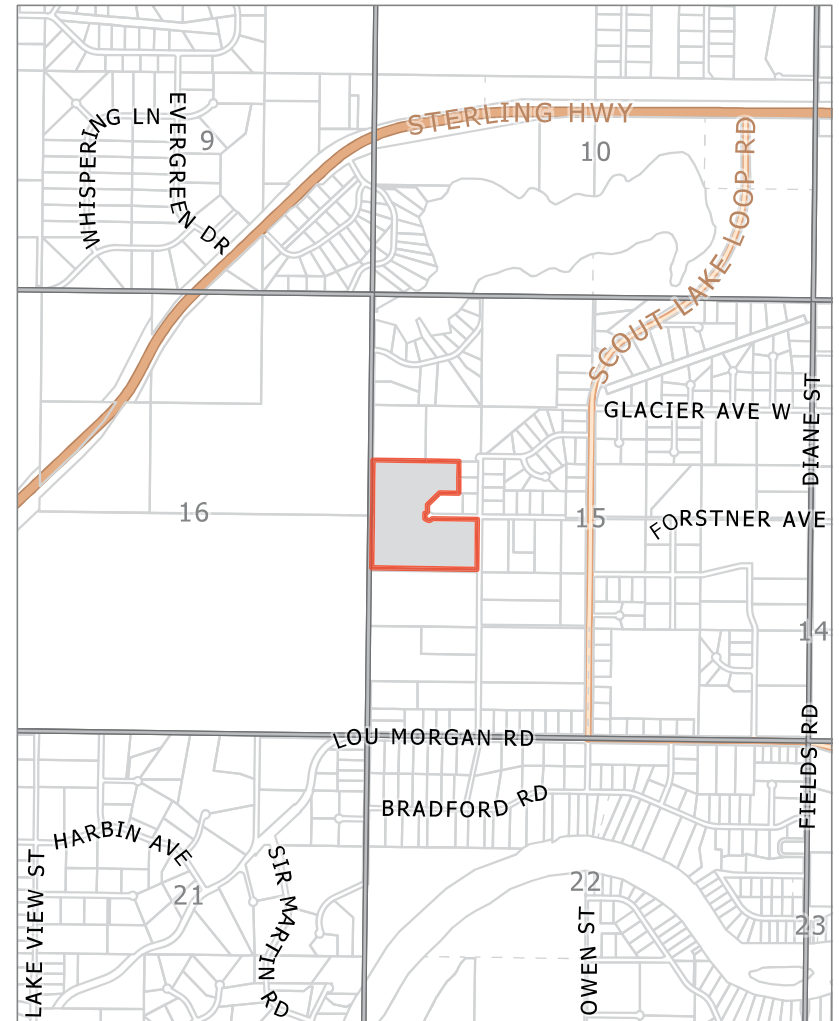
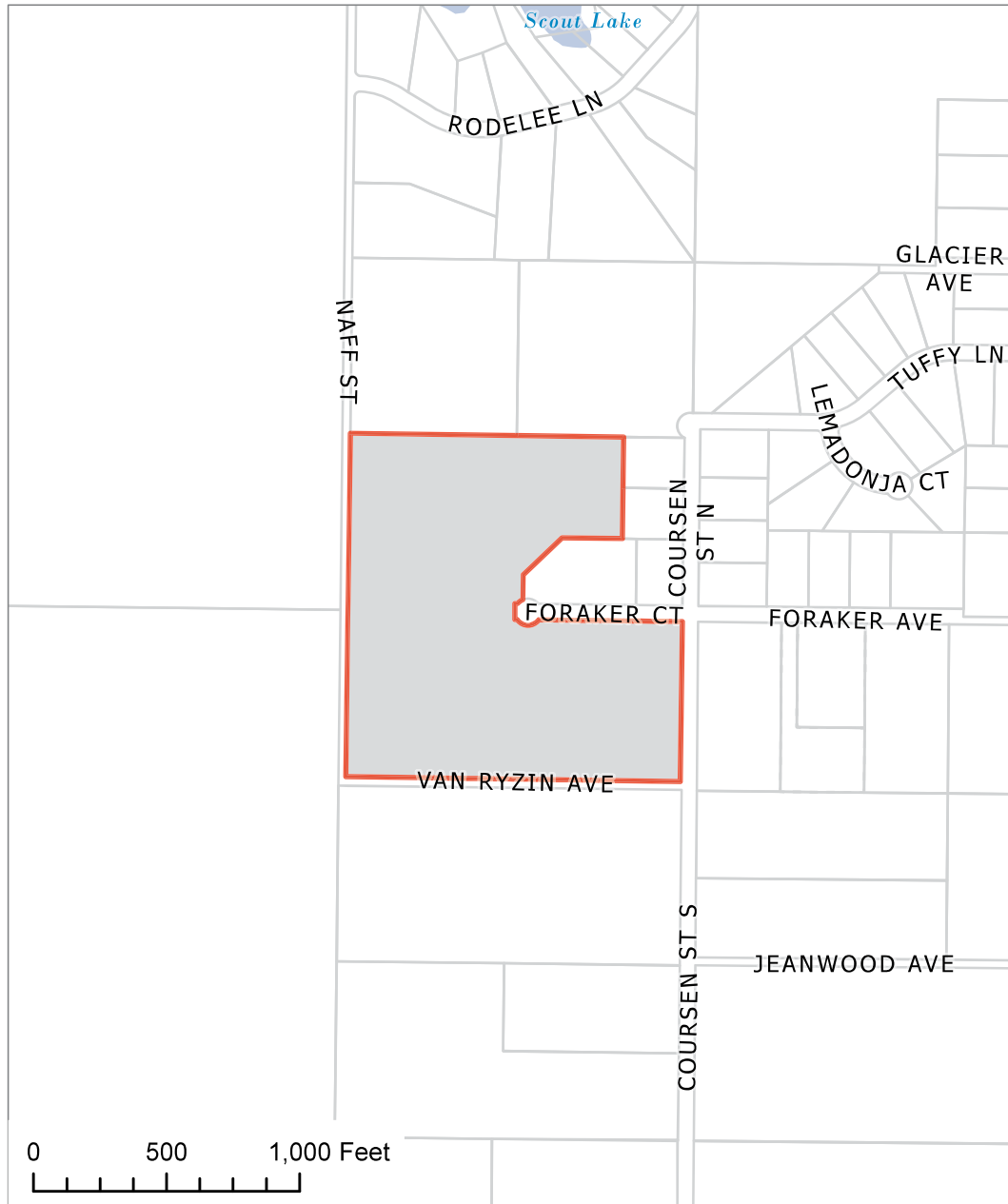
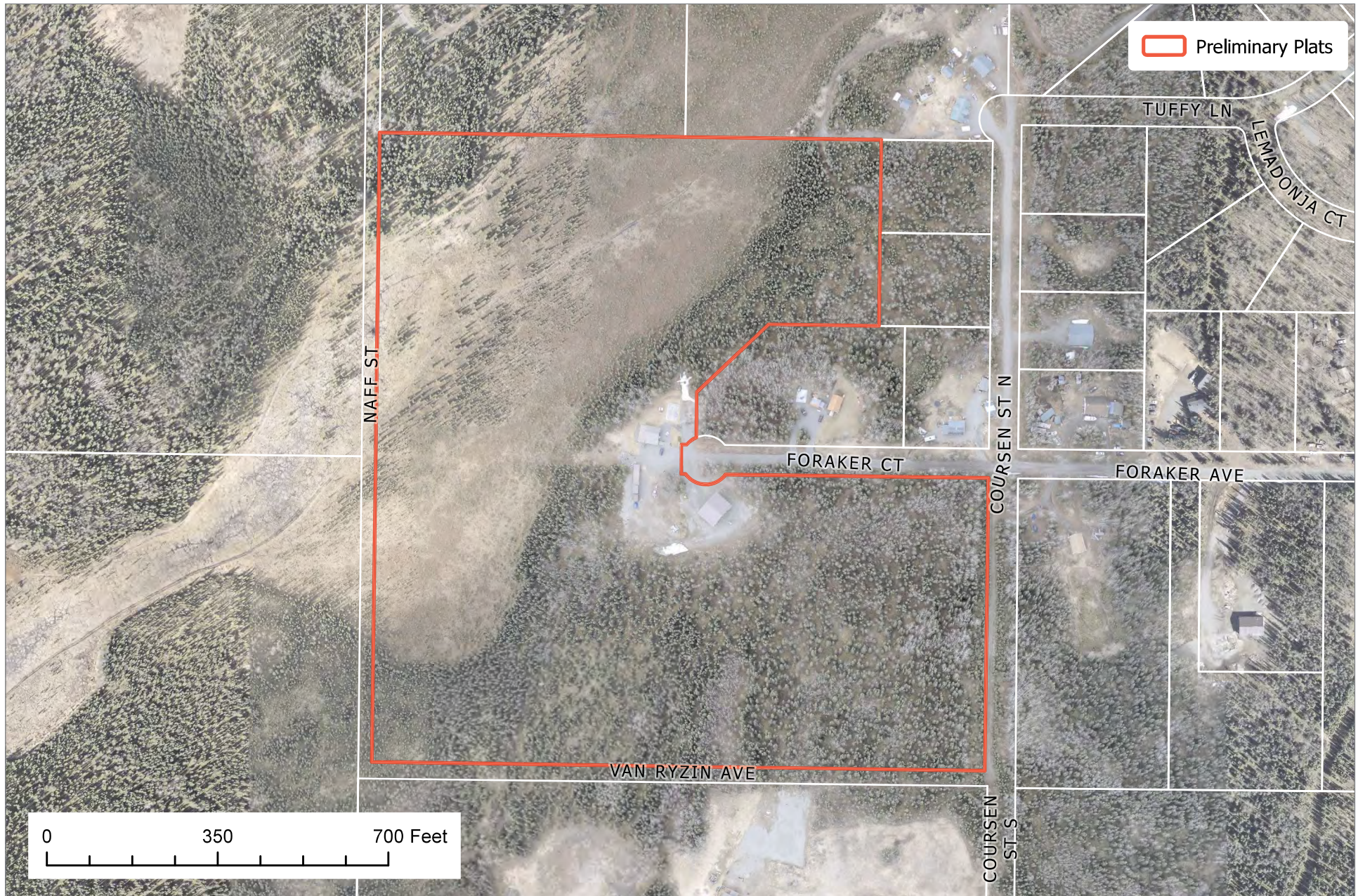


