC 26460 2311
3429	40825 3083	26280 3311	1.11 0.014 278°15'30"	9286 0433	9154 1637	PC 26280 3311
3430	40827 3083	26100 4311	1.11 0.014 255°35'30"	9245 9433	9113 2637	PC 26100 4311
3431	40829 3083	25920 5311	1.11 0.014 232°55'30"	9204 8433	9072 3637	PC 25920 5311
3432	40831 3083	25740 6311	1.11 0.014 210°15'30"	9163 7433	9031 4637	PC 25740 6311
3433	40833 3083	25560 7311	1.11 0.014 187°35'30"	9122 6433	8990 5637	PC 25560 7311
3434	40835 3083	25380 8311	1.11 0.014 164°55'30"	9081 5433	8949 6637	PC 25380 8311
3435	40837 3083	25200 9311	1.11 0.014 142°15'30"	9040 4433	8908 7637	PC 25200 9311
3436	40839 3083	25020 0311	1.11 0.014 119°35'30"	9000 3433	8867 8637	PC 25020 0311
3437	40841 3083	24840 1311	1.11 0.014 96°55'30"	8959 2433	8826 9637	PC 24840 1311
3438	40843 3083	24660 2311	1.11 0.014 74°15'30"	8918 1433	8785 0637	PC 24660 2311
3439	40845 3083	24480 3311	1.11 0.014 51°35'30"	8877 0433	8744 1637	PC 24480 3311
3440	40847 3083	24300 4311	1.11 0.014 28°55'30"	8836 9433	8703 2637	PC 24300 4311
3441	40849 3083	24120 5311	1.11 0.014 6°15'30"	8795 8433	8662 3637	PC 24120 5311
3442	40851 3083	23940 6311	1.11 0.014 323°35'30"	8754 7433	8621 4637	PC 23940 6311
3443	40853 3083	23760 7311	1.11 0.014 300°55'30"	8713 6433	8580 5637	PC 23760 7311
3444	40855 3083	23580 8311	1.11 0.014 278°15'30"	8672 5433	8539 6637	PC 23580 8311
3445	40857 3083	23400 9311	1.11 0.014 255°35'30"	8631 4433	8498 7637	PC 23400 9311
3446	40859 3083	23220 0311	1.11 0.014 232°55'30"	8590 3433	8457 8637	PC 23220 0311
3447	40861 3083	23040 1311	1.11 0.014 210°15'30"	8549 2433	8416 9637	PC 23040 1311
3448	40863 3083	22860 2311	1.11 0.014 187°35'30"	8508 1433	8375 0637	PC 22860 2311
3449	40865 3083	22680 3311	1.11 0.014 164°55'30"	8467 0433	8334 1637	PC 22680 3311
3450	40867 3083	22500 4311	1.11 0.014 142°15'30"	8426 9433	8293 2637	PC 22500 4311
3451	40869 3083	22320 5311	1.11 0.014 119°35'30"	8385 8433	8252 3637	PC 22320 5311
3452	40871 3083	22140 6311	1.11 0.014 96°55'30"	8344 7433	8211 4637	PC 22140 6311
3453	40873 3083	21960 7311	1.11 0.014 74°15'30"	8303 6433	8170 5637	PC 21960 7311
3454	40875 3083	21780 8311	1.11 0.014 51°35'30"	8262 5433	8129 6637	PC 21780 8311
3455	40877 3083	21600 9311	1.11 0.014 28°55'30"	8221 4433	8088 7637	PC 21600 9311
3456	40879 3083	21420 0311	1.11 0.014 6°15'30"	8180 3433	8047 8637	PC 21420 0311
3457	40881 3083	21240 1311	1.11 0.014 323°35'30"	8139 2433	8006 9637	PC 21240 1311
3458	40883 3083	21060 2311	1.11 0.014 300°55'30"	8098 1433	7965 0637	PC 21060 2311
3459	40885 3083	20880 3311	1.11 0.014 278°15'30"	8057 0433	7924 1637	PC 20880 3311
