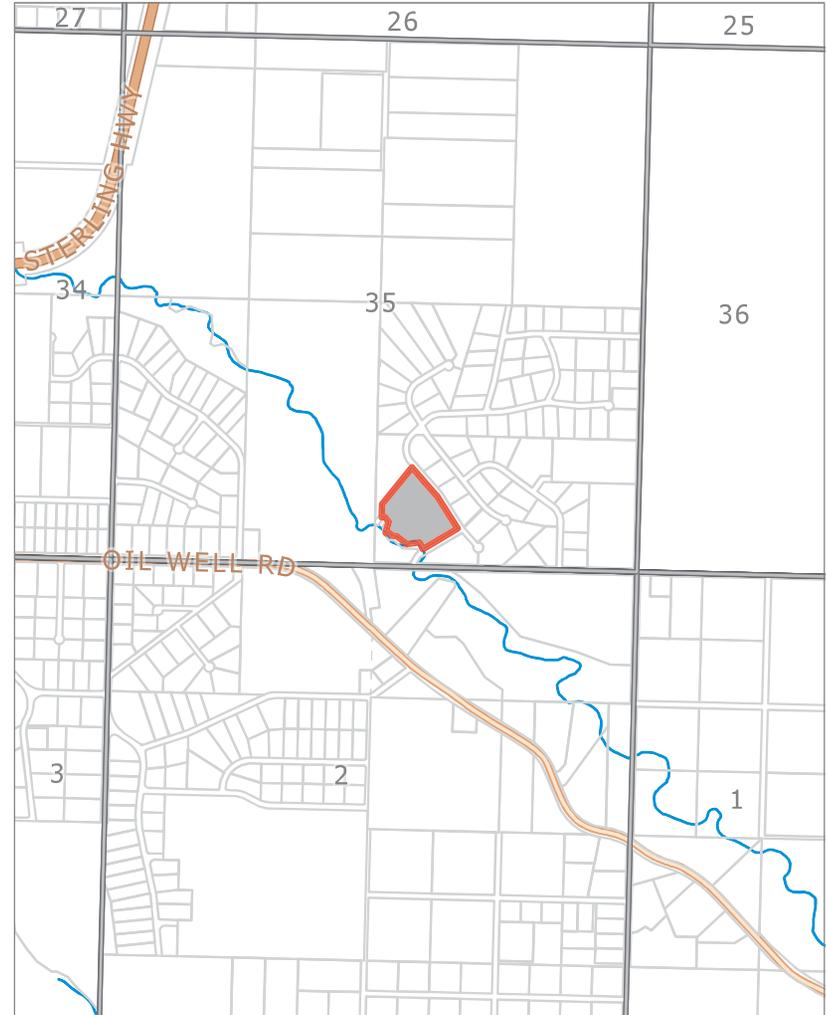


E. NEW BUSINESS

- 3. Ninilchik River Estates Wilson 2023 Addition**
KPB File 2023-124
Johnson Surveying / Wilson
Location: Garrison Ridge Rd. & Wild Salmon Way
Ninilchik Area

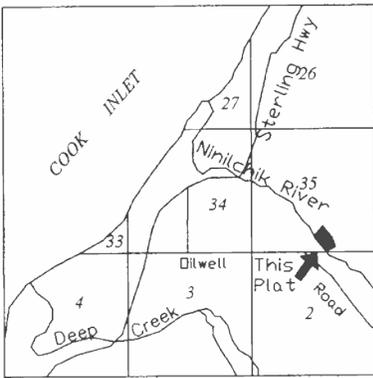


KPB File 2023-124
T 01S R 14W SEC 35
Ninilchik

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.



Ninilchik River Estates Wilson 2023 Addition Preliminary Plat

A subdivision of Lot 3A1 Ninilchik River Estates, Wilson Replat (HRD 2012-16)
 Located in the SE 1/4 Section 35, T1S R14W, SM Ninilchik, Alaska.
 Homer Recording District Kenai Peninsula Borough

Prepared for

Prepared by

Diane Wilson Family Trust
 P.O. Box 39030
 Ninilchik, AK 99639

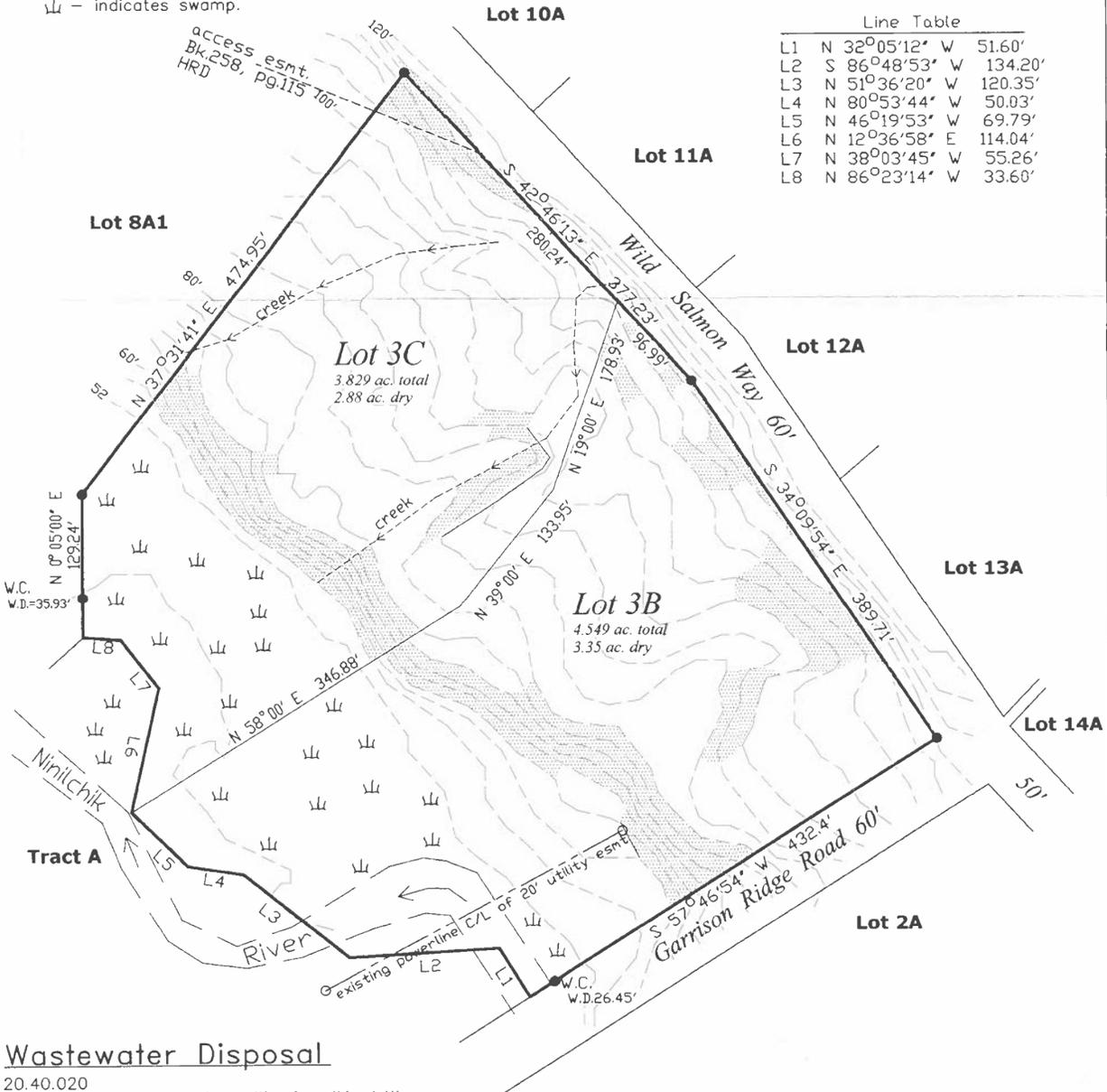
Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568

Vicinity 1" = 1 mile Map

SCALE 1" = 100' 8.378 Acres 18 August, 2023

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
 2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
 3. Contour interval 4'. Shaded areas indicate grades over 25%.
- ⚡ - indicates swamp.



Line Table			
L1	N	32°05'12"	W 51.60'
L2	S	86°48'53"	W 134.20'
L3	N	51°36'20"	W 120.35'
L4	N	80°53'44"	W 50.03'
L5	N	46°19'53"	W 69.79'
L6	N	12°36'58"	E 114.04'
L7	N	38°03'45"	E 55.26'
L8	N	86°23'14"	W 33.60'

Wastewater Disposal

20.40.020
 The parent subdivision for lots resulting from this platting action was approved by the Alaska Department of Environmental Conservation on 22 October, 1991. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
NINILCHIK RIVER ESTATES WILSON 2023 ADDITION**

KPB File No.	2023-124
Plat Committee Meeting:	February 26, 2024
Applicant / Owner:	Diane Wilson Family Trust of Ninilchik
Surveyor:	Jerry Johnson/ Johnson Surveying
General Location:	Ninilchik Oil Well Road

Parent Parcel No.:	157-063-76
Legal Description:	Lot 3a1 Ninilchik River Estates Wilson Replat HM 2012-16
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an 8.343 acre lot into two lots ranging in size from 3.829 acres and 4.549 acres.

