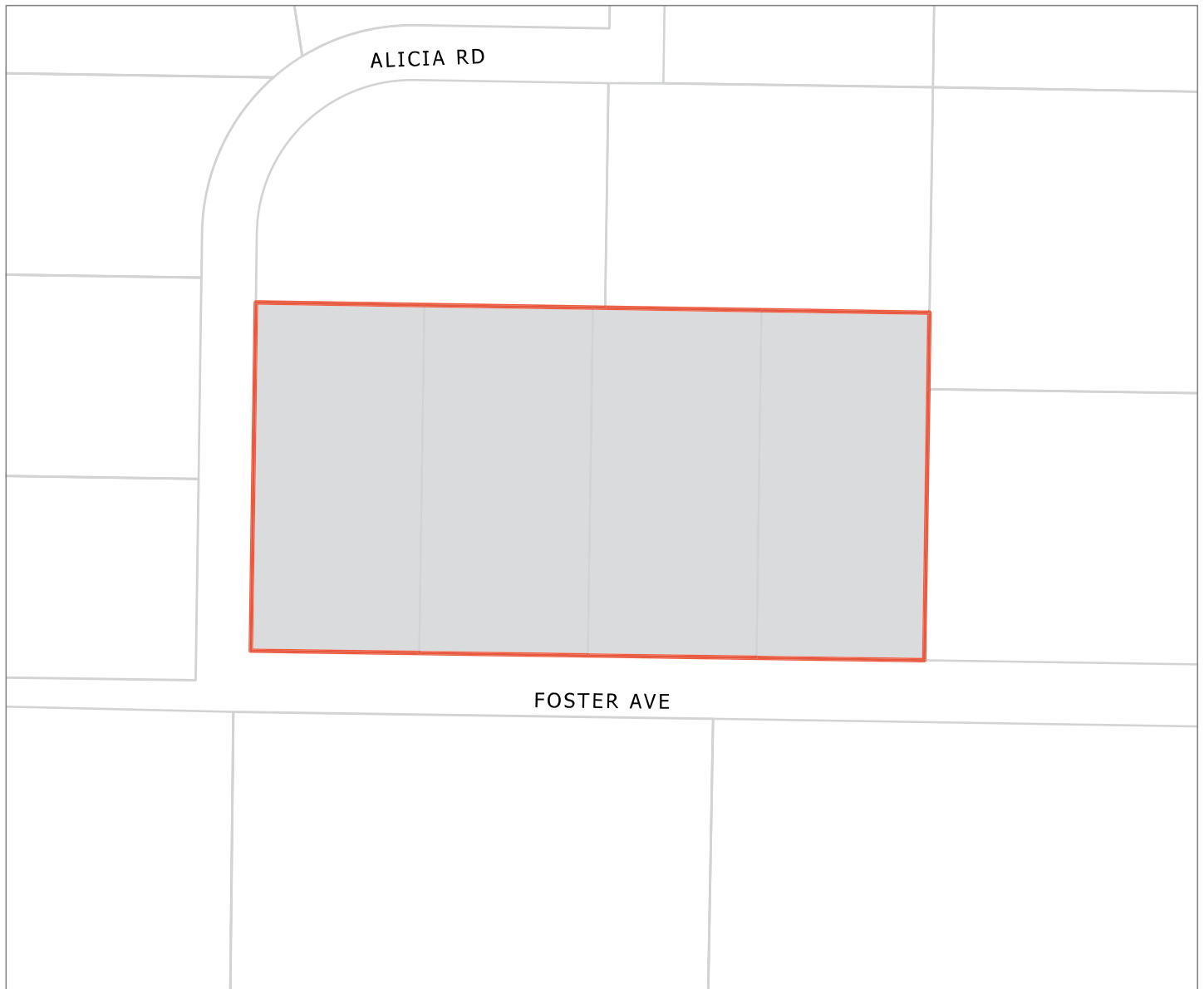


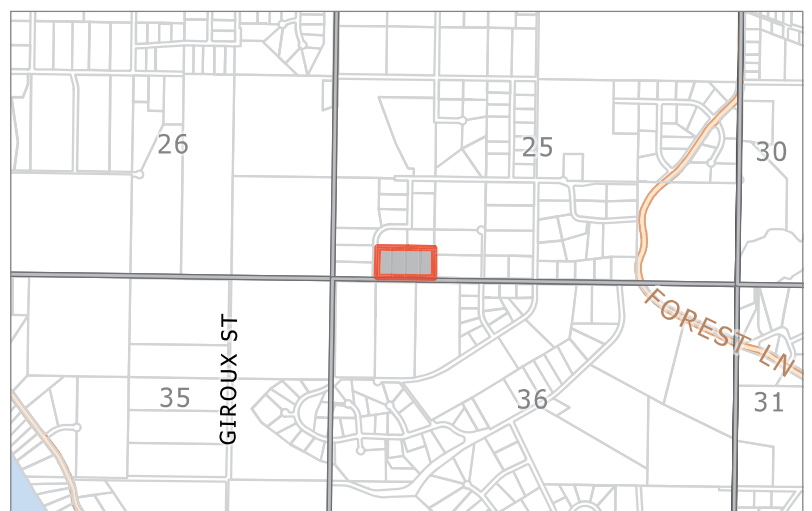
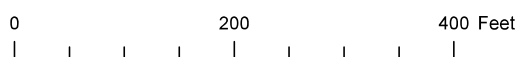
E. NEW BUSINESS

