

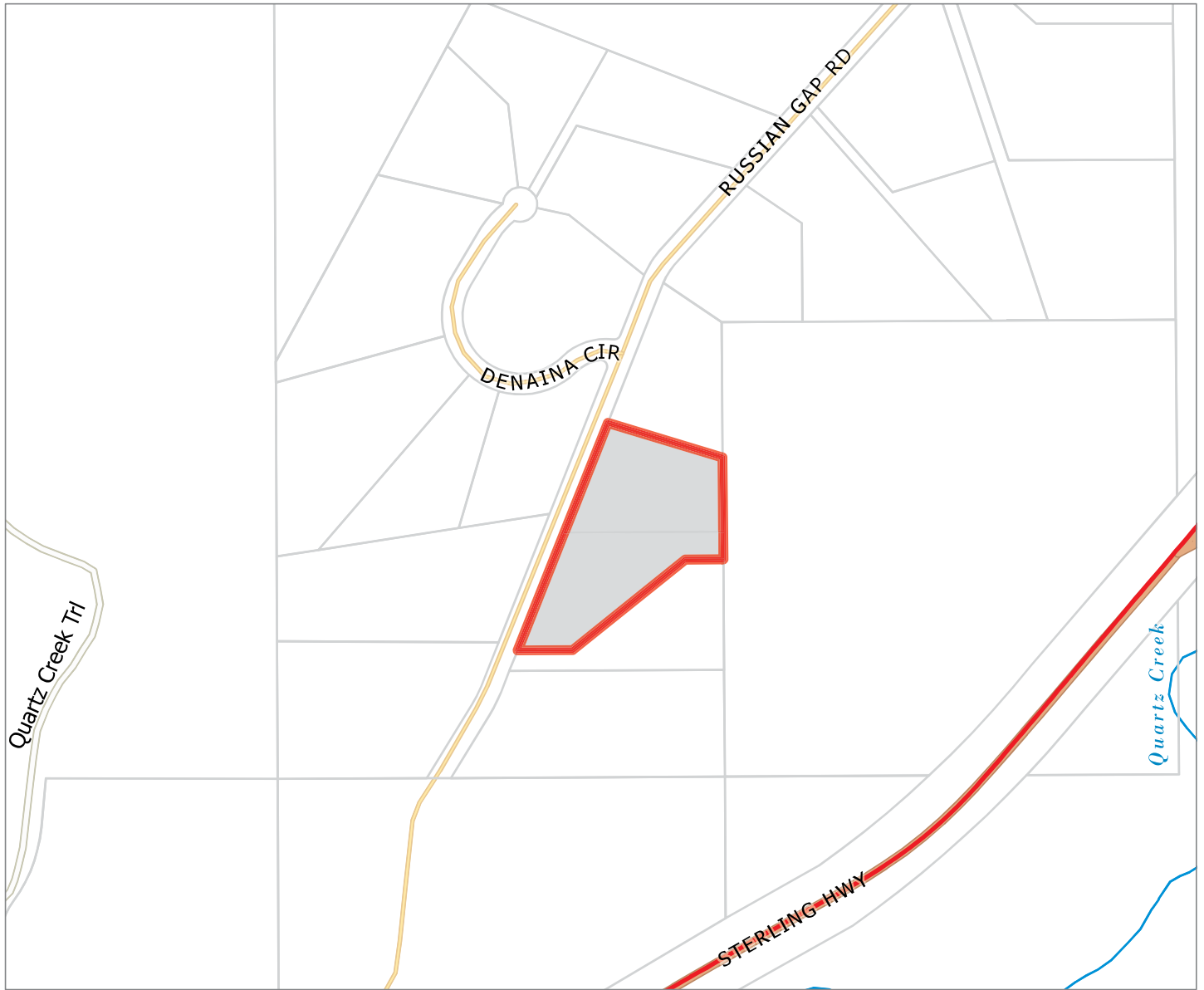
E. NEW BUSINESS

- 4. Russian Gap Subdivision 2023 Addition; KPB File 2022-185
Johnson Surveying / Tarcy, Coulliette, Byrd
Location: Russian Gap Road
Cooper Landing Area / Cooper Landing APC**



