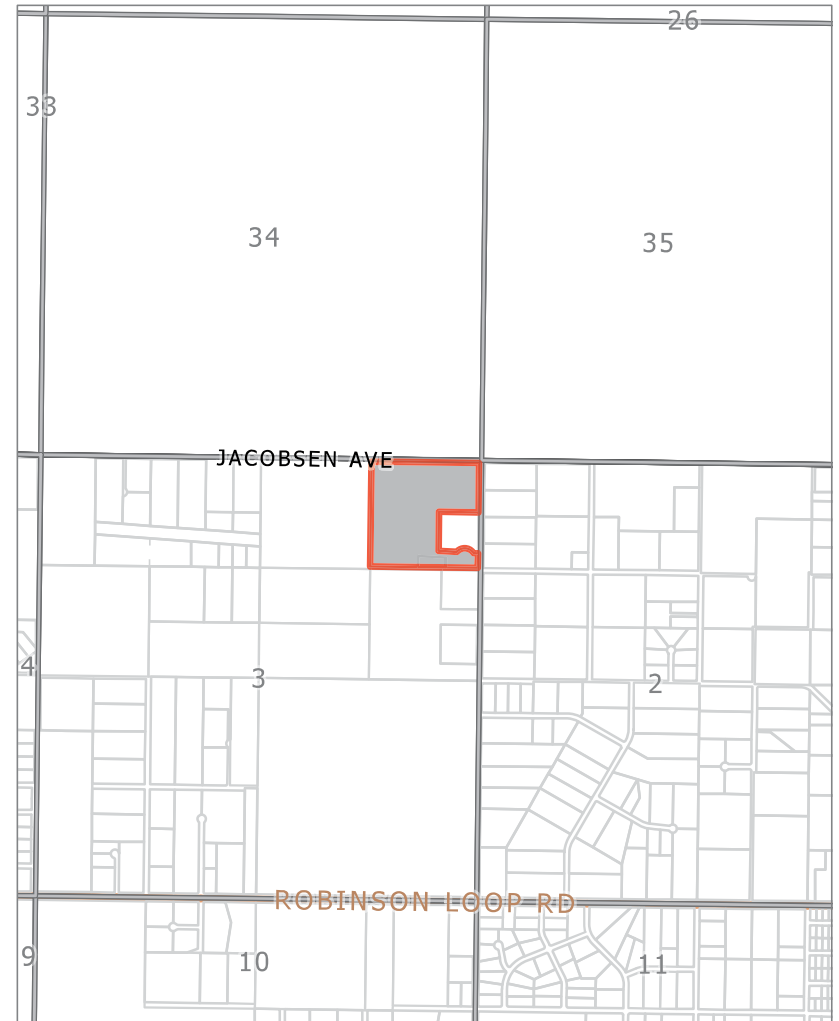
