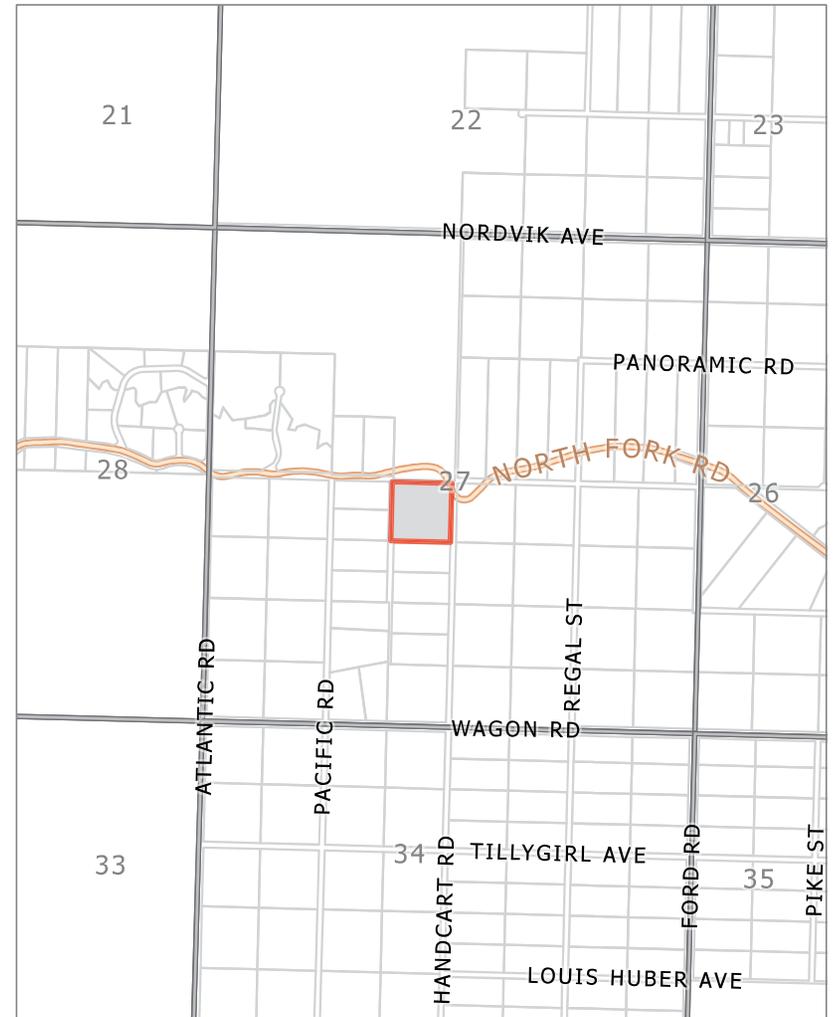


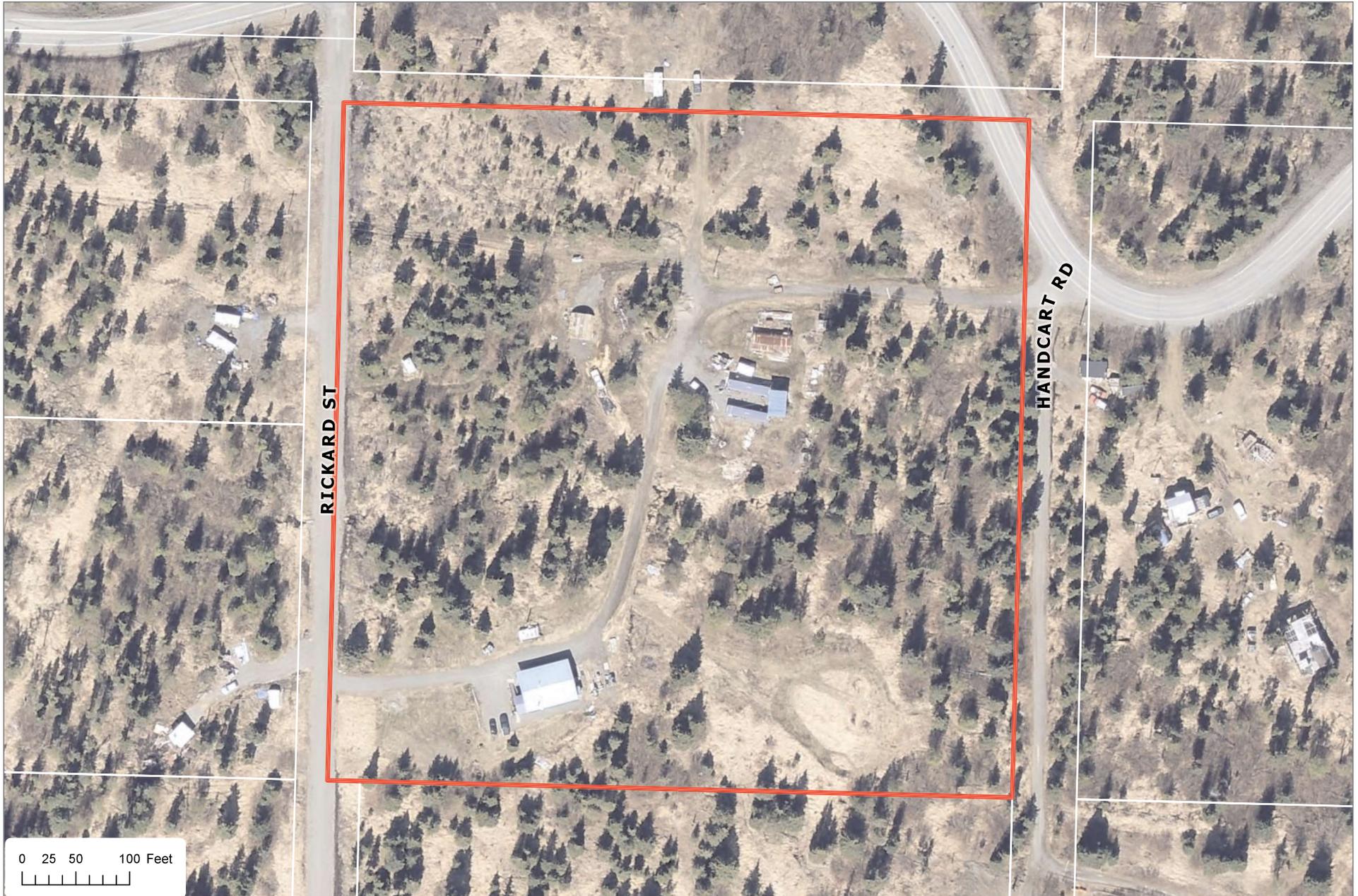
E. NEW BUSINESS

- 3. North Fork Acres 2026 Carrico Gibson Replat; 2025-182
Seabright Survey & Design / Carrico, Gibson
Location: North Fork Rd, Rickard St, Handcart Rd & Pioneer Rd
Anchor Point Area**



KPB File 2025-182
T04S R14W SEC27
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.



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NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
4. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 28 PG 16 HRD.
5. THERE IS A PUBLIC ACCESS EASEMENT GRANTED TO DAN RICKARD THAT AFFECTS THIS SUBDIVISION RECORDED SERIAL NUMBER #2013-001472-0 HRD.
