

E. NEW BUSINESS

4. Box Canyon Subdivision Seavey Addition No. 5

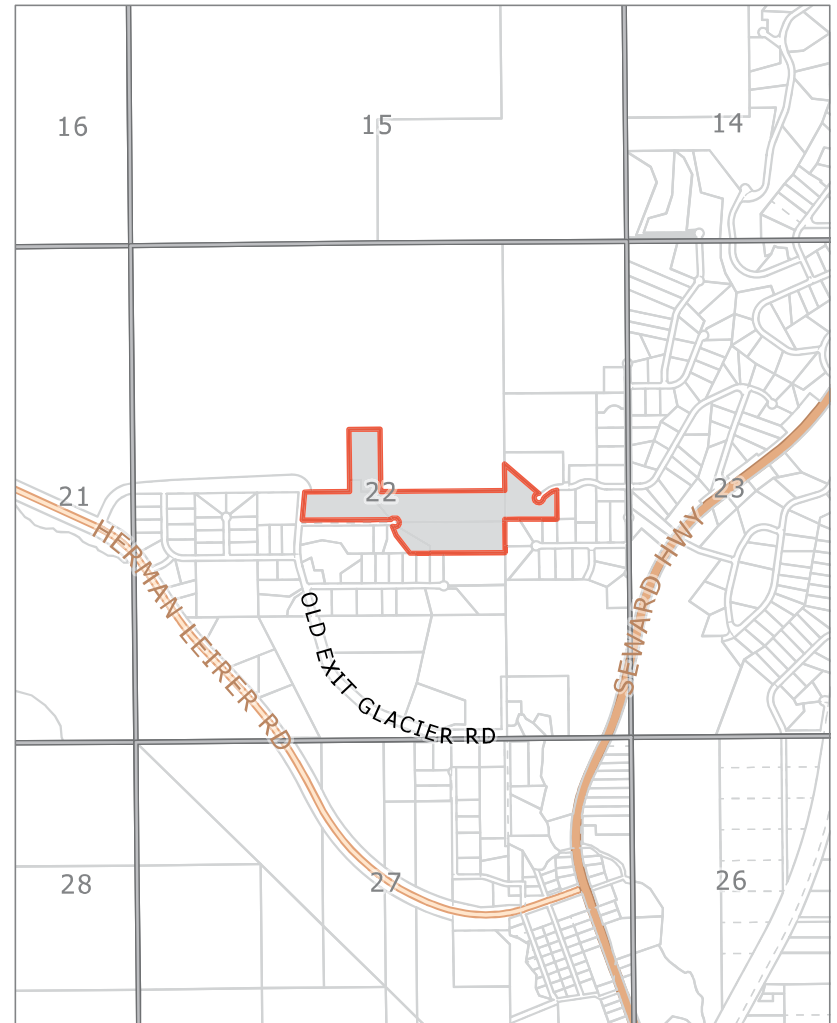
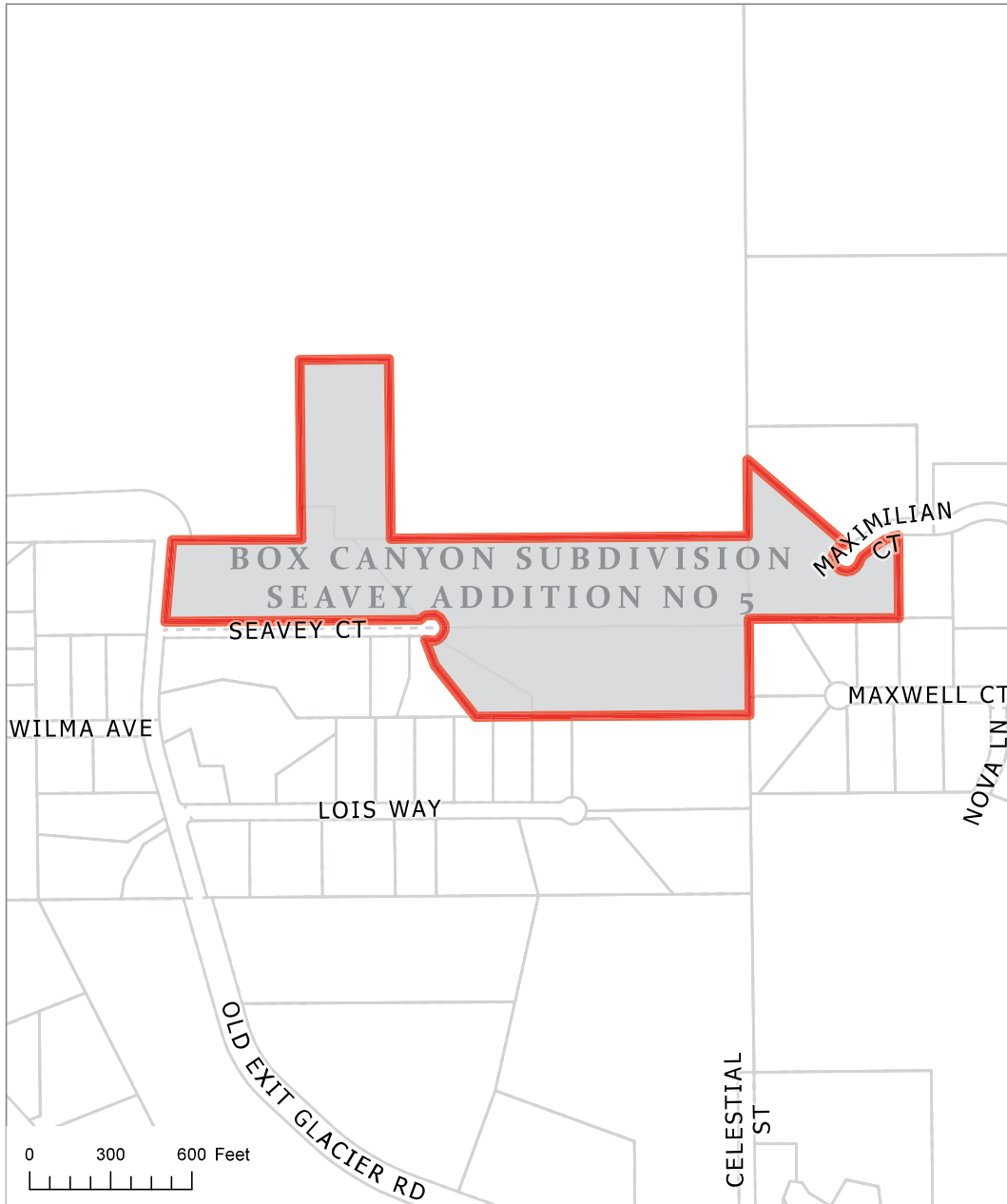
KPB File 2026-039

McLane Consulting Group

Tanner Crab LLC; Seavey; Single Lead LLC

**Location: Seavey Court, Old Exit Glacier Road, Maximillian Court
& Maximillian Road**

Bear Creek Area



KPB File 2026-039
T01N R01W SEC22
Bear Creek

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

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOTS 1 & 2B
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. 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.

