

E. NEW BUSINESS

- 3. Harlie A. Fellers Subdivision 2023 Replat
KPB File 2023-037**



Kenai Peninsula Borough Planning Department

Vicinity Map

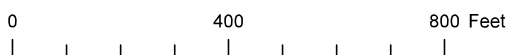


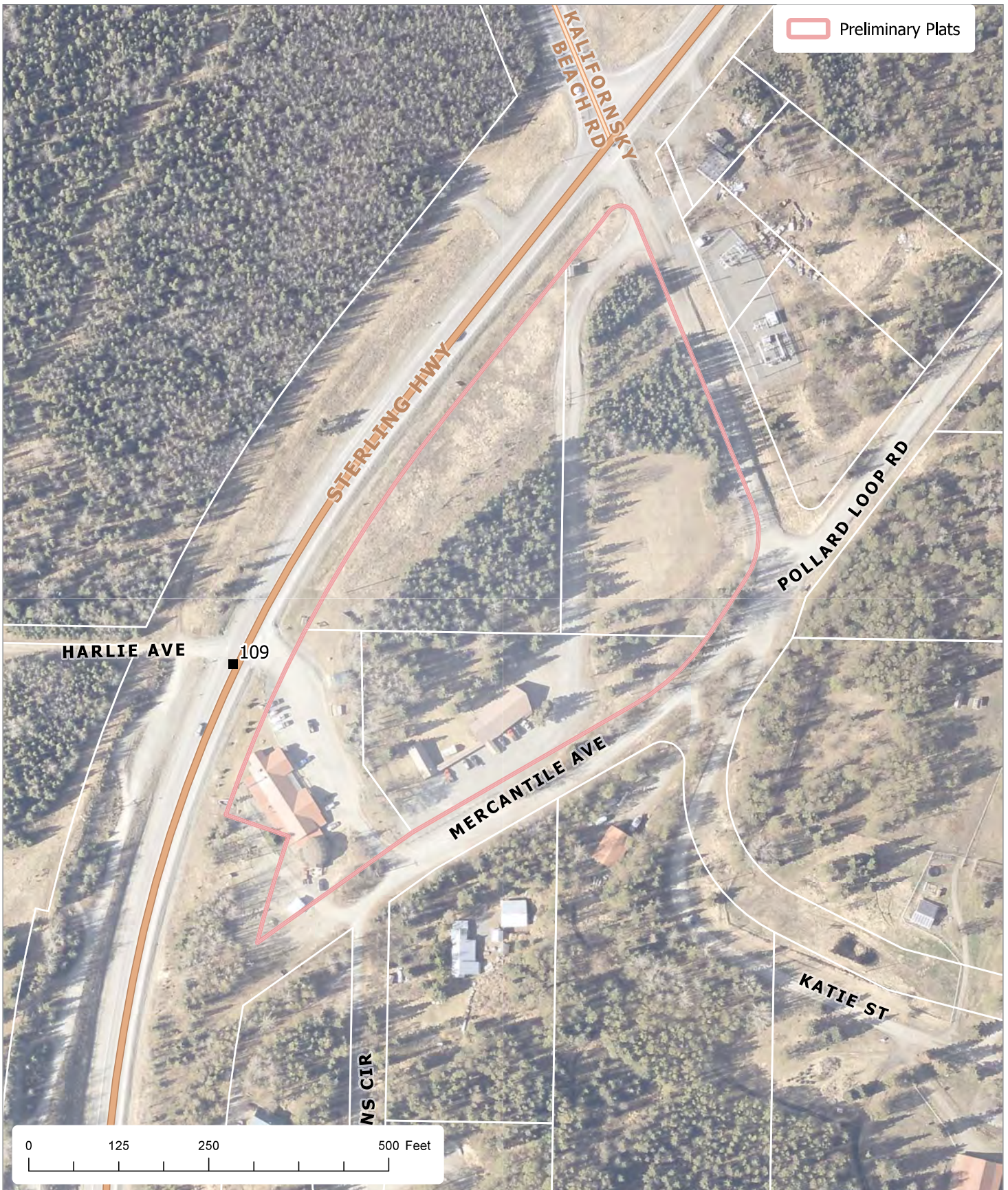
KPB File 2023-037

T 03N R 11W SEC 30

Kasilof

3/27/2023





AGENDA ITEM E. NEW BUSINESS

ITEM 3 - HARLIE A. FELLERS SUBDIVISION 2023 REPLAT

KPB File No.	2023-037
Plat Committee Meeting:	April 24, 2023
Applicant / Owner:	Kasilof Community Church Inc of Kasilof, Alaska and Steinbeck, Inc of Kenai, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Sterling Highway, Pollard Loop Road, Mercantile Avenue, Kasilof

Parent Parcel No.:	133-120-58, 133-240-06, 133-410-08, and 133-410-23
Legal Description:	Tract B Harlie A. Fellers Subdivision KN 78-31 Tract A Pollard Tract A Subdivision KN 85-237 Lot A-G Kasilof Community Church KN 87-80 SE ¼ NW ¼ Section 30, portion lying south east of the Sterling Highway
Assessing Use:	Residential, Institutional Church, and Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure four parcels into two tracts that will be 6.465 acres and 1.508 acres.