6. EXISTING POWERLINE IS THE CENTERLINE OF A 20' ELECTRICAL DISTRIBUTION EASEMENT GRANTED THIS PLAT.
7. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
8. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH DATE _____

WASTEWATER DISPOSAL

TBD

LEGEND

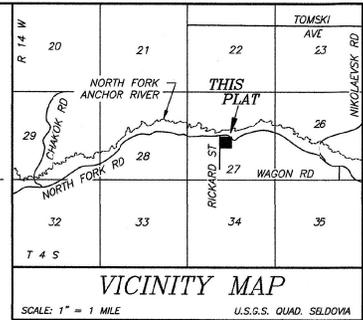
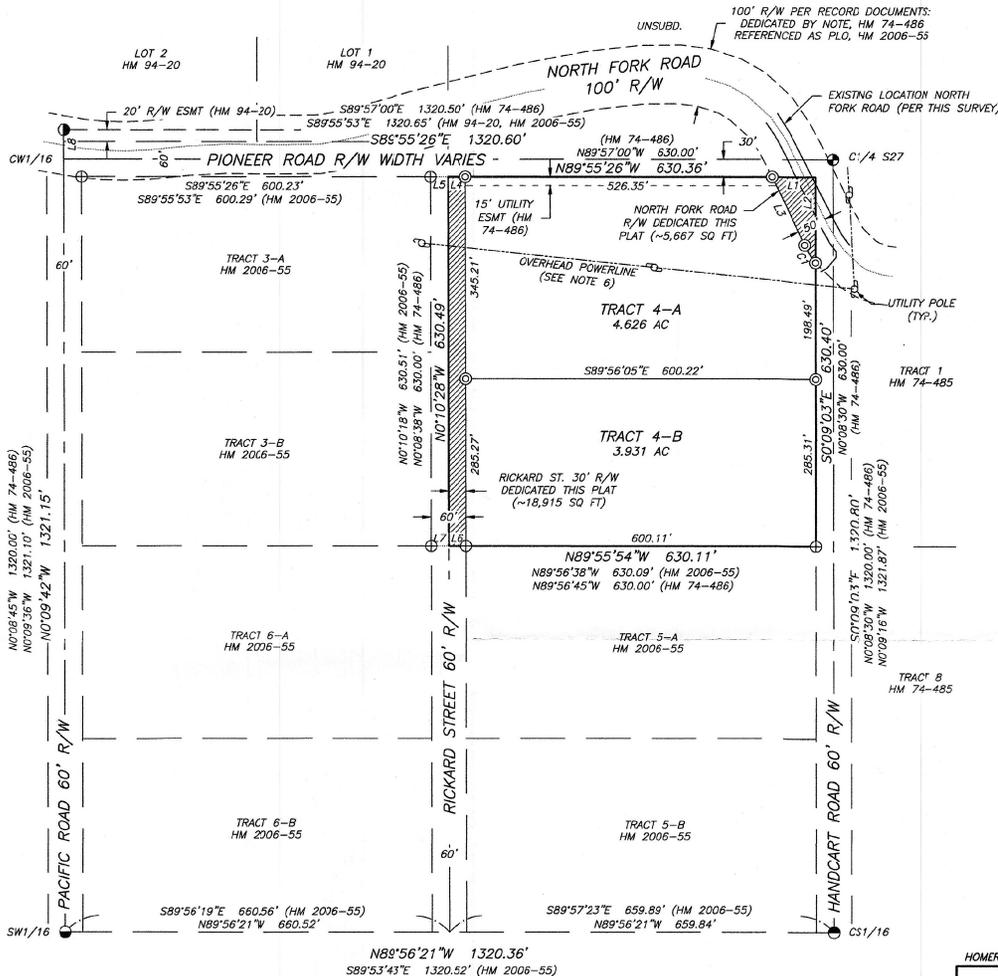
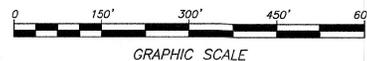
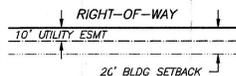
- ① FND 1.5" AC 1982
- ⊕ FND 2" AC 7610-S 2006
- ⊙ FND 3.25" AC 7346-S 1982
- FND 3" AC 3686-S 1984
- ⊖ FND 2.5" BC 7610-S 2006
- ⊗ SET 2" AC, 204390-S 2025
- OVERHEAD POWERLINE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	35.22'	180.00'	11°12'43"	S31°18'24"E	35.17'

