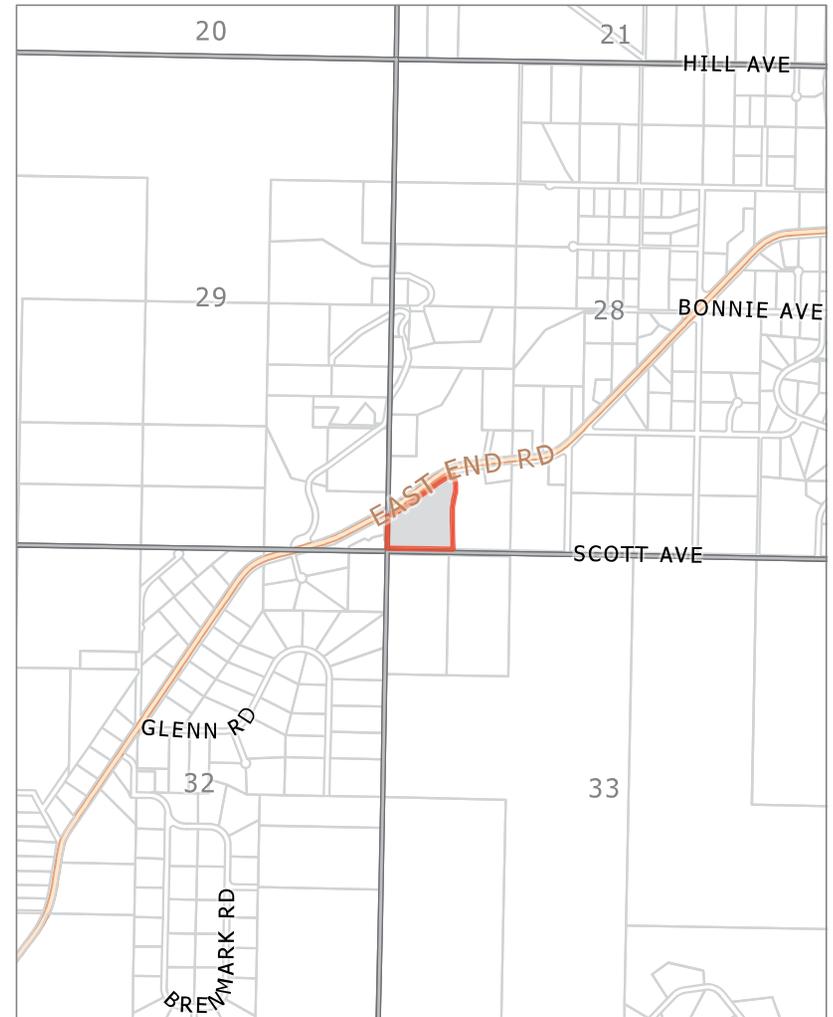
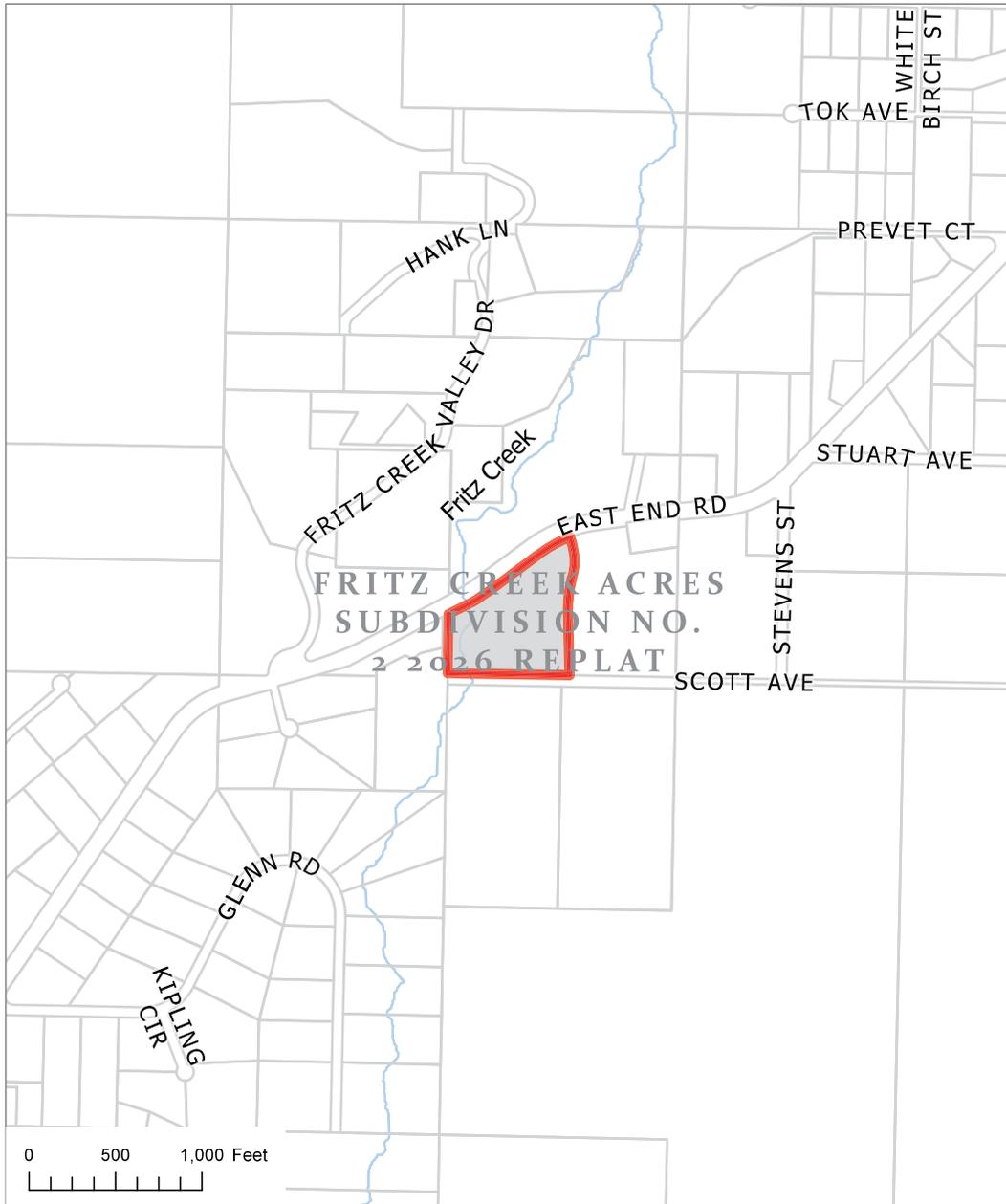


## **E. NEW BUSINESS**

- 4. Fritz Creek Acres Subdivision No. 2 2026 Replat; KPB File 2026-015  
Seabright Survey & Design / Crandall  
Location: East End Rd, Alatheia St, Spyglass St & Scott Ave  
Fritz Creek Area**



KPB File 2026-015  
T05S R12W SEC28  
Fritz Creek

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.