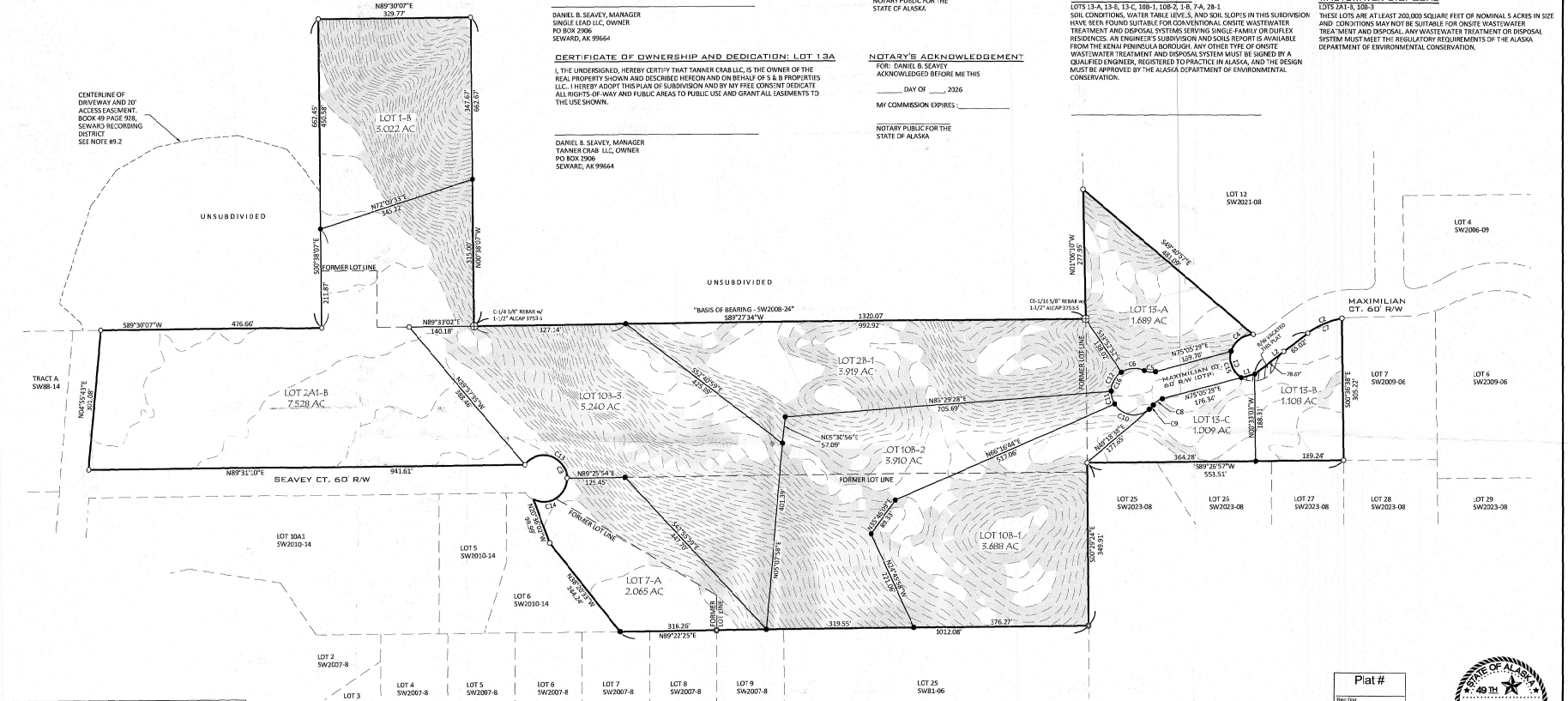
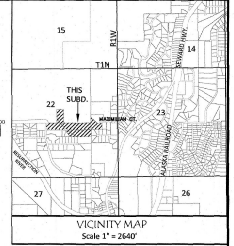
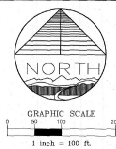
DANIEL B. SEAVEY
 PO BOX 2906
 SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT
 FOR: DANIEL B. SEAVEY
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOTS 7 & 10B
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

JANINE A. SEAVEY
 PO BOX 735
 SEWARD, AK 99672

NOTARY'S ACKNOWLEDGEMENT
 FOR: JANINE A. SEAVEY
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

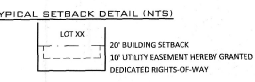


CURVE TABLE

| CURVE # | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|---------|------------|--------|--------|---------|-----------------|--------------|
| C1 | 84°37'23" | 50.87 | 139.87 | 138.88 | S 15° 30' 30" W | 95.96 |
| C2 | 17°15'12" | 170.36 | 80.84 | 43.11 | N 82° 20' 40" E | 79.81 |
| C3 | 266°27'42" | 50.87 | 237.27 | 59.27 | N 13° 22' 45" W | 16.40 |
| C4 | 17°02'56" | 50.87 | 63.75 | 37.04 | S 50° 37' 34" W | 58.52 |
| C5 | 50°01'06" | 50.87 | 24.51 | 12.73 | N 84° 38' 30" W | 24.01 |
| C6 | 89°17'57" | 50.87 | 53.73 | 28.40 | S 85° 40' 04" W | 49.87 |
| C7 | 17°15'12" | 170.36 | 80.87 | 43.11 | S 69° 25' 50" E | 79.81 |
| C8 | 42°07'08" | 50.87 | 24.51 | 12.73 | N 55° 14' 07" E | 24.01 |
| C9 | 14°07'56" | 50.87 | 12.87 | 6.39 | N 42° 14' 40" E | 12.30 |
| C10 | 38°18'40" | 50.87 | 86.08 | 56.16 | N 61° 22' 02" E | 75.84 |
| C11 | 33°04'07" | 50.87 | 28.81 | 14.40 | S 15° 32' 22" E | 28.81 |
| C12 | 55°09'10" | 50.87 | 48.11 | 26.11 | S 28° 12' 13" W | 46.29 |
| C13 | 14°15'17" | 50.87 | 12.87 | 6.39 | N 35° 12' 17" W | 12.30 |
| C14 | 13°27'03" | 50.87 | 150.25 | 81.47 | N 34° 10' 13" E | 85.29 |
| C15 | 74°13'52" | 50.87 | 64.73 | 37.81 | S 21° 01' 17" E | 60.34 |
| C16 | 166°14'18" | 50.87 | 237.10 | 59.34 | N 14° 42' 49" W | 76.47 |

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|---------------|----------|
| 1 | N 70°20'21" E | 80.27 |
| 2 | N 57°52'10" E | 149.89 |



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8" x 30" REBAR w/ 1" BLUE PLASTIC CAP 15-21-2009
- DTP DEDICATED THIS PLAT

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
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. BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER SETBACK IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
4. THE "FRONT 10 FEET" OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR DEDICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
6. NO BUILDINGS OR WASTEWATER DISPOSAL ALLOWED WITHIN PANHANDLE PORTION OF LOTS 10B-1 & 10B-2.
7. 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.
8. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
9. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - 9.1. A RIGHT-OF-WAY UTILITY EASEMENT GRANTED TO THE CITY OF SEWARD OCTOBER 22, 1987, BOOK 49 PAGE 926, S.D. LOCATION NOT DEPICTED.
 - 9.2. AN ACCESS EASEMENT GRANTED TO DANIEL B. SEAVEY AND SHIRLEY C. SEAVEY JANUARY 26, 1988, BOOK 49 PAGE 926, S.D. SHOWN HEREON.
 - 9.3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED JULY 28, 2006, DOCUMENT NO. 2006-001092-0, S.D.
 - 9.4. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED SEPTEMBER 14, 2015, DOCUMENT NO. 2015-000911-0, S.D.
 - 9.5. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KP.B 20.66.17(0).

