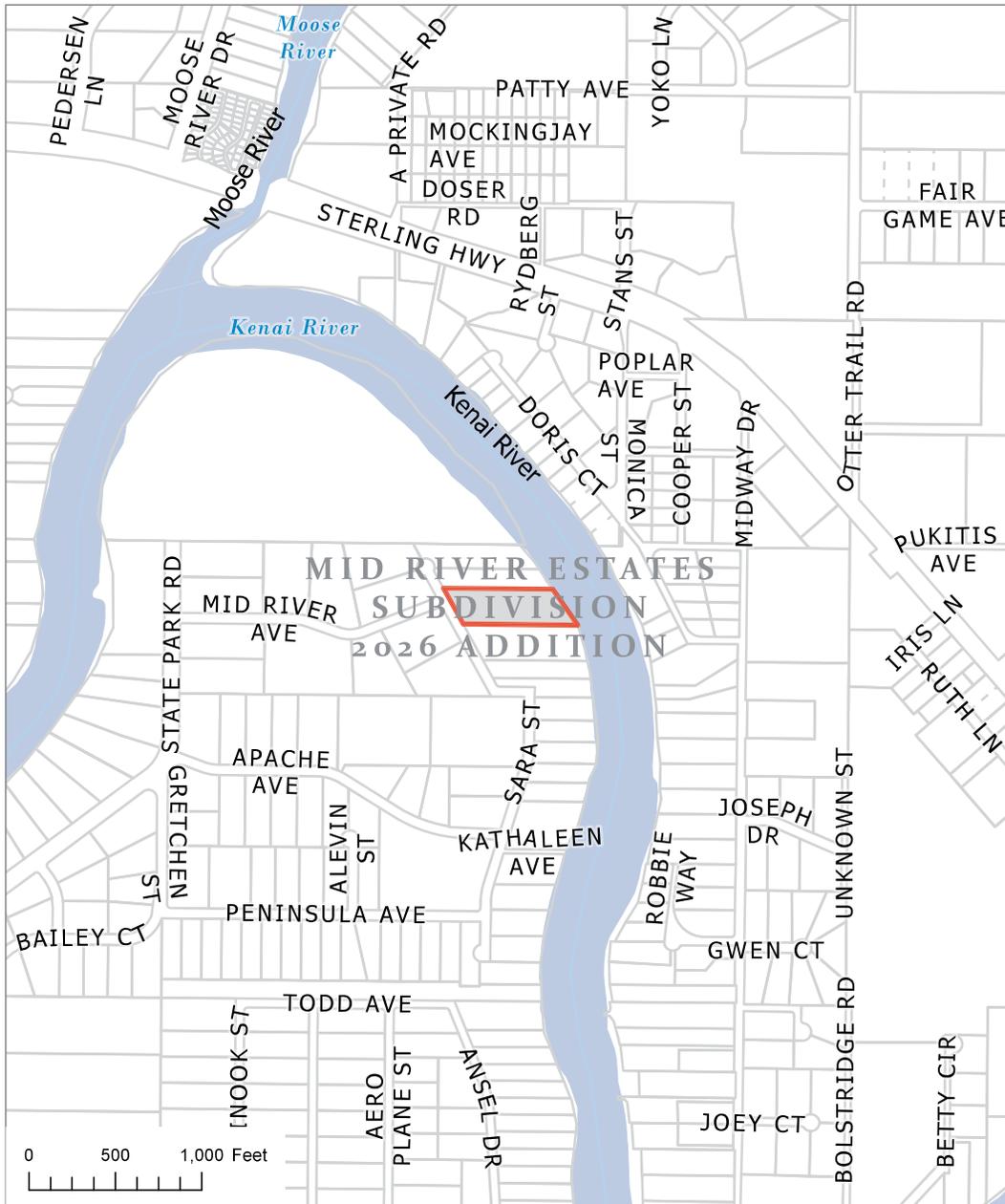


E. NEW BUSINESS

- 5. Mid River Estates Subdivision 2026 Addition; KPB File 2026-014
McLane Consulting Group / Malkowski
Location: Sara Street
Funny River Area / Funny River APC**

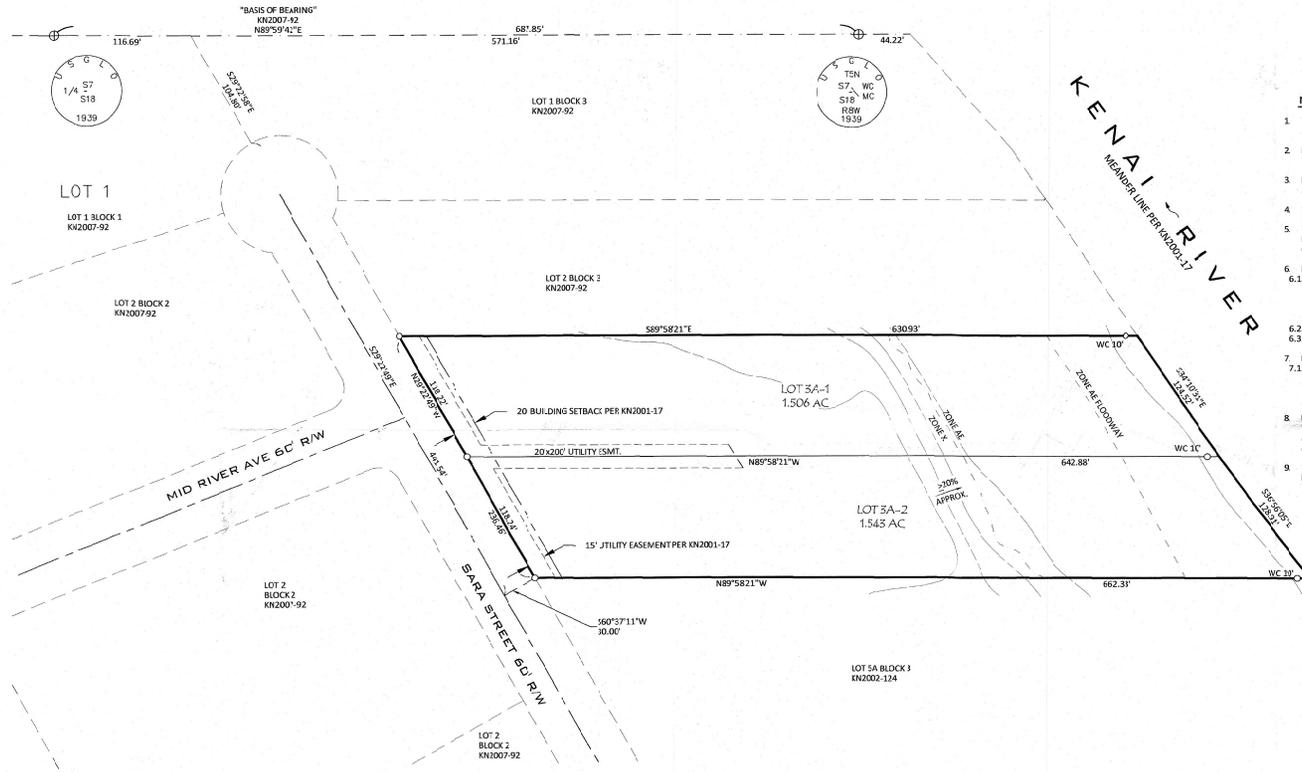
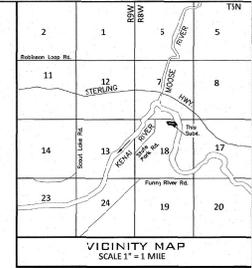


KPB File 2026-014
T05N R08W SEC18
Funny River

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. 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 LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 4. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK IS ALSO A UTILITY EASEMENT PER KNZ001-17
 5. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE KENAI WATER FORM THE TRUE BOUNDS OF LOT 3A-1 & 3A-2. THE 2001 MEANER LINE PER KNZ001-17 SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY.
 6. FLOOD HAZARD NOTICE:
 - 6.1. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ANNOTATION RATIO SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21.06.30 THE KENAI PENINSULA BOROUGH CODE.
 - 6.2. FLOOD ZONE: AE, X (SHOWN HEREON)
 - 6.3. MAP PANEL: 02122C-0399F
 7. FLOODWAY NOTICE:
 - 7.1. PORTION OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB TITLE 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
 8. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANDEMOROUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB TITLE 21.06, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040
 9. THIS SUBDIVISION MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS RECORDED IN: 13, 2001 IN BOOK 609 PAGE 643, REC.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - CONTOUR INTERVAL = 5'

Plat #

Rec. Dist.

