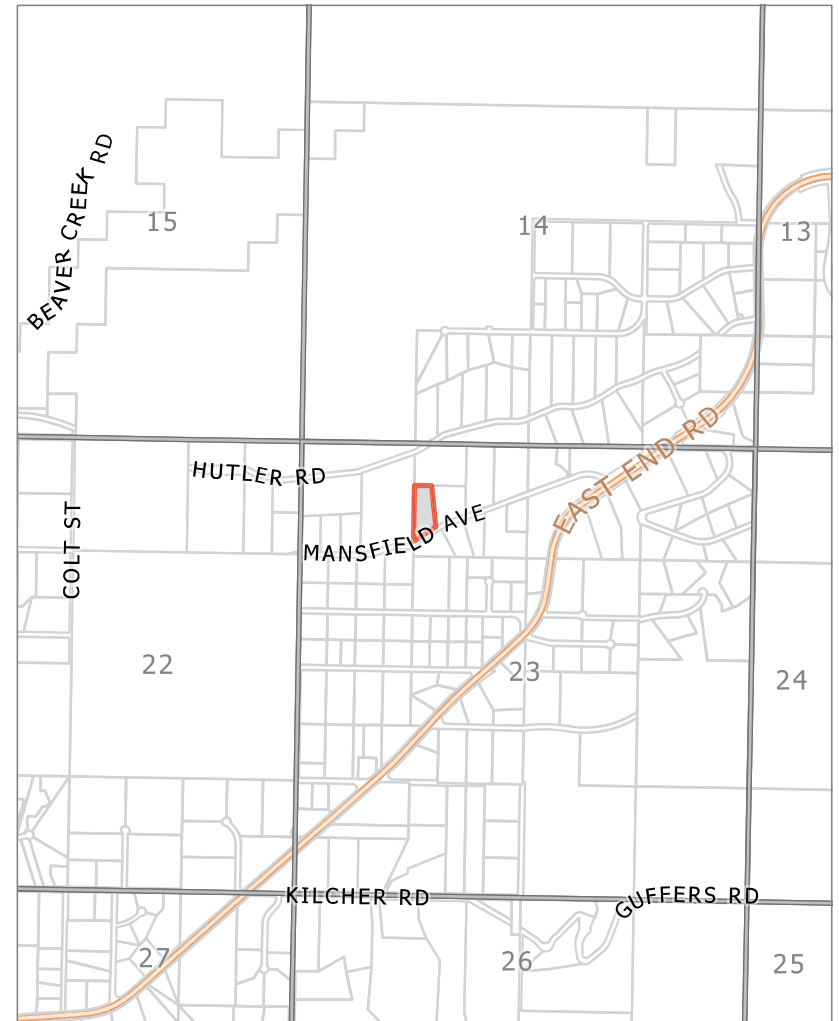
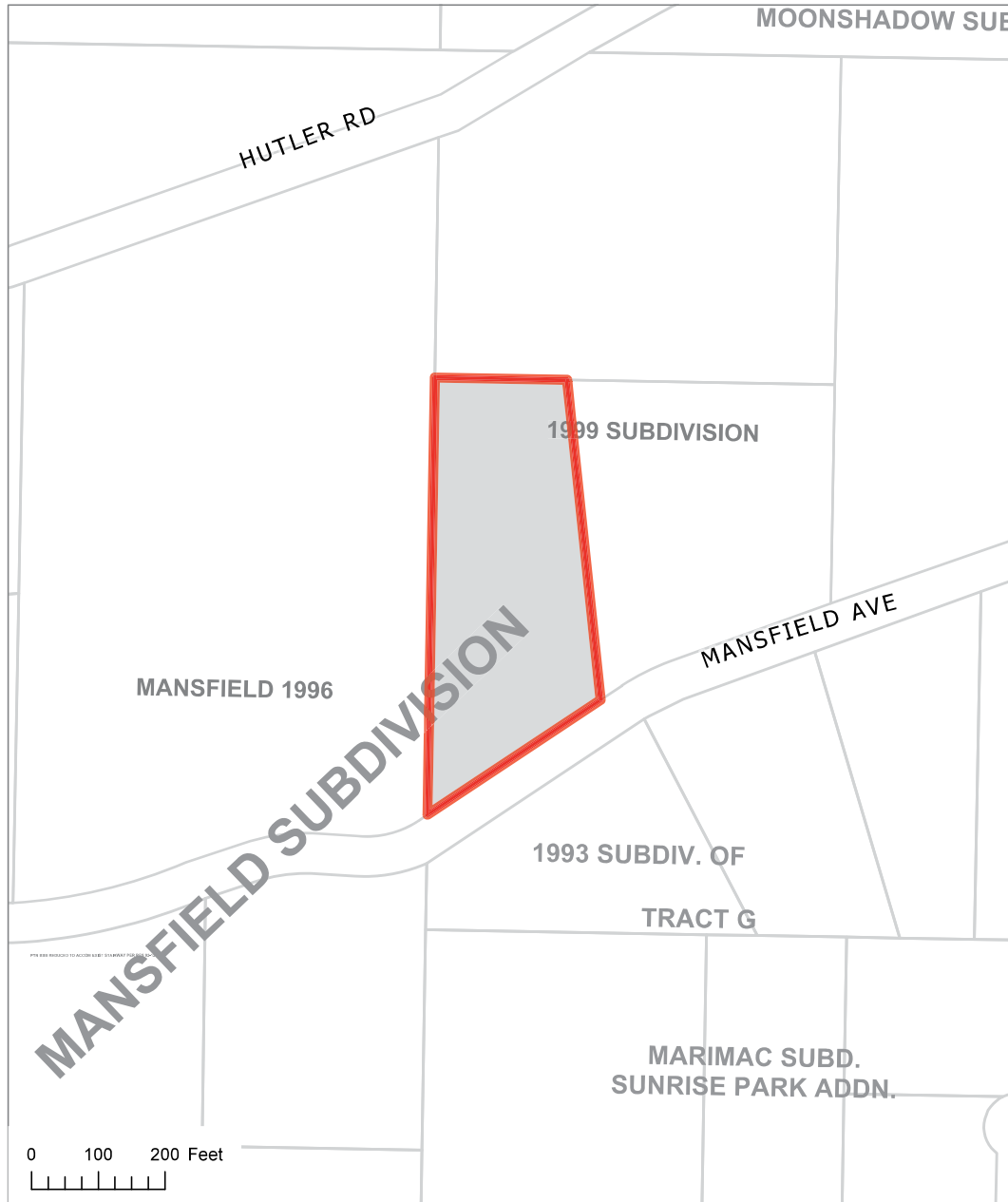