Plat #

File Date: _____

Date: _____

Drawn: _____



BCX CANYON SUBDIVISION
 SEAVEY ADDITION (N-3) - 5
 A SUBDIVISION OF LOT 13 CLAN MAXWELL ESTATES AVALON HEIGHTS ADDITION #5 (K20221-8), LOT 10B BOX CANYON SUBDIVISION SEAVEY ADDITION NO. 2 (K2009-23), BOX CANYON SUBDIVISION SEAVEY ADDITION NO. 3 (K2010-14), LOT 2B BOX CANYON SUBDIVISION SEAVEY ADDITION (K2008-24), LOTS 1 & 2A1 BOX CANYON SUBDIVISION SEAVEY ADDITION NO. 4 (K2005-4)

OWNERS:
 TANNER CRAB, LLC (LOT 13A)
 821 N. ST. SUITE 102, ANCHORAGE, AK 99501

DANIEL B. SEAVEY (LOT 2B & LOT 1)
 PO BOX 2906, SEWARD, AK 99664

JANINE A. SEAVEY (LOT 10B & LOT 7)
 PO BOX 735, STERLING, AK 99672

SINGLE LEAD L.C. LOT 2A1
 PO BOX 735, STERLING, AK 99672

PREPARED BY: TRISTIN SURVEYING & MAPPING P.L.L.C. 404 N. CENTRAL AVENUE SUITE 100 SEWARD AK 99664
 VOICE: (907) 281-4814 FAX: (907) 281-3236 WWW.MLANSURVEYING.COM

KPB File No. 2026-KXX
Project No. 252034
Scale: 1" = 100' **Date:** DEC 2025 **BOOK:** 25-07 **Drawn by:** AHM

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
BOX CANYON SUBDIVISION SEAVEY ADDITION NO 5**

| | |
|--------------------------------|--|
| KPB File No. | 2026-039 |
| Plat Committee Meeting: | May 26, 2026 |
| Applicant / Owner: | Tanner Crab LLC/ Anchorage AK Janine Seavey / Sterling AK Daniel Seavey / Seward AK Single Lead LLC |
| Surveyor: | Andrew Hamilton / McLane Consulting Inc. |
| General Location: | GENERAL AREA / APC |

| | |
|---------------------------|--|
| Parent Parcel No.: | 144-010-77, 144-230-44, 144-230-48, 144-230-40, 144-010-71 & 144-010-70 |
| Legal Description: | T 01N R 01W SEC 22 SEWARD MERIDIAN SW 2021008 CLAN MAXWELL ESTATES AVALON HEIGHTS ADDITION NO. 5 LOT 13 AND SW 2009023 BOX CANYON SUB SEAVEY ADDN NO 2 LOT 10B AND SW 2010014 BOX CANYON SUB SEAVEY ADDN NO 3 LOT 7 AND SW 2008024 BOX CANYON SUB SEAVEY ADDN LOT 2B AND SW 2015006 BOX CANYON SUB SEAVEY ADDN NO 4 LOTS 2A1 AND 1 |
| Assessing Use: | Vacant, Vacant, Vacant, Residential, Commercial & Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite / Onsite |
| Exception Request | 20.30.190(A), 20.40.040, 20.30.100(A) |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine 6 lots totaling 33.598 acres to plat them into 10 lots ranging in size from 1.009 acres to 7.528 acres and a dedication. The plat will also finalize the vacation of a portion of Maximilian Ct.

The existing access to the home on Lot 2B-1 currently cross proposed Lot 10B-3. One of the goals of this subdivision is to provide access from that house to Maximilian Court and a new driveway will be constructed.

The proposed lot line of Lot 1-B is intended to separate the existing structures and is intentionally placed between the two larger structures on the southern side of Lot 1-B, common to the northern portion of Lot 2A1-B.

Location and Legal Access (existing and proposed):

The property has access from two sides. The plat can be gotten to from the east on Maximilian Ct which will be extended with more dedicated cul-de-sac. To get to Maximilian Ct on must come off the Seward Highway at Southfork Ln to Blying Sound Ct to Maximilian Dr which goes into Maximilian Ct. On the west side of the plat, Seavey Ct gives access to most of the lots on this side. To get to Seavey Ct you come from the Seward Highway at Herman Leirer Rd to Old Exit Glacier Rd to Seavey Ct.

Lot 1-B has access from Old Exit Glacier Rd by way of a 20' access easement as noted in Bk 49 Pg 928 coming off the end of the road. The easement is shown and noted on the drawing.

Noted on Box Canyon Subdivision Seavey Addition No 4 SW2015-6 is exception to KPB 20.30.210, access to street were granted by the Plat Committee at the meeting of October 13, 2014. Lot 1 being the only lot not adjacent to a street, it can be assumed the exception was for Lot 1. **Staff recommends** the exception and notation be carried forward to this platting action with the addition to the note that it is being carried forward from Box Canyon Subdivision Seavey Addition No 4 SW2015-6 and is being applied to Lot 1-B of this plat.

Seavey Ct is a 60' dedication being maintained by the Borough. Old Exit Glacier Rd is a 66' dedication maintained by the Borough. Maximilian Ct is 60' dedication currently privately maintained.

The plat proposed to dedicate more right-of-way to Maximilian Ct, to extend the cul-de-sac another 220' approximately. From the center of Big Bear St to the center of the proposed cul-de-sac end is approximately 1200 feet. The surveyor has requested an exception to KPB 20.30.100.A Cul-de-sac length.

The plat will also be finalizing the vacation of a portion of Maximilian Ct as shown in Lot 13 Clan Maxwell Estates Avalon Heights Addition No 5 SW2021-8. The petition to vacate the portion of right-of-way is scheduled to be heard at the May 26, 2026 Planning Commission meeting.

Block length is not compliant about this subdivision. The plat is located in an area of large tracts and several cul-de-sacs. Breaking the cul-de-sacs and connecting them through would be one of the few solutions to the block length issue. The steep terrain between the cul-de-sacs on the east and west which is shown on this plat is a large reason the cul-de-sacs are in place. A through road is not to be completed easily. From the end of Seavey Ct to the current end of Maximilian Ct, the elevation rises 150 feet over 1500 feet with some slopes in between them near 45% grade. **Staff recommends** the Plat Committee concur an exception to KPB 20.30.170 Block – Length Requirements is not needed at this time.

Lot 2B-1 coming from Maximilian Ct, is a long and narrow lot being created. The surveyor has requested an exception to KPB 20.30.190.A Lot Dimensions 3:1 for Lot 2B-1. The other lots, with their irregular shapes, meet requirements when analyzed.

| | |
|--------------------------|---|
| KPB Roads Dept. comments | Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: There is a solid line remaining on the previous Maximilian cul-de-sac that needs to be removed. Lot 1-B will be landlocked with this proposed plat. |
| SOA DOT comments | |

Site Investigation:

There are steep areas lying to the east of the end of Seavey Ct as shown on the plat with the contours and darkened areas over the contours. The darkened areas represent slopes over 20% grade.

There are improvements on the lots located on the west side of the plat. The house on Lot 2B as noted in the Scope of Subdivision from the surveyor, currently has access from Seavey Ct and will be shifted to be located on Lot 2B-1 and will have access from Maximilian Ct. Other structures are on Lot 1 and 2A. the line between these lots is being moved north to a location between two large structures first encountered from the south. A structure on Lot 7 looks to be on the property line and a readjustment of the lot will fix any issues note in that area.

There are no wetlands on the property according to the KWF Wetlands Assessment. The River Center review did note the property to be located in a FEMA designated flood hazard zone an aeras of the Seward Mapped Flood Data Area. The plat note in KPB 20.30.280.D should be added to the plat and include the FEMA panel and flood zone. The SMFDA zone line should be shown on the plat drawing. **Staff recommends** the surveyor include the following note: The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Flood zone and/or Floodway.

