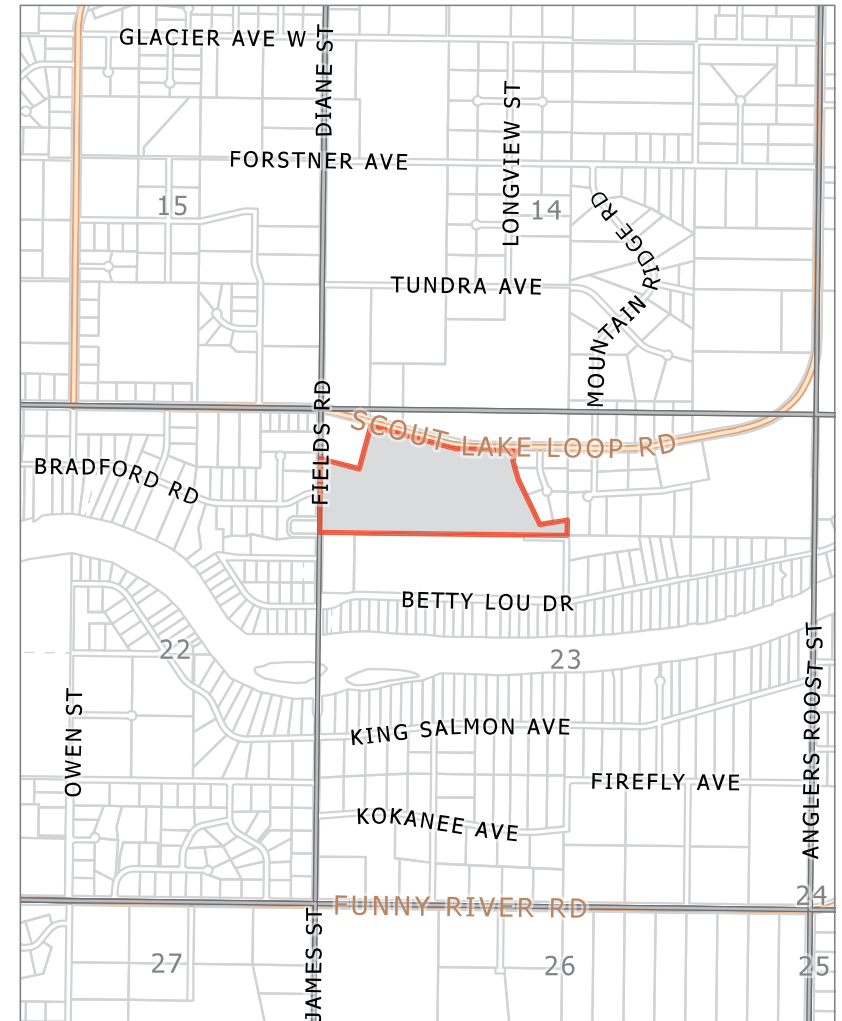
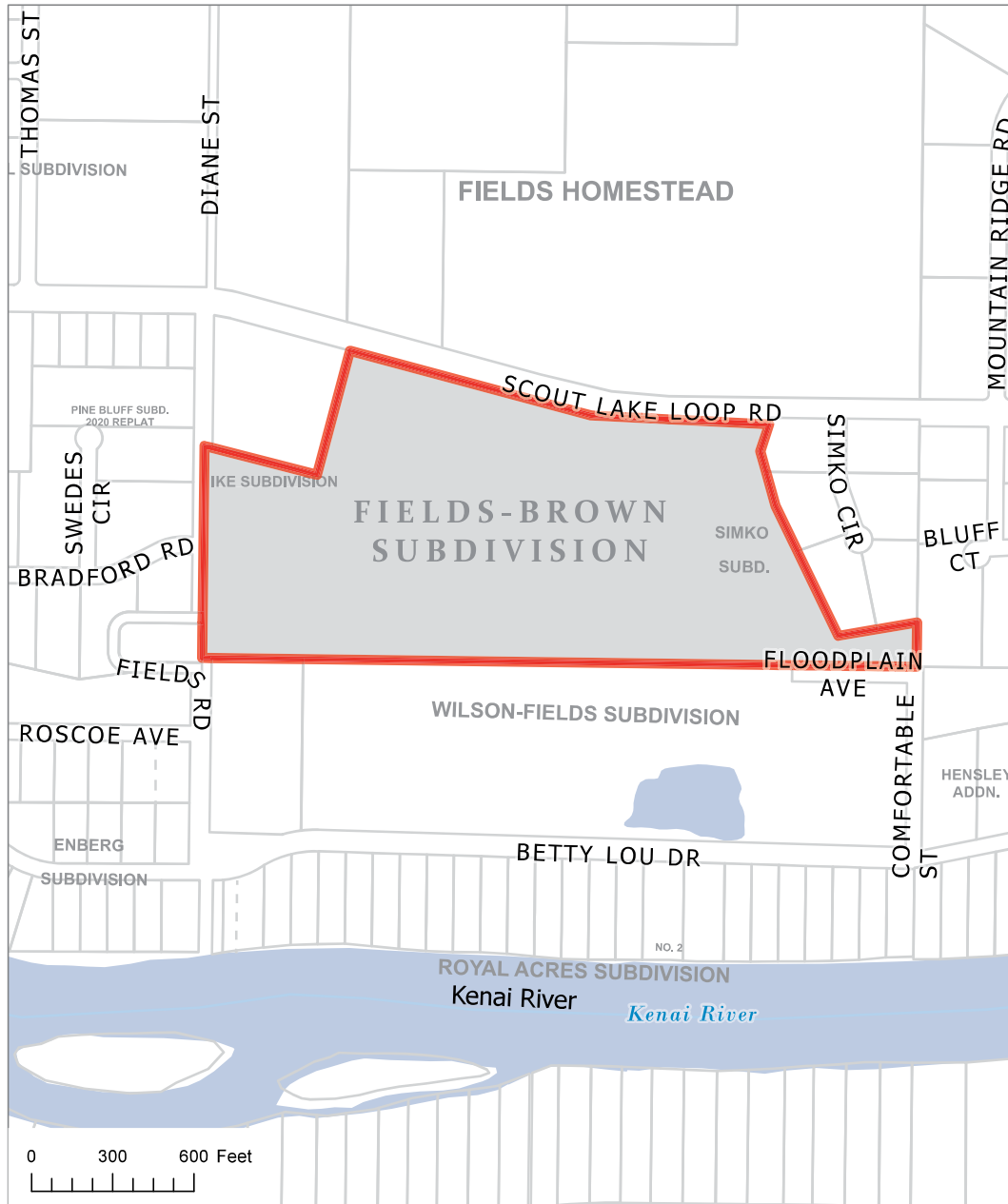


E. NEW BUSINESS

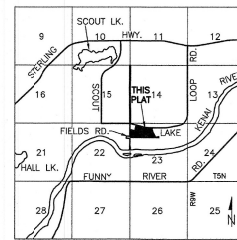
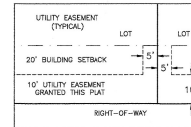
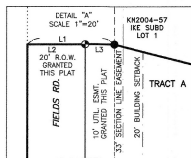
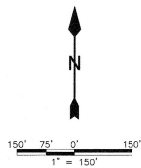
- 1. Fields-Brown Subdivision; KPB File 2025-113**
Peninsula Surveying / Fields
Location: Scout Lake Loop Road & Fields Road
Sterling Area