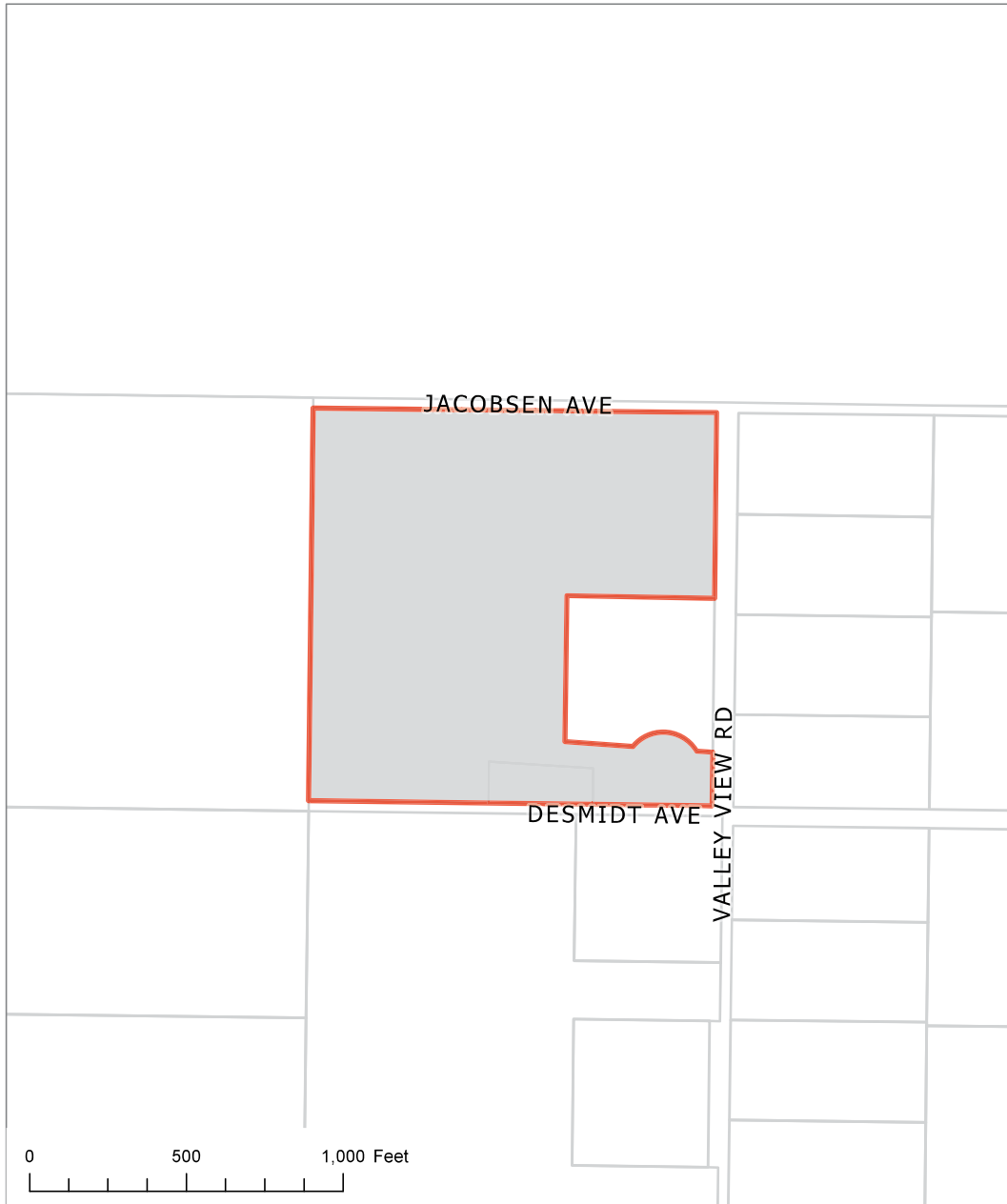