Location and Legal Access (existing and proposed): The preliminary subdivision located in the Kasilof area near mile 109 of the Sterling Highway. The proposed plat is located between the Sterling Highway, Pollard Loop Road, and Mercantile Avenue (previously Old Sterling Highway), all are dedicated and state maintained. Parent Tract A has constructed access from Pollard Loop Road. Tract A-G has constructed access from Mercantile Avenue. Parent Tract B has constructed access from the Sterling Highway and Mercantile Avenue. Proposed Tract B1 contains a business, the Kasilof Mercantile, and will continue having dedicated access from the Sterling Highway and Mercantile Avenue. Proposed Tract A1 will have the Kasilof Community Church and will continue to have access via Pollard Loop Road and Mercantile Avenue. As all rights-of-way are state maintained any questions or concerns regarding driveways or permitting will need to be addressed by Alaska DOT&PF. There are no proposed dedications.

Pollard Loop Road provides access to Sterling Highway on the east side of the subdivision. Mercantile Avenue dedication continues to the Sterling Highway dedication, but is not constructed to the highway connection. Harlie A. Fellers Subdivisions KN 78-31 shows a cul-de-sac at the end on of Mercantile Avenue to provide a turnaround area and to prevent access to Sterling Highway.

The block lengths comply with borough standards if the rights-of-way were borough jurisdiction. The distance along Pollard Loop Road does not comply with state requirements as the length is approximately 650 feet. Per KPB Code 20.30.170, if the right-of-way is state maintained the block length shall be no less than 800 feet. The dedications provide a closed block but it appears from past plats there is no intention to connect Mercantile Avenue to the Sterling Highway which creates an incomplete block. Steep slopes are present within the area where the Mercantile Avenue connects to the Sterling Highway. ***Staff recommends the plat committee concur an exception is not required as this platting action cannot lengthen the block and the limitation to connect to the highway is dictated by the State of Alaska DOT.***

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No comments
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SOA DOT comments	The ROW for Sterling Highway appears to be shown correctly. - Engineering
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Site Investigation: There are some steep slopes in the southeast corner of the subdivision near Pollard Loop Road and Mercantile Avenue that are not depicted and the slopes continue into the Pollard Loop Road dedication. The road is constructed and maintained and there does not appear to be any issues with the terrain within the dedication. The impact of the steep slopes is minimal on a lot of the proposed size of Tract A1 which already contains access and structures. **Staff recommends the steep slopes not be required to be shown as they are a minimal area and will impact the depiction of other required items.**

There are improvements to the southern tracts of the previous subdivisions. The western building should be located during field survey to verify its location to the property line and the 20 foot building setback line. Harlie A. Feller, KN 78-31 indicates placing into effect a 20 foot building setback line and shows the structure. The structure as of 1978 will predate the setback. The original church predated setbacks. It does appear that there have been additions that should be verified. **Staff recommends the location be verified of the buildings and if any portions are within the building setback it will need to be determined if they pre-date and correct depictions, notes, and possible permits may be required.**

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy 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: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	

Staff Analysis The property was originally government lots and an aliquot parcel. Multiple plats have been done to create the lots that are now being replatted by this proposed plat. The first tract was created by Harlie A. Fellers Subdivision, Plat KN 78-31. Plats KN 80-110, KN 85-237, and KN 87-80 created additional tracts or combined tracts into the current configuration. This platting action will combine and reconfigure a remainder of an aliquot parcel with Tract B, KN 78-31, Tract A, KN 85-237, and Tract A-G, KN 87-80.

A soils report will not be needed for either tract. Tract A1 is over 200,000 square feet and is reducing the number of lots. Tract B1 will be increasing its area by more than 1,000 square feet.

Notice of the proposed plat was mailed to the beneficial interest holder on March 28, 2023. The beneficial interest holder 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.

The property is not within an advisory planning commission.

Utility Easements Platted easements have been carried over from previous plats and are shown except for an easement granted by KN 80-110. Keith A. Lee, Plat KN 80-110 granted a 10 foot utility easement along the northern boundary of Tract G. This easement was not depicted on Kasilof Community Church Parcel, Plat KN 87-80. Staff

did not find an indication that the easement was vacated. **Staff recommends the easement be depicted and the source cited.**

Several blanket easements are listed in the certificate to plat that need to be listed in the note of the plat. An easement listed at Book 19 Page 309 details a legal description with a limit to a specific location, but is unreadable as given in the certificate to plat. **Staff recommends a more readable copy be obtained to be able to apply the description to the plat.**

HEA has requested several additional easements and their comments can be found in the packet.

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	HEA has requested several easements. Comments can be seen in the packet.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Robinson, Celina Affected Addresses: 57225 STERLING HWY; 51540 MERCANTILE AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: HARLIE AVE; AIDAN'S CIR; MERCANTILE AVE; KATIE ST</p> <p>Existing Street Name Corrections Needed: POLLARD LOOP - ADD "RD" AS SUFFIX</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: EXISTING ADDRESSES WILL NOT CHANGE</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

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.*

KPB 20.25.070 - Form and contents required.