KPB File 2025-113
T 05N R 09W S23
Sterling

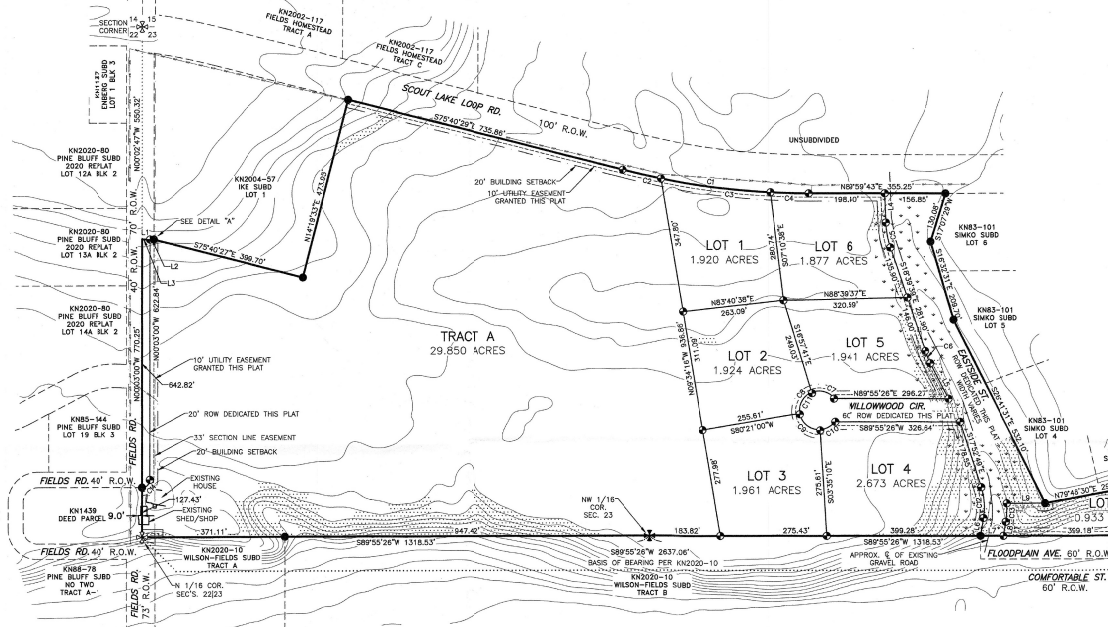


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



NOTES

1. A BUILDING SETBACK OF 20' 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' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO 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 ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
7. SUBJECT TO A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
8. SUBJECT TO A GENERAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY PER BOOK 5, PAGE 100, KENAI RECORDING DISTRICT, RECORDED ON DECEMBER 11, 1959, WITH NO DEFINITE LOCATION DISCLOSED.
9. SUBJECT TO A PRIVATE NON-EXCLUSIVE EASEMENT GRANTED TO SEMCO ENERGY, INC., FORMERLY ENSTAR NATURAL GAS COMPANY, A DIVISION OF SEMCO, TO INSTALL AND SURVEY A NATURAL GAS PIPELINE WITHIN SECTION 23 AND 24, T5N, R5W, S5M, PER INSTRUMENT SERIAL NUMBER 2023-020836-0, RECORDED APRIL 25, 2023, KENAI RECORDING DISTRICT.
11. FLOOD HAZARD NOTICE: 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 CODE. SEE UPDATED FEMA FIRM PANEL 02122C-0290F, EFFECTIVE 2/28/2025 FOR INFORMATION ON FLOODPLAIN ZONES X-1.
12. THE CENTERLINE OF SCOUT LAKE ROAD WAS AS-BUILT AND DIMENSIONED PER KN2002-117 AND WILL BE HELD BASED ON FIELD SURVEY VERIFICATION.
13. KPB GIS SHOWS NO ANADROMOUS WATERS.
14. CONTOUR ARE 5 FOOT INTERVALS EXPORTED FROM KPB GIS DATA.
15. DIMENSIONS SHOWN ARE BEST FIT FROM REFERENCE PLATS AND ARE TO BE UPDATED FOLLOWING FIELD SURVEY.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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 FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE PUBLIC SHOWN.

CHRISTOPHER J. BROWN, ATTORNEY-IN-FACT FOR
IKE S. FIELDS
36764 FIELDS RD.
STERLING, AK 99672

NOTARY ACKNOWLEDGMENT

FOR:
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR:
MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL

TBD
TRACT A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.04C.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

PLAT OF
FIELDS-BROWN SUBDIVISION

A SUBDIVISION OF
THAT PORTION OF THE N1/2, NW1/4, N SEC. 23, T5N, R5W, S5M, LYING
SOUTH OF SCOUT LAKE LOOP ROAD, EXCEPT THEREFROM THAT PORTION
WHICH WAS CONVEYED BY WARRANTY DEED RECORDED ON JANUARY 28,
1975 IN BOOK 6 OF PAGE 248, FURTHER EXCEPTING THEREFROM ANY
PORTION LYING IN THE ICE SUBDIVISION, ACCORDING TO PLAT KN2004-57,
LOCATED WITHIN
NW1/4 SEC. 23, T5N, R5W, S5M,
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 46.298 ACRES

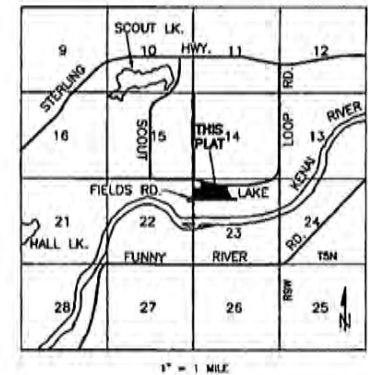
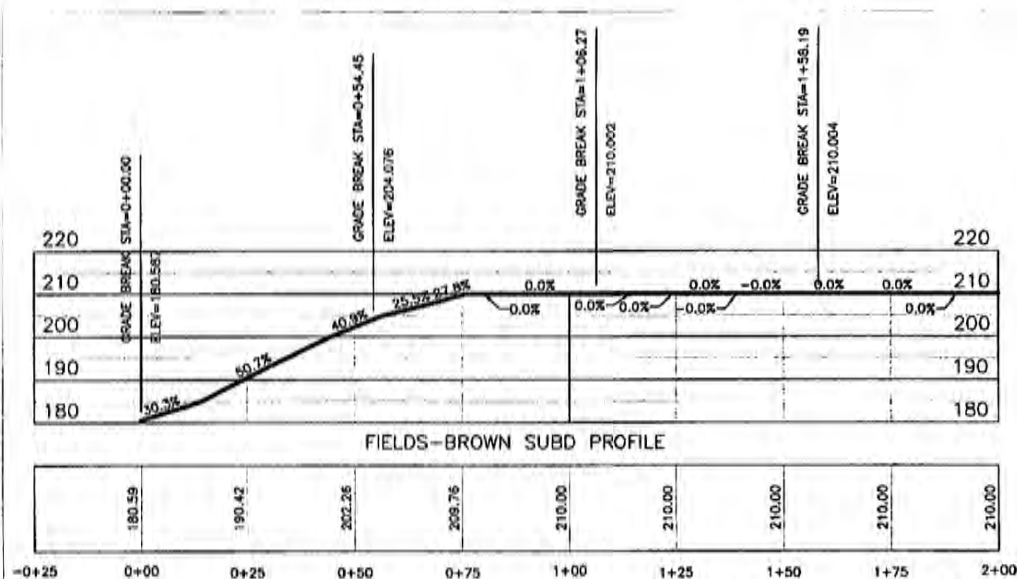
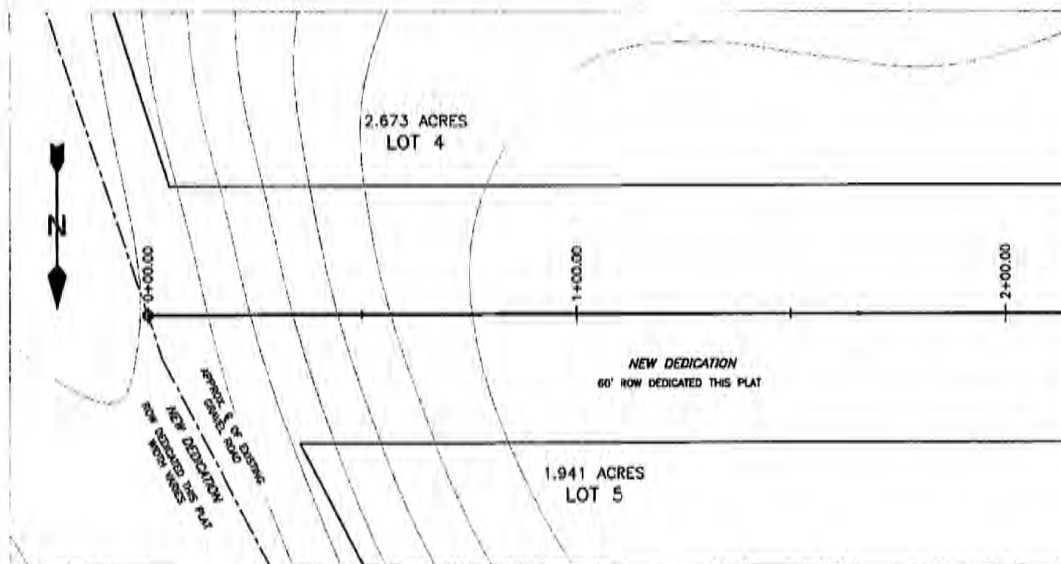
OWNERS: IKE S. FIELDS
36764 FIELDS RD.
STERLING, AK 99672

SCALE: 1" = 150'
DRAWN: BLT
CHECKED: JLS
DATE: JULY 30, 2025
SHEET: 1 OF 1

LEGEND

- RECORD PRIMARY MONUMENT
- PRIMARY MONUMENT TO SET
- RECORD SECONDARY MONUMENT
- TO SET RPC ON 5/8" X 36" REBAR BY LS14488
- (R1) RECORD DATA PER KN2020-10
- (R2) RECORD DATA PER KN2002-117
- (R3) RECORD DATA PER KN2004-57
- (R4) RECORD DATA PER KN83-101
- RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