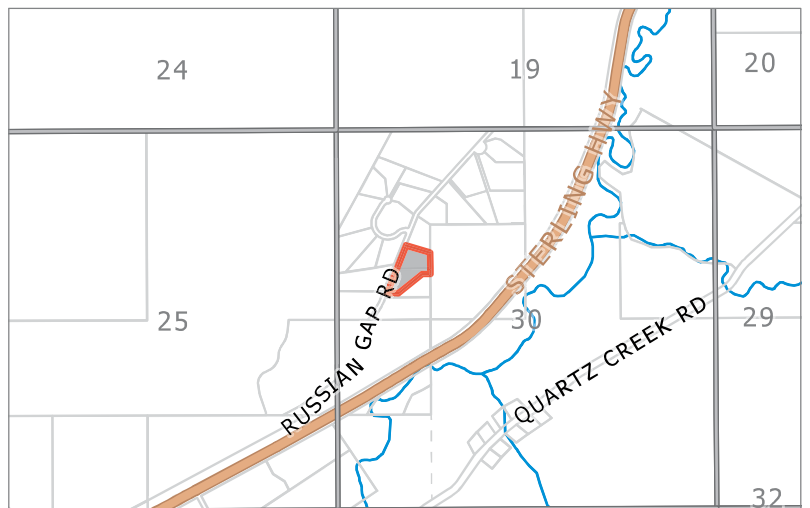
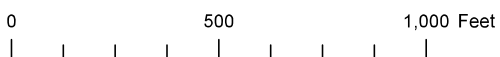
Kenai Peninsula Borough Planning Department

Vicinity Map



KPB File 2022-185
 T 05N R 02W SEC 30
 Cooper Landing

12/30/2022

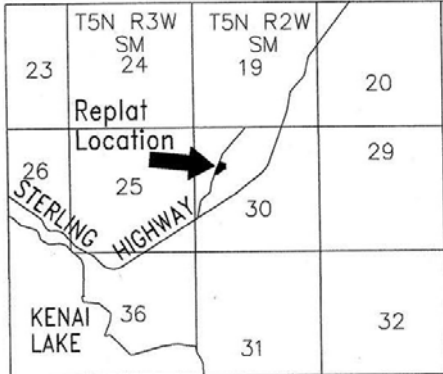




Aerial View



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



RUSSIAN GAP SUBDIVISION 2023 ADDITION PRELIMINARY PLAT

A replat of Tract 10B Russian Gap Subd., Reger Addn., Amended, SWD 2003-7; and Tract 11A Russian Gap Subd., 2015 Addn., SWD 2015-8. Located in the NW1/4 Section 30, T5N R2W, SM, Cooper Landing, Alaska. Seward Recording District Kenai Peninsula Borough

Prepared for

Paul David Tarey
2314 Foraker Dr.
Anchorage, AK 99517

William Michael Coulliette
Dusty Rose Byrd
P.O. Box 632
Cooper Landing, AK 99572

Prepared by

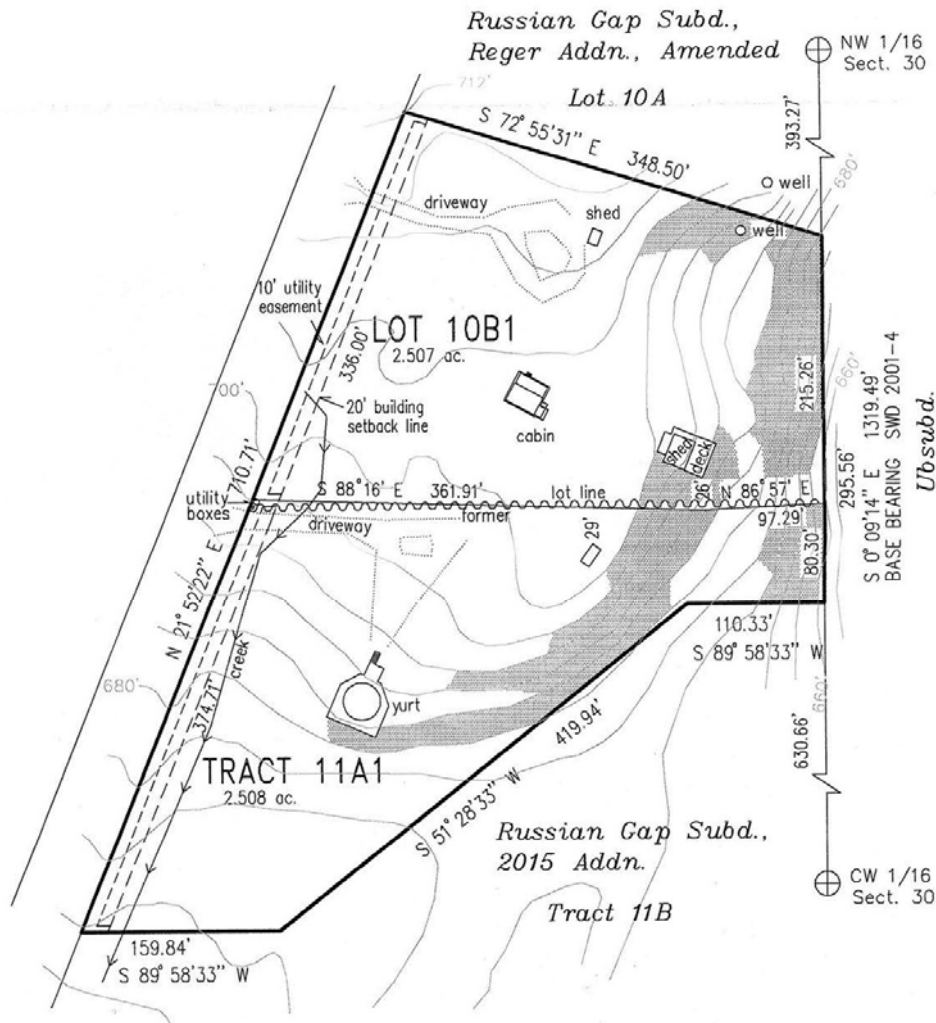
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568