- 2. Brown's Acre Estates 2024 Addition; KPB File 2024-028**
Peninsula Surveying
Anchorage Development & Construction, LLC
Location: Foster Avenue & Alicia Road
Sterling Area



KPB File 2024-028
T 05N R 10W SEC 25
Sterling

3/14/2024

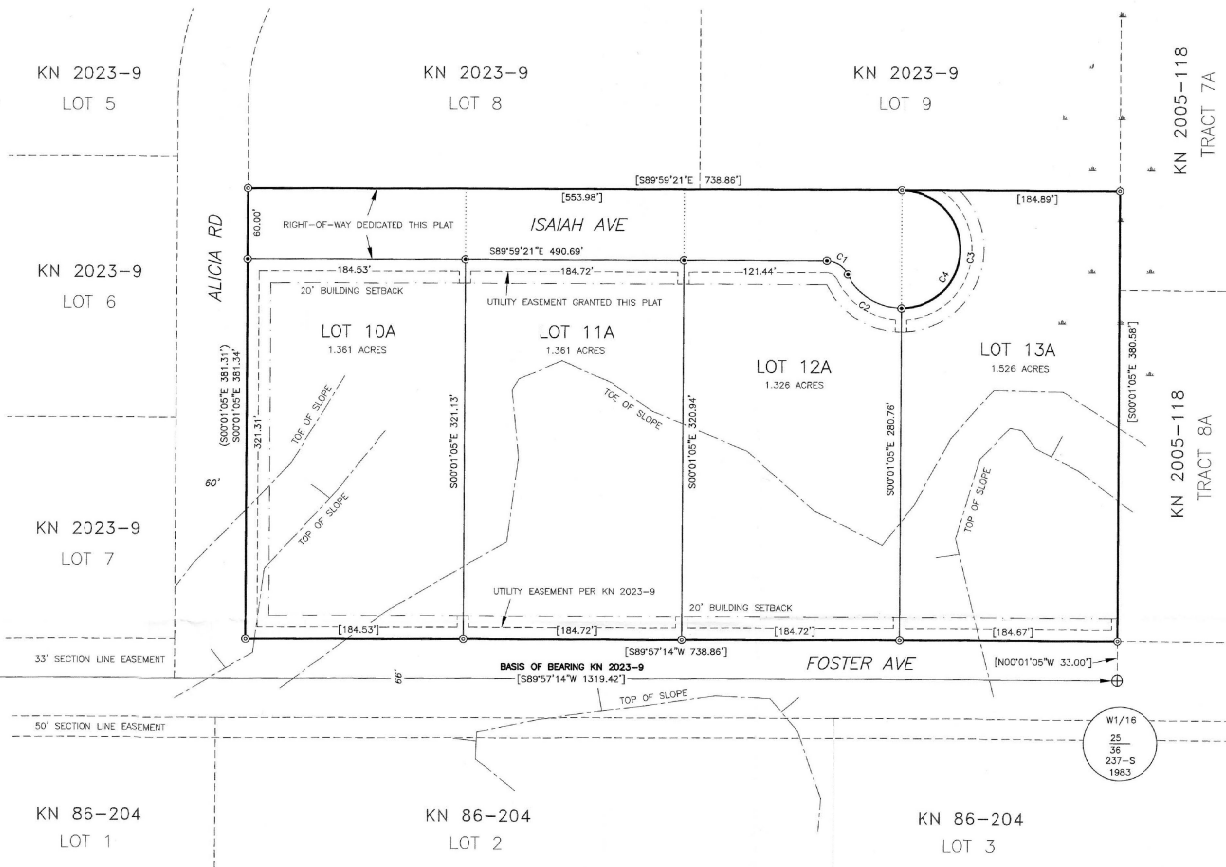
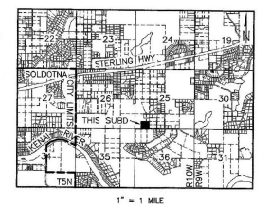
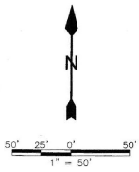




Aerial View



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

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

ISIAH AVENUE

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT ANCHORAGE DEVELOPMENT AND CONSTRUCTION LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT ON BEHALF OF ANCHORAGE DEVELOPMENT AND CONSTRUCTION LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY OWN FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

EARL W. FORD, AS MEMBER OF ANCHORAGE DEVELOPMENT AND CONSTRUCTION LLC
9441 ELMCRE ROAD, ANCHORAGE, AK 99507

NOTARY ACKNOWLEDGMENT

FOR: EARL W. FORD
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON AUGUST 22, 2022. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

BY: _____
AUTHORIZED OFFICIAL

- NOTES**
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES 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 (KPB 14.05).
 - SUBJECT TO A RIGHT-OF-WAY EASEMENT WITH NO DEFINITE LOCATION FOR HOMER ELECTRIC ASSOCIATION, INC. AS FOUND IN BOOK 79, PAGE 557 KENAI RECORDING DISTRICT, RECORDED ON SEPTEMBER 4, 1974.
 - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A J.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 - THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS.
 - THE KPB PLAT COMMITTEE GRANTED AN EXCEPTION TO 20.43.040 WASTEWATER REVIEW AT THE MEETING ON XXXXXXXX.