Date: 20

Time: M



MID RIVER ESTATES SUBDIVISION
2026 ADDITION
 REPLAT OF LOT 3A MID RIVER ESTATES SUBDIVISION PART THREE
 (KNZ014-15)

OWNER:
 JOHN A. MALCOWSKI
 3700 SARA ST., SOLDOTNA, AK 99669

3.049 AC. M/L SITUATED IN THE NW 1/4 NE 1/4 OF SECTION 18,
 TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI
 PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING, TESTING SURVEYING, MAPPING P.O. BOX 100 SOLDOTNA, AK 99689 VOICE: (907) 283-4219 FAX: (907) 283-3265 WWW.MLANC.COM	KPB File No: 2026-XXX
	Project No: 261004	Scale: 1" = 50' Date: JAN 2026 BOOK: XX-XX Drawn by: AHH

WASTEWATER DISPOSAL
 THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON NOVEMBER 27, 2000. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP
 I 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.

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

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2025.
 AUTHORIZED OFFICIAL

JOHN A. MALCOWSKI
 3700 SARA ST.
 SOLDOTNA, AK 99669

KPB 2026-014

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
MID RIVER ESTATES SUBDIVISION 2026 ADDITION**

KPB File No.	2026-014
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	John Malkowski / Soldotna, AK
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Mid River Ave & Sara St / Funny River APC

Parent Parcel No.:	066-280-60
Legal Description:	T 5N R 8W SEC 18 SEWARD MERIDIAN KN 2014015 MID RIVER ESTATES SUB PART THREE LOT 3A BLOCK 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 3.049-acre lot into two new lots of size 1.506 and 1.543 acres

Location and Legal Access (existing and proposed):

Legal access is from Sara St a 60' dedication borough maintained. To get to Sara St, one needs to come from Funny River Rd to State Park Rd, both being state maintained, then to Mid River Rd a 60' borough-maintained dedication leading to this plat on Sara St.

This plat is not proposing a dedication nor finalizing a vacation. The plat is also not affected by section line easements or patent easements.

Block length is not compliant, but this lot is unable to give relief due to the size of the lot and the location of the river to the east. Staff recommends the plat Committee concur that an exception to KPB 20.30.170 is not required at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT ROW	No comments
SOA DOT& PF	No comments

Site Investigation:

There are steep areas indicated on the plat with the greater than 20% noted on the drawing located near the drop by the ridge going down to the river. Drainage looks to go to the river following the ridge with a general direction of northeasterly and east.

There are improvements on the land according to GIS data, not shown on the drawing. The aerial data does not indicate any encroachments but **staff recommends** the surveyor watch for any issues when doing the field survey and if found notify staff to the issue and how it will be addressed and fix prior to final signing of the plat.

The River Center review indicted that the plat is located in a FEMA designated Flood Hazard Area and a Flood

Zone. The notes addressed by the Reviewer should be addressed below.

The plat is also located in habitat protection district and the note in KPB 20.30.290 is shown on the drawing as plat note 8 currently.

Staff recommendation: place a note on the final plat indicating 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.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Regulatory floodway and AE zone are present on property. Depiction is required on the final. In addition the remaining portions of the property is within non-regulatory zones. The preliminary plat shows the X Zone and that depiction can remain but it should note that it is X-Shaded and not the X-Unshaded that covers the remaining portions of the lot. X-Shaded represents the 500 year flood levels. Plat notes regarding floodplain and floodway must remain on the final.</p> <p>Flood Zone: AE,X (shaded),X (unshaded) Map Panel: 02122C-0390F In Floodway: True Floodway Panel: *same as FIRM Panel</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this parcel are within the zoning of KPB code 21.18 and regulatory restrictions apply to the portions within 50 feet of the Kenai River.</p>
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as part of the Government Lot 2 of Section 18, Township 5 North, Range 8 west SM Alaska. Mid River Estates Part 1 KN2001-17 and Amended KN2007-92 first subdivided this area into lots and dedications. Mid River Estates Subdivision Part Three KN2014-15 combined Lots 3 & 4 Block Three into one lot (Lot 3A). This platting action is dividing Lot 3a into two lots again, Lots 3-1 and 3A-2 Block Three. The lot labels need block 3 added to them. The surveyor has requested an exception to KPB 20.30.190(A) for 3:1 requirements on the lots.

A soils report will not be required as a copy of the soils report from Merkes – Stevens Subdivision was found that encompassed these same lots. The proper wastewater disposal note is shown on the drawing.

Notice of the proposed plat was mailed to the beneficial interest holder on February 17, 2026. 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.

Funny River 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

Utility easements of record are shown on the drawing.

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.

Utility provider review:

HEA	No comment
ENSTAR	No comment or recommendation
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 37900 Sara St</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Sara St, Mid River Ave</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: 37900 Sara St will remain.</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.</p> <p>Other Material Site Type Material Site Comments: Parcel located in the Funny River area, not Kalifornsky. There are no material site issues with this plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comments</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Remove ZONE AE from Floodway Label on the drawing. Relabel as 'West Edge Floodway'
Modify the KPB File no to 2026-014

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

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

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

Show Mid River Ave

- 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:

On the 20'x200' utility ease, add 'centered on property line'

- 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:

Not shown, need shown on final, Riverine on east side of lots.

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. KP2 20.30.190(A) Lots – Dimensions 3:1

Surveyor's Discussion:

Requesting exceptions to 3:1 Lot Dimensions for Lot 3A-1 and 3A-2

The intent of this subdivision is to return the lots to their original configuration as created by plat KN 2001-17. Original lots 3 & 4 were combined into one lot by plat KN 2014-15.

Surveyor's Findings:

1. Proposed lots retain full residential functionality, including adequate width for driveways, structures, wastewater systems, and utility placement.
2. Proposed lots exceed the required 40,000 square feet per KPB 20.30.200.
3. Proposed Lot 3A-1 has an existing well and septic.
4. Lots 3A-2 has sufficient space suitable for a well and wastewater disposal system per the soils report completed with KN2001-17.
5. Granting this exception supports sound land-use planning, maintains public health and safety.

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. Two of the original eight lots of the subdivision are developed and 2 more still exist without being combined verifying the 3:1 lots are viable for development on this side of the road.
7. Granting this exception will not deny the public any services.

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 commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (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, 3, 4 & 8 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 & 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 1,5 & 7 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.