KPB 2025-113



PENINSULA SURVEYING, LLC 10533 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)306-7065		
PLAT OF FIELDS-BROWN SUBDIVISION		
A PROFILE OF A PORTION OF THE NEW CUL-DE-SAC DEDICATION		
LOCATED WITHIN NW1/4 SEC. 23, T3N, R3W, S.M. KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 46.296 M/L ACRES		
OWNERS: IKE S. FIELDS 36764 FIELDS RD. STERLING, AK 99672		
SCALE: 1" = 20'	DATE: JULY 10, 2024	
DRAWN: BLT	CHECKED: JLS	SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
Fields-Brown Subdivision**

KPB File No.	2025-113
Plat Committee Meeting:	August 25, 2025
Applicant / Owner:	Ike S. Fields of Sterling, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Scout Lake Loop Road, Fields Road, Floodplain Avenue

Parent Parcel No.:	063-830-08
Legal Description:	T 5N R 9W Sec 23 Seward Meridian KN That Portion Of N1/2 NW1/4 Lying South Of Scout Lake Loop Road Excluding That Parcel As Per Wd 82 @ 249 & Excluding Ike Sub
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170, 20.30.030(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 46.5-acre parcel into eight parcels ranging in size from 0.933-acres to 29.85-acres and includes right-of-way dedications.

Location and Legal Access (existing and proposed):

The plat is located on the south side of Scout Lake Loop Road between Fields Rd and Simko Cir.

Legal access to the plat is by Scout Lake Loop Road to the north, a 100-foot state-maintained road, Fields Road to the west and proposed Eastside Steet and Willowwood Circle to the east, connecting to Floodplain Avenue to the south.

Fields Road to the west varies in width. Portions of the road have been dedicated from previous adjacent plats and the horse-shoe section in the southwest is a public road easement. The proposed plat is dedicating 20-feet to the east portion of Fields Road. Ike Subdivision to the north of this plat on the east side of Fields Road, dedicated 30'. **Staff recommends** the dedication width of Fields Rd be modified to 30-feet to be more consistent with the existing width of the road coming from the north for a total width of 70 feet. The public access easement should be labeled and better defined on the plat for clarification of ROW. Fields Road Public Road Easement can be found in document 2020-007022-0.

The proposed plat is dedicating Eastside Street on the east side of the plat, appearing to be located along an existing gravel road. The proposed right-of-way varies from approximately 156.85-feet at the north to 60-feet at the south. The approximate centerline of the existing gravel road is labeled on the plat. **Staff recommends** the surveyor locate the centerline of the road and allocate 30-feet to the west of the centerline for the east lot lines of Lots 4, 5 & 6. To the east of the centerline, evaluation of the limits should be considered and extension of the northwest line of Lot 7 north to occupy some of the land. If an additional lot is considered possible a revised plat would need to be resubmitted along with any exception needed. The Road Department Director is concerned with the road being off center to the area of the right-of-way, staff recommends the surveyor consider the previous recommendation or offer another.

Floodplain Avenue and Comfortable Street are both 60-foot dedicated roads, currently unmaintained. The adjacent plat to the south dedicated 60 feet to Floodplain Avenue. No further dedication is required from the proposed plat for Floodplain Ave, even though there was concern from the Roads Department Director Dil Uhlin.

Willowwood Circle is proposed to be dedicated by this plat, providing access to proposed Lots 2 through 5. The Roads Director is concerned with the design o Willowwood Circle. The entrance portion of the road exceeds the 4% grade limit within the first 100 feet of the intersection per KPB Code 14.06.160(A). Staff recommends the surveyor reconsider the location of the of the cul-de-sac for better slope grades at the entrance.

Bradford Rd coming from the west to Field Rd should be continued into the plat as per KPB 20.30.030(A). the surveyor has requested an exception to KPB 20.30.030(A).

The Addressing Officer has denied the proposed street names of Willowwood Cir and Eastside St, as they both contain words from the prohibited list and the cul-de-sac suffix should be "Court." **Staff recommends** the surveyor and owner coordinate with the Addressing Officer, Rhealyn Pace, and determine appropriate road name.

To help reduce driveway entrance / exit traffic along Scout Lake Loop Road, **Staff recommends** a plat note be added stating Lot 6 should have interior access only,

Block length is defined by Scout Lake Loop to the north, proposed East Side Street and Willowwood Circle to the east, Floodplain Avenue and Comfortable Street to the southeast, Betty Lou Drive to the south, and Fields Road to the west. Block length is non-compliant along the east and north exceeding the allowable distance by code. An exception request has been

A 66-foot section line easement is located on the west with 33-feet on either side of the section line. **Staff recommends** the surveyor continue the label for the section line easement to the north and south.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Flood Plain Ave. ROW should be dedicated on the South East portion of the property. The Eastside St. ROW dedication exceeds the 60 ROW standard and would leave the existing road traveling surface off center to the ROW. The Fields Rd. ROW on the east side of the property should be dedicated. There are structures in what would be the dedicated ROW. The grades on Willowwood Cir are too steep and need to be addressed. KPB Code14.06.160(A) grade can be "no more than four percent within 100 feet of any intersection.
SOA DOT comments	No Response

Site Investigation:

According to KPB GIS Imagery, a fence and possible structure encroach into the dedication of Fields Road. **Staff recommends** the surveyor confirm the location of improvements. If encroaching into the proposed dedication, evidence of removal of the encroachments into the dedication will need to be provided prior to finalization and recording of the plat. if not encroached in to the dedication, an exception to KPB 20.30.240 Building Setbacks will need to be requested or a Building Setback Permit submitted.

There also appears to be structures shown on the drawing in the southwest crossing the property line into the adjacent land. The purchaser of Tract A has spoken to staff about the issue and the current owner of the adjacent land is going to provide an easement permitting the structures to remain as located and have a buffer area around

them for maintenance. He plans to purchase the adjacent land and combine it with Tract A at that time. **Staff recommends** the easement for the structures be filed prior to finalization of the plat and be shown and noted on the drawing.

KPB GIS Imagery KWF Wetlands Assessment layer shows a riverine running north to south on the easterly boundary of the subdivision. The riverine has been added to the preliminary plat as identified in the legend.

KPB GIS Imagery contours shows steep slopes exceeding 20% located primarily on the south and east. Contours at 5-foot intervals have been included on the preliminary plat with slopes greater than 20% represented in the legend. **Staff recommends** it is the surveyor's discretion to remove the contours from the final plat per KPB 20.60.010.

The proposed plat is affected by Flood Zone X-Unshaded per the River Center Reviewer. The proper flood hazard notice and FIRM panel has been included on the plat denoted as plat note number 11.

This plat is not within a Habitat Protection District. Per the River Center review.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within non-regulatory floodplain X-Unshaded, an area of minimal flood hazard. No depiction required. Code required plat note should be present.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0290F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No Response

Staff Analysis

Originally, the land was an aliquot section of the NW1/4 of Section 23, Township 5 North, Range 9 West, Seward Meridian, Alaska. The proposed plat is the first subdivision and will subdivide the land into seven Lots, one Tract, and dedicate two roads and a portion of Fields Road.

A soils report will be required and an engineer will sign the final plat for Lots 1-7 as the new lots are less than 200,000 sq ft. A soils report will not be required for Tract A as the lot is greater than 200,000 sq ft. **Staff recommends** the Wastewater Disposal Note be modified to the correct KPB note after soils report has been completed.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 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

A right-of-way easement was granted to Homer Electric Association, Inc., by Book 5, Page 100, KRD. This easement is denoted as plat note number 8.

A private non-exclusive easement was granted to Semco Energy Inc., formerly Enstar Natural Gas Company, A division of Semco, to install and survey a natural gas pipeline easement by serial number 2023-002636-0, KRD and is denoted as plat note number 9.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

A 10-foot utility easement adjacent to right of ways and increasing to 20-feet within side lot lines is being granted by this plat. The utility easement is shown on the plat and the proper plat note is denoted.

Utility provider review:

HEA	No comment
ENSTAR	No comment or recommendation
ACS	No Objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 36764 FIELDS RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: FIELDS RD, SCOUT LAKE LOOP RD, BRADFORD RD, FLOOD PLAIN AVE, COMFORTABLE ST</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: EASTSIDE ST, WILLOWWOOD CIR. BOTH NAMES CONTAIN WORDS FROM PROHIBITED LIST. CUL DE SAC SUFFIX WILL BE COURT.</p> <p>Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p>

	Prior Existing Use PEU Recognized Date: 3/16/2001 Material Site Comments: PEU1996-008 is directly North of the subject parcel and separated by Scout Lake Loop Road.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify the KPB File Number to 2025-113.
- Modify Plat Note numbering starting at 11 and on should be reduced one number
- Remove plat notes number 14 and 15 from the final plat.