The property is not located in a habitat protection district.

| | |
|-------------------------|---|
| KPB River Center review | A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area |
|-------------------------|---|

| | |
|-------------------------------|--|
| | <p>Comments: Portions of this proposed subdivision are within regulatory floodplain zones including those mapped by FEMA and areas within the SMFDA. AE and SMFDA should be depicted and labeled. Plat note is required.</p> <p>Flood Zone: X Zone, SMFDA Map Panel: 02122C-4541D In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> |
| State of Alaska Fish and Game | |

Staff Analysis

This plat is created from several different plats resulting in the five plats involved in this platting action. AS noted this is the fifth plat of Box Canyon Subdivision Seavey Addition and the lot from Clan Maxwell Estates Avalon Heights Addition #5 has five plats leading up to this.

A soils report will be required for Lots 1-B, 7-A, 2B-1, 10B-1, 10B-2, 13-A, 13-B & 13-C and an engineer will sign the final plat as these new lots are below 200,000 sq ft. The surveyor has requested an exception to KPB 20.40.040 for lots 2B-1 and 1-B, to be looked at later in the staff report.

A soils report will not be required for lots 2A1-B and 10B-3 as the new lots are above 200,000 sq ft.

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

The property is not within an advisory planning commission.

Utility Easements

Different width of utility easements along the front line by the right-of-way were granted by the different plats. **Staff recommends** the surveyor review the plats and carry forward the larger of the easement for the specific lots and label them and specify in the plat not which lots have which width of utility easement.

There is a Right-of-way Easement listed in Bk 49 Pg 129 of the CTP of Lot 3 Box Canyon Subdivision, which is now part of Box Canyon Subdivision Seavey Addition No 2 SW2009-23 and No 3 SW2010-14. **Staff recommends** the surveyor verify if this easement affects the subject property and if so, show on the drawing and add a plat note.

In the Easement list in Bk 49 Pg 928 of the CTP, there is mention of 10' utility easement. This easement appears to be for a utility line to Lot 1-B crossing the unsubdivided property to the west. **Staff recommends** the surveyor locate this utility as noted and add the location to the drawing and to plat note 9.2.

The plat is finalizing the associated 10' utility easements with the vacation of the portion of Maximilian Ct as noted. The utility easement is not shown on the drawing. **Staff recommends** the surveyor add the utility easement being vacated to the drawing and add notation with the meeting date.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

No new easements are being proposed with this plat.

Utility provider review:

| | |
|------------------|-------------------------------|
| HEA | Out of jurisdiction |
| ENSTAR | |
| ACS | |
| GCI | |
| SEWARD ELECTRIC | |
| CHUGACH ELECTRIC | Located outside services area |
| TELALASKA | |

KPB department / agency review:

| | |
|------------|--|
| Addressing | <p>Reviewer: Pace, Rhealyn Affected Addresses: 12830 Old Exit Glacier Rd, 12820 Old Exit Glacier Rd, 31525 Seavey Ct, 31530 Seavey Ct,</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: Old Exit Glacier Rd, Seavey Ct, Maximilian Ct.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: Addresses may change based on driveway access.</p> |
| Planner | <p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</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

- Noted at Deed of Personal Representative 2025-000954-0 Mitchell Blake Seavey is appointed as Personal Representative for Daniel B Seavey on Lot 1, Box Canyon Subdivision Seavey Addition No 4. If Mitchell is to sign on this plat, please add his name where appropriate. Check the Certificate of Ownerships and Dedications and Notary Acknowledgements for same issues.
- Typical detail needs to be adjusted to accommodate the 15' utility easement noted in SW2015-6.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Modify the KPB File No to 2026-039

Plat name should include Clan Maxwell within it, to include parent plat.

In the legal description, add Lot 7 to Box Canyon Subdivision Seavey Addition No 3 (KN2010-14)

In labeling the lots with owners, (information per Assessor website)

- Tanner Crab LLC, change Lot 13C to Lot 13
- Daniel B Seavey, remove Lot 1 from name
- Single Lead LLC, add Lot 1 to name.

Address for Single Lead LLC as listed at the Assessor Page has two different listed. PO Box 735 and PO Box 2906. Please verify which is correct from the owner and apply to the title block.

- 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 with name and ROW Old Exit Glacier Rd to the west.

Show a line for between the ROW and Tract E SW2021-8 Along Maximilian Ct

Add Maximilian Dr to the east of Maximilian Ct

- 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:

Add Old Exit Glacier Rd to the vicinity map

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Box Canyon Subd Seavey Ad No 4 grants at note #11 a 15' utility easement along the front right-of-way. This should be carried forward to Lot 2A1-B

- 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:

To the west, label Lot 6 SW85-4

To the southeast, label Lot 24 SW2023-8

To the northeast, label Tract SW2021-8

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.190(A) Lots – Dimensions 3:1

Surveyor's Discussion:

Requesting exception to 3:1 Lot Dimensions for Lot 2B-1.

Surveyor's Findings:

1. Proposed Lot 2B-1 has an existing home with functioning well / wastewater systems & utilities.
2. The intention of creating this lot is to build a new driveway to the proposed Maximilian Court extension as the existing driveway is unsafe during winter months.
3. This lot retains full residential functionality, including adequate width for driveways, structures, wastewater systems, and utility placement.
4. Granting this exception supports sound land-use planning, maintains public health and safety.
5. Granting this exception does not harm surrounding parcels or the public.

Staff Discussion:

20.30.190. - Lots—Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Staff Findings:

6. The width of the lot is 200' and depth is 900', making the 3:1 ratio 600:900 and the depth is not greater than three times the width.
7. Granting this exception will not hinder any other adjacent property from access to their property.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 2,3, 5 & 6 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1, 2, & 3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5 & 7 appear to support this standard.

B. KPB 20.40.040 Conventional onsite soil absorption systems

Surveyor's Discussion:

Requesting exception to requiring a soils analysis and report for proposed Lot 2B-1 & Lot 1-B.

Surveyor's Findings:

1. Both proposed lots have existing well & septic to serve the house / cabins that are on the proposed lots.
2. The soils report for the plat will locate & depict the existing well / septic.
3. The proposed lots exceed the required 40,000 square foot minimum lot size and exceed the minimum 20,000 square feet of continuous usable land as described in KPB 20.40.040(4)(a).

Staff Discussion:

20.40.040. - Conventional onsite soil absorption systems.

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

1. A soils analysis and report, sealed by a qualified engineer, which meets the requirements of KPB 20.40.100;

Staff Findings:

4. Granting this exception will not adversely affect adjacent land owners or any of the proposed systems on this plat.
5. Having a soils test on these lots would be redundant.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if

needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1 & 2 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1, 2 & 5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1, 2 & 4 appear to support this standard.

C. KPB 20.30.10 Cul-de-Sacs

Surveyor's Discussion:

Requesting exception to the proposed length of Maximilian Court

Surveyor's Findings:

1. The location for this cul-de-sac was selected based on the extreme topography of the land. The extension of this cul-de-sac is placed in the only area that is feasible and practical for construction of the road/cul-de-sac.
2. The extension of this cul-de-sac is essential for the rest of the proposed subdivision configuration.
3. It is feasible to build a road & cul-de-sac that KPB road standards within the proposed dedication.
4. Granting this exception supports sound land use planning, maintains public health and safety.
5. Granting this exception does not harm surrounding parcels or the public.

Staff Discussion:

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long.

Staff Findings:

6. With the extension of the cul-de-sac, five lots are created off of it.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1, 2 & 3 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1, 2 & 6 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1 & 5 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, 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.