- LEGEND**
- ✱ FOUND 2.5" BLM BRASS CAP MONUMENT
 - ⊕ FOUND 2.5" ALUMINUM MONUMENT
 - ⊕ FOUND 5/8" REBAR WITH RED PLASTIC CAP, 14488-S
 - ⊙ SET 5/8" X 3/8" REBAR WITH RED PLASTIC CAP, 14488-S
 - () RECORD DATA PER PLAT KN 2023-9
 - [] RECORD AND MEASURED DATA PER PLAT KN 2023-9
 - WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
 - FORMER LOT LINE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
C1	22.56	20.00	06°37'23"	12.65	21.38	N57°40'39"W
C2	56.44	50.00	06°40'51"	31.86	53.46	S57°42'23"E
C3	157.03	50.00	17°56'32"	99.165.78	100.00	N00°01'05"W
C4	213.47	50.00	24°37'23"	79.06	84.52	N32°19'21"E

KPB 2023-028



KPB FILE NUMBER:

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NIKILCHIK, AK 99639
(907)306-7065

PLAT OF
BROWN'S ACRE ESTATES 2024 ADDITION

A SUBDIVISION OF
LOTS 10-13, BROWN'S ACRE ESTATES, KN 2023-9

LOCATED WITHIN
SW 1/4 SW 1/4 SEC. 25, T.5N., R.10W., S.M.
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 6.461 ACRES

OWNER: ANCHORAGE DEVELOPMENT AND CONSTRUCTION LLC
9441 ELMCRE ROAD, ANCHORAGE, AK 99507

SCALE: 1" = 50' DATE: MARCH 5, 2024

DRAWN: JLS SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
BROWN'S ACRES ESTATES 2024 ADDITION**

KPB File No.	2024-028
Plat Committee Meeting:	April 8, 2024
Applicant / Owner:	Anchorage Development and Construction LLC of Anchorage, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Lopez Avenue, Sterling

Parent Parcel No.:	058-350-47, 058-350-48, 058-350-49 & 058-350-50
Legal Description:	Lots 10-13 Brown's Acres Estates KN 2023-9
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide 4 lots into 4 similar lots and a dedication of a cul-de-sac along the top of them.

Location and Legal Access (existing and proposed): The subdivision is located between Lopez Avenue and Foster Avenue off of Alicia Rd in the Sterling area. Forest Ave and Alicia Rd are not constructed. The lots do have access from Forest Ave also and double frontage is not a concern as the dept is more than 250 feet, exceeding the requirement of KPB 20.30.230 – **Lots – double frontage prohibited when.**

The plat has some steep terrain located at the southern part of the subdivision.

To the southwest of the subdivision is approved preliminary plat, Forest Hills Lookout Subdivision Boulder Heights Addition KPB File 2019-117. This plat will add an extension of a half dedication of Alicia Rd to the south.

This plat is dedicating the north portion of Lot s 10-13 of Brown's Acres Estates KN 2023-9 as a cul-de-sac with he accepted name of Isaiah Ave.

Block length is not compliant and cannot be remedied as there are developed tracts surrounding these lots. An exception was requested and ranted on the parent plat. **Staff recommends:** the Plat Committee concur an exception is not needed for this plat.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: As noted through the former subdivision and dedication of "Alecia Rd" (this developer): Walker St and Lopez Ave are not currently constructed to a category standard that supports the expanded parcel load. This subdivision expands the additive load to those existing roads by four more lots.
SOA DOT comments	

Site Investigation:

There are some wetlands in the east side of Lot 13A shown on the plat and the correct Corps of Engineers not is present. The plat has not been identified as being in a FEMA Flood Zone or Floodplain nor is it located in a Habitat Protection District.

Top and toe of the steep slopes have been shown on the plat.

No encroachments look apparent from the aerial photos.

KPB River Center review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Comments:</p>
State of Alaska Fish and Game	

Staff Analysis

This is a resubdivision of four lots to add a cul-de-sac across the north side of the lots to create a better access to the lots.

A soils report will not be required as the parent plat has an approved soils report completed and approved by the Kenai Peninsula Borough Planning Department in the Spring of 2023.

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

The property is not within an advisory planning commission.

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

Utility Easements

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process, comments received to date were of approved or no comment. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

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

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: ALICIA RD, FOSTER AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: ISAIAH COURT List of Street Names Denied: ISAIAH AVE- ROW ENDS IN CUL DE SAC. Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan LOZD Comments: There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add to KPB File Number: 2024-028
Reduce the scale of the vicinity map to show more detail.
Plat note #7 not needed, exception not needed.

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.*

- 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:

Lot 1 to the southwest is in the process of being platted. Prior to finishing the surveyor should check on the status of the plat for labeling purposes.

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.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190.

Add date of April 8, 2024 to Plat Approval.