LINE #	LENGTH	BEARING
L1	74.01'	S89°55'26"E
L2	146.57'	S0°09'03"E
L3	129.42'	S25°42'03"E
L4	30.00'	N89°55'26"W
L5	30.00'	N89°55'26"W
L6	30.00'	S89°55'54"E
L7	30.00'	S89°55'54"E
L8	50.00'	N0°09'42"W

R/W TYPICAL DETAIL



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

RUTH SHARON CARRICO
P.O. BOX 130
ANCHOR POINT, AK, 99556

RICHARD W. GIBSON, II
P.O. BOX 130
ANCHOR POINT, AK, 99556

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

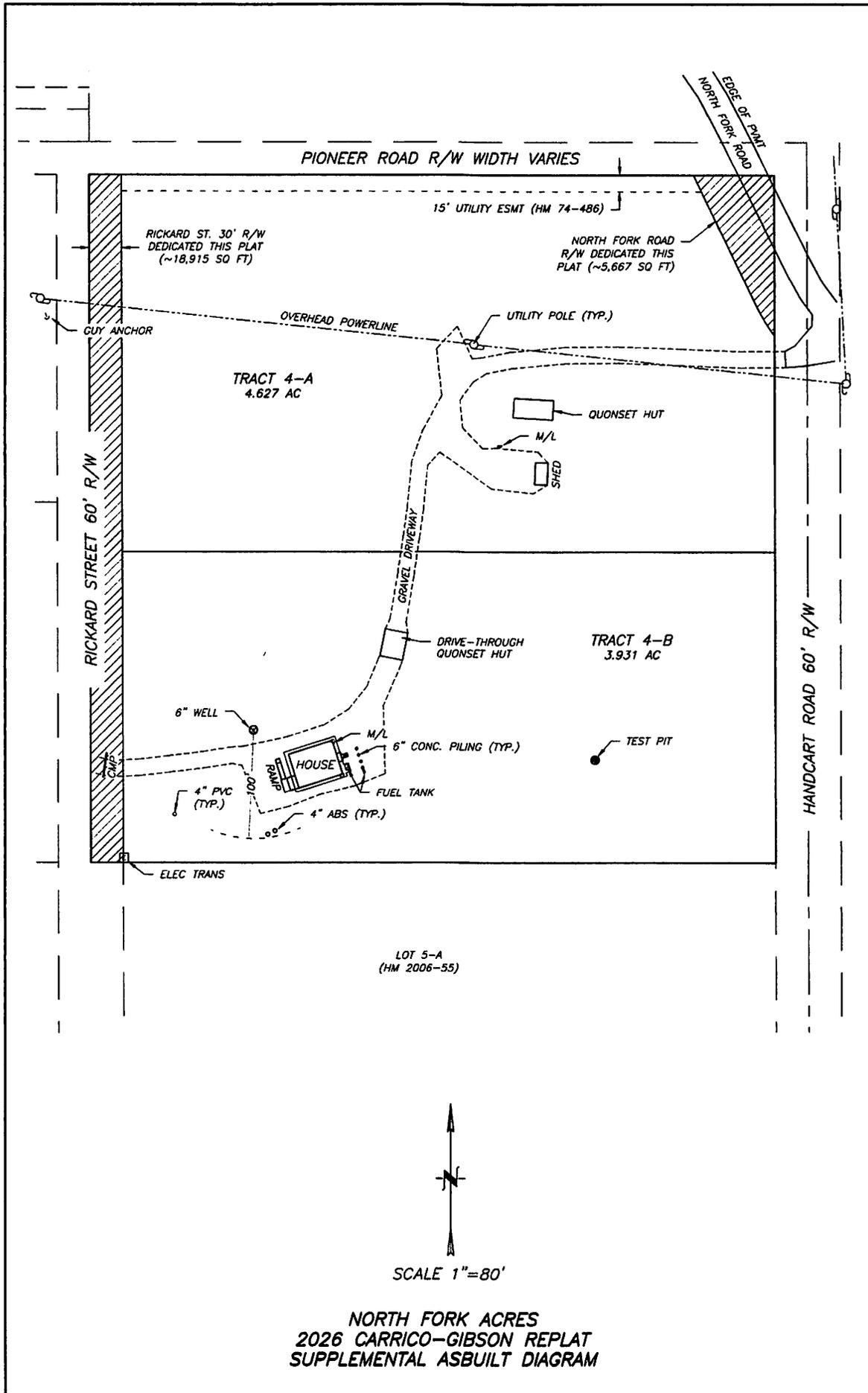
NORTH FORK ACRES
2026 CARRICO-GIBSON REPLAT
A REPLAT OF TRACT 4, NORTH FORK ACRES NO. 3 (HM 74-486),
LOCATED IN THE SW1/4 SEC. 27, T. 4 S., R. 14 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 9.121 ACRES
SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRALA, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: RUTH SHARON CARRICO & RICHARD W. GIBSON, II
P.O. BOX 130, ANCHOR POINT, AK 99556

