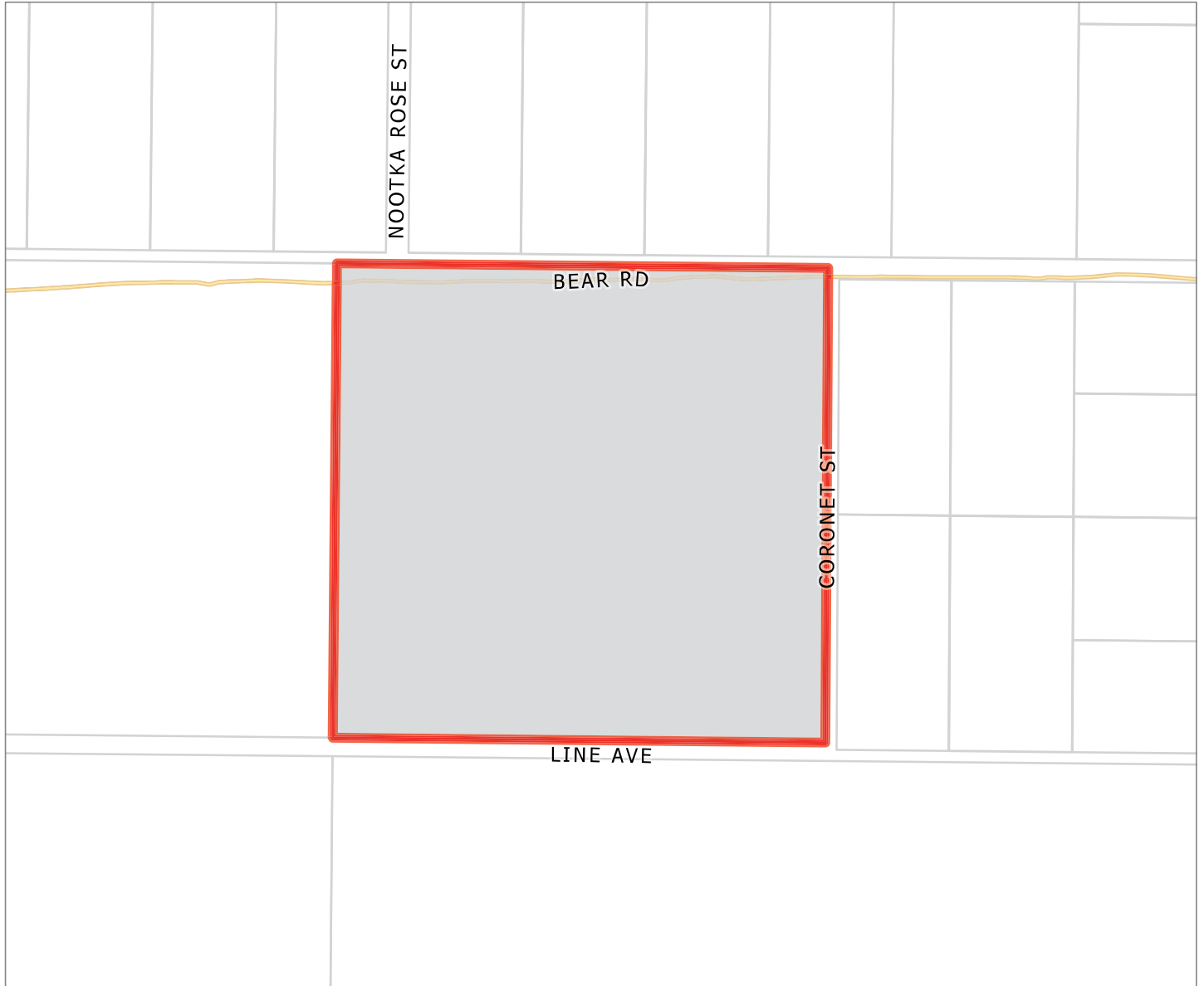


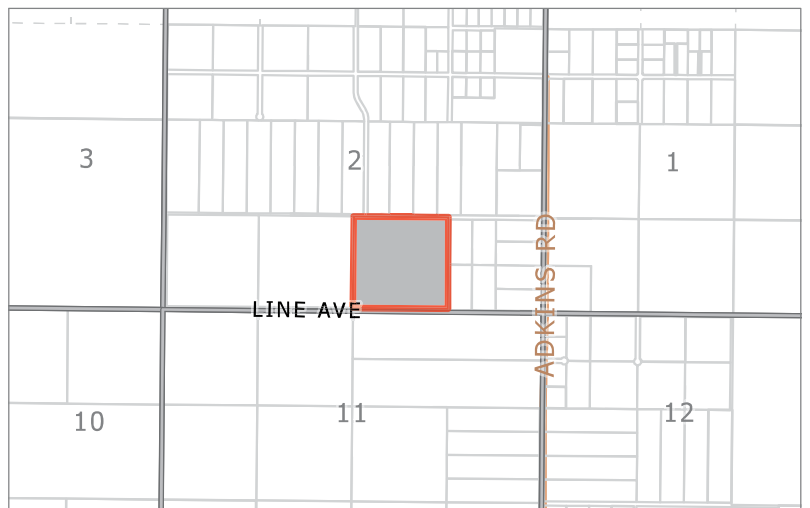
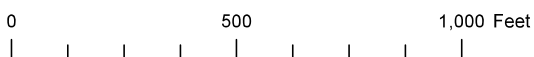
# **E. NEW BUSINESS**

**10. Cameron Subdivision; KPB File 2022-162**



KPB File 2022-162  
 T 05N R 08W SEC 2  
 Sterling

10/25/2022







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.



**LEGEND:**

- 3 1/4" ALUM. CAP MONUMENT LS7208 2007 FOUND
- 2 1/2" BRASS. CAP MON. GLO 1939 FOUND
- 5/8 REBAR w/PLASTIC CAP LS8559 SET
- ( ) RECORD DATUM PLAT 2007-47 KRD