VICINITY 1" = 1 mile MAP

SCALE 1" = 100' AREA = 5.015 acres
29 December, 2022

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Building setback is also a utility easement, as granted by plat SWD 2001-4.
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. These lots are within a KPB Local Zoning District under KPB 21.46.030, as filed with the Seward District Recorder in Book 110 Page 725, and amended by Deed Serial #2011-000638-0 and rerecorded as Deed Serial#2011-000909-0.
4. Covenants, conditions, and restrictions affecting this property are filed with the Seward District Recorder in Book 112 Page 909.
5. Contour interval 4'. Creek shown is the extent of wet areas on the property.



KPB 2022-185

AGENDA ITEM E. NEW BUSINESS

ITEM 4 – RUSSIAN GAP SUBDIVISION 2023 ADDITION

KPB File No.	2022-185
Plat Committee Meeting:	January 23, 2023
Applicant / Owner:	Paul Tarcy of Anchorage, Alaska William Coulliette and Dusty Rose Byrd of Cooper Landing, Alaska
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Russian Gap Road, Cooper Landing, Cooper Landing APC

Parent Parcel No.:	119-301-27 and 119-301-37
Legal Description:	Lot 10B Russian Gap Subdivision Reger Addition, SW 2003-7 and Tract 11A Russian Gap Subdivision 2015 Addition, SW 2015-8
Assessing Use:	Residential
Zoning:	Rural Residential (R-R) LOZD
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will adjust a common lot line between two lots. The lot line is being shifted approximately 6 feet along the western boundary.

Location and Legal Access (existing and proposed): The subdivision is located near mile 44 of state maintained Sterling Highway. The subdivision is accessed by Russian Gap Road, a 60 foot wide borough maintained right-of-way. Russian Gap Road intersects the Sterling Highway near the Cooper Landing Transfer Site. Both lots front along the Russian Gap Road. There are existing driveways into the lots and the access will not change.

The block is incomplete and not compliant. The Russian Gap Subdivision was done by the Kenai Peninsula Borough and the subdivision is surrounded by large acreage lots, highway, steep terrain, existing trails, and Chugach National Forest. The zoning for this property limits the lot size to where any dedications will result in the lots no longer being compliant and any dedications required would require crossing or ending at steep terrain. **Staff recommends the plat committee concur that an exception to block length is not required as this plat is unable to improve the block length.**

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Painter, Jed Comments: No comments
SOA DOT comments	No comments

Site Investigation: Steep areas are present and shown. They are mostly within the eastern portion of the subdivision. **Staff recommends the steep terrain be removed and plat note 5 remove the portion regarding contours.**

There are low wet areas present along the western boundary. They are designated as kettle. The wetlands are not depicted but the surveyor has noted a creek is present and plat note 5 indicates it is the extent of the wet area. KPB GIS data does not indicate a creek within that area and parent plats did not indicate the creek. This may be the result of development. **Staff recommends the creek and the plat note remain on the final plat and a wetlands determination note be added to the plat.**

Multiple structures are located on each of the lots. This subdivision is within Rural Residential Local Option Zoning District (LOZD) that has 25 foot side lot line setbacks. The buildings as shown are in compliance.

It appears a driveway for Tract 11A is very close to the existing parcel line and this plat will move the lot line to the north slightly near the driveway. Staff reviewed the LOZD code and there does not appear to be an issue with the proximity of the driveway to the lot line. The KPB Planner noted this platting action would comply.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	

Staff Analysis This is a replat of lots in the Cooper Landing area. The property was conveyed to the Kenai Peninsula Borough by the State of Alaska by patent in 1997. The borough took a portion of those conveyed lands and recorded the Russian Gap Subdivision, SW 2001-4, on February 14, 2001. That plat created 12 tracts that were all 5 acres or larger. The Kenai Peninsula Borough Assembly enacted Ordinance 2000-19-07 on February 20, 2001. The ordinance approved the property within the Russian Gap Subdivision to be offered for sale through a sealed bid process. The Kenai Peninsula Borough Assembly enacted Ordinance 2001-30 on October 9, 2001 that created the Russian Gap Subdivision Local Option Zoning District. The tracts that are part of this subdivision were transferred from the borough by deeds in 2002.

Tract 10 of the Russian Gap Subdivision, SW 2001-4, was replatted into two lots and created Lot 10B by Russian Gap Subdivision Reger Addition, SW 2003-7. Tract 11 of the Russian Gap Subdivision, SW 2001-4, was replatted into two lots and created Tract 11A by Russian Gap Subdivision 2015 Addition, SW 2015-8. This proposed plat will adjust the common lot line between those two lots.

