

E. NEW BUSINESS

4. Building Setback Encroachment Permit (Garage)

KPB File 2026-017

PC Resolution 2026-20

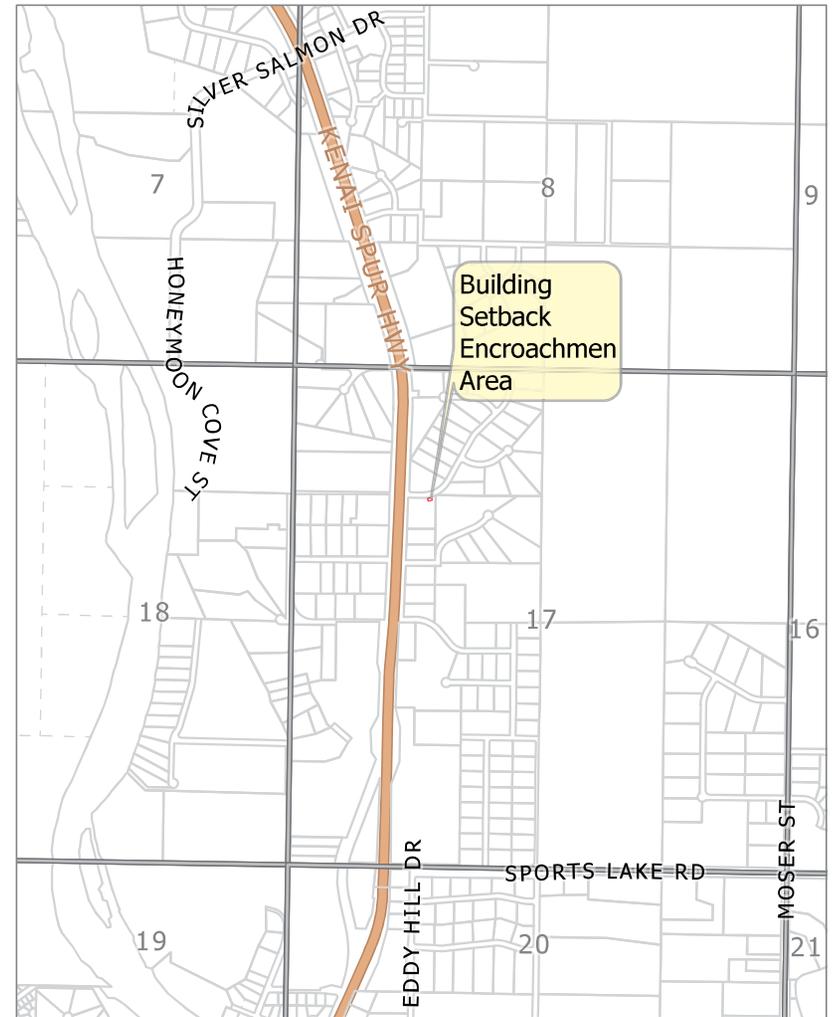
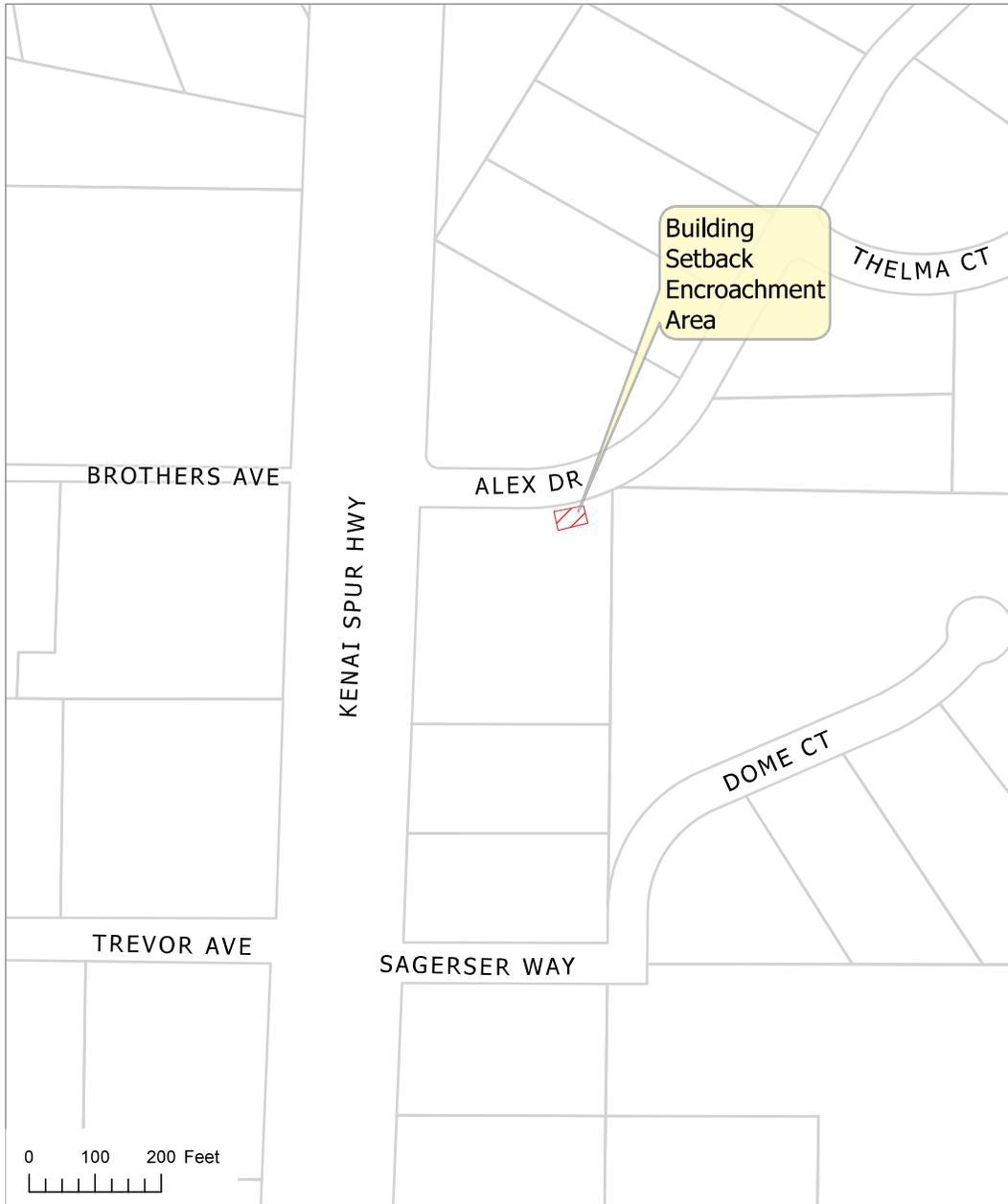
Edge Survey & Design / Trinity Christian Center

