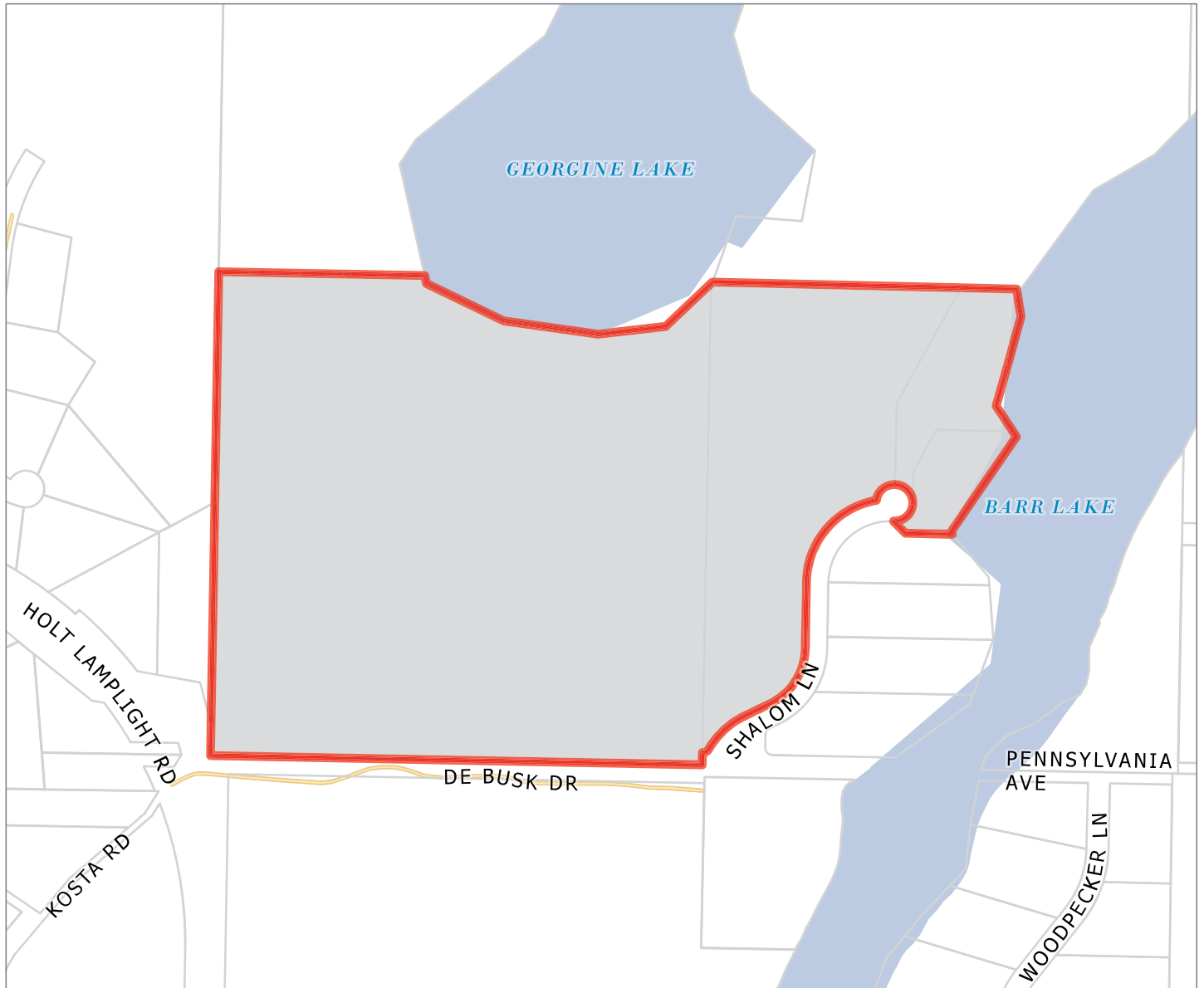


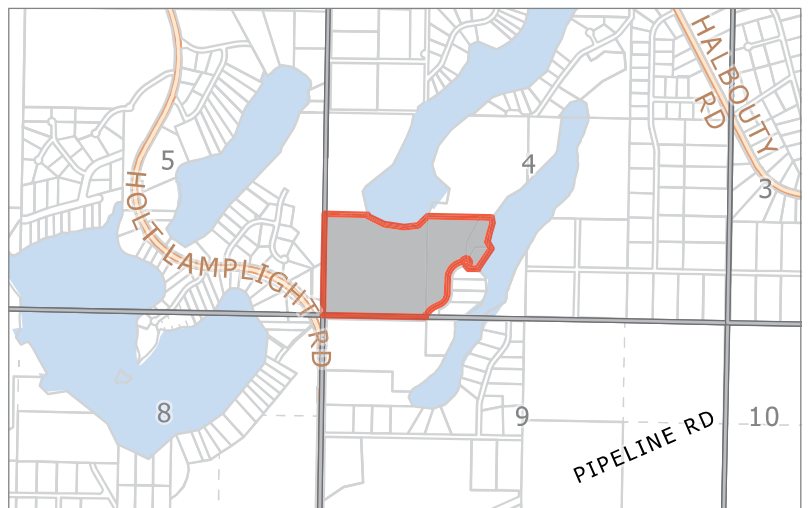
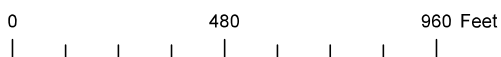
E. NEW BUSINESS

- 4. Immanuel Subdivision No. 2; KPB File 2024-022
McLane Consulting Group / Hall, Rais
Location: Shalom Lane & DeBusk Drive
Nikiski Area / Nikiski APC**