The parent subdivisions had soils analysis reports submitted. Both reports indicate that the soils are unsuitable for conventional wastewater disposal systems. Since existing reports have been done and this action will be adjusting the lot line less than 10 feet, new soils analysis reports will not be required. **Staff recommends code required plat notes be added and provide a statement within the note that soils are unsuitable for conventional wastewater disposal systems.**

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.

Cooper Landing Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements Russian Gap Subdivision, SW 2001-4, granted a 20 foot utility easement adjacent to the Russian Gap Road dedication. The easement was carried over onto the replats. **Staff recommends the depiction, labeling, and notes be revised to carry over the 20 foot utility easement.**

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	Not within HEA's service area. No comment.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	No comments
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 35578 RUSSIAN GAP RD 35520 RUSSIAN GAP RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:</p> <p>Existing Street Name Corrections Needed: RUSSIAN GAP RD should be labeled.</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 35578 RUSSIAN GAP RD will remain with lot 10B1. 35520 RUSSIAN GAP RD will remain with lot 11A1.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan Located Within an LOZD LOZD Name: Russian Gap Subdivision LOZD Comments: This proposed plat is located within the Russian Gap Subdivision Local Option Zoning District. The zoning designation for this property is Rural Residential (R-R). The proposed plat meets the requirements of the R-R District. The new parcels will continue to be subject to the land use regulations contained in KPB 21.44 generally, and specifically KPB 21.44.170.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add legend to drawing

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:** *Update Tract 10B to "Lot". Remove "Amended" from the parent subdivision name.*
- 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: *Label Russian Gap Road and provide a right-of-way width label.*
- 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: *Include the boundary and a label for Chugach National Forest. Center the section numbers.*
- 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: *Remove "Amended" from the subdivision label to the north. Provide the depiction of Russian Gap Road and lots west of the right-of-way.*
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation: *There are some areas of kettle. Not shown but a creek is depicted.*

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.*

20.30.240. Building setbacks.

- A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

B. The setback shall be noted on the plat in the following format:
Building setback- A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.

C. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:
Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

Staff recommendation: *Per code all setbacks shall be depicted. Per the code for RR LOZD, the property is subject to the following setbacks, 60 foot front, 25 side lot lines, and 40 rear. Provide depiction and labels and provide a reference to the plat note for setbacks.*

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: The parent subdivisions had soils analysis reports that determined the soils were unsuitable for conventional systems. The shared lot line is being adjusted with the front line moving less than 6 feet and the back line is not moving. Per KPB 20.40.020, a new soils report will not be required.

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.*

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: *Place the following notes on the plat.*

- *WASTEWATER DISPOSAL: The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on August 15, 2003 and May 28, 2015. Previous soils analysis reports indicate the soil conditions were found to be unsuitable for conventional onsite wastewater treatment and disposal systems. Reports are on file with the Kenai Peninsula Borough. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.*
- *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.*
- *Building setback – Subject to a minimum 20 foot building setback from all rights-of-way is required per KPB 20.30.240 unless a lesser standard is approved by resolution of the appropriate planning commission. There are additional setbacks as this subdivision is located within Russian Gap*

Subdivision Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance 2001-30, the amended notice was recorded under 2020-001405-0, Seward Recording District. Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department. Setback distances are determined by zoning designation. This subdivision has been zoned as Rural Residential (R-R) as found within KPB 21.44.170.

- A 20 foot utility easement is adjacent to the Russian Gap Road dedication as granted by SW 2001-4.
- No tracts or lot being created by this subdivision can be further subdivided to parcels less than 2.50 acres.

Revise the existing plat notes.

- Plat note 1 - Remove to provide new notes stated above.
- Plat note 3 – “These lots are within Russian Gap Subdivision Local Option Zoning District with notice recorded with the Seward Recording District in Book 110 Page 725, amendments within Serial Number 2011-000638, 2011-000909-0, and 2020-001405-0.”
- Plat note 4 – add “...and Book 111 Page 105.”

Plat note 5 – remove “Contour interval 4’.” Leave the remainder of the note on the final.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: Make sure the signature lines indicate the former lot the owner is signing. Comply with 20.60.190.