Request: Permits a 20.3' by 30.3' garage to remain approximately 8' into the 20' building setback on Alex Drive

Location: Lot 1A, Sagerser Subdivision Trinity Center Replat

Plat KN 2024-99

Ridgeway Area

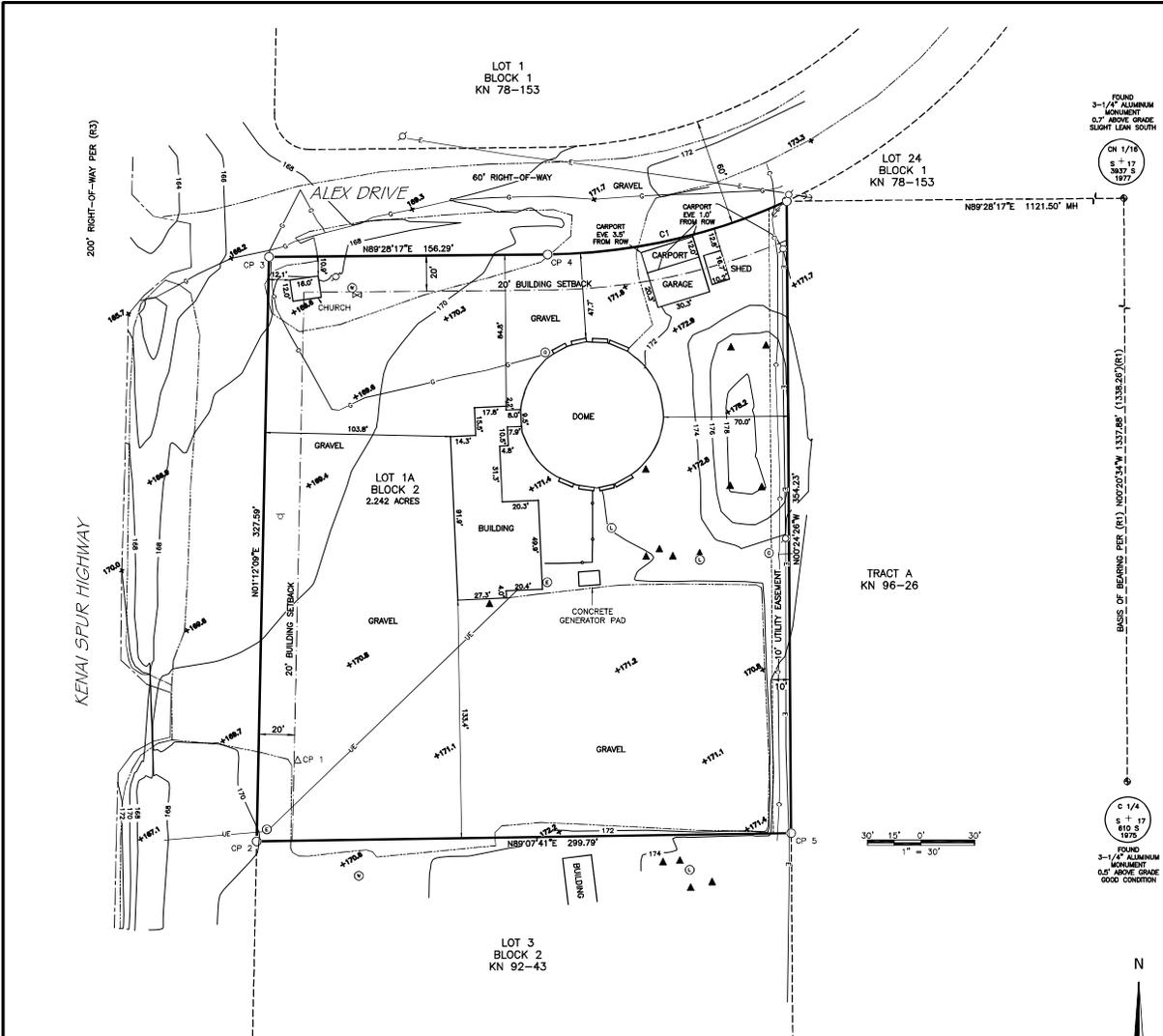


KPB File 2026-017
T05N R10W SEC17
Ridgeway

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.