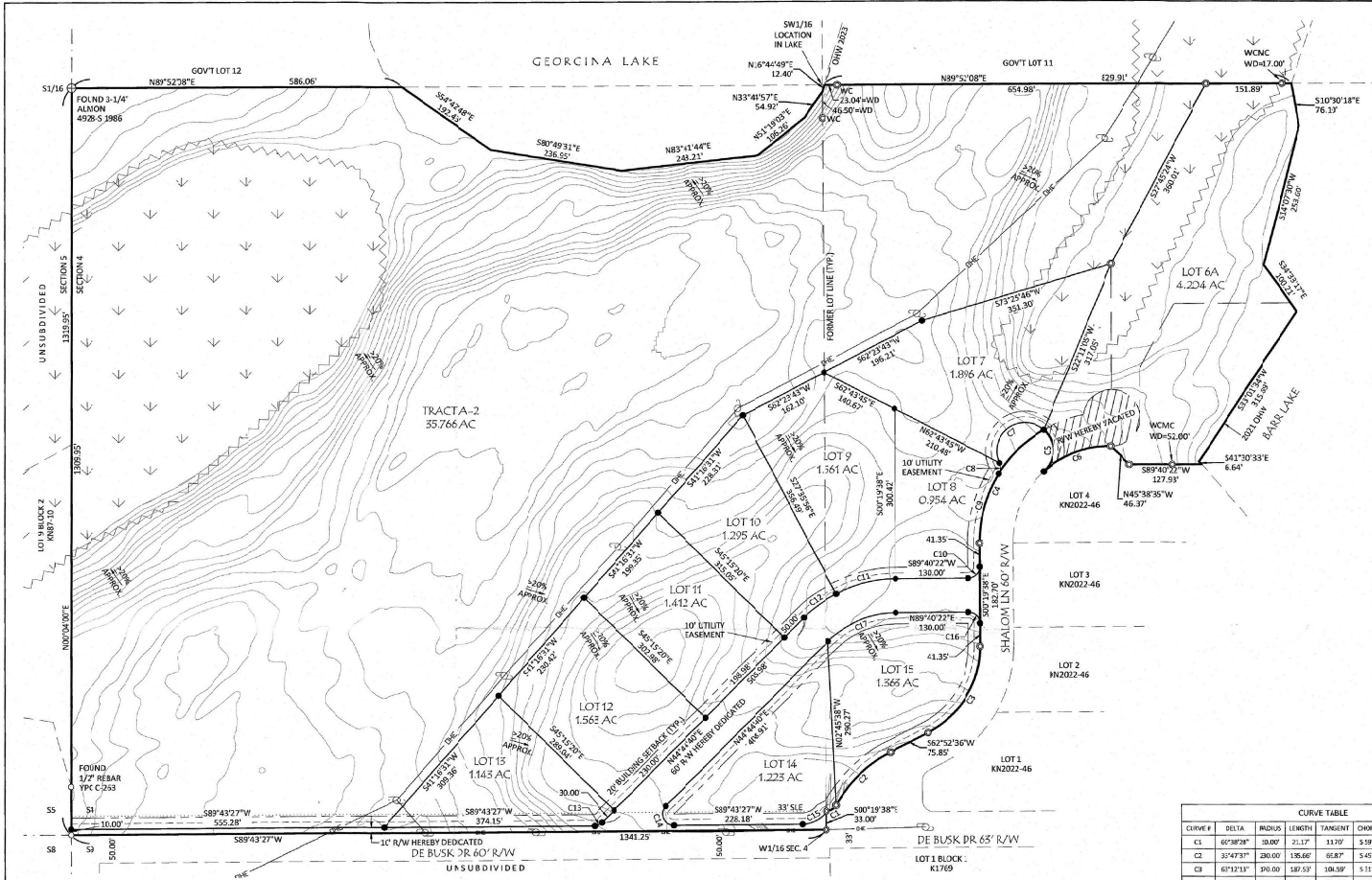


KPB File 2024-022
 T 07N R 11W SEC 04
 Nikiski

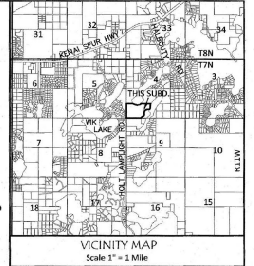
3/18/2024







- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - FOUND 5/8" x 30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
 - SET 5/8" x 30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
 - SLE SECTION LINE EASEMENT
 - ⚡ POWER POLE
 - OVERHEAD ELECTRIC
 - AREAS SUBJECT TO INUNDATION
 - >20% APPROX. APPROXIMATE SLOPES OVER 20%



CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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 USES SHOWN.

DAVID HALL
 PO BOX 7601, NIKISKI, AK 99631

CHRISTINA HALL
 PO BOX 7601, NIKISKI, AK 99631

NOTARY'S ACKNOWLEDGEMENT
 FOR: DAVID HALL AND CHRISTINA HALL
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USES SHOWN.

TERENCE RAS, OWNER LOT 5 & 6 KN2022-46
 1007 2ND ST, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT
 FOR: TERENCE RAS
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. BUILDING SETBACK - A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY AND 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 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. 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.
 6. 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.
 7. THIS PARCEL MAY BE AFFECTED BY AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1983 INBOOK 10 PAGE 17EN1, KENAI RECORDING DISTRICT. LOCATION NOT DEFINED.
 8. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF GEORGINA LAKE AND BARR LAKE FORM THE TRUE BOUNDS OF LOT 5A AND TRACT A-2. THE 2023 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 9. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 9.1. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1983 RECORDED IN BOOK 10 PAGE 17EN1 KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - 9.2. A NATURAL GAS EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY ON JULY 15, 2022 IN DOCUMENT NO. 2022-005918-0 KRD, LOCATION NOT DEFINED.
 - 9.3. A RIGHT-OF-WAY EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY ON SEPTEMBER 5, 2023 IN DOCUMENT NO. 2023-008874-0, LOCATION NOT DEFINED.
 - 9.4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 12, 2023 IN DOCUMENT NO. 2023-004533-0 KRD.