A. 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 "A" to the parent legal description for Tract B Harlie A. Fellers Subdivision KRD 78-31. Add "Inc." to Kasilof Community Church in the ownership. Add lot ownership designation to owners in the title block. It appears that the Kasilof Community Church may have taken ownership under different names. Clear up ownership issues and if needed list as "aka". The legal description, break each quarter section down into the 1/4 1/4 section, including the fractional 1/4.*

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: *Add "RD" to Pollard Loop Road. Provide the source for the Sterling Highway.*

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: *correct any overstrikes.*

M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff recommendation: *Surveyor has a plat note there are slopes present and shown by shading, but none are depicted on the plat. There are minimal steep slopes present within Tract A1 along the curve adjacent to Pollard Loop Road. The impacted area is minimal, and showing would impact the depiction of other required information.*

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.*

20.30.240. Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

B. The setback shall be noted on the plat in the following format:

Building setback- A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.

- C. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:

Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

Staff recommendation: *Structures on Tract B Harlie A Fellers Subdivision KN 78-31 and Lot A-G Kasilof Community Church have structures that predate the setback, however could have additions. Surveyor will need to determine if there are any encroachments that do not predate the setbacks.*

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 will not be required.

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. Need measured and recorded data listed on bearings and distances along with sources. Need a length on the curve in the southwest corner of the subdivision. Need overall curve data for the curve on the Sterling Highway between the two Tracts.*

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

B. The following note shall be shown on the final plat:

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.

Staff recommendation: comply with 20.60.150 comply with 20.60.160 and verify that all recorded easements have corresponding plat notes.

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.

- "No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation."
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Add a plat note that the property is subject to the Native Claims Settlement Act as listed within the Certificate to Plat.
- Review the recorded easements within the staff report as it appears some are listed while others are missing. Verify that the correct parent parcel is being listed.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: Provide any required ownership documents needed. Documentation or listing the Kasilof Community Church with "also took title as" or "aka" may be required. Comply with 20.60.190.

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 View







KN 87-80

KASILOF COMMUNITY CHURCH

PARCEL A-G.

SHOWING A REPLAT OF TRACT A, HARLIE A. FELLERS SUBD. KENAI RECORDING DISTRICT 78-31 AND KEITH A. LEE TRACT G, DEED OF RECORD BOUNDARY SURVEY, K.R.D. 80-110.

BY Kasilof Community Church, Box 2 Kasilof, Ak.
SCALE 1"=100' AREA=1833 AC. JAN 19, 1987

LOCATED IN S1/2 SEC 30, T3N R11W, S.M.

NOTE: This plat purports to show a replat of above two tracts as one parcel.

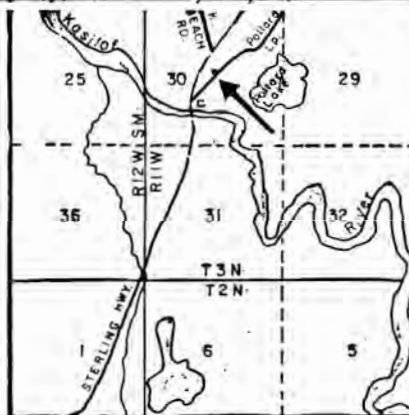
LEGEND

⊕ - USBLM mon. found.

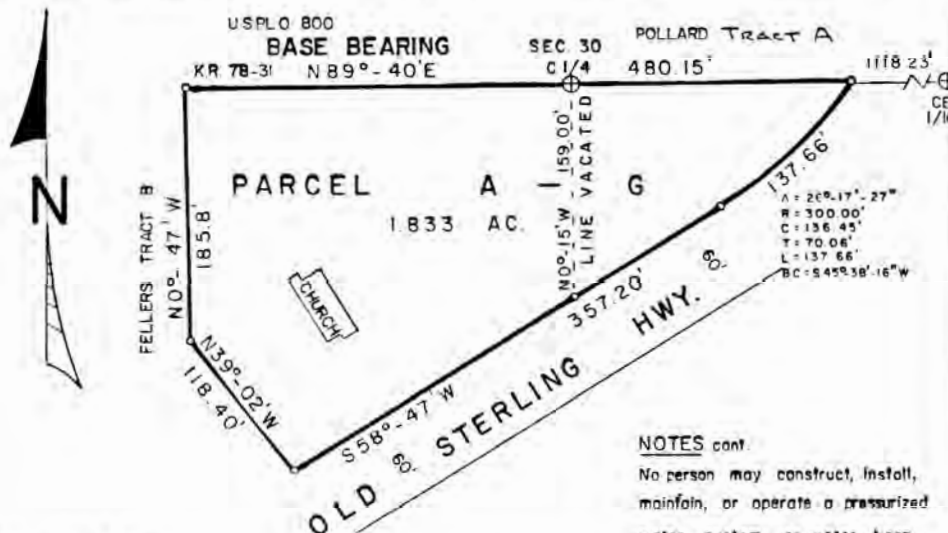
○ - 1/2" rerod found.