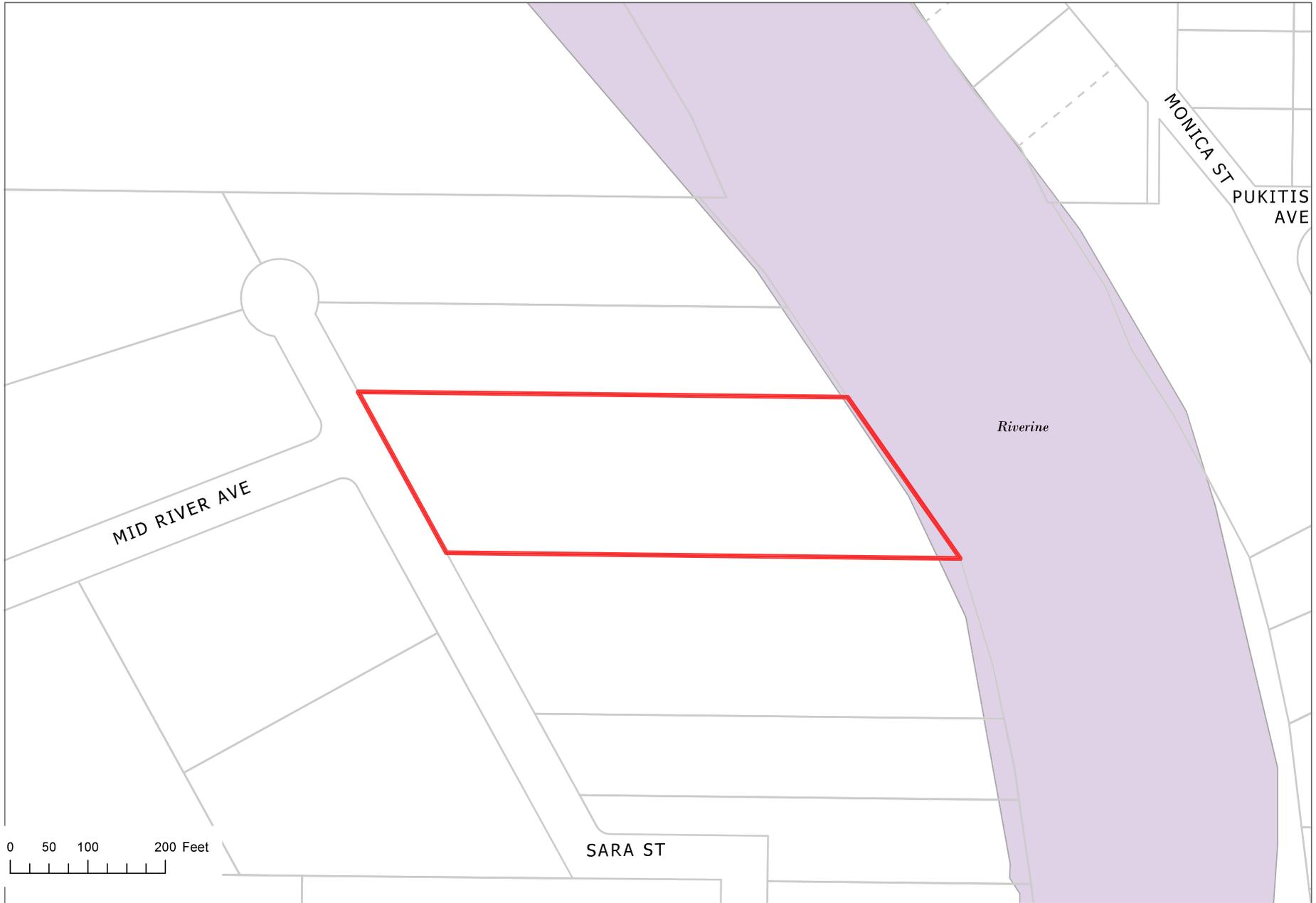
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

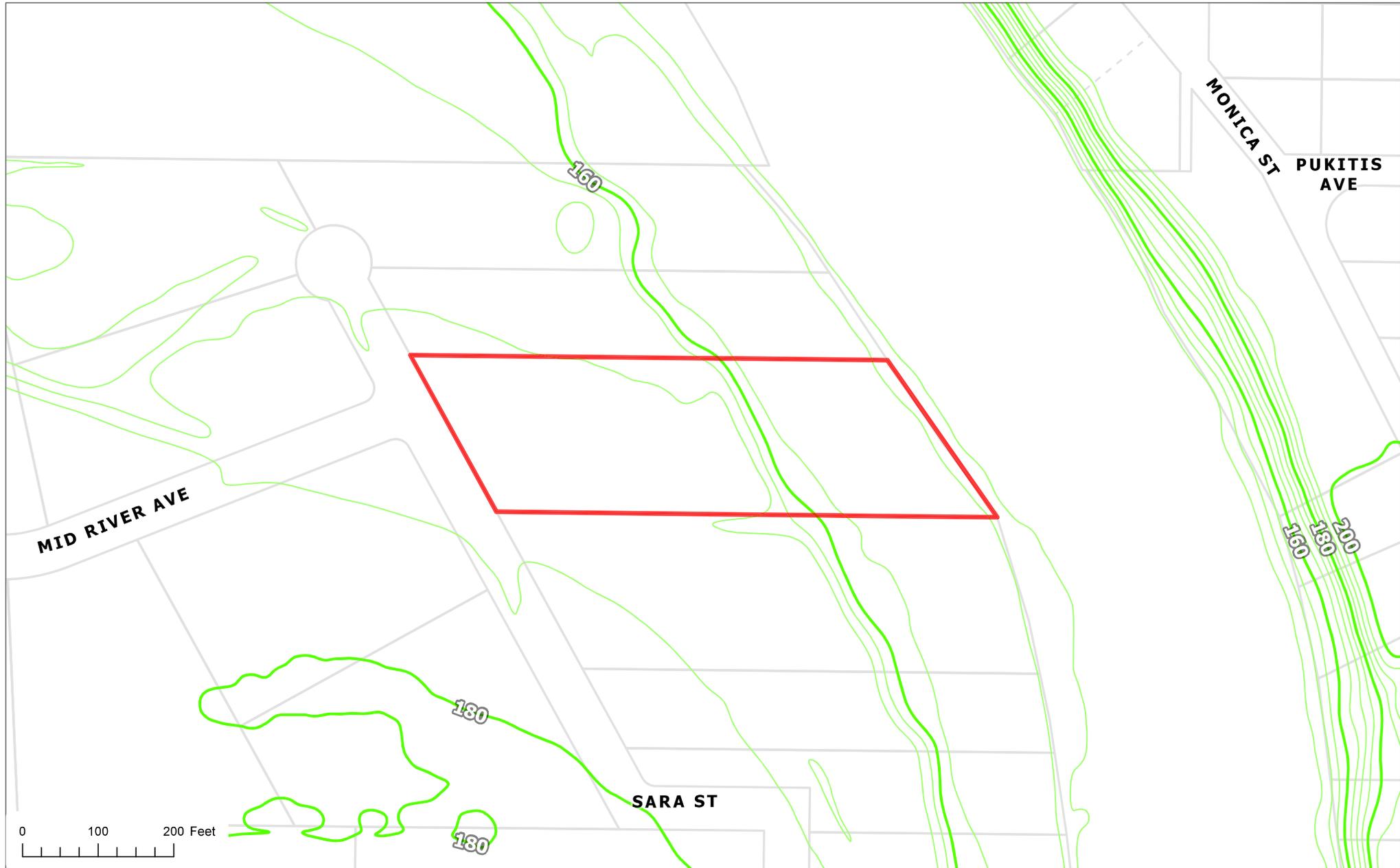
END OF STAFF REPORT



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Tom L. Winkler, P.E.
2391 Stonebridge Circle
Anchorage, AK 99507
(907) 344-9345

Date 3/30/01 Initials mc
S/D Name Mid River
& KPB file no. 2000-208
This is copy for Subdivision file
This is original for Soil Report files ←
Separate Working Map - Y N

March 23, 2001

Kenny Merkes
P.O. Box 572
Sterling, AK 99672

Subject: Soils Investigation, Proposed Development of Merkes – Stevens
Subdivision, Lots 5&6 Block 1, Lots 6&7 Block 2, Lots 1-8 Block 3, NE¼, NW ¼,
NW ¼, NE ¼, Sec 12, T5N, R6W, S.M. AK

Dear Mr. Merkes:

Per your request a soils investigation was conducted on the above referenced property on March 17, 2001. See attached drawing. Road access to the above referenced subdivision was being constructed during the site visit.

The Block 3 lots have Kenai River frontage on the east end of the properties. The topography slopes up gently from the river for approximately 50 to 75 feet then rises sharply at approximately a 2 to 1 slope, crests approximately 150-170 feet from the river and then slopes gently to the west. This ridgeline is the most probable place for building. Vegetation consists mainly of densely populated spruce. The area is well drained with no standing water observed. An existing well was observed in Block 3 Lot 5 approximately 25 feet from the ridgeline. No other information was available about this existing well.