WASTEWATER DISPOSAL: TRACT A-2
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOTS 7 - 15
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOILSLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	60°38'28"	18.00	21.17	11.70	S 59°24'12" W	20.19
C2	32°47'37"	200.00	186.66	65.87	S 45°58'47" W	133.70
C3	62°12'11"	290.00	249.52	108.59	S 11°58'29" W	178.20
C4	60°19'27"	200.00	210.57	138.20	S 10°44'14" W	236.02
C5	92°12'37"	100.00	83.09	54.77	N 60°15'40" W	73.82
C6	42°54'27"	290.00	130.28	68.53	S 19°58'03" W	122.11
C7	152°24'10"	100.00	137.30	258.28	S 13°25'44" W	98.00
C8	57°07'18"	180.00	158.41	118.89	S 10°17'14" W	151.12
C9	32°10'11"	200.00	128.16	68.33	S 15°45'38" W	122.47
C10	90°00'00"	100.00	31.42	26.00	S 44°40'22" W	28.28
C11	27°16'14"	200.00	109.48	55.80	S 78°02'13" W	108.45
C12	17°59'24"	200.00	76.88	32.72	S 59°34'22" W	70.99
C13	44°54'41"	100.00	15.70	8.28	S 17°14'09" W	15.28
C14	130°21'13"	100.00	47.13	42.31	N 10°45'57" W	36.96
C15	52°18'59"	100.00	58.02	23.83	S 81°05'52" W	47.89
C16	90°00'00"	100.00	31.42	26.00	S 45°19'38" E	28.28
C17	44°55'41"	100.00	13.31	7.29	N 57°12'31" E	128.82

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2024.

AUTHORIZED OFFICIAL _____ DATE _____

KPB 2024-022

CODY R. MCANE C.E. 11510 AK DATE _____



Plat #

Res. Dist. _____

Date _____

Time _____

IMMANUEL SUBDIVISION No. 2
 A RESUBDIVISION OF GOVT LOT 13 SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA AND LOT 5, 6 & TRACT A IMMANUEL SUBDIVISION (KN2022-046) AND THE ASSOCIATED R/W VACATION OF SHALOV LN ALONGS WITH THE ADJOINING UTILITY EASEMENTS

DAVID HALL, OWNER
 PO BOX 7601, NIKISKI, AK 99631

CHRISTINA HALL, OWNER
 PO BOX 7601, NIKISKI, AK 99631

TERENCE RAS, OWNER
 1007 2ND ST, KENAI, AK 99611

53.876 AC. M/L SITUATED IN THE SW1/4 OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 WEST SWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING
 P.O. BOX 404
 SOLDOTNA, AK 99601
 PHONE: (907) 283-2416
 FAX: (907) 283-2405
 WWW.MAKINC.COM

KPB FILE NO. 2024-0000

PROJECT NO. 232016

SCALE 1" = 100' DATE 1/28/24 BOOK NO. 24-4 DRAWN BY: JAP

**ITEM #4 - PRELIMINARY PLAT
IMMANUEL SUBDIVISION No 2**

KPB File No.	2024-022
Plat Committee Meeting:	April 8, 2024
Applicant / Owner:	David and Christina Hall and Terrance Rais all of Nikiski
Surveyor:	James Hall / McLane Consulting, Inc
General Location:	De Busk Dr in Nikiski

Parent Parcel No.:	013-061-40, 013-061-41, 013-061-42 & 013-061-45
Legal Description:	Lots 5 & 6 and Tract A and vacated part of Shalom Lane of Immanuel Subdivision KN 2022-46 and T 7N R 11W SEC 04 SEWARD MERIDIAN KN GOVT LOT 13
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide two lots, a tract, a government lot and a portion of vacated right-of-way equaling 53.876 acres into 10 lots, a tract and three dedications. The lots will range in size from 0.954 acres to 4.204 acres and the tract will be 35.766 acres

Location and Legal Access (existing and proposed):

Legal access to the plat is from Holt Lamplight Road to De Busk Dr which is on the south side of the plat. De Busk Dr gives access to both proposed Narrow Rd and existing Shalom Ln.

This plat will be completing the vacation of the northerly 210 feet of Shalom Ln as originally platted on Immanuel Subdivision KN 2022-46. The vacation was approved by the Planning Commission at the meeting of March 25th, 2024 and at the time of this staff report being completed to be on the Assembly agenda of April 2nd, 2024.

The plat is affected by a 33 foot section line easement on the south line as shown. The identification of this easement should be moved to better identify it. **Staff recommends:** the surveyor verify if the 33 foot section line easement covers the west line also and if so, had the easement to the west line for the final.

Block length is compliant and further development of Tract A-2 will help with compliance in the future.

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

Site Investigation:

There are no structures on the property. A road has been installed with utilities in place also.

The KPB LOZMS Reviewer noted that there appears to be an existing airstrip or a material site on the Tract. And requested these features to be shown on the plat. **Staff recommends:** this request be completed and existing features of an airfield or material sites be shown on the final plat.

Steep areas are shown on the plat identified by the contours and >20% notation over them. **Staff recommends;** the notations to remain and the contours be removed for the final.

There are no mapped FEMA Floodways or flood zones, but there are areas of inundation marked on the plat. a note indicating need for local, state and federal permits is present.

KPB River Center Review	<p>A. Floodplain Reviewer: Hindman, Julie 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: i:0#.w kpb\maldridge</p> <p>C. State Parks Reviewer: Comments:</p>
State of Alaska Fish and Game	

Staff Analysis

The property was originally Government Lots 13 and 14 of section 4, Township 7 North, Range 11 West, SM Alaska. Government Lot 14 was divided by Immanuel Subdivision KN 2022-46. The northerly 210 feet of Shalom Ln was approved for vacation at the March 25, 2024 Planning Commission meeting and will be heard at the April 2, 2024 Assembly meeting.

The vacated portion of Shalom Lane, Lots 5 & 6 and Tract A of Immanuel Subdivision KN 2022-46 along with Government Lot 13 of Section 4 are now being subdivided in this platting process of Immanuel Subdivision No. 2.

A soils report will be required and an engineer will sign the final plat.

