



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a plat was received for final review on 1/2/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide two parcels into fourteen parcels.

KPB File No. 2025-003

Petitioner(s) / Land Owner(s): Ande, LLC of Sterling, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Tuesday, May 27, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

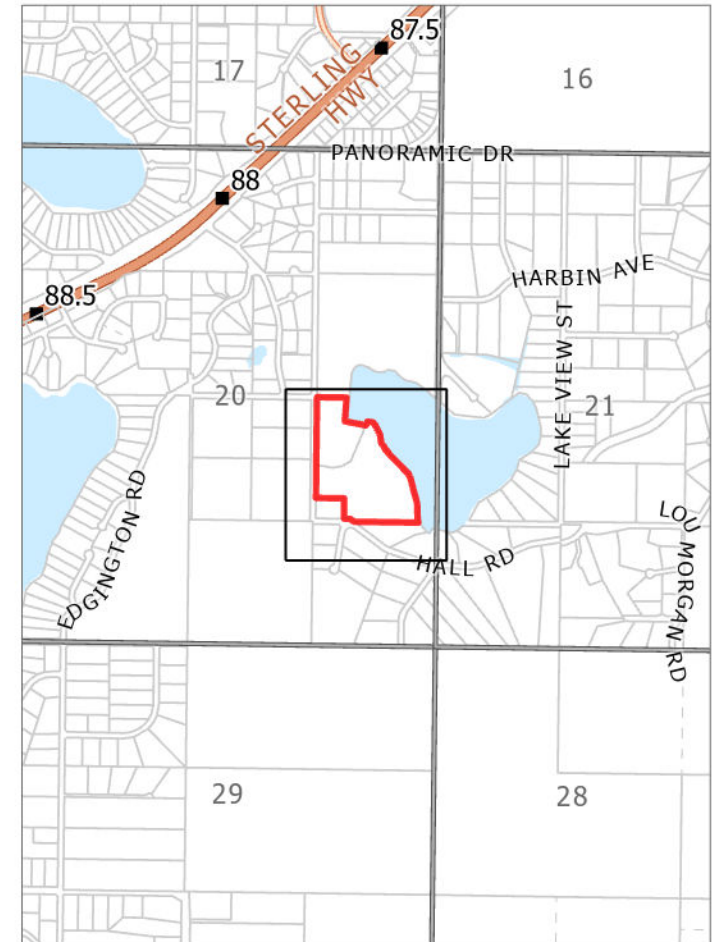
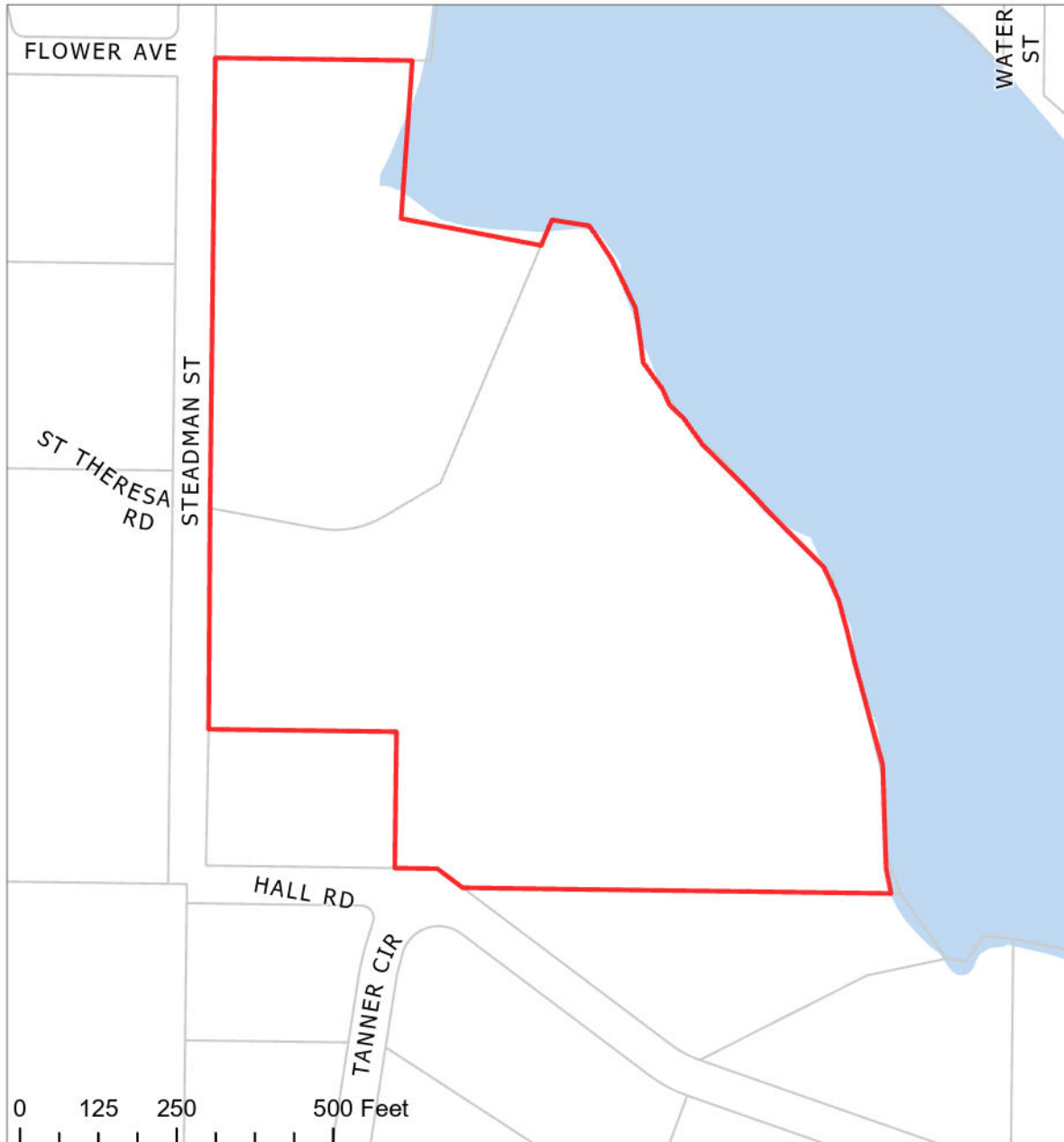
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, May 23, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