E. NEW BUSINESS

- 2. Mansfield 1999 Subdivision Lot 2-A Replat
KPB File 2025-057
Seabright Surveying / Alpe
Location: Mansfield Drive off East End Road
Fritz Creek Area**



KPB File 2025-057
T 5S R 12W Sec23
Fritz Creek



Aerial 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.

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

4. THERE IS A RIGHT-OF-WAY EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. PER BK 239 PG 246 HRD.

LEGEND

- BC MON, 269-S, 1976, HM 99-58
- 2" AC ON 5/8" RBR 44E9-S 1999, HM 99-68
- ⊕ 1/2" RBR, HM 84-89

APPROX. AREA DISCHARGE SLOPE
(KWF WETLANDS ASSESSMENT, KPB GIS)

APPROX. AREAS OF 20% SLOPE OR
GREATER (KPB GIS)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	43.30'	S17°09'32"W

WASTEWATER DISPOSAL

PER HM 99-68, SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

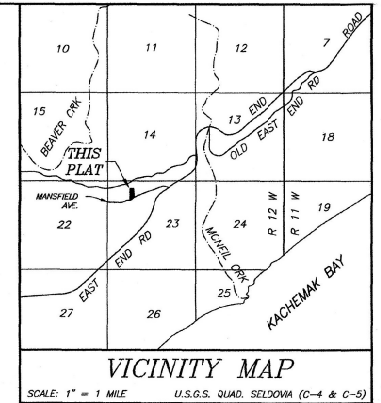
ENGINEER LICENSE NO. DATE

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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 HEREON.

MICHAEL JOSEPH ALPE
P.O. BOX 54
WALDEN, CO 80480

DEBORAH ANN ALPE
P.O. BOX 544
WALDEN, CO 80480

HOMER RECORDING DISTRICT

KPB FILE NO. 2025-XXX

MANSFIELD 1999 SUBDIVISION LOT 2-A REPLAT

A REPLAT OF LOT 2-A, MANSFIELD 1999 SUB. (HM 99-68), LOCATED IN THE NE1/4 NW1/4 SEC. 23, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 3.000 ACRES

SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 295-1582
seabrightsurvey@gmail.com

CLIENTS: MICHAEL JOSEPH ALPE & DEBORAH ANN ALPE
P.O. BOX 54, WALDEN, CO 80480

DRAWN BY: FC	CHKD BY: KK	JOB #2025-05
DATE: 04/2025	SCALE: 1"=100'	SHEET #1 OF 1

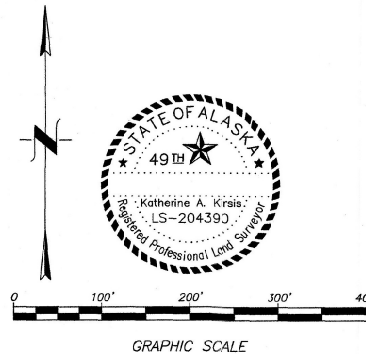
PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

KPB 2025-057



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
MANSFIELD 1999 SUBDIVISION LOT 2-A REPLAT**

KPB File No.	2025-057
Plat Committee Meeting:	May 27, 2025
Applicant / Owner:	Michael Joseph Alpe and Deborah Ann Alpe of Homer, Alaska
Surveyor:	Katie Kirsis, Seabright Survey + Design
General Location:	Mansfield Avenue, Fritz Creek Area

Parent Parcel No.:	172-250-29
Legal Description:	Lot 2-A, Mansfield 1999 Subdivision, Plat HM 99-68, Township 5 South, Range 12 West, Section 23, Seward Meridian
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On-site / On-site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 3.000 acre lot into two lots: one of 0.926 acres and one of 2.074 acres.