Notice of the proposed plat was mailed to the beneficial interest holders on March 18, 2024. The beneficial interest holders 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.

Nikiski Advisory Planning Commission minutes for the April 4, 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

Utility Easements

HEA had requested an easement located in Tract A-2 locating the overhead powerline and granting a 30 foot wide electrical easement. At the vacation request HEA also requested to not vacate the 10 foot utility easement adjacent to the cul-de-sac request along Lot 4 & 5 which was included in the conditions of approval. These two requests are in the comment which is included in the packet for viewing.

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	See comments in packet
ENSTAR	
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: SHALOM LN, DE BUSK DR Existing Street Name Corrections Needed: All New Street Names are Approved: Yes List of Approved Street Names: NARROW RD List of Street Names Denied: Comments: No other comments
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: Per aerial photography, there appears to be an existing airstrip or a material site on Tract. This feature should be shown on the plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Staff Comment: Additional plat notes may be required based on easements / covenants in the final Certificate to Plat.

Verify the information on the cap shown on the northwest corner of the plat. Data from other sources shows different information

Change the KPB File no to 2024-022

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:

The section line easement should be noted further to the west on the plat.

The line for the section line easement should be continued to the east.

Verify there shouldn't be a section line easement on the west line of subdivision. Show if there is one present.

- 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:

Reduce the scale of the vicinity map for better visibility and add some surrounding street names to get to site.

Add some of the lake names near the site also.

- 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:

Label Barr Lake further north also on the drawing

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.

20.60.110. Dimensional data required.

A. The bearing and length of every lot line, block line, and boundary line shall be shown. Dimensions of lots shall be given as net dimensions to the boundaries of adjoining streets and shall be shown in feet. No ditto marks shall be used. Information shall be shown for all curves, including radius, central angle, arc length, chord length and chord bearing. The initial point of survey shall be shown and labeled. All non-radial lines shall be labeled. If monumented lines were not surveyed during this platting action, show the computed data per the record plat information.

B. The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the

location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

Staff recommendation: *comply with 20.60.110.*

Measured and recorded data needed along east and north edge of plat.

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.*

- 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).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Add a Certificate of Acceptance for the three dedications to the Kenai Peninsula Borough
Add the date of April 8, 2024 to the Plat Approval.

20.60.200. Survey and monumentation.

Staff recommendation: *comply with 20.60.200*

RECOMMENDATION:

SUBJECT TO 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



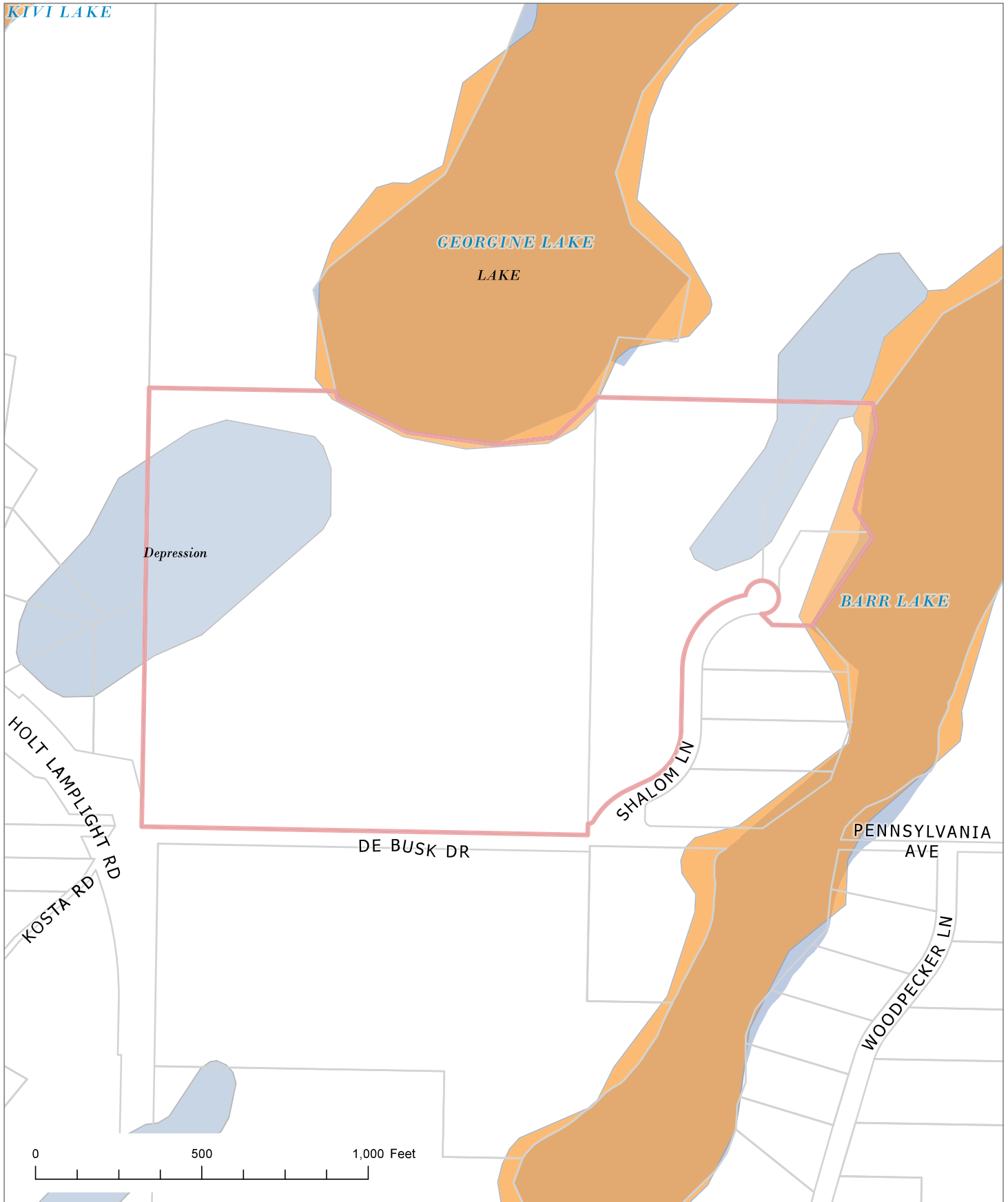
Aerial View



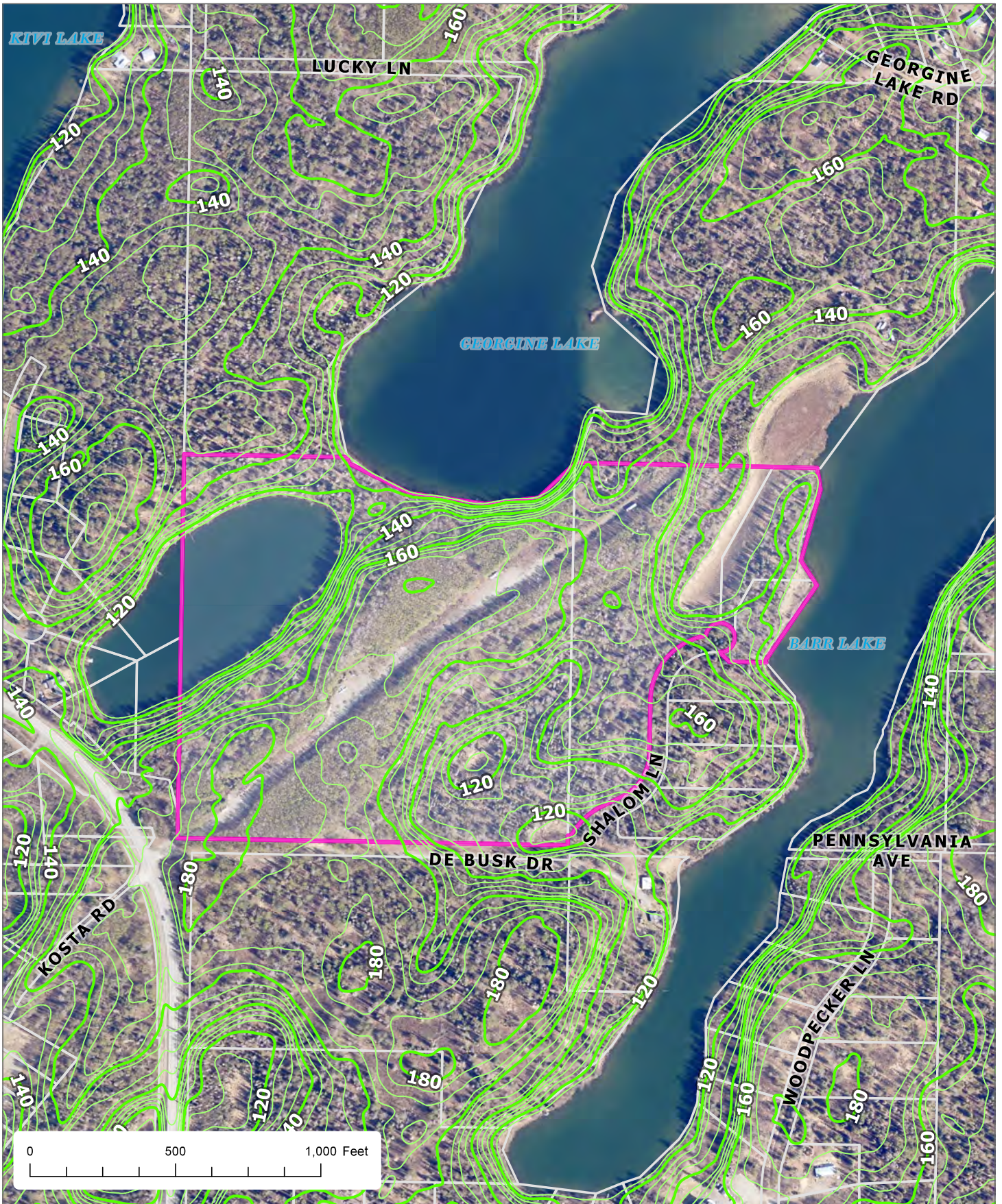
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