**NOTES:**

- 1) Basis of bearing taken from Record of Survey SW/4 SE1/4 Section 2, T5N, R8W, S4, 4K, Plat 2007-47 Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
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- 8) Front 10 feet, adjacent to right-of-way and 20 feet within 5 feet of the side lot lines 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.
- 9) **WASTEWATER DISPOSAL:** 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.



**SURVEYOR'S CERTIFICATE**

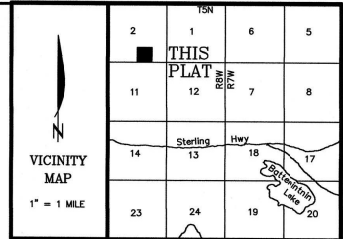
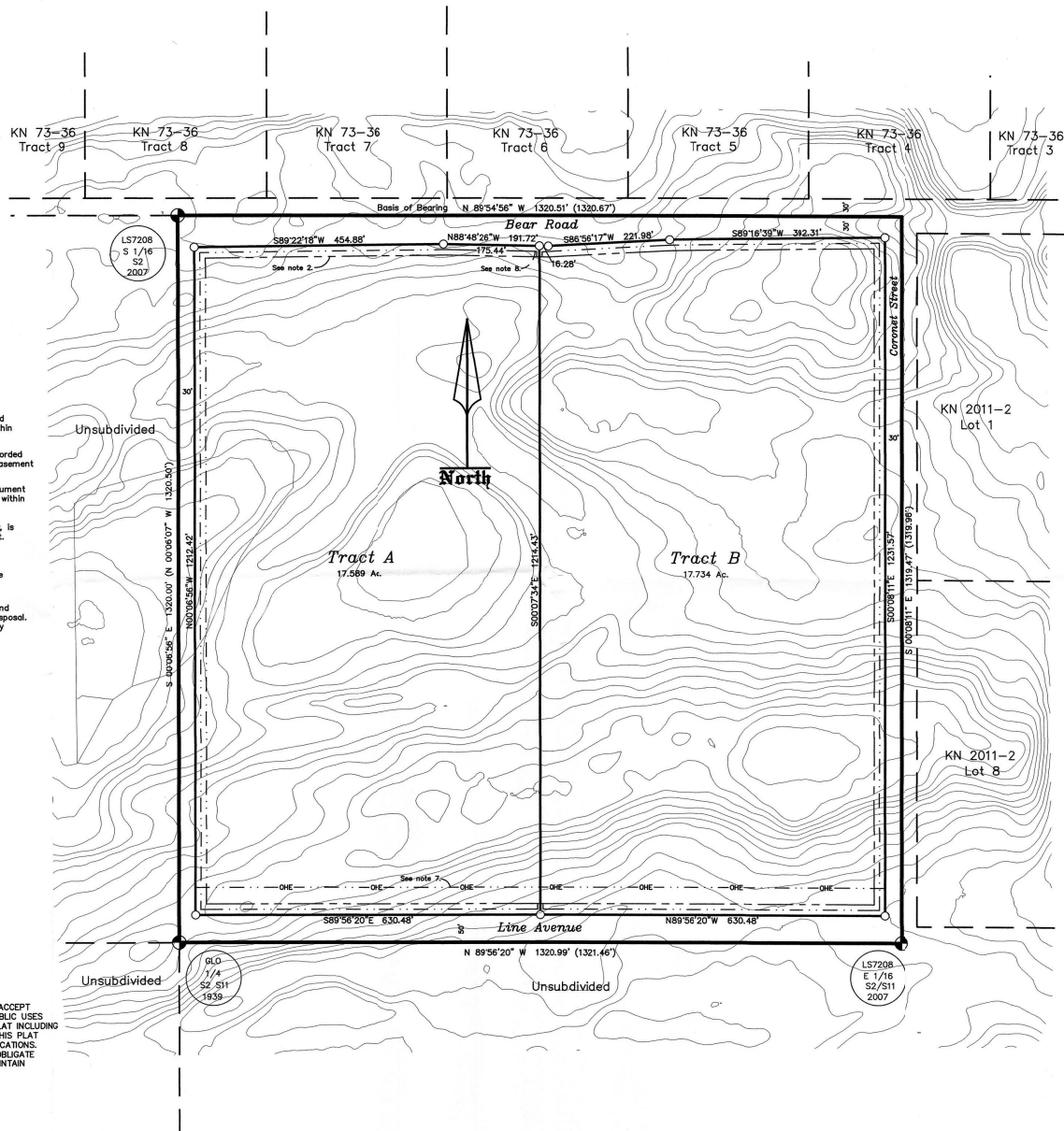
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date \_\_\_\_\_