**NOTES**

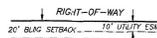
- A setback of 20' is provided from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission. The front lot adjacent to right-of-way is a utility easement granted this plat, no permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use said easement.
- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state, and federal permits.
- 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 1406).
- No access to state maintained rights-of-way permitted unless approved by the state of Alaska Department of Transportation.
- Subject to a reservation of section line easement 33 feet in width along each side of the section line as provided by 43 A.S.C. 832.
- Subject to the rights of the public and of governmental bodies in and to that portion of Fritz Creek lying below the high water mark.
- Subject to any question that may arise due to the shifting and/or changing in course of Fritz Creek.
- Subject to any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
- Subject to the right of way easement, including the terms and provisions thereof, granted to Homer Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded December 16, 1999 in book 18, page 146, H.R.D. with not definite location.
- Subject to an easement for water mains and distribution lines and appurtenances thereto by instrument recorded June 29, 1989 in book 32, page 571, H.R.D.
- Subject to a permit of use including the terms and provisions thereof by instrument recorded June 29, 1989 in book 32, page 273 H.R.D.
- Subject to an easement including the terms and provisions covered therein for telephone, telegraph and communication lines and appurtenances thereto granted to Alaska State Telephone by instrument recorded April 15, 1983 in book 135, page 493, H.R.D.
- There is a private road easement 30' wide, 26' each side of the common lot line between lots 2 & 3, block 2 (HMB-32) that affects this subdivision recorded book 140, page 259 H.R.D. that portion of said easement located on lot 2, block 2 is a private street per this plat.
- Borough maintenance shall not be provided on any private streets.
- Private streets are not public and are subject to private construction and maintenance.
- To convert private streets back to a public right of way, the requirements of KPB 1406 - Road Standards, must be met.
- FEMA from panel 020012-4375(A) is not printed for this parcel. Flood hazard information is not available.
- There are no anomalous waters per KPB 015.

**LEGEND**

- ± FND PRIMARY MONUMENT AS DESCRIBED
- - - 10' UTILITY ESMT GRANTED THIS PLAT
- - - 20' BUILDING SETBACK
- - - SECTION LINE EASEMENT
- - - OVERHEAD POWERLINE

- APPROX. AREA WETLAND/PLAND COMPLEX (KPB WETLANDS ASSESSMENT, KPB 015)
- APPROX. AREA PVEINNE (KPB WETLANDS ASSESSMENT, KPB 015)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB 015)

**R/W TYPICAL DETAIL**

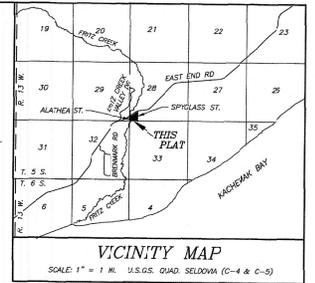


**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DESCRIBED BY THIS PLAT DESCRIBED AS FOLLOWS: SPOYGASS ST. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH

CURVE TABLE				CURVE TABLE HMB-32			
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH	CURVE #	LENGTH
C3	187.92'	320.70'	33°33'23"	11°37'30"W	185.15'	C1	236.63'
C4	191.85'	632.70'	17°39'10"	56°19'36"W	191.10'	C2	322.44'
C5	33.67'	1220.00'	1°54'53"	86°23'09"W	33.89'	C3	187.82'
C6	206.99'	1220.00'	9°42'29"	86°14'31"E	206.44'	C4	191.85'
C7	191.16'	761.72'	14°29'45"	86°34'41"E	190.66'		
C8	30.06'	761.72'	2°15'41"	86°75'54"E	30.06'		
C9	170.25'	290.70'	33°33'23"	11°37'30"W	167.83'		
C10	201.10'	632.70'	17°39'10"	56°19'36"W	200.30'		



**CERTIFICATE OF OWNERSHIP**

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

CASS M. CRANDALL  
P.O. BOX 470  
HOMER, AK 99603

JOHN P. CRANDALL  
P.O. BOX 470  
HOMER, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2026

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

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2026

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

**PLAT APPROVAL**

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

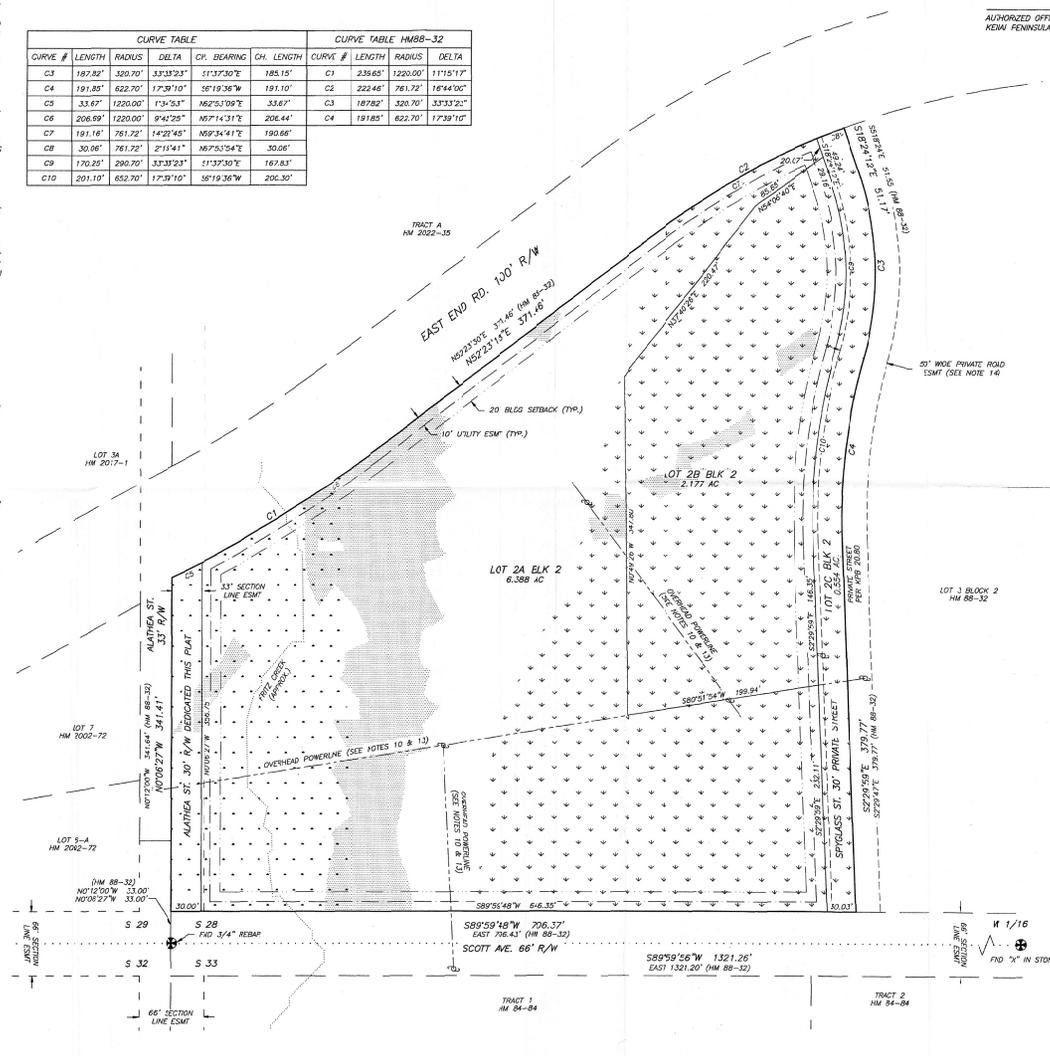
HOMER RECORDING DISTRICT KPB FILE NO. 2026-XXXX

**Fritz Creek Acres Sub No. 2 2026 REPLAT**  
A SUBDIVISION OF LOT 2 BLOCK 2, FRITZ CREEK ACRES SUBDIVISION NO. 2 (HM 88-32), LOCATED IN THE SW 1/4 SW 1/4 SEC. 28, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA  
CONTAINING 9.36 ACRES

