

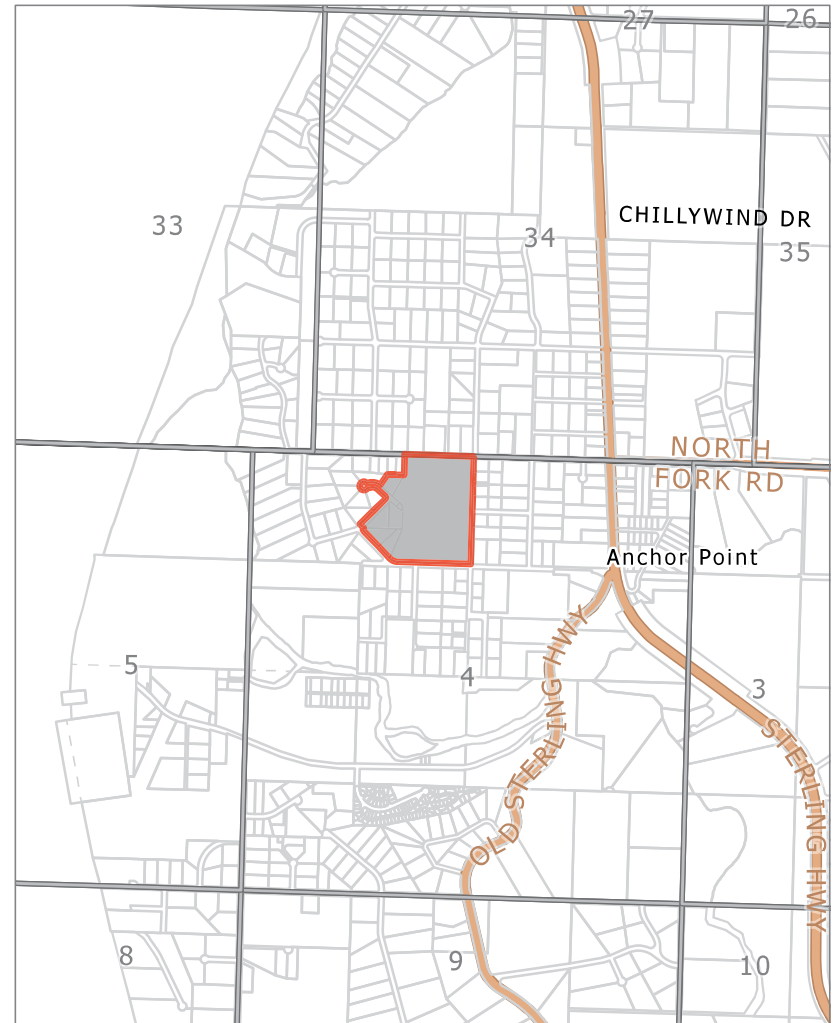
E. NEW BUSINESS

2. Fireweed Meadow 2024; KPB File 2024-092

Geovera, LLC / ENM LLC, Home Grown Construction LLC

**Location: Milo Fritz Ave., Birch St., School Ave., Golf Dr.,
HMS Resolution Rd. & Chip Shot Ct.**

Anchor Point Area / Anchor Point APC



KPB File 2024-092
T 05S R 15W SEC 04
Anchor Point

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



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

NOTES

1. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
2. 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.
3. THE FRONT 10 FEET OF THE BUILDING SETBACK ADJOINING TRACT A, FIREWEED MEADOWS NO. 1 (AMENDED) (HM 2005-7), AND TRACT A, FIREWEED MEADOWS NO. 2 (HM 2004-71) IS A UTILITY EASEMENT. THE FRONT 10 FEET OF THE BUILDING SETBACK ADJOINING ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT ARE UTILITY EASEMENTS GRANTED THIS PLAT.
4. 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.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS VETLAND DETERMINATION IF APPLICABLE.
6. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY IS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
7. THESE LOTS ARE AFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 22, 2004 (HM 2004-003414-0), AND AMENDMENTS THERETO RECORDED OCTOBER 8, 2004 (HM 2004-004920-0), AND AMENDMENTS THERETO RECORDED APRIL 6, 2005 (HM 2005-001345-0).
8. THESE LOTS ARE AFFECTED BY CONDITIONS AND/OR PROVISIONS CONTAINED IN GRANT OF AN EASEMENT FOR INGRESS AND EGRESS SERVING/BENEFITING SAID PREMISES RECORDED JUNE 12, 2012 (HM 2012-001867-0).
9. LOTS WITH RIGHT-OF-WAY FRONTAGE ALONG BIRCH STREET AND MILO FRITZ AVENUE ARE SERVED BY THE ANCHOR POINT SAFE WATER CORPORATION PUBLIC WATER SYSTEM (PWS #247490).
10. GOLF COURSE RESERVATION IS PER HM 2005-001345-0 SECTION 3.02.2 AND PER PLAT HM 2004-71.
11. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
12. THERE IS A SEPTIC SYSTEM PLACEMENT, ACCESS AND MAINTENANCE EASEMENT SERVING/BENEFITING ORIGINAL LOT 16 (HM 2021-004530-0).
13. THE BUILDINGS ON LOTS 20 AND 21 PREDATE THE CREATION OF THE BUILDING SETBACK. THESE STRUCTURES ARE NOT SUBJECT TO THE BUILDING SETBACK. THE REMAINDER OF THE SUBDIVISION AND ANY NEW OR REPLACEMENT STRUCTURES ARE SUBJECT TO THE BUILDING SETBACK.

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE # DATE

FND 2" ALCP (5780-S 2009) PER PLAT HM 2009-19

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	6°01'20"	155.00'	16.29'	S 52°01'49" E	16.28'
C2	89°00'00"	25.00'	38.83'	N 0°31'09" W	35.05'
C3	44°53'31"	140.00'	109.89'	N 67°27'54" W	106.91'
C4	35°53'25"	230.00'	144.10'	N 61°55'44" E	141.76'
C5	89°00'00"	200.00'	278.68'	N 32°37'51" E	256.68'
C6	87°00'00"	200.00'	278.68'	N 27°28'51" E	254.42'
C7	26°48'19"	280.00'	117.10'	N 56°53'00" E	116.11'
C8	11°03'27"	250.00'	45.70'	N 74°49'53" W	45.73'
C9	28°11'25"	200.00'	98.40'	N 58°02'34" E	97.41'
C10	72°59'23"	230.00'	333.88'	N 21°37'37" E	178.84'
C12	16°47'08"	230.00'	67.38'	N 107°11'59" E	67.14'
C13	88°41'22"	230.00'	45.70'	N 74°49'53" W	45.73'
C14	78°57'18"	170.00'	226.85'	N 41°38'58" E	210.39'
C15	89°00'00"	200.00'	278.68'	N 32°37'51" E	256.68'
C16	94°24'28"	200.00'	26.90'	N 76°01'28" E	26.88'
C17	74°31'31"	230.00'	31.88'	N 75°50'31" E	31.88'
C18	83°01'01"	200.00'	45.70'	N 58°02'34" E	45.73'
C19	51°00'00"	95.00'	84.56'	N 74°31'09" W	81.89'
C20	42°50'00"	50.00'	45.70'	N 58°02'34" E	45.73'
C21	88°40'41"	60.00'	231.94'	N 10°01'09" W	73.33'
C22	42°50'00"	25.00'	18.66'	N 58°33'51" E	18.26'
C23	44°58'40"	155.00'	121.48'	S 77°51'49" E	119.58'