3460	40887 3083	20700 4311	1.11 0.014 255°35'30"	8016 9433	7883 2637	PC 20700 4311
3461	40889 3083	20520 5311	1.11 0.014 232°55'30"	7975 8433	7842 3637	PC 20520 5311
3462	40891 3083	20340 6311	1.11 0.014 210°15'30"	7934 7433	7801 4637	PC 20340 6311
3463	40893 3083	20160 7311	1.11 0.014 187°35'30"	7893 6433	7760 5637	PC 20160 7311
3464	40895 3083	19980 8311	1.11 0.014 164°55'30"	7852 5433	7719 6637	PC 19980 8311
3465	40897 3083	19800 9311	1.11 0.014 142°15'30"	7811 4433	7678 7637	PC 19800 9311
3466	40899 3083	19620 0311	1.11 0.014 119°35'30"	7770 3433	7637 8637	PC 19620 0311
3467	40901 3083	19440 1311	1.11 0.014 96°55'30"	7729 2433	7596 9637	PC 19440 1311
3468	40903 3083	19260 2311	1.11 0.014 74°15'30"	7688 1433	7555 0637	PC 19260 2311
3469	40905 3083	19080 3311	1.11 0.014 51°35'30"	7647 0433	7514 1637	PC 19080 3311
3470	40907 3083	18900 4311	1.11 0.014 28°55'30"	7606 9433	7473 2637	PC 18900 4311
3471	40909 3083	18720 5311	1.11 0.014 6°15'30"	7565 8433	7432 3637	PC 18720 5311
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3476	40919 3083	17820 0311	1.11 0.014 232°55'30"	7360 3433	7227 8637	PC 17820 0311
3477	40921 3083	17640 1311	1.11 0.014 210°15'30"	7319 2433	7186 9637	PC 17640 1311
3478	40923 3083	17460 2311	1.11 0.014 187°35'30"	7278 1433	7145 0637	PC 17460 2311
3479	40925 3083	17280 3311	1.11 0.014 164°55'30"	7237 0433	7104 1637	PC 17280 3311
3480	40927 3083	17100 4311	1.11 0.014 142°15'30"	7196 9433	7063 2637	PC 17100 4311
3481	40929 3083	16920 5311	1.11 0.014 119°35'30"	7155 8433	7022 3637	PC 16920 5311
3482	40931 3083	16740 6311	1.11 0.014 96°55'30"	7114 7433	6981 4637	PC 16740 6311
3483	40933 3083	16560 7311	1.11 0.014 74°15'30"	7073 6433	6940 5637	PC 16560 7311
3484	40935 3083	16380 8311	1.11 0.014 51°35'30"	7032 5433	6899 6637	PC 16380 8311
3485	40937 3083	16200 9311	1.11 0.014 28°55'30"	6991 4433	6858 7637	PC 16200 9311
3486	40939 3083	16020 0311	1.11 0.014 6°15'30"	6950 3433	6817 8637	PC 16020 0311
3487	40941 3083	15840 1311	1.11 0.014 323°35'30"	6909 2433	6776 9637	PC 15840 1311
3488	40943 3083	15660 2311	1.11 0.014 300°55'30"	6868 1433	6735 0637	PC 15660 2311
3489	40945 3083	15480 3311	1.11 0.014 278°15'30"	6827 0433	6694 1637	PC 15480 3311
3490	40947 3083	15300 4311	1.11 0.014 255°35'30"	6786 9433	6653 2637	PC 15300 4311
3491	40949 3083	15120 5311	1.11 0.014 232°55'30"	6745 8433	6612 3637	PC 15120 5311
3492	40951 3083	14940 6311	1.11 0.014 210°15'30"	6704 7433	6571 4637	PC 14940 6311
3493	40953 3083	14760 7311	1.11 0.014 187°35'30"	6663 6433	6530 5637	PC 14760 7311
3494	40955 3083	14580 8311	1.11 0.014 164°55'30"	6622 5433		