Location and Legal Access (existing and proposed): Current access to the property is from Oil Well Road near mile post one at Garrison Ridge Rd. there isa an access point on Garrison Ridge Rd to the property. Wild Salmon Way is in front of the plat and if a new access is intended for Lot 3C a permit will need to be obtained for any excavation in the road right -of-way.

No right-of-way vacation or dedication is being proposed with this plat. There are private access easement listed in the certificate to plat and the parent plat that should be correctly shown on this plat as described in the documents and the note carried forward to this plat. **Staff recommends:** these easements be reviewed and updated to reflect the current lot configurations and applicability to needs by the appropriate professional.

The block is not compliant for length, but with the Ninilchik River crossing Garrison Ridge Rd a road cannot be installed to relieve the issue. **Staff recommends:** the committee concur that an exception is not needed.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	

Site Investigation:

The plat contains several buildings. The house will be situated on Lot 3B and the detached garage and shed will be located on Lot 3C. There is a driveway that crosses the property starting near the southeasterly corner of Lot 3B on Garrison Ridge Rd and heads northwest to the north line of Lot 3C.

There are areas on the plat that are over 20 percent grade shown as shaded on the drawing. The parent plat labels these spots as top and toe which the surveyor can convert to showing and remove the contours on the submittal of the final.

Wetlands exist on the plat and are shown correctly along the west side as carried forward from the parent plat.

Portions of the plat are also in the KPB 50- foot Anadromous Stream Habitat Protection Area as noted in River Center comments. **Staff recommends:** plat note 3 be carried forward from the parent plat to reference this area.

This plat is also identified as being in a FEMA FIRM area per the River Center review noted below. The plat shall include a plat note containing the Flood hazard Notice as shown in 20.30.280 (D).

KPB River Center review	<p>See attachments</p> <p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: A,X (shaded) Map Panel: 02122C-1620E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: i:0#.w kpb\maldridge</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	

Staff Analysis This plat was originally an aliquot part of SE1/4 of Section 35, T1S, R14W, SM Alaska. Ninilchik River Estates HM 86-12 was the first division of the land creating 35 lots, 1 tract and 5 road dedications. Ninilchik River Estates Addition No 1 HM 91-71 resubdivided several lots and realigned roads. Ninilchik River Estates Nedrow-Ruch Replat Amended HM 2009-6 resubdivided lots 6-A and 7-A of Ninilchik River Estates Addition No 1 HM 91-71. Ninilchik River Estates Wilson Replat HM 2012-16 resubdivided lots 3-A, 4-A & 5-A of Ninilchik River Estates Addition No 1 HM 91-71 and lots 6A1 & 7A1 of Ninilchik River Estates Nedrow-Ruch Replat Amended HM 2009-6 into one lot (lot 3A1). This plat is dividing lot 3A1 into two new lots.

A soils report will be required and an engineer will sign the final 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.

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

Utility Easements

Several utility easements are listed in the certificate to plat that need to be shown on the plat and listed in the plat notes. **Staff recommends:** the surveyor plot these utility easements along with the locations of the structures to verify the effect on them.

UTILITY EASEMENTS OF RECORD? ARE THEY DEPICTED AND NOTED ON THE PLAT?
 NEW UTILITY EASEMENT REQUESTS FROM PROVIDERS.
 UTILITY EASEMENT VACATIONS SHOWN ON THIS PLAT?

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	HEA has made request as shown in packet.
ENSTAR	No comments
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 65348 GARRISON RIDGE RD Existing Street Names are Correct: Yes List of Correct Street Names: WILD SALMON WAY, GARRISON RIDGE RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 65348 GARRISON RIDGE RD WILL REMAIN WITH LOT 3B
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Carry forward plat notes from parent plat.
- Add KPB File No. 2023-124 to title block
- Correct the book number on the access easement shown on the drawing
- Show the setback on the drawing.
- Show the utility easements on the drawing, along the right-of-way plus those in the certificate to plat.

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.

- 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:
Show some roads adjacent to the site.
Add the townships and range to the map

- 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:
Adjacent properties need subdivision labels added.
Parcel to the south need the lot label corrected.
Lots east and south need dashes added to the lot numbers

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;
Staff recommendation:
Shading shown should remain on final, contours can be removed.

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.

- 20.30.280. Floodplain requirements.
 - D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:
Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

- 20.30.290. Anadromous Waters Habitat Protection District. If any portion of a subdivision or replat is located within an anadromous waters habitat protection district, the plat shall contain the following note:

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:
Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.

Platting Staff Comments:

Staff recommendation: *comply with 20.30.290.*

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:

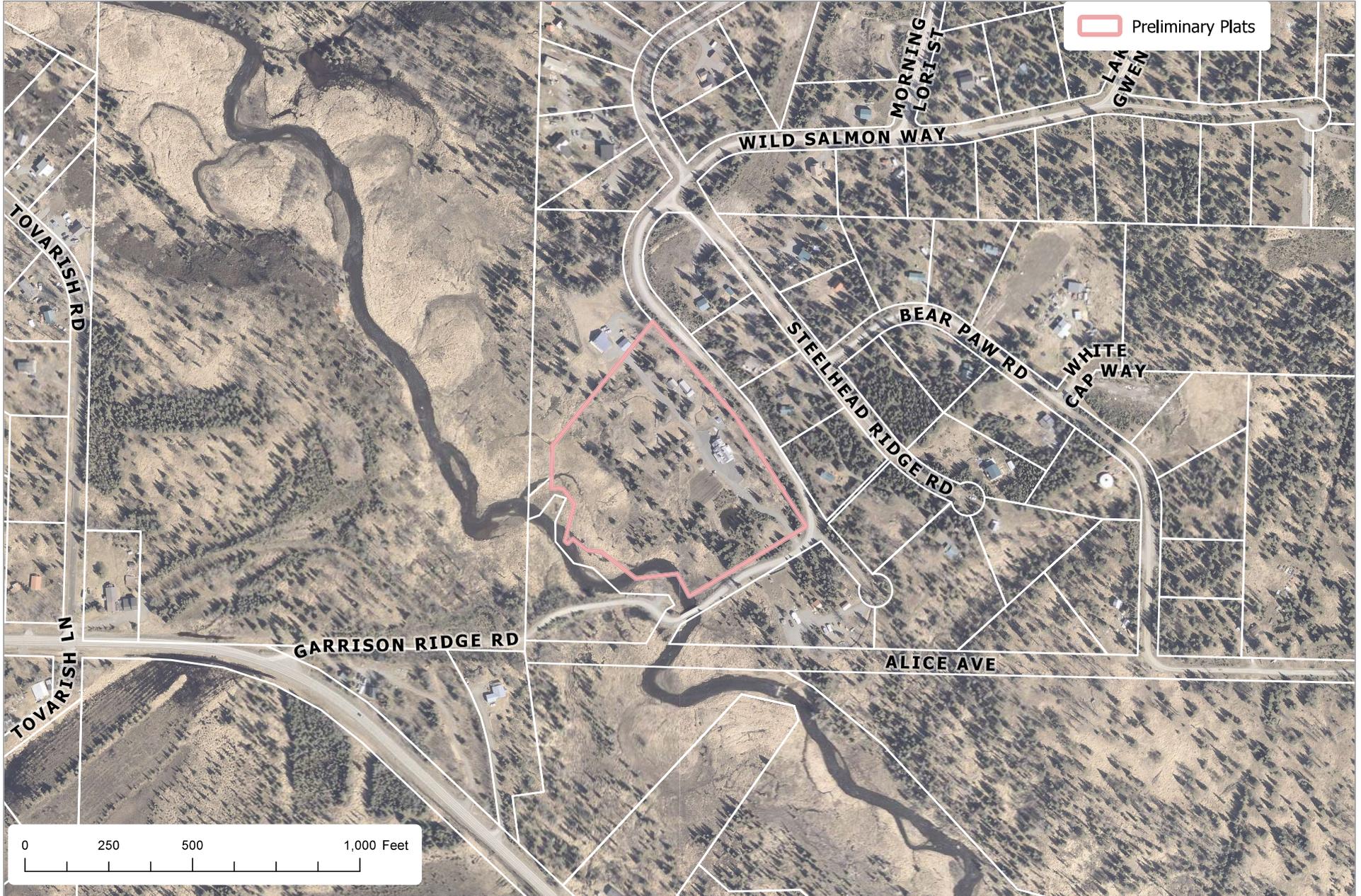
- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE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