LEGEND

- INDICATES 2-1/2" BRASS CAP MONUMENT IN MONUMENT CASE (7610-S, 2001) RECOVERED THIS SURVEY
- INDICATES MONUMENT OF RECORD AS SHOWN
- INDICATES 2" ALCP (5522-S, 2004) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (CAP MISSING) RECOVERED THIS SURVEY
- INDICATES 5/8" x 30" REBAR WITH 2" ALCP (7538-S, 2024) SET THIS SURVEY
- () RECORD DIMENSION PER PLAT HM 2004-71
- [] RECORD DIMENSION PER PLAT HM 2009-19

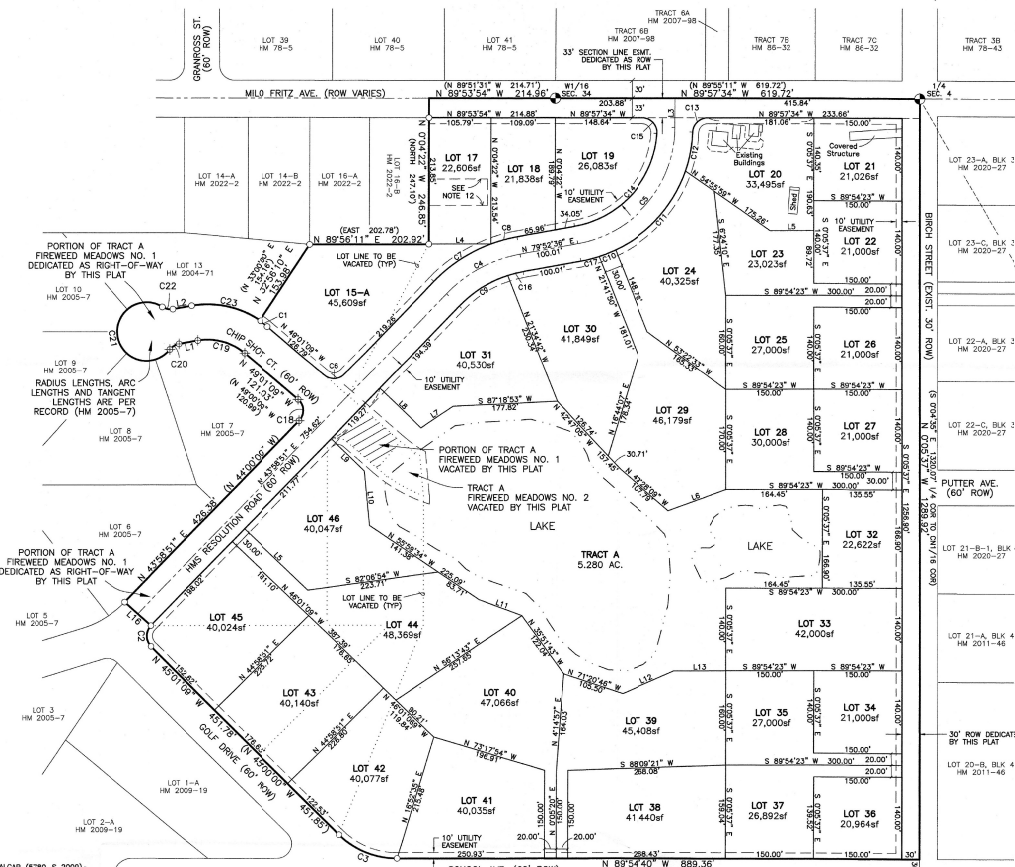
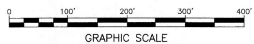
CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE HMS RESOLUTION ROAD RIGHT-OF-WAY, THE BIRCH STREET RIGHT-OF-WAY, THE MILO FRITZ RIGHT-OF-WAY, THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE:

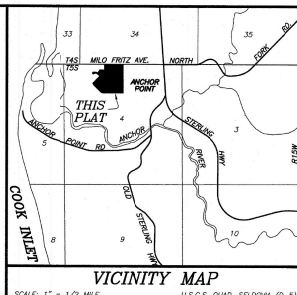
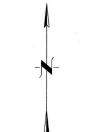


PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE:



CERTIFICATE OF OWNERSHIP

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

EMMITT D. TRIMBLE
TRUSTEE, EMMITT AND MARY TRIMBLE JOINT REVOCABLE TRUST AS OWNERS OF ENM, LLC
PO BOX 193 ANCHOR POINT, ALASKA 99556
LOTS 15, 25, 26 AND TRACT A FIREWEED MEADOWS NO. 2 AND THE N1/4 NW1/4 SECTION 4 EXCLUDING FIREWEED MEADOWS NO. 1 AND FIREWEED MEADOWS NO. 2

MARY E. TRIMBLE
TRUSTEE, EMMITT AND MARY TRIMBLE JOINT REVOCABLE TRUST AS OWNERS OF ENM, LLC
PO BOX 193 ANCHOR POINT, ALASKA 99556
LOTS 15, 25, 26 AND TRACT A FIREWEED MEADOWS NO. 2 AND THE N1/4 NW1/4 SECTION 4 EXCLUDING FIREWEED MEADOWS NO. 1 AND FIREWEED MEADOWS NO. 2

LAUREN M. ISENHOUR
MANAGER, HOME GROWN CONSTRUCTION, LLC
PO BOX 317 ANCHOR POINT, ALASKA 99556
LOTS 21 AND 22, FIREWEED MEADOWS NO. 2

NOTARY'S ACKNOWLEDGMENT

FOR EMMITT D. TRIMBLE AND MARY E. TRIMBLE
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES:

NOTARY'S ACKNOWLEDGMENT

FOR LAUREN M. ISENHOUR
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES:

HOMER RECORDING DISTRICT KPB FILE NO. 2024-???

