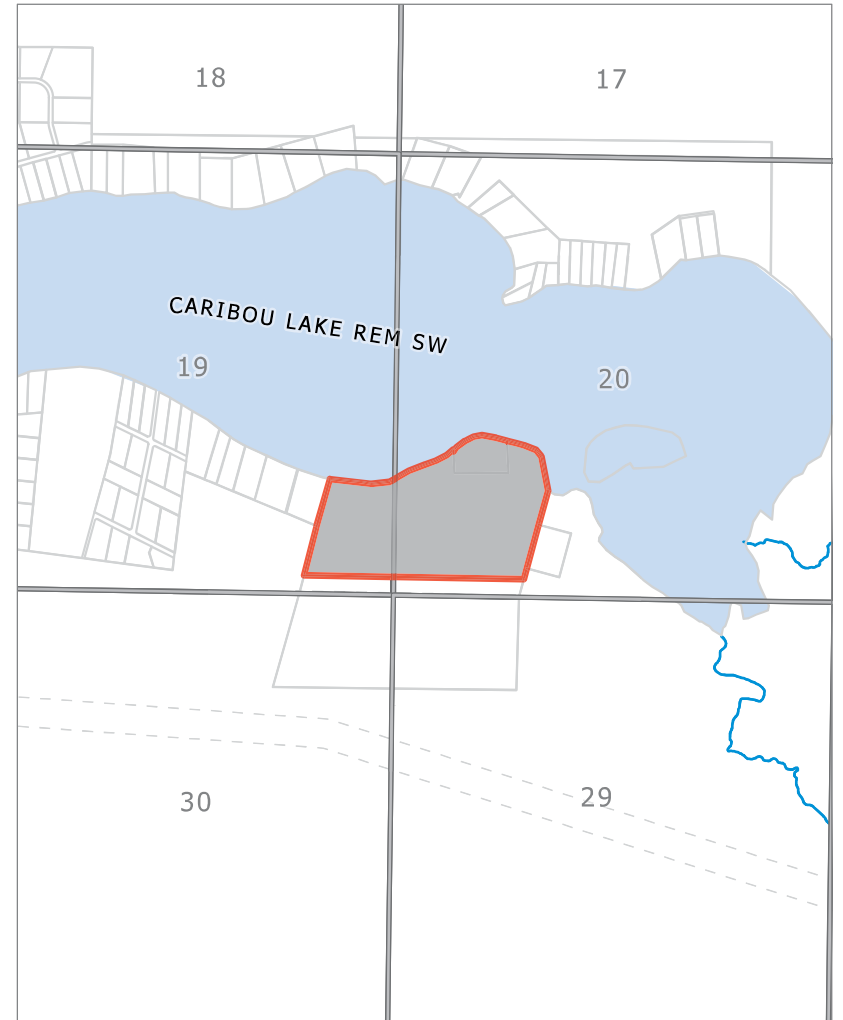