E. NEW BUSINESS

- 1. Whistlebait Estates Addition No. 2; KPB File 2024-100
Vector Surveying LLC Magnitude & Direction / Rubbert, Whistlebait LLC
Location: Valley View Road, Desmidt Avenue & Jacobsen Avenue
Sterling Area**



KPB File 2024-100
T 05N R 09W SEC 03
Sterling

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



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

KENAI NATIONAL WILDLIFE REFUGE

KENAI NATIONAL WILDLIFE REFUGE BOUNDARY

BASIS OF BEARING N89°59'00"E
N89°59'00"E 1319.85 M (R1)

KENAI NATIONAL WILDLIFE REFUGE BOUNDARY

JACOBSEN AVENUE (33' ROW)

N89°59'00"E 1288.85 M (R1)

20' BUILDING SET BACK

CVL TRANSMISSION LINE

ADL 38239 110' TOTAL WIDTH ELECTRICAL TRANSMISSION LINE (50' EACH SIDE OF EXISTING TRANSMISSION LINE)

CERTIFICATE OF OWNERSHIP

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

DANIEL T. MICHEL, MANAGING MEMBER
WHISTLEBAT LLC
P.O. BOX 646
STERLING, ALASKA 99672

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2024.

FOR:

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

WE, RANDY & MARY RUBBERT, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3, WHISTLEBAT ADDITION NO. 1, AS SHOWN AND DESCRIBED HEREON, AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

RANDY RUBBERT
1850 2ND AVENUE N.E.
REYNOLDS, NORTH DAKOTA 58275

MARY RUBBERT
1850 2ND AVENUE N.E.
REYNOLDS, NORTH DAKOTA 58275

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2024.

FOR:

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2024.

FOR:

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SOILS/GEOTECHNICAL

A SOILS REPORT HAS BEEN PREPARED BY MWH AMERICAS, INC. ENTITLED "_____" DATED _____, 2021, A COPY OF WHICH HAS BEEN FILED WITH THE KENAI PENINSULA BOROUGH.

PLAT APPROVAL

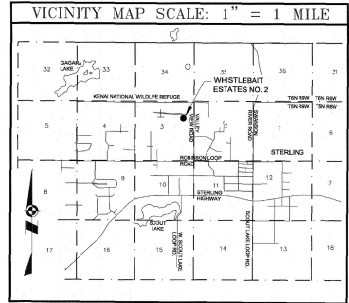
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2024.

PLATTING OFFICIAL

DATE

BASIS OF BEARINGS

THE BEARING NORTH 89°59'00" EAST BETWEEN FOUND MONUMENTS AS SHOWN UPON THAT CERTAIN RECORD MAP RECORDED AND FILED AS PLAT NUMBER 2014-45 OFFICIAL RECORDS OF THE KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.



REFERENCES

- (R1) WHISTLEBAT ESTATES PLAT 2011-45 KENAI, R.D.
- (R2) WHISTLEBAT ESTATES ADDITION NO. 1 PLAT 2021-5, KENAI, R.D.

LEGEND

- FOUND 3.20" GLD BRASS CAP SURVEY MONUMENT PER (R1) AND (R2)
- FOUND 3.20" ALAS. AS SHOWN ON (R1) AND OR (R2)
- FOUND PLASTIC CAF SURVEY MONUMENT PER (R1)
- FOUND 1/2" REBAR, CAP MISSING
- SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR, LS 131102
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCED RECORD MAP
- ROW RIGHT OF WAY
- S.F. SQUARE FEET
- DOC. DOCUMENT

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING.
- ON-SITE WASTE SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION (E.C.), WHICH GOVERNS THOSE SYSTEMS.
- AN EASEMENT FOR ELECTRICAL LINES OR SYSTEM AND TELEPHONE LINES GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. IS RECORDED AT BOOK 39, PAGE 63, KENAI RECORDING DISTRICT, NO DEFINED LOT LINE.
- PLAT 2011-45, KENAI RECORDING DISTRICT GRANTS THE FRONT 10' OF THE 20' BUILDING SET BACK LINE AND 5' FEET OF THE SIDE LOT LINES AS UTILITY EASEMENTS. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN SAID EASEMENTS.
- 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).
- ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
- IMPROVEMENTS LOCATED WITHIN THE BOUNDARY OF TRACT A PREDATE THE 20' SETBACK REQUIREMENT. ANY REPLACEMENT, IMPROVEMENT SHALL COMPLY WITH THE 20' SETBACK REQUIREMENT.
- VEHICULAR INGRESS AND EGRESS TO LOT 3 AND LOT 4 IS LIMITED TO DESMIDT AVENUE.
- ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE AND ON FILE WITH THE KENAI PENINSULA BOROUGH FOR ENGINEERS SUBDIVISION AND SOILS REPORT NO. 1, FILED AS P.P. AT 2021-5, KENAI, R.D. THIS ENGINEER'S REPORT TRACT A AND LOT 3, WHISTLEBAT ESTATES ADDITION NO. 1, DESCRIBES AS LOT THREE (3), WHISTLEBAT ESTATES ADDITION NO. 1, ACCORDING TO PLAT NO. 221-5, KENAI RECORDING DISTRICT. DETAILS SOIL CONDITIONS HAVE BEEN FOUND SUITABLE FOR ON-SITE WASTE WATER DISPOSAL.
- IMPROVEMENTS WITHIN TRACT A PREDATE THE 20' BUILDING SETBACK CREATED BY RECORD REFERENCE (R1). ANY REPLACEMENT, OR IMPROVEMENT TO THE BUILDING MUST COMPLY WITH THE 20' BUILDING SET BACK AS SHOWN ON THIS PLAT. COVERED PARKING FACE OF CONEX OUTSIDE 20' BUILDING SET BACK, ROOF OVERHANG LOCATED +/- 12' INTO THE AIRSPACE OF THE 20' SET BACK.