E. NEW BUSINESS

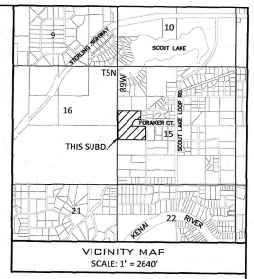
- 3. Van Ryzin Subdivision 2026 Addition; KPB File 2026-065
McLane Consulting Group / Van Ryzin
Location: Foraker Court, Naff St, Coursen St N & Van Ryzin Ave
Sterling Area**



KPB File 2026-065
T 05N R09W SEC 15
Sterling



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



- | | | |
|-----------------|-------------|----------------|
| Date : MAY 2020 | BOOK: 26-03 | Drawn by : AHH |
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AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
VAN RYZIN SUBDIVISION 2026 ADDITION**

KPB File No.	2026-065
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Christopher K. and Kim A. Van Ryzin of Sterling, Alaska
Surveyor:	Andrew Hamilton; McLane Consulting Inc.
General Location:	Foraker Court, Naff Street, Coursen Street N, and Van Ryzin Avenue, Sterling Area

Parent Parcel No.:	063-870-73
Legal Description:	T 05N R 09W SEC 15 Seward Meridian KN 2016013 VAN RYZIN SUB 2016 REPLAT TRACT A-3
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 31.15-acre parcel into three parcels being sized 3.791 acres, 6.306 acres, and 21.053 acres.

Location and Access (existing and proposed):

Access to the subdivision is provided by Naff Street to the west, Foraker Court and Coursen Street N on the east, and Van Ryzin Avenue to the south.

Foraker Court is a 60-foot borough-maintained right-of-way. It accesses Coursen Street N to the east and terminates in a cul-de-sac to the west at the boundary of the proposed subdivision.

Coursen Street N is a 60-foot dedicated right-of-way. Portions of the right-of-way are developed from the southeast corner of the proposed subdivision northward to the partial cul-de-sac at the intersection with Tuffy Lane. Coursen St N is privately maintained.

Van Ryzin Avenue is a 30-foot platted right-of-way that is currently unconstructed according to KPB imagery. The parent plat Van Ryzin Subdivision KN99-80 dedicated the northern 30 feet, and it is reasonable to expect additional width from the adjacent unsubdivided parcel to the south in the future if ever subdivided.

By way of Foraker Ave, all the roads connect out to Scout Lake Loop Road to the east, a state-maintained right-of-way.

KPB records indicate a 66-foot section line easement exists along the west boundary of the plat. This easement has been depicted and labeled within Naff Street on the submitted plat. **Staff recommends** the surveyor verify the SLE and tie it to a plat note. Have the SLE added to the CTP.

The block is defined by Naff Street to the west, Van Ryzin Avenue on the south, and Coursen Street N on the east. The northern portion of the block is incomplete due to Foraker Court and Coursen Street N terminating in cul-de-sacs. The parent plat was previously granted an exception to block length requirements. **Staff recommends** the Plat Committee concur that an exception request is not required for this plat due to the existing right-of-way layout and the potential for future subdivision of the larger parcels.

No right-of-way dedications or vacations are proposed with this plat.

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

Site Investigation:

Publicly available imagery indicates structures located on the subject parcel. Upon finalization, these structures will be situated on proposed Tract A-3-A. No apparent encroachments to property lines were identified. There does appear to be a structure that may be within the 20' building setback on the south side of the cul-de-sac bulb of Foraker Ct. **Staff recommends** the surveyor confirm if there is an issue and report findings back to staff. If found to be an issue an exception to KPB 20.30.240 Building Setback will need to be requested.

Slopes greater than 20% are present within the subject area, as depicted on the preliminary plat.

According to KWF Wetlands Assessment and National Wetland Inventory layers on KPB imagery, areas subject to inundation are present within the subdivision. These areas are shown on the preliminary plat.

The proposed plat is located within a non-regulatory flood zone, an area of unknown flood risk. No depiction is required; however, **staff recommends** including the requested Flood Hazard note in KPB 20.30.280 on the final plat.

The subject area is not within a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: Non-regulatory floodplains are present. No depiction required. Recommended plat note "Some or all of the property shown on this plat may have areas subject to inundation. Per FEMA FIRM panel 02122C-0290F, the flood risk is currently unknown. Flooding potential should be considered with development. Contact the Kenai Peninsula Borough floodplain administrator for additional information." B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

The land originally consisted of an aliquot portion of the NW1/4 and SW1/4 of Section 15, Township 5 North, Range 9 West, Seward Meridian. Multiple subdivisions have been recorded over the years, with the most recent being Van Ryzin Subdivision 2016 Replat (KN 2016-013). The proposed plat will subdivide Tract A-3 into Tract A-3-A and Lots 1 and 2.

Proposed Lot 2 exceeds the 3:1 average with the depth of 981.11 exceeding three times width at 840 feet: from Naff Street to the east boundary. **Staff recommends** that an exception to KPB 20.30.190 (3:1 depth-to-width ration)

is not required, due to steep slopes and wetlands limiting the buildable area. It is possible the frontage of the lot could be from Van Ryzin Ave also, which the 3:1 is compliant.

A soils report is required for Lot 1, and an engineer must sign the final plat as the new lot is less than 200,000 square feet. The wastewater disposal note will be reviewed upon submittal of the soils report. The Wastewater Disposal note should match the recommendation in the Soils Report.

A soils report is not required for proposed Tract A-3-A and Lot 2, as both parcels exceed 200,000 square feet. The appropriate 20.40.030 Wastewater Disposal note has been added to the preliminary plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

Utility Easements

A 20-foot utility easement was granted along the common lot line of Tracts 3 and 4 (KN 86-225). **Staff recommends** depicting and labeling this easement on the final plat and showing the source.

Two 10-foot by 30-foot anchor easements were granted by parent plat KN 99-80. **Staff recommends** depicting and labeling these easements on the final plat and showing the source.

Parent plats KN 2015-67 and KN 2016-13 granted a 15-foot utility easement along all dedicated rights-of-way. These easements encompass previously granted 5-foot and 10-foot utility easements. **Staff recommends** labeling these with their granting source on the final plat.

An easement granted to HEA is listed in the CTP as item number 9 (Book 11, Page 119, KRD). **Staff recommends** verifying the legal description of this easement.

- If the easement affects the proposed subdivision, include on the final plat.
- If it does not affect the subdivision, provide confirmation to the Platting Department with the final plat submittal.

A blanket easement granted to HEA by Book 31, Page 132, KRD, affects the subject parcel and has been included on the preliminary plat as plat note 6.1.

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.

No new easements have been requested or are being proposed.

Utility provider review:

HEA	No comments.
ENSTAR	No comments or recommendations.
ACS	No response.
GCI	Approved as shown.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 37000 Foraker Ct Existing Street Names are Correct: No
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	List of Correct Street Names: Van Ryzin Ave, Coursen St N, Foraker Ct, Naff St Existing Street Name Corrections Needed: Please correct spelling of Naff St. All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 37000 Foraker Ct will remain.
Code Compliance	Vacant
LOZMS 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 comment

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Remove “herby granted” from the 20’ building setback within the typical setback detail.
- Modify the plat approval date to July 20, 2026
- Correct plat note 3 to 15’
- On the typical detail, provide the granting plats for both the setback and utility easement.

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:

- Modify KPB File No to 2026-065
- Include Plat Number in legal description (KN 2016-13)

- 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 Correct ROW names: Naff St. and Coursen St. N
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
Staff recommendation:
 o Add CTP #9
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
 Add the utility easement and anchor easements coming down from the north to the west end of Foraker Ct.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
 o Provide a label to the east for Lot 1, KN 2013-6 and Lot 15 KN 84-275 north if that.
 o Depict and label the 66' SLE on the west boundary with 33' within Naff St. and 33' located west of Naff St.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
 Add curve and line table

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.