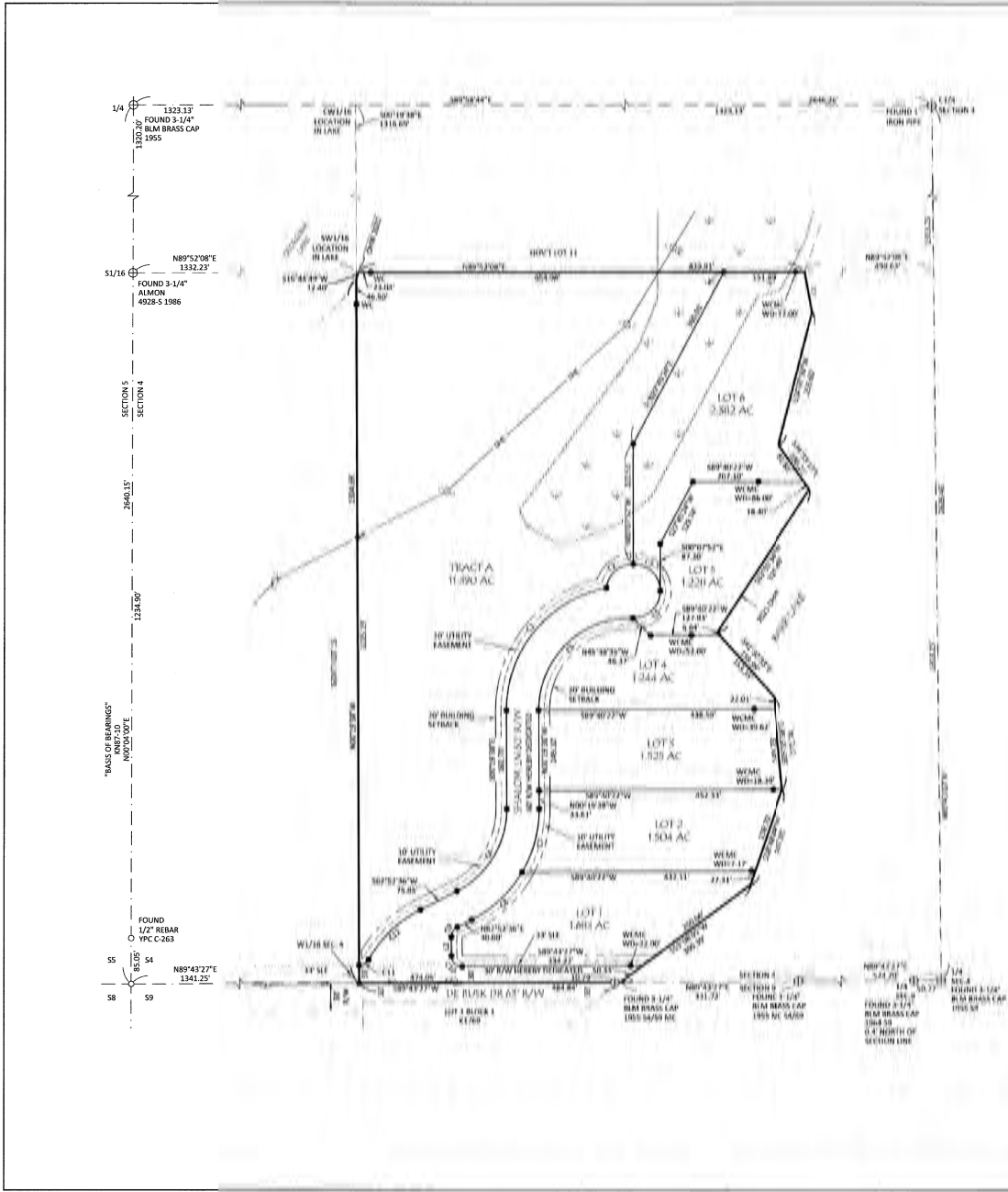
Wetlands



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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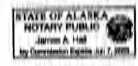


CURVE #	INFLX	AMOUNT	ORDINATE	ABSCISSA	CURVE BEARING	CHORD LENGTH
1	284.44	284.44	284.44	284.44	135.12 41.26'	284.44
2	47.12	47.12	47.12	47.12	2.48 37.37'	47.12
3	87.07	87.07	87.07	87.07	0.93 37.37'	87.07
4	87.07	87.07	87.07	87.07	2.93 37.37'	87.07
5	20.22	20.22	20.22	20.22	0.93 37.37'	20.22
6	47.12	47.12	47.12	47.12	2.48 37.37'	47.12
7	87.07	87.07	87.07	87.07	0.93 37.37'	87.07
8	87.07	87.07	87.07	87.07	2.93 37.37'	87.07
9	20.22	20.22	20.22	20.22	0.93 37.37'	20.22
10	47.12	47.12	47.12	47.12	2.48 37.37'	47.12
11	87.07	87.07	87.07	87.07	0.93 37.37'	87.07
12	87.07	87.07	87.07	87.07	2.93 37.37'	87.07

CURVE #	BEARING	DISTANCE
1	S 89° 52' 08" W	26.10'
2	S 89° 52' 08" W	26.10'
3	S 89° 52' 08" W	26.10'

CERTIFICATE OF OWNERSHIP AND OPERATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND BY OUR FILED HEREON I HEREBY WAIVE ALL RIGHTS TO ANY AND ALL PUBLIC AREAS TO BE USED OR ADJACENT AREAS TO BE USED AS SHOWN.

NOTARY ACKNOWLEDGMENT
 FOR DAVID HALL AND CHRISTINA HALL
 Admins & Trs
 MAY 22 2017
 NOTARY PUBLIC FOR THE STATE OF ALASKA



CERTIFICATE OF ACCEPTANCE
 THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DESCRIBED BY THIS PLAN INCLUDING THE RIGHTS OF WAY OF BURDENS AND SHOWN LAND SHOWN ON THIS PLAN. THE ACCEPTANCE OF LAND FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

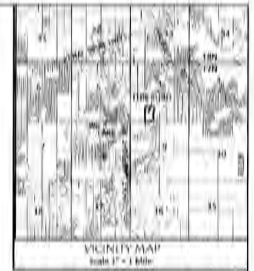
WASTEWATER DISPOSAL LOTS 1 & 2
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ON-LAND WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. THEREFORE, LOTS 1 AND 2 ARE DESIGNATED AS UNDESIRABLE FOR USE OR LOT 1 IN THIS SUBDIVISION AND ARE SUBJECT TO THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA. ANY OFFICIAL FOR USE OF WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN THE STATE OF ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL TRACT A
 THESE LOTS ARE AT LEAST 1000 SQUARE FEET AND CONDITIONS MAY NOT BE SUITABLE FOR ON-LAND WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL LOTS 3 & 4
 SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ON-LAND WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. THEREFORE, LOTS 3 AND 4 ARE DESIGNATED AS UNDESIRABLE FOR USE OR LOT 1 IN THIS SUBDIVISION AND ARE SUBJECT TO THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA. ANY OFFICIAL FOR USE OF WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN THE STATE OF ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL TRACT B
 THESE LOTS ARE AT LEAST 1000 SQUARE FEET AND CONDITIONS MAY NOT BE SUITABLE FOR ON-LAND WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL
 THIS PLAN WAS APPROVED BY THE BEAR PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 22, 2017.