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LEGEND

⊕	MONUMENT FOUND
○	PROPERTY CORNER FOUND
CP 1	CONTROL POINT NUMBER
△	SPIKE SET
⊚	UTILITY POLE
⊖	GUY ANCHOR
⊓	SIGN POST
⊕	GAS METER
⊕	ELECTRIC TRANSFORMER
⊕	COMMUNICATION PEDESTAL
▲	SEPTIC VENT
⊕	SEPTIC LIFT
⊕	WELL
⊕	WATER VALVE
+90.5'	SPOT ELEVATION
---	PARCEL BOUNDARY
---	ADJACENT PARCEL
---	EASEMENT
---	EDGE ASPHALT
---	EDGE GRAVEL
---	FENCE
---	TREELINE
---	CONTOUR LINE
C	COMMUNICATION LINE
G	GAS LINE
E	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	138.37'	330.00'	24°01'27"	S77°27'54"W	137.36'

CONTROL POINTS

MONUMENT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2717.605	10616.112	170.95	SPIKE
2	4672.444	9933.128	183.51	REBAR
3	5000.000	10000.000	167.10	REBAR
4	5001.442	10158.283	170.65	ALUM. CAP
5	4477.056	10292.293	172.94	ALUM. CAP

- NOTES**
- THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY EDGE SURVEY AND DESIGN LLC, MAY 2024.
 - UTILITY LOCATES WERE ORDERED FOR THIS DRAWING. COMMUNICATION, GAS LINES AND OVERHEAD ELECTRIC LINES SHOWN ARE FROM FIELD LOCATES. UNDERGROUND ELECTRIC LINES SHOWN ON THIS DRAWING FROM HOMER ELECTRIC ASSOCIATION AS-BUILT DRAWINGS.
 - ELEVATIONS SHOWN HEREON ARE NAVD88 ORTHOMETRIC HEIGHTS AS DETERMINED BY AN NGS OPUS SOLUTION HOLDING GEOID 12B.
 - THE BASIS OF BEARINGS OF THIS DRAWING FROM MOORING ESTATES SUBDIVISION DUNBAR ADDITION, PLAT NOT RECORDED.
 - THE BASIS OF COORDINATES IS AN ASSUMED COORDINATE SYSTEM.
 - DISTANCES SHOWN HEREON ARE HORIZONTAL U.S. SURVEY FEET DISTANCES REDUCED TO GRID.
 - A TITLE REPORT WAS REFERENCED FOR THIS DRAWING.

REFERENCES

(R1) SAGERSER SUBDIVISION NO. 2, PLAT 92-43, KENAI RECORDING DISTRICT

CERTIFICATE OF SURVEYOR

I, RYAN SORENSEN 13006-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS SITE SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB 2026-017

TOPOGRAPHIC SITE SURVEY
 LOT 1A BLOCK 2 SAGERSER SUBDIVISION TRINITY CENTER REPLAT
 PLAT 2024-99 KENAI RECORDING DISTRICT
 SECTION 17 T15N R10W SEWARD MERIDIAN, ALASKA



SCALE:
 1" = 30'
 DATE:
 01/13/2025
 SHEET:
 1 OF 1

AGENDA ITEM E. NEW BUSINESS

ITEM #4. – BUILDING SETBACK ENCROACHMENT PERMIT
LOT 1A, BLOCK 2, SAGERSER SUBDIVISION TRINITY CENTER REPLAT, PLAT KN 2024-99

KPB File No.	2026-017
Planning Commission Meeting:	March 16, 2026
Applicant / Owner:	Trinity Christian Center, Inc., Soldotna, Alaska
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Kenai Spur Highway and Alex Drive, Ridgeway Area, Soldotna

Parent Parcel No.:	057-045-19
Legal Description:	T 05N R 10W SEC 17 Seward Meridian KN 2024099 SAGERSER SUB TRINITY CENTER REPLAT LOT 1A BLK 2
Assessing Use:	Institutional Church
Zoning:	Rural Unrestricted
Resolution	2026-20

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Asking exception to building setback for garage encroaching oalong Alex Drive.

Site Investigation:

The submitted site survey depicts multiple structures.

The approximately 20.3-foot by 30.3-foot garage and the attached approximately 12-foot by 30.3-foot carport located in the northeast corner of the sketch is petitioned are the subject of the requested building setback encroachment permit. According to KPB records, both the garage and carport were constructed around 2016.

The carport is located entirely within the 20-foot building setback along Alex Drive. The northeastern portion of the carport eave is approximately 1 foot from the Alex Drive right-of-way, and the northwestern portion of the eave is approximately 3.5 feet from the right-of-way.

The garage encroaches into the 20-foot building setback along Alex Drive by approximately 7 feet at the northeast corner and approximately 4.5 feet at the northwest corner.

Sight distance does not appear to be impacted due to the separation between the structures and the drivable portions of Alex Drive.

The garage and attached carport are situated along Alex Drive, a 60-foot borough-maintained right-of-way. Approximately 25 feet of Alex Road is currently constructed. The northeast corner of the carport sits approximately 36 feet from the center of the drivable portion of Alex Drive and the northeast corner approximately 40 feet to the center of the drivable road. The carport looks to be an open structure on three sides with the fourth being the garage. The bracing to the north side appears to be three post.

Available imagery shows that the driveway access from Alex Drive to the subject parcel beside the garage and carport appears to be blocked by boulders, preventing access to or from the property at this point.

Staff Analysis:

In 1983, Sagerser Subdivision No. 2 (KN 83-10) created lots 1 and 2, Block 2. In 2024, Sagerser Subdivision Trinity Center Replat (KN 2024-99) combined lots 1 and 2, Block 2, resulting in the creation of Lot 1A, Block 2.

The original plat, (KN 83-10) required a 20-foot building setback from all street rights-of-way. This setback was carried forward onto the most recent plat (KN 2024-99).

Alex Drive provides access to Thelma Court and Hawkins Court and terminates in a cul-de-sac at Alex Court to the east. The majority of the parcels in the surrounding area have been developed.

Based on KPB GIS contours data, there are no steep slopes within the affected lot. The land is relatively flat with a slight slope towards the Kenai Spur Highway and Alex Drive.

According to KPB GIS data, no wetlands affect the subject area.

The submitted site survey includes depictions of utility easements. The garage and attached carport do not encroach into any of the depicted communication lines, gas lines, overhead electric lines, or underground electric lines. Staff recommends adding the 10' utility easements along the rights-of-ways to the drawing.