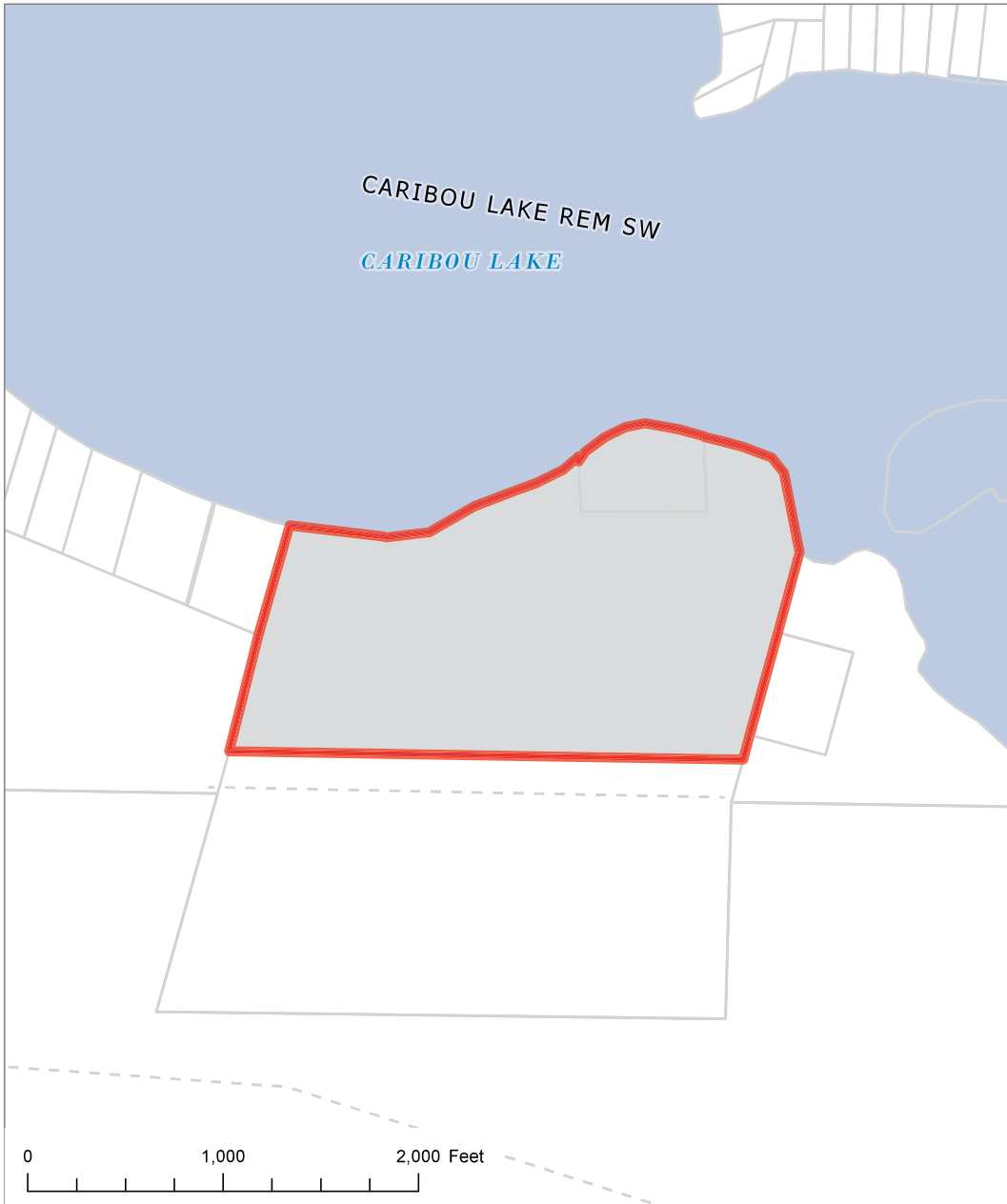