RECOMMENDATION:

SUBJECT TO 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



Aerial View



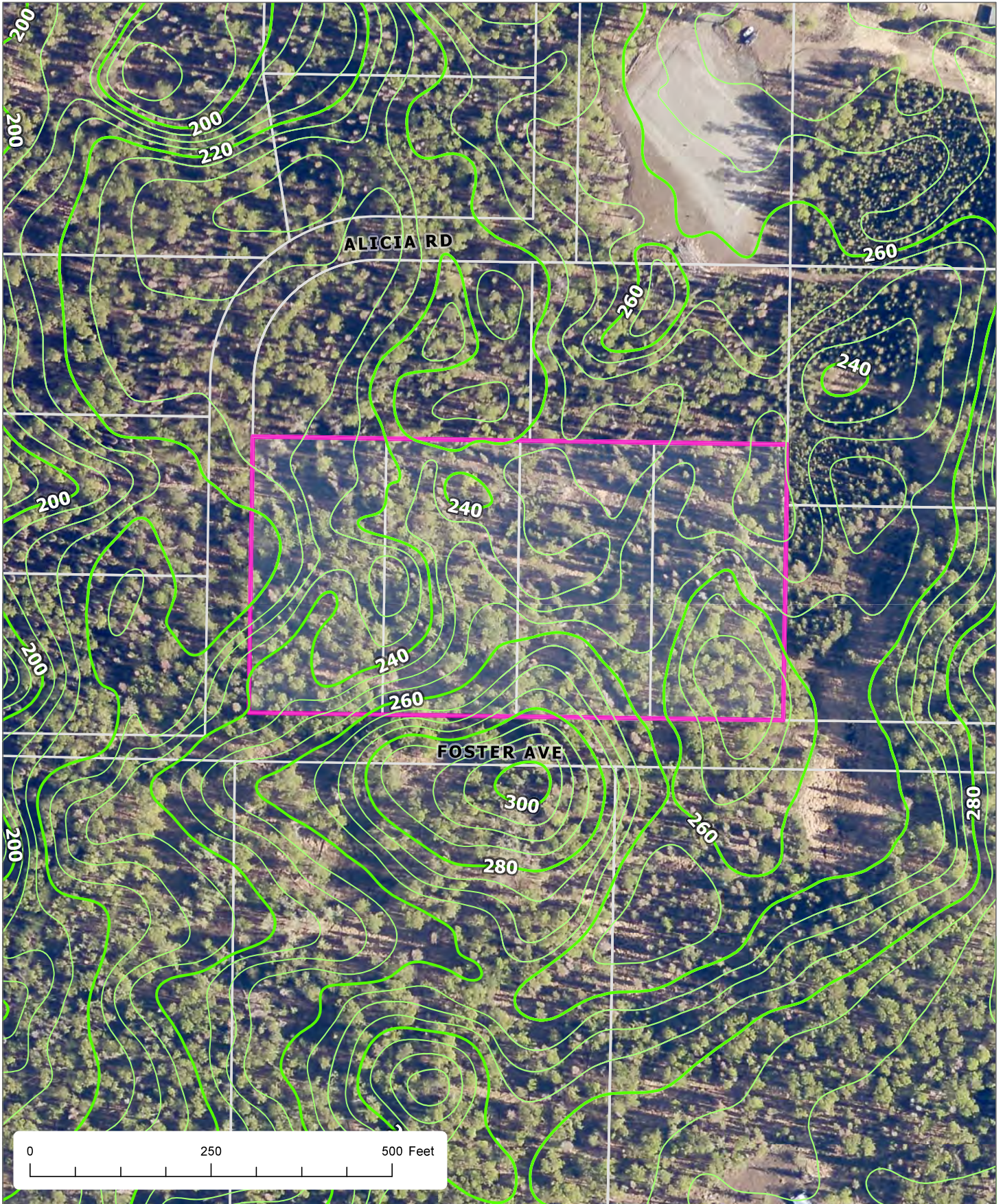
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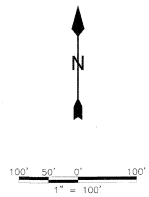
Wetlands



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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.



PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 22, 2022.
 KENAI PENINSULA BOROUGH
 BY: *[Signature]* 2/1/2023
 AUTHORIZED OFFICIAL

LINE	BEARING	LENGTH
[L-1]	S00°02'23"E	33.00'
[L-2]	S00°02'09"W	30.00'
[L-3]	S00°01'05"E	33.00'
[L-3]	S00°01'21"E	33.00'

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	MIDCHORD BEARING
C1	267.23	170.00	90°03'54"	170.19	240.55	S49°00'53"W
C2	192.13	230.00	47°51'42"	102.07	186.89	S27°04'46"W
C3	39.29	230.00	08°47'13"	19.69	36.34	S82°44'14"W
C4	130.13	230.00	32°24'59"	66.86	198.40	S73°00'18"W

- NOTES**
1. A BUILDING SETBACK OF 30' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEY STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 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. 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 (MFR 14.06).
 4. SUBJECT TO A RIGHT-OF-WAY EASEMENT WITH NO DEFERRE LOCATION FOR HOMER ELECTRIC ASSOCIATION, INC. AS FOUND IN BOOK 79, PAGE 557 KENAI RECORDING DISTRICT RECORDED ON SEPTEMBER 4, 1974.
 5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 6. THE KRP PLAT COMMITTEE GRANTED EXCEPTIONS TO 20.50.030 PROPOSED STREET LAYOUTS AND 20.50.170 BLOCK LENGTHS AT THE MEETING ON AUGUST 23, 2022.
 7. LOT 1 MAY HAVE POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON AIRBORNE IMAGERY, DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
 8. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS.