FIREWEED MEADOWS 2024

BEING A SUBDIVISION OF LOTS 15, 21, 22, 25, 26 AND TRACT A FIREWEED MEADOWS NO. 2 (2004-71 HRD), TRACT A FIREWEED MEADOWS NO. 1 (AMENDED) (HM 2005-7), AND THE N1/4 NW1/4 SECTION 4 EXCLUDING FIREWEED MEADOWS NO. 1, (HM 2004-39), AND FIREWEED MEADOWS NO. 2 (HM 2004-71) LOCATED WITHIN THE N1/4 NW1/4, SEC. 4, T. 5 S., R. 15 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 32.708 ACRES

EMMITT AND MARY TRIMBLE JOINT REVOCABLE TRUST AS OWNERS OF ENM, LLC
PO BOX 193 ANCHOR POINT, AK 99556
HOME GROWN CONSTRUCTION, LLC
PO BOX 317 ANCHOR POINT, ALASKA 99556

GEOVERA, LLC
PO BOX 3235
HOME ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: 04/10/24 SCALE: 1" = 100'
CHK BY: SCS JOB #2024-10 SHEET 1 OF 1

KPB 2024-092

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
FIREWEED MEADOWS 2024**

KPB File No.	2024-092
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Emmitt & Mary Trimble Joint Revocable Trust As Owners of ENM, LLC Home Grown Construction, LLC
Surveyor:	Stephen Smith / Geovera, LLC
General Location:	Milo Fritz Ave, Anchor Point Area / Anchor Point APC

Parent Parcel No.:	169-011-30; 169-011-34; 169-011-36 through 169-011-41
Legal Description:	T 5S R 15W SEC 4 SEWARD MERIDIAN HM 2004071 FIREWEED MEADOWS NO 2 LOT 15, 21, 22, 25, 26 & Tract A T 5S R 15W SEC 4 SEWARD MERIDIAN HM 2005007 FIREWEED MEADOWS NO 1 AMENDED Tract A T 5S R 15W SEC 4 SEWARD MERIDIAN HM NE1/4 NW1/4 EXCLUDING FIREWEED MEADOWS NO 1 & FIREWEED MEADOWS NO 2
Assessing Use:	Vacant & Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	Community / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine 8 parcels and resubdivided them into 31 lots and one tract and four dedications. The lots will range in size from 20,964 sq ft to 48,369 sq ft and the tract will be 5.280 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat from Sterling Highway is from both School Ave on the south and Milo Fritz Ave on the north. Birch St runs between them. On the east side of the plat. Scholl Ave continues to Golf Dr along the southwest side of the plat to intersect with HMS Resolution which will run north through the plat to Milo Fritz Ave.

The plat is dedicating the remaining half of the roads of Birch St and Milo Fritz Ave to complete the full width of roads adjacent to the plat. HMS Resolution Rd from the south up to and including the intersection and Chip Shot Dr were previous Tract A in Fireweed Meadows No 1 Amended HM 2005-7 and are now being dedicated as public right-of-ways. HMS Resolution Rd continuing up to Milo Fritz Ave is a new dedication completely. All these dedications will be to the Borough and for future RSA road maintenance. School Ave and Golf Dr currently are borough maintained.

There is a 33' section line easement on the north line of the plat that should be shown, including east and wet of the plat. Staff recommends the surveyor verify the size of the easement and show and label it on the drawing. If located on the north side of the section line, show there also.

Block length is compliant, being completed by School Ave, Golf Dr, HMS Resolution Rd, Milo Fritz Ave and Birch St.

KPB Roads Dept. Comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comment or objections
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SOA DOT Comments	See comments - minor drafting
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Site Investigation:

There are improvements located on the plat shown on proposed Lots 20 and 21. The structures are within the 20' building setback and precede the establishment of this setback line and are therefore exempt. Any new addition to or rebuild of these structures will need to conform to code and be built behind the 20' building setback line. **Staff recommends** the surveyor add a detail of the existing buildings showing the lot lines, 20' building setback line and structures with distances to the lot lines to be considered as an asbuilt of sorts.

The terrain of the plat is relatively flat across the land, with a slight slope to the west. The River Center review identified the plat to be in a FEMA flood hazard zone. Per KPB 20.30.280.D the Flood Hazard Notice should be added to the plat along with the FEMA flood panel and flood zone.

The plat is not in a floodway or a habitat protection district.

KPB River Center review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory X Zone. No depiction required. Include code required plat note. Flood Zone: X Zone Map Panel: 02122C-1890E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

Staff Analysis

The plat was originally part of the aliquot N1/2 NW ¼ Section 4, Township 5 South, Range 15 West, SM Alaska. Fireweed Meadows No. 1 HM2004-39 first platted a portion of the area and was Amended by HM 2005-7 as Fireweed Meadows No. 1 Amended. Fireweed Meadows No. 2 HM 2004-71 platted another portion of the N1/2 of the NW1/4 of said Section 4. This platting action is platting the rest of the N1/2 of the NW1/4 and Lot 15, 21, 22, 25, 26 and Tract a of HM 2004-71 and Tract a of HM 2005-7.

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

There is a septic system placement as shown on Lot 17 covered by a n access and maintenance agreement in HM 2021-004535-0 for the benefit of Lot 16 HM 2005-7 as noted in plat note # 12.

Notice of the proposed plat was mailed to the beneficial interest holders on September 13, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Anchor Point Advisory Planning Commission minutes for the October 10, 2024 meeting were not available when

the staff report was prepared on October 2, 2024 (KPB 21.02.020). Meeting notes will be provided with the desk packet if available but not necessarily addressed in the staff report.

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

Utility Easements

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	No comments
ENSTAR	No response
ACS	No response
GCI	No response

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 72749 MILO FRITZ AVE, 73658 CHIP SHOT CT, 73623 CHIP SHOT CT 34201 HMS RESOLUTION RD, 34182 GOLF DR, 34192 GOLF DR, Existing Street Names are Correct: Yes List of Correct Street Names: MILO FRITZ AVE, BIRCH ST, SCHOOL AVE, GOLF DR, CHIP SHOT CT, HMS RESOLUTION RD. Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 72749 MILO FRITZ AVE WILL REMAIN WITH LOT 20, ALL OTHER ADDRESSES WILL BE DELETED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Conditional Land Use Permit : CLUP Resolution Number: 2005-11 CLUP Approval Date: 3/29/2005 Material Site Comments: CLUP is Expired. Was not renewed in 2015.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	No response

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Several plat notes have typographical errors that need correcting, please review and correct. Specifically noted in #8 and 12, please look for others.