E. NEW BUSINESS

- 4. Willard's Legacy; KPB File 2024-011**
Seabright Surveying / Jones, Cissney
Remote Location
Fox River Area



KPB File 2024-011
T 03S R 10W SEC 19 & 20
Fox River



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.

NOTES

1. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
2. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
3. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH AREA.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	338.58'	N81°24'00"W
L2	159.72'	N85°48'00"W
L3	217.80'	S84°55'00"W
L4	226.36'	S63°15'00"W
L5	196.02'	S67°31'00"W
L6	179.52'	S69°27'00"W
L7	146.52'	S60°22'00"W
L8	90.42'	S48°22'00"W
L9	171.60'	S53°30'00"W
L10	131.08'	S62°23'00"W
L11	106.00'	S85°01'00"W
L12	183.41'	N81°22'00"W
L13	116.02'	N75°38'41"W
L14	214.50'	N75°42'00"W
L15	154.44'	N68°58'00"W
L16	88.44'	N39°36'00"W
L17	419.10'	N11°55'00"W

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: _____ DATE: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

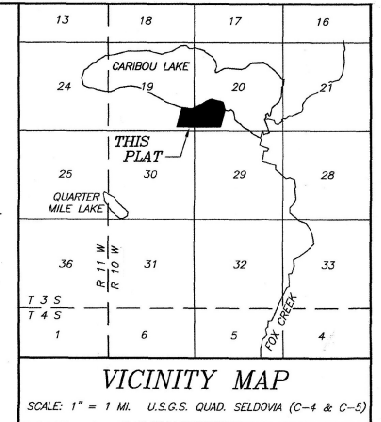
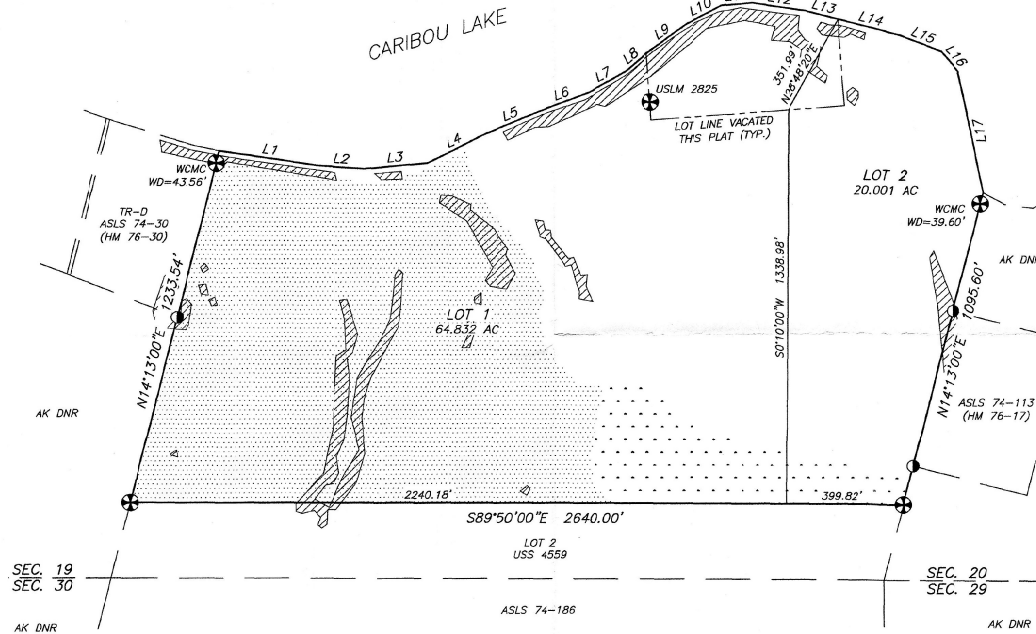
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP

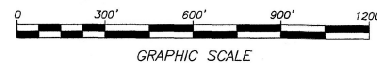
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

TRISHA JONES
P.O. BOX 1434
HOMER, AK 99603

LACY CISSNEY
1144 RACE ROAD
HOMER, AK 99603

LEGEND

- ⊕ USGL BC MON (RECORD)
- 2.5" BC MON ON 2" I.P. 3140-S 1974 (RECORD)
- ▨ APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
- ▨ APPROX. AREA OF "DISCHARGE SLOPE" (KWF WETLANDS ASSESSMENT, KPB GIS)
- ▨ APPROX. AREA OF "DISTURBED" (KWF WETLANDS ASSESSMENT, KPB GIS)



HOMER RECORDING DISTRICT

KPB FILE NO. 2024-XXX

WILLARD'S LEGACY

A SUBDIVISION USS 2825 AND USS 4559 LOT 1, LOCATED WITHIN THE SE1/4 SECTION 19 & THE SW1/4 SECTION 20, T. 3 S., R. 10 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 84.833 AC