NOTES

A building setback of 20' from all street ROWs 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 and also the entire setback within 5 feet of side lot lines, for guy wires. Soils on these lots may or may not be suitable for conventional on site waste disposal systems CONT. BELOW



VICINITY 1"=1 mile MAP



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission as provided for in Section 20.04.070 KPB Subdivision Regulations.

KENAI PENINSULA BOROUGH

BY Richard P. Torga 6-11-87
AUTHORIZED OFFICIAL DATE

OWNERS CERTIFICATE

We hereby certify that we are the owners of the property shown and described hereon, and we hereby adopt this plan of subdivision.

George Jackinsky Trustee Kasilof Community Church
George Jackinsky, Trustee
Pamela Weatherford
Greg A. Rozak



NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this day of January 1987

Jane M. Gabler
NOTARY PUBLIC FOR ALASKA
for George Jackinsky (JANUARY 28, 1987)
My commission expires Sept. 13, 1987
FOR JEAN A. WEATHERFORD (JUNE 11, 1987)
FOR GREG A. ROZAK (JUNE 11, 1987)

NOTES cont.

No person may construct, install, maintain, or operate a pressurized water system, or water born waste disposal system unless approval of the ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION is obtained. 87-80

RECORDED (FILED) 20-
KENAI RECORDING DISTRICT

DATE 6/17/87
TIME 3:40 PM
REQUESTED BY
ADDRESS H Johnson



BOX 27 CLAM GULCH, AK 99568

KPB 87-020

POLLARD TRACT A

LOCATED IN SW1/4NE1/4 S30, T3N R11W, S.M., AK.
SCALE 1"=100' AREA=3.154 AC. 7-31-84
BY GEORGE R. POLLARD, BOX 40 KASLOF, AK.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Sept. 24, 1984.
KENAI PENINSULA BOROUGH
BY Richard D. Truiga
Authorized Official

LEGEND

- + - 1958, 3" brass cap mon. by USBLM, found
- - 1979 brass cap mon. by 268-S, found
- - 1/2" rebar, found
- - 1/2" x 2' rebar, set

OWNERS CERTIFICATE & 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 ROWs to public use, and grant all easements to uses shown.

George R. Pollard
George R. Pollard, box 40 Kaslof, Ak. 99610

J. Clayton Pollard
J. Clayton Pollard, c/o box 40 Kaslof, Ak. 99610

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 30 day of October, 1984.
Richard D. Truiga
NOTARY FOR ALASKA
For George R. Pollard
My commission expires 10/31/91

85-237

FILED 10
REC. DIST.
DATE 12/27, 1985
TIME 10:22 P.
Submitted by 11/20/1501

**AFFIDAVIT FOR
ISOLATED SUBDIVISION
FILED WITH ADEG**

NOTE

A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission.
Building setback line to be limit of utility easements along streets.
No direct access to state maintained ROWs except as approved by Alaska Department of Transportation.

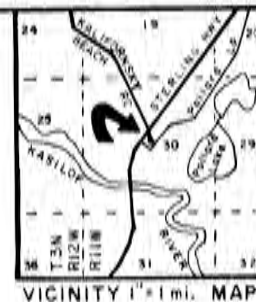
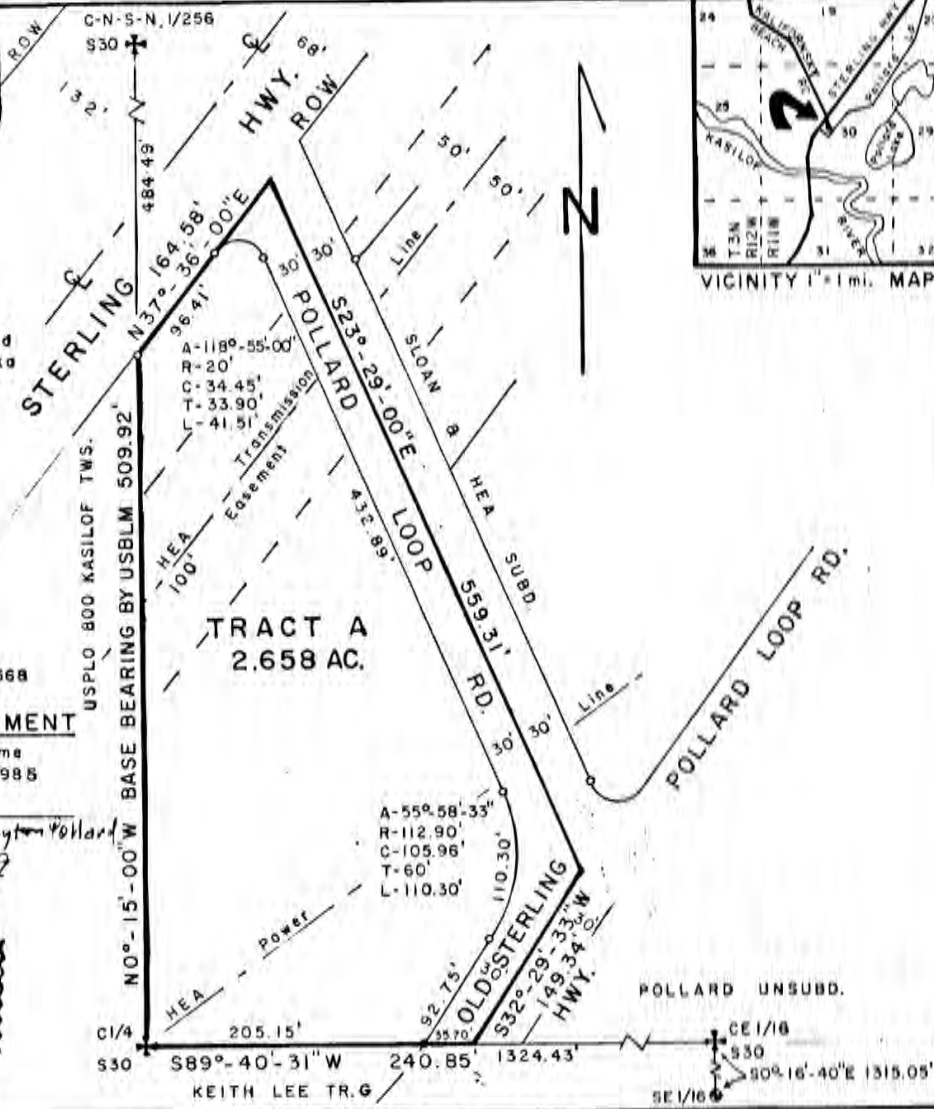
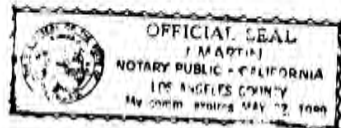