Plat note #7 should be revised, as 2005-001345-0 states that it cancels and supersedes the previous documents listed.

Label in southwest L14 /{L15} should be a matching label for the same line, both be either 14 or 15.

Add to the Certificate of Acceptance "Chip Shot Ct"

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:

Revise KPB File no to 2024-092

Correct the address for ENM, LLC to PO Box 150 per KPB Assessing information

- 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:

Show the intersection of Birch Street to the north correctly, with a slight offset.

Show the full width of Birch St to the south and correct the width label.

Add the name of HMS Resolution Road to the southwest.

Show the 33' section line easements along the north line of the subdivision and east and west.

- 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 Birch St to the vicinity map.

Add Chip Shot Ct to the Certificate of Acceptance

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

Staff recommendation:

Add a plat note about the intended use and ownership of proposed Tract A.

The notes for the previous Tracts A's being vacated can be removed, as they were private road parcels not public dedications, so no vacation is required.

- 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 proposed 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:

Parcels to the southeast need to have the lot labels corrected as a new plat has been filed for the deed parcel.

Lot 1-A to the south is in process of being resubdivided, please check status before recording plat.
To the east the flag lots between Lot 22-a and 23-C, need lot labels added

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Relabel Tract A to Tract B or Tract A-1

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.

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.

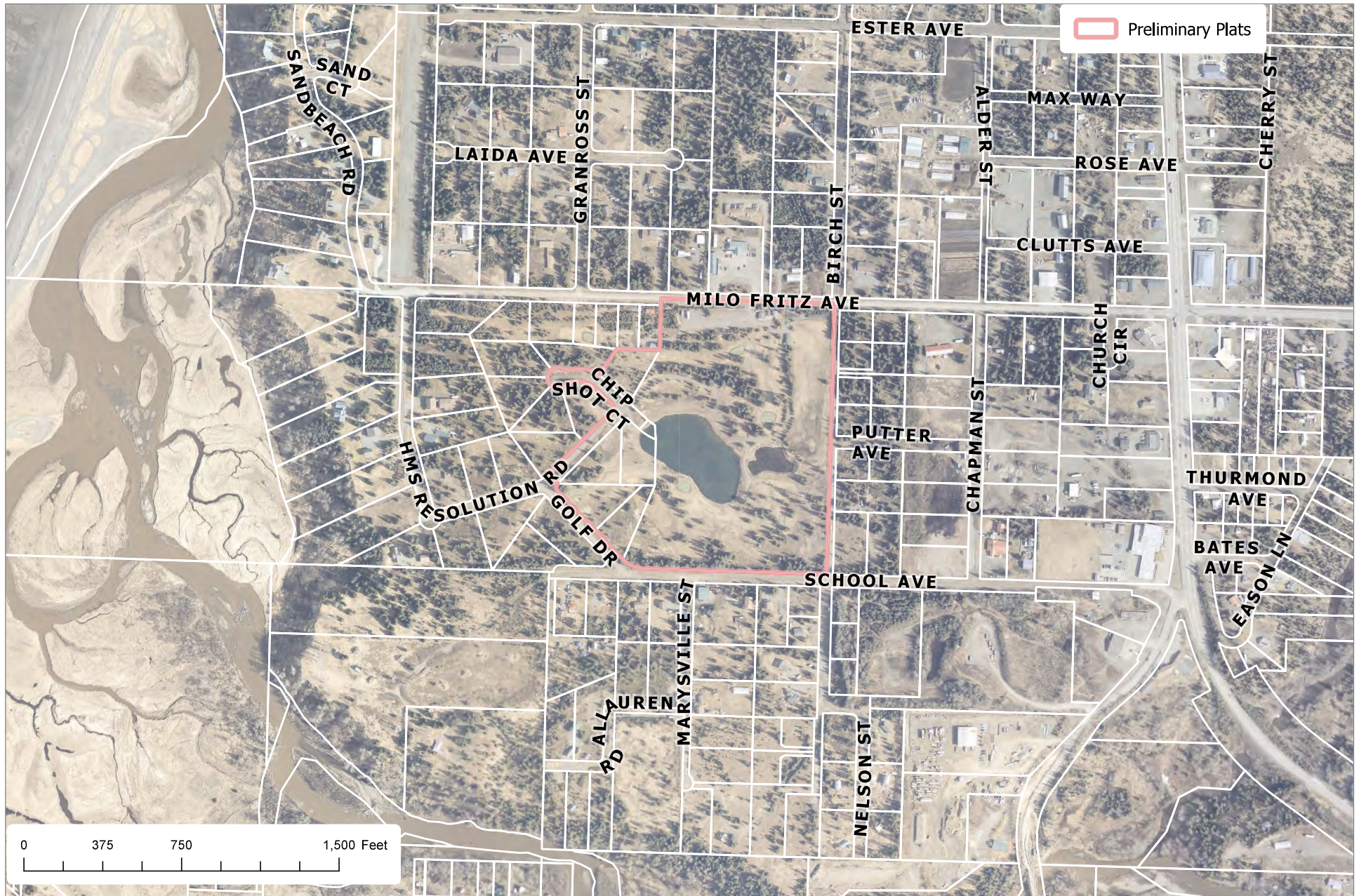
NOTE: 20.25.120. - REVIEW AND APPEAL.

A DECISION OF THE PLAT COMMITTEE 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