LEGEND

- ① FOUND PRIMARY MEASUREMENT AS DESCRIBED
- ② FOUND SURVEY NEAR UNLESS NOTED
- ③ 50' 5/8" 80' 80" 1" STAIRCASES STEEL CAPS 5000'S
- ④ SECTION LINE EASEMENT
- ⑤ POWER POLE
- ⑥ UNDEVELOPED LOTS
- ⑦ AREAS SUBJECT TO REMEDIATION

NOTES

1. WASTEWATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REGULATIONS OF AS 15.13.010 AND AS 15.13.020.
2. BUILDING SETBACKS: A BUILDING SETBACK OF 20 FT IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS OTHERWISE APPROVED BY RESOLUTION OF THE APPLICABLE PLANNING COMMISSION.
3. THE FRONT 10 FEET ADJACENT TO BURDENS RIGHTS OF WAY AND IN FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS AS A UTILITY EASEMENT.
4. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT UNLESS IT WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH OR LOTS TO BE CONSIDERED FOR OPERATION AND MAINTENANCE BY THE BEAR PENINSULA BOROUGH.
6. 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.
7. THIS PAGE IS NOT TO BE AFFECTED BY ANY ELECTRIC EASEMENT GRANTED TO HOME ELECTRIC ASSOCIATION OF LOTS 5. THIS IS IN FORCE IN PLOT 1A. PLUMBING EASEMENT, UTILIZATION NOT NOTED.
8. EASEMENTS GRANTED TO STREET LIGHTS ARE 30 FEET AND IN A LENGTH OF 10 FEET TO BE BY THE PLANNING COMMISSION AS THE FEBRUARY 22, 2017 MEETING.
9. NO UTILITY LINES ARE PERMITTED WITHIN THE EASEMENT PORTION OF PLOT 10.
10. THE NATURAL BOUNDARIES OF THE BOUNDARY BETWEEN LOTS 3 AND 4 ARE THE TRUE BOUNDARIES OF LOTS 3 AND 4. THE 2017 MEETING THE BOROUGH HEARING IS FOR SURVEY CORRECTIONS ONLY. THE TRUE BOUNDARIES ARE THE EXTENSION OF THE SURVEY LINES AND THE BOUNDARIES WITH THE NATURAL BOUNDARIES.
11. LOT 5 ALSO HAS EASEMENTS GRANTED TO BURDENS UTILIZATION BASED ON ACCESS ISSUES. DEVELOPMENT THEREIN IS THE AREA OF DISCREPANCY.
12. THIS PLAN MAY BE AFFECTED BY NATURAL AND ARTIFICIAL CHANGES TO THE BOUNDARY OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



2017-46
 Plat #
 Section
 State
 Date
 2/22/17

BEAR PENINSULA BOROUGH

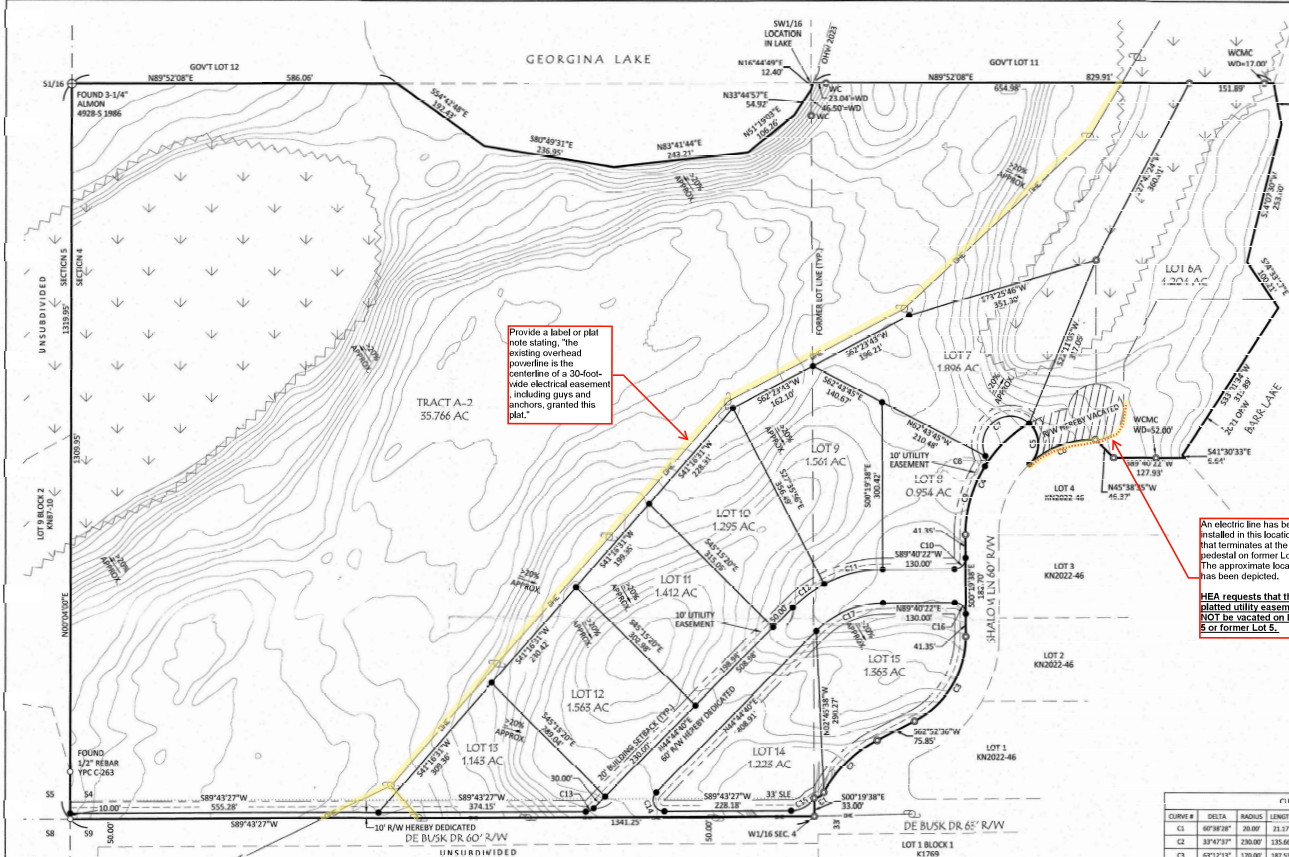
MANUEL SUBDIVISION
 A SUBDIVISION OF 607' LOT 14 SECTION 5, TOWNSHIP 7 NORTH, RANGE 11 WEST, BEAR PENINSULA BOROUGH, ALASKA

DAVID HALL, OWNER
 CHRISTINA HALL, OWNER

PLANNING COMMISSION
 FEBRUARY 22, 2017

APPROVED BY: [Signature]
 AUTHORIZED OFFICIAL

DATE: [Signature]



Provide a label or plat note stating "The existing overhead powerline is the centerline of a 30-foot wide electrical easement including guys and anchors, granted this plat."