SURVEYOR'S STATEMENT

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

DATE: _____ REGISTRATION No. 131102

preliminary
AARON T. BROWN, PLS PSM
REGISTERED LAND SURVEYOR



**WHISTLEBAT ESTATES
ADDITION NO. 2**

A SUBDIVISION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 3 NORTH RANGE 9 WEST, SEWARD MERIDIAN, EXCLUDING WHISTLEBAT ESTATES PLAT 2021-5, KENAI RECORDING DISTRICT, LOCATED WITHIN THE NORTH EAST 1/4, NORTH EAST 1/4 SECTION 3, TOWNSHIP 3 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA, CREATING LOT 3, LOT 4 AND TRACT A1, TOTALING 32.23 ACRES MORE OR LESS

OWNERS: THE LANDS OF RANDY & MARY RUBBERT AS TO PARCEL 1, DESCRIBED AS LOT THREE (3), WHISTLEBAT ESTATES ADDITION NO. 1, ACCORDING TO PLAT NO. 221-5, KENAI RECORDING DISTRICT. THE LANDS OF WHISTLEBAT LLC AS TO PARCEL 2, DESCRIBED AS TRACT A1, WHISTLEBAT ESTATES ADDITION NO. 1, ACCORDING TO PLAT NO. 2021-5, KENAI RECORDING DISTRICT.

STERLING ALASKA
SCALE: 1" = 10' AUGUST 2024



LAND AND CONSTRUCTION SURVEYORS
4130 CCMOS DRIVE, ANCHORAGE, ALASKA 99517
KPB FILE 2024-100 907-519-4553

N89°59'00"E 1319.85' C (R1)

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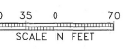
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DEED BOOK 136, PAGE
958, KENAI, R.D.
KPB 2024-100

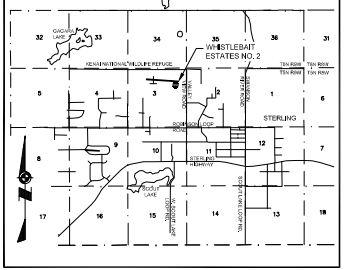
KENAI NATIONAL WILDLIFE REFUGE

BASIS OF BEARING N89°59'00"E
N89°59'00"E 1319.85' M (R1)

BASIS OF BEARINGS

THE BEARING NORTH 89°59'00" EAST BETWEEN FOUND MONUMENTS AS SHOWN UPON THAT CERTAIN RECORD MAP, RECORDED AND FILED AS PLAT NUMBER 2011-45 OFFICIAL RECORDS OF THE KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