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

OWNERS: TRISHA JONES P.O. BOX 1434 HOMER, AK 99603
LACY CISSNEY 1144 RACE RD. HOMER, AK 99603

DRAWN BY: KK CHKD BY: KK JOB #2024-01

DATE: 01/2024 SCALE: 1"=300' SHEET #1 OF 1

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - PRELIMINARY PLAT
WILLARD'S LEGACY

KPB File No.	2024-011
Plat Committee Meeting:	February 26, 2024
Applicant / Owner:	Trisha Jones and Lacy Cissney of Homer
Surveyor:	Katherine Kirsis / Seabright Survey + Design
General Location:	South Shore of Caribou Lake

Parent Parcel No.:	185-200-03, 185-200-04
Legal Description:	T 3S R 10W SEC 19 & 20 SEWARD MERIDIAN HM 0004559 US SURVEY 4559 LOT 1 & T 3S R 10W SEC 20 SEWARD MERIDIAN HM 0002825 US SURVEY 2825
Assessing Use:	Residential & Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will two parcels into subdivision creating two lots ranging in size from 20.001 acres and 64.832 acres.

Location and Legal Access (existing and proposed):

The plat is located in a remote location on Caribou Lake. No direct access is available to the plat. Small plane may be used to land on Caribou Lake and there are indications of trails to the structures on adjacent plats and aerial photos. Please note these on the plat. If the trails noted on adjacent surveys are still in use and are to be shown on the plat are private trails, **staff suggests** the following note be placed on the final plat to avoid confusion about public use in the future: 'Private trails shown are for use of owners only and are not dedicated to public use.'

There are no dedicated roads in the area for connections. **Staff recommends:** the Committee concur that the is no need for exceptions to KPB 20.30.030 Proposed Street Layout – Requirements.

The certificate to plat indicates a patent to an original owner of the property. **Staff recommends:** the surveyor investigate for and easements the patent may grant through any of the various US Statutes, Codes or Acts associated with the patent.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	

Site Investigation:

There are improvements on the plat. Currently a majority of the structures are located within the limits of US Survey 2825. A couple structures lie on the property in the current Lot 1 of US Survey 4559. When the plat is complete the structures will all be on Lot 1 of the proposed plat.

There are steep areas on the plat as shown by the hatched boxes shown on the drawing. The steepest areas are located near the edge of the lake, as KPB contour mapping shows steepest spots near the structures.

Wetlands are indicated on the plat drawing with a designation of discharge slope and disturbed as identified from the KWF Wetlands Assessment, KPB GIS date. **Staff recommendation:** place a note on the final plat indicating 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 if applicable.

Plat note 3 indicates the property to be in a FEMA FIRM mapped flood hazard area. KPB River Center did not indicate such designation, so note 3 can be removed. If the surveyor believes different, please contact the KPB River Center Flood Management desk.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: i:0#.w kpb\maldrige</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	

Staff Analysis

The plat was originally located in aliquot parts of Sections 19 and 20, Township 3 South, Range 10 West SM Kenai Peninsula Borough, Third Judicial District, Alaska. US Survey No 2825, Alaska was surveyed by the US Bureau of Land Management on February 7, 1951. US Survey No 4559, Alaska was surveyed by the US Bureau of Land Management from August 10 to 14, 1962 and the supplemental plat of US Survey No 4559, Alaska subdivided it into Lots 1 and 2 on July 9, 1964.

A soils report will not be required as the lots are over 200,000 sq ft. The proper wastewater note is on the plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

Utility Easements

Having not been a formal subdivision prior to this platting action there are no easements to carry forward. There are no easement listed in the certificate to plat to be shown.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. Replies of no comment have been submitted to date. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comments
ENSTAR	No comments
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 44827 CARIBOU LAKE REM SW</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:</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> <p>Comments: 44827 CARIBOU LAKE REM SW WILL REMAIN WITH LOT 1</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 Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Change KPB file no to 2024-011 in the title block

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.