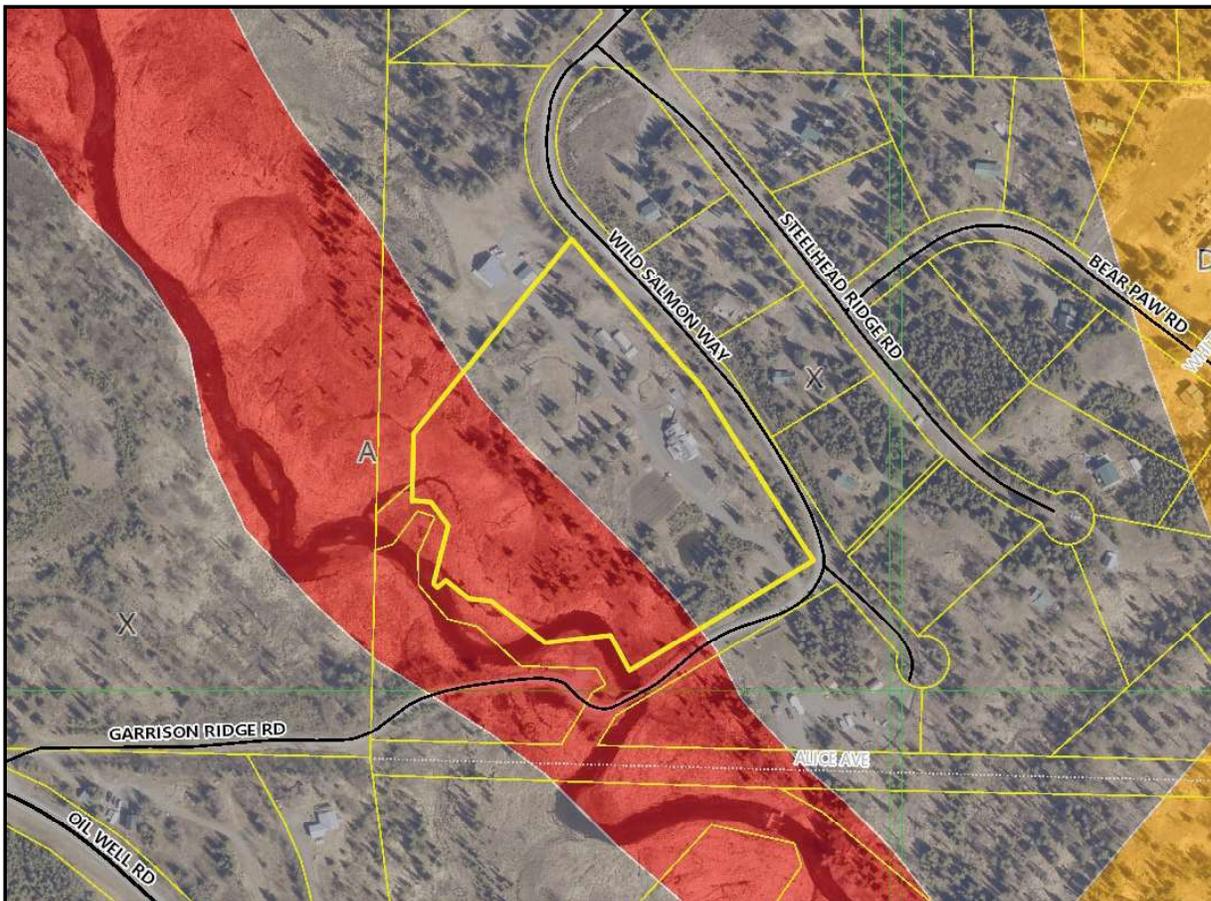
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



FLOODPLAIN DETERMINATION MAP

PARCEL ID: 15706376

2/7/2024 3:23



Definitions

- Zone A**
Regulatory
1% Chance Flood (No BFE Calculated)
- Zone X**
Non-Regulatory
Minimal Flood Risk

Community Flood Insurance Rate Map (FIRM) Panel(s):

DFIRM_02122C1620E

The city of Soldotna does not participate in the National Flood Insurance Program (NFIP) and is outside the regulatory jurisdiction of the KPB Floodplain Management Program.

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



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.

Ninilchik River Estates Wilson Replat

Replat of Lots 3A, 4A, and 5A, Ninilchik River Estates Addition #1
HRD# 91-71 and Lots 6A1 and 7A1,
Ninilchik River Estates, Nedro-Rush Replat,
Amended HRD# 2009-06, Section 35, T 1 S, R 14 W, Seward Meridian
Homer Recording District Kenai Peninsula Borough File 2012-10



Vicinity 1" = 1 mile Map

Prepared for _____ Prepared by _____

Diane and Steven Wilson
111 Metacomet Dr
Kensington, CT 06037

Johnson Surveying
Box 27
Clam Gulch, Ak 99568

SCALE 1" = 100' 8.343 Acres 19 March, 2012



2012-16
Plat #
HOMER
Rec. Dist.
6/11/2012
DATE
TIME 1:05 P.M.

LEGEND

- ⊕ - 3/8" alcap monument, LS-5332, 1985, record HRD 91-71
- - rebar lot corner, Record HRD 2009-06
- - 5/8" rebar with plastic cap "LS 6240", record HRD 91-71
- ⊗ - 2 1/2" GLD Brass Cap Monument, 1919, Record HRD 2009-06.
- () - indicates information calculated from record plat HRD 91-71
- ≡ - indicates swamp

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 23 January, 2012

KENAI PENINSULA BOROUGH

By: Mary J. Best June 8, 2012
Authorized Official Date

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' of the building setback is also a utility easement, as is the entire setback within 5' of the side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Portions of this subdivision are within the Kenai Peninsula Borough 50-foot Anadromous Stream Habitat Protection Area. See Chapter 21.18 Borough Code of Ordinances for restrictions that affect development in this subdivision.
4. Restrictive covenants affecting this property are filed with the Homer District Recorder in Book 0211, Page 891.
5. This property is subject to private access easements as recorded in Homer Records Volume 34 Page 139, Volume 245 Page 608, Volume 256 Page 115.
6. Former lot corners were not removed.

Wastewater Disposal

This lot is at least 200,000 sq. ft., or nominal 5 acres, in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described herein, and that I hereby adopt this plan of replat, and by my free consent grant all easements to the use shown.

Diane P. Wilson

Diane P. Wilson
111 Metacomet Dr Kensington CT, 06037

NOTARY'S ACKNOWLEDGEMENT

For: Diane P. Wilson
Subscribed and sworn to before me this 19th

day of April, 2012.

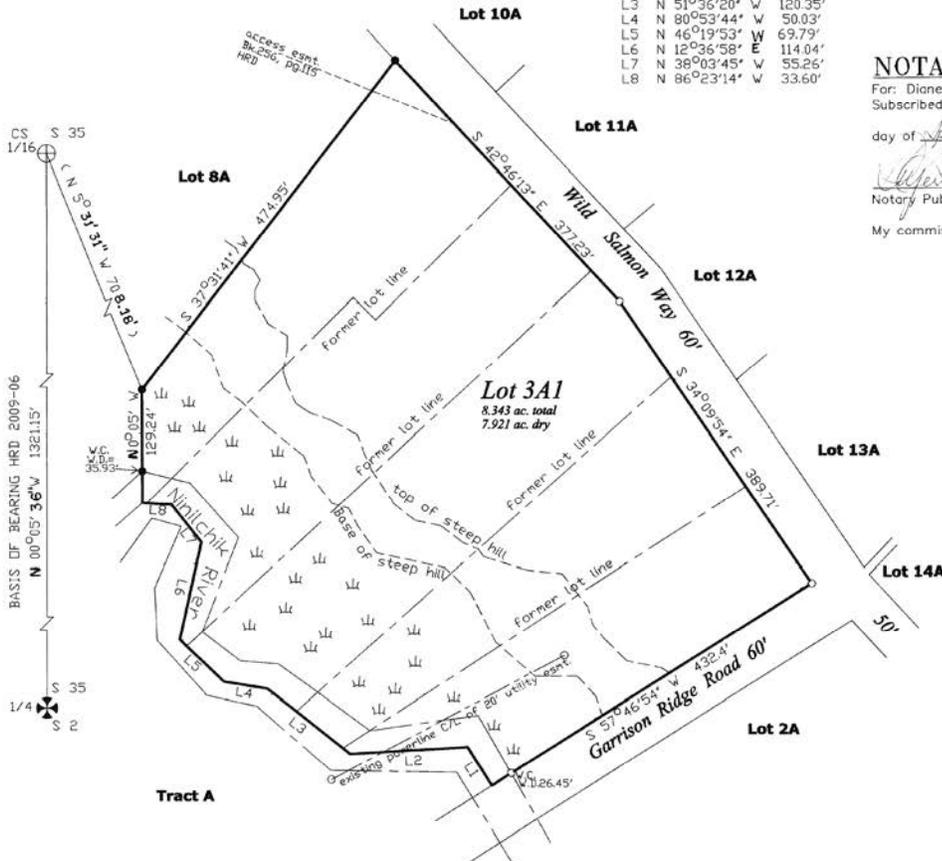
[Signature]
Notary Public for Connecticut

My commission expires 8/31/2014

RESA M. FERREIRA
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG 31, 2014

Line Table

L1	N 32°05'12" W	51.60'
L2	S 86°48'53" W	134.20'
L3	N 51°36'20" W	120.35'
L4	N 80°53'44" W	50.03'
L5	N 46°19'53" W	69.79'
L6	N 12°36'58" E	114.04'
L7	N 38°03'45" W	55.26'
L8	N 86°23'14" W	33.60'