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AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF KENAI



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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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ROBERT K. WALL \_\_\_\_\_ RENAE E. WALL \_\_\_\_\_  
P.O. BOX 761  
STERLING, ALASKA 99672

**NOTARY'S ACKNOWLEDGEMENT**

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

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**PLAT APPROVAL**

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. \_\_\_\_\_

Cameron Subdivision

Located within the SW/4 SE1/4 Section 2, T5N, R8W, S4, Kenai Peninsula Borough, Alaska.

Containing 40.014 Ac.

Surveyor <b>Segesser Surveys</b> 30465 Rosland St. Soldotna, AK 99689 (907) 262-3909	Owner <b>Robert K. &amp; Renae E. Wall</b> P.O. Box 761 Sterling, AK 99672
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JOB NO. 22271	DRAWN: 10-11-22
SURVEYED: October, 2022	SCALE: 1"=100'
FIELD BOOK: 22-6	SHEET: 1 of 1

**KPB 2022-162**

**ITEM 10 – CAMERON SUBDIVISION**

<b>KPB File No.</b>	2022-162
<b>Plat Committee Meeting:</b>	November 14, 2022
<b>Applicant / Owner:</b>	Robert and Renae Wall of Sterling, Alaska
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Bear Road, Line Avenue, Sterling

<b>Parent Parcel No.:</b>	065-510-18
<b>Legal Description:</b>	SW1/4 SE1/4, Section 2, Township 5 North, Range 8 West
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 40 acre parcel into two tracts that will be 17.6 acres and 17.7 acres. Right-of-way dedications are proposed along the subdivision perimeter.

**Location and Legal Access (existing and proposed):** The proposed plat is in the Sterling area and situated between Bear Road and Line Avenue. The subdivision is accessed near mile 77 of state maintained Sterling Highway by Adkins Road, a borough maintained varying width right-of-way. Bear Road is a varying width right-of-way that is maintained by the borough and off of Adkins Road. Portions of Bear Road have not been dedicated but various easements have been granted in the past. South of the subdivision is Line Avenue. This right-of-way is partially dedicated and within section line easements. There is an existing powerline in this area with a used travelway.