- 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:
- Verification section line easements do not affect this subdivision should be done by surveyor on the land patent issued to George W. Willard.
 - There are trails shown on US Survey 4559, if these are still in use or existence, they should be located and shown.
- 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:
- Show the approximate location of the section line between 19 & 20 on the drawing
 - Label land to the west as 'unsub'

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.

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.

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Plat note 3 is note necessary as the area was not designated as a flood hazard area district. If the surveyor believes the parcel to be in a flood hazard area, please contact the KPB River Center Floodplain Management.
- If the trails noted on adjacent surveys are still in use and are to be shown on the plat are private trails, **staff suggests** the following note be placed on the final plat to avoid confusion about public use in the future: Private trails shown are for use of owners only and are not dedicated to public use.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Add the date of February 26, 2024 to the Plat Approval note.

20.60.200. Survey and monumentation.

Staff recommendation: *comply with 20.60.200*

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

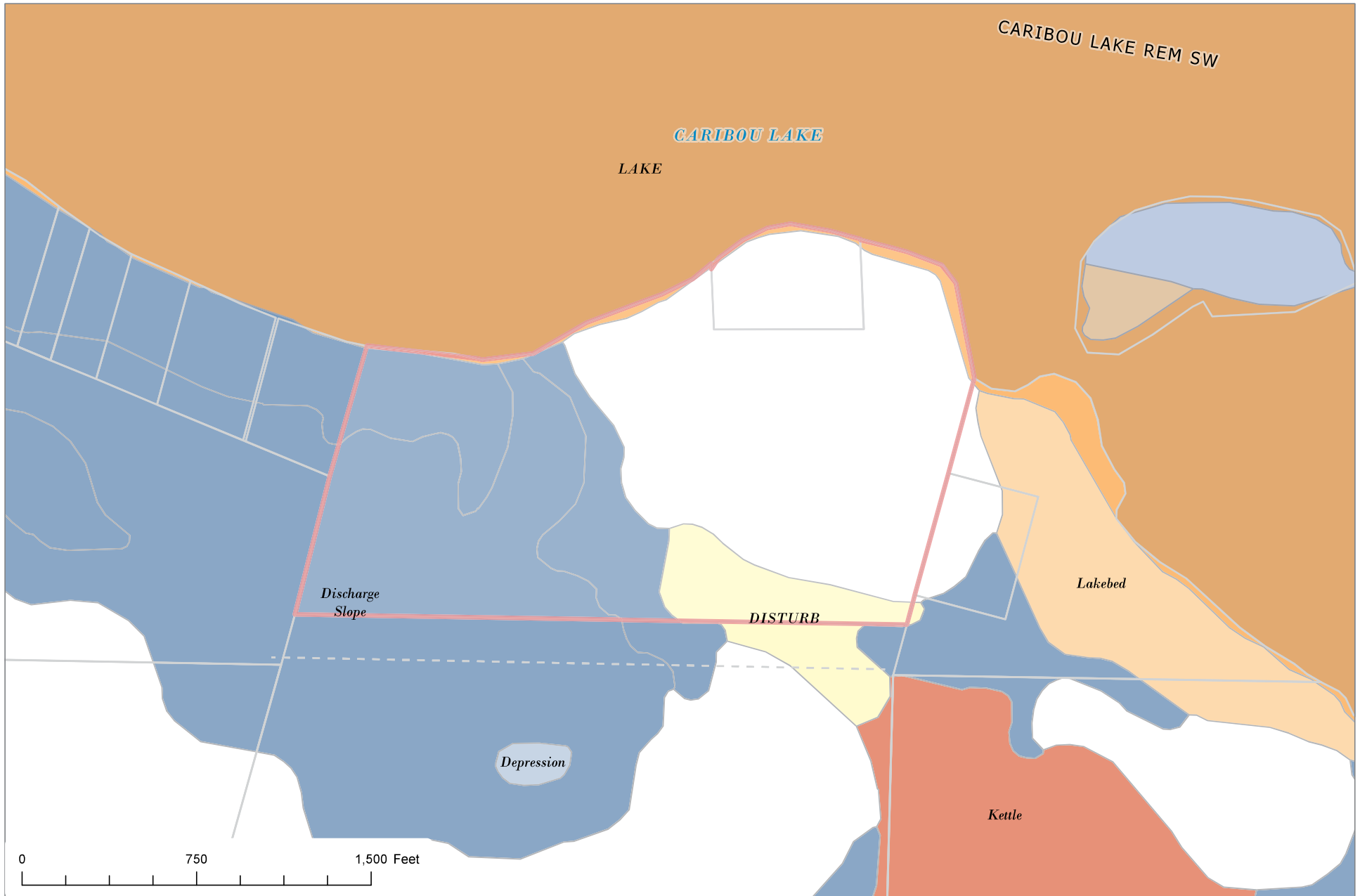
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