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



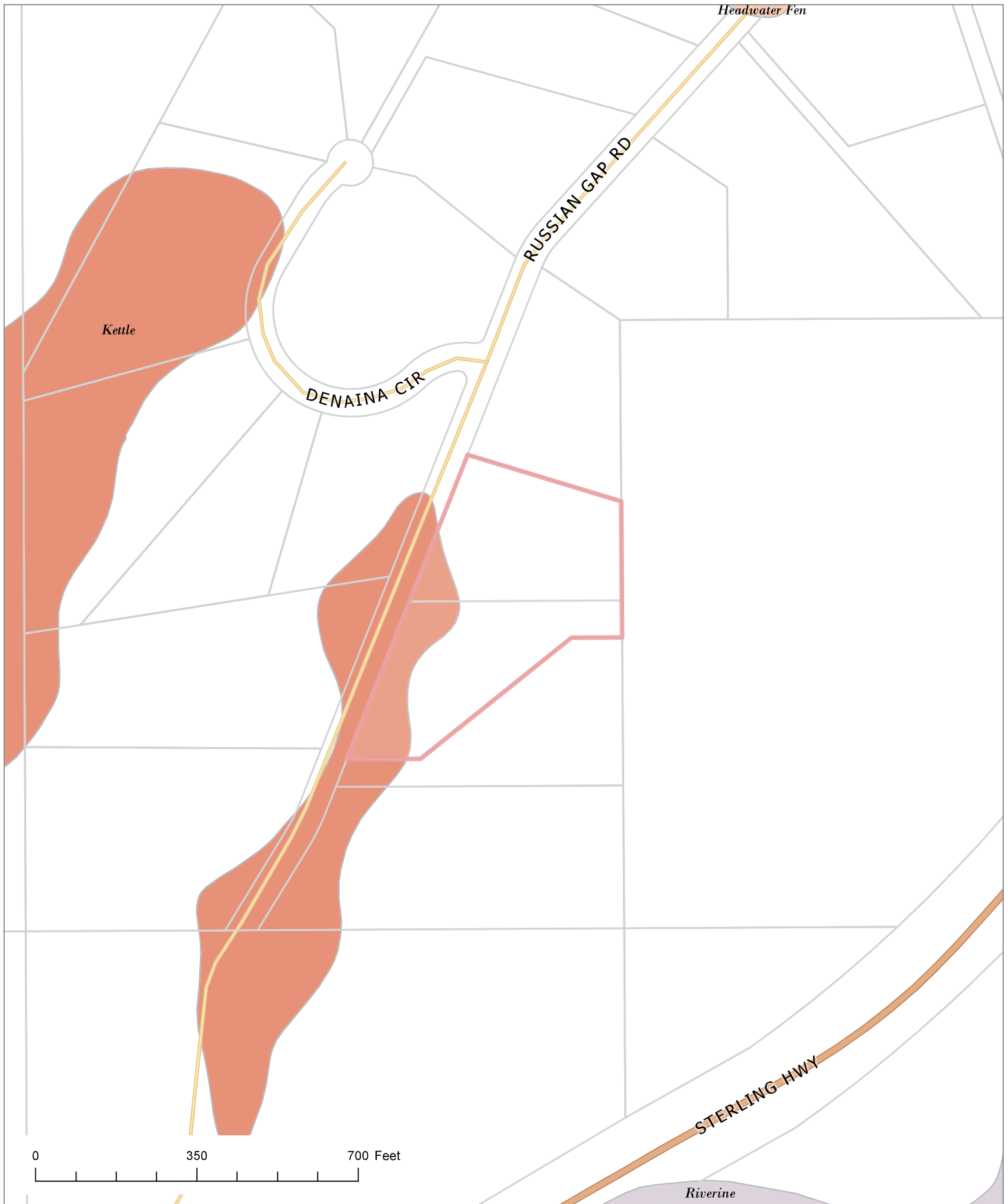
Aerial View



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



RUSSIAN GAP SUBDIVISION 2015 ADDITION

A subdivision of Tract 11 Russian Gap Subd., SWD 2001-4. Located in the NW 1/4 Section 30, T5N R2W SM, Cooper Landing, Alaska. Seward Recording District - Kenai Peninsula Borough File 2015-003
Creating Tract 11A and Tract 11B

Prepared for: Paul & Suanne Finney, 1588 Hillside Pl., Homer, AK 99603
Prepared by: John Dupier, Michelle Egan, 2147 Solstice Circle, Anchorage, AK 99503
Johnson Surveying, Box 27, Oram Gulch, AK 99568



SCALE 1" = 100' AREA = 5,008 acres
29 December, 2014

VICINITY 1" = 1 mile MAP

2015-8

Plat #
Seward
Rec. Dist.
6/1
DATE
2015
TIME
2:43 P.M.

LEGEND

- ⊕ - 2 1/2" alcap monument, LS-5152, 12000, record plat SWD 2001-4
- - 5/8" rebar with alcap, LS-5152, found.
- ▲ - 5/8" rebar with plastic cap, 'COOPER', found.
- - 1/2" x 4' rebar with plastic cap, set.
- () - Record information from plat SWD 2001-4.