The lots range from 1.1 acres to 2.2 acres. This allows for the minimum of 100 feet separation between the river, wells and septic systems as required by the Alaska Department of Environmental Conservation (ADEC) regulations. A typical three-bedroom home with a shallow trench absorption field and replacement absorption field has adequate space on each lot and maintains required separation distances.

Six test pits were excavated as shown on the attached drawings. There was approximately 12-inches of frost present on the surface. The soil as classified visually consisted of one foot of topsoil, one foot of medium sand and nine to ten feet of coarse gravel with cobbles and boulders. Groundwater was not observed in any of the test holes. Two percolation tests were attempted with 12-inches of water draining completely away in less than one minute. Since the in-situ soil has an extremely fast percolation rate these absorption fields will require a sand liner according to ADEC regulations.

The proposed lots have a ground slope of less than 25 percent with a minimum of 20,000 square feet of useable area. The soils are suitable for onsite wastewater disposal and all separation distances can be maintained. This conforms to the Kenai Peninsula Borough Subdivision Regulations, Title 20. I hereby recommend the platting authority approve this subdivision. If you have any questions please call me at (907) 344-9345.

Sincerely,

Tom L. Winkler

Tom L. Winkler, P.E.

Cc: Integrity Surveys

Enclosures:

Test Pit Location Drawing

Test Pit Soil Logs



ASSUMED GROUND SURFACE ELEVATION 107'

TEST PIT
TP-1

3/17/01

DEPTH (feet)	SOIL TYPE	SOIL DESCRIPTION	SAMPLE	COMMENTS
0		ORGANICS/TOP SOIL		
1		MEDIUM FINE SAND WITH COBBLES		
2		COARSE GRAVEL WITH COBBLES AND BOULDERS		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12		END TEST PIT		NO GROUND WATER OBSERVED

LEGEND

-  GRAB SAMPLE
-  APPROXIMATE WATER LEVEL AT TIME OF BORING

-  ORGANIC MATERIAL
-  DEBRIS
-  SILT
-  SAND
-  GRAVEL
-  ANGULAR FRAGMENTS
-  BEDROCK (UNDIFF)
-  CLAY

NOTES

EQUIPMENT: JOHN DEERE 410 B BACKHOE

NOTE: BOUNDARIES BETWEEN SOIL TYPES ARE APPROXIMATE AND TRANSITIONS MAY BE GRADUAL.

WINKLER

3391 Stonebridge Circle
Anchorage, AK 99507

Phone

FAX

SOIL BORING LOG

MERKES - STEVENS SUBDIVISION
NE1/4 NW1/4 NW1/4 NE1/4 SEC 18 T5N R6W
S.M., ALASKA

DATE: 3/17/01	DRAWN BY: CW	SHEET: 1 OF 6
SCALE: NTS	CHECKED BY: TW	W.O. No:

ASSUMED GROUND SURFACE ELEVATION 107'

TEST PIT
TP-2

3/17/01

DEPTH (feet)	SOIL TYPE	SOIL DESCRIPTION	SAMPLE	COMMENTS
0		ORGANICS/TOP SOIL		
1		MEDIUM FINE SILTY SAND AND COBBLES		
2		COARSE GRAVEL WITH COBBLES AND BOULDERS		
3				
4				
5				
6				
7				
8				
9				
10				
11		END TEST PIT		
12				NO GROUND WATER OBSERVED

LEGEND

-  GRAB SAMPLE
-  APPROXIMATE WATER LEVEL AT TIME OF BORING

-  ORGANIC MATERIAL
-  DEBRIS
-  SILT
-  SAND
-  GRAVEL
-  ANGULAR FRAGMENTS
-  BEDROCK (UNDIFF)
-  CLAY

NOTES

EQUIPMENT: JOHN DEERE 410 B BACKHOE

NOTE: BOUNDARIES BETWEEN SOIL TYPES ARE APPROXIMATE AND TRANSITIONS MAY BE GRADUAL.

WINKLER

2391 Stonebridge Circle
Anchorage, AK 99507

SOIL BORING LOG

MERKES - STEVENS SUBDIVISION
NE1/4 NW1/4 NW1/4 NE1/4 SEC 18 T5N R6W
S.M., ALASKA

DATE: 3/17/01	DRAWN BY: CW	SHEET: 2 of 6
SCALE: NTS	CHECKED BY: TW	W.O. No: WO#

ASSUMED GROUND SURFACE ELEVATION 114'

TEST PIT
TP-3

3/17/01

DEPTH (feet)	SOIL TYPE	SOIL DESCRIPTION	SAMPLE	COMMENTS
0		ORGANICS/TOP SOIL		
1		MEDIUM FINE SAND WITH COBBLES		
2		COARSE GRAVEL WITH COBBLES AND BOULDERS		
3				
4				
5				
6				
7				
8				
9				
10				
11		END TEST PIT		
12				NO GROUND WATER OBSERVED

LEGEND

-  GRAB SAMPLE
-  APPROXIMATE WATER LEVEL AT TIME OF BORING

-  ORGANIC MATERIAL
-  DEBRIS
-  SILT
-  SAND
-  GRAVEL
-  ANGULAR FRAGMENTS
-  BEDROCK (UNDIFF)
-  CLAY

NOTES

EQUIPMENT: JOHN DEERE 410 B BACKHOE

NOTE: BOUNDARIES BETWEEN SOIL TYPES ARE APPROXIMATE AND TRANSITIONS MAY BE GRADUAL.

WINKLER

2391 Stonebridge Circle
Anchorage, AK 99507

SOIL BORING LOG

MERKES - STEVENS SUBDIVISION
NE1/4 NW1/4 NW1/4 NE1/4 SEC 18 T5N R6W
S.M., ALASKA

DATE: 3/17/01	DRAWN BY: CW	SHEET: 3 of 6
SCALE: NTS	CHECKED BY: TW	W.O. No: WO#

ASSUMED GROUND SURFACE ELEVATION 114'

TEST PIT
TP-4

3/17/01

DEPTH (feet)	SOIL TYPE	SOIL DESCRIPTION	SAMPLE	COMMENTS
0		ORGANICS/TOP SOIL		
1				
2		MEDIUM COARSE SAND WITH COBBLES		
3		COARSE GRAVEL WITH COBBLES AND BOULDERS		
4				
5				
6				
7				
8				
9				
10				
11				
12				

LEGEND

- GRAB SAMPLE
- APPROXIMATE WATER LEVEL AT TIME OF BORING

- ORGANIC MATERIAL
- DEBRIS
- SILT
- SAND
- GRAVEL
- ANGULAR FRAGMENTS
- BEDROCK (UNDIFF)
- CLAY

NOTES

EQUIPMENT: JOHN DEERE 410 B BACKHOE

NOTE: BOUNDARIES BETWEEN SOIL TYPES ARE APPROXIMATE AND TRANSITIONS MAY BE GRADUAL.

WINKLER

3391 Stearns Circle
Anchorage, AK 99507

Phone 907-554-6245

SOIL BORING LOG

MERKES - STEVENS SUBDIVISION
NE1/4 NW1/4 NW1/4 NE1/4 SEC 18 T5N R6W
S.M., ALASKA

DATE: 3/17/01	DRAWN BY: CW	SHEET: 4 of 6
SCALE: NTS	CHECKED BY: TW	W.O. No: WO#

ASSUMED GROUND SURFACE ELEVATION 108'

TEST PIT
TP-5

3/17/01

DEPTH (feet)	SOIL TYPE	SOIL DESCRIPTION	SAMPLE	COMMENTS
0				
1		ORGANICS/TOP SOIL		
2		MEDIUM SAND WITH COBBLES		
3		COARSE GRAVEL WITH COBBLES AND BOULDERS		
4				
5				
6				
7				
8				
9				
10				
11				
12		END TEST PIT		NO GROUND WATER OBSERVED

LEGEND

- GRAB SAMPLE
- APPROXIMATE WATER LEVEL AT TIME OF BORING

- ORGANIC MATERIAL
- DEBRIS
- SILT
- SAND
- GRAVEL
- ANGULAR FRAGMENTS
- BEDROCK (UNDIFF)
- CLAY

NOTES

EQUIPMENT: JOHN DEERE 410 B BACKHOE

NOTE: BOUNDARIES BETWEEN SOIL TYPES ARE APPROXIMATE AND TRANSITIONS MAY BE GRADUAL.