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



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CARIBOU LAKE

U. S. SURVEY No. 2825

U. S. SURVEY
No. 2825, ALASKA

HEADQUARTERS SITE
OF
GEORGE A. WILLARD

SITUATED
ON SOUTHERLY SIDE OF CARIBOU LAKE, KENAI
PENINSULA.

AREA: 5.00 ACRES
LATITUDE 59°54'40"N., LONGITUDE 151°10'00"W.,
(OBSERVED) (APPROXIMATE)
AT U. S. LOCATION MONUMENT NO. 2825.

1 0 1 2 3
SCALE IN CHAINS

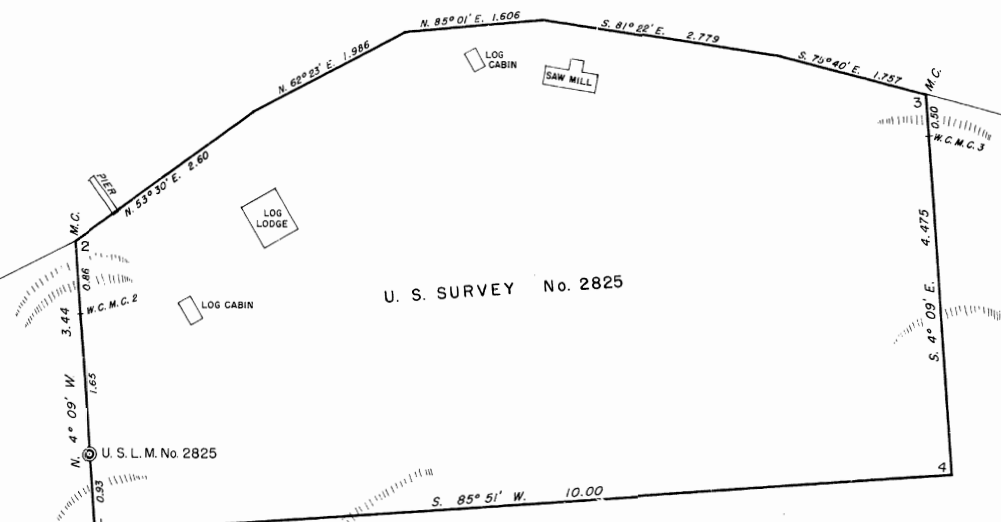
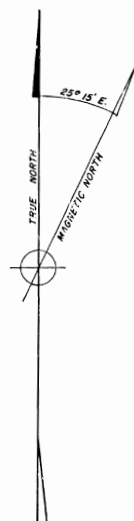
SURVEYED BY
LEONARD M. BERLIN, REGIONAL CHIEF,
SEPTEMBER 17 AND 18, 1949