LEGEND:

- ⊙ MONUMENT (found this survey)
- ⊕ MONUMENT (set this survey)
- REBAR (found this survey)
- REBAR (set this survey)
- () RECORD DATUM PLAT 91-71 HRD

NOTES:

- 1) Boats of bearing taken from Ninilchik River Estates Addition No. 1 Plat 91-71, Homer Recording District.
- 2) Building Setback—A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) All waste disposal systems shall comply with existing laws at the time of construction.
- 4) Protective covenants, conditions, and restrictions which affect this subdivision are recorded in Book 211 Page 891, Homer Recording District.
- 5) A non exclusive right of way easement which affects this subdivision is recorded in Book 278 Page 371, Homer Recording District.
- 6) Flood hazard area information was taken from FIRM panel 020012-3525A dated May 19, 1981.
- 7) Portions of this subdivision are within the Kenai Peninsula Borough 50 foot Anadromous Stream Protection Area, see Chapter 21-18 Borough Code of Ordinances for restrictions that affect development in this subdivision.
- 8) Lots within this subdivision may be located within a designated flood hazard area. If this is the case, development must comply with Chapter 21-06 of the Kenai Peninsula Borough Code of Ordinances. A survey may be required to determine the elevation of the property prior to construction.
- 9) Front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines 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.
- 10) **WASTEWATER DISPOSAL:** The parent subdivisions for lots resulting from this platting action were approved by the Alaska Department of Environmental Conservation on August 19, 1988 and October 29, 1989. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 9, 2009.

KENAI PENINSULA BOROUGH
Max A. A. [Signature]
 AUTHORIZED OFFICIAL



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.

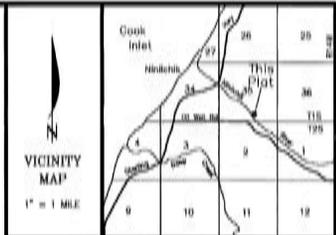
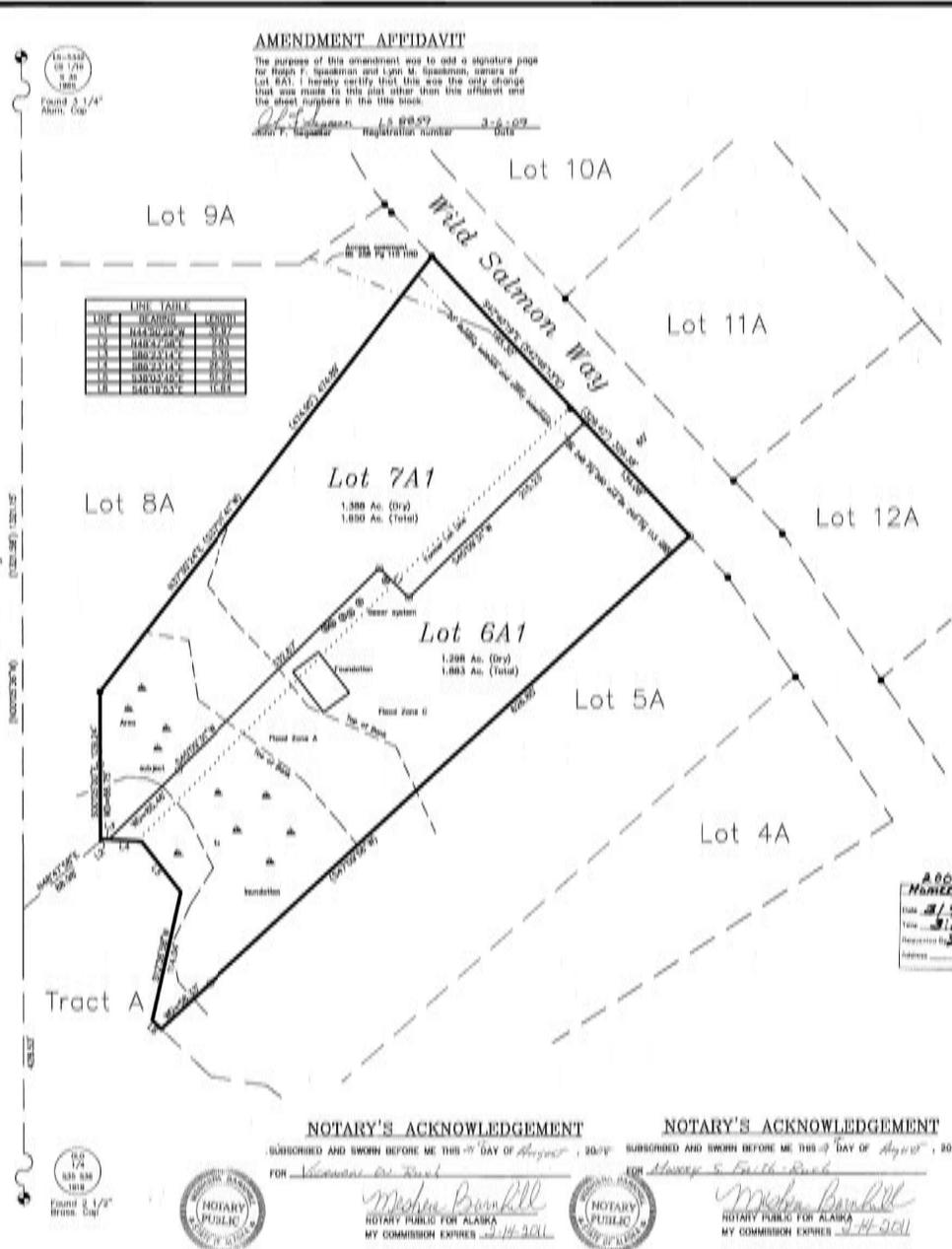
Date 8/27/08

AMENDMENT AFFIDAVIT

The purpose of this amendment was to add a signature page for Roger F. Spiekerman and Lynn M. Spiekerman, owners of Lot 8A1. I hereby certify that this was the only change that was made to this plat other than this affidavit and the sheet numbers in the title block.

Roger F. Spiekerman Registration number 3-6-07
Lynn M. Spiekerman Registration number 3-6-07

LINE	BEARING	LENGTH
1	N44°20'20"W	303.97
2	N44°20'20"W	13.33
3	S89°23'12"E	27.29
4	S89°23'12"E	27.29
5	S40°19'53"W	104.81



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 AFFIRM 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.

Virginia W. Rush MERRY S. FATH-RUSH
 P.O. BOX 3930 LOT 7A
 NINILCHIK, AK 99616
Monte Wes Nedrow *Lynda Kay Nedrow*
 P.O. BOX 2009 LOT 8A
 NINILCHIK, AK 99616

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY of August, 2009
 FOR Monte Wes Nedrow



NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY of August, 2009
 FOR Sandra Kay Nedrow



2009-14
 MAILED REC.DIST.
 FILE 8/19 2009
 TIME 3:59 P.M.
 REQUESTED BY: Spiekerman

RECORDED
 STANDARD REC. DIST.
 DATE: 11/8 2009
 TIME: 11:19 2009
 REQUESTED BY:
 SEGESSER SURVEYS
 30485 HOLLAND ST.
 SOLDOTNA, AK 99689

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY of August, 2009
 FOR Virginia W. Rush



NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY of August, 2009
 FOR Monte W. Spiekerman



KPD FILE No. 8008-147 AMENDED

Ninilchik River Estates Nedrow-Rush Replat

A consolidation of Lots 8-A and 7-A, Ninilchik River Estates Addition No. 1, Plat 91-71, Homer Recording District, Kenai Peninsula Borough, Alaska.

Located within the SW1/4 SE1/4, Section 36, T18, N14W, Seward Meridian.

Containing 3.533 Ac.

SEGESSER SURVEYS
 30485 Holland St.
 Soldotna, AK 99689

JOB NO. 08023	DRAWN: 7-30-08
SURVEYED: June, 2008	SCALE: 1"=80'
FIELD BOOK: 08-2	SHEET: 1 of 1

Homer 2009-6

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.


RALPH F. SPEAKMAN
44¹/₂ S. PHEASANT DR.
BOZEMAN, MT 59718


LYNN M. SPEAKMAN

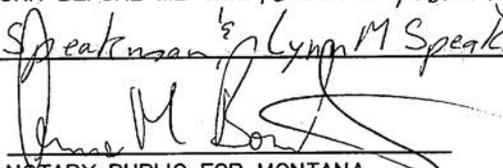
LOT 6A

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY OF February, 2009

FOR Ralph F Speakman & Lynn M Speakman




NOTARY PUBLIC FOR MONTANA

MY COMMISSION EXPIRES February 13, 2009

Anna M. Bounting
Notary Public for the State of Montana
Residing at Bozeman, Montana
My Commission Expires February 27, 2010

KPB FILE No. 2008-147

Ninilchik River Estates Nedrow-Rush Replat

A resubdivision of Lots 6-A and 7-A, Ninilchik River Estates Addition No. 1, Plat 91-71, Homer Recording District, Kenai Peninsula Borough, Alaska.