PLAT NOTES TO ADD

- 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(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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.

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:

Increase 20' ROW dedication for Fields Rd to 30'

- 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 ROW name and width to the west, Bradford Road 60'
- Modify label for Fields Road label adjacent to K1439 to a public road easement with document number 2020-007022-0

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

Staff recommendation:

- KPB GIS imagery shows a fence and possible structure located in the proposed 30-foot dedication of Fields Road. Confirmation of the removal of the encroachments will need to be provided.

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.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: Add dedication of ROW's

20.60.190. Certificates, statements, and signatures required.

A. Certificate of ownership, dedication, and acknowledgment.

1. All parties having an interest of record in land being subdivided shall sign a certificate of ownership and dedication printed on the plat, affixed thereto, or by separate affidavit. If such title interest is vested in other than named individuals, including but not limited to corporations, partnerships, limited liability companies, trusts or homeowner's associations, the certificate shall be signed and acknowledged by an individual(s) under written authority granted by its board of directors or shown by official documentation appropriate to the entity. Documentation of such authority shall be submitted with the final plat.

Staff recommendation: The submitted limited POA is not sufficient to sign the final plat. The owner must sign the plat as shown on the KPB records and the certificate to plat.

7. Certificate of Acceptance

Staff recommendation: Add the Certificate of Acceptance identifying all dedications on final plat submittal.

C. Statement of Plat Approval

Staff recommendation: Modify the Plat Approval to reflect correct KPB code and include meeting date.

EXCEPTIONS REQUESTED:

A. KPB 20.30.030(A) – Proposed Street Layout, KPB 20.30.170 Block – length requirements

Surveyor's Discussion:

Extension of Bradford Road.

Proposed Tract A exceed block length requirements

The justification and findings are similar for the exception request for the two code elements listed.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Proposed Tract A is a 29.9 acres hay field.
2. An extension of Bradford Road is unlikely to be constructed.
3. Future development and subdivision of proposed Tract A would allow for an extension of Bradford Road.
4. Adequate block lengths for Tract a could be met during future plat actions.
5. Access to the lots to the south is provided by Fields Road and Betty Lou Drive.
6. Access to the proposed lots along the east side of the plat will be provided by a new ROW dedication, as well as Scout Lake Loop Rd.

Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff Findings.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1-3 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 & 2 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5 & 6 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, 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.

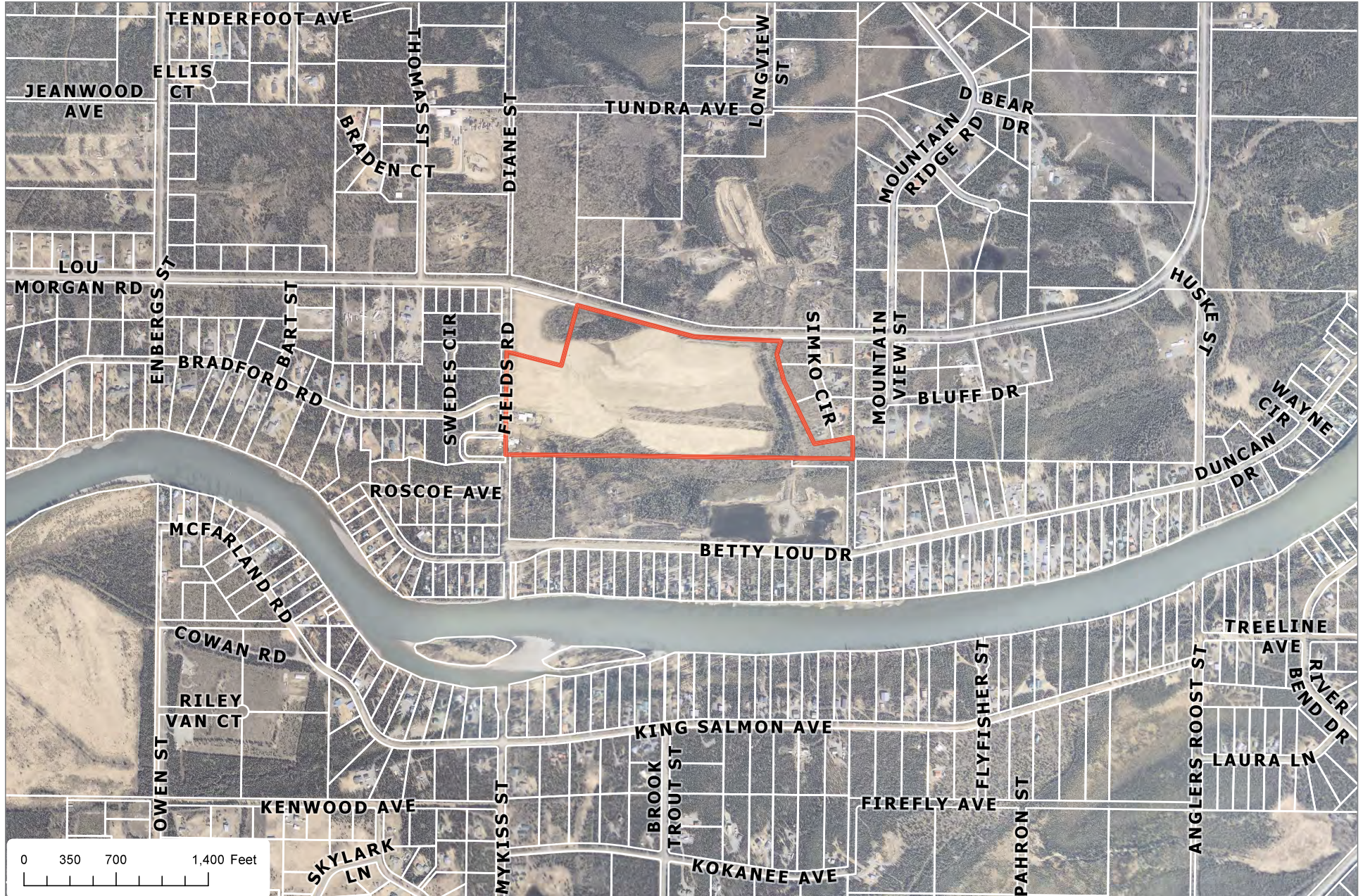
NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A

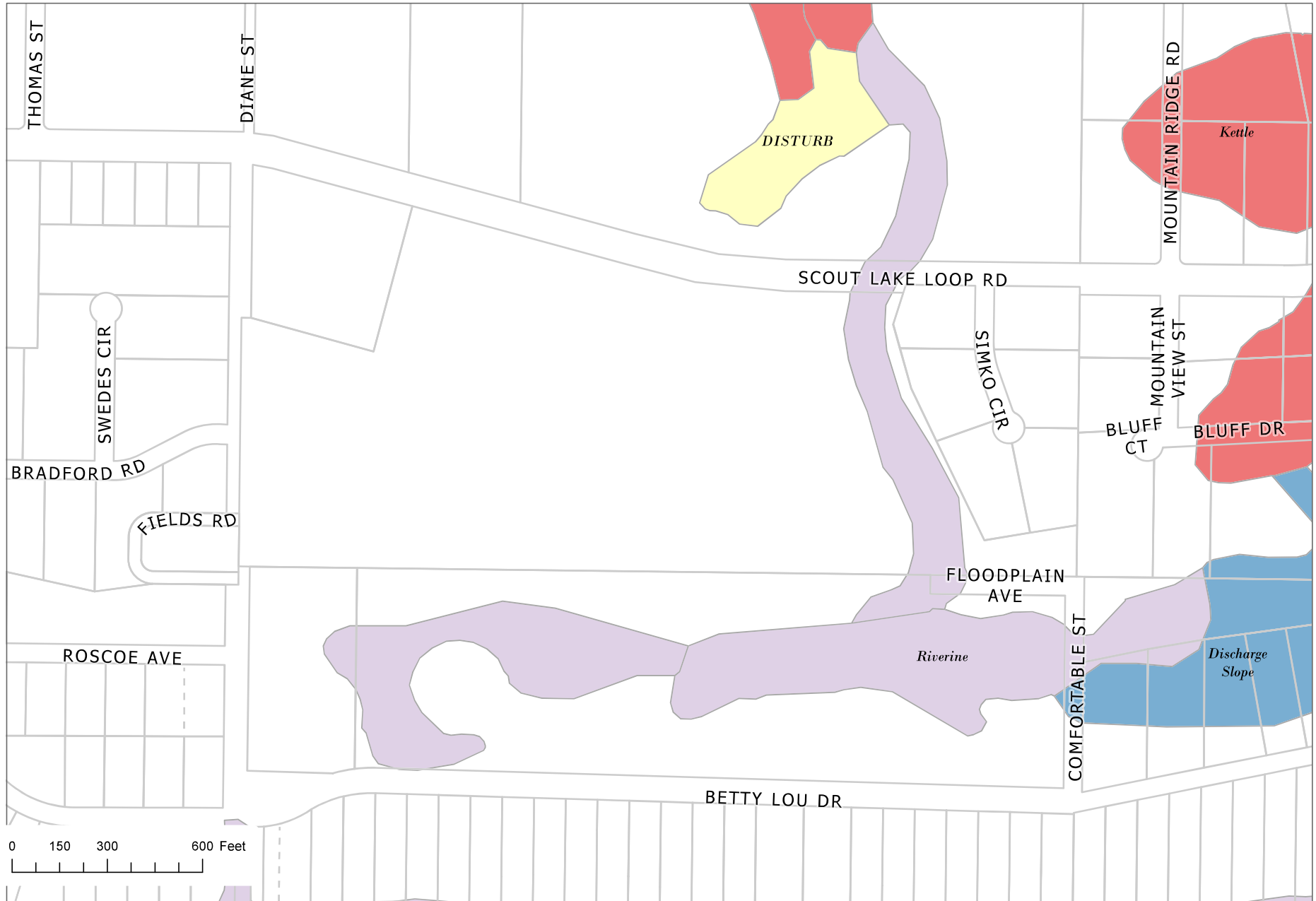
DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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