VICINITY MAP SCALE: 1" = 1 MILE



NATIONAL WETLANDS NOTE

Classification code: PEM1B
System Palustrine (P): The Palustrine System includes all non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or ferns, and all such wetlands that occur in flood areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 5 ha (20 acres); (2) active wave-eroded or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.
Class Emergent (EM): Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.
Subclass Persistent (P): Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Subestuarine systems.
Water Regime Seasonally Saturated (S): The substrate is saturated at or near the surface for extended periods during the growing season, but unsaturated conditions prevail by the end of the season in most years. Surface water is typically absent, but may occur for a few days after heavy rain and runoff.
A) WETLAND DATA AND INFORMATION OBTAINED FROM THE FOLLOWING WEB ADDRESS (https://wetlands.fws.org.gov/wetlands/wetlands-maps)
B) WETLANDS DATA HAS BEEN DERIVED FROM GIS LINEWORK WITH HORIZONTAL DATUM OF STATE PLANE ZONE 4 (SP24).
C) ERROR ESTIMATE FOR WETLANDS GIS DATA AND RGB GIS DATA IS +/- 10, AND IS CONSIDERED MAPPING QUALITY AND NOT SURVEY QUALITY.
D) THIS PRELIMINARY PLAT IS SURVEY QUALITY AND A MINIMUM OF 1:5000 ACCURACY.

LEGEND

- FOUND 3.25" GLO BRASS CAP SURVEY MONUMENT PER (R1) AND (R2)
- FOUND 3.25" ALCAP AS SHOWN ON (R1) AND OR (R2)
- FOUND PLASTIC CAP SURVEY MONUMENT PER (R1)
- FOUND REBAR, CAP MISSING
- SET 2" ALUMINUM CAP SURVEY MONUMENT ON 50" REBAR, LS 131102
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCED RECORD MAP
- ROW RIGHT OF WAY
- S.F. SQUARE FEET
- DOC. DOCUMENT

NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARINGS.
4. ONSITE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC), WHICH GOVERNS THESE SYSTEMS.
5. AN EASEMENT FOR ELECTRICAL LINES OR SYSTEM AND TELEPHONE LINES GRANTED TO HOMER ELECTRIC ASSOCIATION INC. IS RECORDED AT BOOK 32, PAGE 163, KENAI RECORDING DISTRICT, NO DEFINED LOCAL, STATE, AND FEDERAL PERMITS.
6. PLAT 2011-45, KENAI RECORDING DISTRICT GRANTS THE FRONT 10' OF THE 20' BUILDING SET BACK LINE AND 5' FEET OF THE SIDE LOT LINES AS UTILITY EASEMENTS. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN SAID EASEMENTS.
7. 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 (RPM 14.26).
8. ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
9. IMPROVEMENTS LOCATED WITHIN THE BOUNDARY OF TRACT A PREDATE THE 20' SETBACK REQUIREMENT, ANY REPLACEMENT IMPROVEMENT SHALL COMPLY WITH THE 20' SETBACK REQUIREMENT.
10. VEHICULAR INGRESS AND EGRESS TO LOT 3 AND LOT 4 IS LIMITED TO DESMIDT AVENUE.
11. ENGINEERS SUBDIVISION AND SURVEY REPORT IS AVAILABLE AND ON FILE WITH THE KENAI PENINSULA BOROUGH FOR TRACT A AND LOT 3, WHISTLEBAIT ESTATES ADDITION NO. 1, FILED AS PLAT 2011-45, KENAI R.D. THIS ENGINEERS REPORT DETAILS SOIL CONDITIONS HAVE BEEN FOUND SUITABLE FOR ONSITE WASTEWATER DISPOSAL.
12. IMPROVEMENTS WITHIN TRACT A PREDATE THE 20' BUILDING SETBACK CREATED BY RECORD REFERENCE (R1), ANY REPLACEMENT OR IMPROVEMENT TO THE BUILDING MUST COMPLY WITH THE 20' BUILDING SET BACK AS SHOWN ON THIS PLAT, COVERED PARKING FACE OF COMPLEX OUTSIDE 20' BUILDING SET BACK, ROOF OVERHANGS LOCATED +/- 1.2' INTO THE AIRSPACE OF THE 20' SET BACK.