Location and Legal Access (existing and proposed):

Legal access to the proposed plat is by Mansfield Avenue on the south. Mansfield Avenue is a 60-foot borough-maintained road that connects to East End Road to the northeast and terminates as it goes to the west.

The block consists of Mansfield Avenue on the south, East End Road to the east and Hutler Road to the north. Block length exceeds allowable limits per KPB 20.30.170. Dedication of roads to comply with code would require dedications through wetlands and steep terrain and is not the best location on existing Mansfield Avenue. **Staff recommends** the plat committee concur that due to the location, a dedication at this time is not advised and an exception is not required.

No section line easements or patent easements affect the proposed plat.

No vacations or dedications are requested with this platting action.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT comments	No comment

Site Investigation:

According to the KPB GIS imagery and KPB Assessing records, improvements are located on the affected property. The surveyor did not depict the structures on the plat. Staff reviewed the imagery and the preliminary plat and it appears that the major improvements will be located on Lot 2-A1 and small structures on proposed Lot 2-A2. One small structure looks to possibly be near to the line identified as L1 on the plat. **Staff recommends** the surveyor confirm the small structure is not encroached on the lot lines. There is one driveway from Mansfield Avenue to the dwelling that will be crossing Lot 2-A2. **Staff recommends** an access agreement be recorded granting shared access of the driveway. Per KPB 20.60.160, private easements may not be granted on the plat. A separate

document can be created for the shared access easement.

KWF Wetlands Assessment indicate wetlands on the affected property, identified as a discharge slope, and is located on the majority of the proposed plat. The surveyor has identified the wetlands on the preliminary plat.

Steep slopes affect the platting area according to the KPB GIS terrain viewer. Slopes exceeding 20% are shown as shaded areas on the preliminary plat. **Staff recommends** that it is the surveyor's discretion to keep or remove the shaded area on the final plat submittal per KPB 20.60.010.

This platting action is not within a Flood Hazard Zone or a Habitat Protection Area per the KPB River Center Review.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</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 part of the NW1/4 of Section 23, Township 5 South, Range 12 West, Seward Meridian, Alaska. Mansfield Subdivision (HM 78-94) subdivided the land into 8 Tracts and dedicated Mansfield Avenue. In 1984, Mansfield Subdivision 1984 Subdivision of Tract D (HM 84-103) further subdivided Tract D into two lots. Mansfield 1999 Subdivision (HM99-68) then subdivided Lot 2 into Lots 2-A and 2-B. The proposed plat will subdivide Lot 2-A into two more lots.

There is a soils report on file with the KPB for Mansfield 1999 Subdivision (HM 99-68); however, this platting action is dividing Lot 2 and increasing the developable units of the lot, which is contrary to KPB 20.40.020.(A)(1)(c). Therefore, a soils report will be required and an engineer will sign the final plat as this plat is increasing the number of developable lots and does not meet code KPB 20.40.020(A)(1)(c):

*"Moving one or more lot lines **without increasing the number of developable lots**, while maintaining a minimum of 20,000 square feet of contiguous area, as described in KPB 20.40.040(A)(4)(a), for each lot affected by the lot line movement."*

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.

This plat is within the Kachemak Bay APC which is currently inactive.

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

Per KPB 20.60.160, private easement may not be granted on the plat.

Utility Easements

Mansfield Subdivision (HM 78-94) granted a 20-foot utility easement on the west boundary line of the original tract. This easement was 10-feet on either side of the lot line and was carried forward on the future plats. **Staff recommends** the surveyor modify the label on the west boundary line of Lot 2-A1 to reflect the parent plat which granted the easement (HM 78-94).

Mansfield Subdivision (HM 78-94) granted a 5-foot underground utility easement or overhead clearing easement along all rights-of-way. In 1984, Mansfield Subdivision 1984 Subdivision of Tract D (HM 84-103) extended the utility easement width to the entire width of the 20-foot building setback along all rights-of-way. This easement was carried forward to the most recent parent plat, Mansfield 1999 Subdivision (HM 99-68). **Staff recommends** the surveyor modify the label on the south boundary line to reflect the parent plat which granted the easement (HM 84-103) and modify plat note number 1 to reflect the building setback line as the limit of utility easements along the street.

The Certificate to Plat included a right-of-way easement granted to HEA as recorded in Book 239, Page 246. The document states this easement was for the east 15 feet of former Lot 2 (plat 84-103). This easement does not affect this plat. **Staff recommends** the surveyor remove plat note number 4 from the parent plat and ask the title company to remove the easement when ordering the final Certificate to Plat.

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.

HEA sent a comment that is included in the packet. The comment included the corrections noted in the staff report.

Utility provider review:

HEA	See Comments
ENSTAR	No comments or recommendations
ACS	No Response
GCI	No Response

KPB department / agency review:

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: 53726 MANSFIELD AVE Existing Street Names are Correct: Yes List of Correct Street Names: MANSFIELD AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 53726 MANSFIELD AVE WILL REMAIN
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan

	There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Plat note 1 needs to be corrected to the entire building setback being a utility easement.