NOTES

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK IS A UTILITY EASEMENT.
3. 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.
4. NO DIRECT ACCESS TO STATE MAINTAINED R.O.W. PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. BOOK 161 PAGE 569 H.R.D. GRANTED LAND FOR EAST END ROAD RIGHT-OF-WAY TO STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
6. PER HM81-27 THERE IS A 20' UTILITY EASEMENT ALONG EXISTING POWERLINE.
7. WFT AND HATCHING REPRESENTS POTENTIAL WETLANDS CLASSIFIED AS DISCHARGE SLOPE BY KENAI WATERSHED FORUM SHOWN ON KENAI PENINSULA BOROUGH GIS MAPPING.
8. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
9. PER BOOK 25, PAGE 224 H.R.D. EASEMENT TO HOMER ELECTRIC ASSOCIATION FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.
10. GREY SHADING REPRESENTS SLOPES STEEPER THAN 20% AS SHOWN ON KPB GIS MAPPING.



LEGEND

- FND. 2.5" ADOT BC IN MON WELL, 7610-S, 2000
- ▲ FND 1/2" REBAR W/ YELLOW PLASTIC CAP, 3686-S, 1981
- ◆ FND 2" AL-CAP ON 5/8" REBAR, 5780-S, 1995 PER HM95-39
- FND 2" AL-CAP ON 5/8" REBAR, 10630-S, 2018
- FND 1/2" REBAR
- FND 2" AL-CAP ON 5/8" REBAR, 7610-S, 2020
- (R) RECORD DATA PER HM81-27

Provide a 40 foot wide electric easement centered on the existing overhead electric line, excluding any existing structures.

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of subdivision, and by my free consent dedicate all public rights-of-way and grant all easements to the use shown.

JAMES W BARLOW
52024 OLD EAST END RD
HOMER, AK 99603

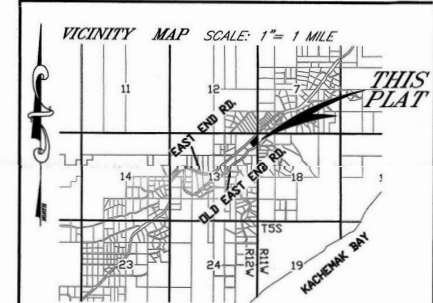
NOTARY'S ACKNOWLEDGEMENT

For JAMES W BARLOW
Acknowledged before me this _____ day of _____ 2022.
Notary public for Alaska _____ My Commission Expires _____

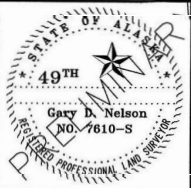
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____ KENAI PENINSULA BOROUGH

BY _____
Authorized Official



DATE	08-15-2022
SCALE	1" = 80'
GRID No.	AR-38
JOB No.	5412
DRAWING:	5412_5396



HEA REVIEWED, AND REQUESTS UTILITY EASEMENTS AS NOTED.
Scott Huff
Scott Huff
Land Management Officer

PLAT #	
Rec Dist	
Date	20
Title	M

BAYWOOD 2022
A REPLAT OF LOTS 1 & 2, OF THE "BAYWOOD SUBDIVISION" (HM81-27), EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF ALASKA IN WARRANTY DEED RECORDED SEPTEMBER 19, 1985 IN BOOK 161, PAGE 569, WITHIN THE NE1/4 SEC. 13, T5S, R12W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, STATE OF ALASKA CONTAINING 3.758 ACRES

OWNERS: JAMES W BARLOW
52024 OLD EAST END RD
HOMER, AK 99603

ABILITY SURVEYS
GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603

KPB FILE No. 2022-

KPB 2022-129