The plat will be dedicating a portion of Bear Road. The eastern width is code required 30 feet wide to provide a full 60 foot dedication. At the eastern portion of Bear Road, the dedication starts to widen from previous easements. The portion to the west is proposed to be wider to accommodate the existing roadway. **Staff recommends a width label be added for the western portion and the east line of Coronet Street.**

Coronet Street is located to the east and is dedicated as 30 feet wide. The plat is proposing to dedicate the other 30 feet to allow for a compliant right-of-way width.

The proposed plat will be granting a 30 foot wide right-of-way along the western boundary. To the north of Bear Road is Nootka Rose Street. It appears the intersections from centerlines will be approximately 150 feet and thus compliant with KPB Code for intersection distances. Nootka Rose Street was placed where it is due to improvements on a lot but the course of the right-of-way goes northwest to dedications in line with the one proposed by this plat. **Staff recommends an approved street name will be required on the new dedication.**

Line Avenue is proposed to be dedicated at 50 feet wide to match the section line easement width along the southern boundary of the plat. Portions of Line Avenue have been dedicated but the portions along this subdivision have not yet been granted. KPB data indicates a 50 foot section line easement is located to the south of the section line providing a 100 foot easement. Staff did not find indication of a dedication along the southern boundary but the KPB parcel data does show the southern 50 feet excluded from the property boundary. The official dedication is needed that this plat is granting. Within this area is a 100 foot utility easement and an overhead powerline is in existence. It appears that there is a trail being used with portions within the section line easement and others within the powerline easement. As utility easements are for the benefit of the utility providers, staff will not be requesting the dedication that includes the existing trail.

**Staff recommends** the right-of-way dedications include labels of the width being dedicated and include “right-of-way dedicated by this plat.”

Line Avenue dedication will be atop a 50 foot section line easement. There is an additional 50 foot section line easement to the south per KPB staff information. **Staff recommends** verify the section line easement status and widths and depict and label the adjoining section line easement.

The proposed dedications will provide for a closed and compliant block.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	

**Site Investigation:** Per the Kenai Watershed Forum Wetland Assessment, there are two areas categorized as depressions that will be within proposed Tract A. Due to the nature of the classification and the locations within the subdivision, **staff recommends** the low wet areas not be required to be shown but a wetland determination plat note be added.

The plat shows the terrain for the area. Staff would like to note that per KPB Code 20.25 that the requirement is not to just show the terrain but to indicate those areas that have areas steeper than 20 percent and asks the surveyor to start clearly showing the steep terrain.

It appears that there are areas of steep terrain present. Due to the size of the lots, **staff recommends** the steep slopes do not need to be depicted on the final plat.

It does appear that some steep slopes are present within the proposed dedications. Per KPB 20.30.090, roads shall not exceed 6 percent on arterial streets and 10 percent on other streets or 4 percent within 130 feet of centerline intersections. Due to the terrain within the proposed dedications, **staff recommends** centerline profiles and cross-sections be submitted for review for any portions of rights-of-way to determine if additional width or slope easements are required.

The terrain within the Line Avenue dedication appears to be acceptable and with a 100 foot width available, **staff recommends** centerline profiles and cross-sections will not be required for Line Avenue.

KPB River Center review	Floodplain: Not within flood hazard area. No comments Habitat Protection: Is NOT within HPD. No comments. State parks: No comments
State of Alaska Fish and Game	No objections

**Staff Analysis** The proposed plat is for property not previously platted. A record of survey was previously performed. The property is subject to several right-of-way easements that are noted within the plat notes. Those right-of-way easements are being dedicated by this plat and are noted as such within the plat notes.

KPB Assessing information indicates there may be an accessory building present but it is not detected on KPB Imagery. There does not appear to be any encroachment issues.

A soils report will not be required due to the size of the lots. The correct wastewater disposal note is present.

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.

**Utility Easements** There are no platted easements to carry over. The plat will be granting the code required 10 feet adjacent to dedications. They intend to increase the width to 20 feet within 5 feet of the side lots lines.

There is a recorded easement for a powerline that is 100 feet wide. The powerline is shown with a reference to the plat note. **Staff recommends** the width of the utility easement be depicted on the plat.