Located within the SW1/4 SE1/4, Section 35, T1S, R14W, Seward Meridian.

Containing 3.533 Ac.

SEGESSER SURVEYS

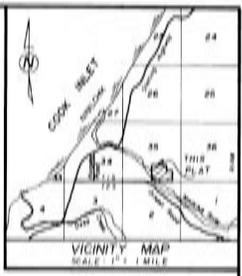
30485 Rosland St.

Soldotna, AK 99669

JOB NO.	08023	DRAWN:	1-13-09
SURVEYED:	June, 2008	SCALE:	1"=50'
FIELD BOOK:	08-2	SHEET:	2 of 2

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC TANGENT	CHORD	CHORD BRG.	
1	01°01'48"	230.00	12.16	8.08	12.16	888°18'20"W
2	76°13'40"	230.00	806.00	180.43	283.92	501°37'37"E
3	82°14'14"	170.00	275.16	178.39	246.09	603°30'58"W
4	107°22'01"	80.00	148.07	892.20	88.33	500°21'25"E
5	107°22'51"	80.00	85.71	88.08	80.58	430°11'28"W
6	08°28'48"	800.00	47.92	23.93	47.60	543°46'16"E
7	01°03'10"	800.00	0.77	8.88	8.77	888°108'18"E
8	18°28'02"	800.00	180.58	80.98	189.88	885°48'51"E
9	87°19'52"	80.00	78.21	47.72	69.08	885°134'02"E
10	24°59'58"	800.00	218.16	110.88	218.44	882°131'53"E

LINE TABLE		
LINE	BEARING	DISTANCE
1	888°18'20"W	82.70
2	501°37'37"E	128.89
3	603°30'58"W	138.20
4	500°21'25"E	114.08
5	430°11'28"W	88.28
6	543°46'16"E	83.60
7	888°108'18"E	87.40
8	885°48'51"E	144.20
9	885°134'02"E	88.90
10	882°131'53"E	177.90
11	882°131'53"E	22.40
12	882°131'53"E	34.53
13	882°131'53"E	46.66
14	882°131'53"E	58.79
15	882°131'53"E	70.92
16	882°131'53"E	83.05
17	882°131'53"E	95.18
18	882°131'53"E	107.31
19	882°131'53"E	119.44
20	882°131'53"E	131.57
21	882°131'53"E	143.70
22	882°131'53"E	155.83
23	882°131'53"E	167.96
24	882°131'53"E	180.09
25	882°131'53"E	192.22
26	882°131'53"E	204.35
27	882°131'53"E	216.48
28	882°131'53"E	228.61
29	882°131'53"E	240.74
30	882°131'53"E	252.87
31	882°131'53"E	265.00
32	882°131'53"E	277.13
33	882°131'53"E	289.26
34	882°131'53"E	301.39
35	882°131'53"E	313.52
36	882°131'53"E	325.65
37	882°131'53"E	337.78
38	882°131'53"E	349.91
39	882°131'53"E	362.04
40	882°131'53"E	374.17
41	882°131'53"E	386.30
42	882°131'53"E	398.43
43	882°131'53"E	410.56
44	882°131'53"E	422.69
45	882°131'53"E	434.82
46	882°131'53"E	446.95
47	882°131'53"E	459.08
48	882°131'53"E	471.21
49	882°131'53"E	483.34
50	882°131'53"E	495.47
51	882°131'53"E	507.60
52	882°131'53"E	519.73



Certificate of Ownership and Dedication.

I hereby certify that I am the owner of the real property shown and described herein and that I hereby grant this plan of subdivision and all my heirs, assigns, devisees, etc. in full and lawful right to public use and grant all easements to the use shown.

I further certify that I have no trust affecting this property and no other restrictions which would prohibit this grant, or require signature and approval of beneficiaries.

CLARK H. GARRISON
Rt. Box 80
Ninilchik, AK 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN before me on this 10th day of October, 1991, by CLARK H. GARRISON.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



LEGEND

- Found Well
- 8" or 6" Water Well/Plastic Cap
- Area subject to inundation between approx. High and Low Tides
- (FIRM post 10/25/87, Map 19, 100)

TRACT 7 - SEASIDE DISTRICT



SHEET 2 SIGNATURE SHEET OF INTEREST ONLY

NINILCHIK RIVER ESTATES
ADDITION NO. 1
RESUBDIVISION OF NINILCHIK RIVER ESTATES LOTS 1-18, BLOCK ONE, LOT 1, BLOCK TWO, TRACT A AND VACATION OF A PORTION OF WILD SALMON WAY AND STEELHEAD RIDGE ROAD.

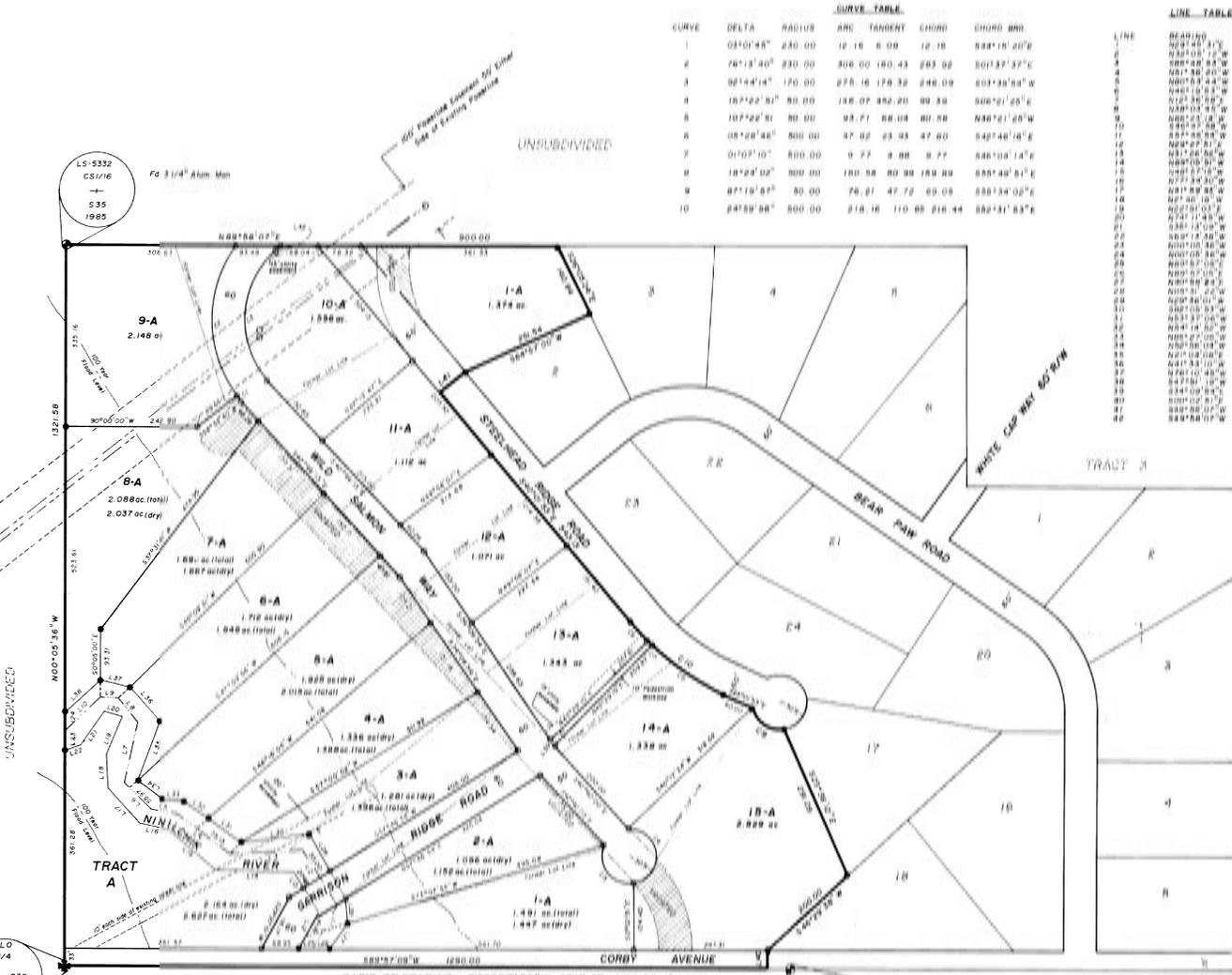
OWNER: CLARK GARRISON
P.O. BOX 80
NINILCHIK, AK 99669

DESCRIPTION

35,879 ACRES SITUATED IN THE SW/4 CORNER, SE 1/4 BE 1/4 SECTION 28, T18, R18W, S1M, AK, AND THE KENAI PENINSULA BOROUGH.

SWAN SURVEYING
P.O. BOX 987
SOLDOTNA, AK 99669
PHONE 907/262-1014

Surveyed Oct 10, 1991 Field Book 90-02
Drafted M.A.S. Scale 1" = 100'
N.P.S. File No. 20101 HOMER RECORDING DISTRICT



BASIS OF BEARING 589°57'09"W 1317.63 HRD 85-104
UNSUBDIVIDED

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 10/10/91.

