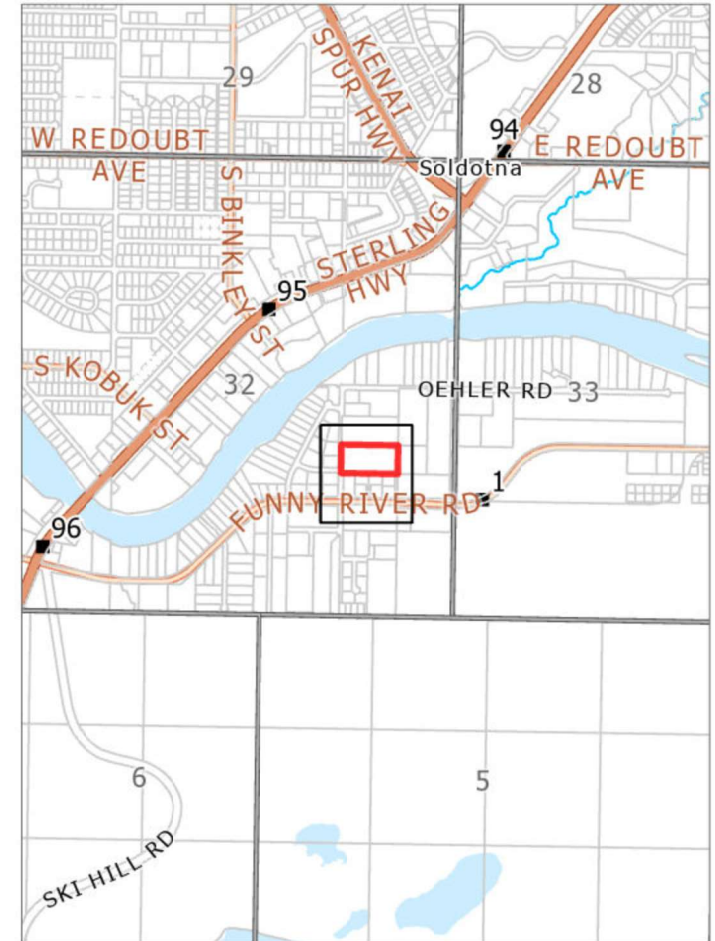


E. NEW BUSINESS

- 1. Zumbuhl Subdivision; KPB File 2024-139
McLane Consult Group / Zumbuhl
Location: Oehler Road & Airport Heights Street
Soldotna Area**



KPB FILE 2024-139
T05N R10W
Sec 32
Soldotna

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 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.

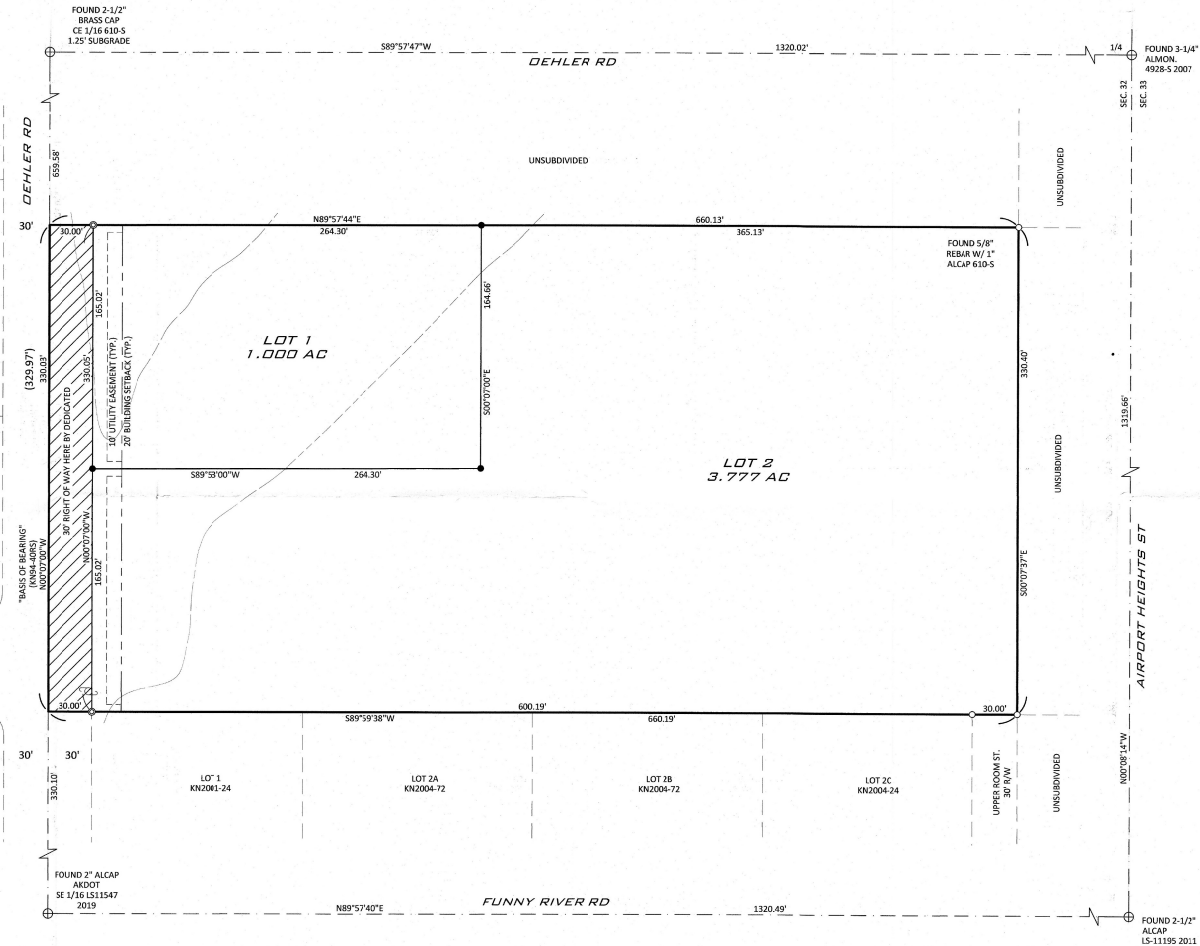
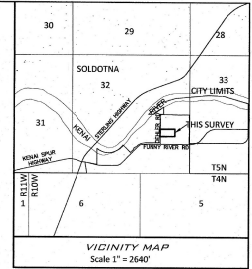
CERTIFICATE OF ACCEPTANCE - KPB

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND 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:

DEHLER RD.