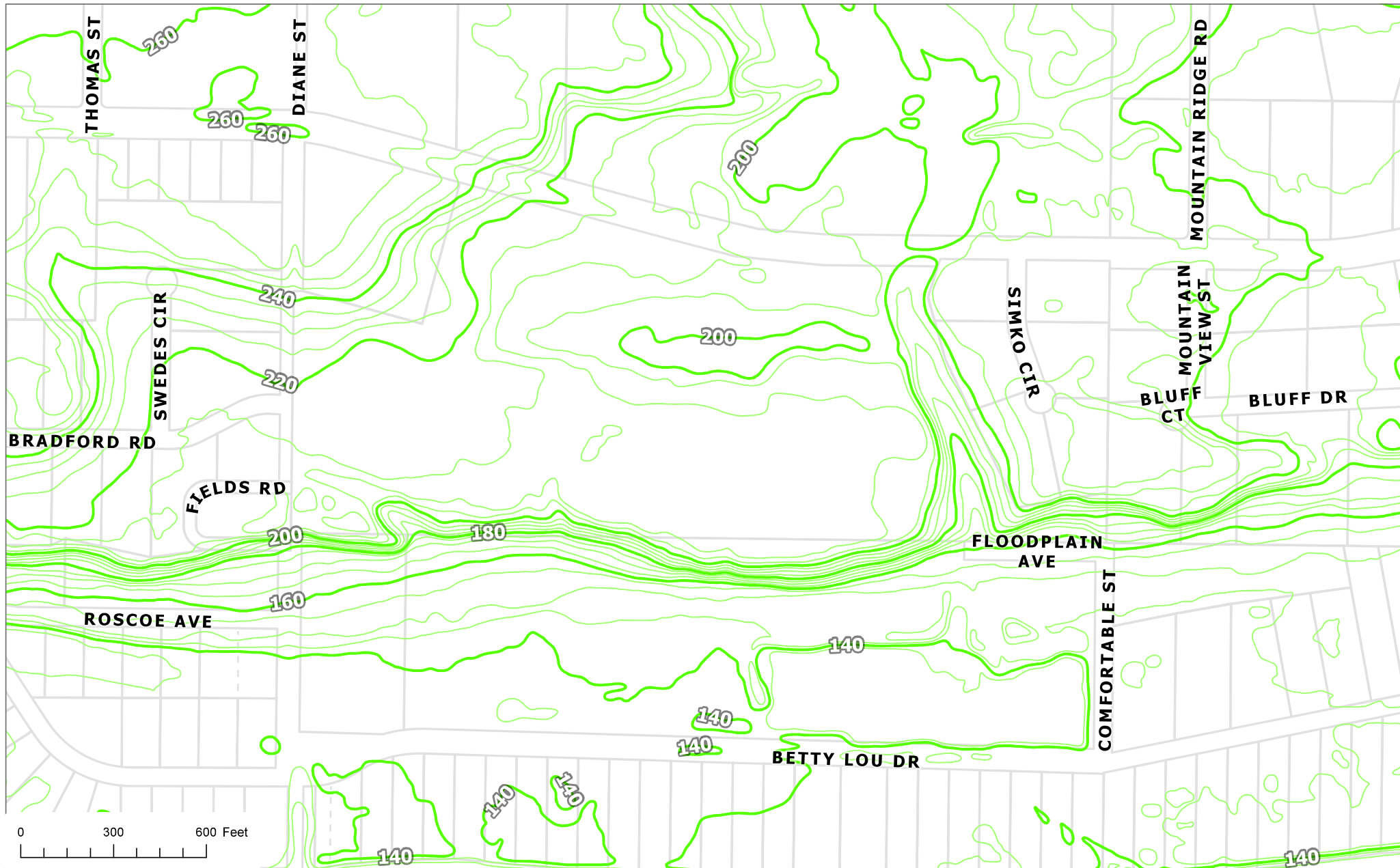
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.



Aerial with 5-foot Contours



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.

**PUBLIC ROAD EASEMENT**

The Grantor, KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 N. Binkley Street, Soldotna, Alaska 99669, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the general public an easement for a public road upon, over and across the following described land owned by Grantor within the Kenai Recording District, Third Judicial District, State of Alaska, to wit:

A parcel of land located within the NE1/4NE1/4 & Government Lot 6, Section 22, Township 05 North, Range 09 West, Seward Meridian, depicted on "V. Enberg Property", Plat K-1439, Kenai Recording District

LOCATION OF THE EASEMENT. Said easement is a forty (40) foot wide strip of land being twenty (20) feet on each side of the centerline described as:

Beginning at the section corner common to Sections 14, 15, 22, and 23, thence S 0°02'30" E, 1,173.39 feet to a point on the section line common to Sections 22 and 23, said point being the True Point of Beginning; thence west 269.80 feet to a point of curvature; thence from a tangent line bearing west, southwesterly 89.96 feet along a curve concave to the southeast, having a radius of 57.30 feet and a delta angle of 90°; thence south 69.90 feet to a point of curvature; thence from a tangent line bearing south, southeasterly 89.96 feet along a curve concave to the northeast having a radius of 57.30 feet, and a delta angle of 90°; thence East 269.80 feet to a point on the section line common to sections 22 and 23, said point being the terminus of easement.

The side lines of said easement to be shortened or lengthened to terminate on the north-south section line common to Sections 22 and 23.

PURPOSE. The general public shall have the right to use the easement for uses consistent with a public road.

KPB – Public Road Easement
Fields Road

GRANTOR'S RIGHT TO USE. The Grantor reserves the right to alter the alignment of the road and retains the right without obligation to construct, improve and maintain the road and permit activities within the easement.

TERMINATION. This easement shall terminate at such time as is dedicated which serves the intended purpose as this public road easement.



KENAI PENINSULA BOROUGH

A handwritten signature in black ink, appearing to be "Charlie Pierce".

Charlie Pierce, Borough Mayor

ATTEST:

A handwritten signature in black ink, appearing to be "John Blankenship".
John Blankenship
Borough Clerk

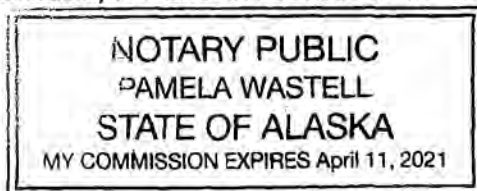
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY BY:

A handwritten signature in black ink, appearing to be "Sean Kelley".
Sean Kelley
Deputy Borough Attorney

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 16th day of June, 2020, by Charlie Pierce, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for and on behalf of the corporation.