Plat note 4 does not affect this plat and can be removed.

Plat Approval certificate needs the date of May 27, 2025 added.

Revise address in the Certificate of Ownership & Dedication to Box 544

PLAT NOTES TO ADD

- 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.

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:

- o Modify the KPB File Number to 2025-057
- o Modify the mailing address within the title block to PO Box 544, Walden, CO 80480

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:

- o Provide a label for Hutler Road
- o Add "East" to the East End Road label on the eastern portion of the vicinity map (sections 13 and 7 say "End Road")
- o Add a label for Township 5S

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.110. Dimensional data required.

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.*

- Modify the north boundary recorded bearing to S89-57-11 (HM 99-68)
- Modify the south boundary recorded distance and bearing to S54-58-06W 311.47 feet (HM 99-68)

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

- Modify the mailing address for Michale Joseph Alpe to PO Box 544, Walden, CO 80480
- Include the meeting date of May 27, 2025 to the Plat Approval

RECOMMENDATION:

STAFF RECOMMENDS:

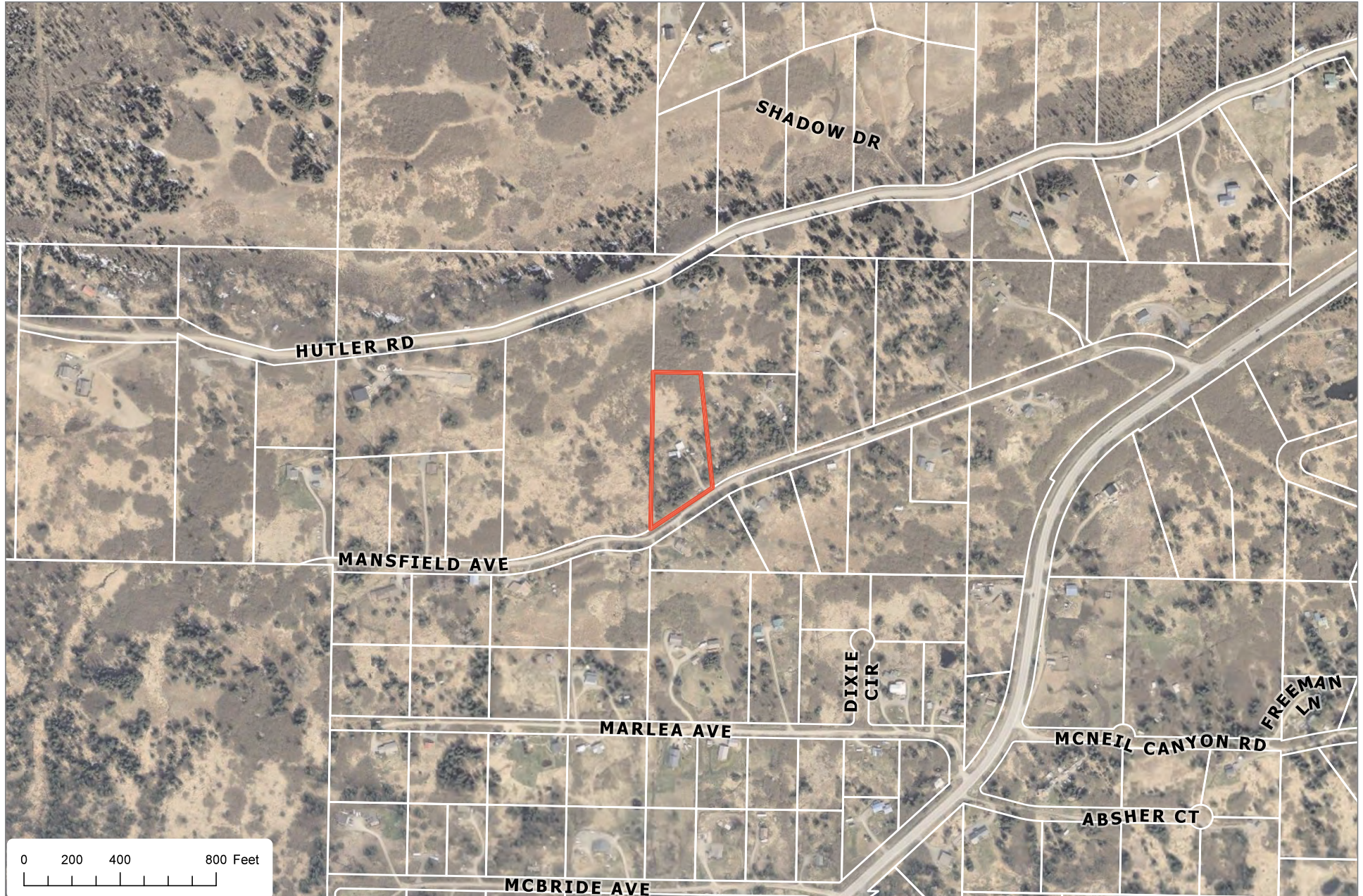
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 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.