**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSIS, P.L.S.  
1144 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 298-1580  
seabrightsurvey@gmail.com

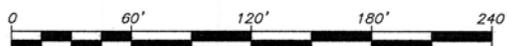
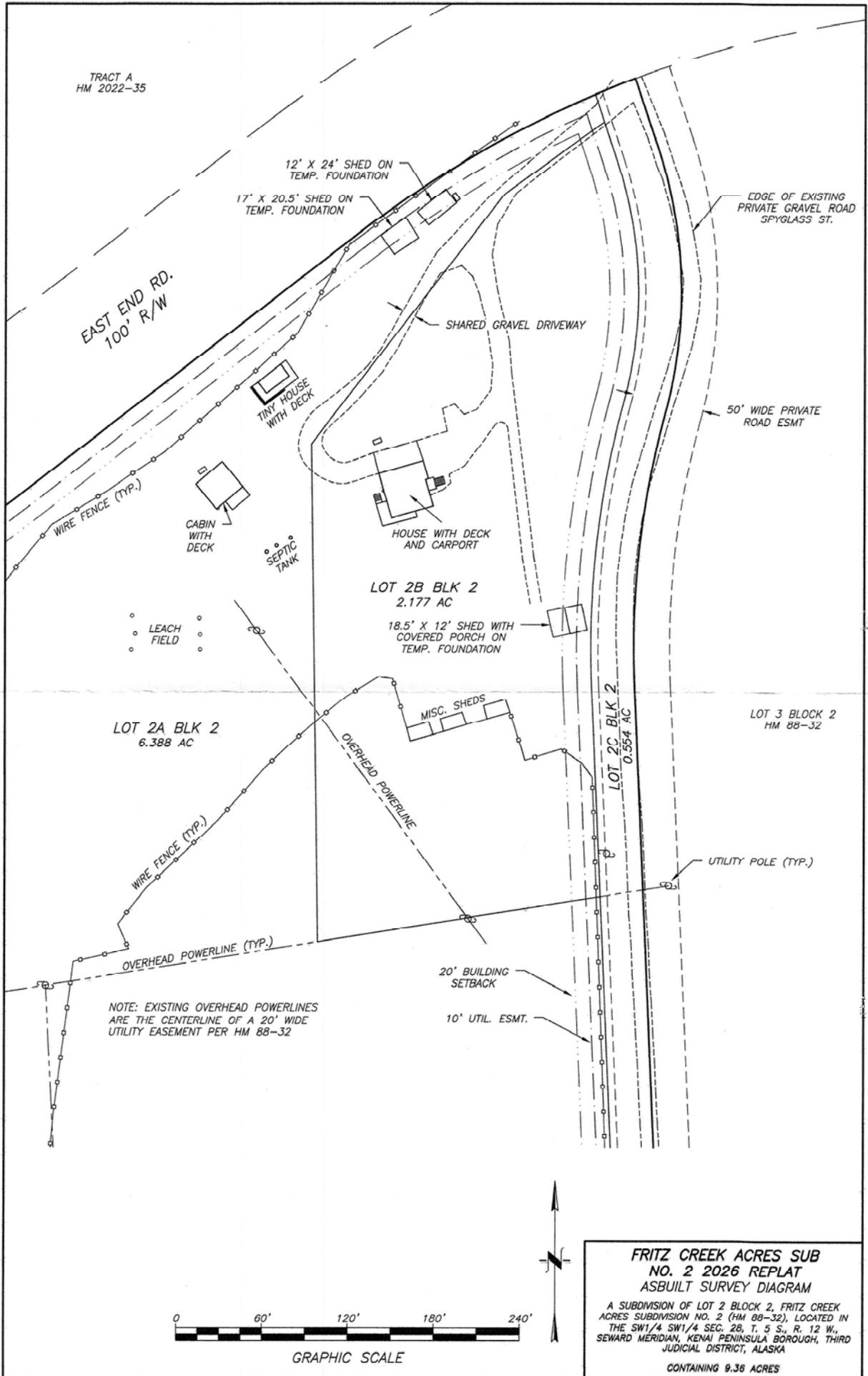
CLIENTS: CASS M. CRANDALL JOHN P. CRANDALL  
P.O. BOX 470 P.O. BOX 470  
HOMER, AK 99603 HOMER, AK 99603

DRAWN BY: BT CHWD BY: KK JOB #2025-88  
DATE: 01/2026 SCALE: 1"=60' SHEET #1 OF 1



**KPB 2026-015**

TRACT A  
HM 2022-35



GRAPHIC SCALE



**FRITZ CREEK ACRES SUB  
NO. 2 2026 REPLAT  
ASBUILT SURVEY DIAGRAM**

A SUBDIVISION OF LOT 2 BLOCK 2, FRITZ CREEK ACRES SUBDIVISION NO. 2 (HM 88-32), LOCATED IN THE SW1/4 SW1/4 SEC. 28, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 9.38 ACRES

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT  
FRITZ CREEK ACRES SUB NO. 2 2026 REPLAT**

<b>KPB File No.</b>	2026-015
<b>Plat Committee Meeting:</b>	March 16, 2026
<b>Applicant / Owner:</b>	Cass M. Crandall and John P. Crandall of Homer, Alaska
<b>Surveyor:</b>	Katie Kirsis, Seabright Survey + Design
<b>General Location:</b>	GENERAL AREA / APC

<b>Parent Parcel No.:</b>	172-200-37
<b>Legal Description:</b>	T 5S R 12W SEC 28 Seward Meridian HM 0880032 FRITZ CREEK ACRES SUB NO 2 LOT 2 BLK 2
<b>Assessing Use:</b>	Residential Dwellings
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide 9.36 acre parcel into two new lots and a dedication and a proposed private road lot.

**Location and Legal Access (existing and proposed):**

The plat is located along East End Road. On the South is Scott St a 66’ dedication along the section line easement that has not been constructed.

Lot 2A will have access from Alatheia St on the west which the plat is proposing to dedicate the 30’ to complete the dedication of Alatheia St. Currently from the west has been dedicated 33’ stopping at Fritz Creek crossing into the property. Staff recommends the surveyor move the south line of Alatheia St dedication to match the dedication from the west.

The plat is also proposing a 30’ private road lot on the east side of the plat know as Spyglass St. Currently the east 25’ of the property is encumbered by half of a 50’ Private Road Easement as noted and filed in Book 140 Page 259 which has been included in the packet. The private easement gives access to this property and the two proposed lots, the adjacent property to the east bearing the other half of the easement and the land to the south located in the NW1/4 NW1/4 of Sec 33 T5S R12W platted as Galeano Subdivision.