A handwritten signature in black ink, appearing to be "Pamela Wastell".
Notary Public for the State of Alaska
My Commission Expires: 4-11-2021

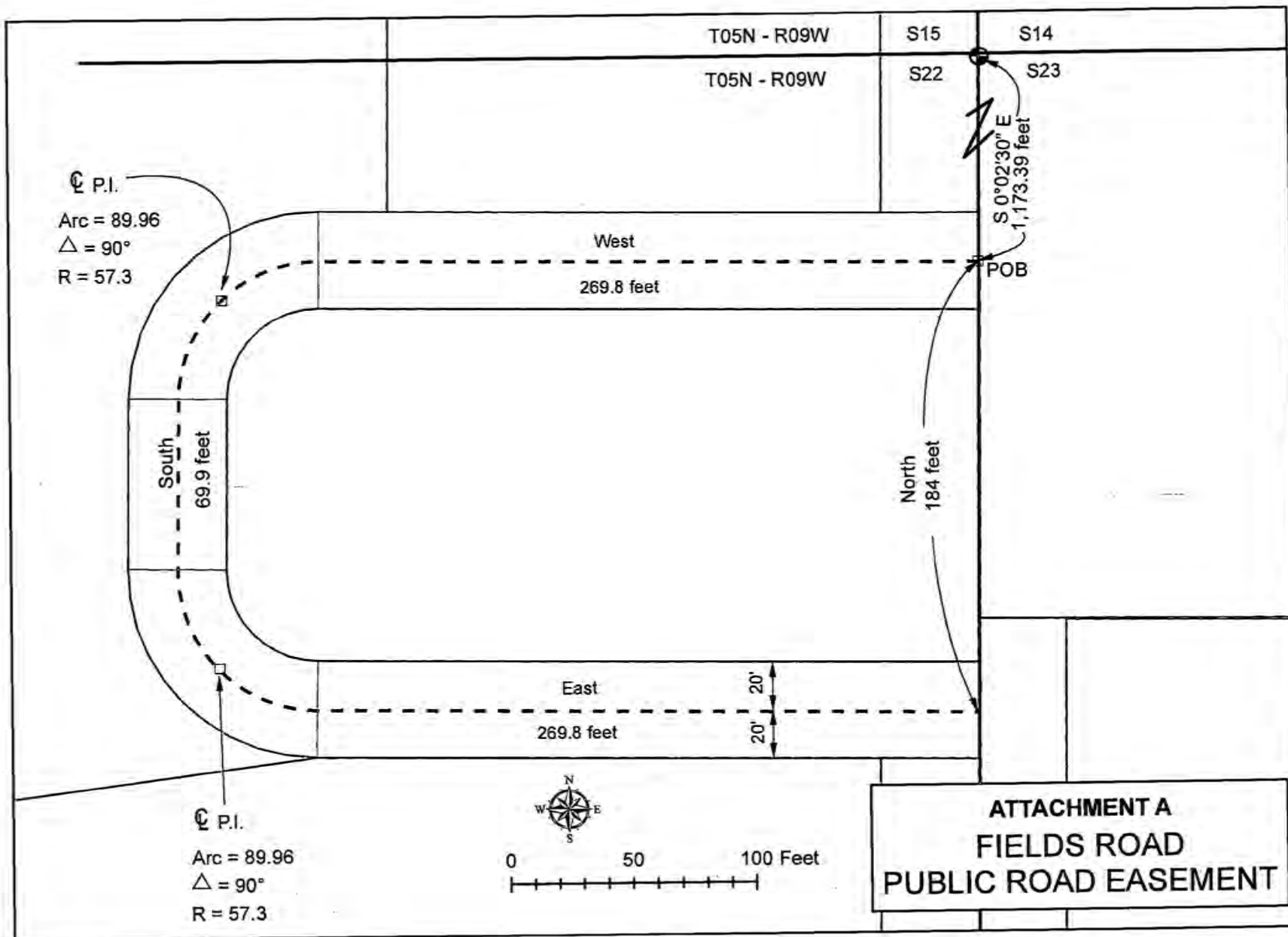
Record in the Kenai Recording District

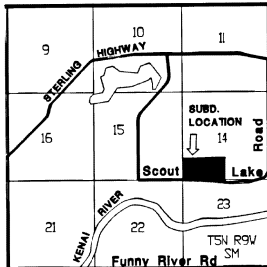
Return to:
KPB Land Management Division
144 N. Binkley Street
Soldotna, AK 9966

KPB – Public Road Easement
Fields Road



2 of 3
2020-007022-0





VICINITY 1" = 1 mile MAP

FIELDS HOMESTEAD

Located in the SW 1/4 Section 14 & the NW 1/4 Section 23.
TSN R9W SM, Alaska
Kenai Recording District KPB File 2001-076

Prepared for
Sam Fields
PO Box 1218
Sterling, AK 99672

Prepared by
Johnson Surveying
Box 27
Clam Gulch, AK 99568



SCALE 1" = 200' AREA = 44.354 acres
23 April, 2001

LEGEND

- ✱ - 1939 USGLD Brass cap monument, found
- ⊕ - 3/8" alcap monument, 610-S, 1977, found
- ⊕ - 3/8" alcap monument, 6101-S, 1999, found
- ⊕ - 1/2"x 4' rebar with 1" plastic cap, set
- ⊕ - 3/8" brass cap monument, 3932-S, 1979, found
- - 1/2" rebar lot corner, found
- sw - Indicates swamp
- () - Indicates record information, source as shown

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 29 May, 2001

KENAI PENINSULA BOROUGH

By: Mary Ann Real 12/17/2002
Authorized Official Date

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or a nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal system must meet the regulatory requirements of the Alaska Dept of Environmental Conservation

NOTES

- 1 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
- 2 No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement
- 3 No access to State maintained ROW's permitted unless approved by State of Alaska Dept of Transportation
- 4 Roads must meet the design and construction standards established by the Borough in order to be considered for inclusion in the road maintenance program
- 5 Scout Lake Loop Road ROW design was determined from an as-built survey of the existing road

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described herein; and that we hereby adopt this plan of subdivision, and by our Free consent dedicate all ROW's to public use and grant all easements to the use shown

Samson Fields
Samson Fields, PO Box 1218 Sterling, AK 99672
AKA SAM FIELDS
Villa Ann Gillis
Villa Ann Gillis 500 North Sara Road Tuttle, OK 73084
Thomas A Fields
Thomas A Fields 550 Goldfish Farm Road Albany, OR 97321

NOTARY'S ACKNOWLEDGEMENT

For Samson Fields
Subscribed and sworn to before me this 25
day of April, 2002

Donna L. West
Notary Public for Alaska
My commission expires 2-19-08

NOTARY'S ACKNOWLEDGEMENT

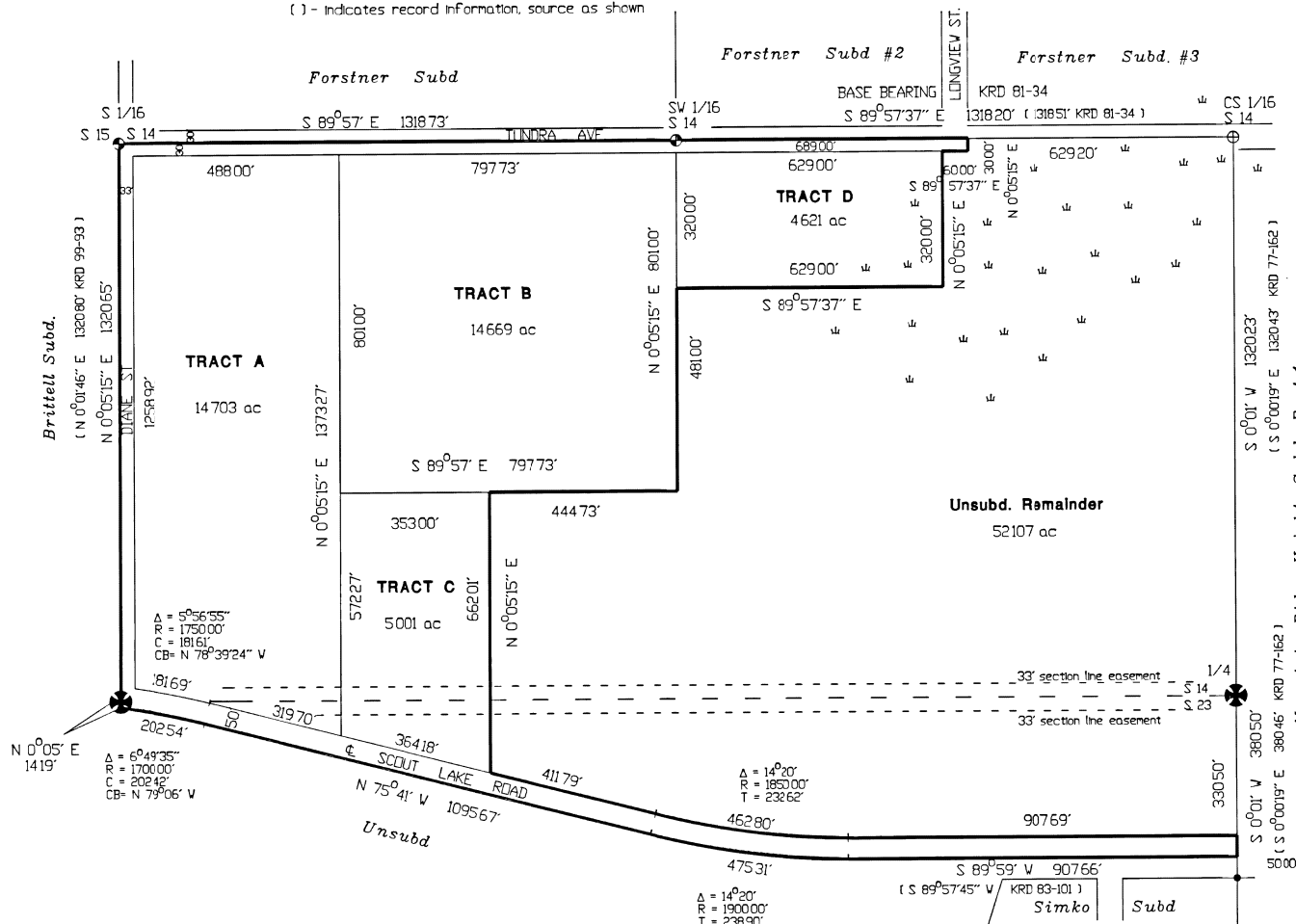
For Villa Ann Gillis
Subscribed and sworn to before me this 30
day of May, 2002