DRAWN BY: KK	CHKD BY: KK	JOB #2025-76
DATE: 1/2026	SCALE: 1"=150'	SHEET #1 OF 1

KPB 2025-182



AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
NORTH FORK ACRES 2026 CARRICO-GIBSON REPLAT**

KPB File No.	2025-182
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Richard W. Gibson II and Ruth Sharon Carrico of Anchor Point, Alaska
Surveyor:	Katie Kirsis, Seabright Survey + Design, LLC
General Location:	North Fork Road and Pioneer Road, Handcart Road and Rickard Street, Anchor Point Area

Parent Parcel No.:	165-310-13
Legal Description:	T 4S R 14W SEC 27 SEWARD MERIDIAN HM 0740486 NORTH FORK ACRES SUB NO 3 TRACT 4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite Water / Onsite Wastewater
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat subdivides an approximate 9.14-acre tract into two tracts consisting of 3.931 acres and 4.627 acres. The plat also dedicates 30 feet to Rickard Street along the west boundary and approximately 5,667 square feet of North Fork Road in the northeastern corner of the plat.

Location and Legal Access (existing and proposed):

The subdivision is located near milepost 7 of North Fork Road in Anchor Point.

Legal access to the proposed plat is provided by: Pioneer Road and North Fork Road to the north, Handcart Road to the east and Rickard Street to the west.

North Fork Road is a 100-foot state-maintained right-of-way. Parent plats show that portions of the right-of-way have been dedicated by plat note, with no defined location of the right-of-way, other portions are easements, or a PLO (HM 2006-55; HM 94-20; HM 74-487; HM 74-486). The proposed plat dedicates an additional approximately 5,667 square feet of North Fork Road in the northeast corner. **Staff recommends:**

- Verifying the status of North Fork Road to the north and cite the source on the plat.
- Clarifying the origin of the 20-foot easement to the north and west, if it was created by a document other than Plat HM 94-20.
- Providing information regarding the PLO, if applicable, or removing the reference from the final plat.
- Providing a certificate of acceptance for the dedication and confirming whether the SOA will accept the right-of-way.

North Fork Acres No. 3 (HM 74-486) dedicated 30 feet to Pioneer Road. HM 74-486 depicts the general location of an existing dirt road, presumed to be North Fork Road travel way crossing through the center of Tract 4. Currently, Pioneer Road is unconstructed on the north side of Tract 4, with North Fork Road lying north of the tracts closer to Pioneer Road to the west dipping north and coming down across the northeast corner of this tract. **Staff recommends:**

- The applicant considers vacating the undeveloped portion of Pioneer Rd adjacent to Tract 4 between Richard St and North Fork Rd.
- If the vacation is considered, applicant will need to petition the Planning Commission to vacate and if approved consent from the Assembly will be needed and a plat returning to the Plat Committee prior to final approval.

North Fork Acres Rickard Replat (HM 2006-55) dedicated the western 30 feet of Rickard Street. The proposed plat dedicates an additional 30 feet, bringing the total width to 60-feet along the segment abutting the subdivision. Rickard Street is currently maintained by the borough.

Handcart Road consists of a 60-foot platted ROW, with the western 30 feet dedicated by plat HM 74-486 and the eastern 30 feet by plat HM 74-485. A portion of North Fork Road travels through the northern end of Handcart Road. South of that point, Handcart Road is privately maintained until just past the southern boundary of the proposed plat, where it becomes unconstructed.

A public access easement was granted by document 2013-001472-0, HRD, and is referenced as note 5 on the plat. Plat note 5 should be modified to indicate that the location of the easement is under the proposed dedication of Rickard St.

No section line easements affect the subdivision.

The block is defined by North Fork Road and Pioneer Road to the north, Rickard Street to the west, Wagon Road to the south, and Handcart Road to the east. Block length is compliant with borough standards along the rights-of-way.

KPB Roads Dept. comments	Out of Jurisdiction: No RSA Lead Road Inspector: Jed Painter Comments: The RSA has no objection to the proposed plat. We currently maintain Rickard St. the additional ROW would be beneficial for road maintenance activities.
SOA DOT&PF comments	<ul style="list-style-type: none"> ○ No objection to the proposed plat. ○ No direct access to North Fork Road for Tract 4-A and Tract 4-B.
SOA DOT ROW	No comments

Site Investigation:

No improvements are shown on the preliminary plat. A supplemental asbuilt diagram was submitted, showing the location of a house on proposed Tract 4-B and outbuildings located on Tract 4-A. A driveway currently crosses proposed Tract 4-B to access Tract 4-A. Both proposed tracts are under common ownership, no action is required regarding the driveway.