SURVEYOR'S STATEMENT

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

DATE: _____ REGISTRATION No. 131102

preliminary

AMORIN T. BROWN, PLS, PSM
REGISTERED LAND SURVEYOR



WHISTLEBAIT ESTATES ADDITION NO. 2

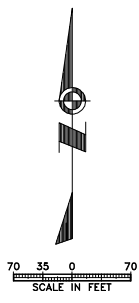
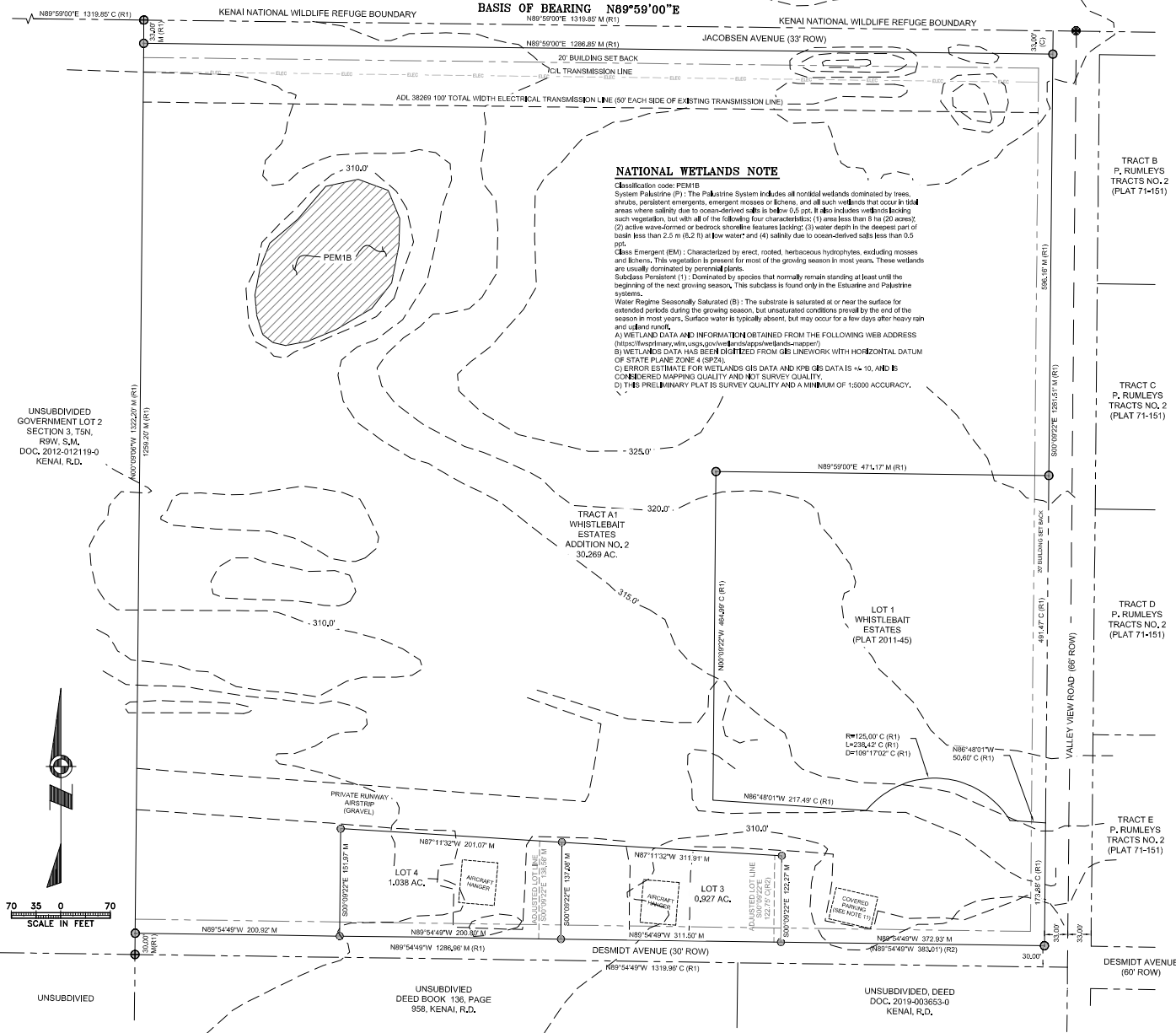
A SUBDIVISION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 9 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, EXCLUDING WHISTLEBAIT ESTATES PLAT 2021-45, KENAI RECORDING DISTRICT, LOCATED WITHIN THE NORTH EAST 1/4, SECTION 3, TOWNSHIP 9 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA, CREATING LOT 3, LOT 4 AND TRACT A1, TOTALING 32.224 ACRES MORE OR LESS