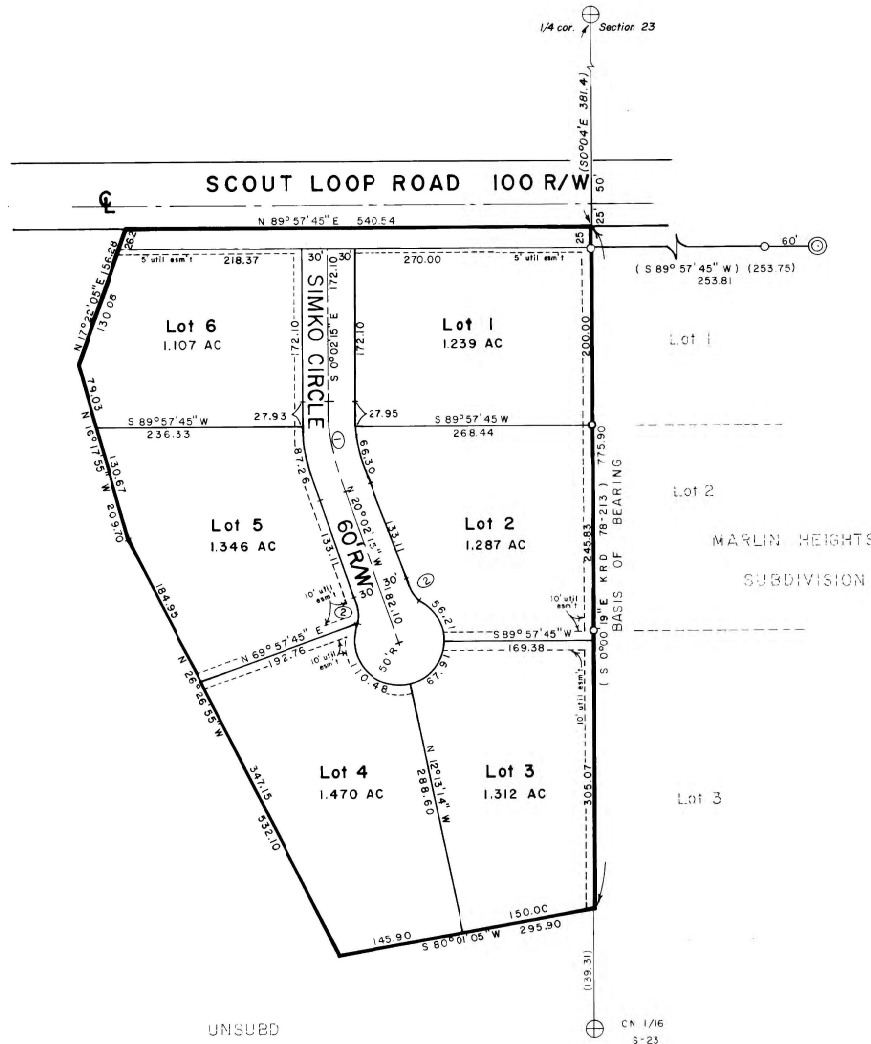
Mary Ann Real
Notary Public for Oklahoma
My commission expires Aug 19, 2004
7168

NOTARY'S ACKNOWLEDGEMENT

For Thomas A Fields
Subscribed and sworn to before me this 30
day of April, 2002

Teressa L. Freiborg
Notary Public for Oregon
My commission expires Aug 12, 2002





CURVE DATA				
CURVE	Δ	RAD.	ARC	TANGENT
①	20°00'00"	300.00	144.72	52.90
②	44°24'55"	20.00	15.50	8.16

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of September 13, 1982.

Kenai Peninsula Borough

By *Stan A. McLane*
Authorized Official

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

Edward M. Simko
Edward M. Simko

Evelyn M. Simko
Evelyn M. Simko

NOTARY'S ACKNOWLEDGEMENT

For Edward M. & Evelyn M. Simko

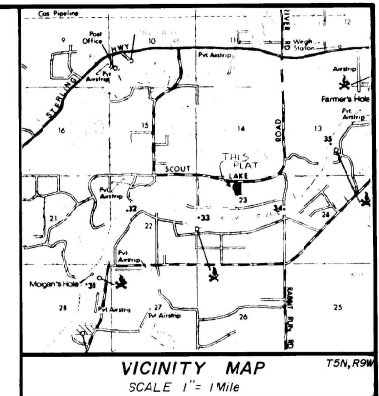
Subscribed and sworn before me this

13th day of September, 1982

My commission expires 7-10-86

Notary Public for Alaska

STATE OF ALASKA
NOTARY PUBLIC
MARY TOLL
My Commission Expires 7-10-86



LEGEND

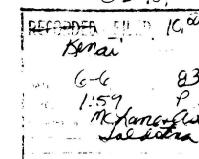
- ⊕ Monument of record not recovered
- Found 1/2" rebar
- ⊥ Set 1/2" 24" rebar
- () Indicates datum of record
- ⊙ Found 1 1/2" (or 2") aluminum cap

NOTES

Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of IBAAC 70, IBAAC 72 and IBAAC 80.

Direct access to Scout Loop Road is prohibited from any lot.

Building set back—A building set back of 20 ft. is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.



SIMKO SUBDIVISION

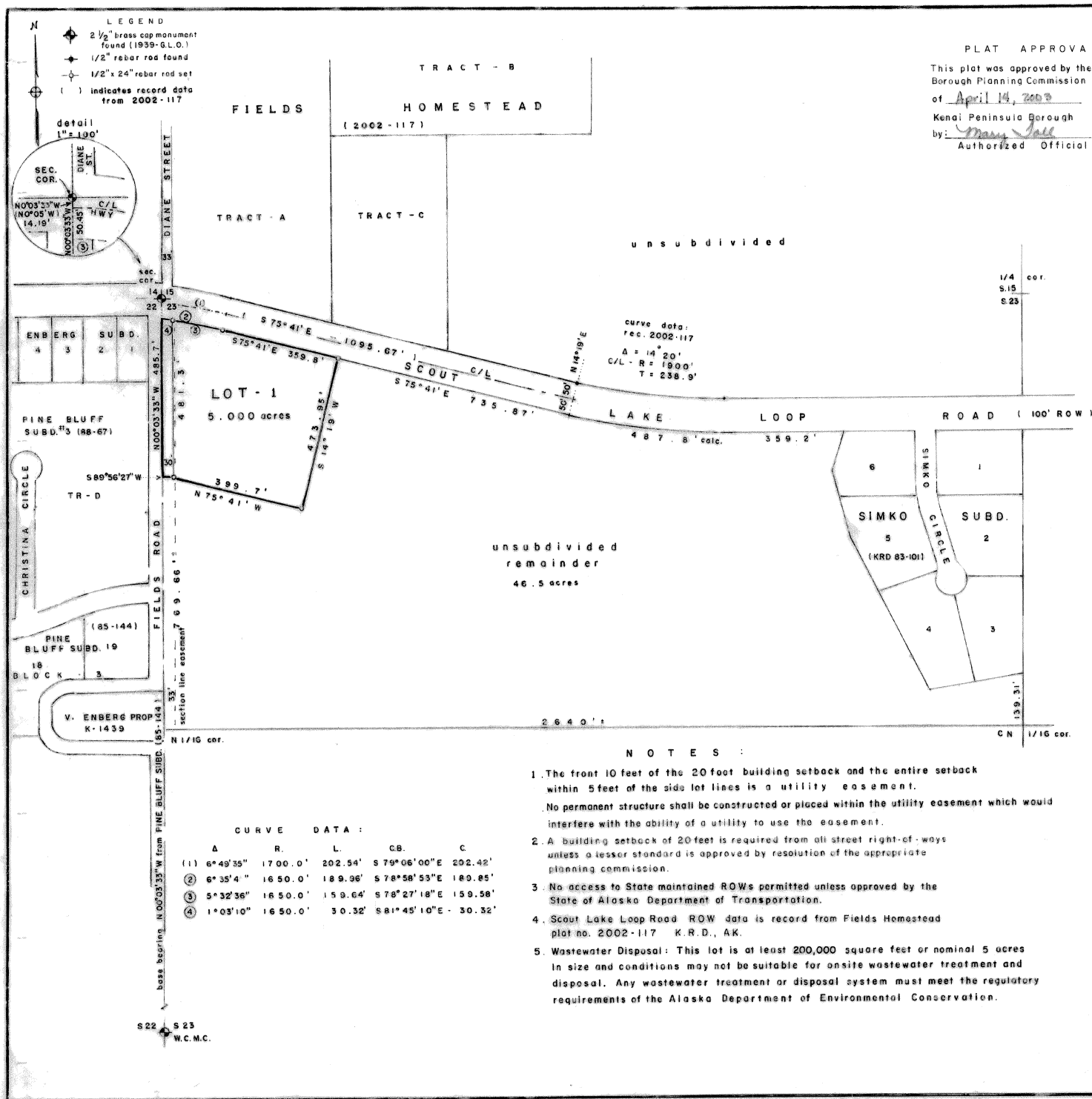
Edward M. Simko owner
P.O. Box 576
Sterling, Alaska 99672