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.

AUTHORIZED OFFICIAL _____ DATE _____



NOTES:

- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- 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.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
- 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 DEPARTMENT.

RECORD PLAT REFERENCE

RECORD OF SURVEY - KN2024-77
ALL MEASURED DATA AGREES WITH RECORD DATA PER KN2024-77

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- FOUND 5/8" REBAR w/ 1" STAINLESS STEEL CAP LS-211269
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP LS-211265
- ⊙ TOWER POLE
- CONTOUR INTERVAL = 5'
- ▨ F/W HEREBY DEDICATED

Plat #
Rec. Dist. _____
Date _____
Time _____



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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

FRED ZUMBUHL, OWNER
PO BOX 1497
STERLING, AK 99672

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 13TH, 2025.

AUTHORIZED OFFICIAL _____

ZUMBUHL SUBDIVISION			
REPLAT OF THE N1/2 SW 1/4 NE 1/4 SE 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA			
FRED ZUMBUHL, OWNER PO BOX 1497, STERLING, AK 99672			
5.004 AC. +/- SITUATED IN THE SE 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.			
	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 498 SOLDOTNA, AK 99688 VOICE: (907) 283-5218 FAX: (907) 283-5225 WWW.MCLANECOM.COM	KPB File No.	2025-XXXX
		Project No.	242038
Scale 1" = 40'	Date: NOV. 2024	BOOK NO: 23-06	Drawn by: AHS

CODY R. McLANE C.E. 11510 AK DATE _____

KPB 2024-139

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
ZUMBUHL SUBDIVISION**

KPB File No.	2024-139
Plat Committee Meeting:	January 13, 2025
Applicant / Owner:	Fred Zumbuhl / Sterling, Alaska
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Oehler Rd and Funny River Rd

Parent Parcel No.:	135-210-02
Legal Description:	T 5N R 10W SEC 32 SEWARD MERIDIAN KN N1/2 SW1/4 NE1/4 SE1/4
Assessing Use:	Residential
Zoning:	Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 5.000 acre parcel into two lots of size 1.000 acres and 3.777 acres and also a dedication.

Location and Legal Access (existing and proposed):

Legal Access to the property is by Oehler Rd on the west for both lots. Oehler Rd is a Borough maintained road coming off Funny River Rd a State maintained road.

The plat is proposing a 30' dedication along the west side with the Oehler Rd right-of-way. State of Alaska review has noted the patent easement as being 50' and the that the dedication should match the patent. KPB 20.30.120 Street-Width requirements states "The minimum right-of-way width of streets shall be 60 feet." 30 feet has already been dedicated by Lori-Lisa Subdivision Amended KN81-27 to the west for Oehler Rd. The Platting Department does not intend to request more right-of-way dedication beyond the necessary 30 feet to meet the minimum requirement of 60 feet total. **Staff recommends** the Plat Committee concur this request and shown dedication meets KPB minimum requirements of KPB 20.30.120 and no further right-of-way for Oehler Rd is needed at this time. The 50' patent easement limit should be shown on the plat and noted correctly, a copy is included in the packet.

The applicant is requesting an exception to KPB 20.30.030(A) Proposed Street Layout and the extension of Upper Room Rd on the southeast across the east end of the property, this will be discussed later in the staff report. If the request is denied, a 30' dedication will need to be added to the east side of the plat as an extension of Upper Room St.

There appears to be a trail on the north side of the property that needs to be addressed by the applicant and surveyor. **Staff recommends** the applicant and/or the surveyor provide a letter of description of the trail and use to staff and if it is private or public use and the applicability to the plat.

Block length is compliant around the plat, being completed with Oehler Rd (on the west and north), Airport Heights St and Funny River Rd.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments:
---------------------------	--

	Oehler Rd lies on the City of Soldotna boundary, but is maintained by the city. The lot is not in city and assumed that ROW development permitting (driveway permit) would be through KPB RSA. No other comments or objections.
SOA DOT comments	The western 50' of the property needs to be shown as dedicated ROW per patent 1151174 (attached). It is displayed as such on plat 2024-77 (attached – although this plat has the wrong patent number displayed) but is reduced to 30' on this new subdivision (2024-139) for unknow reasons.

Site Investigation:

The land has a couple structures located on the southwest corner of the property. When complete the structures will be located on Lot 2 of the proposed plat.

There are no steep areas located on the plat as the land is relatively flat across the property.

There are no wetlands on the property according to the KWF Wetlands Assessment and the River Center review did not identify the plat to be located in a FEMA designated flood hazard area of a 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

This is the first division of the N1/2 SW1/4 NE1/4 SE1/4 of Section 32, Township 5 North, Range 10 West S.M., Alaska. No previous division is identified or noted.

A soils report will be required and an engineer will sign the final plat as the lots are under 200,000 square feet.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission. The plat is located on the border with the City of Soldotna at the center of Oehler Rd. to the west.