WINKLER

2391 Stonebridge Circle
Anchorage, AK 99507

Phone

(907) 344-9345

SOIL BORING LOG

MERKES - STEVENS SUBDIVISION
NE1/4 NW1/4 NW1/4 NE1/4 SEC 18 T5N R6W
S.M., ALASKA

DATE: 3/17/01	DRAWN BY: CW	SHEET: 5 of 6
SCALE: NTS	CHECKED BY: TW	W.O. No: WO#

ASSUMED GROUND SURFACE ELEVATION 107'

TEST PIT
TP-6

3/17/01

DEPTH (feet)	SOIL TYPE	SOIL DESCRIPTION	SAMPLE	COMMENTS
0				
1		ORGANICS/TOP SOIL		
2		SILTY SAND		
3				
4				
5				
6		COARSE GRAVEL WITH COBBLES AND BOULDERS		
7				
8				
9				
10				
11		END TEST PIT		
12				NO GROUND WATER OBSERVED

LEGEND

-  GRAB SAMPLE
-  APPROXIMATE WATER LEVEL AT TIME OF BORING

-  ORGANIC MATERIAL
-  DEBRIS
-  SILT
-  SAND
-  GRAVEL
-  ANGULAR FRAGMENTS
-  BEDROCK (UNDIFF)
-  CLAY

NOTE: BOUNDARIES BETWEEN SOIL TYPES ARE APPROXIMATE AND TRANSITIONS MAY BE GRADUAL.

NOTES

EQUIPMENT: JOHN DEERE 410 B BACKHOE

WINKLER

2391 Stonebridge Circle
Anchorage, AK 99507

Phone

(907) 344-9345

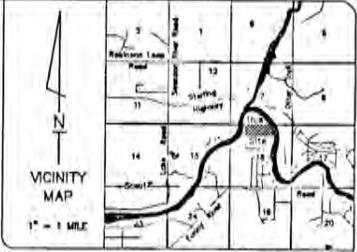
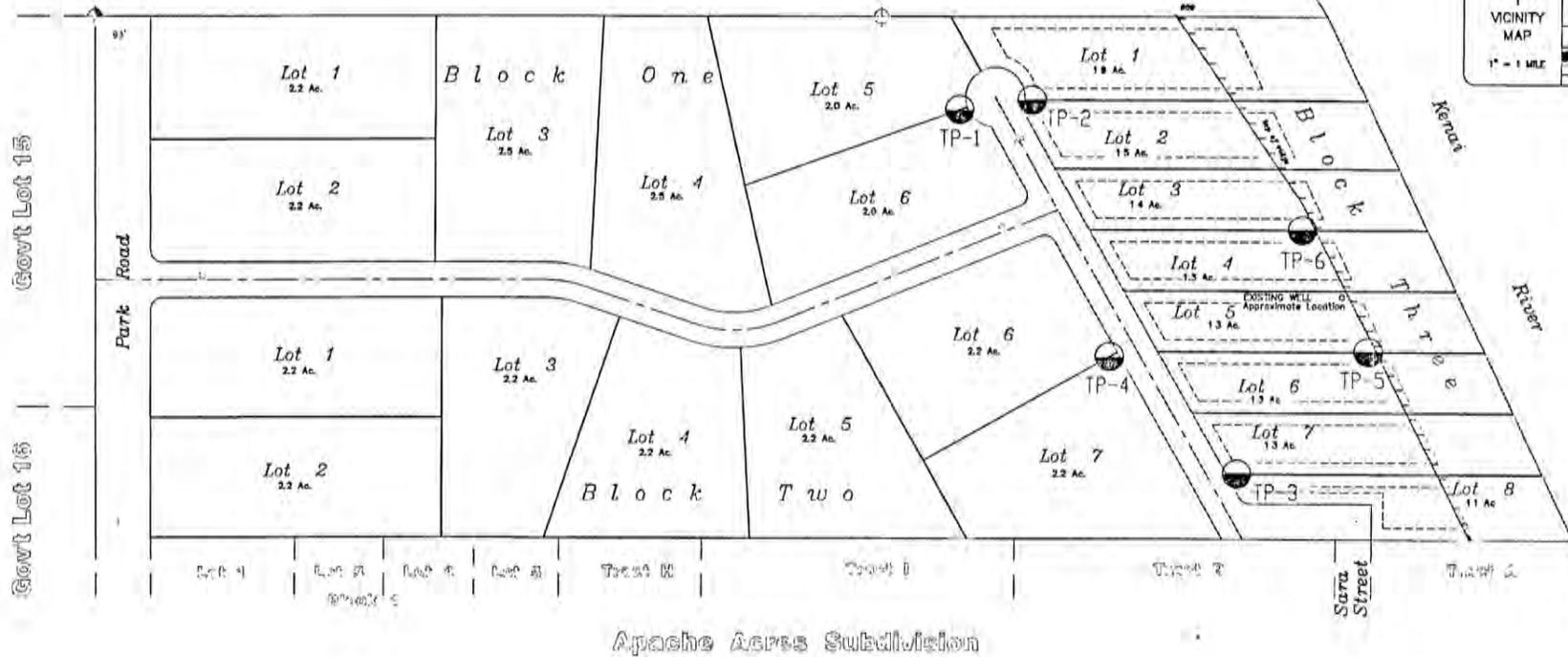
SOIL BORING LOG