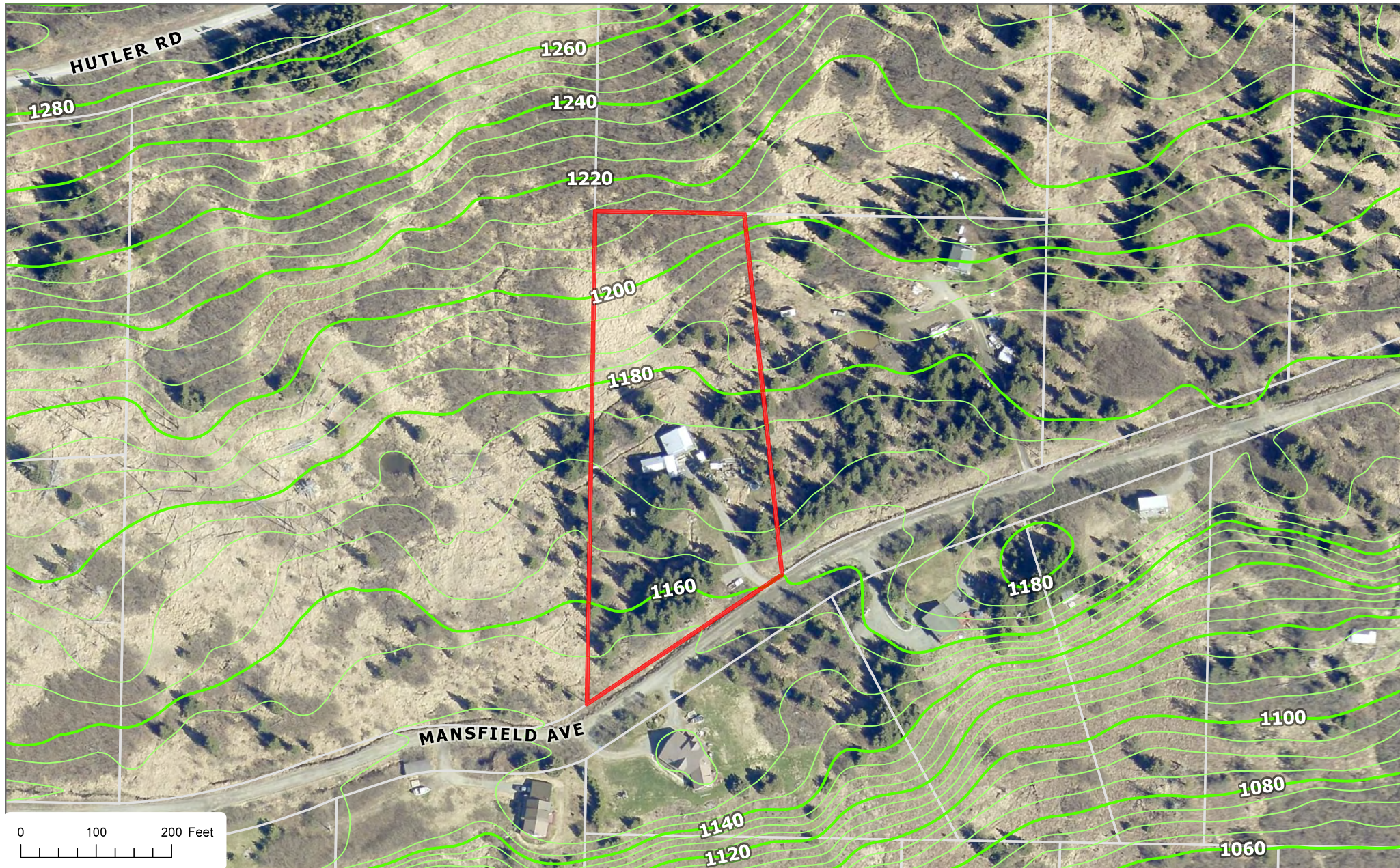
END OF STAFF REPORT



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.



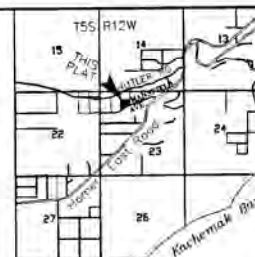
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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:

- FOUND 1/2" REBAR, 268-S, 1978 OR 1984.
- SET 2" ALUM. CAP ON 5/8" REBAR, 4469-S, 1999
- FOUND 5/8" REBAR, MONUMENT OF RECORD FROM PLAT No. 84-89, MANSFIELD SUBDIVISION 1984
- ⊗ FOUND BRASS CAP ON IRON PIPE, 269-S, 1976



Vicinity Map Scale 1" = 1 Mile

NOTES

1. Building setback line to be limit of utility easements along streets.
2. Building Setback: A setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
3. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
4. The State of Alaska requires that all wastewater disposal systems be a minimum of 100 ft. from any water source.
5. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.

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 my free consent dedicate all rights-of-way to public use and grant all easements to the use shown. I further certify that Deed(s) of Trust affecting this property do not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiary(ies).

Sean C. Maryott

Sean C. Maryott
P.O. Box 15374, Fritz Creek, AK 99603

Notary's Acknowledgement

Subscribed and sworn before me this 21st day of October, 1999 for Sean C. Maryott.