Applicant Discussion:

Asking exception to building setback for garage encroaching along Alex Drive. Alex Drive is constructed and improved in center of ROW. Encroaching structures have been in place for several years without issues of interference of road maintenance, or sight lines. Encroaching structure does not create a safety hazard. The garage was built in 2018, and we haven't had any issues. When it was built, an access to Alex Drive was blocked off for safety reasons.

Applicant Findings:

1. Alex drive is constructed and improved.
2. Encroaching structure does not interfere with use and drainage of ROW.
3. The garage was built in 2018.
4. There have been no safety hazards produced or reported.
5. An access to Alex Drive was blocked off for safety reasons.

Staff Findings for the Commission's review:

6. In 1983, Sagerser Subdivision No. 2 (KN 83-10) required a 20-foot building setback from all street rights-of-way.
7. The approximately 20.3-foot by 30.3-foot garage and the attached approximately 12-foot by 30.3-foot carport were constructed around 2016.
8. The carport is located entirely within the 20-foot building setback.
9. The northeastern portion of the carport eave is approximately 1 foot from the Alex Drive right-of-way, and the northwestern portion of the eave is approximately 3.5 feet from the right-of-way.
10. The garage encroaches into the 20-foot building setback by approximately 7 feet at the northeast corner and approximately 4.5 feet at the northwest corner.
11. Alex Drive is a 60-foot borough-maintained right-of-way.
12. Approximately 25 feet of Alex Road is currently constructed.
13. The carport sits approximately 36 feet from the center of the drivable portion of Alex Drive at the northeast corner and approximately 40 feet at the northwest corner.
14. Alex Drive provides access to Thelma Court and Hawkins Court and terminates in a cul-de-sac at Alex Court to the east.
15. Available imagery shows that the driveway near the garage from Alex Drive to the subject parcel is blocked by boulders.
16. The majority of the parcels in the surrounding area have been developed.
17. There are no steep slopes within the affected lot.
18. No wetlands affect the subject area.
19. The garage and attached carport do not encroach into any of the depicted communication lines, gas lines,

overhead electric lines, or underground electric lines.

- 20. Per KPB 20.90.010 "Permanent structures" for purposes of the building setback shall mean anything of a permanent nature that requires footings, foundations or pilings. Improvements of a minor nature that do not interfere with the sight distance from the right-of-way are allowed. Examples of allowable improvements are well casings, low retaining walls, vent pipes, individual mailboxes, address sign posts and transparent fencing such as metal chain link.
- 21. Per KPB 20.90.010 "Building setback" is the area of the lot where permanent structures are not allowed. The purpose of the setback is to promote safe public access, areas for emergency response, and traffic sight distance.

20.10.110. – Building setback encroachment permits.

E. The following standards shall be considered for all building setback encroachment permit applications.

Staff recommends the Planning Commission select the findings they determine are applicable to the standards and vote on them:

1. The building setback encroachment may not interfere with road maintenance.

Findings 1-5; and 7-15 appear to support this standard.

2. The building setback encroachment may not interfere with sight lines or distances.

Findings 1-5; and 11-15 appear to support this standard.

3. The building setback encroachment may not create a safety hazard.

Findings 1-5; 7; 14-16; and 19 appear to support this standard.

F. The granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20 foot building setback from the parcel.

G. The Planning Commission shall approve or deny a building setback encroachment permit. If approved, a resolution will be adopted by the planning commission and recorded by the planning department within the time frame set out in the resolution to complete the permit. The resolution will require an exhibit drawing showing, and dimensioning, the building setback encroachment permit area. The exhibit drawing shall be prepared, signed and sealed, by a licensed land surveyor.

KPB department / agency review:

KPB Roads Dept. comments	
SOA DOT comments	
KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within a non-regulatory zone. No comment on structure and setback.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0240F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p>

	Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	
Addressing	
Code Compliance	Reviewer: Ogren, Eric Comments: The structures are in the set back. An exception will be needed to allow the structures to stay and not be moved.
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

RECOMMENDATION:

Based on the standards to grant a building setback encroachment permit, **staff recommends** to grant approval for the entire approximately 12-foot by 30.3-foot carport and portions of the approximate 20.3-foot by 30.3-foot garage within the 20-foot building setback as shown on the 2025 site survey, subject to:

If the Commission determines the petitioner **has not** met the burden of proving by substantial evidence that each of the Standards is met, the Commission should deny the application, and it should explain its reasons.

If the Commission determines the petitioner **has** met the burden of proving by substantial evidence that each of the Standards is met, the Commission should identify the findings of fact, based upon substantial evidence from the record, which includes this Staff Report, it determines are applicable to the Standards, and incorporate the following conditions for final approval:

1. Compliance with KPB 20.10.110 sections F and G.
2. Providing a current as-built with recommended corrections as noted below, to be used as an exhibit drawing for Resolution 2026-20, prepared, signed, and sealed by a licensed land surveyor.
3. The recording fees be submitted to the Kenai Peninsula Borough Planning Department for the recording of the resolution.
4. Failure to provide an as-built so that it may be recorded within one year approval will result in a new application, hearing, and approval.
5. Additional encroachments found on the new as-built will require a new hearing.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Add the 10' Utility easement to the drawing

NOTE:

20.10.110.(H) A decision of the planning commission may be appealed to the hearing officer by a party of record, as defined by KPB 20.90, within 15 days of the date of notice of decision in accordance with KPB 21.20.250.