KENAI PENINSULA BOROUGH
By: *Richard P. Taylor*
Authorized Official

- NOTES:**
- Lots within this subdivision may be located within a designated flood hazard area. If used in the subdivision, the applicant must comply with Title 21, Chapter 08 of the Kenai Peninsula Borough Code of Ordinances. A notice to determine the elevation of the property may be required prior to construction.
 - No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - Building setback - A setback of 20 feet is required from all street right-of-way unless a lesser setback is approved by resolution of the Subordinate Planning Commission.
 - Front 10 feet of building setback abutting all right-of-way is also utility easement.
 - Lots 10A - 18A restricted access to Steelhead Ridge Road, and Lots 1A, 2A & 3A access to Wild Salmon Way.

SHEET 1 OF 2

LS-5332
CS2196
535
1985

Fd 3 1/4" Alum. Man

GLO
1/4
S35 S36
1919

Fd. GLO Mon.

WASTEWATER DISPOSAL: WASTEWATER TREATMENT AND DISPOSAL systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

The Alaska Department of Environmental Conservation approves this subdivision for plating.

SIGNATURE

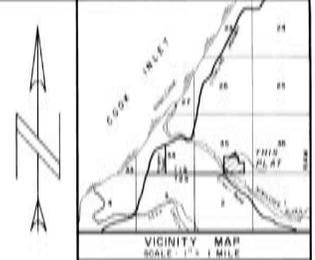
TITLE

DATE



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.	CHORD END.
1	20° 07' 07"	918.78	108.07	88.00	88.00	0.00	108.07
2	20° 07' 07"	918.78	108.07	88.00	88.00	108.07	216.14
3	20° 07' 07"	918.78	108.07	88.00	88.00	216.14	324.21
4	20° 07' 07"	918.78	108.07	88.00	88.00	324.21	432.28
5	20° 07' 07"	918.78	108.07	88.00	88.00	432.28	540.35
6	20° 07' 07"	918.78	108.07	88.00	88.00	540.35	648.42
7	20° 07' 07"	918.78	108.07	88.00	88.00	648.42	756.49
8	20° 07' 07"	918.78	108.07	88.00	88.00	756.49	864.56
9	20° 07' 07"	918.78	108.07	88.00	88.00	864.56	972.63
10	20° 07' 07"	918.78	108.07	88.00	88.00	972.63	1080.70
11	20° 07' 07"	918.78	108.07	88.00	88.00	1080.70	1188.77
12	20° 07' 07"	918.78	108.07	88.00	88.00	1188.77	1296.84
13	20° 07' 07"	918.78	108.07	88.00	88.00	1296.84	1404.91
14	20° 07' 07"	918.78	108.07	88.00	88.00	1404.91	1512.98
15	20° 07' 07"	918.78	108.07	88.00	88.00	1512.98	1621.05
16	20° 07' 07"	918.78	108.07	88.00	88.00	1621.05	1729.12
17	20° 07' 07"	918.78	108.07	88.00	88.00	1729.12	1837.19
18	20° 07' 07"	918.78	108.07	88.00	88.00	1837.19	1945.26
19	20° 07' 07"	918.78	108.07	88.00	88.00	1945.26	2053.33
20	20° 07' 07"	918.78	108.07	88.00	88.00	2053.33	2161.40
21	20° 07' 07"	918.78	108.07	88.00	88.00	2161.40	2269.47
22	20° 07' 07"	918.78	108.07	88.00	88.00	2269.47	2377.54
23	20° 07' 07"	918.78	108.07	88.00	88.00	2377.54	2485.61
24	20° 07' 07"	918.78	108.07	88.00	88.00	2485.61	2593.68
25	20° 07' 07"	918.78	108.07	88.00	88.00	2593.68	2701.75



LEGEND

- ⊕ B.M. or M.D. monument recovered
- ⊖ B.M. or M.D. monument not recovered
- ⊙ Set official survey monument
- ⊙ Set Borsten 3 1/2" x 30" aluminum survey monument
- ⊙ Monument of record not recovered
- ⊙ Found 5/8" rebar
- ⊙ Set 5/8" x 30" rebar with 27 aluminum cap
- ⊙ Found 1/2" rebar
- ⊙ Set 1/2" x 24" rebar with plastic cap C263.
- () Indicates record data

NOTES

- 1) All subsurface treatment and disposal systems shall comply with existing law at the time of construction.
- 2) BOLLINGER SET BACK - A building set back of 20' is required from all access rights of way unless a lesser standard is approved by resolution of the appropriate planning commission.
- 3) No deposit access to state maintained roads permitted unless authorized by state or Alaska Department of Transportation.
- 4) The boundary line shall be the line of the NINILCHIK River. The boundary shall be 100' from the centerline of the river. The boundary shall be 100' from the centerline of the river.
- 5) The soils on Tract A of this subdivision are unsuitable for conventional on-site water disposal systems. No person may construct, install, maintain or operate a septic water system or a water carried waste disposal system on this tract until a public sewer utility is available.
- 6) The front 10' of building setbacks abutting ROW's for use as utility easements.



AMENDED PLAT

NINILCHIK RIVER ESTATES
(A RESUBDIVISION OF TRACT 2 JAMES SUBDIVISION)

Clark Garrison & Adam Gossage, owners
Box 57
NINILCHIK, AK 99830

LOCATION
800 S. 55.716 R/W, S34, AK AND THE BEAUFORT PENINSULA BOROUGH

Surveyed by: McLANE AND ASSOCIATES, INC.
SUSANNE, AK 99830

DATE OF SURVEY	SHEET	OF
8/2/85	17	1 OF 1
DRAWN BY: G.H.B.	DATE: 85-10	SCALE: 1" = 100'
CHECKED BY: G.H.B.	DATE: 85-10-23	PROJECT NO: 85-10

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we and the owners of the property shown and described herein and that we hereby adopt this plat of subdivision and dedicate all rights/ways to public use and grant all easements to the use shown.

Adrian R. Gortner
Wanda C. DeLano
Clark R. Garrison
Martina Chapman

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with Alaska law and is approved subject to any noted restrictions.

Paul D. Harwood
George H. Bradford

AMENDED PLAT NOTE

This plat amends plat to 85-104 dating note number four (4). I hereby certify that those made the correction noted above and that no other changes have been made.

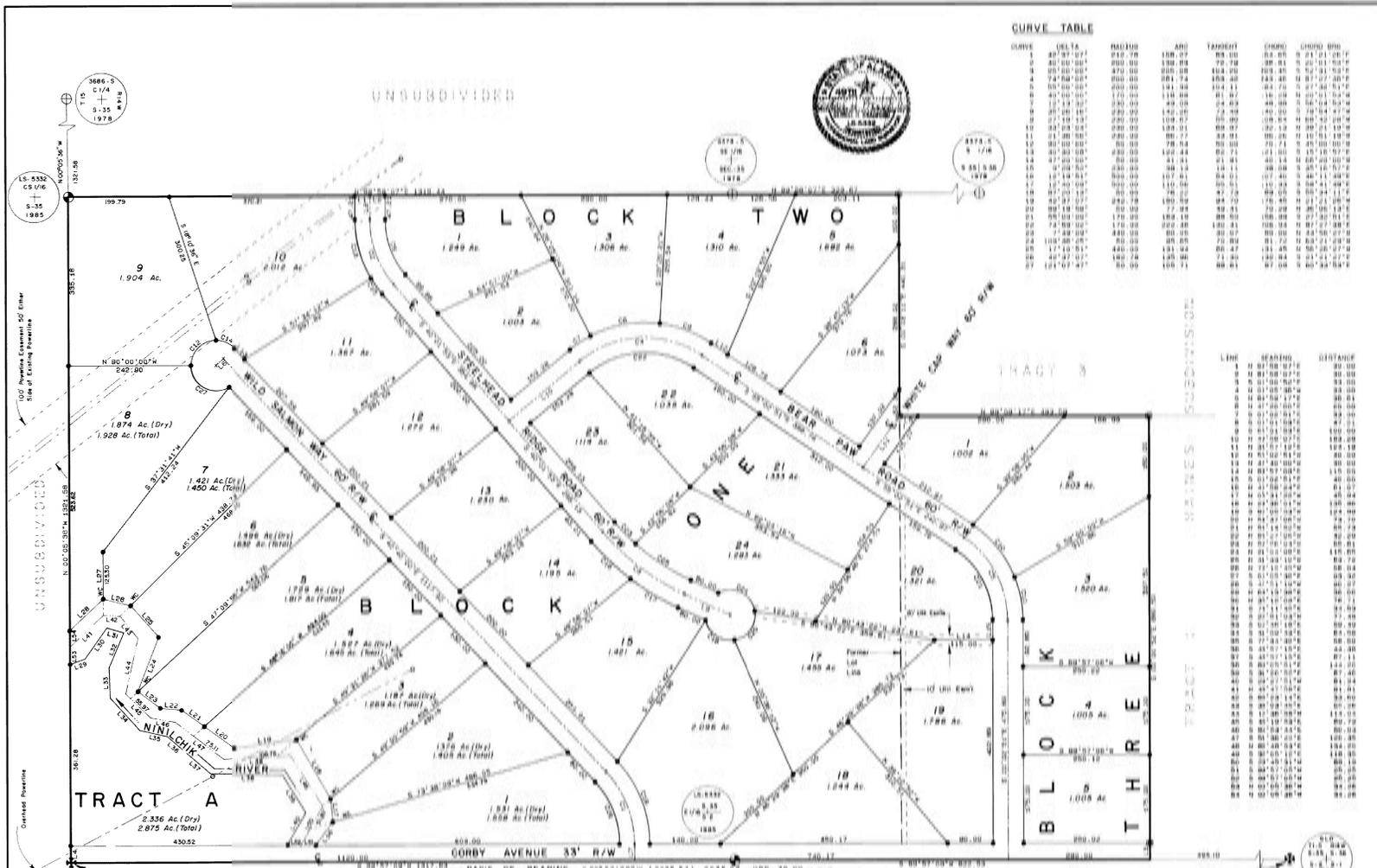
George H. Bradford
85-104
Date

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
NOTARY PUBLIC
M. SCOTT McLANE
My Commission Expires: 09/01/95