Judith Mullikin

Notary Public for State of Alaska
My Commission Expires: 10/18/2003

State of Alaska
NOTARY PUBLIC
JUDITH MULLIKIN
MY COMMISSION EXPIRES

WASTEWATER DISPOSAL: Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

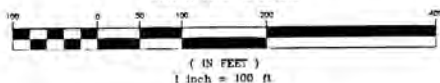
Sam McOne CE 7862 3 NOV 99
Engineer License # Date

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of
September 13, 1999
KENAI PENINSULA BOROUGH

By *May 11, 2000*
Authorized Official

GRAPHIC SCALE



99-68 2000
RECORDED
HOMER REC. DIST.
DATE 11/29 1999
TIME 2:55 PM
Requested by *Mullikin*
Address

MANSFIELD 1999 SUBDIVISION

SUBDIVISION OF LOT 2, MANSFIELD SUBDIVISION
1984 SUBDIVISION OF TRACT D.
PLAT #84-103, HOMER RECORDING
DISTRICT, THIRD JUDICIAL DISTRICT,
LOCATED IN THE NE1/4 NW1/4 S23,
T5S, R12W, S.M., ALASKA,
CONTAINING 6.393 ACRES

SURVEYOR	CLIENTS
MULLIKIN SURVEYS P.O. Box 790 Homer, AK 99603	Sean Maryott P.O. Box 15374 Fritz Creek, AK 99603
Scale: 1" = 100'	Date: June, 1999
Base Map: AR-58	Dwg. File: MANS02
Book No. 154	K.P.B. File No. 99-148
Drawn By: TLM	Checked By: DEM

MANSFIELD SUBDIVISION

1984 SUBDIVISION OF TRACT D

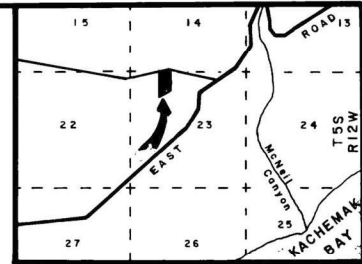
LOCATED IN W1/2 NE1/4 NW1/4 SEC 23, T5S, R12W, S.M., AK.

SCALE 1" = 100'

AREA = 12.801 AC.

10-6-84

BY W.F. MANSFIELD BOX 745 HOMER, AK. 99603



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission in accordance with Sec. 20.04.070 Kenai Peninsula Borough regulations. KENAI PENINSULA BOROUGH

By [Signature]
authorized official

Date 10/24/84

LEGEND

- ✚ - 1919 brass cap mon. by GLO
- ⊙ - 1976 brass cap mon. by 268-S, found
- - 1/2" rerod, found
- - 1/2" x 2' rerod, set

NOTE

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.
Building setback line to be limit of utility easements along streets.
No direct access to state maintained ROW's unless approved by Alaska Dept. of Transportation.

OWNERS' CERTIFICATE

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 grant all easements to uses shown.