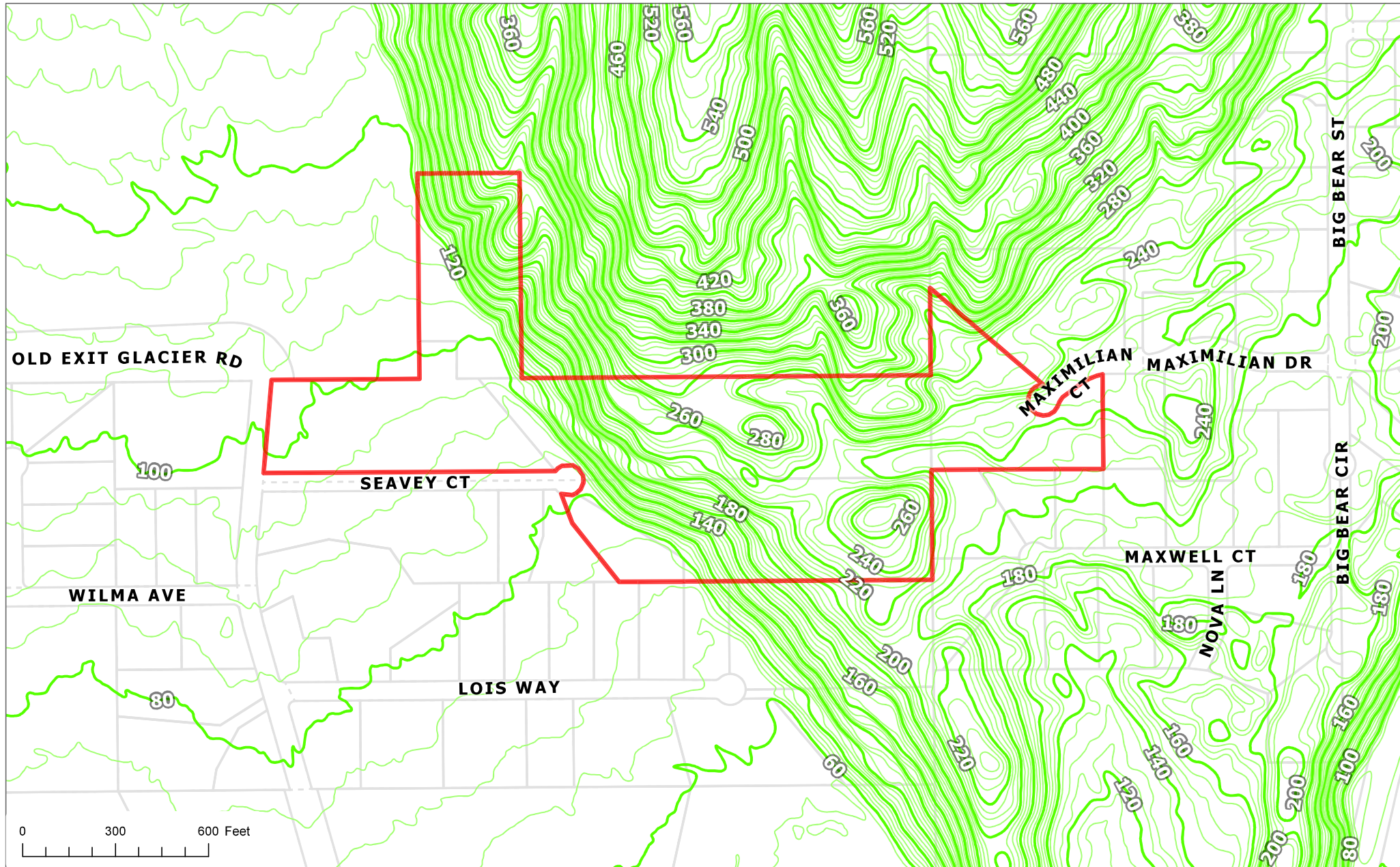
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



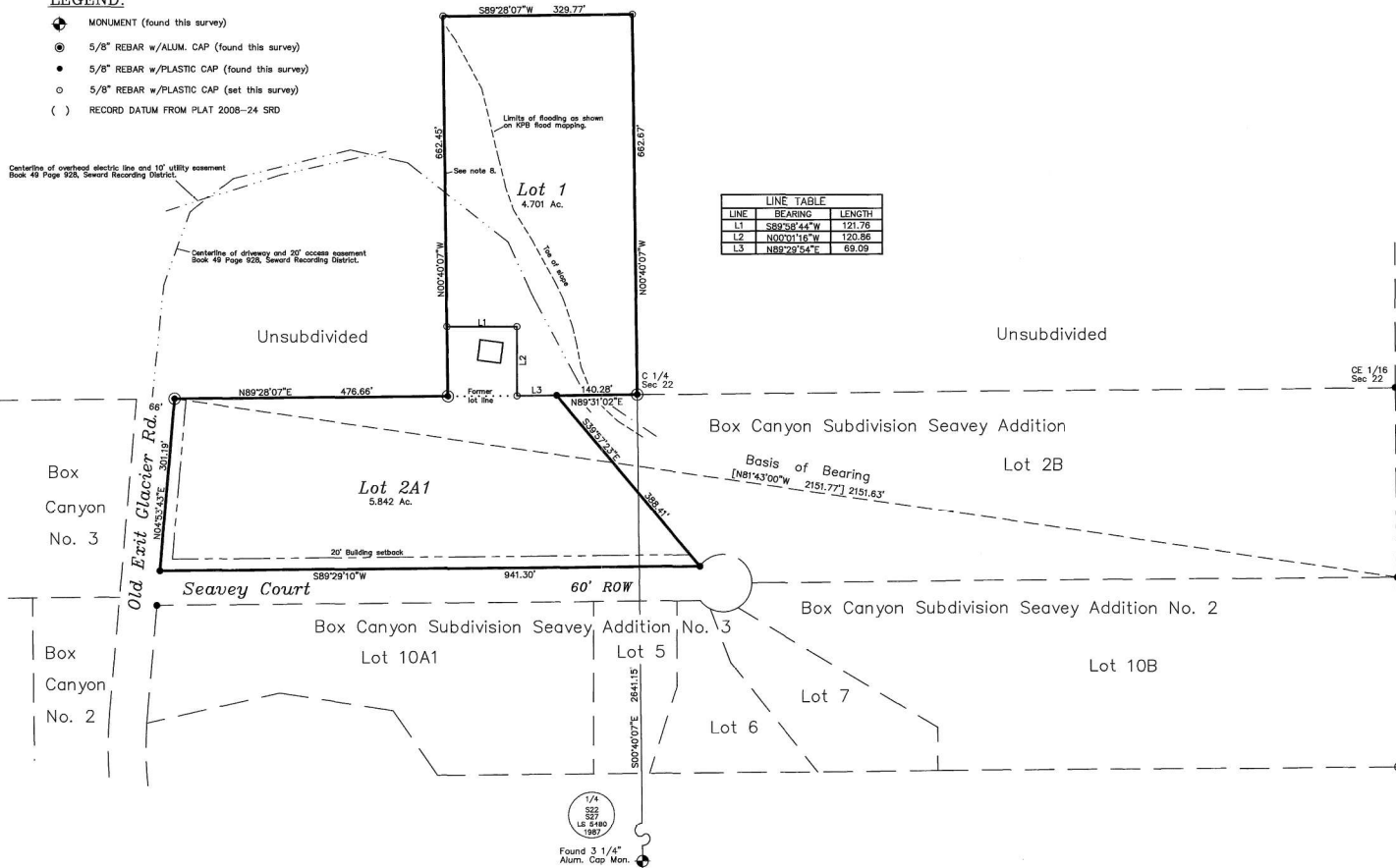
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.