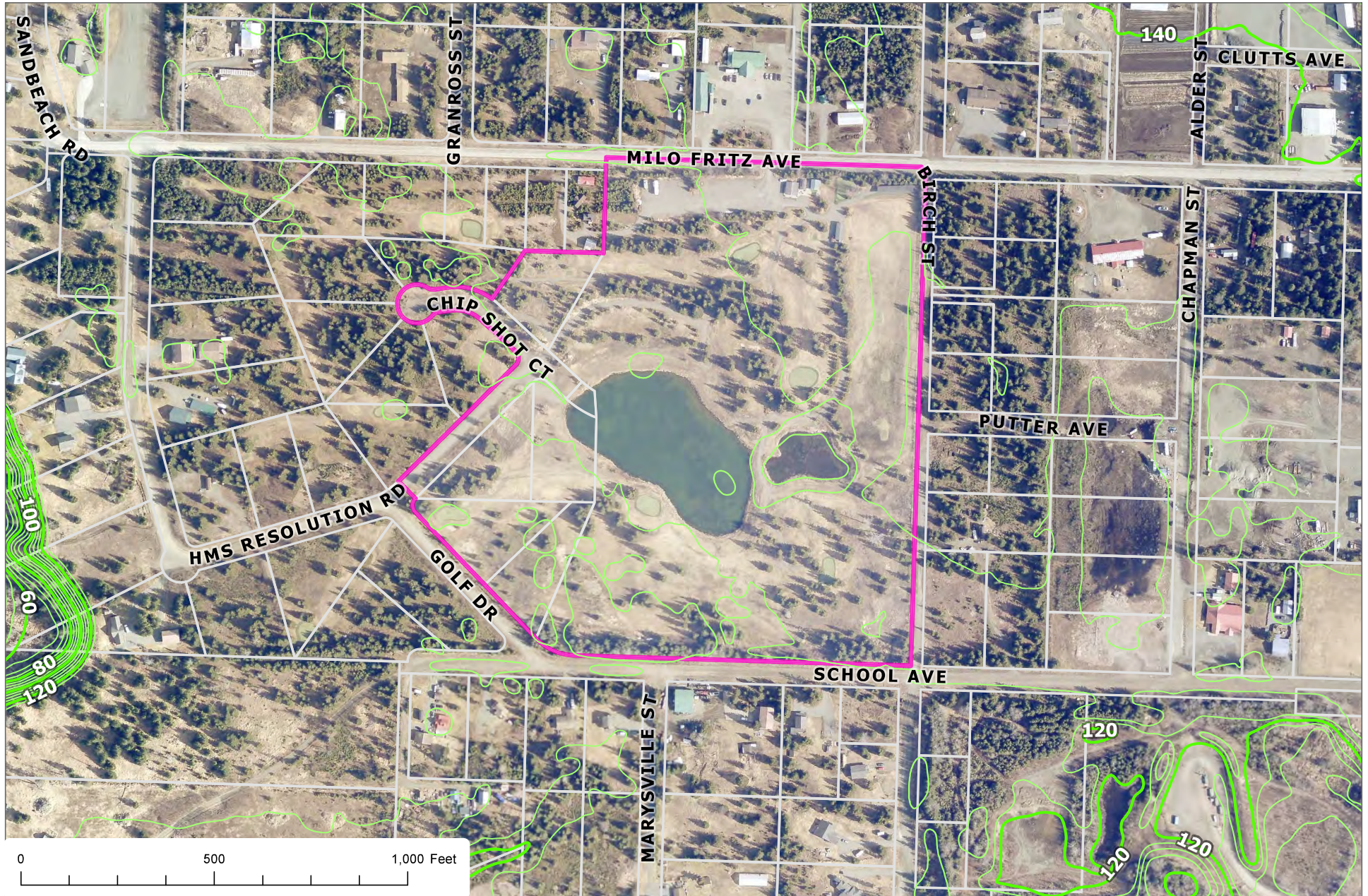
Aerial Map



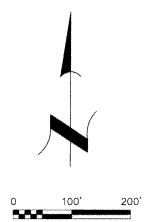
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial with 5-foot Contours



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 OF RECORD PLAT 2002-23
 - FOUND REBAR
 - RECREATIONAL USE EASEMENT (PRIVATE)

CURVE DATA

NUM	DELTA	ARC	RADII
C1	16°53'12"	50.72'	702.8'
C2	12°06'27"	35.62'	720.0'
C3	62°00'00"	27.05'	25.0'
C4	89°00'00"	38.83'	25.0'
C5	87°00'00"	37.86'	25.0'
C6	93°00'00"	40.58'	25.0'
C7	51°00'00"	84.56'	95.0'
C8	42°30'00"	78.69'	25.0'
C9	51°00'00"	137.91'	155.0'
C10	42°30'00"	78.69'	25.0'
C11	73°27'37"	84.11'	50.0'
C12	49°22'23"	43.09'	30.0'
C13	47°38'21"	41.58'	50.0'
C14	60°34'47"	52.87'	50.0'
C15	34°38'49"	30.24'	50.0'
C16	44°52'58"	109.87'	140.0'
C17	30°00'00"	67.12'	30.0'
C18	135°07'01"	58.96'	25.0'

AMENDED PLAT NOTE

- WHERE 'CERTIFICATE OF OWNERSHIP'
- CHANGE PMS 3961 TO 981
 - STRIKE REGISTERED ALIEN AND PMS AS A.I.F. FOR PAUL MURCH MEMBER
 - ADD 'MEMBER' TO CIV § 360

THE ABOVE REVISIONS CONSTITUTE THE ONLY CHANGE MADE TO THE PLAT AS DRAWN IN THE REVISION BOOK ON THE DATE THE ABOVE REVISIONS WERE MADE. LOT AREA AND DOES NOT AFFECT OR INFLUENCE ANY CHANGE OF OWNERSHIP OR CHANGE OF FEATURES, RIGHT OF WAY, OR ANY OTHER ITEM WHICH WOULD ADVERSELY AFFECT THIS OR ADJACENT PROPERTIES. IF ANY THEREAFTER SUBMITTING THIS PLAT FOR REVISION AS CORRECTED.