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation:

- o 15-foot easement granted by parent plats. Modify plat note 2.

20.30.120. Streets-Width requirements.

1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

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.*

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

RECOMMENDATION:

STAFF RECOMMENDS:

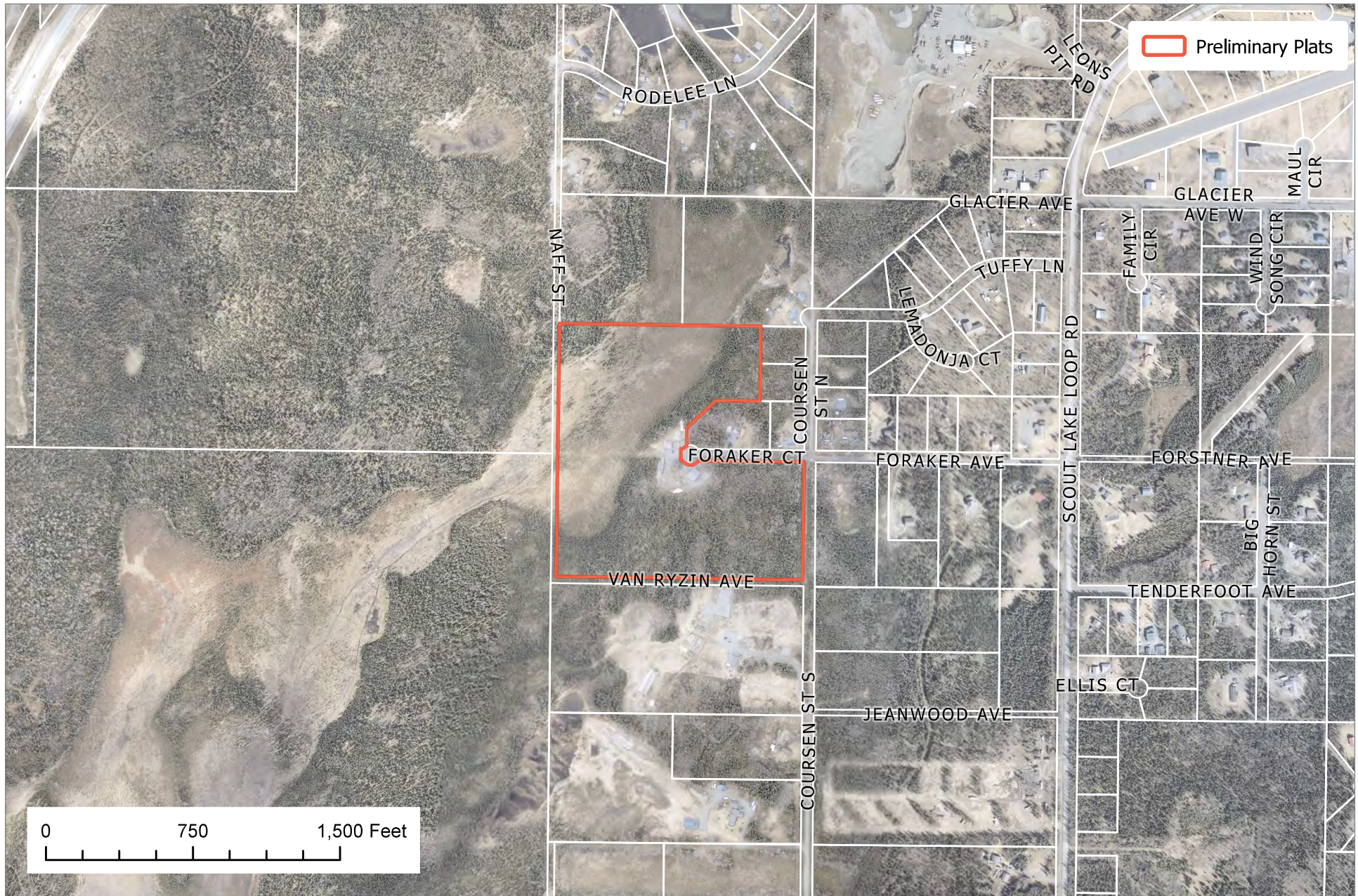
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