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	Depict and dimension the 100 foot wide easement centered on the existing overhead electric transmission line.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	No comment

**KPB department / agency review:**

Addressing	<p>Reviewer: Haws, Derek          Affected Addresses:          None</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:          CORONET ST          LINE AVE          BEAR RD</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:          No addresses affected by this subdivision.          New street name needed for newly dedicated ROW west of tract A</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**

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**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:** *Add "State of" to Alaska and include the recording district.*
- 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:** *Show the section line easement abutting the subdivision that is located to the south.*
- 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:** *Depict and label the Kenai National Wildlife Refuge.*
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;  
**Staff recommendation:** *An approved name will be needed for the western right-of-way. It appears that Bear Road dedication is trying to encompass the constructed right-of-way. Provide a label for the width at the western end.*
- 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:** *To the north is Nootka Rose Street. It should be depicted and labeled.*

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**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.*

- 20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10  
**Staff recommendation:** *An approved name is needed for western dedication*



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**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:* Soils report not required due to lot size.

**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.

- Add code to plat note 3, "(KPB 14.06)".
- 

**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



## Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal; Other
  - Proposed
- Parcels
- Image
  - Red: Red
  - Green: Green
  - Blue: Blue

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

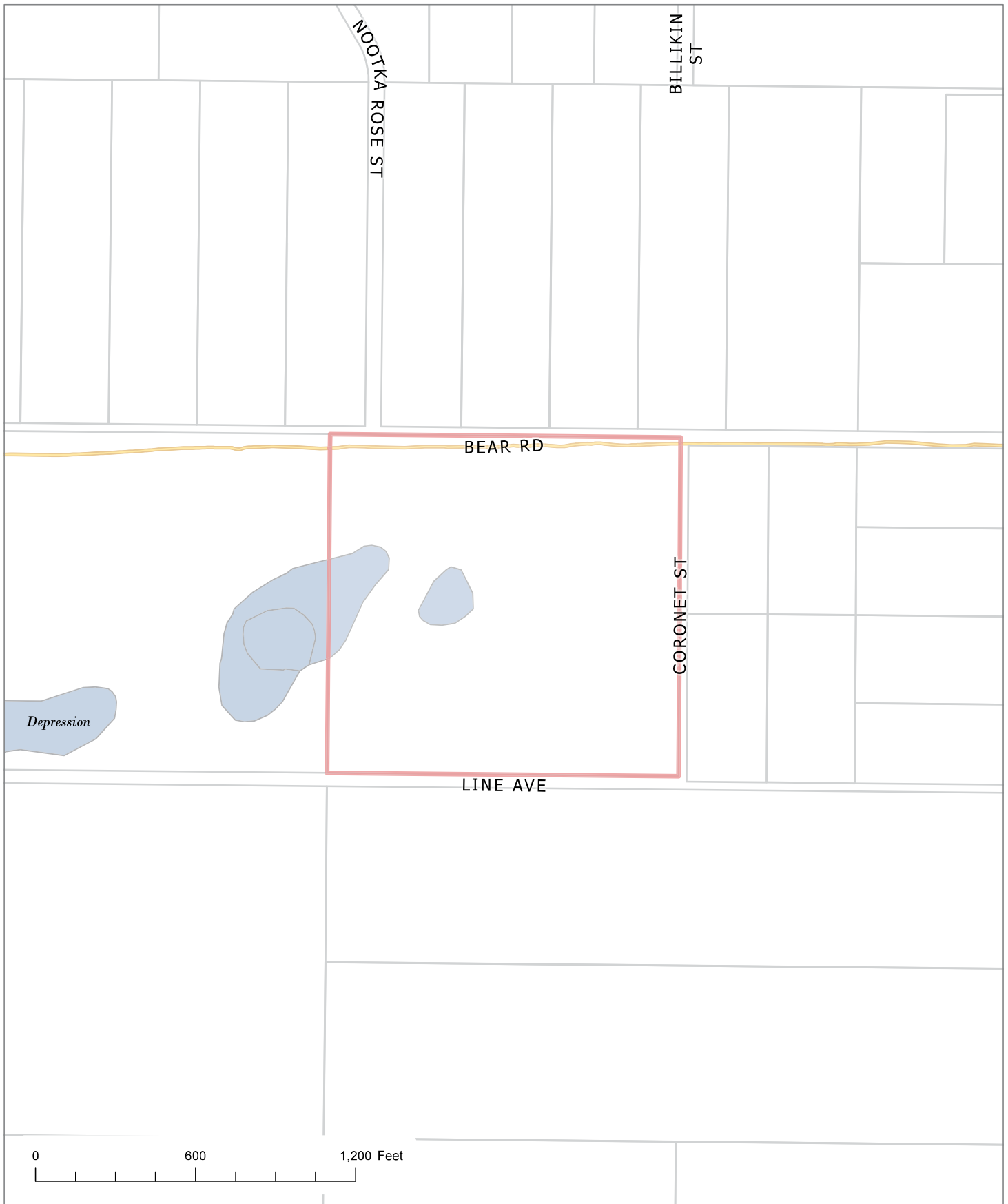
## Notes

KPB 2022-162

DATE PRINTED: 11/3/2022



Wetlands

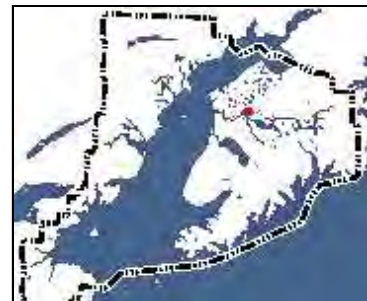


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# Aerial with 4-foot contours



## Legend

- Mileposts
- Major Roads
- [ ] Township Lines
- [ ] Section Lines
- [ ] Parcels

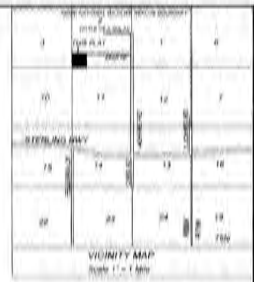
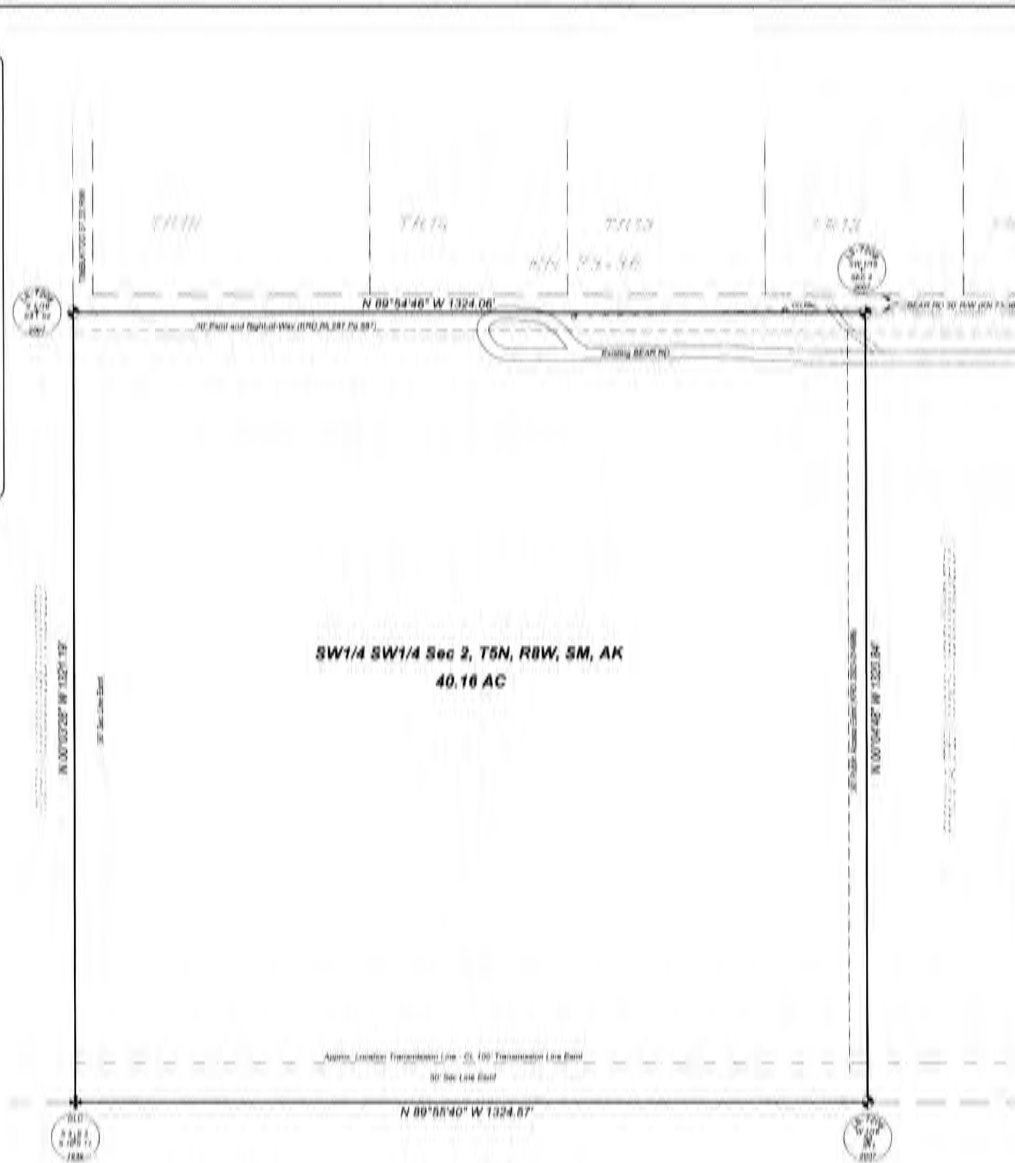
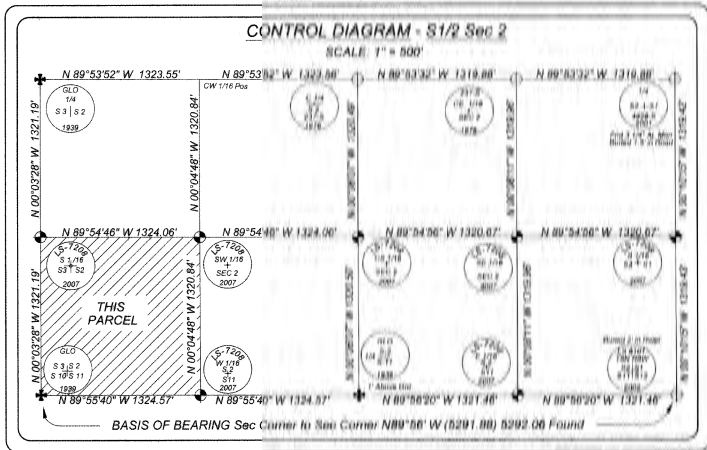
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## Notes