**Staff recommends** this private road dedication be denied as this is currently the only access to the land to the south known as Galeano Subdivision and the dedication be made public. By creating a private road this will limit the accessibility for the specific user the Private Access Easement was intended for. The private road will be close ended at two public dedications: East End Rd on the north and Scott Ave on the south. Included in the packet is a screen shot of the area showing there are no developed access points other than the driveway down the private easement. **Staff recommends** the 30’ be changed to a public dedication included in the Certificate of Acceptance to the borough. Upon resolution of the dedication of this area on the east side of the plat, if the applicant wishes to change the road to a dedication to the borough, the plat shall return to the Plat Committee prior to final approval. If the Committee wishes to allow the applicant concept to proceed and keep this as a Private Road, the surveyor shall have the final plat meet necessary requirements of KPB 20.80.020 Requirements - Private Streets.

- If this plat needs to be postponed for further discussion, then the Committee shall vote so in a separate motion.

The plat is affected by section on line easements on the south and west as shown and noted on the drawing. The notations should be tied to plat note 6.

Block length is compliant with Alatheia St, East End Rd, Stevens St and Scott Ave completing the block.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT ROW	No comment
SOA DOT & PF	o No direct access to East End Road for Lots 2A BLK 2 and Lot 2B BLK 2. o Approach Road review is required for Spyglass St. o Platting actions invalidate existing access permits. Apply for an Approach Road Review for Spyglass St connection to East End Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <a href="https://dot.alaska.gov/row/Login.po">https://dot.alaska.gov/row/Login.po</a> Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

**Site Investigation:**

There are steep areas greater than 20% shown on the plat as the tight shaded area.

There are improvements on the property as shown on the as-built. Once complete the structures will be split between the two lots being created by the plat. The as-built shows several sheds located into the 20' building setback lines. All the sheds are indicted to be on temporary foundations which by KPB code and definition do not require a building setback exception request as they are not permanent.

Wetlands per the KWF Wetlands Assessment are indicated correctly on the drawing.

The River Center review did not indicate the property to be located in neither a FEMA flood hazard area or a habitat protection district.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments  B. Habitat Protection  Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

**Staff Analysis**

The land was originally surveyed a s part of the SW1/4 of Section 28 Township 5 South Range 12 West, S.M. Alaska. Fritz Creek Acres HM77-37 platted the W1/2 SW1/4 of Section 28 and the SE1/4 SE1/4 of Section 29 t5S R12W SM AK. Fritz Creek Acres No. 2 HM 88.32 subdivided Block 2 into two new lots. His platting action is dividing Lot 2.

A soils report will be required for Lot 2B and an engineer will sign the final plat as the lot is below 200,000 sq ft.

A soils report will not be required for Lot 2A as the lot is above 200,000 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holder on February 18, 2026. 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 nor a city limits.

**Utility Easements**

Utility easement of record are shown on the plat.

There are no easement being vacated.

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 in the packet for viewing concerning the underground electric. Accurate location is required for submittal of the final.

The plat is proposing new 10’ utility easements along all right-of-way lines which are shown. Plat note 1 should be divided into two notes, one for the setback and one for the utility easement. Tie the utility easement to the drawing notation.

**Utility provider review:**

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn          Affected Addresses:          38835 Spyglass St</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:          Spyglass St, East End Rd, Scott Ave, Alathea 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:</p> <p>Comments:          38835 Spyglass St will remain.</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>

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	Reviewer: Windsor, Heather Comments: No comments

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Add to Plat Approval the date of March 16, 2026

*PLAT NOTES?*

- 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 Change title of clients to owners
- o Modify KPB file # 2026-015
- o Revise plat name by removing “Sub” to be consistent with parent plat.
- o Within the legal description,
  - Add a comma after Lot 2.
  - Remove “subdivision” to be consistent with parent plat.

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:**

- o Define western dedication of Alatheia Street to clarify dedicated portion, 33 feet by 242.79 feet.
- o Define west of Scott Avenue to clarify no right-of-way exists.

**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.

**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.

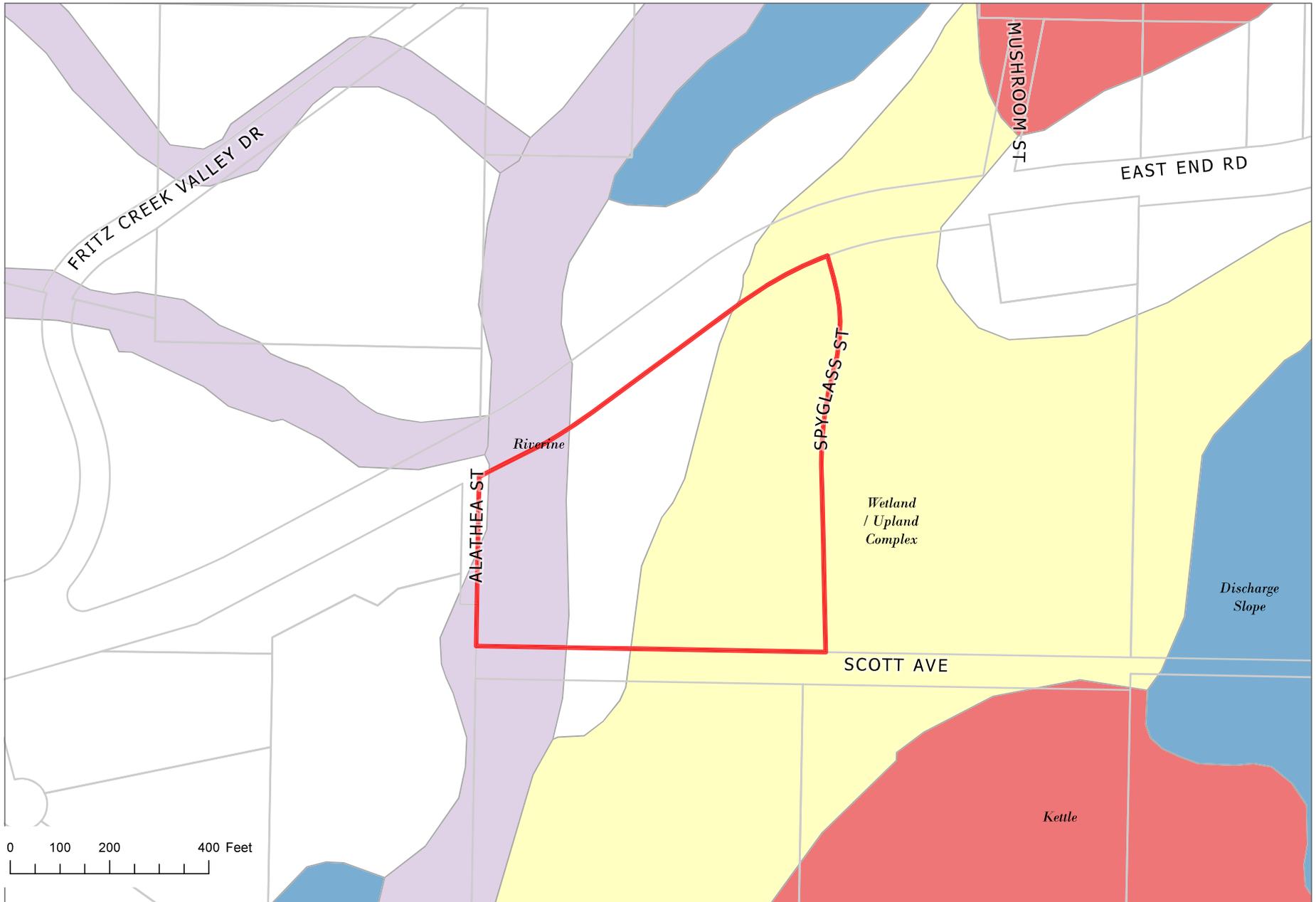
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