BOX 27 CLAM GULCH, AK. 99568

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 24 day of August, 1985

J. Clayton Pollard
NOTARY FOR CALIFORNIA
For J. Clayton Pollard
My commission expires 5/22/89



KEITH A. LEE TRACT-"G"

DEED OF RECORD, BOUNDARY SURVEY

LOCATED IN GOV. LOT 5, IN FRACTIONAL SE 1/4 SEC 30, T3N-R11W-S-M.; KASLOF, ALASKA.

SCALE=1"=100' AREA=18,966sf. SEPT-1, 1980

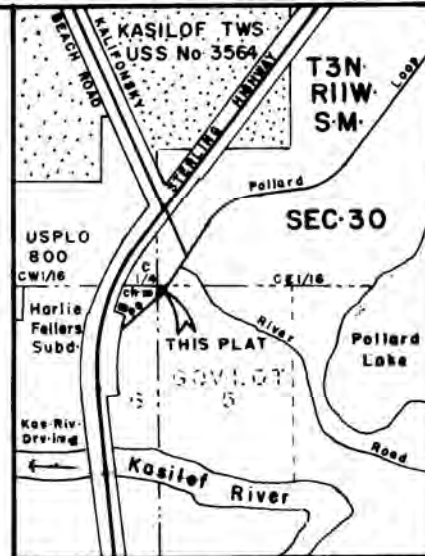
BY: KEITH A. LEE BOX 207 KASLOF, ALASKA 99610

NOTE:

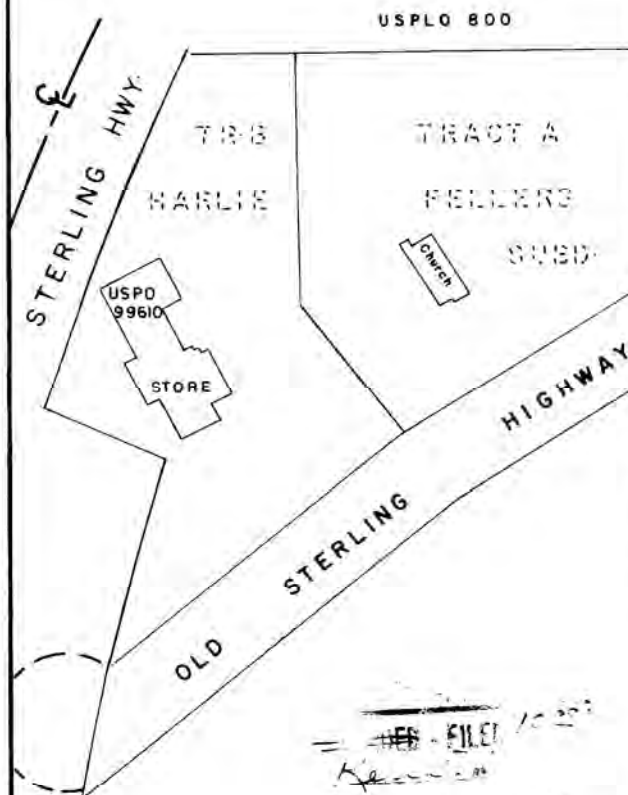
This plat purports to show that portion of Gov. Lot 5 lying west of the Old Sterling Highway, and designated hereon as TRACT-"G".

LEGEND

- USBLM mon. found.
- 1/2" X 2' rebar found.
- 1/2" X 2' rebar set.



VICINITY SCALE=1"=1/4 M. MAP

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission on October 15, 1980

for recording by the State Recorder as a Deed of Record Boundary Survey.

KENAI PENINSULA BOROUGH

BY: Jeffrey B. Lohr**OWNERS' CERTIFICATE**

We hereby certify we are the owners of the property shown and described hereon, and we hereby adopt this plan of subdivision.