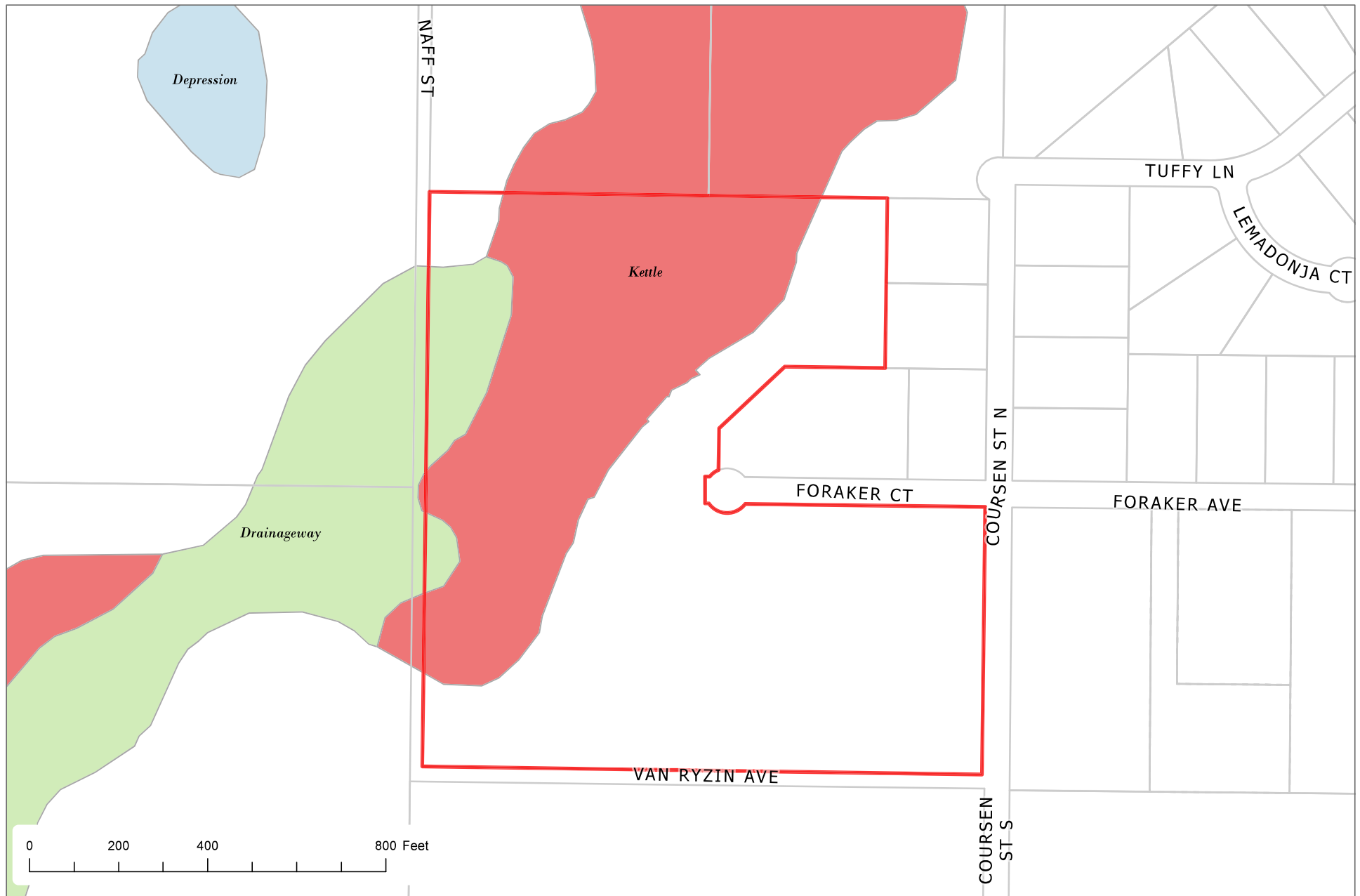
END OF STAFF REPORT



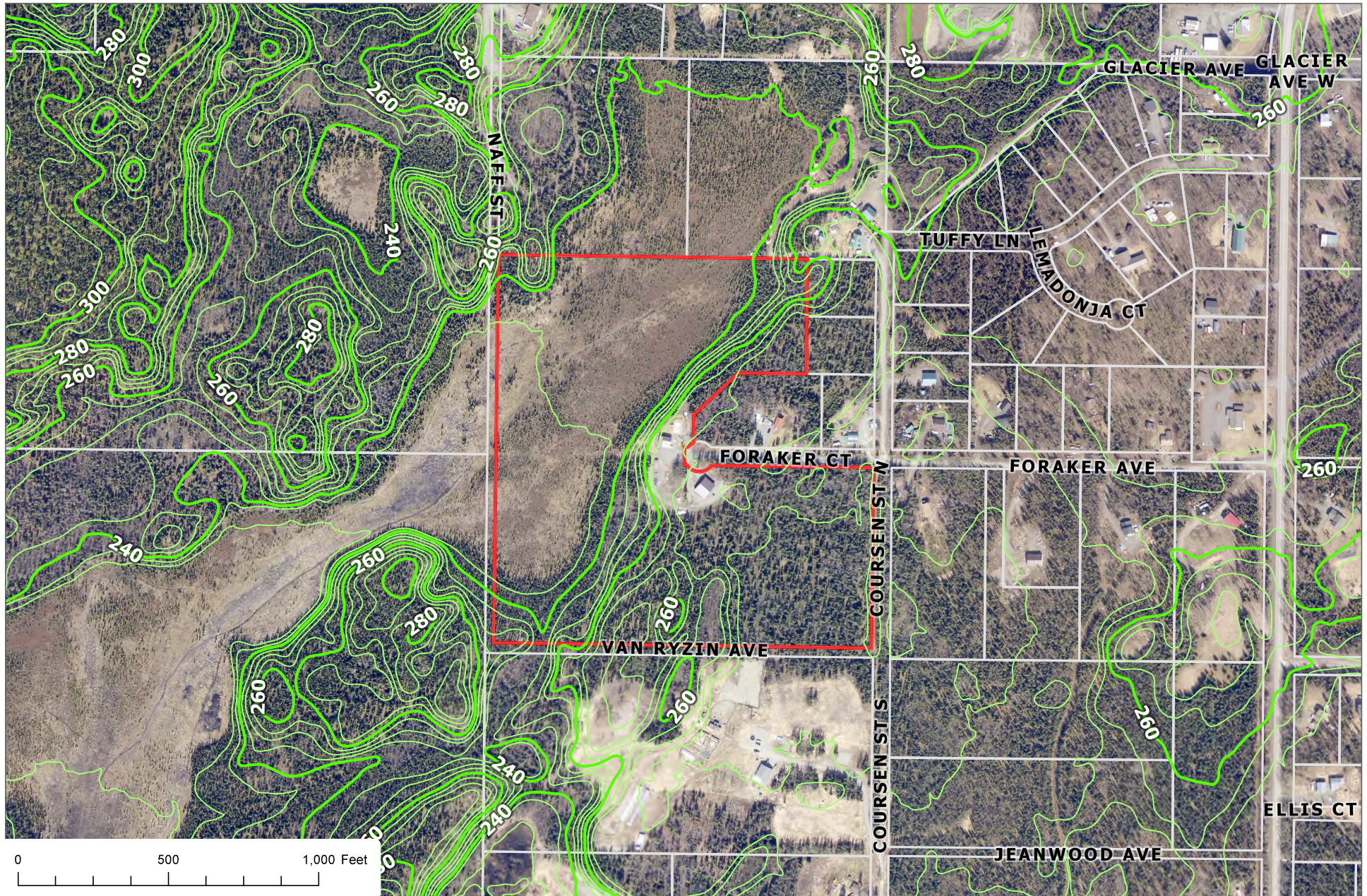
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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:

- 1) BUILDING SETBACK - A 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.
- 2) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- 3) THIS PROPERTY MAY BE AFFECTED BY LOW WET AREAS. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- 4) AN EXCEPTION TO RPD 20.30.170 - BLOCK LENGTH WAS GRANTED BY THE KPZ PLAT COMMITTEE AT THE MEETING OF FEBRUARY 22, 2016.
- 5) THIS IS A PAPER PLAT. A FIELD SURVEY WAS NOT CONDUCTED FOR THIS REPLATING ACTION. THE FIELD SURVEY THAT ESTABLISHED THE SHOWN SURVEY MARKERS WAS CONDUCTED BY INTEGRITY SURVEYS INC. IN SEPT. 2015 AND JUNE 2014.
- 6) THIS PROPERTY MAY BE AFFECTED BY THE FOLLOWING EASEMENTS: GENERAL ELECTRIC EASEMENT RECORDED ON NOV. 5, 1963 IN BK 11 PG 115 KRD; GENERAL ELECTRIC EASEMENT RECORDED ON JAN. 5, 1968 IN BK 31 PG 32 KRD.
- 7) WASTEWATER DISPOSAL. THIS PARCEL IS AT LEAST 300,000 SQUARE FEET OR A NOMINAL 2 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE WASTEWATER REPORT FOR FORMER LOT 5 OF NAFT SUBDIVISION RENCH-E-DINK ADDITION WAS APPROVED ON SEPT. 14, 2015.

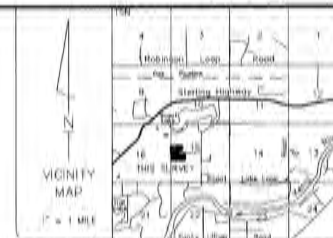
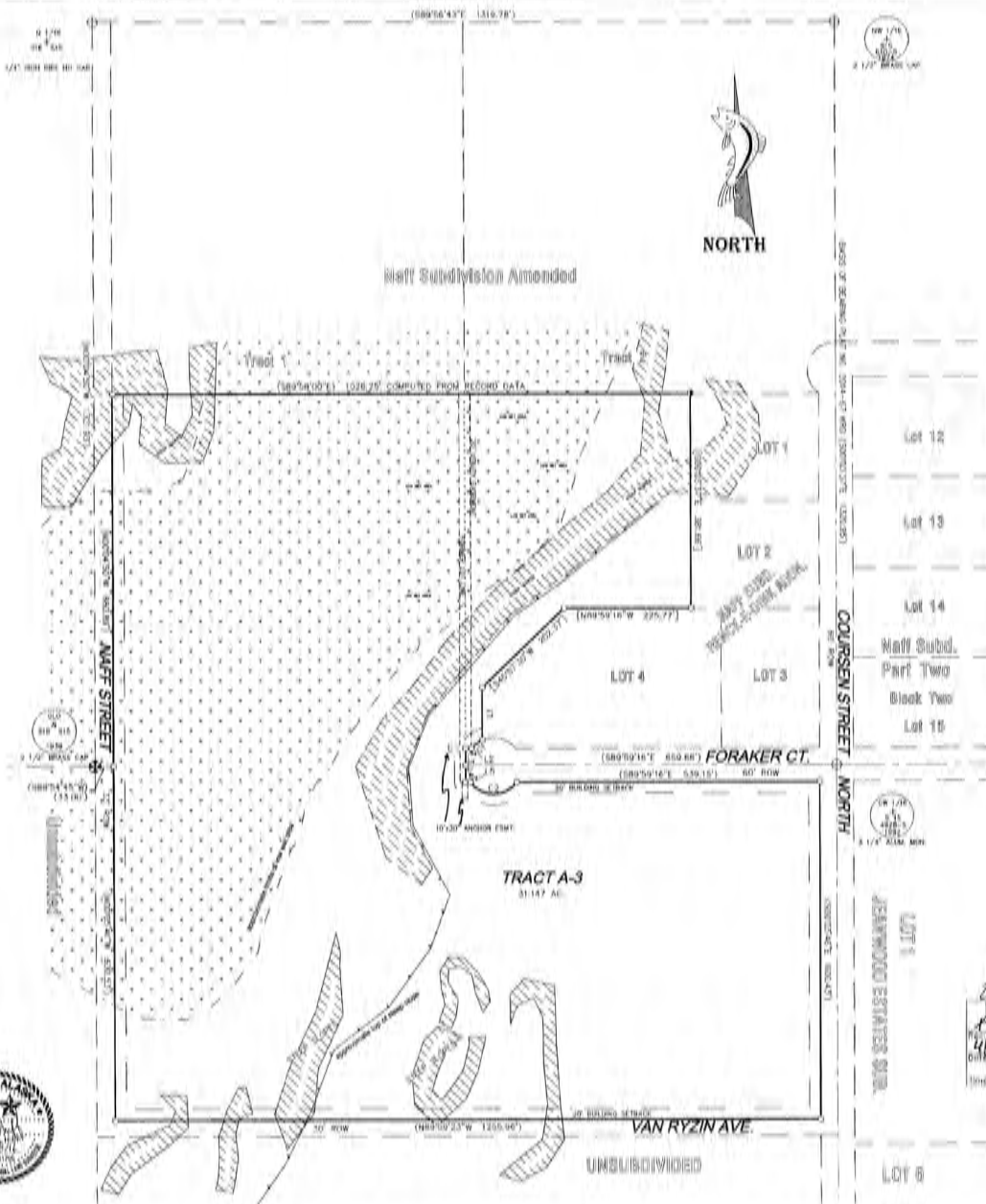
LINE	BEARING	DISTANCE			
(1)	S00°04'13"E	83.83			
(2)	N89°59'16"W	10.00			
(3)	S00°04'13"E	10.00			
(4)	S00°04'43"E	10.00			
(5)	N89°59'16"W	10.00			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
(C1)	50.00'	24.88	24.33	S00°04'18"W	100°00'00"
(C2)	50.00'	25.89	25.88	S89°52'18"E	100°00'00"