- LEGEND**
- FOUND 2.5" B.M. BRASS CAP MONUMENT
 - FOUND ALUMINUM MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, L58509
 - SET 5/8" X 18" REBAR WITH RED PLASTIC CAP, L488213
 - () RECORD DATA PER PLAT KN 2021-76
 - () RECORD AND MEASURED DATA PER PLAT KN 2021-76
 - WETLANDS PER THE KENAI WATERSHED FORUM 2013 (OWW FILE) WETLANDS MAPPING

CERTIFICATE OF ACCEPTANCE
 THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND VERIFY ACCURACY OF THIS PLAT IN THE KENAI PENINSULA BOROUGH FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEICATED BY THIS PLAT INCLUDING EASEMENTS RIGHTS-OF-WAY ALLEYS AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:
 ALOR ROAD
 THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, MAINTAIN OR IMPROVE THEM.
 BY: *[Signature]* DATE: 2/1/2023

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT ARCHANGEL DEVELOPMENT AND CONSTRUCTION, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT ON BEHALF OF ARCHANGEL DEVELOPMENT AND CONSTRUCTION, LLC, I HEREBY ADAPT THIS PLAN OF SUBDIVISION AND BY MY OWN FREE CHOICE DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.
 EARL W. FORD, AS MEMBER OF ARCHANGEL DEVELOPMENT AND CONSTRUCTION, LLC
 8441 ELMORE ROAD, ANCHORAGE, AK 99507

NOTARY ACKNOWLEDGMENT
 FOR EARL W. FORD
 ACKNOWLEDGED BEFORE ME THIS 27th DAY OF December, 2022
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: Sep 11, 2026.



WASTEWATER DISPOSAL
 LOTS 1-13 WHICH ARE AT LEAST 10000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL
 LOTS 2-13 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS (SEPTIC TANKS, TANKS OR TANKS) PROVIDED THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH AND OTHER TYPE OF ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED AS PRACTICING IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER: *[Signature]* CE 15297 DATE: 1/28/23
 LICENSE # 1/28/23

STATE FILE NUMBER: 2022-10801

PENINSULA SURVEYING, LLC
 10000 KATINA BOULEVARD, BIRCHBAY, AK 99508
 (907) 676-7000

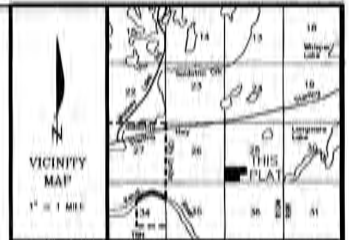
PLAT OF
BROWN'S ACRE ESTATES
 A SUBDIVISION OF
 TRACT A, BROWN'S ACRES, SUBDIVISION 2021, KN 2021-76

LOCATED WITHIN
 SW 1/4 SW 1/4 SEC. 25, T24N, R10W, S.M.
 KENAI PENINSULA BOROUGH, ANCHORAGE, ALASKA
 CONTAINING 34.743 ACRES

OWNER: ARCHANGEL DEVELOPMENT AND CONSTRUCTION, LLC
 8441 ELMORE ROAD, ANCHORAGE, AK 99507

SCALE: 1" = 100'
 DATE: DECEMBER 5, 2022
 DRAWN: JLS SHEET 1 OF 1





- LEGEND:**
- ⊗ 2 1/2" BRASS, CAP MON. GLO 1937 FOUND
 - ⊕ 2 1/2" ALUM. CAP MONUMENT 237-S 1983 FOUND
 - ⊙ 3 1/4" ALUM. CAP MONUMENT 3932-S 1977 FOUND
 - ⊗ 3 1/4" ALUM. CAP MONUMENT L57208 2009 FOUND
 - ⊙ 5/8" REBAR FOUND
 - 1/2" REBAR FOUND
 - 5/8" REBAR w/PLASTIC CAP L58859 HIT
 - () RECORD DATUM PLAT 85-49 KR0

LINE	BEARING	DISTANCE
1	S 89°59'21" W	630.01'
2	S 89°59'21" W	630.01'
3	S 89°59'21" W	630.01'
4	S 89°59'21" W	630.01'
5	S 89°59'21" W	630.01'
6	S 89°59'21" W	630.01'
7	S 89°59'21" W	630.01'
8	S 89°59'21" W	630.01'
9	S 89°59'21" W	630.01'
10	S 89°59'21" W	630.01'
11	S 89°59'21" W	630.01'
12	S 89°59'21" W	630.01'
13	S 89°59'21" W	630.01'
14	S 89°59'21" W	630.01'
15	S 89°59'21" W	630.01'
16	S 89°59'21" W	630.01'
17	S 89°59'21" W	630.01'
18	S 89°59'21" W	630.01'
19	S 89°59'21" W	630.01'
20	S 89°59'21" W	630.01'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
1	179°40'00"	300.00'	20476.42'	100.00'	100.00'	S 89°59'21" W