Keith A. Lee
KEITH A. LEE BOX 207 KASLOF, AK. 99610

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 14 day of September, 1980

NOTARY PUBLIC FOR ALASKA

My Commission expires 9/30/10

Thermy D. Johnson

Harlie A. Fellers Subdivision

LOCATED IN GOV. LOTS 6 AND 7, SEC. 30 T3N R11W S.M.; KASLOF, ALASKA

SCALE = 1" = 200'

AREA = 42.816 AC.

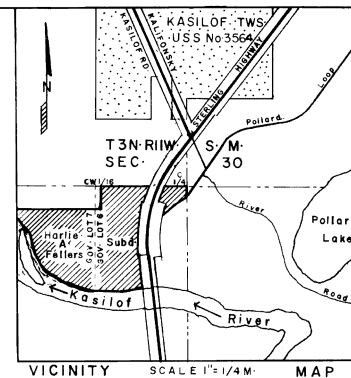
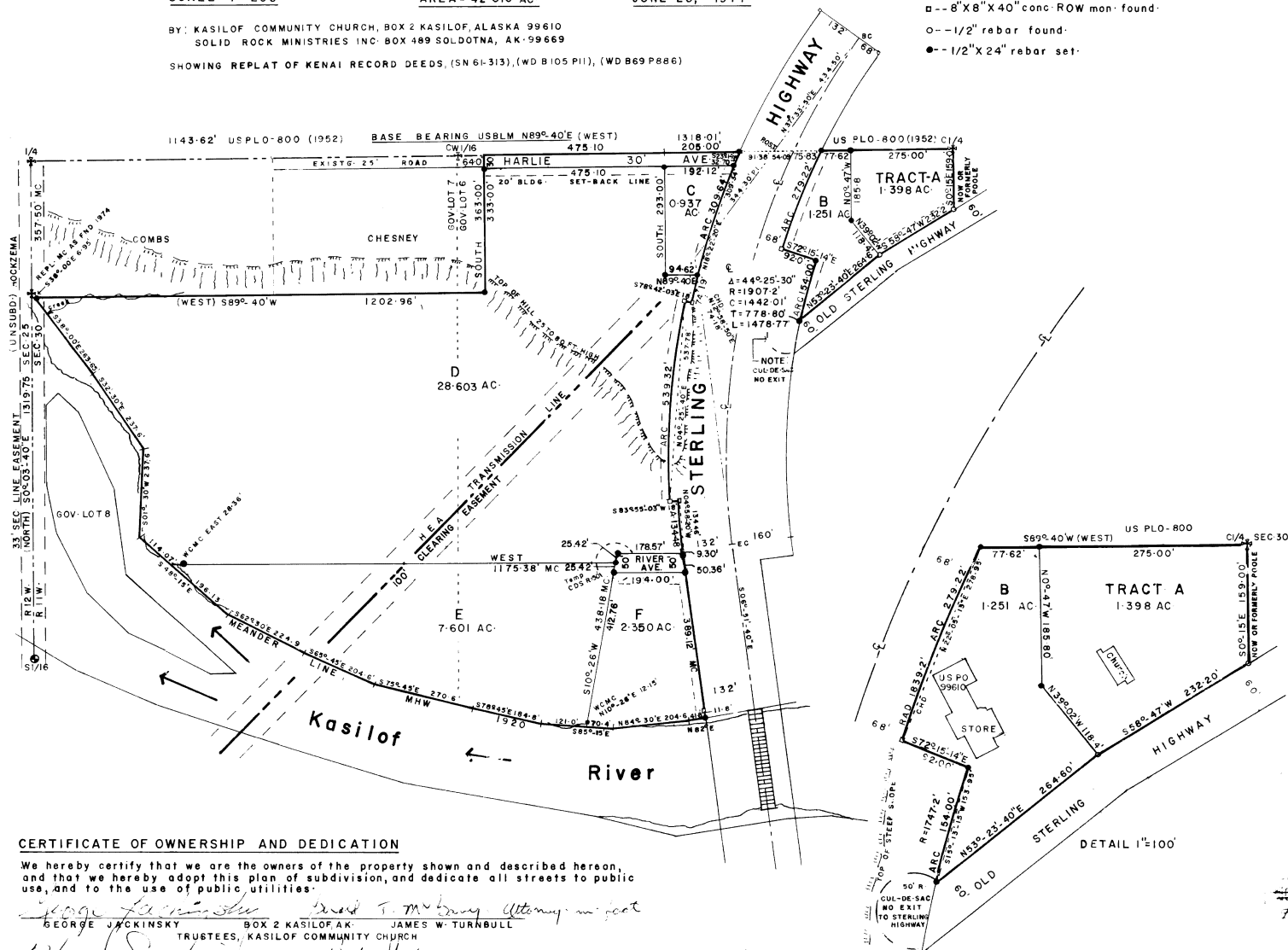
JUNE 20, 1977

BY: KASLOF COMMUNITY CHURCH, BOX 2 KASLOF, ALASKA 99610
SOLID ROCK MINISTRIES INC. BOX 489 SOLDOTNA, AK 99669

SHOWING REPLAT OF KENAI RECORD DEEDS, (SN 61-313), (WD B105 P11), (WD B69 P886)

LEGEND

- Indicates GLO, BLM monument found.
- Ind. 3/4" X 3' IP W/BC found, 268-S
- -- 8" X 8" X 40" conc. ROW mon. found.
- -- 1/2" rebar found.
- -- 1/2" X 24" rebar set.



PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of July 11, 1977 is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By Phyllis Waring

NOTE:

The natural line of mean high water of Kasilof River is the legal boundary of tracts D, E, and F.

All waste water disposal systems shall comply with existing laws at time of construction.

A 20' bldg. set-back line along all streets. A 5' underground utility, or overhead clearing easement for H.E.A. along streets.

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 streets to public use, and to the use of public utilities.

George Jackinsky James W. Turnbull
BOX 2 KASLOF, AK. TRUSTEES, KASLOF COMMUNITY CHURCH

Floyd Seekins Bert Shultz
FLOYD SEEKINS, CHAIRMAN BERT SHULTZ, DIRECTOR
SOLID ROCK MINISTRIES INC.
BOX 489 SOLDOTNA, AK

Frederick J. Galloway Ruth V. Galloway
FREDERICK J. GALLOWAY RUTH V. GALLOWAY
BOX 181 KASLOF, AK 99610

Noble W. Webb Trudy S. Webb
NOBLE W. WEBB TRUDY S. WEBB
STAR ROUTE KASLOF, AK

Terence Cowart Daniel P. Casey (PARTNER)
TERENCE COWART (PARTNER) DANIEL P. CASEY (PARTNER)
KASLOF RIVER DRIVE-IN
STAR ROUTE 2 KASLOF, AK

STATE OF ALASKA, THIRD JUDICIAL DISTRICT

Subscribed and sworn to before me this 22nd day of

August 1977
Terence W. Webb
NOTARY PUBLIC FOR ALASKA

My commission expires 6/14/81



BOX 27 CLAM GULCH, AK 99568



VICINITY 1" = 1 mile MAP

Harlie A. Fellers Subdivision 2023 Replat Preliminary Plat

A replat of Tract B Harlie Fellers Subd., KRD 78-31, Tract A Pollard Tract A Subd., KRD 85-237, Lot "A-G" Kaslof Community Church, KRD 87-80, and the SE 1/4 NW 1/4 Section 30, portion lying south east of the Sterling Highway. Located in the NW 1/4, NE 1/4, SE 1/4, & SW 1/4, Section 30, T3N R11W, SM, Kaslof, Alaska. Kenai Recording District Kenai Peninsula Borough File

Prepared for

Kaslof Community Church
P.O. Box 57
Kaslof, AK 99610

Steinbeck, Inc.
1116 Inlet Woods Dr.
Kenai, AK 99611

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568

SCALE 1" = 100'

5 January, 2023

AREA = 7.973 acres

LEGEND

- ⊕ - 3 1/2" alcap monument, LS-5352, 2005, found.
- - 1/2" rebar lot corner, found
- - 1/2" x 4" rebar with plastic cap, set.
- ⊗ - 3 1/2" USBLM Brass Cap Monument, 1958, found.
- - State concrete ROW Monument, found.

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' adjacent to ROWs is also a utility easement extending to 20' within 5' of side lot lines. Plat KRD 85-237 granted a 20' utility easement adjacent to ROWs for former Pollard Tract A to remain in place for this plat.
2. Plat KRD 78-31 granted a 5' utility easement adjacent to ROWs for former Harlie A Fellers Subd. Tract B, now contained within 10' easement granted by this plat.
2. 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.
3. This property is subject to a Reservation of Easement for highway purposes, and any assignments or uses thereto 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, 1958; Public Land Order No. 1613, dated April 7, 1958, and Dept. 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.
4. Former Tract "A" Pollard Tract A Subd. is subject to an electrical easement granted to Homer Electric Association, Inc. by Kenai Recording District Misc book 3 pages 42 & 43. This is a general easement, no definite location given.
5. Former Tract B Harlie A Fellers Subd. & Lot A-G Kaslof Community Church is subject to an electrical easement granted to Homer Electric Association, Inc. by Kenai Recording District Misc book 3 page 63. This is a general easement, no definite location given.
6. Former Tract B Harlie Fellers Subd. is subject to an electrical easements granted to Homer Electric Association, Inc. by Kenai Recording District Misc Book 4 page 63 & Book 294 page 972. This is a general easement, no definite location given.
7. Former Tract "A" Pollard Tract A Subd. is subject to an easement granted to Glacier State Tel Co. by Kenai Recording District book 197 page 972. This is a general easement, no definite location given.
8. Contour interval 4'. Shaded areas indicate grades over 25%. There are no wet areas in the subdivision.

Former unsubdivided parcel described as the portion of the SW 1/4 NE 1/4 of Section 30, T3N R11W, S.M. bounded by the north line of said parcel, the Sterling Highway, the Kaslof Road and the old Sterling Highway, is subject to an electrical easement granted to Homer Electric Association, Inc. by Kenai Recording District Misc. Book 37, Page 88. This is a general easement with no definite location given.