LEGEND

- ✕ GLOBE MONUMENT OF RECORD AS NOTED
- ⊕ PRIMARY MONUMENT OF RECORD AS NOTED
- SECONDARY MONUMENT OF RECORD
- 5/8" RBR. W/ PLASTIC CAP LS 11 RPS
- SECONDARY MONUMENT OF RECORD
- 5/8" RBR.
- () RECORD PER VAN RYZIN SUBDIVISION 2014 REPLAT PLAT NO. 2014-67 KRD
- [] RECORD PER NAFT SUBDIVISION RENCH-E-DINK ADDITION PLAT NO. 2015-67 KRD

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE SUPERVISION. THE REQUIREMENTS, DIMENSIONS, AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Kim A. Van Ryzin
KIM A. VAN RYZIN
AKA KIM VAN RYZIN
PO BOX 315
STERLING, AK 99672

Christopher H. Van Ryzin
CHRISTOPHER H. VAN RYZIN
AKA CHRIS VAN RYZIN
PO BOX 315
STERLING, AK 99672

NOTARY'S ACKNOWLEDGMENT

FOR: KIM A. VAN RYZIN & CHRISTOPHER H. VAN RYZIN
AKA KIM VAN RYZIN & AKA CHRIS VAN RYZIN

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April 2016

Notary Public for Alaska
MY COMMISSION EXPIRES 2016



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF February 22, 2016

KENAI PENINSULA BOROUGH

Maureen
AUTHORIZED OFFICIAL

KPB FILE NO. 2016-020

VAN RYZIN SUBDIVISION 2016 REPLAT

A REPLAT OF TRACT A-2 VAN RYZIN SUBDIVISION 2014 REPLAT (PLAT NO. 2014-67 KRD) AND LOT 5 NAFT SUBDIVISION RENCH-E-DINK ADDITION (PLAT NO. 2015-67 KRD)

OWNER: KIM A. VAN RYZIN & CHRISTOPHER H. VAN RYZIN
PO BOX 315
STERLING, AK 99672

LOCATED WITHIN THE 061/3 AND 061/4 SECTION 15, TOWN 300N, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 31.147 ACRES

INTEGRITY SURVEYS INC.

830 SE 1ST DRIVE KENAI AK 99611

PHONE: (907) 983-0887
FAX: (907) 983-0871
EMAIL: info@integrity-surveys.net

SURVEYORS PLANNERS

JOB NO.	216015	DRAWN	APRIL 5, 2016 SH
SURVEYED	6/2014 AND 9/2015	SCALE	1" = 100'
FIELD BR.	2014-9-10-14	FILE	216015.FP.DWG



NORTH

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT THE PROPERTY
RECORDED AND LICENSED TO PRACTICE LAND
SURVEYING IN THE STATE OF ALASKA, THIS PLAT
REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION, THE MEASUREMENTS SHOWN
HEREIN ACCURATELY EXIST AS DESCRIBED, AND ALL
DIMENSIONS AND OTHER DETAILS ARE CONFORM TO
THE NORMAL STANDARDS OF PRACTICE OF LAND
SURVEYING IN THE STATE OF ALASKA.



COURTESY STREET NORTH

NOTES:

- 1) BUILDING SETBACK - A 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.
- 2) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- 3) ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BUREAU IN ORDER TO BE CONSIDERED FOR DEDICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
- 4) AN EXCEPTION TO RPD 20.30.170 BLDG EXEMPT WAS GRANTED BY THE RPD PLAT COMMITTEE AT THE MEETING OF SEPTEMBER 14, 2015.
- 5) ANY PERSON DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- 6) FURTHER SUBDIVISION OF LOT 5 MAY BE LIMITED BASED ON AGENCIES' FUTURE DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
- 7) NO STRUCTURES ARE PERMITTED WITHIN THE REMAINING PORTION OF PLAT LOTS.
- 8) THESE PARCELS MAY BE AFFECTED BY A BULKHEAD EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. ON NOVEMBER 4, 1985 IN BK 11 PG 119 KENAI RECORDING DISTRICT.
- 9) WATERBODIES, GROUNDWATER, SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL EROSION IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL DOMESTIC WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. ANY OTHER TYPE OF DOMESTIC WASTEWATER TREATMENT AND DISPOSAL SYSTEM 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.

Kristin Renck
ENGINEER

CE 6346
LICENSE #

10-27-15
DATE

LEGEND

- (P) PRIMARY MONUMENT RECOVERED AS NOTED
- (S) SECONDARY MONUMENT SET THIS SURVEY
- (R) 6" X 30" REBAR WITH PLASTIC CAP
- (C) SECONDARY MONUMENT RECOVERED AS NOTED
- (M) RECORD AND MEASURED PER VAN HUZEN SUBDIVISION 2014 REPLAT
- (B) BLS NO. 3014-87

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	18.85'	18.85'	N 85° 00' 00" E	90° 00' 00"
C2	50.00'	18.85'	18.85'	N 85° 00' 00" E	90° 00' 00"
C3	50.00'	18.85'	18.85'	N 85° 00' 00" E	90° 00' 00"

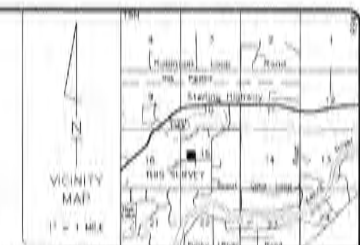
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 14, 2015

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

2015-107
Plat #
Renck
10/29/15
10/29/15
10/29/15



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Kristin Renck
KRISTIN RENCK
20014 FORAKER AVE
STERLING, AK 99672-2461

James Ray Ridd
JAMES RAY RIDD
48328 ROOSEVELT CIR
SOLDOTNA, AK 99669

William Ray Ridd
WILLIAM RAY RIDD
48328 ROOSEVELT CIR
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGMENT

FOR KRISTIN RENCK THE STATE OF ALASKA, I, NOTARY PUBLIC, DO HEREBY ACKNOWLEDGE BEFORE ME THIS 12 DAY OF Oct, 2015.

Kristin Renck
KRISTIN RENCK
MY COMMISSION EXPIRES 12/31/17



NOTARY'S ACKNOWLEDGMENT

FOR JAMES RAY RIDD ACKNOWLEDGED BEFORE ME THIS 14 DAY OF Oct, 2015.

James Ray Ridd
JAMES RAY RIDD
MY COMMISSION EXPIRES 12/31/17



KP FILE NO. 2015-102

**NAPE SUBDIVISION
RENCK - E - DINK ADDITION**

A SUBDIVISION OF TRACT 3 NAPE SUBDIVISION (AMENDED) PLAT NO. 88-038

OWNER: KRISTIN RENCK

20014 FORAKER AVE
STERLING, AK 99672

JAMES RAY RIDD
48328 ROOSEVELT CIR
SOLDOTNA, AK 99669

ESTATE OF WILLIAM RAY RIDD SR.
48328 ROOSEVELT CIR
SOLDOTNA, AK 99669

LOCATED WITHIN THE RPT/2 SECTION 10, T48N, R09W, BEAUPRE MERIDIAN, KENAI PENINSULA BOROUGH, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 0.116 ACRES

INTEGRITY SURVEYS INC.

620 1ST ST. DRIVE KENAI AK 99611
PHONE: (907) 984-8847 FAX: (907) 984-8847
WWW.INTEGRITYSURVEYS.COM

SURVEYOR: JAMES RAY RIDD DRAWN: COL. B. 2015 SR.

SURVEYED: SEPT 17, 2015 SCALE: 1" = 50'

FIELD DC: 2015-7 PG. 46-47 FILE: 21513.FP.DWG

NOTES:

- 1) BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER SETBACK IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 2) THE FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- 3) THIS PARCEL MAY BE AFFECTED BY LOW WET AREAS. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
- 4) A 10 FOOT UTILITY EASEMENT IS CENTERED ON THE EXISTING PHONE LINE AND EXTENDS 5 FEET WEST OF THE EXISTING PHONE PEDestal, WHICH HAS NOT BEEN FIELD LOCATED.
- 5) THIS PARCEL MAY BE AFFECTED BY ELECTRIC EASEMENTS RECORDED IN BOOK 11 PAGE 119 ON NOVEMBER 5, 1963 AND BOOK 31 PAGE 35 RECORDED ON JUNE 5, 1968 IN THE KENAI RECORDING DISTRICT.
- 6) WASTEWATER DISPOSAL: THIS PARCEL IS AT LEAST 200,000 SQUARE FEET OR A NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT. ANY INDIVIDUAL ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