MERKES - STEVENS SUBDIVISION
NE1/4 NW1/4 NW1/4 NE1/4 SEC 18 T5N R6W
S.M., ALASKA

DATE: 3/17/01	DRAWN BY: CW	SHEET: 6 of 6
SCALE: NTS	CHECKED BY: TW	W.O. No: WO#

PRELIMINARY PLAT

State Park



KPB FILE No 2000-208
Merkes - Stevens
 Subdivision

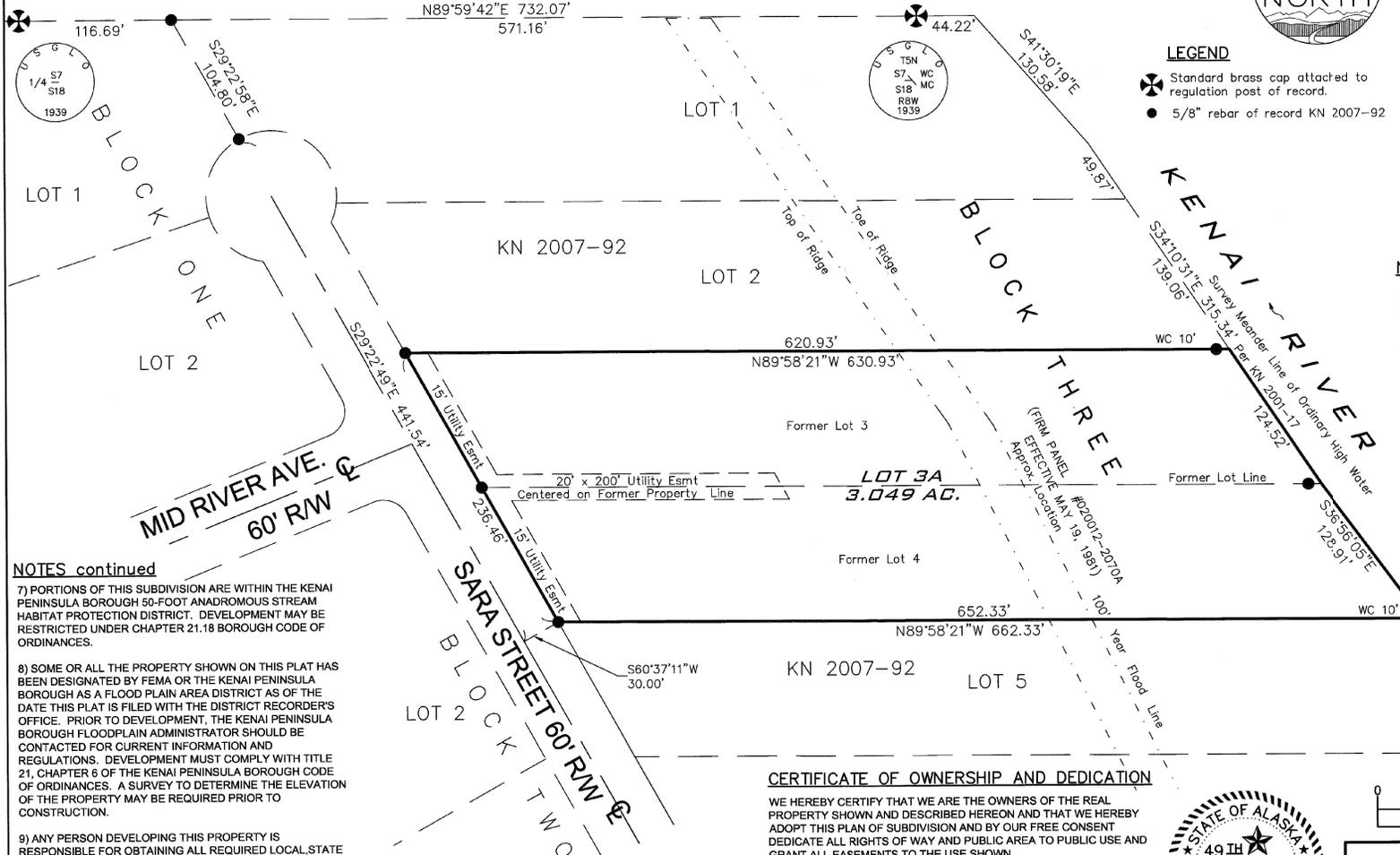
Located within the NE1/4 NW1/4, NW1/4 NE1/4 of Section 18, T5N, R5W, S.M., Kenai Recording District, Kenai Peninsula Borough Alaska.
 Containing 48.1 Acres

WINKLER	
2281 Stoneridge Circle ENGINEERS	Anchorage, Alaska 99507 PHONE - (907) 344-6348 FAX _____ PLANNERS
JOB NO:	DRAWN 22 March, 2001 DW
SURVEYED: Integrity Surveys	SCALE 1" = 200'
FIELD BY:	DISK Merkes-Stevens

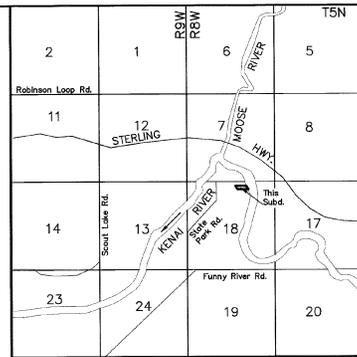
WASTEWATER DISPOSAL

The purpose of this platting action is to remove a lot line, which will provide greater available wastewater disposal area as described by KPB 20.14.040(4)(a), complying with the intent of KPB 20.14.020(A)(1)(a). Wastewater treatment and disposal must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Basis of Bearing KN 2007-92



LEGEND
 ⦿ Standard brass cap attached to regulation post of record.
 ● 5/8" rebar of record KN 2007-92



- 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 AN 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 STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - 4) THIS PLAT WAS PREPARED FROM DATA OF RECORD PER KN 2007-92, NO ADDITIONAL FIELD SURVEY WAS DONE.
 - 5) THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE KENAI RIVER FORM THE TRUE BOUNDS OF LOT 3A. THE 2001 MEANDER LINE PER KN 2001-17 SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY.
 - 6) COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF PROTECTIVE RESTRICTIONS KN VOLUME/PAGE 609/448: 643.

(SEE NOTES CONTINUED)

NOTES continued

- 7) PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS STREAM HABITAT PROTECTION DISTRICT. DEVELOPMENT MAY BE RESTRICTED UNDER CHAPTER 21.18 BOROUGH CODE OF ORDINANCES.
- 8) SOME OR ALL THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH AS A FLOOD PLAIN 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 TITLE 21, CHAPTER 6 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES. A SURVEY TO DETERMINE THE ELEVATION OF THE PROPERTY MAY BE REQUIRED PRIOR TO CONSTRUCTION.
- 9) ANY PERSON DEVELOPING THIS 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 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 AREA TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WE FURTHER CERTIFY THAT THE DEED OF TRUST AFFECTING THIS PROPERTY (LOT 4) DOES NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS SUBDIVISION, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

John A. Malkowski *Judith M. Malkowski*
 John A. Malkowski Judith M. Malkowski

WE HEREBY CERTIFY THAT WE HAVE AN EQUITABLE INTEREST AS BENEFICIARY TO A DEED OF TRUST ON REAL PROPERTY (LOT 3) SHOWN AND DESCRIBED HEREON AND WE HEREBY ~~approve~~ **consent** THIS PLAN OF SUBDIVISION.

Laura E. Valentine
 Authorized Representative
 Mortgage Electronic Registration System, Inc.
 8480 Stagecoach Circle
 Frederick, MD 21701



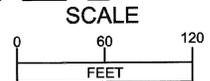
PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

SEPTEMBER 23, 2013.

KENAI PENINSULA BOROUGH by

Mary Abbott
 Authorized Official



2014-15
 Plat #
Kenai
 Rec Dist
 516
 Date
 20 14
 Time
 10:37 AM

NOTARY'S ACKNOWLEDGEMENT

FOR: *John A. Malkowski*
 Subscribed and sworn before me this
 20th day of *November*, 2013.
 My commission expires *August 23, 2014*
Mary P. Van...
 Notary Public for the State of Florida

NOTARY'S ACKNOWLEDGEMENT

FOR: *Judith M. Malkowski*
 Subscribed and sworn before me this
 22nd day of *November*, 2013.
 My commission expires *2-8-15*
Pauline Wells
 Notary Public for the State of Wisconsin

NOTARY'S ACKNOWLEDGEMENT

FOR: *Laura E. Valentine*
 Subscribed and sworn before me this
 18 day of *MARCH*, 2014
 My commission expires *January 17, 2017*
Kevin E. Rhoderick
 Notary Public for the State of Maryland



MID RIVER ESTATES SUBDIVISION PART THREE
 (A RESUBDIVISION OF LOTS 3 & 4 BLOCK 3 MID RIVER ESTATES PART 1 SUBDIVISION AMENDED KN 2007-92)

John A. Malkowski, owner
 PMB 315
 35555 Kenai Spur High-way
 Soldotna, AK 99669

LOCATION
 3.049 AC. MIL SITUATED IN THE NW1/4 NE1/4 (GOVT LOT 2) SEC. 18, T. 5 N., R. 8 W., S.M., AK., THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

KPB File No. 2013-155
 PROJECT NO. 132006

ENGINEERING - TESTING SURVEYING - MAPPING
 P.O. BOX 468
 SOLDOTNA, AK 99669
 VOICE: (907) 283-4218
 FAX: (907) 283-3265
 WWW.MCLANECG.COM

SCALE 1" = 60'
 DATE: NOV 2013
 BOOK NO.: N/A
 DRAWN BY: MSM

LEGEND:

- ⊕ 3-1/4" Alum. Cap Monument (found)
- ⊕ 2-1/2" Brass Cap Monument (found)
- 1/2" Rebar (found this survey)
- 5/8" Rebar (set this survey)
- ▶ 10' Witness Corner Meander Corner
- 5/8" Rebar (set this survey)
- () Record Datum - Apache Acres Subdivision Part Two, Plot # 79-157
- [] Record Datum - Apache Acres Subdivision Part Seven, Plot # 91-53 RPH

AMENDED PLAT NOTE

This plat amends plat No. 2001-17 by correcting the distance along 500' street on Lot 1 Block One and Lot 3 Block Three to 190.87' and 115.07' respectively.