LEGEND:

- ⊕ MONUMENT (found this survey)
- 5/8" REBAR w/ALUM. CAP (found this survey)
- 5/8" REBAR w/PLASTIC CAP (found this survey)
- 5/8" REBAR w/PLASTIC CAP (set this survey)
- () RECORD DATUM FROM PLAT 2008-24 SRD



| LINE | BEARING | LENGTH |
|------|--------------|--------|
| L1 | S89°28'44\"W | 121.76 |
| L2 | N00°01'16\"W | 120.86 |
| L3 | N89°28'54\"E | 69.09 |



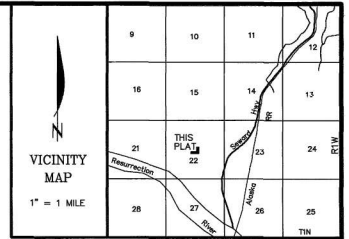
SURVEYOR'S CERTIFICATE

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 hereon actually exist as described, and all dimensions and other details are correct.

Date 12-12-14

NOTES:

- 1) Basis of bearing computed from Box Canyon Subdivision, Plat 84-10, Seward 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) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 6) A 20 foot access easement and 10 foot utility easement in favor of Lot 1 are recorded in Book 49 Page 928, Seward Recording District.
- 7) This subdivision lies entirely within FIRM Zone D according to FIRM panel #02122C-45410, effective date September 27, 2013 and within the Seward Mapped Flood Data Area.
- 8) An exception to KPB 20.01.200 Survey/monumentation was conditionally granted by the Plat Committee at the meeting of October 13, 2014. Set corners shown hereon are approximate corners until the northern half of Section 22 is further subdivided. There is a 50 foot setback on the west boundary of Lot 1.
- 9) Exceptions to KPB 20.30.170, block length, and KPB 20.30.210, access to street, were granted by the Plat Committee at the meeting of October 13, 2014.
- 10) Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough as a flood hazard area district as of the date this plat is filed 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 of Ordinances. A survey may be required to determine the elevation of the property prior to construction.
- 11) Front 15 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.
- 12) 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 requirements of the Alaska Department of Environmental Conservation.



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.

David B. Seavey *Shirley C. Seavey*
 DANIEL B. SEAVEY SHIRLEY C. SEAVEY
 P.O. BOX 923 SEWARD, AK 99664

NOTARY'S ACKNOWLEDGMENT

FOR David B. Seavey
 ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April 2015

Shirley C. Seavey
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2-26-19

NOTARY'S ACKNOWLEDGMENT

FOR Shirley C. Seavey
 ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April 2015

Shirley C. Seavey
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2-26-19

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2014.

KENAI PENINSULA BOROUGH
Max J. Frost
 AUTHORIZED OFFICIAL

KPB FILE No. 2014-136

Box Canyon Subdivision Seavey Addition No. 4

A resubdivision of Lot 2A Box Canyon Subdivision Seavey Addition, Plat 2008-24, Seward Recording District and the E1/2 SE1/4 SE1/4 NW1/4 Section 22, T1N, R1W, Seward Meridian.

Located within the NW1/4 SE1/4, NE1/4 SW1/4, & SE1/4 NW1/4 Section 22, T1N, R1W, S.M., Kenai Peninsula Borough, Alaska. Containing 10.543 Ac.

SEGESSER SURVEYS
 30485 Rosland St.
 Soldotna, AK 99669

| | |
|----------------------|-----------------|
| JOB NO. 14083 | DRAWN: 11-11-14 |
| SURVEYED: July, 2014 | SCALE: 1"= 100' |
| FIELD BOOK: 14-2 | SHEET: 1 of 1 |

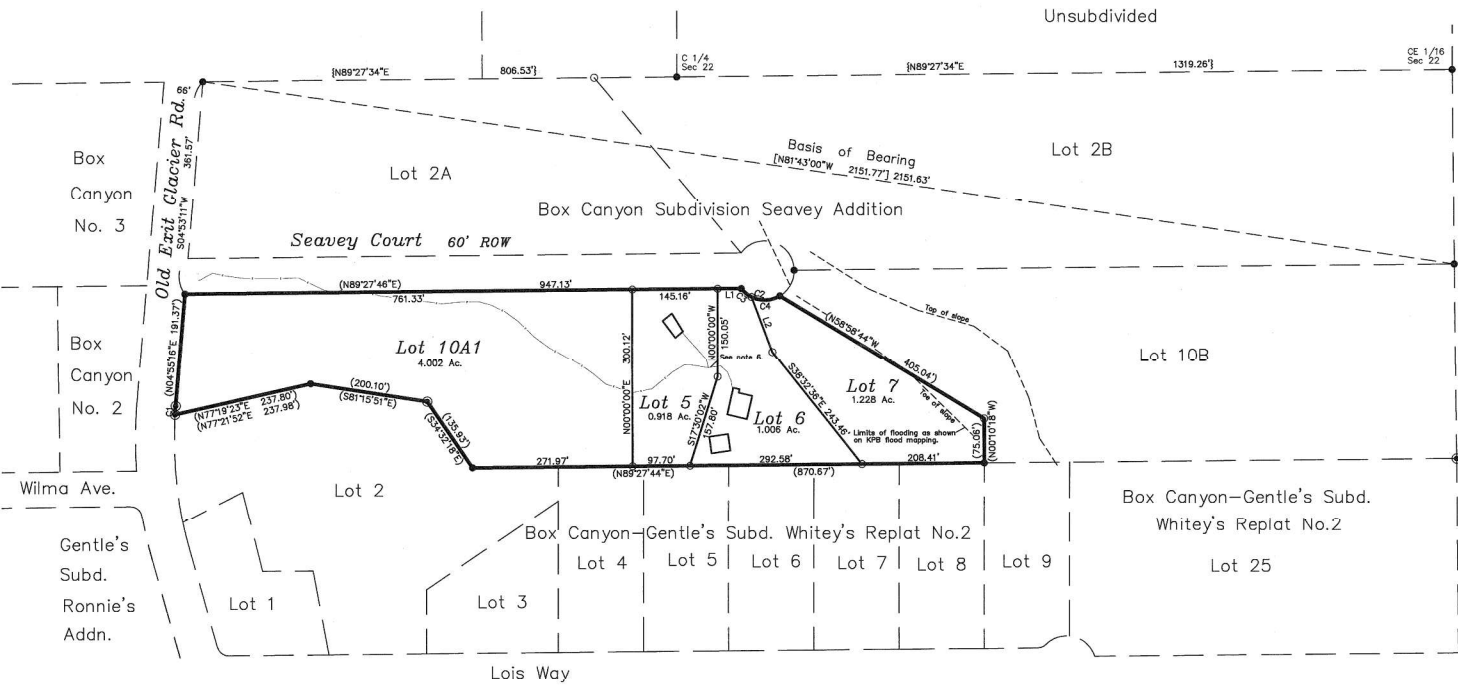
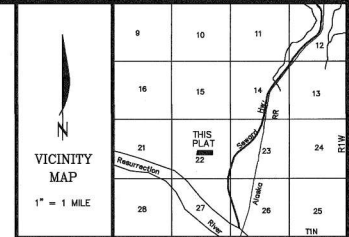
2015-6
 Plat #
 Rec Dist
 S-11-2015
 Date
 Time 1:43 PM

LEGEND:

- 5/8" REBAR w/ALUM. CAP OF RECORD
- 3/8" REBAR w/ALUM. CAP (found this survey)
- 5/8" REBAR w/ PLASTIC CAP (set this survey)
- [] RECORD DATUM FROM PLAT 84-10, SRD.
- { } RECORD DATUM FROM PLAT 2008-24, SRD.
- () RECORD DATUM FROM PLAT 2000-23, SRD.