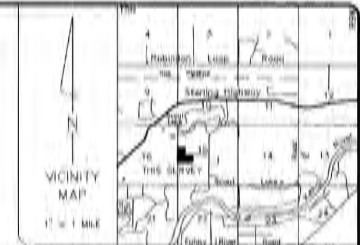
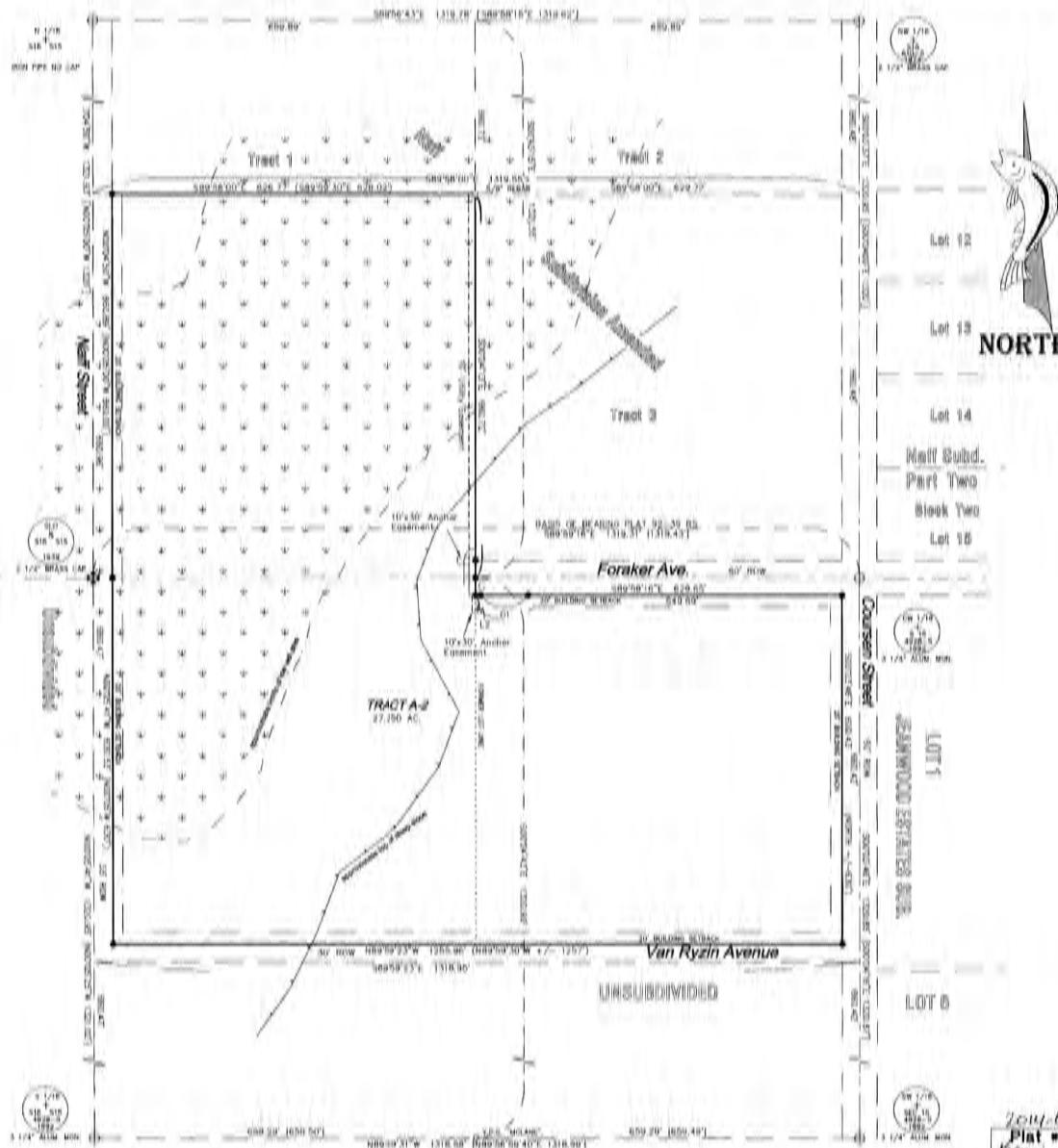
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	95.59'	81.68'	S89°59'16"W	109.32°

LINE	BEARING	DISTANCE
L1	S00°04'43"E	30.00'
L2	N89°59'16"W	8.62'

LEGEND

- ⊗ GLO/BLM MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT RECOVERED AS NOTED
- SECONDARY MONUMENT SET THIS SURVEY
- 5/8" X 30" REBAR WITH PLASTIC CAP
- SECONDARY MONUMENT RECOVERED AS NOTED
- YPC YELLOW PLASTIC CAP ON RELIANT
- () RECORD PER VAN RYZIN SUBDIVISION
- PLAT NO. 99-80
- 1 1 RECORD PER RECORD OF SURVEY BOOK 0318 PAGE 88A
- PLAT NO. 92-39 RS
- [] RECORD PER NAFF SUBDIVISION
- PLAT NO. 78-156

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT UPGRADE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIM A. VAN RYZIN
CHRISTOPHER E. VAN RYZIN

PO BOX 315
STERLING, AL 36377

NOTARY'S ACKNOWLEDGMENT

FOR: SIM A. VAN RYZIN & CHRISTOPHER E. VAN RYZIN
ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, 2014

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 09/17



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 13, 2015.

KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL

KPB FILE NO. 2014-071

VAN RYZIN SUBDIVISION 2014 REPLAT

A REPLAT OF TRACT A-1 AND TRACT B-1A OF VAN RYZIN SUBDIVISION, PLAT NO. 99-80 R/S
LOCATED WITHIN THE SW1/4 NW1/4 & NW1/4 SW1/4 SECTION 16, TOWN 36N, RANGE 14E, MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 27.354 ACRES

INTEGRITY SURVEYS INC.

420 SEI HET DRIVE KENAI, AK 99501
PHONE: (907) 983-6967 FAX: (907) 983-3075
SURVEYORS PLANNERS
JOB NO. 214070 DRAWN SEPT 18, 2014 BY
SURVEYED JUNE 2014 SCALE 1" = 100'
FIELD SK: 2014-5 PG: 2-4 PREP: 214070 PP.DWG

2014-071
Plat #
Kenai
10/13/2014
DUE 1:00 P.M.



NOTES:

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is required by resolution of the appropriate Planning Commission.
- 3) Front 10 ft. of the building setback adjacent to right-of-way is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 4) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 5) This is a paper plat, NO FIELD SURVEY was performed. All data shown was obtained or derived from the recorded plats of Courteen Subdivision and Naff Subdivision.
- 6) A 10 ft. utility easement is centered on the existing phone line and extends 5 ft. west of the existing phone pedestal, which has not been field located.

LEGEND:

- ⊙ GLO Brass Cap Monument of Record
- ⊕ 3-1/4" Alum. Cap Monument of Record
- () Record Subdivision - Naff Subdivision Plat # 78-156 KRD
- [] Record Datum - Courteen Subdivision Plat # 78-39 KRD
- [] Record Datum - Courteen St. Vacation & Dedication & A Replat of Tract II Plat # 80-78 KRD

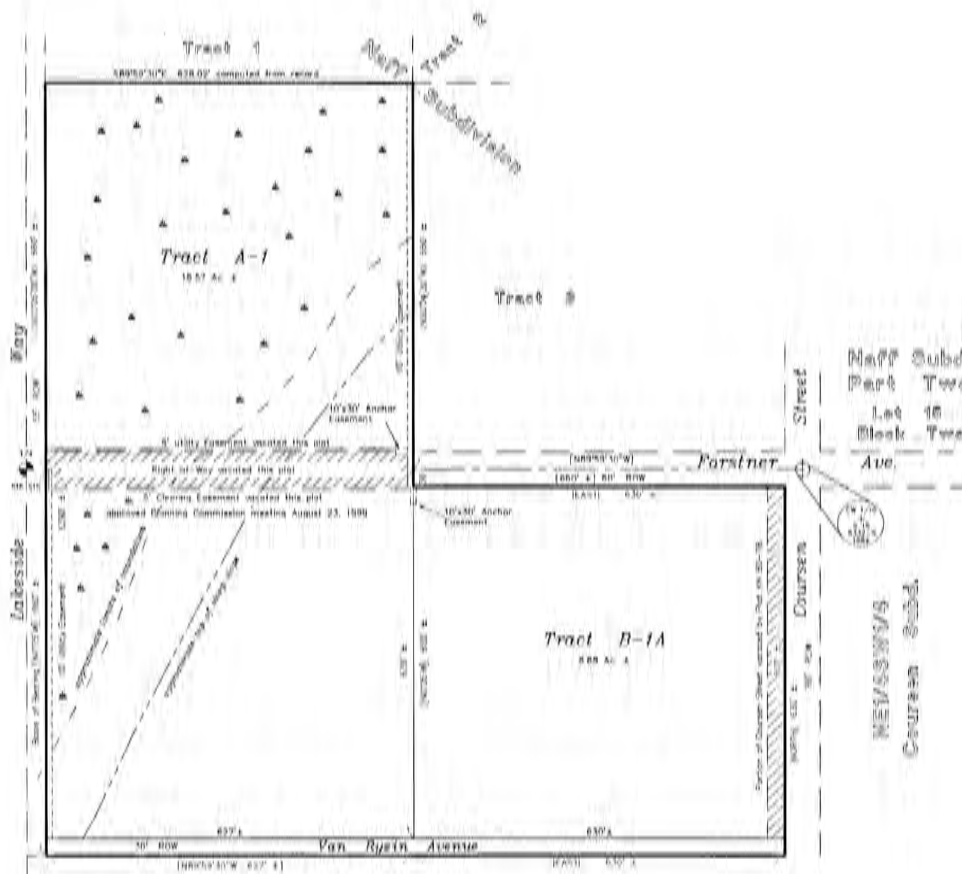


SURVEYOR'S CERTIFICATE

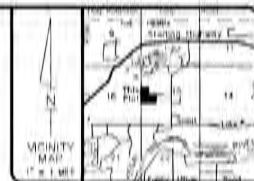
I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska; this plat represents a survey made by me or under my direct supervision; the monuments shown herein actually exist as described; and all dimensions and other details are correct to the nominal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

Date 8/24/99

Unsubdivided



31/32NW1/4SW1/4
Courteen Subd.