Staff recommends adding the following plat note: Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

No contours or wetlands are depicted on the preliminary plat. KPB contour data indicates the land is generally flat, with no slopes exceeding 20% within the subdivision area. Grades within the proposed right-of-way dedications do not exceed 6%. KPB data also indicates that no wetlands affect the proposed platting area.

KPB data and KPB reviewers' confirmation indicate the subdivision is not located within a Flood Zone or Habitat Protection District.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</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

The subject property was originally part of an aliquot portion of the SW1/4 of Section 27, Township 4 South, Range 14 West, Seward Meridian, Alaska. In 1974, North Fork Acres subdivision created 45 tracts within this area. The proposed plat will replat Tract 4 into two new tracts, Tract 4-A and Tract 4-B, and dedicates 30 feet to Rickard Street along the west boundary and a portion of North Fork Road in the northeast corner.

A soils report will be required and an engineer will sign the final plat as the new lots are each less than 200,000 square feet. The Wastewater Disposal note will be reviewed upon submittal of a soils report.

Notice of the proposed plat was mailed to the beneficial interest holder on December 19, 2025. 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.

The plat is located in the Anchor point Advisory Planning Commission which is inactive at this time.

Utility Easements

The parent plat (HM 74-486) granted a 15-foot utility easement along the north and west boundaries of former Tract 4. The preliminary plat carries forward the 15-foot easement along the northern boundary. **Staff recommends** that the easement also be depicted and labeled along the western boundary.

A right-of-way easement with no defined location was granted to HEA by Book 28, Page 16. Staff has determined that the document references the E1/2 of Section 27 and therefore does not affect the proposed plat. **Staff recommends** the applicant verify that the easement does not affect the plat. If confirmed, plat note 4 should be removed from the final plat, and the applicant should request that the title company remove the easement from the final CTP.

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.

An existing overhead powerline is depicted on proposed Tract 4 and referenced in plat note 5. HEA has recommended revisions to plat note 5 and has identified an additional underground powerline that must be granted on the plat. **Staff recommends** the applicant satisfy all HEA's comments and recommendations on the final plat.

The proposed plat includes a R/W typical detail showing a 10-foot utility easement adjacent to the rights-of-way. Plat note 2 also references a 10-foot utility easement being granted by this plat. **Staff recommends** modifying plat note 2 to accurately reflect the easement widths: a 15-foot utility easement adjacent to Pioneer Road and Rickard Street, and a 10-foot utility easement adjacent to North Fork Road. These easements should be clearly depicted on the plat. If the typical detail remains, it should reference both easement widths for clarity.

Utility provider review:

HEA	See comments in packet
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses:
------------	--

	<p>32602 RICKARD ST</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: RICKARD ST, HANDCART RD, NORTH FORK RD, PIONEER RD.</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: 32602 RICKARD ST WILL REMAIN WITH TRACT 4-B</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Planner	<p>Reviewer: Raidmae, Ryan</p> <p>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</p> <p>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

- Modify KPB File No to 2025-182
- Change title clients to owners
- Add the PC meeting date to the Plat Approval
- Reduce the font of Pioneer Road and show the width of 60' on the western segment and 30' on the eastern segment.
- Remove plat note 3 and 4.

Add the following Plat Notes:

- No direct access to North Fork Road for Tract 4-A and Tract 4-B.

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.*

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:

- Providing information regarding the PLO, if applicable, or removing the reference from the final plat.
- Show Pioneer Road as 60' ROW to west and 30' to east.
- Clarifying the origin of the 20-foot easement to the west, if it was created by a document other than Plat HM 94-20.

- Consider vacation of the unconstructed portion of Pioneer Road.
- 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:
 - Depict and label Chakok River
- 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:
 - Providing information regarding the PLO, if applicable, or removing the reference from the final plat.
- 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:
 - Depict and label the public access easement #2013-001472-0 HRD
 - Providing information regarding the PLO, if applicable, or removing the reference from the final plat.
 - Clarifying the origin of the 20-foot easement to the west, if it was created by a document other than Plat HM 94-20.
- 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:
 - Change labels of HM 2006-55 parcels from Tract to Lot

KPB 20.30 – Subdivision Design Requirements

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

20.30.030. Proposed street layout-Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

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.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication

20.60.170. Other data required by law.

B. Private covenants and restrictions of record in effect at the time the final plat is approved shall be referenced on the plat. The borough will not enforce private covenants, easements, or deed restrictions. The borough will not enforce private covenants, easements, or deed restrictions.

20.60.190. Certificates, statements, and signatures required.

7. A certificate of acceptance for any dedicated right-of-way, easement, or other public area in substantially the following form shall be executed by a government official authorized to bind the governmental entity accepting the dedication. Nothing in this paragraph impairs the authorized official from refusing a dedication for reasonable public cause, consistent with applicable law or ordinance.

Certificate of Acceptance

20.60.220. Administrative approval.

Platting Staff Comments: If the Plat Committee conditionally approves the preliminary plat and the final plat conforms to the conditions, staff will issue an administrative approval with notice to the Planning Commission as set forth in 20.60.220.