- NOTES:**
- 1) Book of bearing taken from Brown's Acres Subdivision Number Two, Plat 85-49, Rural Recording District.
 - 2) Building setbacks: A setback of 20 feet is required from all street rights-of-way unless a lesser setback is approved by resolution by the appropriate Planning Commission.
 - 3) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the thorough road maintenance program.
 - 4) An assessment for electric lines or system and/or telephone lines granted to Home Electric Association, Inc. is recorded in Book 79 Page 587, Rural Recording District. No definite location indicated.
 - 5) Exceptions to RPB 20.30.030, Projection of right-of-way, and RPB 20.30.170, Block length, were granted by the plat committee at the meeting of June 14, 2021.
 - 6) First 10 feet of the existing network adjacent to right-of-way and adjacent to lot area is not to be used for utility assessment. 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.
 - 7) **WASTEWATER DISPOSAL:** Tract B The present subdivision for lots resulting from this platting action and approved by the Alaska Department of Environmental Conservation, on March 26, 1995. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. **WASTEWATER DISPOSAL:** Tracts A and C these lots are at least 20,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



SURVEYOR'S CERTIFICATE

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

Date 9-1-21

CERTIFICATE OF ACCEPTANCE

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

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNMENT BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

John F. Sebesse 11/17/21
 SURVEYOR
 KENAI PENINSULA BOROUGH

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 14, 2021.

Kenai Peninsula Borough
 AUTHORIZED OFFICIAL

NOTARY'S ACKNOWLEDGEMENT

FOR John F. Sebesse
 ACKNOWLEDGED BEFORE ME THIS 11 DAY OF NOVEMBER 2021.

NOTARY PUBLIC FOR
 MY COMMISSION EXPIRES _____

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 ACCEPT 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.

Randal D Jensen
 RANDAL D JENSEN
 TRACTS BA1, BA, BA1 LOT 1A BLOCK 2, NEAM SW1/4 SW1/4

Karen K Jensen
 KAREN K JENSEN
 TRACTS BA1, BA, BA1 LOT 1A BLOCK 2, NEAM SW1/4 SW1/4

Shannon Sailer
 SHANNON SAILER
 LOT 1A BLOCK 2, NEAM SW1/4 SW1/4
 240 60TH STREET N
 TOWNER, NORTH CAROLINA 28786

NOTARY'S ACKNOWLEDGEMENT

FOR Randal D Jensen and Karen K Jensen
 ACKNOWLEDGED BEFORE ME THIS 11 DAY OF NOVEMBER 2021.

NOTARY PUBLIC FOR
 MY COMMISSION EXPIRES 11/17/2025

NOTARY'S ACKNOWLEDGEMENT

FOR Shannon Sailer
 ACKNOWLEDGED BEFORE ME THIS 11 DAY OF NOVEMBER 2021.

NOTARY PUBLIC FOR
 MY COMMISSION EXPIRES 11/17/2025

NOTARY'S ACKNOWLEDGEMENT

FOR _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC FOR _____
 MY COMMISSION EXPIRES _____