PLAT APPROVAL

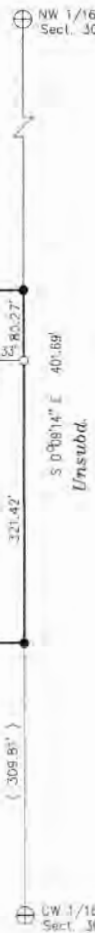
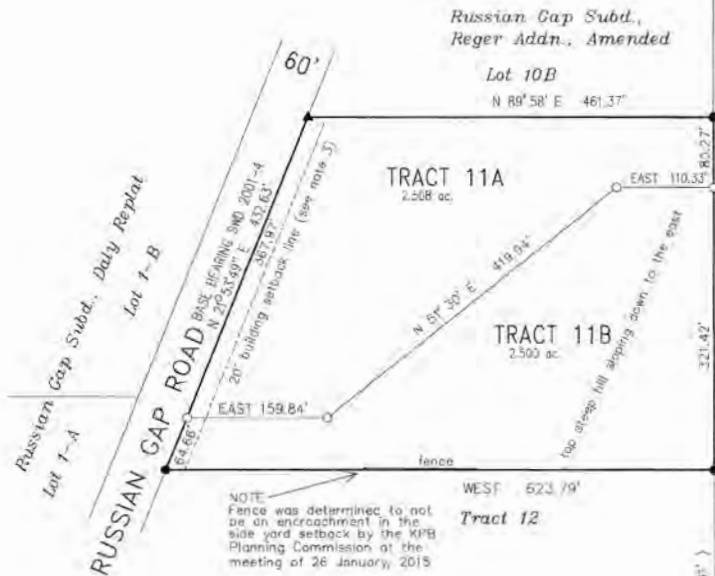
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 26 January, 2015

KENAI PENINSULA BOROUGH

By: Maury Ost May 28, 2015
Authorized Official Date

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Building setback is also a utility easement, as granted by plat SWD 2001-4.
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. This lot is within a KPB Local Zoning District under KPB 21.46.030, as filed with the Seward District Recorder in Book 110 Page 725, and amended by Deed Serial #2011-000638-0 and rerecorded as Deed Serial #2011-000909-0. This RR LOZ requires a 60' building setback from Russian Gap Road.
4. Covenants, conditions, and restrictions affecting this property are filed with the Seward District Recorder in Book 112 Page 909.



OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon; and that we hereby adopt this plan of replat, and by our free consent grant all easements to the use shown.

Paul G. Finney
Paul G. Finney 1588 Hillside Place Homer, AK 99603-8319
Suane Finney
Suane Y. Finney 1588 Hillside Place Homer, AK 99603-8319
Michelle Egan as POA
John L. Dupier 2147 Solstice Circle Anchorage, AK 99503
Michelle Egan
Michelle Egan 2147 Solstice Circle Anchorage, AK 99503

NOTARY'S JURAT

For: Paul G. & Suanne Y. Finney
Subscribed and sworn to before me this 15

day of May, 2015.

Gay
Notary Public for Alaska
My commission expires: 8/10/16

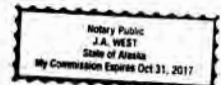


NOTARY'S JURAT

For: John L. Dupier & Michelle Egan
Subscribed and sworn to before me this: 18th

day of May, 2015.

Janet
Notary Public for Alaska
My commission expires: 10-31-17



WASTEWATER DISPOSAL

20.40.050
Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineers Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation prior to construction.

Anna T. Packer CE 8300 5-22-15
Engineer License # Date

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.

Lawrence Reger
Lawrence Reger
P.O. Box 535
Cooper Landing, Alaska 99572

Grace Reger
Grace Reger
P.O. Box 535
Cooper Landing, Alaska 99572

NOTARY'S ACKNOWLEDGEMENT

For: Lawrence Reger
Subscribed and sworn before me this 17 day of June, 2003.

Lori A. Draper
Notary Public for Alaska
My commission expires 1/22/07

For: Grace Reger
Subscribed and sworn before me this 17 day of June, 2003.

Lori A. Draper
Notary Public for Alaska
My commission expires 1/22/07

BENEFICIARY:
WELLS FARGO BANK, ALASKA
P.O. Box 517
Seward, Alaska 99664

Lori Draper
For Wells Fargo Bank: Ms Lori Draper
Assistant Vice President

NOTARY'S ACKNOWLEDGEMENT

For: LORI DRAPER
Subscribed and sworn before me this 17 day of June, 2003.

Karen Sue Mathis
Notary Public for Alaska
My commission expires Oct 25, 2005

Notary Public
KAREN SUE MATHIS
State of Alaska
My Commission Expires Oct 25 2005



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.

June 12, 2003
Date

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission in accordance with Section 20.04.070 Kenai Peninsula Borough Subdivision Regulations.