END OF STAFF REPORT

**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2026-20
KENAI RECORDING DISTRICT**

**A RESOLUTION GRANTING A BUILDING SETBACK ENCROACHMENT PERMIT
TO A PORTION OF THE TWENTY FOOT BUILDING SETBACK FOR LOT 1A,
BLOCK 2, SAGERSER SUBDIVISION TRINITY CENTER REPLAT ([Parent_Plat1]); IN
S17, T05N, R10W; SEWARD MERIDIAN, ALASKA, WITHIN THE KENAI
PENINSULA BOROUGH; KPB FILE NO. 2026-017**

WHEREAS, pursuant to KPB 20.30.240, a minimum twenty-foot building setback from all dedicated rights-of-way in subdivisions located outside incorporated cities is required; and

WHEREAS, issuance of a building setback encroachment permit is an exception to the rule prohibiting such encroachments; and

WHEREAS, KPB 20.10.110 governs building setback encroachment permits and authorizes the Planning Commission to grant building setback encroachment permits by resolution; and

WHEREAS, KPB 20.10.110(E) provides the three Standards the Planning Commission must consider when evaluating building setback permit applications; and

WHEREAS, the Planning Commission may only approve an encroachment permit if there is substantial evidence showing that each of the three Standards in KPB 20.10.110(E) are met; and

WHEREAS, these are affirmative findings, and the petitioner has the burden to prove with substantial evidence they are true; and

WHEREAS, Trinity Christian Center Inc of Soldotna, AK requested a building setback encroachment permit to the twenty-foot building setback granted by Sagerser Subdivision No 2 KN 83-10 ; and

WHEREAS, on Monday, March 16, 2026, the Planning Commission considered the background information, all comments received, and recommendations from KPB Planning Department staff regarding the proposed exception; and

WHEREAS, the Planning Commission found that the petitioner met the burden of proof with substantial evidence as to each of the three Standards found in KPB 20.10.110(E); and

WHEREAS, the Planning Commission found that granting the building setback encroachment permit will not be detrimental to the public interest;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the petitioner has met the burden of proof with substantial evidence as to each of the three standards found in KPB 20.10.110(E).

SECTION 2. That an exception to the 20-foot building setback limit on Lot 1A, Block 2, Sagerser Subdivision Trinity Center Replat KN 2024-99 is hereby granted to accommodate only the encroaching portion of the Carport and Garage based upon the following findings of fact:

Standard 1: The building setback encroachment may not interfere with road maintenance.

1. Alex drive is constructed and improved.
2. Encroaching structure does not interfere with use and drainage of ROW.
3. The garage was built in 2018.
4. There have been no safety hazards produced or reported.
5. An access to Alex Drive was blocked off for safety reasons.
7. The approximately 20.3-foot by 30.3-foot garage and the attached approximately 12-foot by 30.3-foot carport were constructed around 2016.
8. The carport is located entirely within the 20-foot building setback.
9. The northeastern portion of the carport eave is approximately 1 foot from the Alex Drive right-of-way, and the northwestern portion of the eave is approximately 3.5 feet from the right-of-way.
10. The garage encroaches into the 20-foot building setback by approximately 7 feet at the northeast corner and approximately 4.5 feet at the northwest corner.
11. Alex Drive is a 60-foot borough-maintained right-of-way.
12. Approximately 25 feet of Alex Road is currently constructed.
13. The carport sits approximately 35.9 feet from the drivable portion of Alex Drive at the northeast corner and approximately 39.5 feet at the northwest corner.
14. Alex Drive provides access to Thelma Court and Hawkins Court and terminates in a cul-de-sac at Alex Court to the east.
15. Available imagery shows that the driveway near the garage from Alex Drive to the subject parcel appears to be blocked by boulders.

Standard 2: The building setback encroachment may not interfere with sight lines or distances.

1. Alex drive is constructed and improved.
2. Encroaching structure does not interfere with use and drainage of ROW.
3. The garage was built in 2018.
4. There have been no safety hazards produced or reported.
5. An access to Alex Drive was blocked off for safety reasons.
11. Alex Drive is a 60-foot borough-maintained right-of-way.
12. Approximately 25 feet of Alex Road is currently constructed.
13. The carport sits approximately 35.9 feet from the drivable portion of Alex Drive at the northeast corner and approximately 39.5 feet at the northwest corner.
14. Alex Drive provides access to Thelma Court and Hawkins Court and terminates in a cul-de-sac at Alex Court to the east.
15. Available imagery shows that the driveway near the garage from Alex Drive to the subject parcel appears to be blocked by boulders.

Standard 3: The building setback encroachment may not create a safety hazard.

1. Alex drive is constructed and improved.
2. Encroaching structure does not interfere with use and drainage of ROW.
3. The garage was built in 2018.
4. There have been no safety hazards produced or reported.
5. An access to Alex Drive was blocked off for safety reasons.
7. The approximately 20.3-foot by 30.3-foot garage and the attached approximately 12-foot by 30.3-foot carport were constructed around 2016.
14. Alex Drive provides access to Thelma Court and Hawkins Court and terminates in a cul-de-sac at Alex Court to the east.
15. Available imagery shows that the driveway near the garage from Alex Drive to the subject parcel appears to be blocked by boulders.
16. The majority of the parcels in the surrounding area have been developed.
19. The garage and attached carport do not encroach into any of the depicted communication lines, gas lines, overhead electric lines, or underground electric lines.

SECTION 3. That any new, replacement, and/or additional construction will be subject to the 20-foot building setback limit.

SECTION 4. That the granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback

and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20-foot building setback from the parcel.

SECTION 5. That a current as-built survey or sketch prepared, signed, and sealed by a licensed land surveyor showing the location of the encroachment within the building setback be attached to, and made a part of this resolution, becoming page 4 of 4.

SECTION 6. That this resolution is void if not recorded in the appropriate Recording District within one year of adoption.

SECTION 7. That this resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fees.

**ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA
BOROUGH ON THIS _____ DAY OF _____, 2026.**

Jeremy Brantley, Chairperson
Planning Commission

ATTEST: _____
Ann Shirnberg,
Administrative Assistant

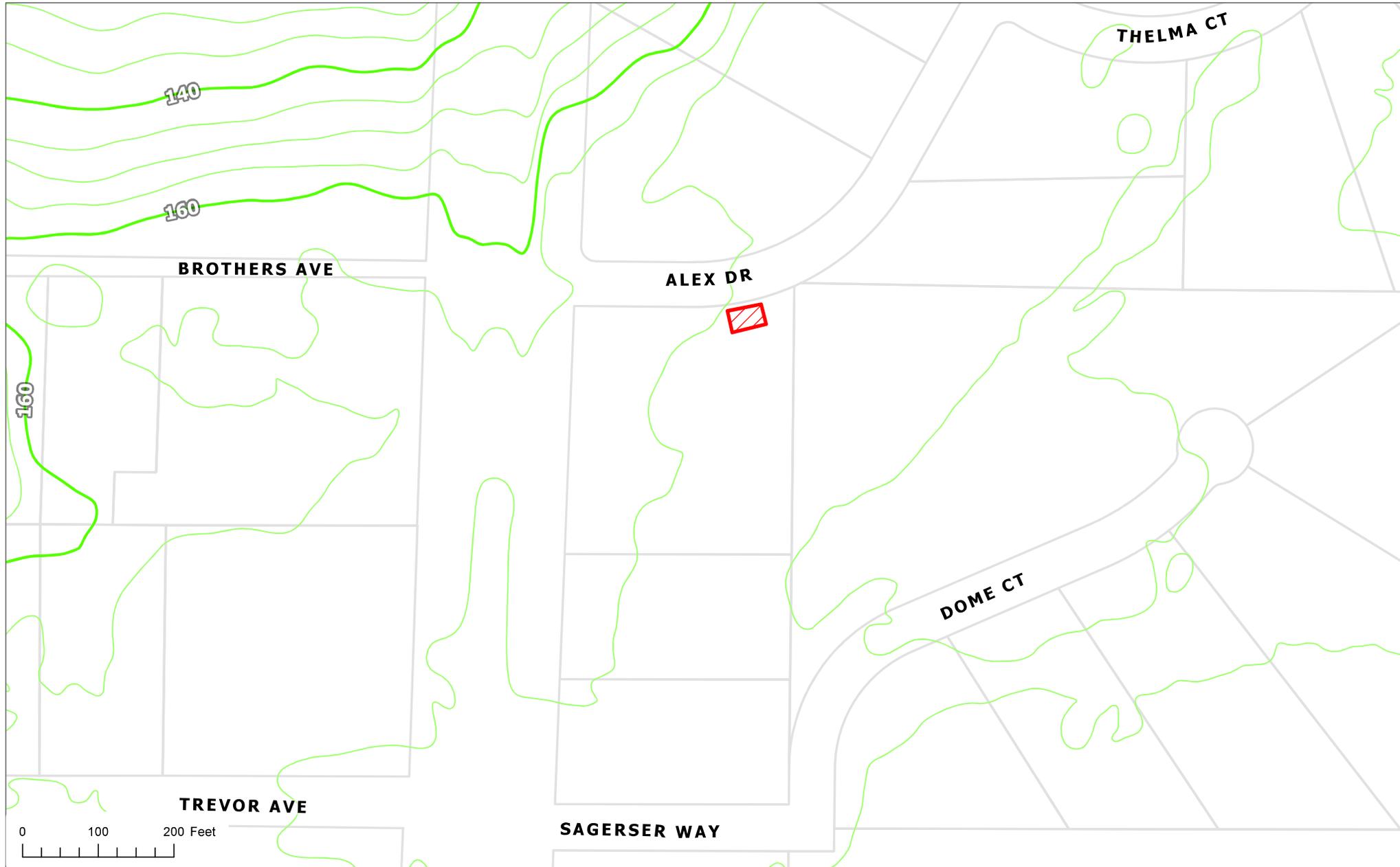
Return to:
Planning Department
Kenai Peninsula Borough
144 North Binkley Street
Soldotna, Alaska 99669



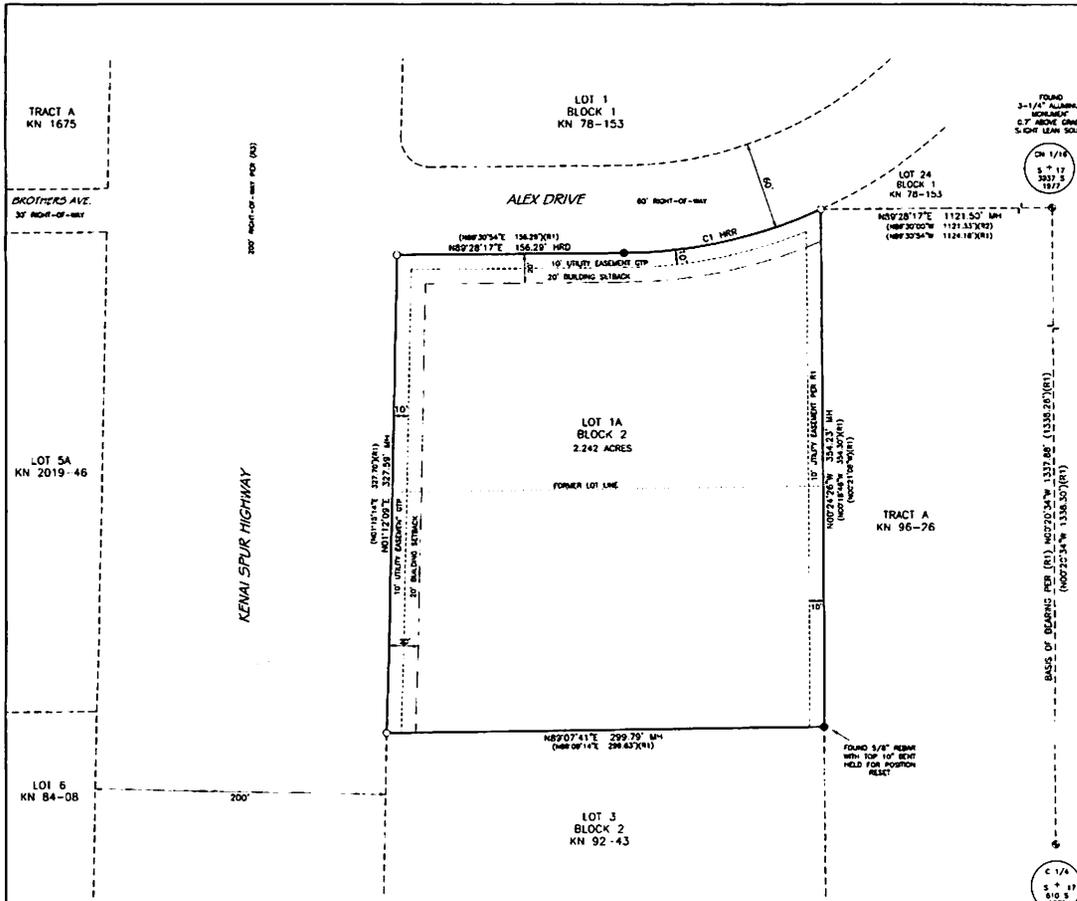
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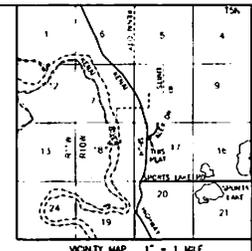