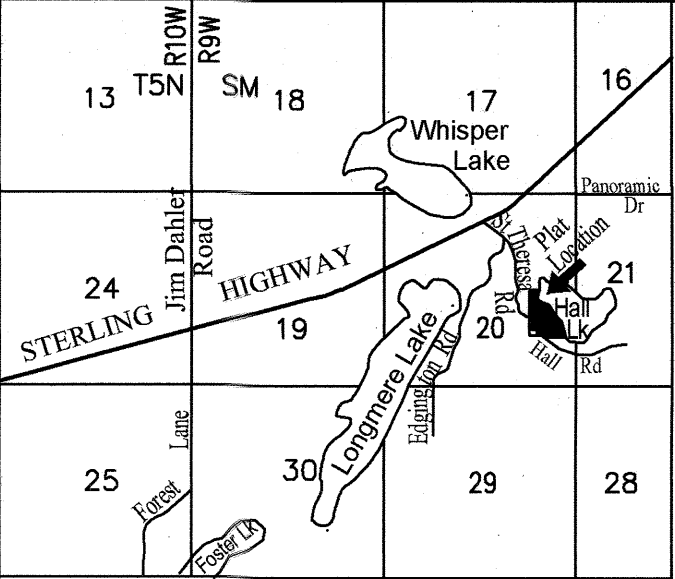
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 5/6/2025



KPB FILE 2025-003
T05N R09W
Sec 20
STERLING



VICINITY 1" = 1 mile MAP

Plat #
Rec. Dist.
DATE 20
TIME M

St. Theresa Subdivision Merkes Addition

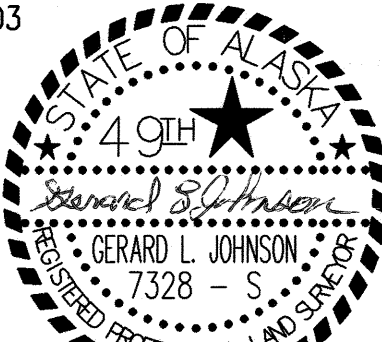
A subdivision of Tract 1 St. Theresa Subd. (KRD 2001-74) and Tract 2B St. Theresa Subd. No. 2 (KRD 2018-65). Located in the SE 1/4 Section 20, T5N R9W, SM, Alaska. Kenai Recording District Kenai Peninsula Borough File 2025-003

Prepared for

ANDE, LLC
P.O. Box 404
Soldotna, AK 99669

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772



SCALE 1" = 100' 21.989 acres 9 April, 2025

LEGEND

- 3 1/2" alcap monument, 610-S, 1978, per KRD 2018-65, found.
- 2" alcap, HVL, 4538-S, 1982, found.
- 5/8" rebar with plastic cap, LS 8859, per KRD 2018-65, found
- 1/2" rebar with plastic cap, 7328-S, per KRD 2018-65, found.
- 1/2" x 4' rebar with plastic cap, set.
- indicates swamp
- () indicates record information KRD 2001-74.
- { } indicates record information KRD 2018-65.