Paul B. Dooler FEB. 7, 2005
5522-S

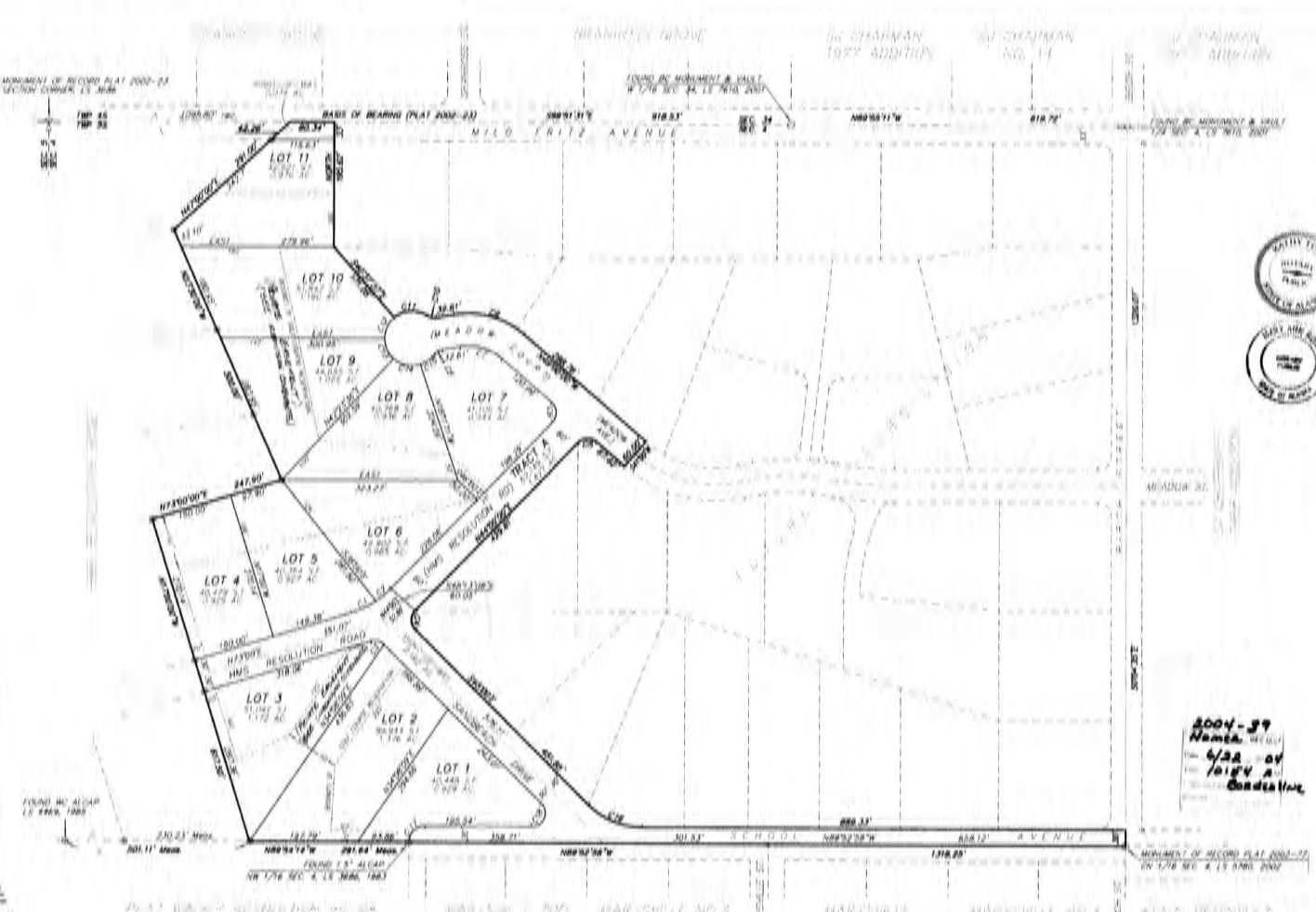
NOTES

- A 20' building setback exists along all dedicated rights-of-way and along Tract A.
- The front 10' of the building setback is a utility easement. No permanent structure shall be built or placed within the utility easement which would interfere with the ability of a utility to use the easement.
- Roads must meet the design and construction standards established by the Kenai Peninsula Borough in order to be considered for certification and inclusion in the road maintenance program.
- No direct access to State maintained rights-of-way is permitted unless approved by the State of Alaska Department of Transportation and Public Facilities.
- A 1/2" x 24' rebar and aluminum cap set at all points of corners and lot corners or as shown in the drawing legend.
- Preliminary approval was granted to this plat as H&M Resolution Ridge Fireweed Meadows, RFB file number 2002-001, on January 12, 2002.

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.

Paul B. Dooler CE-9920 JUNE 11, 2004
Paul B. Dooler License # CE-9920 Date



CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the land property shown and described herein, and that I hereby grant the first of subdivision, and by my fee consent dedicate or rights of way and grant of easements to the use shown.

Nelson Adcock
Metchoski, Alaska
Anchor Point Land Development, LLC
200 West 34th Avenue, PMB 501 9th Floor
Anchorage, Alaska 99503
By their attorney, Paul B. Dooler for A.I.F. Paul Murch Member

By Susan Kytönen General Partner Kytönen Enterprises, Member
By Susan Kytönen General Partner Kytönen Enterprises, Member

NOTARY'S ACKNOWLEDGEMENT



For Helen Kytönen
Subscribed and sworn before me this 11th day of June, 2004
Notary Public for Alaska
12-21-06
By Commission Expires

For Helen Kytönen
Subscribed and sworn before me this 11th day of June, 2004
Notary Public for Alaska
7-30-06
By Commission Expires

SURVEYOR'S CERTIFICATE

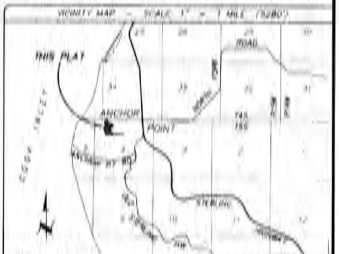
I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown herein is true and correct to the best of my knowledge and belief.

Paul B. Dooler
Paul B. Dooler
June 11, 2004
Date

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 11, 2003.

Kenai Peninsula Borough
By: Shirley Hall
Approved Official



APRIL, 2004
SCALE: 1" = 100'
BASE MAP: AR 31
FIELD BOOK: N/A
RFB FILE: 2003-173
JOB No: 584
ZONING: N/A



FIREWEED MEADOWS NO. 1
BEING A SUBDIVISION OF A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN
CONTAINING 15.082 ACRES

BORDERLINE
ENGINEERS - LAND SURVEYORS - ENVIRONMENTAL CONSULTANTS
36601 Anchor Point Anchorage, Alaska 99508
(907) 338-8078



- LEGEND**
- ⊙ MONUMENT OF RECORD PLAT 2004-39
 - FOUND REBAR
 - GOLF COURSE EASEMENT LINE (PRIVATE) - SEE SUBDIVISION COVENANTS

CURVE DATA

NUM	DELTA	ARC	RADIUS
C1	232°37"	64.51'	50.00'
C2	42°50'00"	18.69'	25.00'
C3	51°00'00"	137.97'	155.00'
C4	89°00'00"	38.83'	25.00'
C5	87°00'00"	31.86'	25.00'
C6	209°23'21"	82.16'	255.00'
C7	12°00'19"	40.86'	195.00'