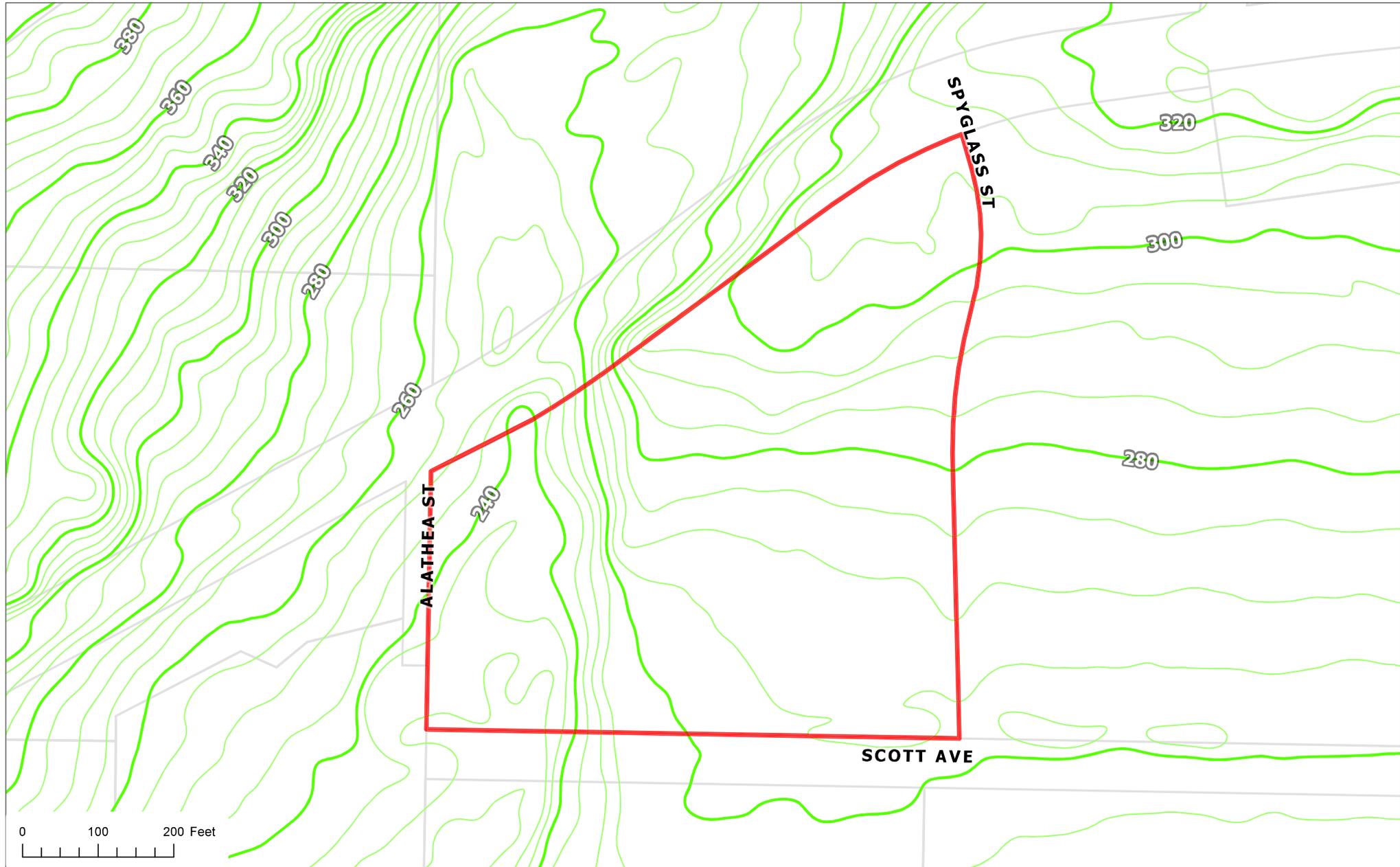
END OF STAFF REPORT



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.



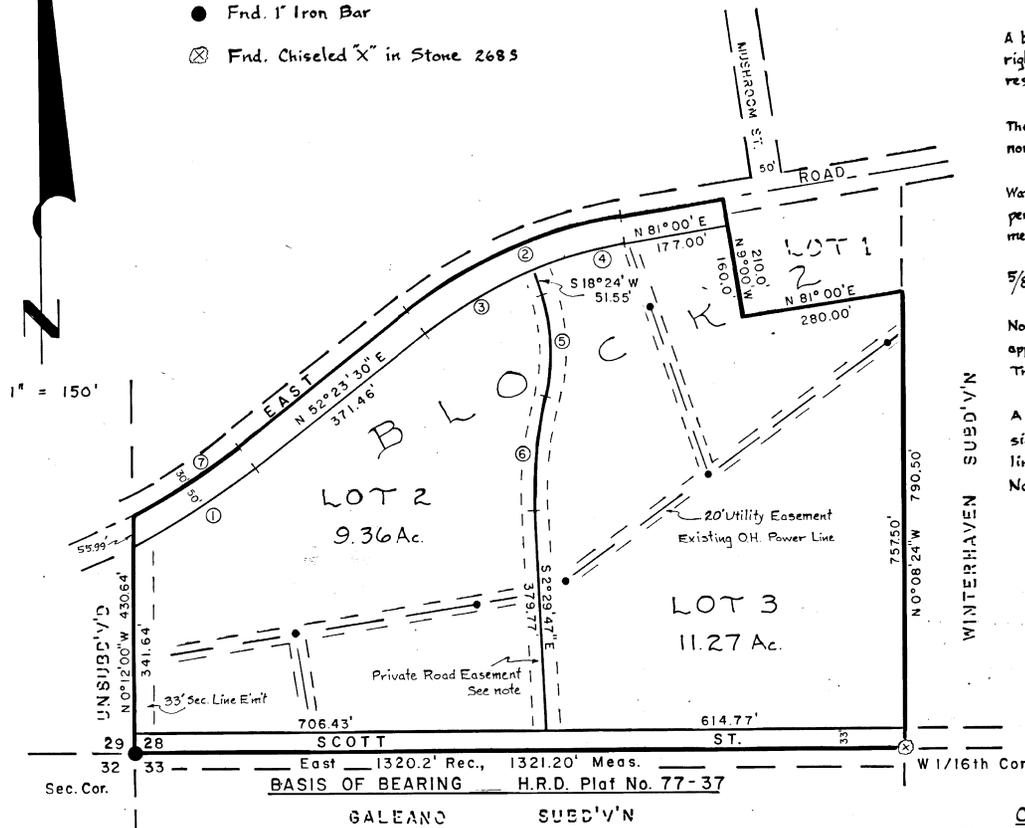
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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**

- Fnd. 1" Iron Bar
- ⊗ Fnd. Chiseled "X" in Stone 2685



1" = 150'

**NOTES**

A building setback of 20 feet is required from all street rights of way unless a lesser standard is approved by resolution of the appropriate planning commission.