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND BY OUR THIS CERTIFICATE PRESENT ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WE FURTHER CERTIFY THAT PERSONS OF TRUST APPEARING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PREVENT THE REPEAT OR REUSE SPLITTING AND APPROVAL OF REDEVELOPMENT(S).

P. D. Box 316
Selling Agency 99772

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY of November, 1999 FOR Christopher K. VanRysen and Ron A. VanRysen

Christopher K. VanRysen
MY COMMISSION EXPIRES Feb. 23, 2004



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 26, 1999

KENAI PENINSULA BOROUGH

Richard R. Rasmussen



KPD FILE No. 05-111

Van Rysin Subdivision

A Replat of Tract A Courteen Subdivision (Plat 78-39), Tract B-1 Courteen Street Vacation and Dedication and Replat of Tract B Courteen Subdivision (Plat 80-78), Tract A Naff Subdivision Amended (Plat 80-23) and a partial vacation of Forstner Avenue.

Located within the SW 1/4 NW 1/4 & NW 1/4 NW 1/4 Section 15 T4S, R4W, S4M, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 28.15 Acres ±

Integrity Surveys

605 SARLES DRIVE KENAI, ALASKA 99551-8565
SURVEYORS PHONE (907) 381-8811 FAX (907) 381-8810

2000	6054	12/17/99	12/17/99
SURVEYED	N/A	SCALE	1" = 100'
DRAWN BY	N/A	DATE	Van Rysin

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, alleys, walks, parks, utility easements, and other open spaces to public use.

Eugenia L. Hayes

Eugenia L. Hayes, Cape George Highlands, Box 12, Port Townsend, WA 98368

Joe Chumley
Joe Chumley, Box 171, Soldotna, AK Jacky Chumley

NOTARY'S ACKNOWLEDGEMENT

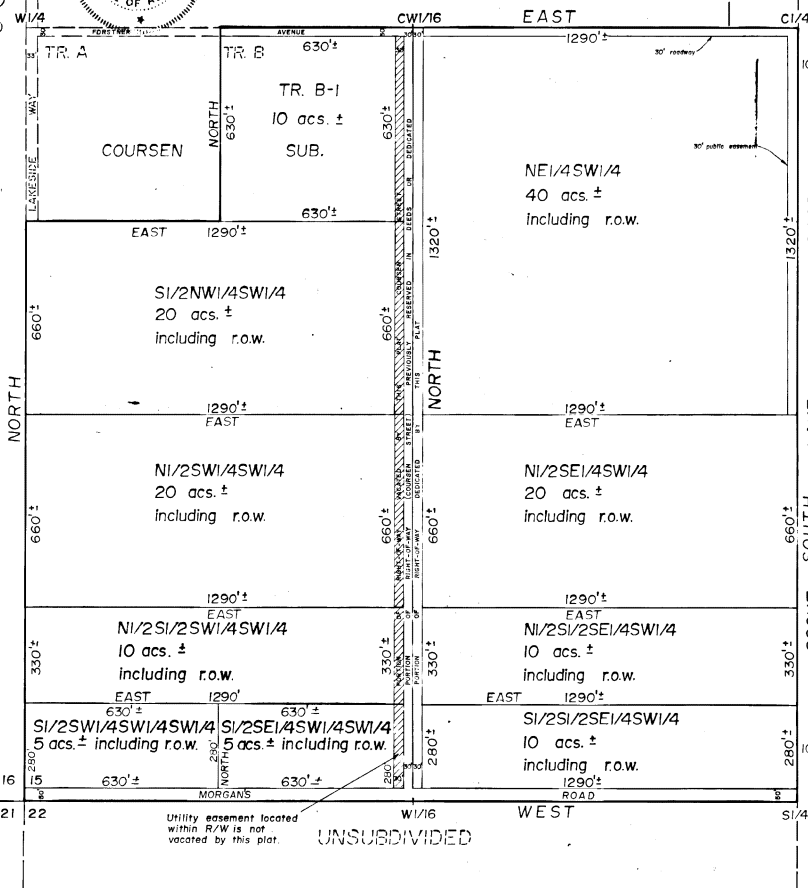
Subscribed and sworn to before me this 5th day of June, 1980.

Carolyn L. Thompson
Notary Public for Alaska

My Commission Expires 9-21-80



UNSUBDIVIDED



NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 15th day of June, 1979.

Harlow A. Van Slake

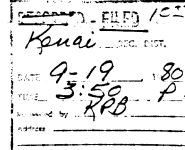
Notary Public for Washington, residing at Port Townsend

My Commission Expires June 6, 1983

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, alleys, walks, parks, utility easements, and other open spaces to public use.

Edgar A. Griffin
Edgar A. Griffin, Box 298, Nome, AK 99762



TR. H
VALERIE
ACRES

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 3rd day of March, 1980.

Richard J. Dill

Notary Public for Alaska

My Commission Expires 5-23-82

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, alleys, walks, parks, utility easements, and other open spaces to public use.

Edna M. Lyon
Edna M. Lyon, Box 92, Anchorage, AK 99502

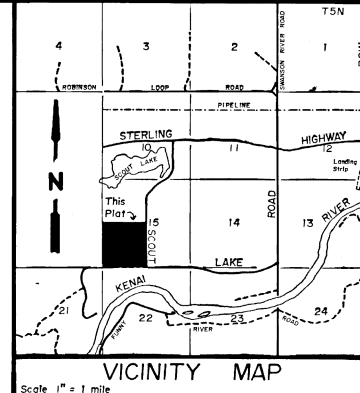
NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 19th day of November, 1979.

Carolyn L. Thompson

Notary Public for Alaska

My Commission Expires 9-21-80



NOTES

A 20' building setback exists along all dedicated rights-of-way.

No field survey was performed nor were any stakes or monuments set this date.



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, alleys, walks, parks, utility easements, and other open spaces to public use.

Bryce F. Noah
Bryce F. Noah, Box 1593, Soldotna, AK 99669

Ronald M. Haakenson
Ronald M. Haakenson, Box 42, Anchor Point, AK 99556

Phil R. Harvey
Phil R. Harvey, Box 42, Sterling, AK 99672

Eleanor B. Harvey
Eleanor B. Harvey

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 25th day of October, 1978.

Carolyn L. Thompson

Notary Public for Alaska

My Commission Expires 9-21-80



PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of November 6, 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 Philip Waring

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, alleys, walks, parks, utility easements, and other open spaces to public use.

Leonard F. Strehlow
Leonard F. Strehlow, Box 3325, Kenai, AK 99611

John F. Strehlow
John F. Strehlow

Reed Bradford
Reed Bradford, Box 97, Sterling, AK 99672

Lana Bradford
Lana Bradford

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 25th day of October, 1979.

Carolyn L. Thompson

Notary Public for Alaska

My Commission Expires 9-21-80



COURSEN STREET VACATION AND DEDICATION AND A REPLAT OF TRACT B, COURSEN SUBDIVISION

DESCRIPTION: Located within the SW1/4, Sec. 15, T5N, R9W, S.M., AK and the Kenai Peninsula Borough and being a replat of Tract B, Coursen Sub., plat 76-39 K.R.D., and the vacation and dedication of a portion of Coursen Street