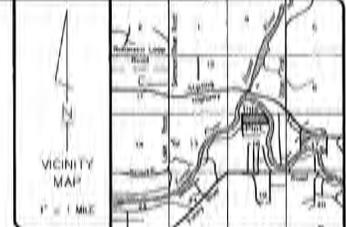
I hereby certify that I have made the correction stated above and that no other changes have been made.

C. J. B. Baker
 Notary Public for Alaska
 No. 15-5152



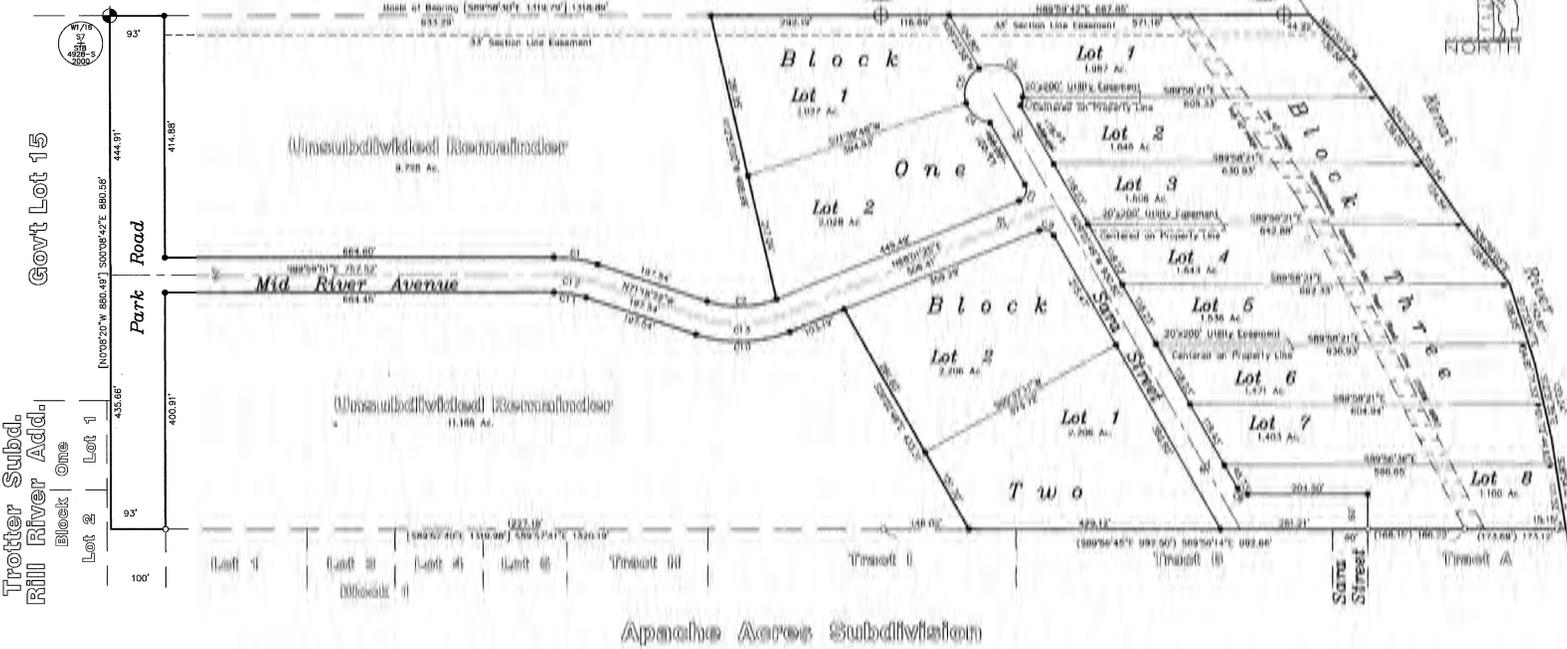
Rituvunngas State Historic Site

Curve	Delta	Chord Length	Chord Bearing	
01	105° 49' 14"	120.00	75.01° 14.70'	S89° 30' 01" W
02	49° 36' 14"	170.00	130.67° 18.15'	N80° 21' 31" E
03	87° 28' 14"	20.00	34.00° 30.00'	N10° 18' 02" E
04	64° 10' 20"	80.00	36.00° 13.12'	S50° 22' 25" E
05	80° 14' 41"	50.00	68.88° 14.32'	S20° 30' 01" W
06	120° 33' 20"	50.00	109.50° 09.92'	N50° 36' 08" W
07	127° 38' 28"	50.00	15.34° 15.28'	N14° 45' 42" E
08	80° 23' 47"	20.00	21.14° 30.17'	S59° 38' 41" E
09	82° 42' 46"	20.00	28.03° 26.80'	N2° 10' 14" E
10	105° 01' 13"	230.00	163.26° 158.00'	N08° 21' 31" E
11	104° 12' 28"	170.00	85.40° 05.21'	N80° 36' 02" W
12	124° 12' 28"	200.00	05.21° 04.98'	N80° 36' 02" W
13	80° 01' 13"	200.00	141.82° 138.00'	N88° 21' 31" E



NOTES:

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Building Setback - A setback of 30 feet is required from all street right-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 3) To provide access to state maintained RPH's permitted areas approved by the State of Alaska Department of Transportation.
- 4) Front 15 ft. of the building setback adjacent to right-of-way is considered a utility easement. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 5) Pools must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the local maintenance program.
- 6) The natural meanders of the line of Mean High Water or Ordinary High Water forms the true bounds of the subdivision. The appropriate line of Mean High Water or Ordinary High Water, as shown, is for informational only. The TRUE property corners being on the extension of the side lot lines and their intersection with the natural meanders.
- 7) Lots within this subdivision may be located within a designated flood hazard area. If such is the case, development must comply with Title 18 of the Alaska Administrative Code of Ordinances. A survey to determine the elevation of the property must be required prior to construction.
- 8) An exception to RPH Subdivision Ordinance 30.30 (b) (5) (iii) was granted by the Planning Commission November 11, 2000.
- 9) WASTEWATER DISPOSAL: All conditions, which include facets and not shown in this subdivision have been found suitable for preliminary onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the local Permitting Authority. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.



Trotter Subd., Rill River Add., Block One, Govt Lot 15



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 ALIGHT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DELEGATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WE FURTHER CERTIFY THAT THERE IS NO LIEN AFFECTING THIS PROPERTY (DO NOT CONTAIN RESTRICTIONS WHICH WOULD PREVENT THIS PLAN, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES).

Ronald Jerome Marko Ronald Jerome Marko for
 John Stevens by P.O.A.

CERTIFICATE OF SURVEYOR

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

LS 5152
 REGISTRATION NO. DATE 16 April 2001
C. J. B. Baker
 REGISTERED LAND SURVEYOR

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME this 16th day of April, 2001 FOR *Ronald Jerome Marko, and Ronald Jerome Marko for John Stevens by P.O.A.*

Clifford E. Baker
 Notary Public for Alaska
 My Commission Expires 12-31-2008

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME this _____ day of _____, 2001 FOR _____

 Notary Public for Alaska
 My Commission Expires _____

-PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 27, 2000

KENAI PENINSULA BOROUGH
Mayor
 AUTHORIZED

2007-98
 KENAI RECORDING DISTRICT
 FILE NO. 10-23-0007
 DATE 2-13-04 P.M.
 REGISTERED BY Integrity Surveys
 805 SWIRE DRIVE
 KENAI, ALASKA 99611

RPH FILE No. 3000-009

Mid River Estates - Part 1

A subdivision of the North 800 ft. of the NE 1/4 NW 1/4 and Government Lot 2 located NW 1/4 NE 1/4 of Section 16, 106, R6W, 3, S. Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 20,267 Acres

Integrity Surveys

805 Swire Drive
 KENAI, ALASKA 99611-8563
 PHONE (907) 383-3671 FAX (907) 383-3671

JOB NO. 20105	DATE 11 April 2001	CD
SURVEYED February-March 2001	SCALE 1" = 100'	
FIELD BK. 3001-3, Pg. 5-18	DRAWN Marko-Stevens	

Kenai 2007-92

INTEGRITY SURVEYS

Mid River Estates – Part 1

AFFIDAVIT

The above referenced subdivision plat, as filed in the office of the District Recorder, Kenai Recording District, under Plat File No. 2001-17, has been amended by:

Correcting the distance along Sara Street on Lot 1 Block One and Lot 2 Block Three to 120.97' and 115.07' respectively.