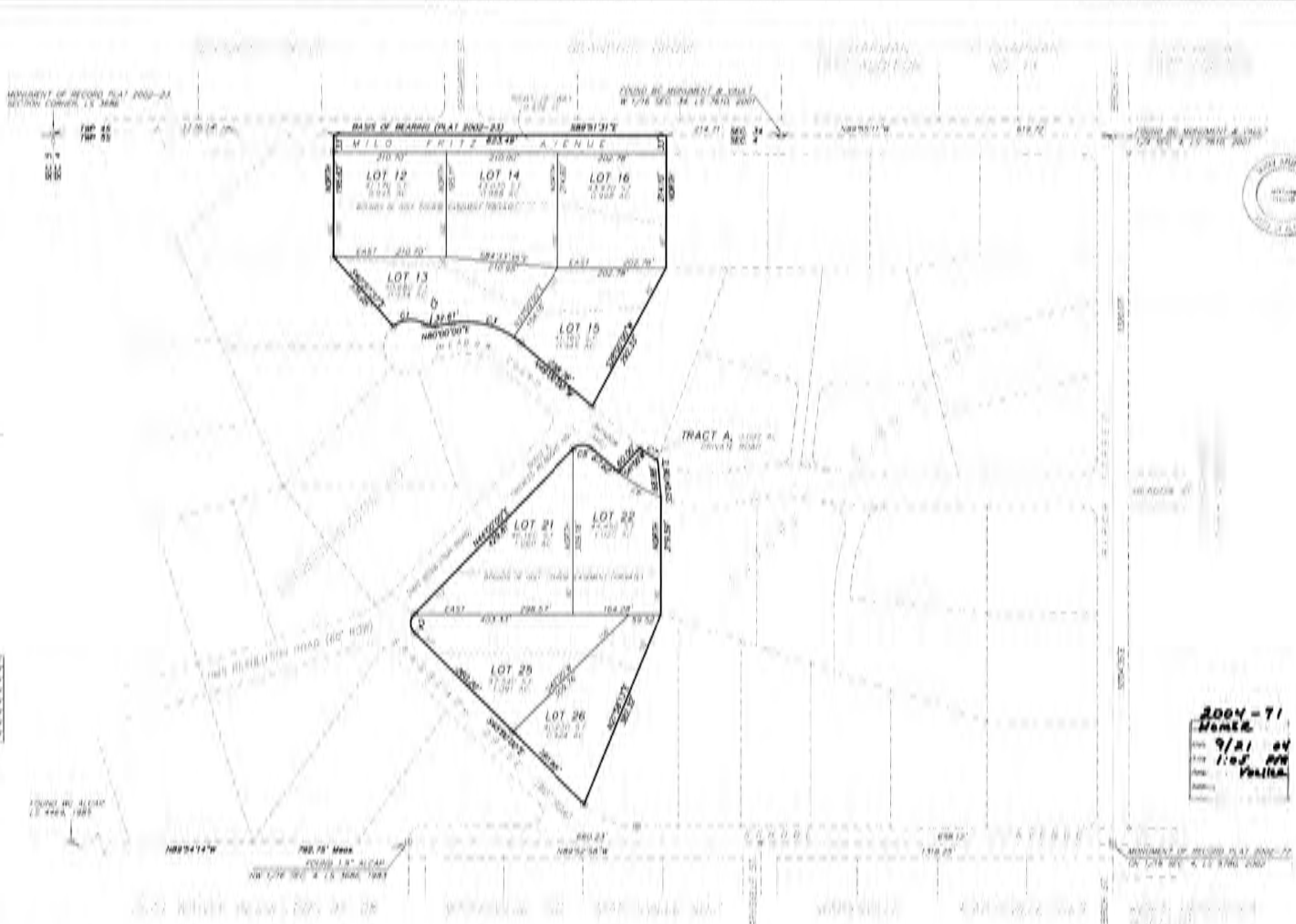
NOTES

1. A 20' building setback exists along all dedicated rights-of-way and along Tract A Fireweed Meadows No. 2 and Tract A Fireweed Meadows No. 1.
2. The front 10' of the building setback is a utility easement. No permanent structure shall be built or placed within the utility easement which would interfere with the ability of a utility to use the easement.
3. Roads must meet the design and construction standards established by the Kenai Peninsula Borough in order to be considered for certification and inclusion in the road maintenance program.
4. No direct access to State maintained rights-of-way is permitted unless approved by the State of Alaska Department of Transportation and Public Facilities.
5. A 5/8" x 24" rebar and aluminum cap set at all points of curvature and lot corners or as shown in the drawing legend.
6. Preliminary approval was granted to this plat as HMS Resolution Ridge Fireweed Meadows, KPB file number 2002-001, on January 12, 2002.
7. An exception to KPB 20.200 Frontage on a Dedicated Street was granted at the KPB Plat Committee meeting of May 24, 2004, and affects Lots 13, 15, 21, & 22 on this plat.

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.

Paul B. Voeller **CE-9920** August 25, 2004
 Paul B. Voeller License # CE-9920 Date



CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the real property shown and described herein, and that I hereby submit this plat of subdivision, and by my fee consent dedicate or rights of way and point of easements to the use shown.

Paul B. Voeller *Paul B. Voeller*
 Multi-Purpose Surveyor Multi-Purpose Surveyor
 Anchor Point Land Development, LLC Anchor Point Land Development, LLC
 200 West 14th Avenue, Suite 101 200 West 14th Avenue, Suite 101
 Anchorage, Alaska 99513 Anchorage, Alaska 99513

NOTARY'S ACKNOWLEDGMENT

For these purposes subscribed and sworn before me this 23rd day of August, 2004.

Paul B. Voeller *Paul B. Voeller*
 Notary Public for Alaska Notary Public for Alaska

SURVEYOR'S CERTIFICATE

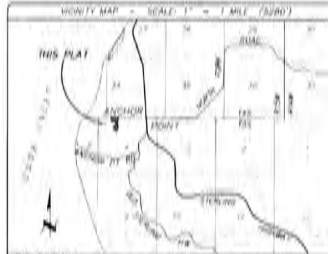
I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown herein is true and correct to the best of my knowledge and belief.

Paul B. Voeller August 25, 2004
 Paul B. Voeller Date

PLAT APPROVAL

This plat was approved by the permit jurisdiction through planning commission at the meeting of August 23, 2004.

Kenai Peninsula Borough
 By: *Paul B. Voeller*
 Authorized Official



DATE: JULY, 2004	
SCALE: 1" = 100'	
BASE MAP: AR 31	
FIELD BOOK: N/A	
KPB FILE: 2004-215	
JOB NO: 584	
ZONING: N/A	

FIREWEED MEADOWS NO. 2

BEING A SUBDIVISION OF A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN

CONTAINING 9.468 ACRES

BORDERLINE

ENGINEERS - LAND SURVEYORS - ENVIRONMENTAL CONSULTANTS
 14801 Alaskan Road Anchor Point, Alaska 99588
 (907)335-8078

From: [Keiner, Robert \(DOT\)](#)
To: [Carpenter, Beverly](#)
Subject: <EXTERNAL-SENDER>RE: PLAT REVIEW FOR October 14, 2024 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS
Date: Tuesday, October 1, 2024 8:54:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[Plat Prelim KPB 2024-093_091224 Reduced - ROWE comments.pdf](#)

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Beverly,

Just some minor drafting comments on this one, but the ROW for all of them look good.

Thanks!