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

Utility Easements

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.

HEA has sent a comment to be addressed, comment has been included in the packet.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comment or recommendation
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

KPB department / agency review:

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: 44315 OEHLER RD Existing Street Names are Correct: Yes List of Correct Street Names: OEHLER RD, SKI BOOT DR Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 44315 OEHLER RD WILL REMAIN WITH LOT 2
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Prior Existing Use PEU Recognized Date: 1/1/0001 Material Site Comments: Two PEU material sites lie to the East of the parcel in question. One is to the Northeast PID: 135-210-07, the other is Southeast PID: 135-210-09. PEU Recognized on 02/26/2001 and 09/02/1999 respectively.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Under the Certificate of Ownership and dedication add the middle initial E. to owner's name.

PLAT NOTES TO ADD

- Add note referencing the Patent easement

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 2024-139
Owner's name should match Assessing and Certificate to Plat as Fred E. Zumbuhl.
- 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:
Ski Boot Dr needs the right-of-way width added.
- 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:
50' Patent easement filed in Bk 3 Pg 3 #1151174 needs added / shown on the drawing.
Looks to be a trail or road across the north side of the property that should be addressed and located by the surveyor, with either a letter to staff or shown on the plat.
- 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:
Lots to the west need labeled with lot numbers and plat filing.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

EXCEPTIONS REQUESTED:

A. KPB 20.30.030(A) Proposed Street Layout

Surveyor's Discussion:

Requesting to not require a continuation of Upper Room Street – 30' right of way along the east boundary of proposed Lot 2. The Surveyor has submitted the following proposed Findings in support of the exception request:[SW1]

1. Proposed Lots 1 and 2 have access from Oehler Road. This plat is dedicating 30 feet along the west property line to match adjacent existing Oehler road dedications.
2. The owner has no plans to develop Upper Room Street, and access will be from Oehler Road.
3. KPB PID 13521003 directly north of this subdivision is access by Oehler Road.
4. Lot 3 of Hansen Subdivision K1678 did not dedicate a 30' right of way along the eastern boundary of Lot 3.
5. Upper Room Street is currently not built to KPB standards and is primarily used as an access to KPB PID 13521009 and 13521028.

Staff Discussion:

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.

Staff reviewed the exception request and recommends denial of the request for the reasons stated in the following proposed Findings:

6. Except to the south and west, directly surrounding parcels to the proposed subdivision are unsubdivided.
7. Development of Upper Room Street is unknown at this time.
8. Hansen Subdivision two parcels to the north, was recorded in February of 1970.
9. Upper Room Subdivision KN2000-205 recorded in June of 2001, dedicated Upper Room Street as a 25' right-of-way.
10. Upper Room Subdivision No. 2 KN2004-72 recorded in September of 2004, dedicated an additional 5 feet to Upper Room Street right-of-way.

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee (or Commission, as applicable) may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in and writing and present the Committee (or Commission, as applicable) 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 Commission (or Committee, as applicable) 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;
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;

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.

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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION. 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 DISTRIBUTION OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



Aerial Map



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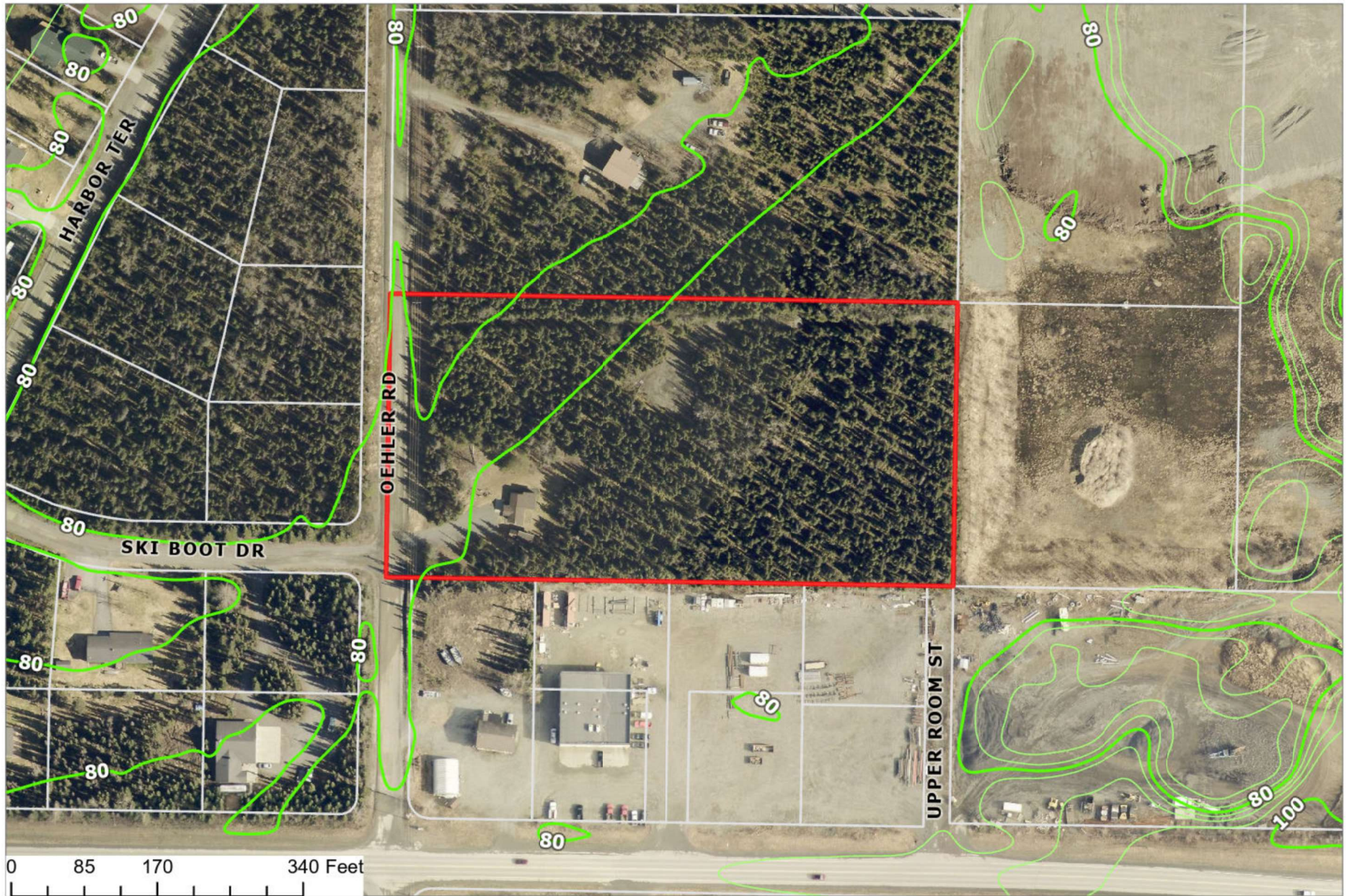