Date August 15, 2003
Wendy Best
Borough Official



TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 9

TRACT 11

TRACT 12

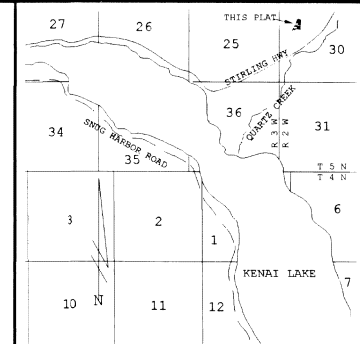
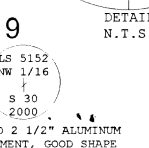
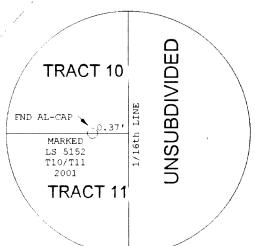
LOT 10A
109057.510 s.f.
2.503 Acres

LOT 10B
109059.270 s.f.
2.504 Acres

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED



- NOTES:**
- 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 FORM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - NO TRACT OR LOT BEING CREATED BY THE SUBDIVISION CAN BE FURTHER SUBDIVIDED TO PARCELS LESS THAN 2.500 ACRES.
 - PER KPB 21.46.030 RURAL RESIDENTIAL (R-R) DISTRICTS (1)(a), LOCAL OPTION ZONING APPLIES TO ANY FURTHER REPEATS OF RUSSIAN GAP SUBDIVISION (ORDINANCE 2001-030). THIS ORDINANCE APPLIES TO THIS SUBDIVISION OF TRACT 10 OF THE ORIGINAL RUSSIAN GAP SUBDIVISION.

WASTEWATER DISPOSAL:
Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available for the Kenai Peninsula Borough. All alternate onsite 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 prior to construction.

Amel
Signature of Engineer
CE 3300
License #
8-14-03
Date

- LEGEND**
- FOUND ALUMINUM MONUMENT DESCRIBED ON PLAT #2001-4
 - FOUND ALUMINUM CAP
 - SET 5/8" X 30" REBAR WITH COOPER & CO PLASTIC THIS SURVEY
 - INDICATES RECORD INFORMATION FROM THE PLAT OF RUSSIAN GAP SUBDIVISION, PLAT #2001-4 SEWARD RECORDING DISTRICT, ALASKA.

PLAT OF
RUSSIAN GAP SUBDIVISION
REGER ADDITION
A SUBDIVISION OF TRACT 10 RUSSIAN GAP SUBDIVISION
PLAT #2001-4 SEWARD RECORDING DISTRICT, ALASKA.
LOCATED WITHIN THE NW 1/4 OF SECTION 30, T5N, R2W,
SEWARD RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 5.007 ACRES MORE OR LESS.

COOPER AND COMPANY

OFFICE ADDRESS: 4601 NORTHWOOD ANCHORAGE, ALASKA 99517 (907) 248-1924

MAILING ADDRESS: P.O. BOX 709 COOPER LANDING, ALASKA 99572 (907) 595-1924

SID COOPER LANDING, AK.	SCALE 1" = 100'	DATE JUNE 12, 2002	BOOK XX PAGE XX
RAWN BEC	FILE 02-04-03	W.O. # 02-04-09	KPB FILE # 2002-288

2003-7
Seward REC DIS1
Date Aug 28, 2003
Time 11:02 A.M.
Requested By: L. Reger/B. Cooper
Address: Box 709, Cooper Ldg
AK 99572

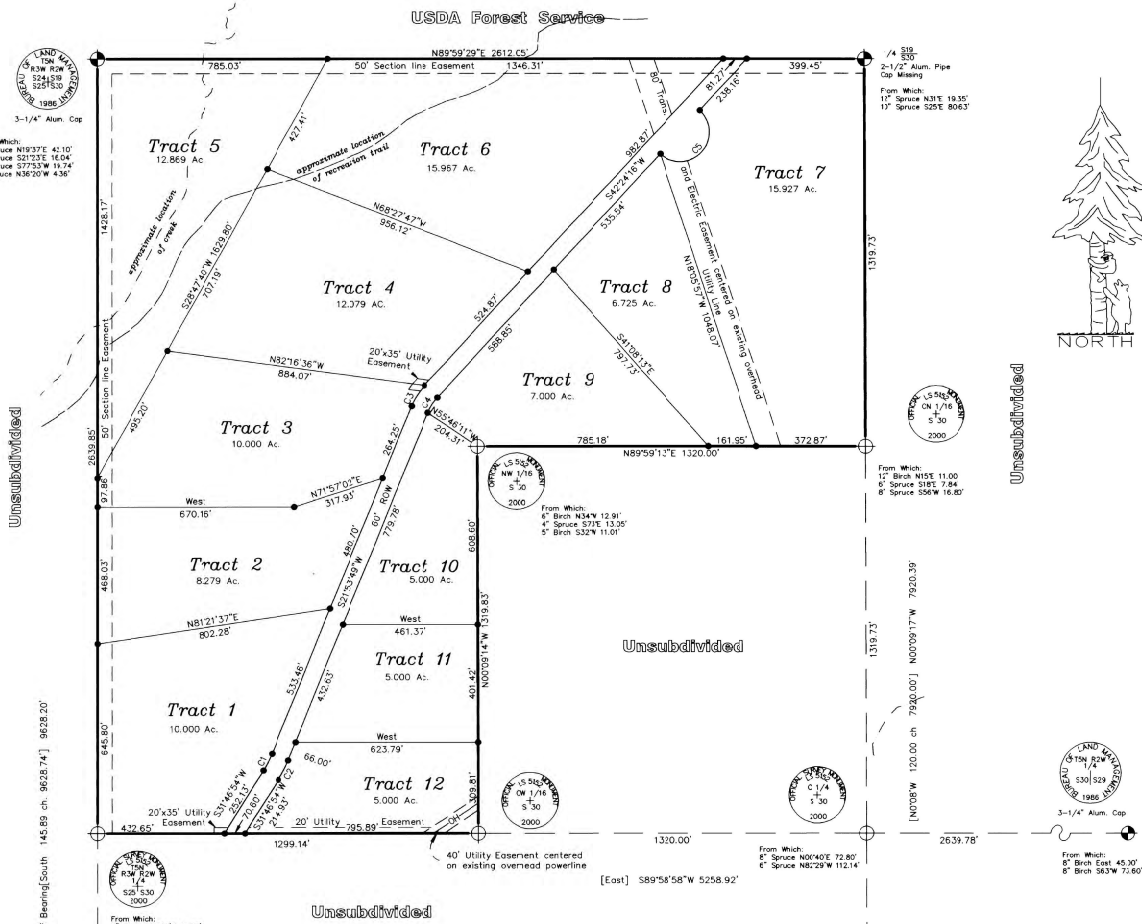
KPB NOTE: This subdivision is zoned; see KPB 21.46.030 (SW 2011-000638-0); See PC Resolution 2015-14