KPB 2022-162

DATE PRINTED: 11/3/2022





- LEGEND**
- ⊕ Found 2 1/2" GLO Brass Cap Monument
  - ⊙ Found 3 1/4" Aluminum Monument
  - ⊙ Set 3 1/4" Aluminum Monument
  - ( ) Reused Data

- NOTES**
- 1) This survey does not constitute a subdivision as defined by A.S. 40-15-190-2
  - 2) BASIS OF BEARING (see CONTROL DIAGRAM) from USGS (GLO) Plat T5N R8W Seward Meridian, accepted June 24, 1943

3007-48  
RECORDED  
DATE 7-13-07  
TIME 12:07 PM  
INDEXED BY  
TIMBER CREEK SURVEYS  
FOR 2007  
SULLIVAN, AN 8888



**RECORD OF SURVEY**  
**SW 1/4 SW 1/4 Section 2, T5N, R8W, S1M, AK**

LOCATED IN  
40.16 ACRES AKA LOCATED IN THE KENAI  
PENINSULA BOROUGH IN THE KENAI  
RECORDING DISTRICT

Surveyed by  
TIMBER CREEK SURVEYS  
FOR 2007 SULLIVAN, AN 8888  
ENGINEER/SURVEYOR/LIC  
144-107 (Main Office)  
200-1216 (Fax)

DATE 7/11/07 SCALE 1" = 100' SHEET 1 OF 1  
DRAWN BY JJ CHECKED BY JJJ PLO 08-018 A (JW)