The planning director may refer the final plat to the planning commission when:

1. Major redesign was a condition of preliminary approval by the planning commission or the advisory planning commission of the city in which the subdivision is located;
2. Final approval by the commission was a condition of preliminary approval; or
3. The planning director determines there are other conditions to support referral to the commission.

KPB 20.65 – Vacation Requirements

Staff recommendation.

20.65.030. - Vacation Criteria.

Vacation of a platted public right-of-way, access, area or other easement granted for public use or public benefit must conform to the requirements of this chapter and AS 29.40.120 through AS 29.40.160 as now enacted or as amended.

RECOMMENDATION:

STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

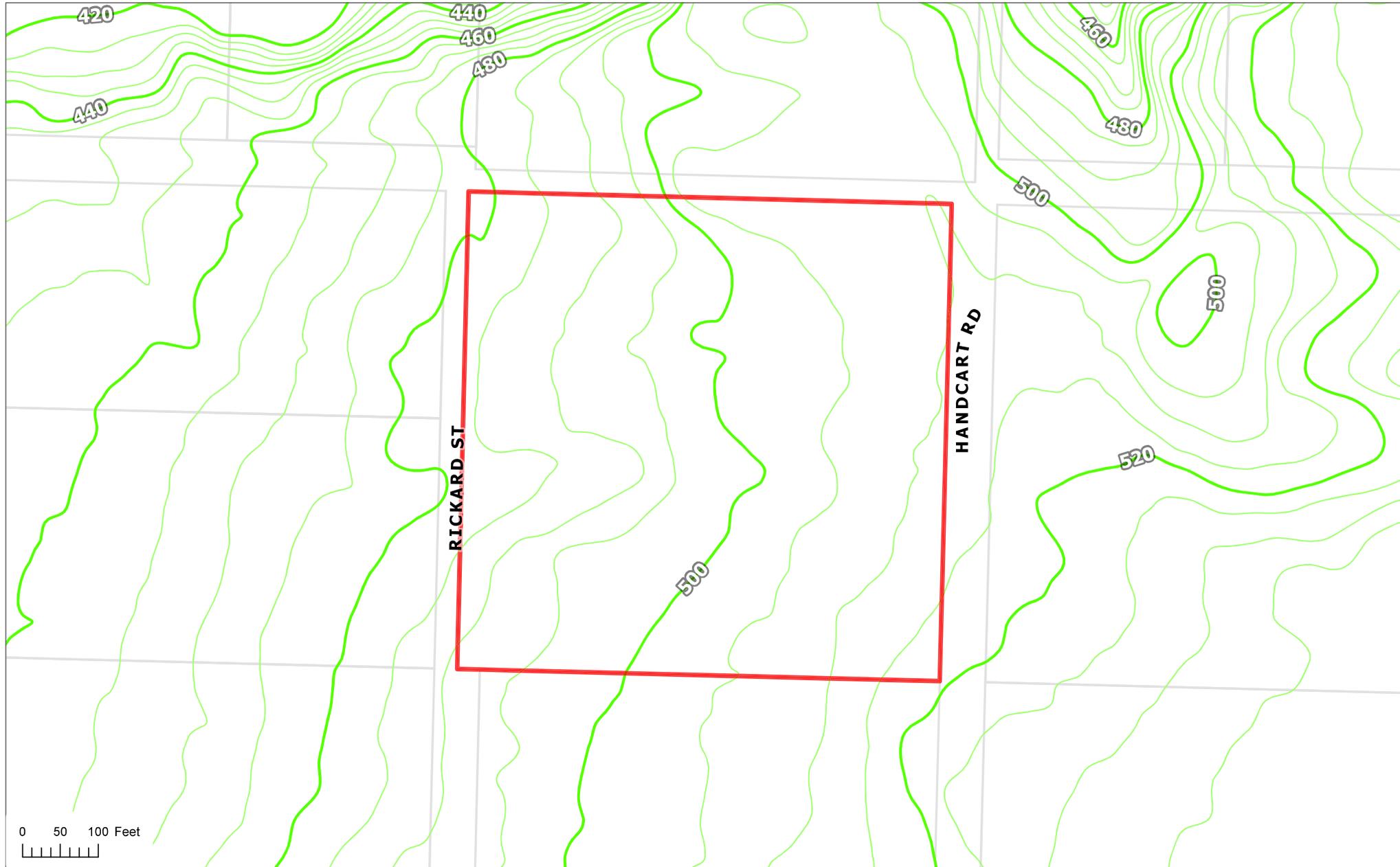
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