LOCATION

8.822 ACRES SITUATED IN THE E 1/2 NE 1/4 NW 1/4 SECTION 23, T5N, R9W, S.M., AK. AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLANE AND ASSOCIATES, INC.
Soldotna, AK 99669

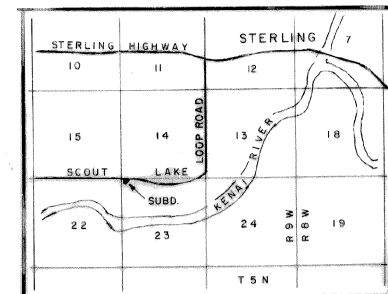
DATE OF SURVEY 5-2-83	SCALE 1" = 100'	BK. NO. 83-06
--------------------------	--------------------	------------------



PLAT APPROVAL:

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 14, 2003

Kenai Peninsula Borough
by: Mary J. Jell
Authorized Official



CERTIFICATION OF OWNERSHIP AND DEDICATION

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

for: Ike S. Fields
Ike S. Fields
35799 Scout Lake Loop Rd Sterling, AK 99672

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 17 day of August 2004
for: Ike S. Fields

Notary Public
for Alaska
Patricia Robinson
My commission
expires 8/23/08

2004-57
KENAI REC DIST
Date 9-20-04
Time 11:07 A.M.
Requested By Eastham
Address _____



IKE SUBDIVISION

Comprised of 5.333 acres in the NW 1/4 NW 1/4, Sec 23 T.5 N., R.9 W., S. M., Kenai Recording District, Alaska and south of Scout Lake Loop R.O.W.

Owner: Ike S. Fields
35799 Scout Lake Loop Rd, Sterling, AK 99672

Surveyor: Terry T. Eastham R.L.S. 7629
P.O. Box 2891, Soldotna, AK 99669

Date of Survey July 2003

Scale: 1" = 200' K.P.B. file no. 2003-57

LEGEND:

- 3 1/8" ALUM CAP MON. 3832/5 1977 FOUND
- 2 1/2" ALUM CAP MON. L5 8888 2020 SET
- 5/8" REBAR IN MONUMENT BOX FOUND
- 5/8" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP L8888 SET
- RECORD DATUM PLAT 73-42 RHD
- RECORD DATUM PLAT K-1137 RHD

CERTIFICATE of OWNERSHIP and DEDICATION

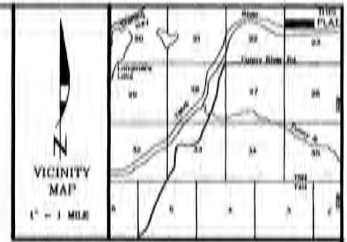
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADMIT THIS PLAN OF SUBDIVISION AND BY THIS INSTRUMENT DEEDS ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Samson Fields
P.O. BOX 1118
STERLING, ALABAMA 36072

NOTARY'S ACKNOWLEDGMENT

FOR *Samson Fields*
ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF SEPTEMBER, 2019.

Nicole S. Fisher
NOTARY PUBLIC FOR ALABAMA
MY COMMISSION EXPIRES 02/11/2022



North

Lot 4
KN 83-101

KN 78-213

Lot 3

KN 2009-42

Lot 1

KN 2002-31

Lot B-1 A

KN 1129

24

26

25

26

25

24

Fields Rd.
33' Section line
33' ROW dedicated
by this plat

Tract A
5.000 Ac.

Zone A4

Zone A4

Zone A4

Zone A4

Zone A4

Zone A4

Zone A4

Zone A4

Zone A4

Zone A4

Zone A4

Zone A4

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Zone A4

Zone A4

Zone A4

Zone A4

Line #	Direction	Length
L1	S89°57'00"W	45.72'
L2	S80°28'00"W	40.32'
L3	N89°50'00"E	32.00'
L4	N89°50'00"E	30.00'
L5	S00°16'59"E	80.00'

Approximate boundary of Zone A4
and Zone C from FEMA Flood panel
150401-1000A. See note 9.

Curve #	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	92°30'00"	250.00'	152.02'	87.00'	51.80'	S75°13'00"E
C2	100°29'59"	446.90'	257.05'	121.81'	135.00'	S78°40'40"W
C3	100°00'00"	446.90'	88.00'	35.00'	49.81'	S77°33'57"W
C4	100°00'00"	446.90'	88.23'	34.60'	49.10'	S86°20'22"W

Floodplain Ave.
60' ROW dedication
by this plat

Boundary of low wet area as defined by
Flood Watershed Forum mapping.

Comfortable St.
35' ROW dedication
by this plat

Betty Lou Dr.

Deed 3 4 5 6 7 8 9 10 11 12 13 14 15 16 18A 18B 20 21 22 23 24 25 26 26 25 24

KN 1137

Block 1

2

1

3

Deed

Fields Rd

Deed

Fields Rd

Deed

Fields Rd

Deed

Fields Rd

Deed

Fields Rd

Deed

Fields Rd

Deed

Fields Rd

Deed

NOTES:

- 1) Basis of bearing taken from Royal Acres Subdivision, Plat 73-42, Kanol Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) A public road easement which affects this plat is recorded as serial number 2017-007009-0. Said easement is being dedicated by this plat.
- 4) An easement for electric lines or system and/or telephone lines granted to Home Electric Association, Inc. is recorded as Book 3 Page 150, Kanol Recording District.
- 5) Exceptions to KPB 20.30.030, Proposed street layout, and KPB 20.30.170, Block length, were granted by the Plat Committee at the meeting of December 16, 2019.
- 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 wetlands determination if applicable.
- 7) Acceptance of this plat by the Kanol Peninsula Borough does not indicate acceptance of any encroachments.
- 8) 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).

- 9) FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the local Floodplain Review Board administrator should be contacted for current information and regulations. Development must comply with Chapter 17.06 of the Kanol Peninsula Borough Code. See FEMA Flood panel 150401-1000A for information on Floodplain Zones A4 and C.
- 10) Front 15 feet of the 30 foot building setback and the utility setback within 5 feet of the site lot true to a utility easement, the permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 11) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet in number 2 acres in size and therefore 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 herein actually exist as described, and all dimensions and other data are correct.

Date 9/22/2019

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KANOL PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 16, 2019.

KANOL PENINSULA BOROUGH

Nicole S. Fisher
AUTHORIZING OFFICIAL

KPB FILE No. 2019-141

Wilson-Fields Subdivision

A Resubdivision of Government Lots 1 and 2 Section 28, T5N, R9W, S4E, excepting three from Royal Acres Subdivision, plat 73-42 Kanol Recording District.

Located within the S1/2 NW1/4 Section 25, T5N, R9W, S4E, Kanol Peninsula Borough, Alaska.
Containing 35.624 Ac.

Surveyor Reganar Surveys 30405 Rostand St. Soldotna, AK 99689 (907) 868-0000	Owner Samson Fields P.O. Box 1210 Sterling, AK 99672
JOB NO. 10310	DRAWN: 2-20-2020
SURVEYED: Nov. 2019	SCALE: 1"=100'
FIELD BOOK: 19-4	SHEET: 1 of 1

Page 1/2