An electric line has been installed in this location that terminates at the pedestrian on former Lot 5. The approximate location has been depicted.
HEA requests that the plat utility easement NOT be vacated on Lot 5 or former Lot 5.

This is the same plat note as 9.1 and can be removed.

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY AND 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 4. 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.
 5. 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.
 6. 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.
 7. THIS PARCEL MAY BE AFFECTED BY AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1963 IN BOOK 10 PAGE 171, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 8. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF GEORGINA LAKE AND BARR LAKE FORM THE TRUE BOUNDS OF LOT 6A AND TRACT A-2. THE 2023 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 9. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 9.1. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1963 RECORDED IN BOOK 10 PAGE 171, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - 9.2. A NATURAL GAS EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY ON JULY 19, 2022 IN DOCUMENT NO. 2022-006918-0-KRD, LOCATION NOT DEFINED.
 - 9.3. A RIGHT-OF-WAY EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY ON SEPTEMBER 5, 2023 IN DOCUMENT NO. 2023-006873-0, LOCATION NOT DEFINED.
 - 9.4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 12, 2023 IN DOCUMENT NO. 2023-004533-0, KRD.

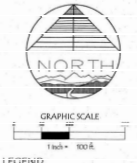
WASTEWATER DISPOSAL: TRACT A-2

THREE LOTS ARE AT LEAST 200,000 GALLONS PER DAY AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

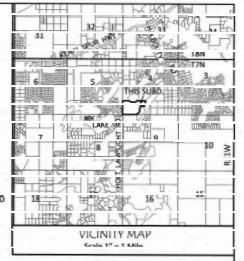
WASTEWATER DISPOSAL: LOTS 7 - 15

THREE LOTS ARE AT LEAST 200,000 GALLONS PER DAY AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE#	DETA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	60°38'38"	20.00	21.57	11.70	S59°24'12"W	20.19
C2	33°47'31"	230.00	135.60	69.87	S45°58'47"W	133.70
C3	42°12'15"	170.00	107.52	104.59	S32°12'20"W	176.14
C4	60°39'57"	230.00	245.57	133.20	S39°49'43"W	236.67
C5	50°22'57"	50.00	18.07	14.77	N09°15'40"W	73.80
C6	43°24'29"	170.00	130.33	68.53	S69°18'03"W	127.11
C7	44°49'44"	40.00	13.92	10.00	S22°02'44"W	22.02
C8	57°07'38"	20.00	19.94	10.89	S09°17'14"W	19.32
C9	32°32'31"	230.00	129.30	66.33	S37°49'38"W	127.47
C10	90°00'00"	20.00	31.42	20.00	S44°40'32"W	28.28
C11	57°07'38"	20.00	19.94	10.89	S27°02'23"W	22.02
C12	17°39'24"	230.00	70.85	35.72	S59°34'52"W	70.60
C13	44°30'47"	20.00	15.70	8.28	S67°14'09"W	15.30
C14	130°05'13"	20.00	47.13	48.31	N22°43'57"W	36.90
C15	57°07'38"	20.00	19.94	10.89	S22°02'23"W	22.02
C16	90°00'00"	20.00	31.42	20.00	S45°19'38"E	28.28
C17	44°30'47"	170.00	133.31	70.29	N67°12'31"E	128.82



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - FOUND 1/2" REBAR OR 1" STAINLESS STEEL CAP #5032-5
 - SET 5/8" 30" REBAR w/ 1" STAINLESS STEEL CAP #5032-5
 - SECTION LINE EASEMENT
 - ⊖ POWER POLE
 - OVERHEAD ELECTRICAL
 - AREA GRANTED TO FOUNDATION
 - 2.00% APPROX.
 - AT PROXIMATE SLOPES OVER 2.00%



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY THIS DEED CONVEY DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE EXTENT AUTHORIZED BY THE PLAN.

DAVID HALL
PO BOX 7601, NIKISKI, AK 99635

CHRISTINA HALL
PO BOX 7601, NIKISKI, AK 99635

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY THIS DEED CONVEY DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE EXTENT AUTHORIZED BY THE PLAN.

TERENCE RAY, OWNER
1007 2ND ST, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

I, TERRANCE RAY, KNOWN TO ME TO BE THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, HAVE HEREBY ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 2024 MY COMMISSION EXPIRES: _____

DAVID HALL
PO BOX 7601, NIKISKI, AK 99635

CHRISTINA HALL
PO BOX 7601, NIKISKI, AK 99635

NOTARY'S ACKNOWLEDGEMENT

I, TERRANCE RAY, KNOWN TO ME TO BE THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, HAVE HEREBY ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 2024 MY COMMISSION EXPIRES: _____

TERENCE RAY, OWNER
1007 2ND ST, KENAI, AK 99611



Plat #

Sheet: _____
Date: _____
Title: _____

DAVID HALL, OWNER
PO BOX 7601, NIKISKI, AK 99635
CHRISTINA HALL, OWNER
PO BOX 7601, NIKISKI, AK 99635
TERENCE RAY, OWNER
1007 2ND ST, KENAI, AK 99611

53,876 AC. +/- SITUATED IN THE SW1/4 OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

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

KPB 2024-022

LEWIS R. MCCLARE L.L. 13150 AK DATE _____