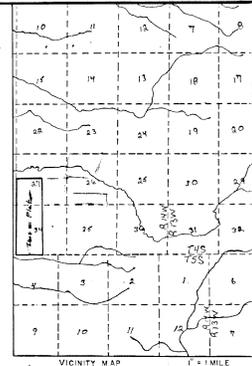
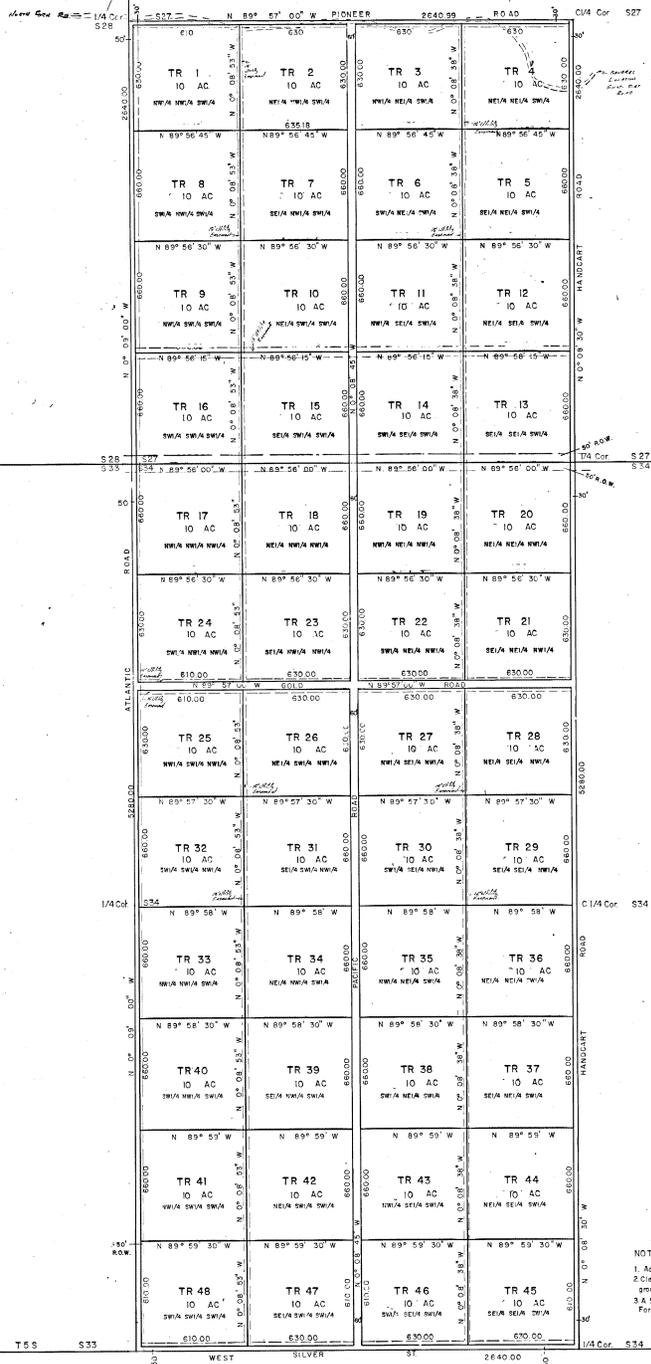


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AK 74-486



CERTIFICATE OF OWNERSHIP & DEDICATION
 We hereby certify that we are the owners of the property shown and described here on and that we hereby adopt this plan of subdivision, and dedicate all streets, streets, walks, parks, utility easements and other open spaces to public use.
 Date MAR 12 1974
 [Signature]
 PROJECT INC.
 R. STAIR

STATE OF ALASKA
 THIRD JUDICIAL DISTRICT
 On this 12 day of MARCH, 1974,
 before me, the undersigned, a Notary Public for the State of Alaska, personally appeared PROJECT INC. and R. STAIR, to me known to be the person described in and who executed the foregoing Certificate of Ownership and Dedication, and acknowledged to me that he executed the same as his free and voluntary act.
 Witness my hand and official seal this day,
 month and year hereinafter written.

[Signature]
 Notary Public for Alaska
 My commission expires 7-12-77

SURVEYOR'S CERTIFICATE
 I, the undersigned registered surveyor, hereby certify the information shown on this plot is based upon the most recent valid recorded plots of the properties above, and that all data shown agree with the source cited.
 [Signature]
 JACK L. KENNEDY R.L.S.

SOURCES CITED
 OLD Plat T4S, R14W, S34, Alaska, Apr 29, 1946
 U.S.G.S. Quadrangle Map, Sitka, Alaska

PLAT APPROVAL
 Plat approved by the commission this 24 day of MARCH, 1974.
 [Signature]
 M.L. 902

RECORDED
 FILED
 [Signature]
 [Signature]

- NOTES**
1. Acreage shown is total acreage (including road frontage).
 2. Claiming all underground utility easements also include above ground split boxes and pedestals.
 3. A 50' R/W strip of land is dedicated on each side of North Fork Road.