Wetlands

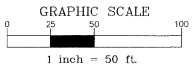
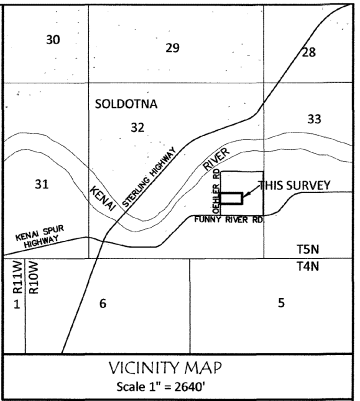
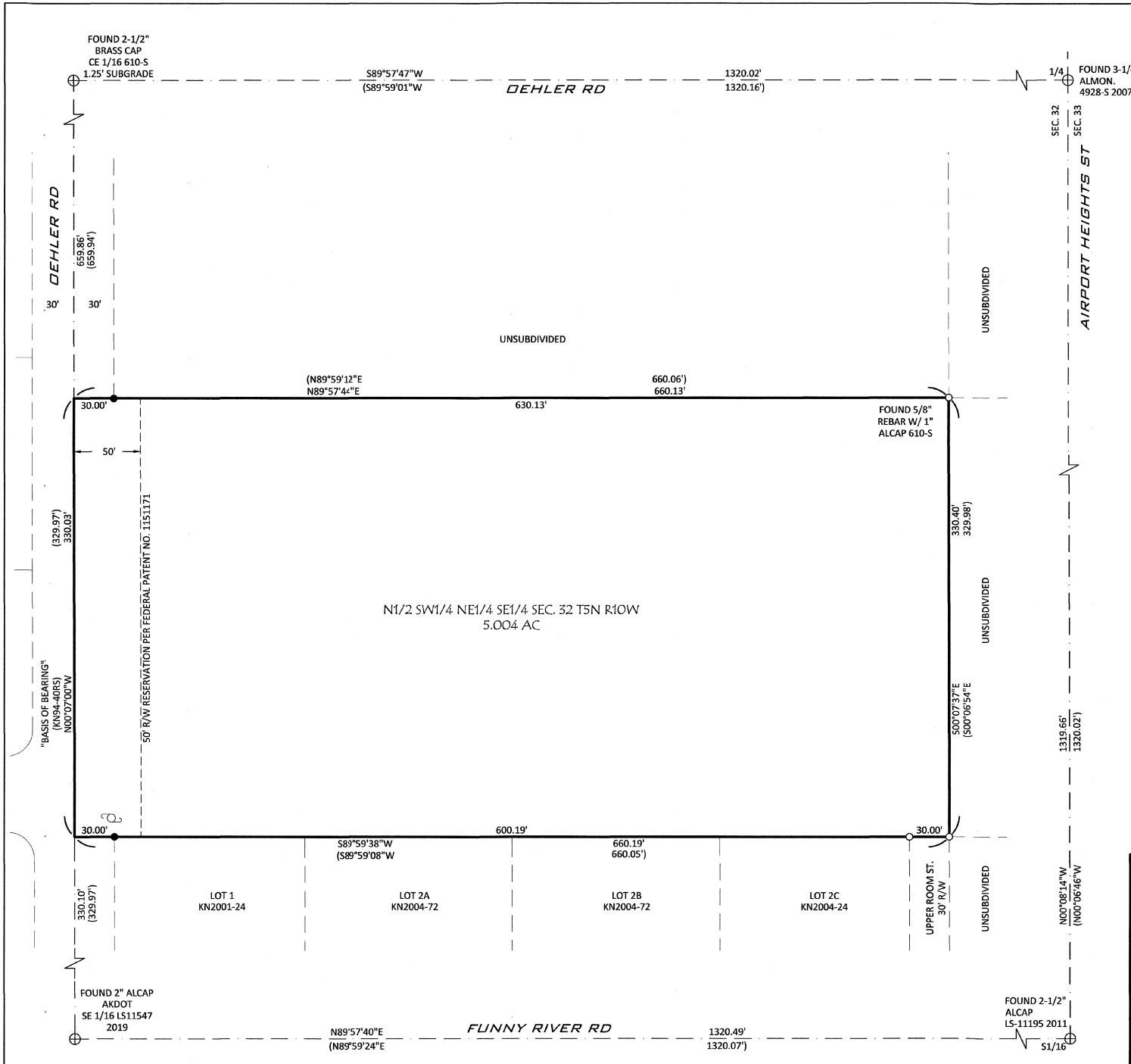


0 125 250 500 Feet

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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

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP IS-211269
- ⊙ POWER POLE
- () RECORD DATA PER KN94-90RS

2024-77
Plat #
 Kenai
 Rec Dist
 11/6 2024
 Date
 Time 1:26 P.M.