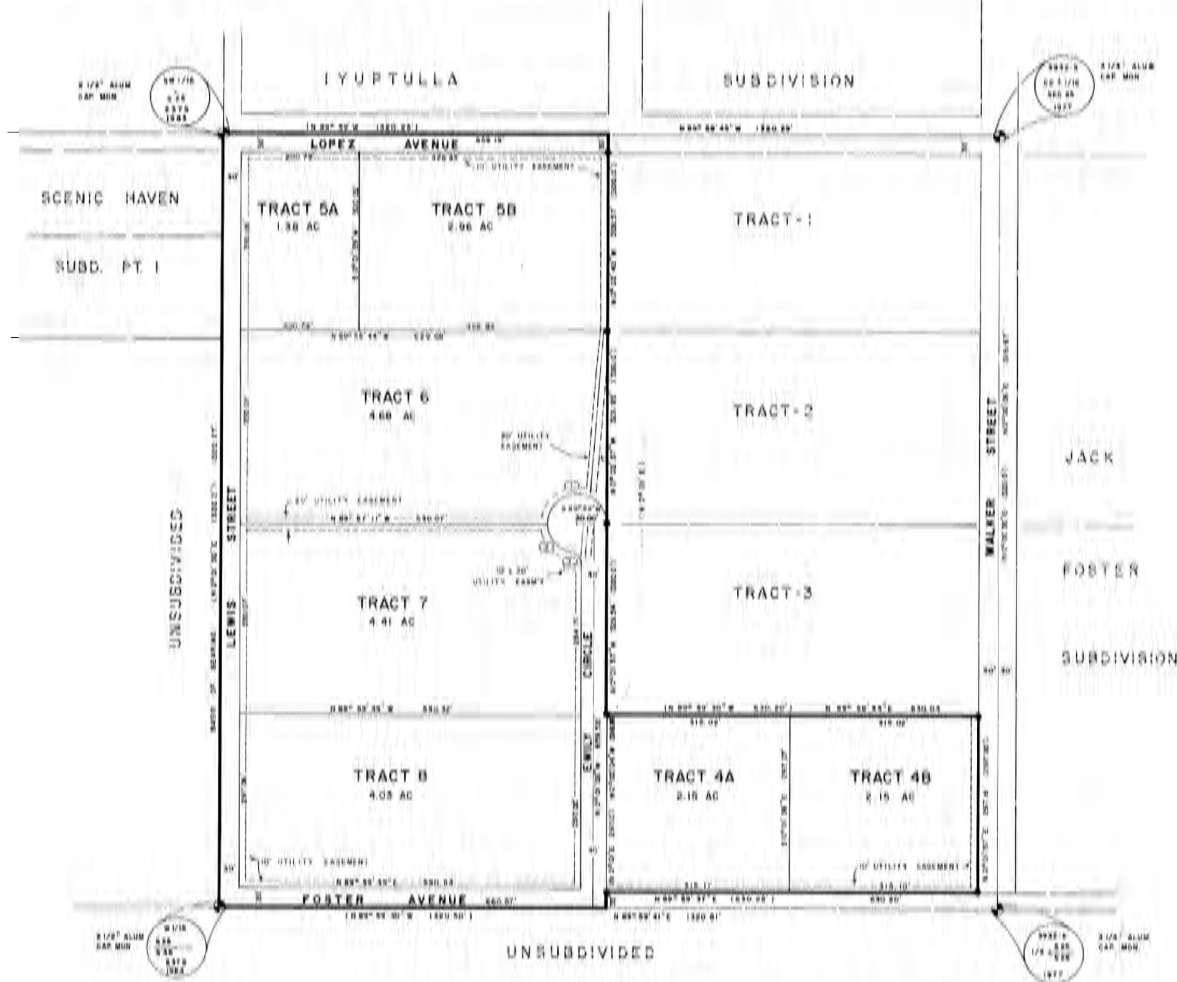
Brown's Acres Subdivision 2021

A re-subdivision of Tract 88 Brown's Acres Subdivision No. 2, Plat 85-49, Tract BA1, Tract BA and Lot 1A, Block Two, Brown's Acres Subdivision Three-seven-eight, Plat 2005-118, and the SW1/4 SW1/4 Section 25, T9N, R10E, S4M, excepting therefrom plat KN 83-158, Rural Recording District.

Located within the SW1/4 SW1/4 and SW1/4 Section 25, T9N, R10E, S4M, Kenai Peninsula Borough, Alaska.

Subdivision 21-0078

Surveyor Negesser Surveys 3048D Woodland St. Soldotna, AK 99589 (907) 592-3900	Owner Randal D & Karen K Jensen Shannon & Tonia Sailer 240 60th Street N Towners, ND 58798
JOB NO. 2104	DRAWN: 8-23-21
SURVEYED: May, 2021	SCALE: 1"=100'
FIELD BOOK: 21-1	SHEET: 1 of 1



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHTS OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN

WITNESSED AND SWORN BEFORE ME THIS 24th DAY of August 1985 FOR DONALD H. BROWN CAROLYN J. BROWN
 DONALD H. BROWN CAROLYN J. BROWN
 SULLY, AK 99664 SULLY, AK 99664

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY of August 1985 FOR DONALD H. BROWN CAROLYN J. BROWN

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF Sept. 24, 1984

KENAI PENINSULA BOROUGH
 AUTHORIZED OFFICIAL

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH ISAAC 72.005 AND IS APPROVED, SUBJECT TO ANY RESTRICTIONS

SIGNATURE TITLE DATE



CLIFFORD E. BAKER, R.L.S.
 REGISTRATION NO. LB-5192

9549
 Re: 10-
 4/24 85
 Dowling Rice

CURVE DATA

NO.	RAD.	DEG. TA	TAN	LEN	END	END BEG.
1	50.00	178° 30' 22"	1.0000	50.00	100.00	50.00
2	50.00	287° 47' 08"	74.80	46.45	88.00	8.80
3	15.00	165° 35' 49"	28.41	15.00	30.36	15.36

- LEGEND**
- MONUMENT (Found this survey)
 - MONUMENT (Set this survey)
 - 1/2" REBAR (Found this survey)
 - 5/8" x 30" REBAR (Set this survey)
 - RECORD DATUM KRD 83-156

- NOTES:**
- PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL
 - A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION
 - ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.

BROWNS ACRES SUBD. NUMBER TWO

A SUBD. OF THE UNSUBD. REMAINDER AND A RESUBD. OF TRACT 4 BROWNS ACRES SUBD. LOCATED WITHIN THE SE 1/4, SW 1/4, SEC. 15, T5N R9W S2M 14N AND THE KENAI PENINSULA BOROUGH

DOWLING-RICE and ASSOCIATES
 282-2011
 ENGINEERS
 DATE SET: 1985
 SCALE: 1" = 400'
 SHEET: 1 OF 1
 DRAWN: JRM
 CHECKED: JRM

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all right-of-ways to public use and grant all easements to the use shown.

Donald H. Brown
Donald H. Brown, P.O. Box 1896, Soldotna, AK.

Carolyn J. Brown
Carolyn J. Brown, P.O. Box 1896, Soldotna, AK.