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NOTES

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION. PER PARENT PLAT R1, ORIGINAL LOT 1 SHALL HAVE ACCESS ONLY FROM ALEX DRIVE, THIS SHALL CARRY FORWARD TO COMBINED LOT 1A.
4. THESE PARCELS SUBJECT TO AN EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED OCTOBER 2, 1959 BOOK 5 PAGE 9, KENAI RECORDING DISTRICT.
5. THESE PARCELS SUBJECT TO AN EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED OCTOBER 23, 1992, BOOK 407 PAGE 493, KENAI RECORDING DISTRICT.
6. THESE PARCELS SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1956, PUBLIC LAND ORDER NO. 1813, DATED APRIL 7, 1958, AND DEPARTMENT OF THE INTERIOR ORDER NO. 2463, DATED OCTOBER 18, 1957, AMENDMENT NO. 1 THEREOF, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THEREOF, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
7. THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JUNE 13, 1984, VOLUME 238, PAGE 518, KRD.
8. KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPD 20.60.170(B).
9. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
10. THESE PARCELS SUBJECT TO COMMON WATER USE AGREEMENT, DATED MAY 13, 2005, RECORDED JULY 15, 2005, SERIAL NUMBER 2005-00650-B, KRD.
11. WASTEWATER DISPOSAL PLANS FOR WASTEWATER TREATMENT AND DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF SURVEYOR

I, MARK AMONETT 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TRINITY CHRISTIAN CENTER INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF TRINITY CHRISTIAN CENTER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Gary Morris
GARY MORRIS, MEMBER
TRINITY CHRISTIAN CENTER INC.
37710 KENAI SPUR HIGHWAY
SOLDOTNA, AK 99669

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TRINITY CHRISTIAN CENTER INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF TRINITY CHRISTIAN CENTER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Sherry Morris
SHERRY MORRIS, MEMBER
TRINITY CHRISTIAN CENTER INC.
37710 KENAI SPUR HIGHWAY
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGEMENT

FOR: GARY MORRIS
ACKNOWLEDGED BEFORE ME
THIS 18th DAY OF October 2024
G. Young
PUBLIC NOTARY SIGNATURE

NOTARY ACKNOWLEDGEMENT

FOR: SHERRY MORRIS
ACKNOWLEDGED BEFORE ME
THIS 18th DAY OF October 2024
J. Young
PUBLIC NOTARY SIGNATURE

Notary Public
JASON YOUNG
State of Alaska
My Commission Expires December 1, 2024

Notary Public
JASON YOUNG
State of Alaska
My Commission Expires December 1, 2024

LEGEND

- FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT 1/2" REBAR - NO CAP
- SLI SECONDARY MONUMENT 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2024
- MH MEASURE AND HOLD
- H-R-H HELD RECORD RADIUS
- H-D HELD RECORD DISTANCE
- (R) RECORD DATA SEE REFERENCE
- GTP GRANTED THIS PLAT
- SUBDIVISION BOUNDARY
- FORMER LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- SETBACK

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	138.37'	330.00'	24°01'27"	S77°27'34"W	137.36'
C1(R)	138.48'	330.00'			

REFERENCES

- (R1) SAGERSEY SUBDIVISION NO. 2, PLAT 92-43, KENAI RECORDING DISTRICT
- (R2) BLOOD VILLAGE, PLAT 98-26, KENAI RECORDING DISTRICT
- (R3) ALASKA DOT HIGHWAY MAP, PLAT 2007-7, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 22, 2024.
KENAI PENINSULA BOROUGH

Mark Amonett
AUTHORIZED OFFICIAL



KPB FILE No. 2024-067

SAGERSEY SUBDIVISION TRINITY CENTER REPLAT

A REPLAT OF LOT 1 AND LOT 2 BLOCK 2 SAGERSEY SUBDIVISION NO. 2 PLAT 92-43 KENAI RECORDING DISTRICT

LOCATED WITHIN NW 1/4 SECTION 17, T.5N., R.10W., S.4M STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