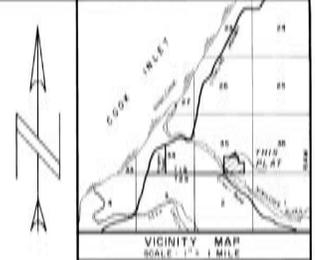
FOR: *Clark R. Garrison, Wanda C. DeLano*
Subscribed and sworn before me this _____ day of _____, 1985.

My commission expires: 09/01/95
Notary Public for the State of Alaska



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.	CHORD END.
1	89° 57' 07"	918.78	188.27	88.00	88.00	0.00	188.27
2	89° 57' 07"	918.78	188.27	88.00	88.00	188.27	376.54
3	89° 57' 07"	918.78	188.27	88.00	88.00	376.54	564.81
4	89° 57' 07"	918.78	188.27	88.00	88.00	564.81	753.08
5	89° 57' 07"	918.78	188.27	88.00	88.00	753.08	941.35
6	89° 57' 07"	918.78	188.27	88.00	88.00	941.35	1129.62
7	89° 57' 07"	918.78	188.27	88.00	88.00	1129.62	1317.89
8	89° 57' 07"	918.78	188.27	88.00	88.00	1317.89	1506.16
9	89° 57' 07"	918.78	188.27	88.00	88.00	1506.16	1694.43
10	89° 57' 07"	918.78	188.27	88.00	88.00	1694.43	1882.70
11	89° 57' 07"	918.78	188.27	88.00	88.00	1882.70	2070.97
12	89° 57' 07"	918.78	188.27	88.00	88.00	2070.97	2259.24
13	89° 57' 07"	918.78	188.27	88.00	88.00	2259.24	2447.51
14	89° 57' 07"	918.78	188.27	88.00	88.00	2447.51	2635.78
15	89° 57' 07"	918.78	188.27	88.00	88.00	2635.78	2824.05
16	89° 57' 07"	918.78	188.27	88.00	88.00	2824.05	3012.32
17	89° 57' 07"	918.78	188.27	88.00	88.00	3012.32	3200.59
18	89° 57' 07"	918.78	188.27	88.00	88.00	3200.59	3388.86
19	89° 57' 07"	918.78	188.27	88.00	88.00	3388.86	3577.13
20	89° 57' 07"	918.78	188.27	88.00	88.00	3577.13	3765.40
21	89° 57' 07"	918.78	188.27	88.00	88.00	3765.40	3953.67
22	89° 57' 07"	918.78	188.27	88.00	88.00	3953.67	4141.94
23	89° 57' 07"	918.78	188.27	88.00	88.00	4141.94	4330.21
24	89° 57' 07"	918.78	188.27	88.00	88.00	4330.21	4518.48
25	89° 57' 07"	918.78	188.27	88.00	88.00	4518.48	4706.75



LEGEND

- ⊕ B.M. or M.D. monument recovered
- ⊖ B.M. or M.D. monument not recovered
- ⊙ Set official survey monument
- ⊙ Set Borsten 3 1/2" x 30" aluminum survey monument
- ⊙ Monument of record not recovered
- ⊙ Found 5/8" rebar
- ⊙ Set 5/8" x 30" rebar with 27 aluminum cap
- ⊙ Found 1/2" rebar
- ⊙ Set 1/2" x 24" rebar with plastic cap C263.
- () Indicates record data

NOTES

- 1) All subsurface treatment and disposal systems shall comply with existing law at the time of construction.
- 2) BOLLINGER SET BACK - A building set back of 20' is required from all access rights of way unless a lesser standard is approved by resolution of the appropriate planning commission.
- 3) No deposit access to state maintenance roads permitted unless authorized by state or Alaska Department of Transportation.
- 4) The boundary line shall be the line of the NINILCHIK River. The boundary shall be the centerline of the NINILCHIK RIVER. The boundary shall be the centerline of the NINILCHIK RIVER.
- 5) The soils on Tract A of this subdivision are unsuitable for conventional on-site water disposal systems. No person may construct, install, maintain or operate a pressurized water system or a water carried waste disposal system on this tract until a public sewer utility is available.
- 6) The front 10' of building setbacks abutting ROW's for use as utility easements.



AMENDED PLAT

NINILCHIK RIVER ESTATES
(A RESUBDIVISION OF TRACT 2 JAMES SUBDIVISION)

Clark Garrison & Adam Gossage, owners
Box 57
NINILCHIK, AK 99830

LOCATION
800 ACRES M/L SITUATED IN THE BOWEN NE 1/4, SE 1/4, SW 1/4, T14N, R15W, S4E, AK AND THE BOWEN PENINSULA BOROUGH.

Surveyed by: McLANE AND ASSOCIATES, INC.
SILVANA, AK 99830

DATE OF SURVEY	SHEET	OF
8/2/85	17	1 OF 1

DRAWN BY: G.H.B. OR NO. 88-16
CHECKED BY: G.H.B. OR NO. 88-2033

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we and the owners of the property shown and described herein and that we hereby accept this plat of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

Adrian R. Dwyer *Wanda C. DeLano*
Adrian R. Dwyer Wanda C. DeLano

Clark R. Garrison *Martina Chapman*
Clark R. Garrison Martina Chapman

88-16
RECORDED 1985
HomeA

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with Alaska law and is approved subject to any noted restrictions.

Signature: *B.A. B.* Title: *B.A.T.* Date: *8-2-85*

AMENDED PLAT NOTE

This plat amends plat to 88-104 relating note number four (4). I hereby certify that those made the correction noted above and that no other changes have been made.

George H. Bradford 1-16-86
George H. Bradford LS-5552 Date

PLAT APPROVAL

This plat was approved by the BOWEN PENINSULA PLANNING COMMISSION at the meeting of:

8-5-85
HomeA

Clark Garrison
Clark Garrison August 5, 1985

NOTARY'S ACKNOWLEDGEMENT

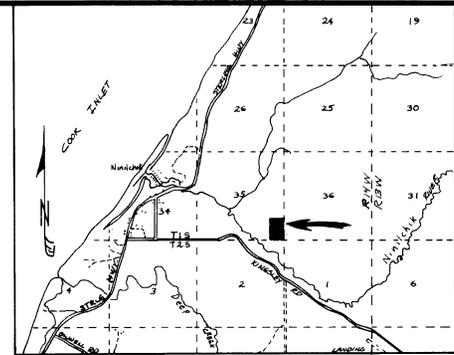
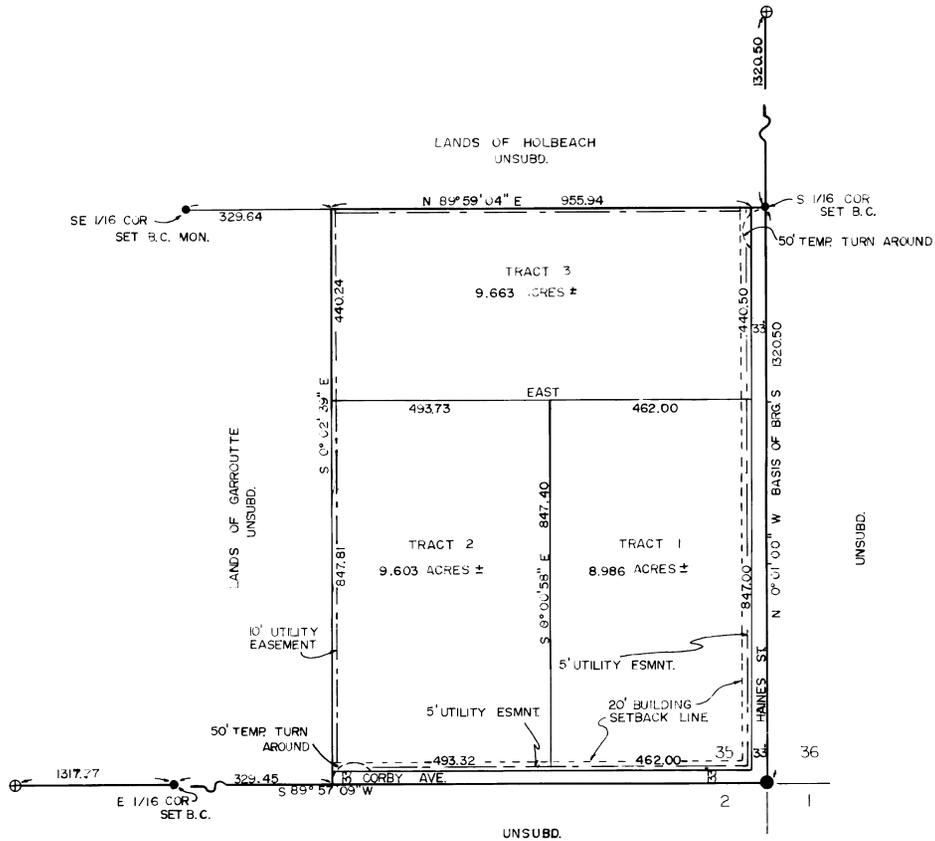
FOR: *Clark Garrison, Wanda C. DeLano, Clark R. Garrison, Martina Chapman*

Subscribed and sworn before me this _____ day of _____, 1985.