PLAT APPROVAL: This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 11, 1983.
KENAI PENINSULA BOROUGH by: [Signature]
Authorized Official

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 1st day of July 1983 for:
Donald H. Brown
Carolyn J. Brown

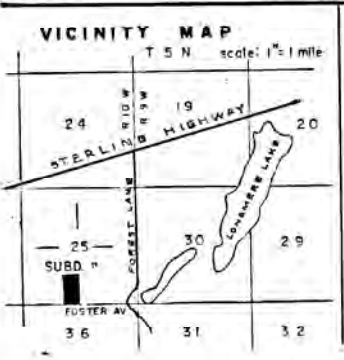
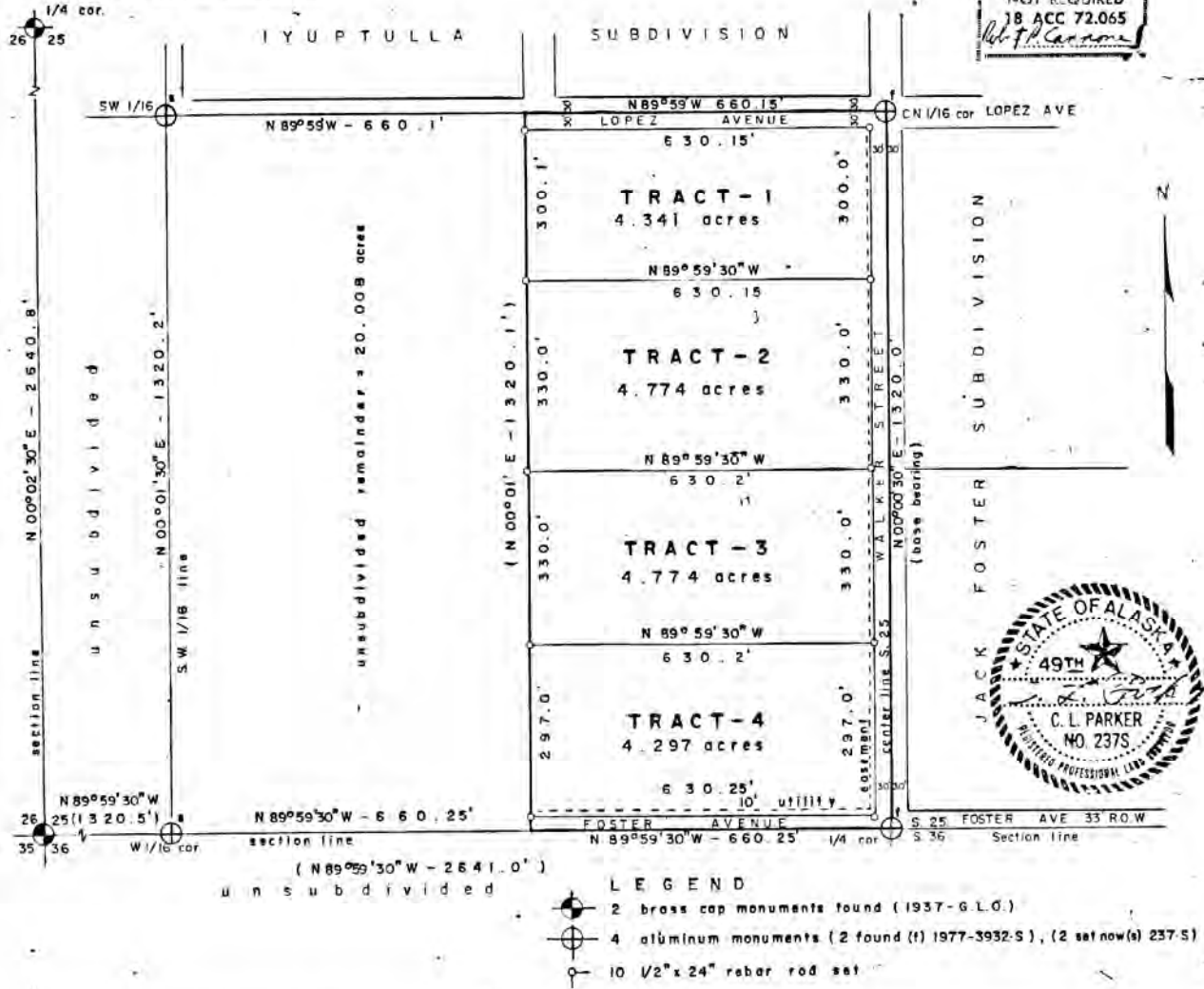
RECORDED - FILED 10
Kenai DIST
DATE 8-3 '83
TIME 10:11 AM
By [Signature]
Address

[Signature]
Notary Public for Alaska

My Commission expires 9/18/85

BUILDING SETBACK
A building setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.

ISOLATED SUBDIVISION ADEC APPROVAL NOT REQUIRED 18 ACC 72.065
[Signature]



BROWNS ACRES SUBDIVISION
Comprised of 20.007 acres in the SE 1/4 SW 1/4, Section 25, T5N, R10W, S.M., AK.
Owner: Donald H. Brown, P.O. Box 1896, Soldotna, AK.
Surveyor: C.L. Parker, R.L.S. 237, Box 349, Soldotna, A.K.
Drawn by T. Eastham, March, 1983
Scale: 1" = 200'