NORTH FORK ACRES No 3
 480 AC.
 SW1/4 Sec 27, T6S, R14W, S34, T4S, R14W, S34, AK
ALASKA SURVEYING TECHNICIANS

NO. 74-486 EAGLE RIVER, ALASKA 99527
 SCALE: 1"=300' DWG BY: JBR
 DWG. 74-004 1 Feb 1974

NOTES

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2. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
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6. EXISTING POWERLINE IS THE CENTERLINE OF A 30' ELECTRICAL DISTRIBUTION EASEMENT GRANTED THIS PLAT. 50 feet width
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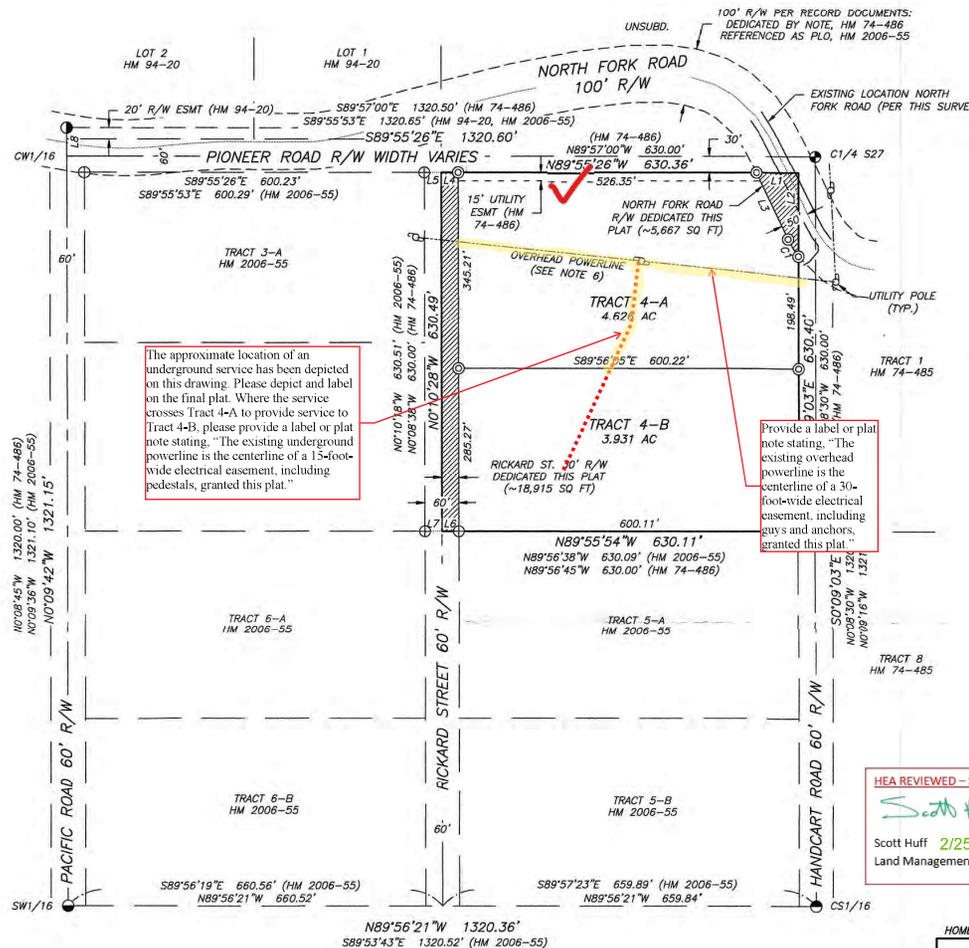
PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

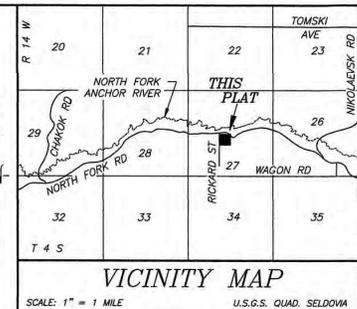
DATE _____

WASTEWATER DISPOSAL
TBD



The approximate location of an underground service has been depicted on this drawing. Please depict and label on the final plat. Where the service crosses Tract 4-A to provide service to Tract 4-B, please provide a label or plat note stating, "The existing underground powerline is the centerline of a 15-foot-wide electrical easement, including pedestals, granted this plat."

Provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

RUTH SHARON CARRICO
P.O. BOX 130
ANCHOR POINT, AK, 99556

RICHARD W. GIBSON, II
P.O. BOX 130
ANCHOR POINT, AK, 99556

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

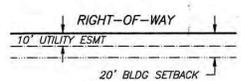
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HEA REVIEWED - SEE COMMENTS
Scott Huff
Scott Huff 2/25/2026
Land Management Officer

LEGEND

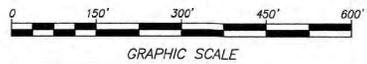
- ⊙ FND 1.5" AC 1982
- ⊕ FND 2" AC 7610-S 2006
- ⊙ FND 3.25" AC 7346-S 1982
- ⊙ FND 3" AC 3686-S 1984
- ⊙ FND 2.5" BC 7610-S 2006
- ⊙ SET 2" AC, 204390-S 2025
- OVERHEAD POWERLINE

R/W TYPICAL DETAIL



LINE #	LENGTH	BEARING
L1	74.01'	S89°55'26"E
L2	146.57'	S0°09'03"E
L3	129.42'	S25°42'03"E
L4	30.00'	N89°55'26"W
L5	30.00'	N89°55'26"W
L6	30.00'	S89°55'54"E
L7	30.00'	S89°55'54"E
L8	50.00'	N0°09'42"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARINGS	CH. LENGTH
C1	35.22'	180.00'	11°12'43"	S31°18'24"E	35.17'



HOMER RECORDING DISTRICT KPB FILE NO. 2026-XXX

**NORTH FORK ACRES
2026 CARRICO-GIBSON REPLAT**
A REPLAT OF TRACT 4, NORTH FORK ACRES NO. 3 (HM 74-486), LOCATED IN THE SW1/4 SEC. 27, T. 4 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 9.121 ACRES

**SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.**
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: RUTH SHARON CARRICO & RICHARD W. GIBSON, II
P.O. BOX 130, ANCHOR POINT, AK 99556

DRAWN BY: KK	CHKD BY: KK	JOB #2025-76
DATE: 1/2026	SCALE: 1"=150'	SHEET #1 OF 1

KPB 2025-182