The above revision constitutes the sole change to the plat, aside from its notation thereon.

The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties. We, therefore, are submitting this plat for refileing as corrected

Date: 23 Oct 07





ENSTAR Natural Gas Company, LLC

Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

February 27, 2026

Kenai Peninsula Borough, Platting Division
144 North Binkley Street
Soldotna, Ak 99669

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plats and building setback exceptions and has no comments or recommendations.

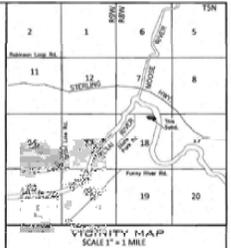
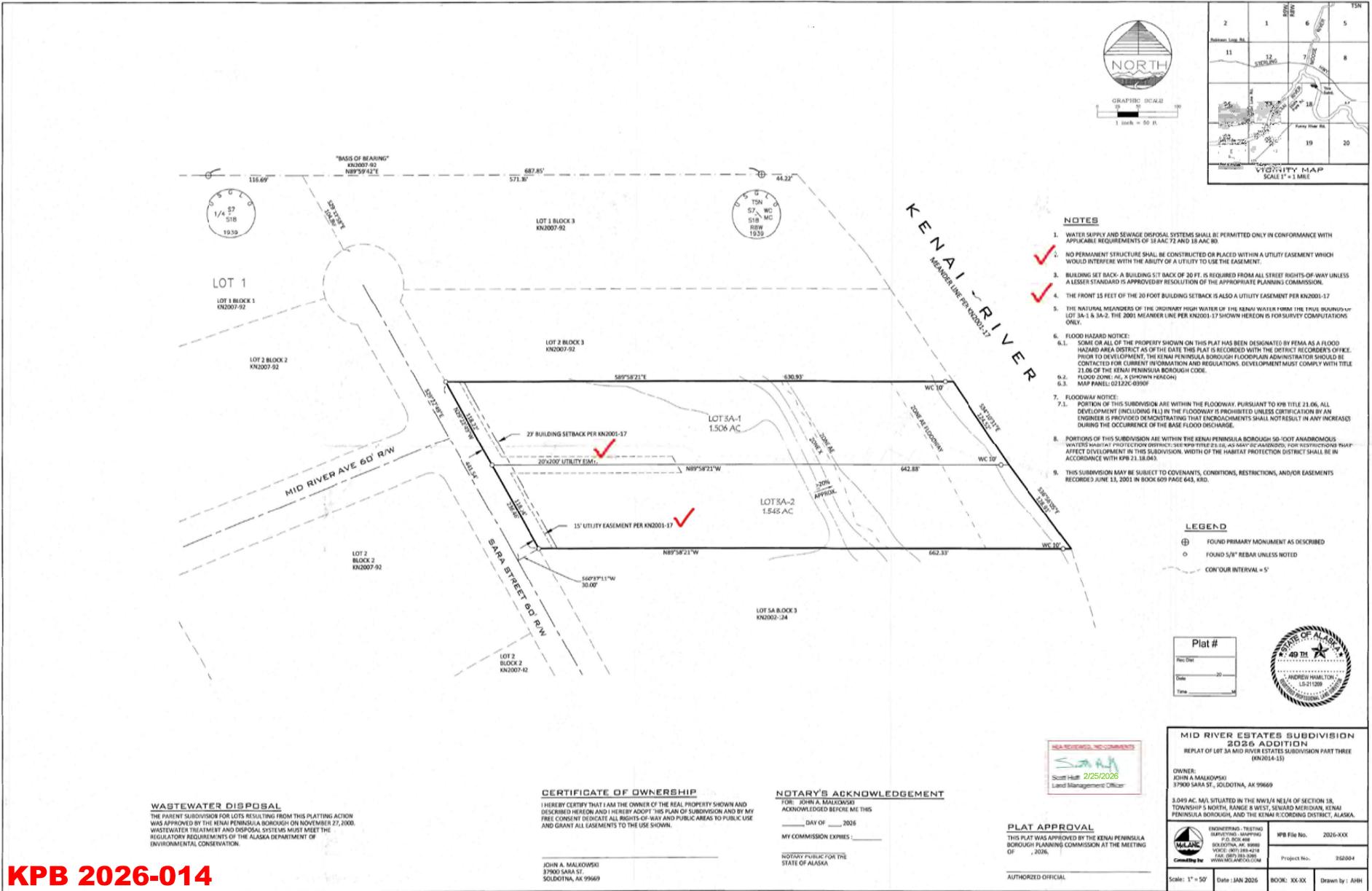
- **Raw Birch 2025 Replat
(KPB 2026-011)**
- **North Fork Acres 2026 Carrico-Gibson Replat
(KPB 2025-182)**
- **Fritz Creek Acres Subdivision No. 2 2026 Replat
(KPB 2026-015)**
- **Green Acres Hill Addition
(KPB 2026-019)**
- **Mid River Estates Subdivision 2026 Addition
(KPB 2026-014)**
- **Fourth of July Creek Subd. Sward Marine Industrial Center Spring Creek Replat
(KPB 2026-029)**
- **Poolside Estates 2026 Addition
(KPB 2026-016)**
- **Sagerser Subd Trinity Center Replat Lot 1A BSEP**
 - **Church (KPB 2024-128)**
 - **Garage (KPB 2026-017)**
 - **Shed (KPB 2026-018)**

If you have any questions, please feel free to contact me at (907) 714-7521 or by email at Skylar.Furlong@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong".

Skylar Furlong
Environmental Permitting & Compliance Specialist
ENSTAR Natural Gas Company, LLC



- 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 30 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 4. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK IS ALSO A UTILITY EASEMENT PER KN2001-17.
 5. THE NATURAL MEANDERS OF THE "SECONDARY HIGH WATER OF THE KENAI RIVER FORM THE TRUE BOUNDARY" OF LOT 3A-1 & 3A-2. THE 2001 MEANER LINE PER KN2001-17 SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY.
 6. FLOOD HAZARD NOTICE:
 - 6.1. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 23.06 OF THE KENAI PENINSULA BOROUGH CODE.
 - 6.2. FLOOD ZONE: AE, A (DROWN HEREON)
 - 6.3. MAP PANEL: 02122C-0390F
 7. FLOODWAY NOTICE:
 - 7.1. PORTION OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KRS TITLE 23.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
 8. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS WATERS HABITAT PROTECTION DISTRICT (KRS TITLE 23.18, AS MAY BE AMENDED). FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION, WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KRS 23.18.0A3.
 9. THIS SUBDIVISION MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS RECORDED JUNE 13, 2001 IN BOOK 609 PAGE 643, KRS.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - CON'OR INTERVAL = 5'

Plat #

Rec Date: _____

Date: 20 _____

Year: _____



WASTEWATER DISPOSAL
 THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON NOVEMBER 27, 2000. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP
 I 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.

JOHN A. MALKOWSKI
 37900 SARA ST.
 SOLDOTNA, AK 99669

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

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.
 AUTHORIZED OFFICIAL _____



MID RIVER ESTATES SUBDIVISION 2026 ADDITION
 REPLAT OF LOT 3A MID RIVER ESTATES SUBDIVISION PART THREE (KN2004-13)

OWNER:
 JOHN A. MALKOWSKI
 37900 SARA ST., SOLDOTNA, AK 99669

3.049 AC. M/L SITUATED IN THE NW1/4 NE1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 486 SOLDOTNA, AK 99688 VOICE: (907) 261-4874 FAX: (907) 261-3000 WWW.MLA-ALASKA.COM	MPR File No. 2026-XXX
Project No. 302004	

Scale: 1" = 50' Date: JAN 2026 BOOK: XXXX Drawn by: AMH

KPB 2026-014