**LEGEND:**

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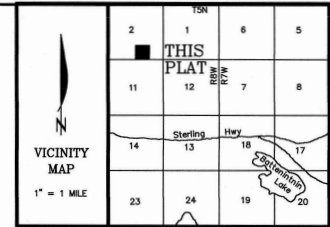
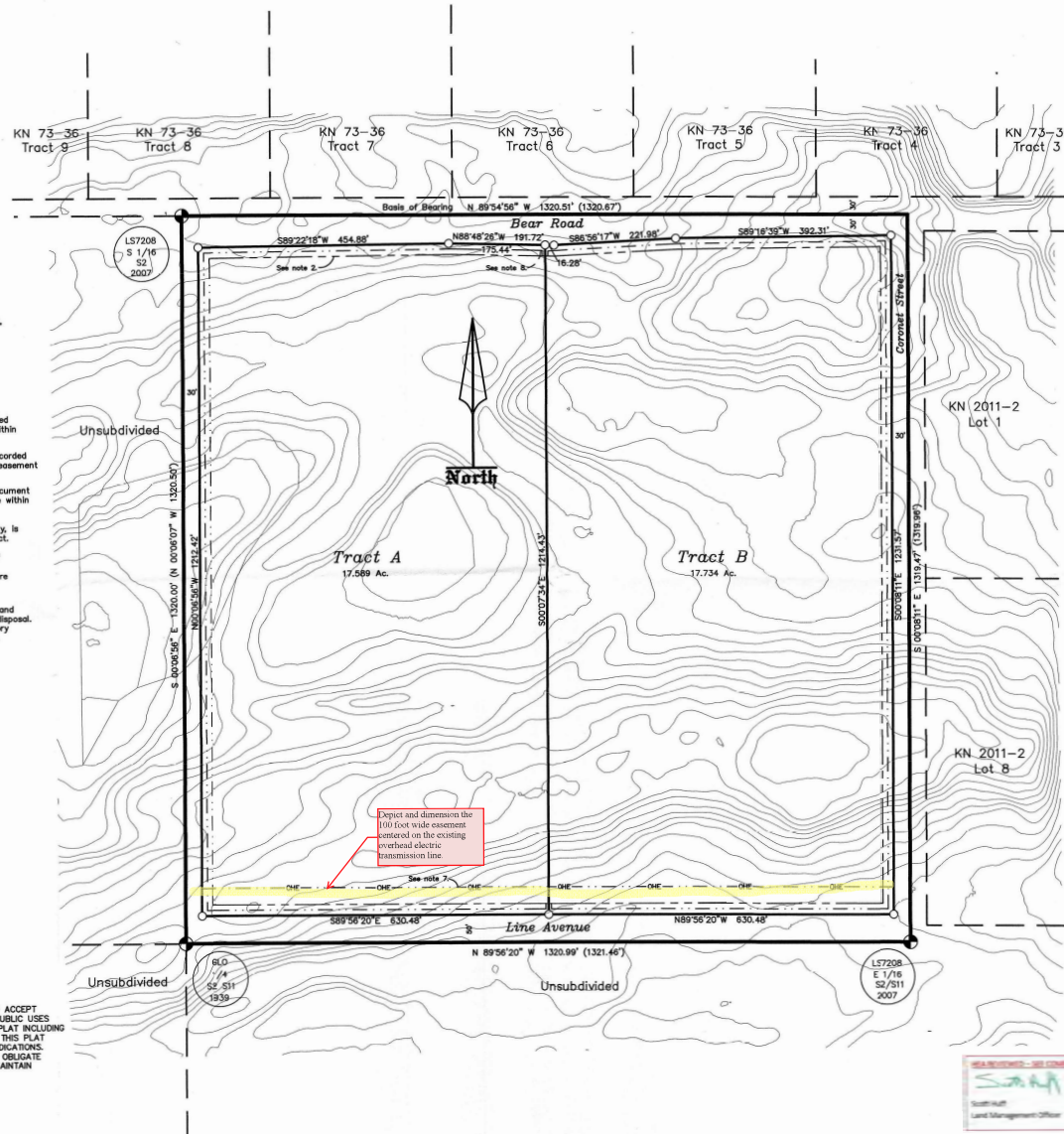
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

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ROBERT K. WALL RENAE E. WALL  
P.O. Box 781  
STERLING, ALASKA 99672

**NOTARY'S ACKNOWLEDGEMENT**

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. \_\_\_\_\_

Cameron Subdivision	
Located within the SW1/4 SE1/4 Section 2, T5N, R5W, S4, AC, Kenai Peninsula Borough, Alaska.	
Contains 40,014 Ac.	
Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99609 (907) 262-3909	Owner <b>Robert K. &amp; Renae E. Wall</b> P.O. Box 781 Sterling, AK 99672
JOB NO. 22271	DRAWN: 10-11-22
SURVEYED: October, 2022	SCALE: 1"=100'
FIELD BOOK: 22-6	SHEET: 1 of 1

**KPB 2022-162**