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N89°27'46"E | 40.64 |
| L2 | S20°48'05"E | 100.00 |

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
|-------|-----------|--------|--------|---------|-------|---------------|
| C1 | 113.08° | 673.92 | 14.73 | 7.36 | 14.73 | S04°17'32"W |
| C2 | 83°41'37" | 50.00 | 73.04 | 44.78 | 66.71 | S79°15'14"E |
| C3 | 26°54'17" | 50.00 | 22.61 | 11.50 | 22.41 | S50°21'34"E |
| C4 | 57°47'19" | 50.00 | 50.43 | 27.60 | 48.32 | N87°47'38"E |



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

Janine A. Seavey
 JANINE A. SEAVEY
 P.O. BOX 735
 STERLING, AK 99672

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY of December, 2010 FOR Janine A. Seavey



Karen Fuller
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 7-25-2012

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 26, 2009.

KENAI PENINSULA BOROUGH
Maya Bost
 AUTHORIZED OFFICIAL

NOTES:

- 1) Basis of bearing computed from Box Canyon Subdivision, Plat 84-10, Seward 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) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 6) Underground primary electric line is the centerline of a 20 foot wide utility easement. Underground service lines are the centerline of a 10 foot wide utility easement.
- 7) Development within this subdivision may be subject to the Administrative and/or enforceable policies of the KPB Coastal Zone Management Program.
- 8) This subdivision lies entirely within FIRM Zone C according to FIRM panel 6020012-3250A, effective date May 15, 2001.
- 9) Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough as a flood hazard area district as of the date this plat is filed 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 of Ordinances. A survey may be required to determine the elevation of the property prior to reconstruction.
- 10) 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.
- 11) WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of 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.

M. Burman 3380-E 2520-10
 Engineer License No. date

2010-14
 RECORDED
 Seward REC. DIST.
 DATE: 12-29-2010
 TIME: 2:50 PM
 REQUESTED BY:
 SEGESSER SURVEYS
 30485 ROSLAND ST.
 SOLDOTNA, AK 99669

KPB FILE No. 2010-158

Box Canyon Subdivision Seavey Addition No. 3

A subdivision of Lot 10A Box Canyon Subdivision Seavey Addition No. 2, Plat 2009-23, Seward Recording District.

Located within the NE1/4 SW1/4 & NW1/4 SE1/4, Section 22, T1N, R1W, S4M., Kenai Peninsula Borough, Alaska.
 Containing 7.153 Ac.

SEGESSER SURVEYS
 30485 Rosland St.
 Soldotna, AK 99609

| | |
|----------------------|------------------|
| JOB NO. 10084 | DRAWN: 12-23-10 |
| SURVEYED: Nov., 2010 | SCALE: 1" = 100' |
| FIELD BOOK: 10-6 | SHEET: 1 of 1 |



SURVEYOR'S CERTIFICATE

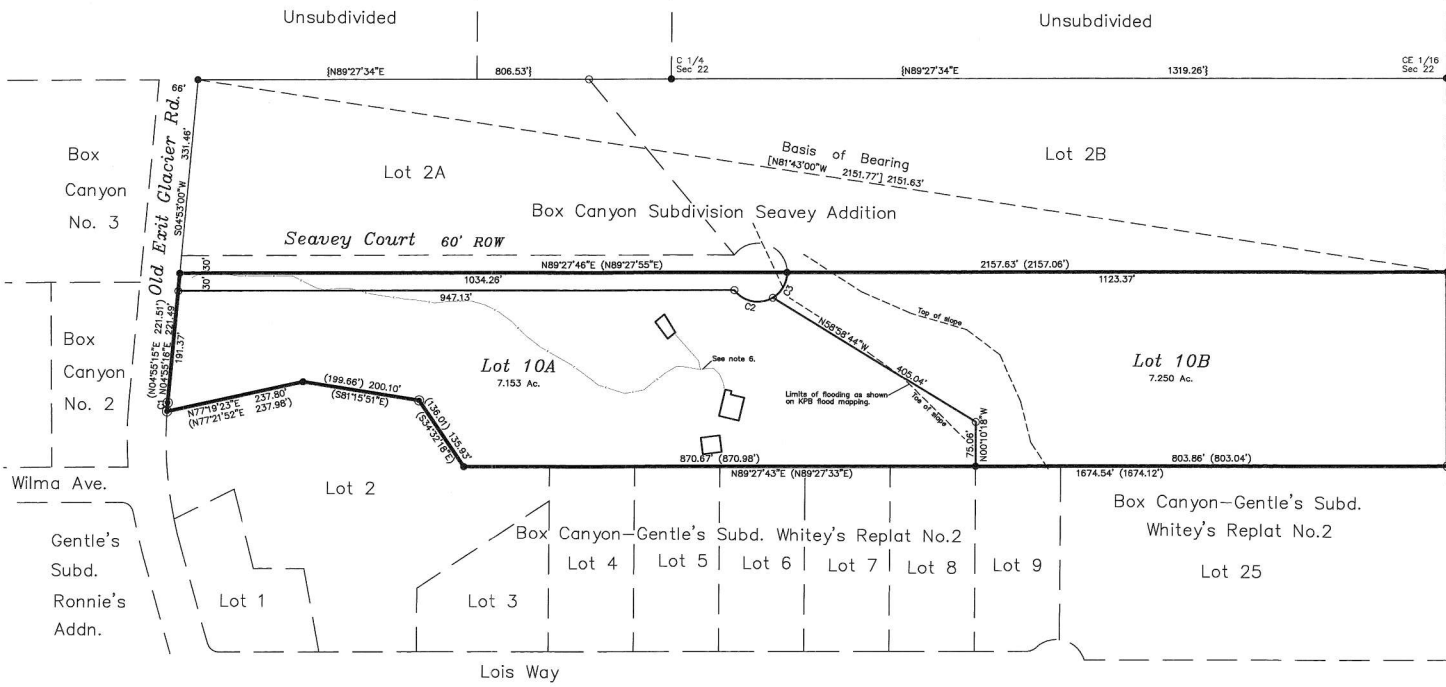
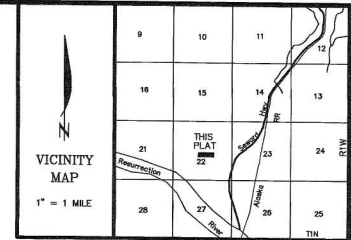
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date 12-23-10

LEGEND:

- ⊙ 5/8" REBAR w/ALUM. CAP OF RECORD
- 5/8" REBAR w/ALUM. CAP (found this survey)
- 5/8" REBAR w/ PLASTIC CAP (set this survey)
- [] RECORD DATUM FROM PLAT 84-10, SRD.
- { } RECORD DATUM FROM PLAT 2008-24, SRD.
- () RECORD DATUM FROM PLAT 2007-8, SRD.

| CURVE TABLE | | | | | | |
|-------------|-----------|--------|--------|---------|-------|---------------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
| C1 | 1°15'08" | 673.92 | 14.73 | 7.36 | 14.73 | S041°17'30"W |
| C2 | 8°24'13" | 50.00 | 73.04 | 44.78 | 66.71 | S78°15'14"E |
| C3 | 58°28'12" | 50.00 | 51.87 | 28.54 | 49.57 | N28°10'52"E |



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

Janine A. Seavey
 JANINE A. SEAVEY
 P.O. BOX 735
 STERLING, AK 99672

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF December, 2009
 FOR *Janine A. Seavey*

Patricia Hartley
 STATE OF ALASKA
 PATRICIA HARTLEY
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 3-7-13

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 28, 2009.