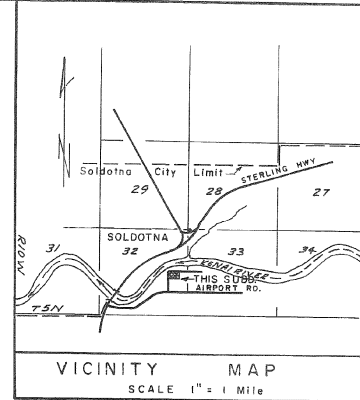
RECORD OF SURVEY			
N1/2 SW1/4 NE1/4 SE 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA			
5.004 AC. M/L SITUATED IN THE SE1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.			
	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99689 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECG.COM	PROJECT NO.	242023
	Scale 1" = 50'	Date : OCT 2024	BOOK NO : 23-06

LEGEND AND NOTES.

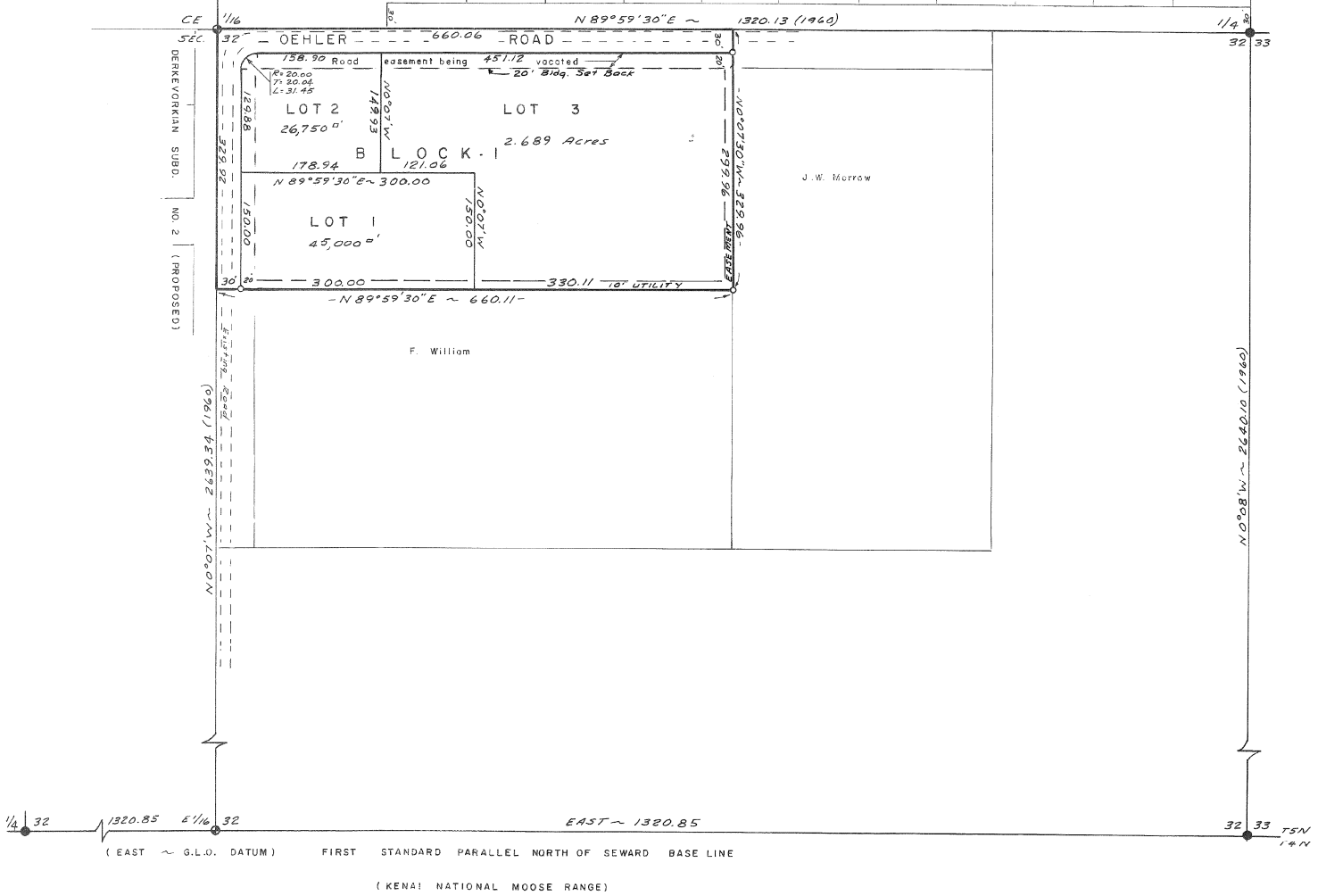
- Found U.S.G.L.O. brass cap monument.
- Found official survey brass cap.
- Set 1" Al. cap.
- ⊥ Set 1/2" x 18" steel rod at all other lot corners.

All bearings refer to the G.L.O. datum of East for the south boundary of SE 1/4 of Section 32.

The existing 50 foot road easement on the North and West boundaries of this subdivision is being reduced to a 30 foot road right of way as shown, thus vacating 20 feet of the original road easement by this plat.



OEHLER SUBDIVISION and ROAD DEDICATION
(K-134)



CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND OR STREETS DEDICATED BY US FOR PUBLIC USE.