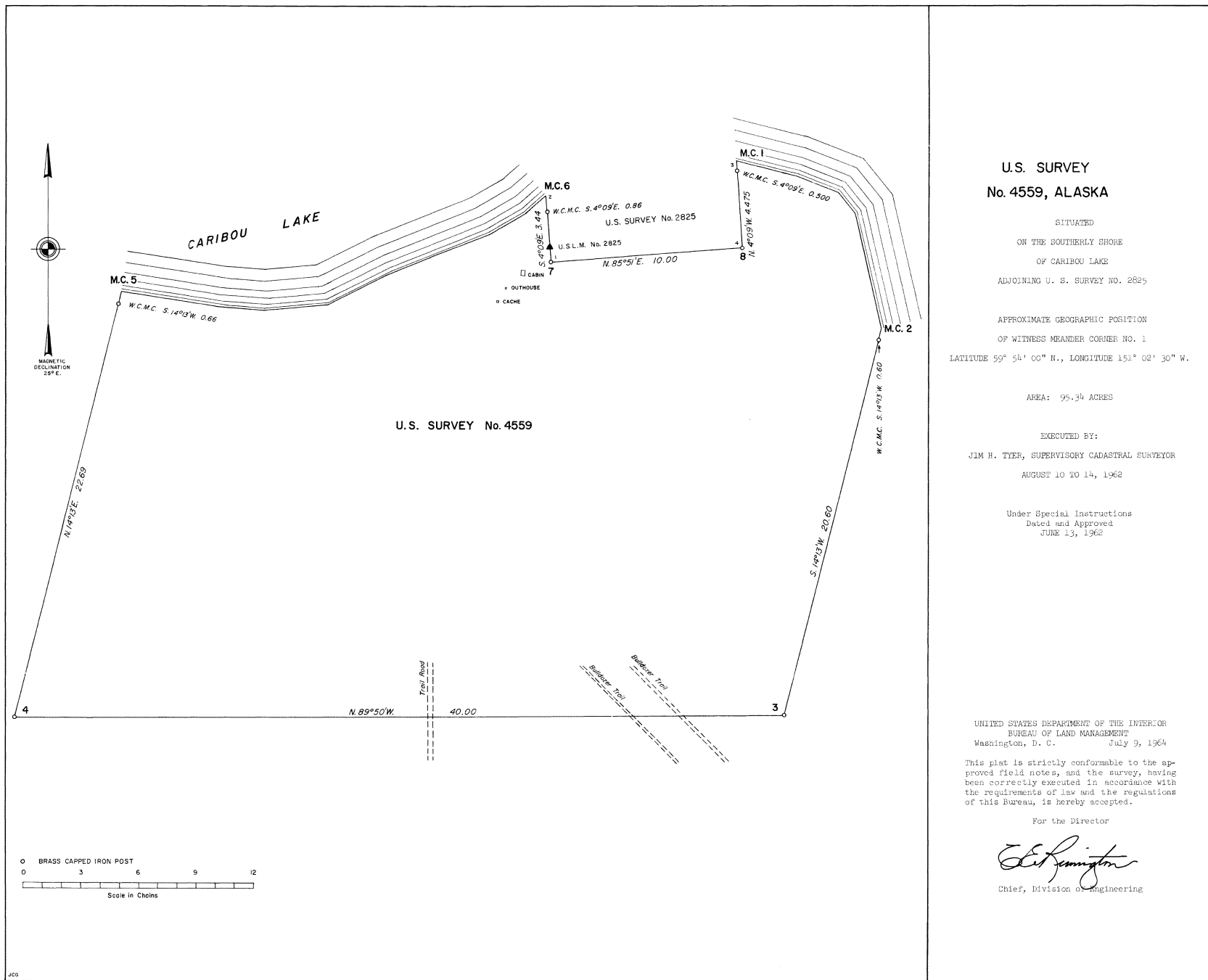
UNDER AUTHORITY OF
SPECIAL INSTRUCTIONS DATED OCTOBER 1, 1947 AND
APPROVED BY THE BUREAU OF LAND MANAGEMENT OCTOBER
10, 1947.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C., FEBRUARY 7, 1951

THIS PLAT IS STRICTLY CONFORMABLE TO
THE APPROVED FIELD NOTES, AND THE SURVEY, HAVING
BEEN CORRECTLY EXECUTED IN ACCORDANCE WITH THE
REQUIREMENTS OF LAW AND THE REGULATIONS OF THIS
BUREAU, IS HEREBY ACCEPTED.