CW 1/16
Sect 30
BASE BEARING KRD 2005-103
N 89°40' E 1317.77'
From CW 1/16 to C 1/4

HARLIE AVE.
30'
Harlie A. Fellers
Subd. #2
Tr D-1

WASTEWATER DISPOSAL

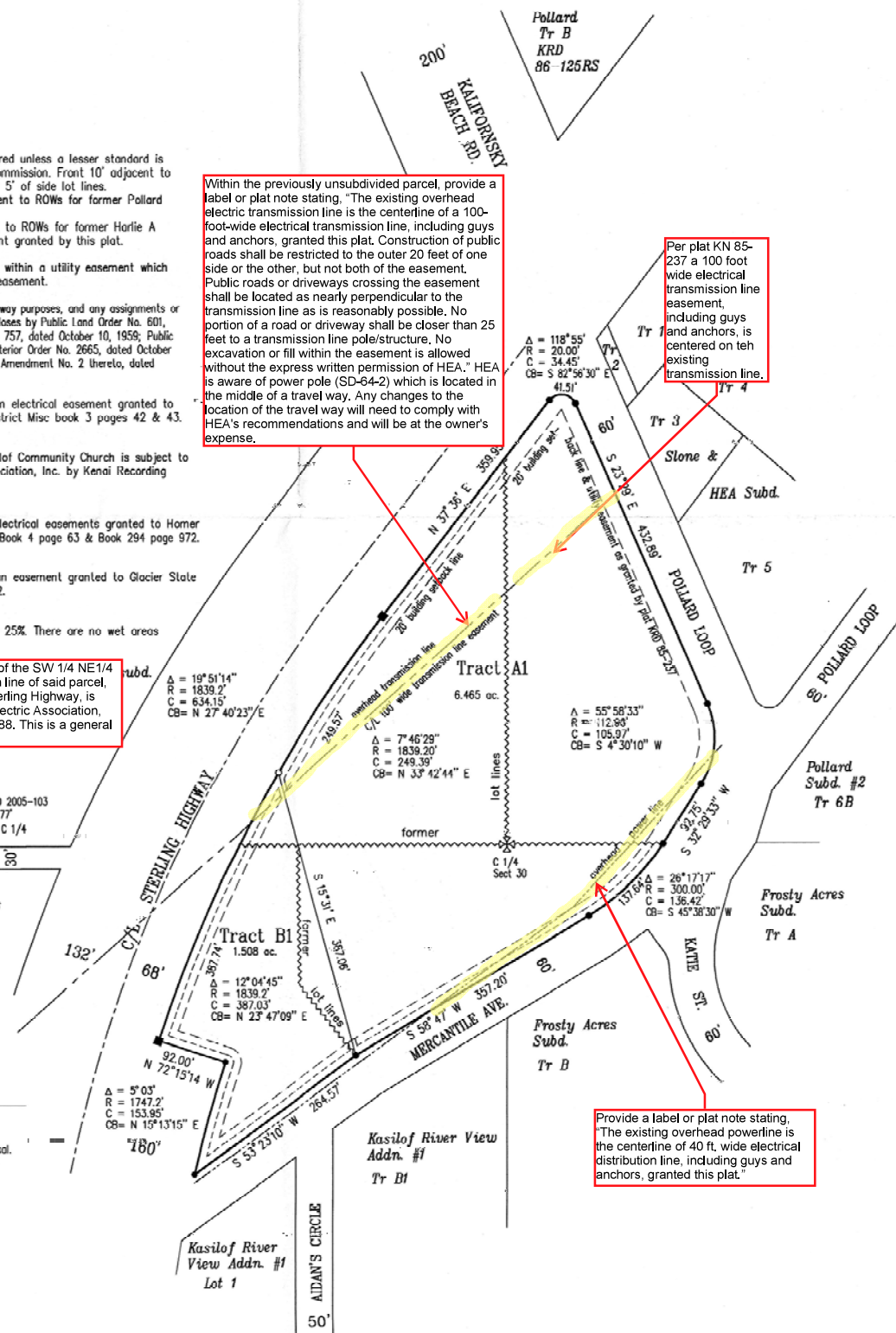
Tract A1
20.40.030
This lot is at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

Tract B1
20.40.040
Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. This platting action will provide greater wastewater disposal area for this lot.

Within the previously unsubdivided parcel, provide a label or plat note stating, "The existing overhead electric transmission line is the centerline of a 100-foot-wide electrical transmission line, including guys and anchors, granted this plat. Construction of public roads shall be restricted to the outer 20 feet of one side or the other, but not both of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of a road or driveway shall be closer than 25 feet to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA. HEA is aware of power pole (SD-64-2) which is located in the middle of a travel way. Any changes to the location of the travel way will need to comply with HEA's recommendations and will be at the owner's expense."

Per plat KN 85-237 a 100 foot wide electrical transmission line easement, including guys and anchors, is centered on the existing transmission line.

Provide a label or plat note stating, "The existing overhead powerline is the centerline of 40 ft. wide electrical distribution line, including guys and anchors, granted this plat."



KPB 2023-037