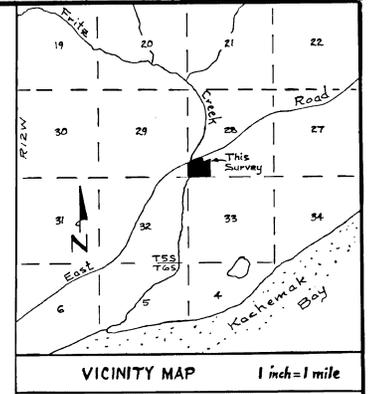
The drainage pattern within this survey involves only normal runoff water.

Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18AAC70, 18AAC72 and 18AAC 80.

5/8" x 30" Rebar set at all lot corners.

No access to state maintained ROWs permitted unless approved by State of Alaska Department of Transportation.

A 50' wide private road easement, 25' each side property line, exists along the boundary line between Lot 2 and Lot 3. H.R.D. - No. 83-4557, Book 140 - Page 259.



**CERTIFICATE OF OWNERSHIP**

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

8-13-88 Date Karl Baier  
Karl Baier, Homer, AK

8-13-88 Date Jane E. Baier  
Jane Baier, Homer, AK

NOTARY'S ACKNOWLEDGEMENT for Karl and Jane Baier SUBSCRIBED AND SWORN TO BEFORE ME THIS

13th DAY OF August, 1988  
Karen R. Berg My commission expires 3-22-92  
Notary in and for the State of Alaska

88-32  
RECORDED FILED 20  
HOMER REC. DIST.  
DATE 8-18-88  
TIME 2:00 P.M.  
K. Berg  
Box 8588  
Homer

NOTARY PUBLIC  
STATE OF ALASKA  
KAREN R. BERG  
My Commission Expires 3/22/92

**SURVEYOR'S CERTIFICATE**

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described and that dimensions and other details are correct.

August 11, 1988 Date

Carlos Freeman  
Carlos Freeman, L.S. 4129



**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Planning Commission at the meeting of

June 20, 1988  
KENAI PENINSULA BOROUGH  
By Edward E. Helmer  
Authorized official

**CURVE DATA**

- ① Δ = 11° 15' 17"  
R = 1220'  
L = 239.65'
- ② Δ = 28° 36' 30"  
R = 761.72' C.L.  
L = 380.33'
- ③ Δ = 16° 44' 00"  
R = 761.72'  
L = 222.46'
- ④ Δ = 11° 52' 30"  
R = 761.72'  
L = 157.87'
- ⑤ Δ = 33° 33' 23"  
R = 320.7'  
L = 187.82'
- ⑥ Δ = 17° 39' 10"  
R = 622.7'  
L = 191.85'
- ⑦ Δ = 10° 02' 46"  
R = 1170' C.L.  
L = 205.14'

**FRITZ CREEK ACRES NO. 2**

Subdivision of LOT 2 FRITZ CREEK ACRES (Plat # 77-37 H.R.D.). Located in

SW 1/4 SW 1/4 Sec. 28 T5S, R12 W S.M. Alaska - Homer Recording District Containing 22.96 Acres

Prepared for:  
Karl Baier  
P.O. Box 485  
Homer, AK 99603

Date: Aug 10, 1988

Prepared by:  
Carlos Freeman  
53045 McNeil Cyn. Rd.  
Homer, Alaska

Scale: 1" = 150'

K.P.B. # 88-048

# Fritz Creek Acres

LOCATED IN W1/2 SW1/4 SEC. 28, SE1/4 SE1/4 SEC. 29, T5S-R12W S.M.; HOMER, ALASKA.  
 SCALE = 1" = 200' AREA = 28.153 AC APRIL 12, 1977

### LEGEND

- + Indicates G.L.O. man found as described in record
- X Stone man found, 266-S, 1958
- ⊙ 3/4" X 3" G-I-P/W brass cap set
- 1/2" X 2" rebar found
- 5/8" X 2" rebar set
- ⊠ 2" X 3" X 3" stake set 1958

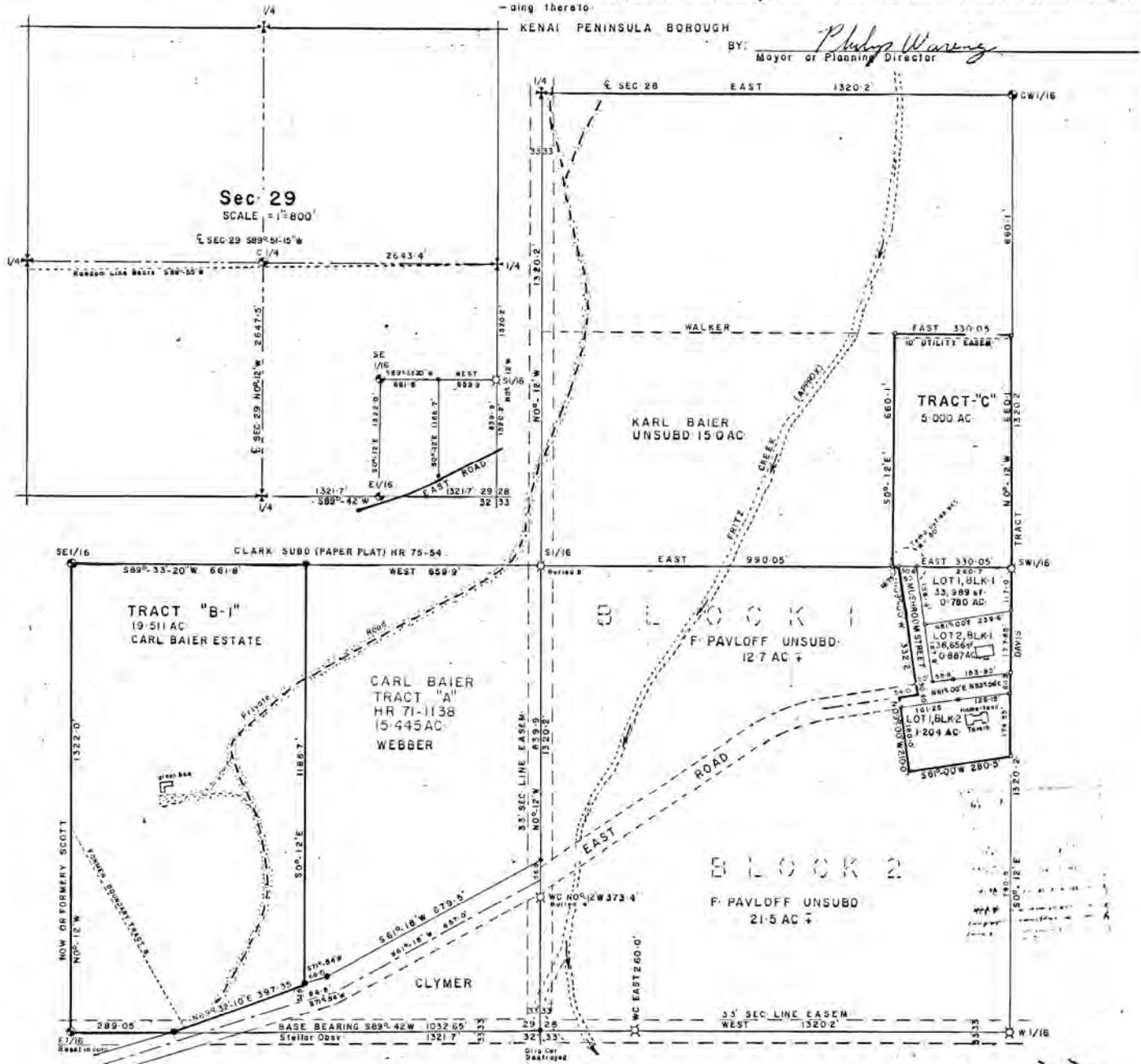
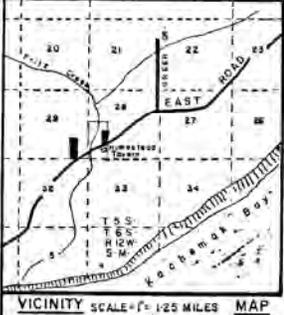
SHOWING REPLAT OF CARL BAIER TRACT "B" (HR 76-21) AS TRACT "B-1", CARL BAIER ESTATE BY: KARL BAIER AND FRANCES PAYLOFF P.O. BOX 485 HOMER, ALASKA 99603  
 Note a 20' building set back line along all dedicated streets.  
 A 5' underground or overhead clearing easement along streets for Homer Elect. Assoc.  
 All waste water disposal systems shall comply with existing laws at time of construction.

### PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of April 2, 1977 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appearing thereto.

KENAI PENINSULA BOROUGH

BY: Philip Waring  
 Mayor or Planning Director



### CERTIFICATE OF OWNERSHIP AND DEDICATION

We the undersigned, 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.

Karl Baier, June Baier  
 KARL BAIER JUNE BAIER  
Frances Payloff  
 FRANCES PAYLOFF  
Hilda Bauer  
 HILDA BAUER  
 Administratrix, for Carl Baier estate -

### STATE OF ALASKA, THIRD JUDICIAL DISTRICT

Subscribed and sworn before me this 12 day of April 1977  
My commission expires 7/29/1977  
 NOTARY PUBLIC FOR ALASKA



77-37  
 REC'D  
 HOMER, ALASKA  
 DATE 6-14-1977  
 TIME 2:11 PM  
 HILDA BAUER  
 ADMINISTRATRIX

BOX 27 CLAM GULCH, ALASKA 99568

GRANT OF EASEMENT

The undersigned, FRANCES RAMONA PAVLOFF, whose address is P. O. Box 485, Homer, AK 99603, as Grantor, hereby grants and conveys to RALPH P. GALEANO and SANDRA GALEANO, husband and wife, as Grantees, whose address is P. O. Box 232, Homer, AK 99603, and their heirs, successors and assigns, an easement over, across and upon the following described real property:

That portion of Block Two (2), FRITZ CREEK ACRES SUBDIVISION, according to Plat No. 77-37, in the Homer Recording District, Third Judicial District, State of Alaska, described as follows:

Commencing at the Southwest corner Section 28, Township 5 South, Range 12 West, Seward Meridian, Alaska, as shown on plat # 77-37, H.R.D., Fritz Creek Acres, Thence East 707.75 feet along section line 28/33 to the Point of Beginning, center line 50 foot wide right-of-way road easement,

thence N 2°29'47"W 412.80 feet to point of curvature center line road, thence along a curve to the right distance 191.85 feet (center of curve bearing N87°30'13"E, center line radius 622.70 feet, central angle 17°39'10") to a point of reverse curvature,

thence along a curve to the left distance 187.82 feet (Center of curve bearing N74°50'37"W, center line radius 320.70 feet, central angle 33°33'23") to a point of tangency,

thence N 18°24'00"W 105.40 feet to a point of intersection center line said R.O.W. and center line East Road, containing 0.99 acres more or less.

For purposes of constructing, maintaining and improving a roadway for purpose of access and ingress to the following described real property:

The Northwest one-quarter of the Northwest one-quarter of Section 33, Township 5 South, Range 12 West, Seward Meridian, in the Homer Recording District, Third Judicial District, State of Alaska.

DATED this 30 day of September, 1983.

*Frances Ramona Pavloff*  
FRANCES RAMONA PAVLOFF

C. Michael Hough  
ATTORNEY AT LAW  
ALASKA PROFESSIONAL CORP.  
P. O. BOX 101  
HOMER, ALASKA 99603  
(907) 235-8184

GRANT OF EASEMENT  
PAVLOFF - GALEANO  
STATE OF ALASKA

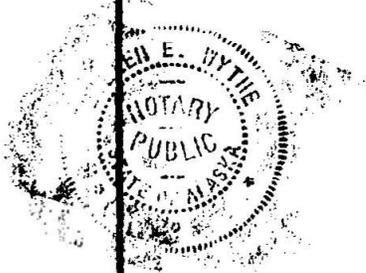
Page Two of Two

THIRD JUDICIAL DISTRICT )

) ss.

THIS IS TO CERTIFY that on this 30<sup>th</sup> day of September, 1983, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared FRANCES RAMONA PAVLOFF, known to me and to me known to be the individual described in and who executed the foregoing instrument, and she acknowledged to me that she signed and sealed the same freely and voluntarily for the uses and purposes therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.



Eileen E. Wythe  
Notary Public for Alaska  
My Commission Expires: 7-12-85

83-4557  
11-94

RECORDED  
HOMER RECORDING  
DISTRICT

OCT 3 10 38 AM '83  
REQUESTED BY Jandra Juliano  
ADDRESS Box 232  
Homer, Ak. 99603

C. Michael Hough  
ATTORNEY AT LAW  
6000 PAVLOFFWAY, SUITE  
P. O. BOX 891  
HOMER, ALASKA 99603  
(907) 235-8184

240135



**NOTES**

- A setback of 20' is required from all street right-of-way unless a lesser standard is approved by resolution of the appropriate planning commission. The front lot adjacent to right-of-way by a utility easement granted this plan, 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.
- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation if any. Property owners are responsible for obtaining all required local, state, and federal permits.
- 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).
- No access to state maintained rights-of-way permitted unless approved by the state of Alaska Department of Transportation.
- Subject to a reservation of section line easement 33 feet in width along each side of the section line as provided by 43 U.S.C. 932.
- Subject to the rights of the public and of governmental bodies in and to that portion of Fritz Creek lying below the high water mark.
- Subject to any question that may arise due to the shifting and/or changing in course of Fritz Creek.
- Subject to any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
- Subject to a right of way easement, including the terms and provisions thereof, granted to Homer Electric Association, Inc. and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line on system by instrument recorded December 10, 1959 in Book 18, Page 240, H.R.D. with not define location.
- Subject to an easement for water mains and distribution lines and appurtenances thereto by instrument recorded June 29, 1965 in Book 37, Page 271, H.R.D.
- Subject to a permit of use including the terms and provisions thereof by instrument recorded June 15, 1985 in Book 37, Page 273 H.R.D.
- Subject to an easement including the terms and provisions contained therein for telephone, telegraph and communication lines and appurtenances thereto granted to Glacier State Telephone by instrument recorded April 15, 1983 in Book 135, Page 45, H.R.D.
- There is a private road easement 50' wide, 25' each side of the common lot line between lots 2 & 3, block 2 (KPB-32) that affects this subdivision recorded Book 140, Page 288 H.R.D. that portion of said easement located on lot 2, block 2 is a private street per this plat.
- Borough maintenance shall not be provided on any private streets.
- Private streets are not public and are subject to private construction and maintenance.
- To convert private streets back to a public right of way, the requirements of KPB 14.06 - Road Standards, must be met.
- FEMA FIRM PANEL 020211-43765A is not printed for this parcel. Flood hazard information is not available.
- There are no anadromous waters per KPB GIS.