Bob Keiner, P.L.S.
ROW Engineering Supervisor
Central Region DOT/PF
(907)269-0713

From: Carpenter, Beverly <BCarpenter@kpb.us>
Sent: Tuesday, September 24, 2024 12:27 PM
To: Marsengill, Dale <DMarsengill@HomerElectric.com>; ENSTAR ROW <row@enstarnaturalgas.com>; Biloon, Joselyn (DOT) <joselyn.biloon@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'ospdesign@gci.com' <ospdesign@gci.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 'Huff, Scott' <shuff@HomerElectric.com>; 'Duilio.Guerrero@acsalaska.com' <Duilio.Guerrero@acsalaska.com>
Cc: 'Zubeck, Brad' <BZubeck@HomerElectric.com>
Subject: PLAT REVIEW FOR October 14, 2024 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached are the plats to be reviewed for the **October 14, 2024** meeting.

- Forest Hills Lookout Subdivision Watson Addition No. 2 (KPB 2024-101)
- Crane-France Subdivision Replat 2024 (KPB 2024-099)
- Shepherd Subdivision (KPB 2024-098)
- Atkinson Subdivision Savely Addition (KPB 2024-095)
- Valhalla Heights 2024 Addition (KPB 2024-093)
- Woodrow Farms No. 2 2024 Replat (KPB 2024-091R1)

Fireweed Meadows 2024 (KPB 2024-092)

- Thomas Court Subdivision (KPB 2023-078R1)
- Grouse Creek Subdivision 2024 Addition (KPB 2022-022R2)

Please provide comments by **October 2, 2024** to ensure the comments will be included in a preliminary plat staff report.

Preliminary plat comments will be accepted until the 1:00 p.m. Friday before the meeting date.

Kind regards,

Beverly Carpenter

Platting Specialist, Planning Department

Office: 907-714-2200 **Direct:** 907-714-2207



Kenai Peninsula Borough

144 N. Binkley St. Soldotna, AK 99669

kpb.us

NOTES:

1. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
2. THE FRONT 10 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. PROPERTY SUBJECT TO RESERVATION OF AN EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES AS DISCLOSED BY THE FOLLOWING PUBLIC LAND ORDERS:
(P.L.O. 601 8/10/1949 AND AMENDED BY P.L.O. 757 8/10/1959)
(P.L.O. 1613 4/7/1958)
(DEPT. OF THE INTERIOR ORDER #2665 10/16/1951,
AMENDMENT NO 1 THERETO 7/17/1952 & AMENDMENT NO 2 THERETO 9/15/1956)
4. HOMER ELECTRIC ASSOCIATION, INC. HAS BEEN GRANTED EASEMENTS (BK. 35, Pg. 187 7/11/1969 K.R.D.), & (SERIAL #2016-010321-0 11/21.2016) FOR ELECTRIC LINES AND SYSTEM, WITH THE RIGHT TO ENTER, MAINTAIN, OR REPAIR AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.
5. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KP.B. 20.60.170.
6. POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
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.

CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

GRANT WISNIEWSKI
5839 KENAI SPUR HWY
KENAI, AK 99611

AMANDA WISNIEWSKI
5839 KENAI SPUR HWY
KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT:

FOR: GRANT WISNIEWSKI & AMANDA WISNIEWSKI

ACKNOWLEDGED BEFORE ME THIS _____ 20 _____
DAY OF _____

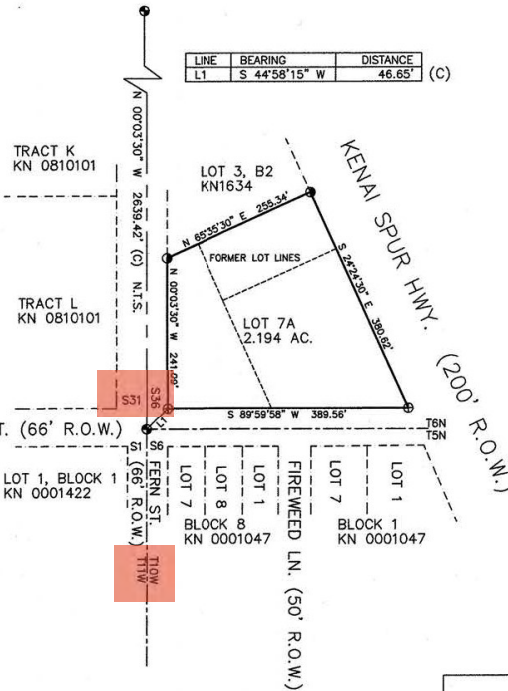
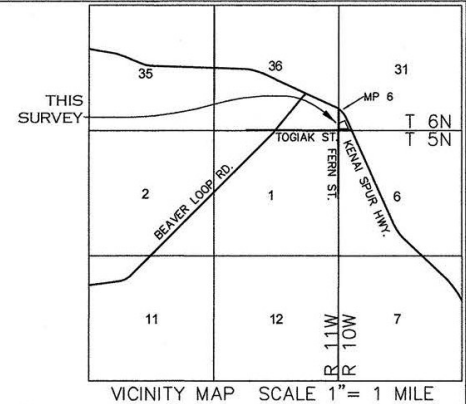
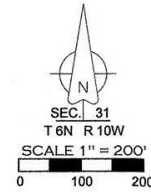
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL:

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON 10/16/1974. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND:

- GLO BRASS CAP MONUMENT 1/4 CORNER SECS 31 & 66
- ⊕ 1/2" REBAR WITH 1" ALCAP 1968 610-S
- 1/2" REBAR 1968 610-S
- (R) RECORD BEARINGS AND DISTANCES PER (KN 1634)
- (C) COMPUTED



KPB 2024-093

PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, / /

KENAI PENINSULA BOROUGH

BY: _____
AUTHORIZED OFFICIAL: _____

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VALHALLA HEIGHTS 2024 ADDN,
K.P.B. FILE # 2024-

A VACATION OF LOT LINES BETWEEN LOTS 4 & 7 VALHALLA HEIGHTS SUBD PART 2 (KN-1634) AND LOT 5-A1 VALHALLA HEIGHTS SUBD WISNIEWSKI SECOND ADDN (KN2016-0067), SW 1/4 OF SW 1/4 SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. KENAI RECORDING DISTRICT. containing 2.194 acres.

OWNERS: GRANT WISNIEWSKI & AMANDA WISNIEWSKI
5839 KENAI SPUR HWY, KENAI, AK 99611

FINELINE SURVEYS

P.O. Box 774
Anchor Point, Alaska 99556

Dmitri D. Kimbrell, RLS (907) 360 6382

SCALE: 1"=200' DATE: 8/6/2024