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) The entire 20' building setback adjacent to 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) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet 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 requirement of the Alaska Department of Environmental Conservation.
- 4) No tract being created by the subdivision can be further subdivided to parcels less than 2,500 acres.
- 5) ROW corners will be set after road construction is completed.
- 6) Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in its road maintenance program.
- 7) The KPB Plat Committee granted an exception to Ordinance 20.20200 on July 10, 2000, for Tract 5.
- 8) The recreation trail shown is the centerline of a 20 ft. Public Trail and Utility company access Easement.

LAND MANAGEMENT DISTRICT
R3W R2W
S24E S3
SEC 10
T19N
R10E
1986 IN.C.P.
3-1/4" Alum. Cop

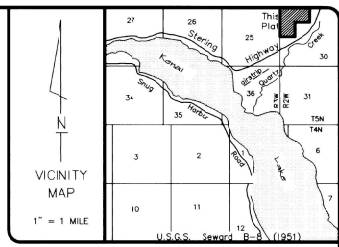
From Which:
8" Spruce N19°37'E 41.00'
6" Spruce S21°25'E 14.04'
6" Spruce S77°53'W 11.74'
4" Spruce N36°30'W 4.36'



LEGEND:

- Monument (found this survey)
- 2-1/2" Alum. Cop Monument (set this survey)
- 5/8" Rebar (set this survey)
- Record Datum - Bureau of Land Management Dated October 8, 1992
- OH - Overhead Utility Line

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	09°53'05"	370.00'	63.83'	63.75'	N26°50'21"E
C2	09°53'05"	430.00'	74.18'	74.09'	N26°50'21"E
C3	20°30'27"	230.00'	82.32'	81.88'	S32°09'03"W
C4	20°30'27"	170.00'	60.85'	61.52'	S32°09'03"W
C5	160°00'00"	100.00'	314.16'	200.00'	N44°24'15"E



CERTIFICATE of OWNERSHIP and DEDICATION

HEREBY CERTIFY THAT WE ARE THE OWNER(S) 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.

Dale L Bagley
Dale Bagley, Mayor
Kenai Peninsula Borough
144 N. Binkley Street
Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF December 2000 FOR Dale L. Bagley

Sherryl Biggs
Sherryl Biggs, Notary Public
MY COMMISSION EXPIRES 2/15/02

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 10, 2000

KENAI PENINSULA BOROUGH
Margaret
AUTHORIZED OFFICIAL

RECORDED
REC. DIST.
DATE: 20
TIME: M
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

KPB FILE No. 2000-108

Russian Gap Subdivision

A subdivision of the NE1/4 NW1/4, Government Lots 1 & 2 Located within the NW1/4 of Section 30, T19N, R2W, S1M., Seward Recording District, Kenai Peninsula Borough, Alaska.

Containing 118.507 Acres

Integrity Surveys
605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE: (907) 283-9047 FAX: (907) 283-9071 PLANNERS

JOB NO: 20052 DRAWN: 15 May, 2000 CB
SURVEYED: April - June 2000 SCALE: 1" = 200'
FIELD BK: 2002-2, Pg. 42- DISK: Russian Gap

2001-4
Seward
2/14 of 20
2:41 P
Integrity



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 herein 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.

DATE 27 November 2000

LAND MANAGEMENT DISTRICT
R3W R2W
S24E S3
SEC 10
T19N
R10E
1986 IN.C.P.
3-1/4" Alum. Cop

LAND MANAGEMENT DISTRICT
T19N R2W
S24E S3
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