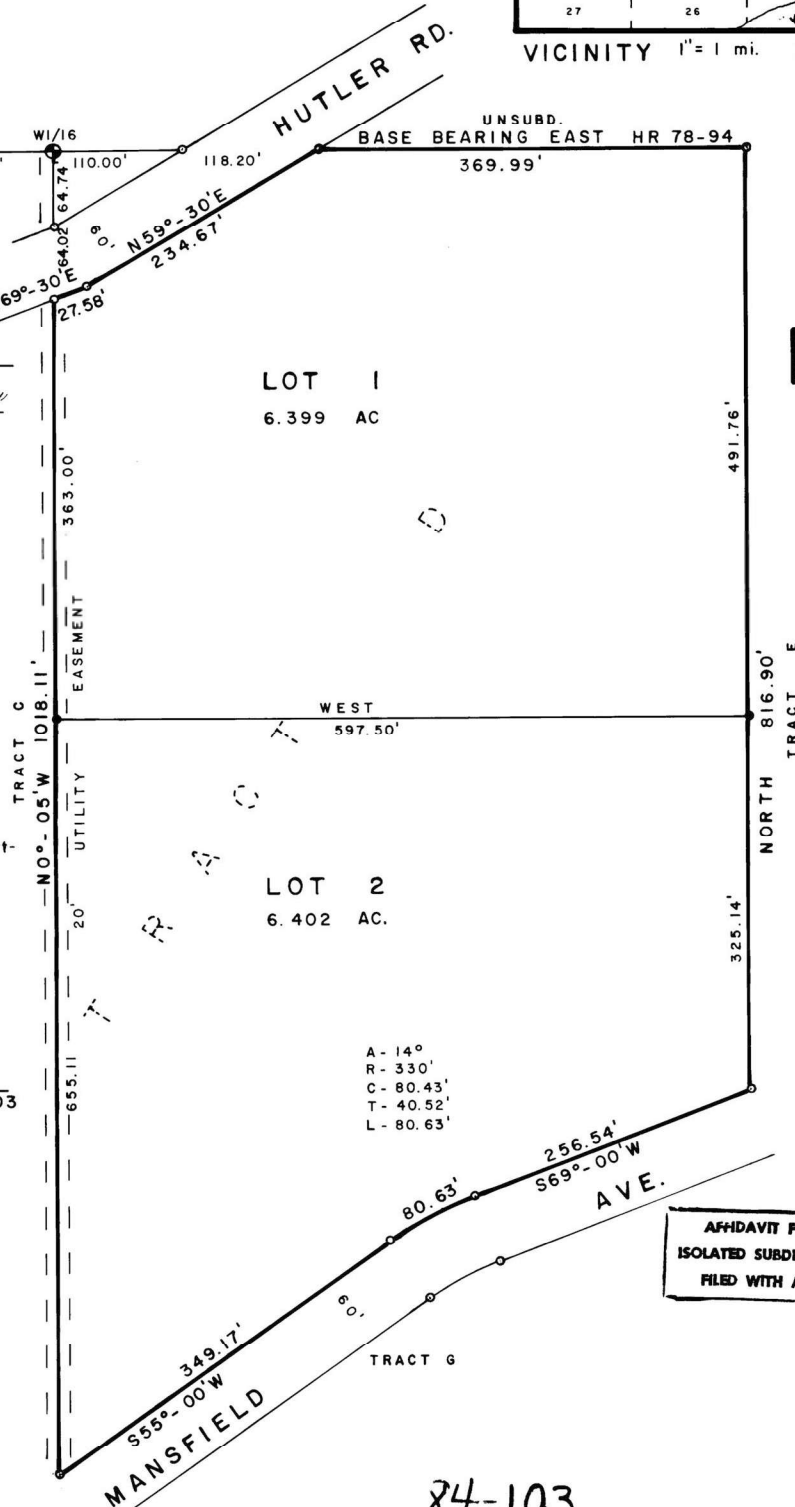
W.F. Mansfield box 745 Homer, Ak. 99603

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 10 day of October, 1984.

NOTARY FOR ALASKA

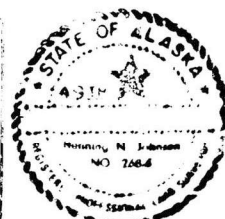
for [Signature]
My commission expires 10-30-84



A - 14°
R - 330'
C - 80.43'
T - 40.52'
L - 80.63'

AFFIDAVIT FOR
ISOLATED SUBDIVISION
FILED WITH ADEC

84-103
HOMER 10-
10-30-84
4:07 P.
KPB
Soldotna

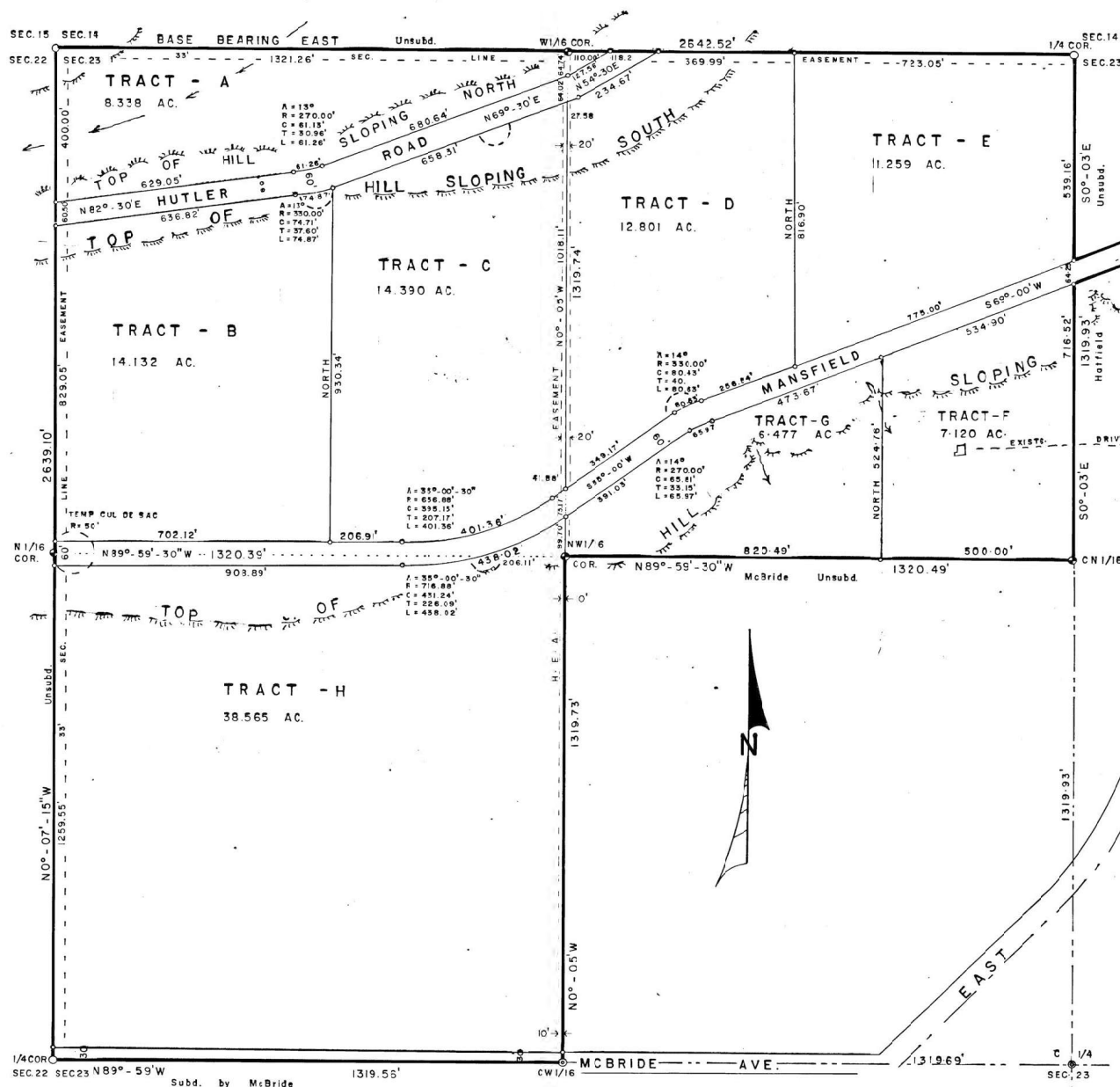
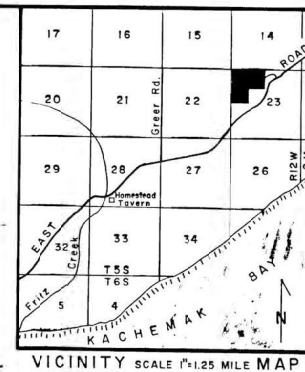