FOR THE DIRECTOR,
William F. Richards
CHIEF, BRANCH OF SURVEYS

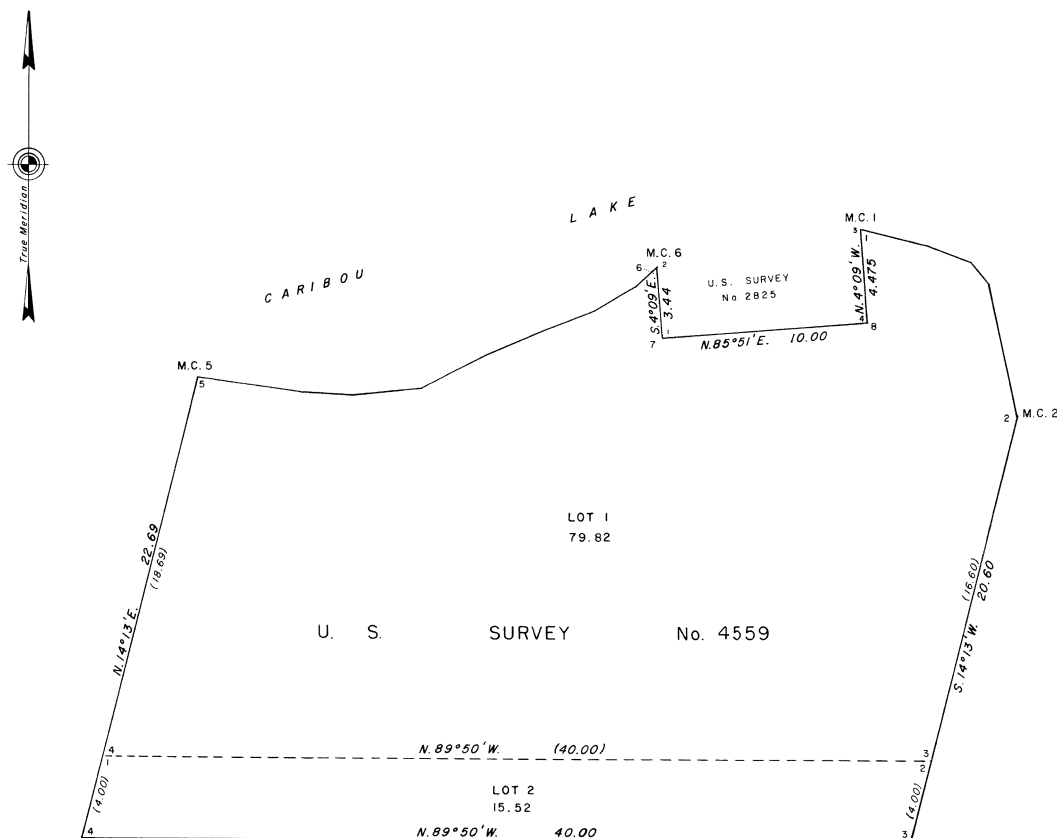




ORIGINAL

SUPPLEMENTAL PLAT OF
U.S. SURVEY
No. 4559, ALASKA

This plat, showing a subdivision of U. S. Survey No. 4559 into lots 1 and 2, is based upon the plat accepted July 9, 1964.



UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. April 29, 1968

This plat, showing amended lottings, is based upon the official records, and having been correctly prepared in accordance with the regulations, is hereby accepted.

For the Director

R. E. Brown

Chief, Division of Engineering