OWNER: TRINITY CHRISTIAN CENTER INC. 37710 KENAI SPUR HIGHWAY SOLDOTNA, ALASKA 99669

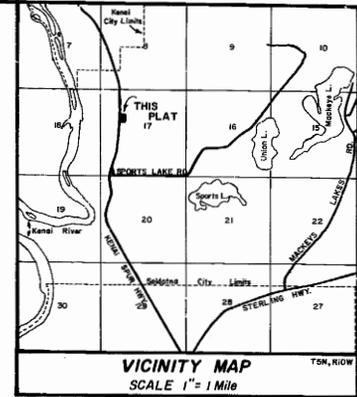
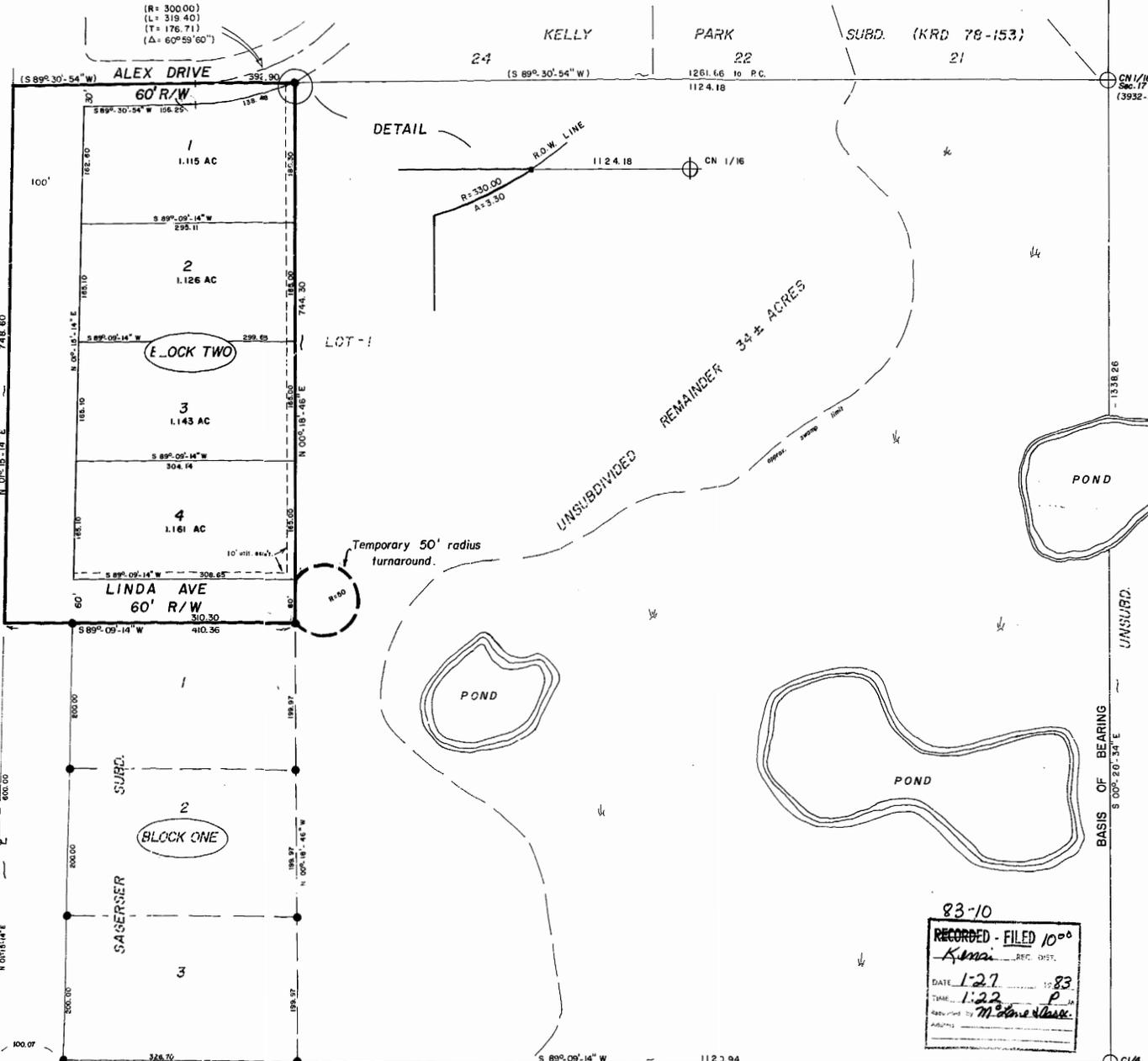
CONTAINING 2.242 ACRES



2024-99
Plat #
Kenai
Date 12/23/2024
Time 2:22 PM

DRAWN BY: JY	DATE: 07/31/2024	PROJECT: 24-534
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1

KENAI SPUR HIGHWAY 200' R/W



LEGEND AND NOTES

- ⊕ Found Official survey Brass Cap monument
 - ⊥ Set 1/2" X 24" steel rebar at all lot corners.
 - Found 1/2" steel rebar.
- All bearings refer to the N-S & Section 17 as being S 00°-20'-34" E datum of record.
- All wastewater treatment and disposal systems shall comply with existing law at time of construction.
- Building set back—A building set back of 20' is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
- Lot 1 shall have access only from Alex Drive, lots 2 and 3 shall share a common driveway from the Kenai Spur Hwy, and lot 4 shall have access only from Linda Ave.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of October 4, 1982.

Kenai Peninsula Borough
By: Neil E. Sagerser
Authorized Official

83-10
RECORDED - FILED 10⁰⁰
Kenai REC. DIST.
DATE 1-27 1983
TIME 1:22 P.
SUBMITTED BY M. Stone Blaise

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 or public utilities, roadways, and/or streets dedicated by us for public use.

Neil E. Sagerser
Neil E. Sagerser

NOTARY'S ACKNOWLEDGEMENT

FOR NEIL E. SAGERSEER
Subscribed and sworn before me this
7th day of January, 1983.
My commission expires January 26, 1986
Charles Black
Notary Public for Arizona



SAGERSEER SUBDIVISION NO. 2

Neil E. Sagerser
1371 East 22nd Avenue
Apache Junction, AZ 85220

LOCATION
6.861 ACRES SITUATED IN THE 1/2 NW1/4 SEC. 17, T5N, R10W, S.M., AK. AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLANE & ASSOCIATES, INC.
Soldotna, AK 99669

DATE 10/10/82	SCALE 1" = 100'	BK. NO. 82 - 59
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