NOTES

- A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines. Several existing structures are located within the building setback and utility easement as shown, which predate the limitations creation. Any additional, new, or replacement constuction to the structures will be subject to the 20' building setback and easement requirements.
- 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.
- This property is in benefit of a Right of Way Agreement per KRD Book 267 Page 713, a Right of Way Limit per KRD Book 580 Page 987, a Private Access Agreement granted in KRD Book 599 Page 625, a Private Access Agreement granted in KRD Book 613 Page 743 and amended and re-instated in Book 636 Page 933, and a Private Access Easement granted in KRD Book 636 Page 947, all located along St. Theresa Rd.
- Existing overhead powerline is the centerline of a 20' wide utility easement, including guys and anchors, granted by KRD 2001-74.
- Roads must meet the design and construction standards establish by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- The lake meander line shown is for area computation only, the true corners being on the extensions of the side lines and the intersections with the natural meanders.
- Acceptance of this plat by the borough does not indicate acceptance of any encroachments.
- The borough will not enforce private covenants, easements, or deed restrictions per (KPB 20.60.170(B)).
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- Corner not set, falls in tree. Lathe labelled with corner nomenclature nailed to tree.
- Existing overhead powerline is the centerline of a 30' wide utility easement, including guys and anchors, granted by this plat.
- All bearings and distances are measured and agree with record except as noted otherwise.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 27 January, 2025.

KENAI PENINSULA BOROUGH

By: _____
Authorized Official Date

CERTIFICATE OF ACCEPTANCE

The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of the Kenai Peninsula Borough for public purposes the real property to be dedicated by this plat including easements, Rights-Of-Way, identified as follows - Lambeau Ct. & Tanner Way, alleys and other public ares shown on this plat. The acceptance of the lands for public use or public purpose does not obligate the public or any governing body to construct, operate, or maintain improvements.

By: _____
Authorized Official Date

Name _____ Title

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that ANDE, LLC is the owner of the real property shown and described herein; and that on behalf of ANDE, LLC 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

Dennis Merkes authorized official ANDE LLC.
P.O. Box 404 Soldotna, AK 99669

Anita Merkes authorized official ANDE LLC.
P.O. Box 404 Soldotna, AK 99669

NOTARY'S ACKNOWLEDGEMENT

For: Dennis & Anita Merkes
Acknowledged before me this _____
day of _____, 2025.

Notary Public for Alaska
My commission expires _____

Curves

- $\Delta = 117^{\circ}10'$
R = 50.00'
L = 102.25'
C = 85.34'
CB = S 44°44'41" E
- $\Delta = 51^{\circ}00'41''$
R = 50.00'
L = 44.52'
C = 43.06'
CB = N 51°09'35" E
- $\Delta = 118^{\circ}03'$
R = 50.00'
L = 103.02'
C = 85.74'
CB = N 33°23' W
- $\Delta = 104^{\circ}35'44''$
R = 50.00'
L = 91.28'
C = 79.12'
CB = N 88°24'38" E
- $\Delta = 90^{\circ}00'$
R = 20.00'
L = 31.41'
C = 28.28'
CB = N 8°53'30" W
- $\Delta = 75^{\circ}23'45''$
R = 50.00'
L = 65.80'
C = 61.15'
CB = S 7°35'22" E
- $\Delta = 50^{\circ}50'42''$
R = 50.00'
L = 44.37'
C = 42.93'
CB = S 64°42'33" E

Lines

- L 1 N 50°45' E 49.19'
- L 2 N 19°00' W 71.22'
- L 3 N 71°00' E 94.43'
- L 4 N 53°53' W 51.20' {50.79'}
- L 5 S 89°55' W 69.88' {S 89°54'50" W 70.07'}
- L 6 S 89°55' W 30.00'
- L 7 S 89°55' W 34.05'
- L 8 N 0°07'15" W 60.00'
- L 9 S 89°55' W 35.83'

WASTEWATER DISPOSAL

20.40.040
Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences. An Engineer's Subdivision and Soils is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.