My commission expires _____, 1985.

Notary Public for the State of Alaska

STATE OF ALASKA
NOTARY PUBLIC
M. SCOTT McLANE
My Commission Expires: 1985



VICINITY MAP
1" = 1 MILE

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND HAVE ADOPTED THIS PLAN OF SUBDIVISION, AND DEDICATE ALL STREETS, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC USE.

DATE: 5/1/78
 CORBY HAINES
 BOX 166
 NINILCHIK, ALASKA

NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED & SWORN TO BEFORE ME THIS 1ST DAY OF MAY 1978.
Pat Marquis
 NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I, A REGISTERED LAND SURVEYOR, IN THE STATE OF ALASKA HAVE PREPARED THIS PLAT AS A REPRESENTATION OF A SURVEY MADE BY ME AND THAT MONUMENTS ACTUALLY EXIST AS LOCATED AND THAT DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

Pat Marquis
 PAT MARQUIS, R.L.S. 4374-S

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF June 5, 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: *Walter Waring*

HAINES SUBDIVISION

SITUATED WITHIN THE E 3/4, SE 1/4, SE 1/4,
 SECTION 35, T1S, R14W, S.M.
 CONTAINING 29.976 ACRES±

PREPARED FOR: CORBY V. HAINES P.O. BOX 166 NINILCHIK, ALASKA	PREPARED BY: PAT MARQUIS, R.L.S. P&R LAND SURVEYING NORTH FORK ROAD ANCHOR POINT, ALASKA
---	--

SCALE: 1" = 200'	DATE: APRIL, 1978
------------------	-------------------

NOTES:

- 1/2" x 24" REBAR SET AT ALL LOT CORNERS THE INTENDED USE IS RESIDENTIAL.
- THE ROW BEING DEDICATED IS A HALF DEDICATION.
- ALL BEARINGS, DISTANCES, AND AREAS ARE CORRECT AS SHOWN.
- WATER SOURCE SHALL BE INDIVIDUAL WELL.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH STATE LAWS AT TIME OF CONSTRUCTION.

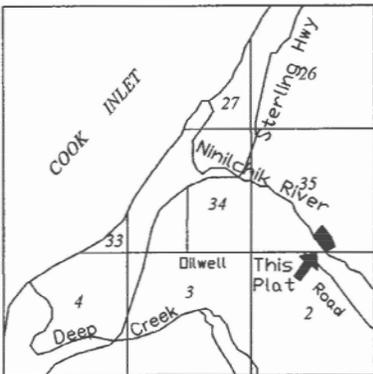
LEGEND

- G.L.O. SECTION CORNER
- ⊕ G.L.O. 1/4 CORNER



78-90

RECORDED **FILED 3**
Homer REC. DIST.
 DATE 9-20-78
 TIME 9:59 A
 KPB



Ninilchik River Estates Wilson 2023 Addition Preliminary Plat

A subdivision of Lot 3A1 Ninilchik River Estates, Wilson Replat (HRD 2012-16)
 Located in the SE 1/4 Section 35, T1S R14W, SM Ninilchik, Alaska.
 Homer Recording District Kenai Peninsula Borough

Prepared for

Diane Wilson Family Trust
 P.O. Box 39030
 Ninilchik, AK 99639

Prepared by

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

Vicinity 1' = 1 mile Map

SCALE 1" = 100' 8.378 Acres 18 August, 2023

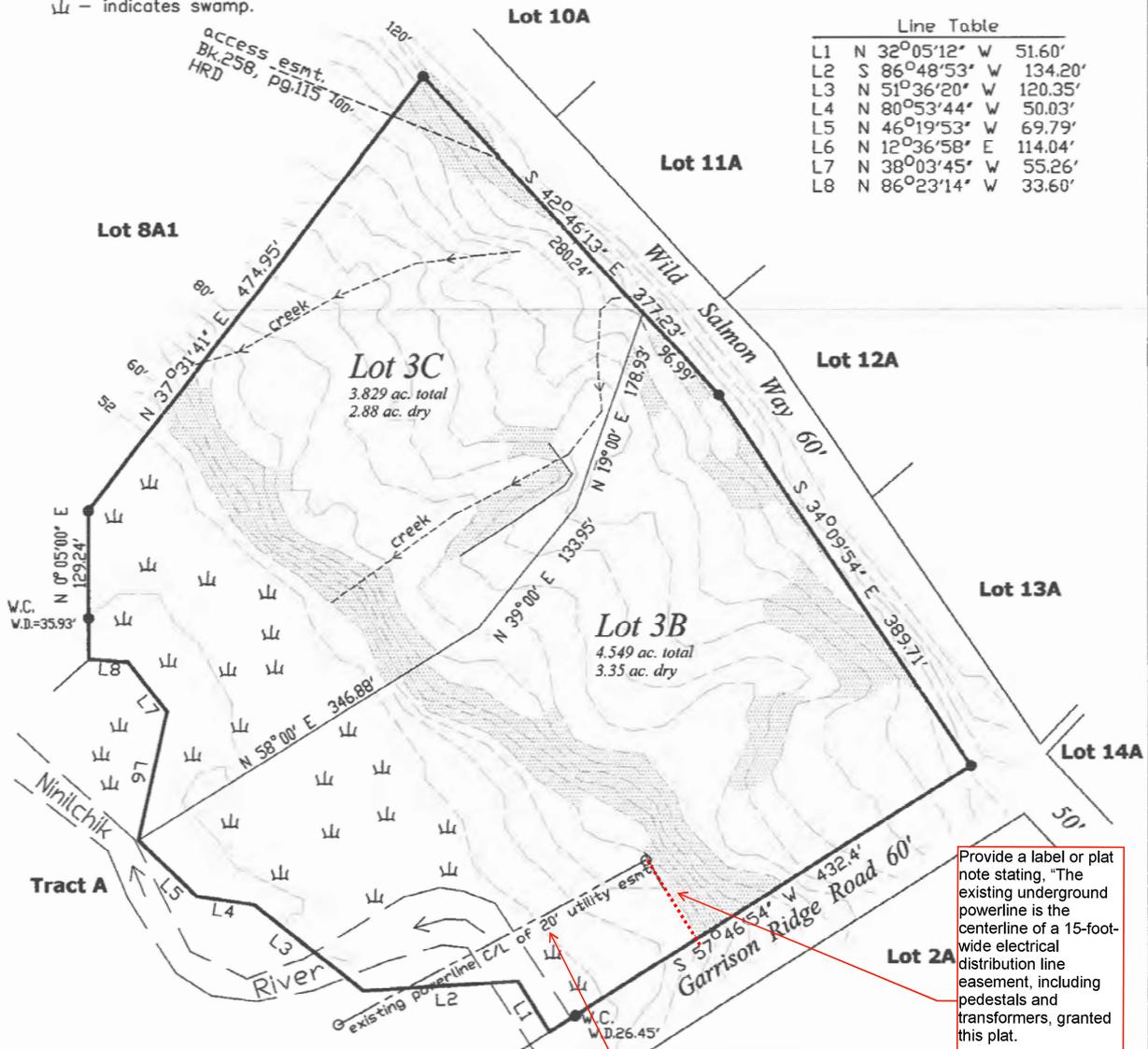
NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
 2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
 3. Contour interval 4'. Shaded areas indicate grades over 25%.
- ⚡ - indicates swamp.

HEA REVIEWED - SEE COMMENTS

Scott Huff

Scott Huff 2/8/2024
 Land Management Officer



Wastewater Disposal

20.40.020
 The parent subdivision for lots resulting from this platting action was approved by the Alaska Department of Environmental Conservation on 22 October, 1991. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Provide a label or plat note stating, "The existing underground powerline is the centerline of a 15-foot-wide electrical distribution line easement, including pedestals and transformers, granted this plat."

Provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

The approximate location of the underground primary electric line has been drawn.