DATE Feb 14, 1970 OWNER Eugene W Hansen



NOTARY'S ACKNOWLEDGEMENT:

DESCRIBED AND SIGNED BEFORE ME THIS 15th DAY OF Feb, 1970.

COMMISSION EXPIRES July 1, 1970
Gordon S. Best
NOTARY PUBLIC FOR ALASKA

RECORDED - FILED
Kenai REC. DIST.
DATE 3-6 1970
TIME 4:00 P.M.
Accepted by Borough
Address Box 550 Soldotna



PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION THIS 11th DAY OF FEBRUARY 1970.
George A. Navarin
chairman

HANSEN SUBDIVISION		
EUGENE W. HANSEN (owner) Box 355 Soldotna, Ak.		
LEGAL DESCRIPTION N 1/2 NW 1/4 NE 1/4 SE 1/4 SECTION 32 T5N R 10 W, S.M., ALASKA, CONTAINING 5.000 ACRES.		
SURVEYED AND PREPARED BY: S. S. McLANE Soldotna, Ak.		
DATE OF SURVEY Jan. 2, 1970	SCALE 1" = 100'	FILE NO. BK NO. 4-60

K-1678
HANSEN Subdivision

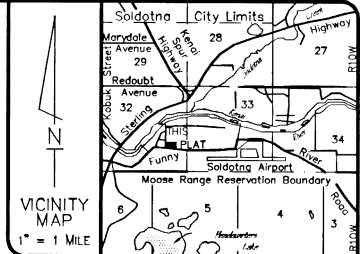
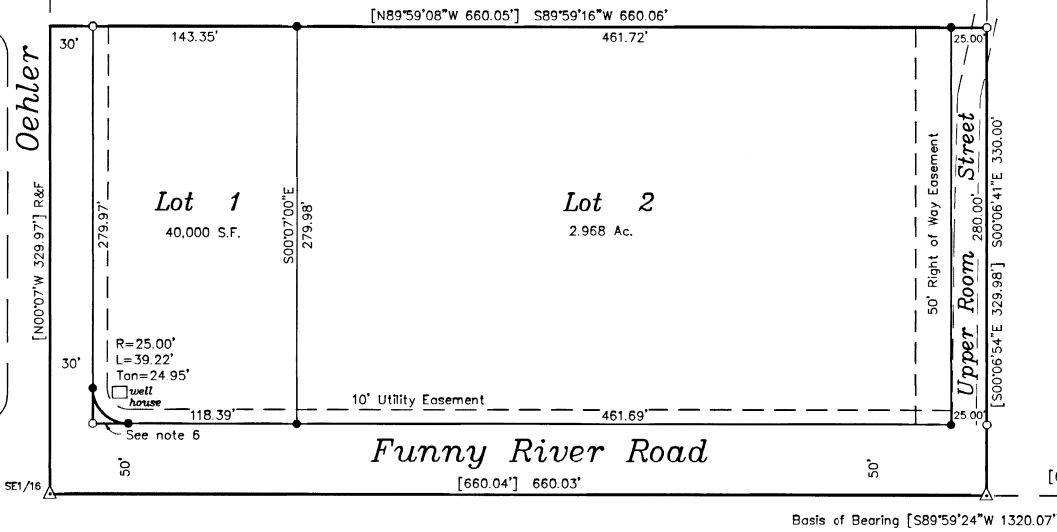
E1-14

Lot 1 - Lisa Subdivision Amended

Oehler Road

Unsubdivided

Unsubdivided



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WE FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT; OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

Charles W. Mettill
Charles W. Mettill

Diana L. Mettill
Diana L. Mettill

P. O. Box 3692
Soldotna, AK 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY of May 2001 FOR Charles W. Mettill and Diana L. Mettill

Jeanne Schaal
JEANNE SCHAALE
ROTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 9-24-2003



PLAT APPROVAL

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

KENAI PENINSULA BOROUGH
Mark Burt
AUTHORIZED OFFICIAL

KPB FILE No. 2000-205

Upper Room Subdivision

Located within the SW1/4 NE1/4 SE1/4 Section 32, T5N, R10W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 4.997 Acres

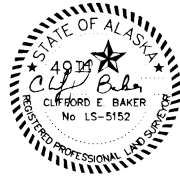
Integrity Surveys

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

JOB NO: 20170	DRAWN: 14 April, 2001 CB
SURVEYEE: Oct., 2000 - Mar., 2001	SCALE: 1" = 60'
FIELD BK: 2000-8, Pg 94-97	DISK: Upper Room

SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.
Date 24 May '01



LEGEND:

- Monument of Record
-
-
- PK Nail of Record (found)
- [] Record Datum - Wilkamirski Property Record Survey - Plat # 94-40RS

NOTES:

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission. The existing well house shown was construction prior to the building setback restriction; therefore is not considered an encroachment.
- 3) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 4) Front 10 ft. of the building setback adjacent to rights-of-way is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a Utility to use the easement.
- 5) 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.
- 6) A133 S.F. parcel owned by the State of Alaska Department of Transportation in accordance with Deed recorded Book 157 Page 265 Kenai Recording District.
- 7) **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 Dept. of Environmental Conservation.