Clam Gulch, Ak. 99567

LOCATED IN NW1/4 SEC.23, T5S, R12W, S.M., ALASKA.
SCALE 1"=200' AREA = 121.407 AC.
BY: W.F. MANSFIELD BOX 745 HOMER, ALASKA 99603

MAY 22, 1978

O - 1919 brass cap by GLO found.
 @ - 1975 brass cap by J-A-A-3686-S
 @ - 1976 brass cap by H-N-J-258-S
 @ - 1/2"x2' rebar set.
 NOTES: A 20' building set-back line and 5'
 underground utility or overhead clearing easement
 along streets.
 All waste or disposal systems shall comply with exist-
 ing laws at time of construction.
 INDICATES 30'R GUY ANCH EASEMENT



78-94

DECLASSIFIED (TILE) 3

Warner REC. DIST.

DATE 10-5-78

TIME 306 P

Requested by KPB

Address

This plot having been approved by the Kenai Peninsula Borough Planning Commission, as recorded in the _____ official minutes of the meeting of July 23, 1972, _____ is hereby acknowledged and accepted as the official plot subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By Donald J. [Signature]

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. \

W 7 Mansfield
W. F. MANSFIELD BOX 745 HOMER, ALASKA 99603

Mrs. Velva Hatfield
MRS VELVA HATFIELD STAR RTE. "A", HOMER, ALASKA 99603

Subscribed and sworn to before me this 14 day of July 1978
Gail M. Ertson
 NOTARY PUBLIC FOR ALASKA My commission expires May 14, 1981



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

4. THERE IS A RIGHT-OF-WAY EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. PER BK 239 PG 246 HRD.

This is a 15 foot easement adjoining the east boundary of former Lot 2 and does not affect this platting action. Plat note 4 can be removed for the final plat.

LEGEND

- BC MON, 269-S, 1976, HM 99-68
- 2' AC QN 5/8" RBR 4469-S 1999, HM 99-68
- 1/2" RBR, HM 84-89
- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	43.30'	S17°09'32"W

WASTEWATER DISPOSAL

PER HM 99-68: SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

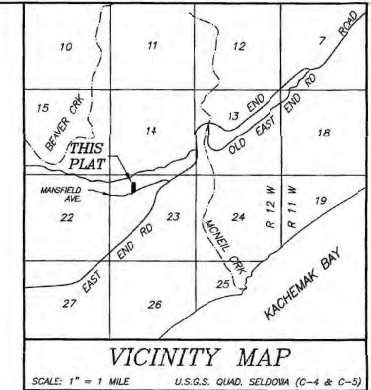
ENGINEER LICENSE NO. DATE

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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 HEREON.

MICHAEL JOSEPH ALPE
P.O. BOX 54
WALDEN, CO 80480

DEBORAH ANN ALPE
P.O. BOX 544
WALDEN, CO 80480

HEA REVIEWED - SEE COMMENTS

Scott Huff
5/7/2025
Land Management Officer

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

MANSFIELD 1999 SUBDIVISION LOT 2-A REPLAT

A REPLAT OF LOT 2-A, MANSFIELD 1999 SUB. (HM 99-68), LOCATED IN THE NE1/4 NW1/4 SEC. 23, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 3.000 ACRES

SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: MICHAEL JOSEPH ALPE & DEBORAH ANN ALPE
P.O. BOX 54, WALDEN, CO 80480

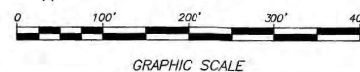
DRAWN BY: FC	CHKD BY: KK	JOB #2025-05
DATE 04/2025	SCALE: 1"=100'	SHEET #1 OF 1

PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



KPB 2025-057