KENAI PENINSULA BOROUGH
Maya Albert
 AUTHORIZED OFFICIAL

NOTES:

- 1) Basis of bearing computed from Box Canyon Subdivision, Plat 84-10, Seward 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) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 6) Underground primary electric line is the centerline of a 20 foot wide utility easement. Underground service lines are the centerline of a 10 foot wide utility easement.
- 7) Development within this subdivision may be subject to the Administrative and/or enforceable policies of the KPB Coastal Zone Management Program.
- 8) This subdivision lies entirely within FIRM Zone C according to FIRM panel #202012-3255A, effective date May 19, 1981.
- 9) Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough as a flood hazard area district as of the date this plat is filed 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 21.05 of the Kenai Peninsula Borough Code of Ordinances. A survey may be required to determine the elevation of the property prior to construction.
- 10) 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.
- 11) 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 requirements of the Alaska Department of Environmental Conservation.



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 hereon actually exist as described, and all dimensions and other details are correct.

Date 12-10-09

2009 23

RECORDED
 SEWARD REC. DIST.
 DATE: Dec 20 2009
 TIME: 10:59 AM
 REQUESTED BY:
 SEGESSER SURVEYS
 30485 ROSLAND ST.
 SOLDOTNA, AK 99669

KPB FILE No. 2009-166

Box Canyon Subdivision Seavey Addition No. 2

A resubdivision of Lot 10 Box Canyon Subdivision Gentles Whites Replat No. 2, Plat 2007-8, Seward Recording District.

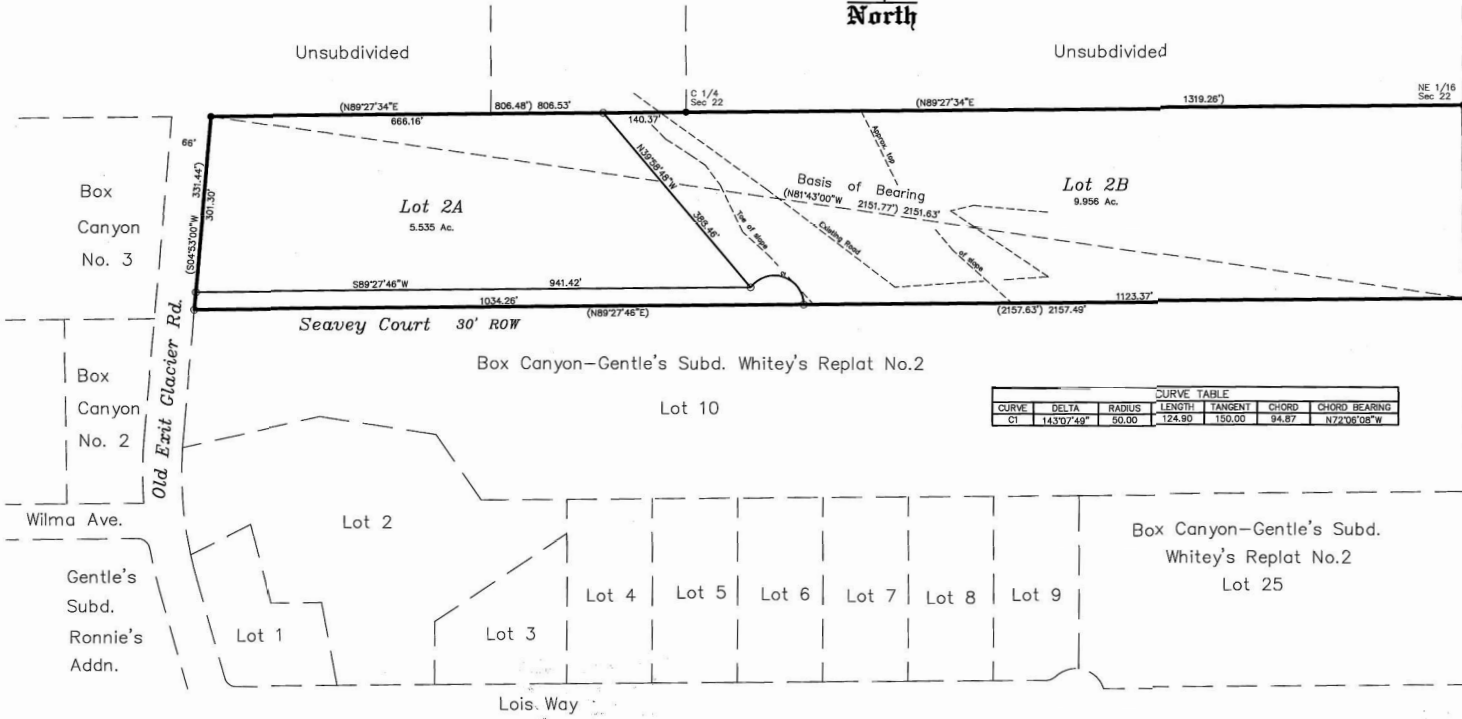
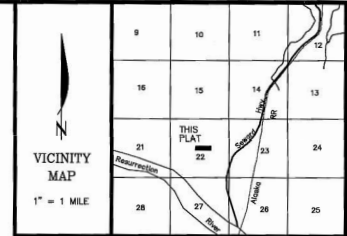
Located within the NE1/4 SW1/4 & NW1/4 SE1/4, Section 22, T1N, R1W, S3M, Kenai Peninsula Borough, Alaska. Containing 15.139 Ac.

SEGESSER SURVEYS
 30485 Rosland St.
 Soldotna, AK 99669

| | | | |
|-------------|------------|--------|-----------|
| JOB NO. | 09065 | DRAWN: | 12-09-09 |
| SURVEYED: | Dec., 2009 | SCALE: | 1" = 100' |
| FIELD BOOK: | 09-3 | SHEET: | 1 of 1 |

LEGEND:

- 5/8" REBAR w/ ALLUM. CAP (found this survey)
- 5/8" REBAR w/ PLASTIC CAP (set this survey)
- () RECORD DATUM



Clan Maxwell Estates
Tract 2

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.

Daniel B. Seavey
DANIEL B. SEAVEY
Shirley C. Seavey
SHIRLEY C. SEAVEY
P.O. BOX 923
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF May, 2008
FOR Daniel B. Seavey

Shirley C. Seavey
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 8-25-2009

SHIRLEY C. SEAVEY
NOTARY PUBLIC FOR ALASKA
My Commission Expires August 25, 2009

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF May, 2008
FOR Shirley C. Seavey

Shirley C. Seavey
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 8-25-2009

SHIRLEY C. SEAVEY
NOTARY PUBLIC FOR ALASKA
My Commission Expires August 25, 2009

| CURVE TABLE | | | | | | |
|-------------|------------|--------|--------|---------|-------|---------------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
| C1 | 143°07'49" | 50.00 | 124.90 | 150.00 | 94.87 | N72°08'08"W |

NOTES:

- 1) Basis of bearing computed from Box Canyon Subdivision, Plat 84-10, Seward 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) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) 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.
- 6) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



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 hereon actually exist as described, and all dimensions and other details are correct.

Date 11-06-08

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 11 JUNE, 2007.

KENAI PENINSULA BOROUGH

Max J. Beest
AUTHORIZED OFFICIAL

2008-24

RECORDED
SEWARD REC. DIST.
DATE Nov 6 2008
TIME: 2:16 P.M.

KPB FILE No. 2007-156

Box Canyon Subdivision Seavey Addition

A resubdivision of Lot 2 Box Canyon Subdivision, Plat 84-10, Seward Recording District.

Located within the NE1/4 SW1/4 & NW1/4 SE1/4, Section 22, T1N, R1W, S.M., Kenai Peninsula Borough, Alaska.

Containing 16,226 Ac.

SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99609

| | |
|---------------------|------------------|
| JOB NO. 06134 | DRAWN: 12-10-07 |
| SURVEYED: May, 2007 | SCALE: 1" = 100' |
| FIELD BOOK: 07-1 | SHEET: 1 of 1 |