Jane Tull
Engineer

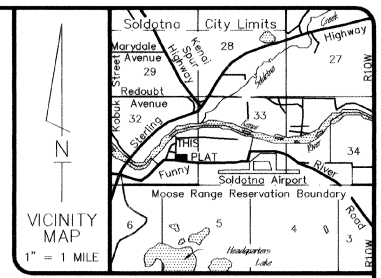
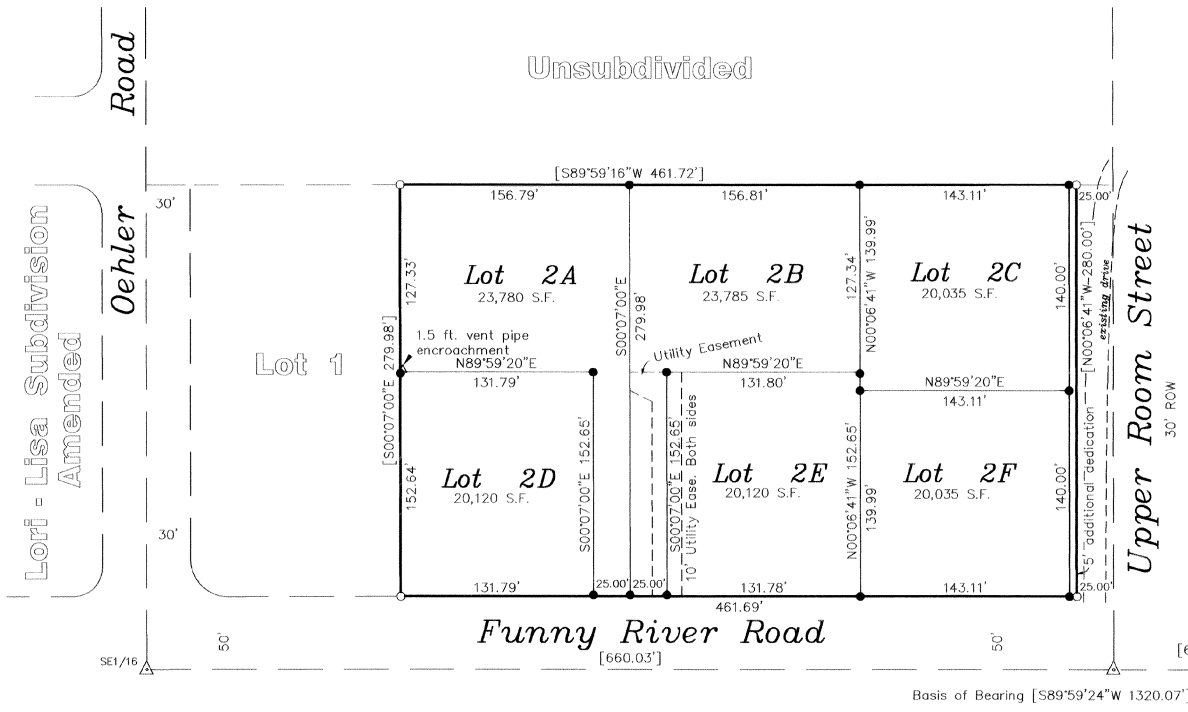
CE 8300
License #

5-30-01
Date

2001-24

RECORDED
Kenai REC. DIST.
DATE: 6-22 2001
TIME: 12:10 P.M.

REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

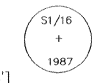


CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Charles W. Mettillé
Charles W. Mettillé
Diana L. Mettillé
Diana L. Mettillé
 P. O. Box 3692
Seldotna, AK 99669

3 1/4" Alum. Cap



NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF August, 2004 FOR Charles W. Mettillé and Diana L. Mettillé

Rita M. Hart
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10-21-06



- NOTES:**
- Proposed land uses are recreational, residential, agricultural, and commercial.
 - Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
 - Front 10 ft. of the building setback adjacent to rights-of-way with an addition 10 ft. within 5 ft. of the side lot line is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a Utility to use the easement.
 - 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.
 - Lots within this subdivision are required to connect to the City of Seldotna Public Water system. No onsite wells are permitted.
 - 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 Dept. of Environmental Conservation.

SURVEYOR'S CERTIFICATE

I hereby certify that, I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.
 Date 1 Sept, '04

LEGEND:

- Monument of Record
- 5/8" Rebar (found)
- 5/8" Rebar (set)
- PK Nail of Record (found)
- [] Record Datum - Upper Room Subdivision Plat # 2001-24 KR D



2004-72
 RECORDED
 Kenai REC. DIST.
 DATE: 9/20 2004
 TIME: 2:33 P.M.
 REQUESTED BY:
 INTEGRITY SURVEYS
 605 SWIRES DRIVE
 KENAI, ALASKA 99611

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 28, 2004

KENAI PENINSULA BOROUGH
Mary Jall
 AUTHORIZED OFFICIAL

PKB FILE No. 2004-163

Upper Room Subd. No. 2

A subdivision of Lot 2 Upper Room Subdivision, Plat No. 2001-24 KR D
 Located within the SW1/4 NE1/4 SE1/4 Section 32, T5N, R10W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska
 Containing 2.968 Acres

Integrity Surveys	
605 Swires Drive Kenai, Alaska 99611-8363	
SURVEYORS	PLANNERS
PHONE - (907) 283-9047	FAX - (907) 283-9071
JOB NO: 24064 ref: 20170	DRAWN: 25 August, 2004 CB
SURVEYED: July 2004	SCALE: 1" = 60'
FIELD BK: 2004-3, Pg 50	DISK: Upper Room

M. Turunen
Engineer
 3380-E License #
 8 Sep 04 Date

Anchorage 021006

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of June 1, 1938 (52 Stat. 609), as amended by the Act of July 14, 1945 (59 Stat. 467), the claim of Arnold C. Strom has been established and that the requirements of law pertaining to the claim have been met, for the following-described land:

Seward Meridian, Alaska.

T. 5 N., R. 10 W.,

sec. 32, N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$.

The area described contains 5 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305). Excepting and reserving, also, to the United States, all oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right of way not exceeding 50 feet in width, for roadway and public utilities purposes, to be located along the west boundary of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the THIRTIETH day of MARCH in the year of our Lord one thousand nine hundred and FIFTY-FIVE and of the Independence of the United States the one hundred and SEVENTY-NINTH.