**LEGEND**

- IND PRIMARY MONUMENT AS DESCRIBED
- 10' UTILITY ESMT GRANTED THIS PLAT
- 20' BUILDING SETBACK
- SECTION LINE EASEMENT
- OVERHEAD POWERLINE
- APPROX AREA WETLAND/UPLAND COMPLEX (KPB WETLANDS ASSESSMENT, KPB GIS)
- APPROX AREA RIVERINE (KPB WETLANDS ASSESSMENT, KPB GIS)
- APPROX AREAS OF SOLE SLOPE OR GREATER (KPB GIS)

**R/W TYPICAL DETAIL**



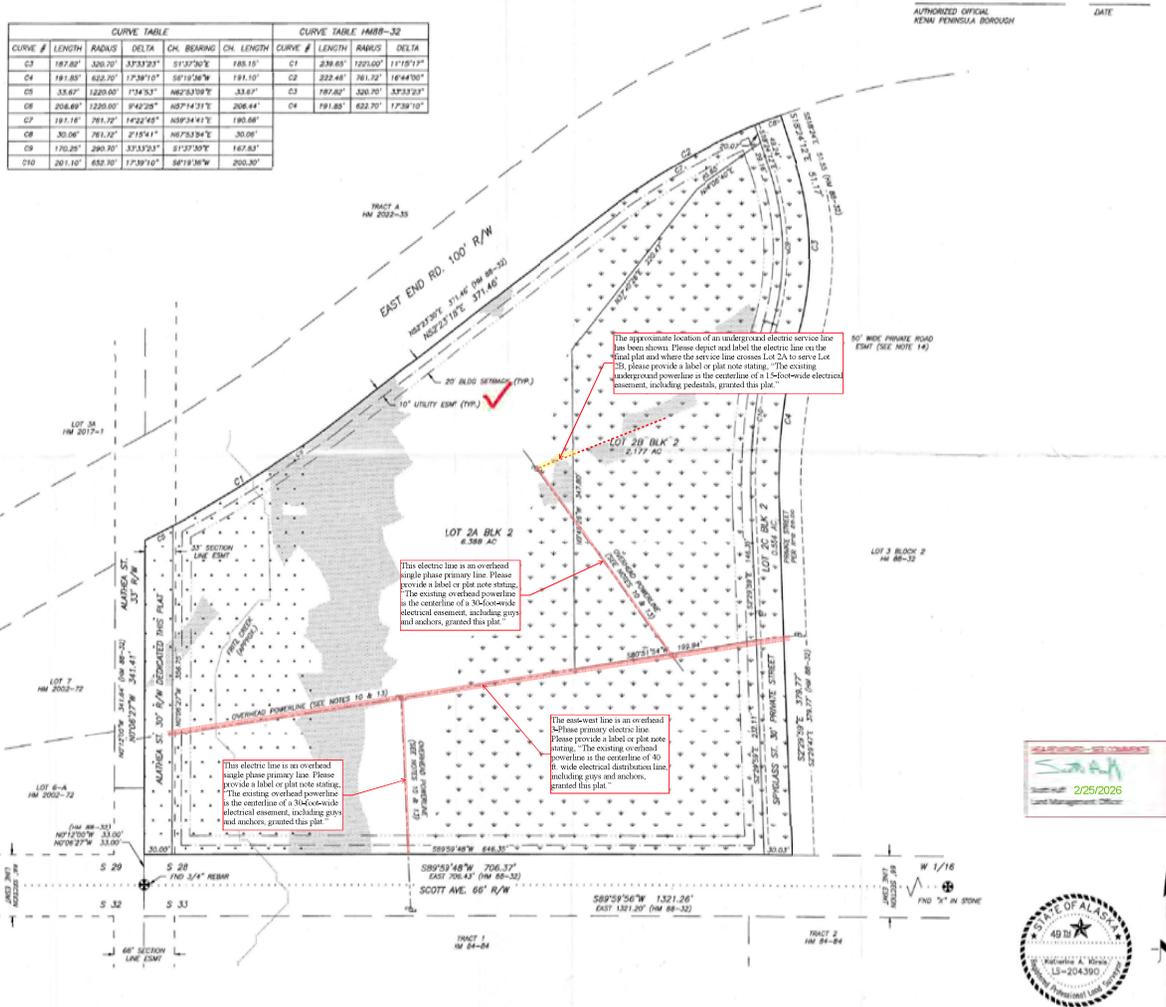
**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY IDENTIFIED BY THIS PLAT, IDENTIFIED AS FOLLOWS: SPYGLASS ST. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT GUARANTEE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: KENN PENINSULA BOROUGH  
DATE: \_\_\_\_\_



CURVE TABLE				CURVE TABLE HAMB-32			
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	CURVE #	LENGTH
C3	187.89'	320.70'	37.3323°	S17°30'0"E	685.15'	C1	238.65'
C4	181.85'	622.70'	17.3971°	S67°18'24"W	191.10'	C2	232.44'
C5	35.67'	1220.00'	17.5453°	N67°37'59"E	35.67'	C3	787.62'
C6	204.88'	1220.00'	37.2223°	N57°14'31"E	204.88'	C4	191.82'
C7	181.18'	761.22'	16.2258°	N58°34'47"E	195.68'		
C8	30.04'	761.22'	27.6541°	N67°37'59"E	30.04'		
C9	170.28'	260.70'	37.3323°	S17°30'0"E	167.63'		
C10	201.10'	652.70'	17.3971°	S67°18'24"W	200.30'		



**CERTIFICATE OF OWNERSHIP**

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

CASS M. CRANDALL  
P.O. BOX 470  
HOMER, AK 99603

JOHN P. CRANDALL  
P.O. BOX 470  
HOMER, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

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

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

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

**PLAT APPROVAL**

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

BY: \_\_\_\_\_ AUTHORIZED OFFICIAL, KENAI PENINSULA BOROUGH  
DATE: \_\_\_\_\_



**WASTEWATER DISPOSAL**

ENGINEER: \_\_\_\_\_ LICENSE NO.: \_\_\_\_\_ DATE: \_\_\_\_\_

**KPB 2026-015**

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

**FRITZ CREEK ACRES SUB NO. 2 2026 REPLAT**

A SUBDIVISION OF LOT 3 BLOCK 2, FRITZ CREEK ACRES SUBDIVISION NO. 2 (HM 88-32), LOCATED IN THE 3W1/4 SW1/4 SEC. 28, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 9.36 ACRES

**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSIS, P.L.S.  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1560  
seabrightsurvey@gmail.com

CLIENTS: CASS M. CRANDALL P.O. BOX 470 HOMER, AK 99603  
JOHN P. CRANDALL P.O. BOX 470 HOMER, AK 99603

DRAWN BY: BT CHD BY: KK JOB #2025-84  
DATE: 01/20/26 SCALE: 1"=60' SHEET #1 OF 1