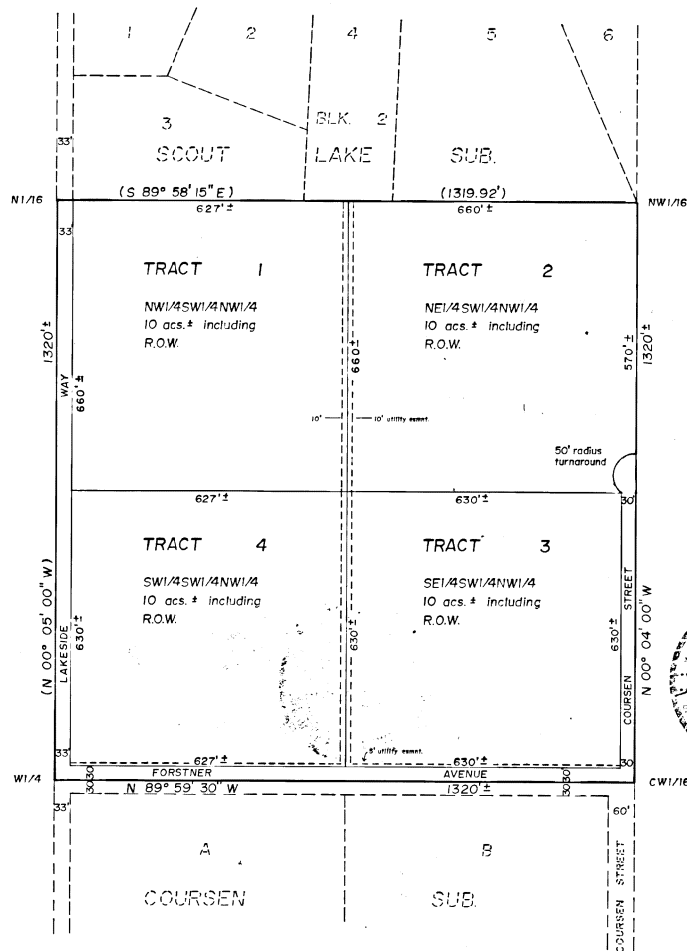
P.O. Box 476 Soldotna, AK 99669

G. S. Best

Geologist, Registered Land Surveyor

Date October 1978 Scale 1" = 300' Bk No

UNSUBDIVIDED



UNSUBDIVIDED

AMENDED PLAT NOTES

THE FOLLOWING CHANGES ARE SHOWN ON SAID PLAT AS FOLLOWS:
TRACT 1 - WEST AND EAST BOUNDARIES FROM 630'± TO 660'± and
TRACT 2 - EAST BOUNDARY FROM 660'± TO 570'±.

THE ABOVE REVISIONS CONSTITUTE THE SOLE CHANGES MADE TO THE PLAT, ASIDE FROM THEIR NOTATION THEREON.



78-156

Kenai REC. DIST.

DATE: 8-22-78

TIME: 8:39 A

Represented by: G. S. Best

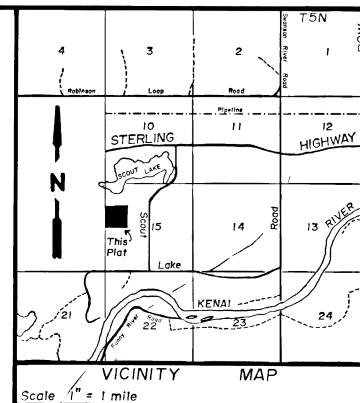


PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 7, 1978, 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: *[Signature]*



LEGEND AND NOTES

All lots are subject to a 20' building setback along all dedicated rights-of-way.

All wastewater disposal systems shall comply with existing law at time of construction.

No survey was performed nor were any stakes or monuments set.

All datum of record shown thus ().

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, alleys, walks, parks, utility easements, and other open spaces to public use.

Leslie B. Naff
Leslie B. Naff, Box 1681, Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 21st day of August, 1978.

Carolyn L. Thompson
Notary Public for Alaska
My Commission Expires: 9-21-80



AMENDED PLAT

NAFF SUBDIVISION

DESCRIPTION: An aliquot part subdivision of the SW1/4NW1/4, Sec. 15, T5N, R9W, S.M., Alaska and within the Kenai Peninsula Borough containing 40 acres more or less

OWNER: Leslie B. Naff

Box 1681

Soldotna, Alaska 99669

P.O. Box 476

G. S. Best

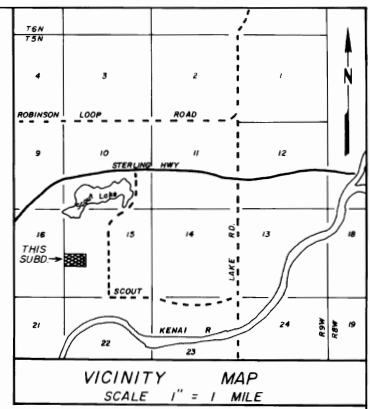
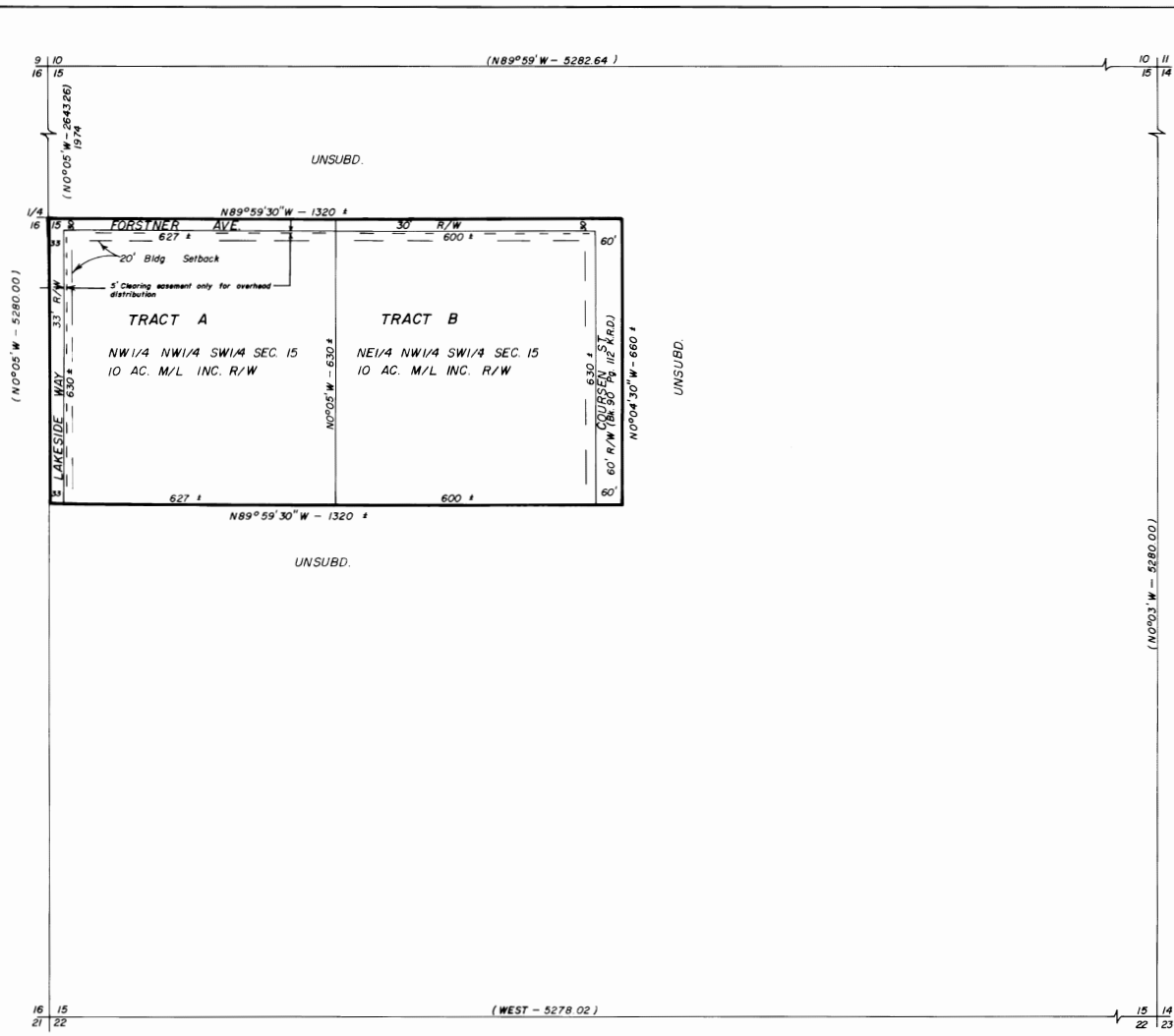
Soldotna, Ak 99669

Geologist, Registered Land Surveyor

Date: 7/78
Prepared: 7/78

Scale: 1" = 200'

Bk No.



NOTES

This is a paper plat of the NW 1/2 NW 1/4 SW 1/4 Sec. 15 subdivided by aliquot parts.

All bearings and distances refer to the official township plat and other data of record.

Data of record shown in ().

No field survey was made this date and no stakes, monuments and etc. were set.

76-39
RECORDED - FILED
Kenai REC. DIST.
4-16-76
2:03 P.
KPB

CERTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date April 1, 1976 Thomas Coursen
Thomas Coursen — owner — Box 250, Soldotna, Ak.

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 1 day of April, 1976.

My commission expires September 1979.

Diana McNamee
notary public for Alaska

PLAT APPROVAL.

Plat approved by the Commission this 22 day of March, 1976.

Donald E. Carson
Mayor

COURSEN SUBDIVISION

Thomas Coursen — owner
Box 250, Soldotna, Ak. 99669

DESCRIPTION
NW 1/2 NW 1/4 SW 1/4 SEC. 15, T5N, R9W, S.M.,
A.K. CONTAINING 20 ACRES M/L IN THE
KENAI PENINSULA BOROUGH.

Prepared by — McLane and Assoc.
Soldotna, Ak.

DATE 2/19/76 SCALE 1" = 200'