For the Director, Bureau of Land Management.

By AC. McLean
Chief, Patents Unit.

Patent Number 1151171

89790

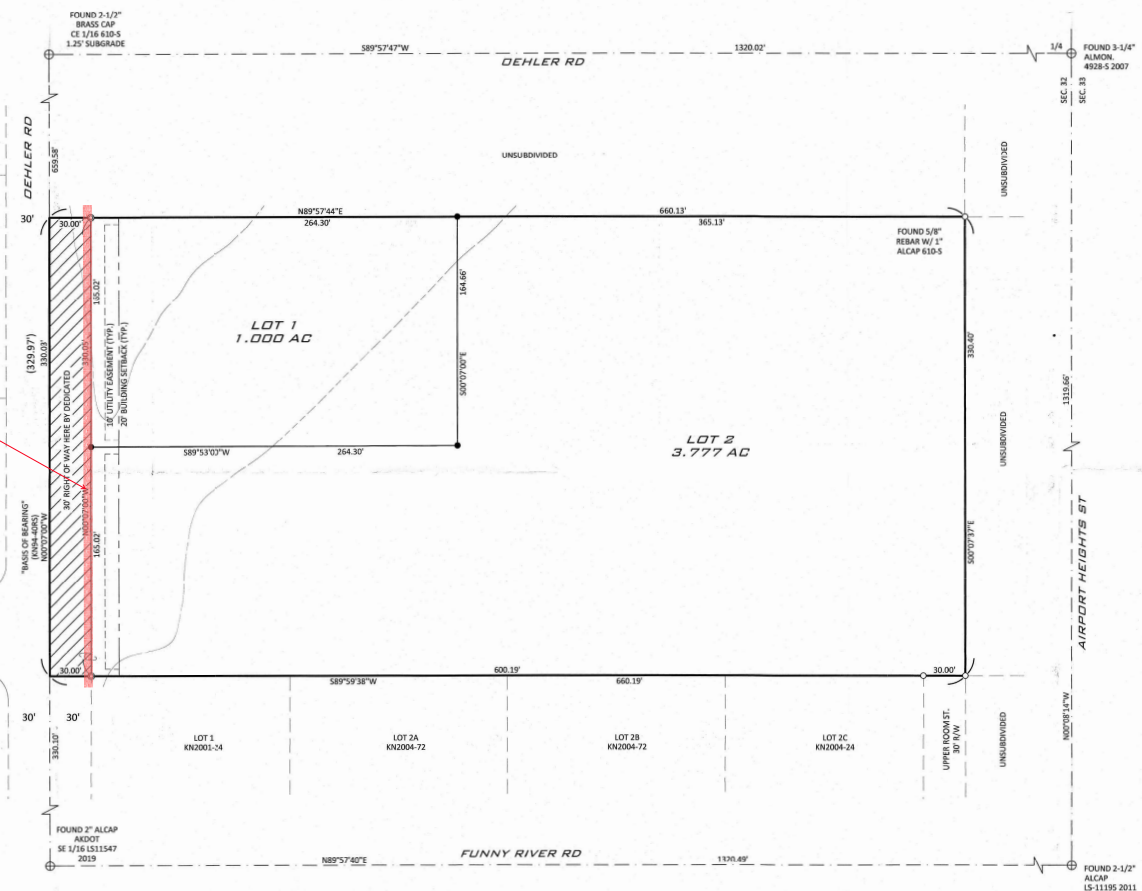
CERTIFICATE OF ACCEPTANCE - KP8

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND 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:

OWNER: RD.

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.

AUTHORIZED OFFICIAL _____ DATE _____



Please locate and depict the overhead electric line. As this is a three phase primary electric line please provide a label or plat note stating, "The existing overhead powerline is the centerline of 40 ft. wide electrical distribution line, including guys and anchors, granted this plat."

- NOTES:**
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - 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.
 - THE FRONT 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 5 FEET OF THE SIDE LOT LINES ALSO A UTILITY EASEMENT.
 - 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 DEPARTMENT.

RECORD PLAT REFERENCE
 RECORD OF SURVEY - KN2024-77
 ALL MEASURED DATA AGREES WITH RECORD DATA PER KN2024-77

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - ⊙ FOUND 5/8" REBAR w/ 1" STAINLESS STEEL CAP LS-211289
 - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP LS-211289
 - ⊖ POWER POLE
 - ⊕ CONTOUR INTERVAL = 5'
 - ▨ R/W HEREBY DEDICATED

Plat #

Rec. Dist. _____

Date _____

Time _____



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.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

FRED ZUMBULH, OWNER
 PO BOX 1407
 STERLING, AK 99672

HEA REVIEWED - SEE COMMENTS
 Scott Huff 12/30/2024
 Land Management Officer

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 13TH, 2025.

ZUMBULH SUBDIVISION
 REPLAT OF THE N1/2 SW 1/4 NE 1/4 SE 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA
 FRED ZUMBULH, OWNER
 PO BOX 1407, STERLING, AK 99672
 5.004 AC, N/2 SITUATED IN THE SE 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING ANDERSON HAMILTON P.O. BOX 408 SOLDOTNA, AK 99583 VOICE: (907) 283-4218 FAX: (907) 283-2085 WWW.MCA.AK.CS.CS.COM	KPB File No. 2025-XXXX
	Project No. 242038 Date: NOV. 2024 BOOK NO.: 23-06 Drawn by: AMH	

CODY R. McLANE C.E. 11510 AK DATE _____

AUTHORIZED OFFICIAL _____

KPB 2024-139