OWNERS: THE LANDS OF RANDY & MARY SUBBERT AS TO PARCEL 1, DESCRIBED AS LOT THREE (3), WHISTLEBAIT ESTATES ADDITION NO. 1, ACCORDING TO PLAT NO. 2021-45, KENAI RECORDING DISTRICT, THE LANDS OF WHISTLEBAIT LLC, AS TO PARCEL 2, DESCRIBED AS TRACT "A", WHISTLEBAIT ESTATES NO. 1, ACCORDING TO PLAT NO. 2021-45, KENAI RECORDING DISTRICT.

STERLING SCALE: 1" = 70' ALASKA AUGUST 2024



KPB FILE 2024-100



AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
WHISTLEBAIT ESTATES NO 2**

KPB File No.	2024-100
Plat Committee Meeting:	October 28, 2024
Applicant / Owner:	Randy & Mary Rubbert, Daniel Michel, Whistlebait LLC
Surveyor:	Aaron Brown / Vector Surveying LLC
General Location:	Desmidt Ave & Valleyview Rd in Sterling
Parent Parcel No.:	063-043-77 & 063-043-78
Legal Description:	T 05N R 09W SEC 03 SEWARD MERIDIAN KN 2021005 WHISTLEBAIT ESTATES ADDN NO 1 TRACT A & LOT 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat Tract A and Lot 3 of Whistlebait Estates Addition No. 1 KN 2021-5 having an area of 32.234 acres and creating two lots and a new tract having lot sizes of 1.038 and 0.927 acres and the tract will be 30.269 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Valley View Dr which has intersections with both Desmidt Ave on the south of the plat and Jacobsen Ave on the north of the plat. Valley View Dr. is a 60' dedication developed and maintained by the borough. Jacobsen Ave. is a 33' dedication that is developed and maintained by the borough. Desmidt Ave. is a 33' dedication no developed.

To get to Valley View Dr. you must exit the Sterling Highway at Swanson River Rd to Robinson Loop Rd, then to Valley View Rd.

This plat is not vacating any right-of-way or dedicating any new right-of-way.

There is a 33' section line easement along the north of the plat that should be shown.

Block length is not compliant an exception was not requested. To become compliant a road needs to be ran along the west line of the plat dedicating 30 feet. This would be crossing the existing air strip that has been active for several years. The air strip has been shown on a plat in 1995. located to the west. Staff recommends the Plat Committee concur an exception is not needed at this time, but any further and more extensive development of Tract A1 in the future should consider a dedication along the west property line.

KPB Roads Dept. Comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT Comments	No comment

Site Investigation:

There are structures identified on the plat that will be located on Lot 3 and 4 and Tract A1. The structure located on Tract A1 was previously noted to be within the 20' building setback line and to predate said setback line. The other two structures are compliant with the setback line as shown.

The surveyor did supply a supplemental drawing with contours on it. Steep areas were not identified on it though. Staff reviewed KPB GIS contour data and determined there are areas with slopes over 20% that should be shown on the plat. Staff recommends the steep areas be added to the final submittal.

There are wetlands as shown on the supplemental drawing supplied by the surveyor. This wetland designation should be shown on the final submittal, the National Wetlands Note is not required to be shown unless the surveyor would like this information included on final plat.

Per River Center review, the plat is not located in a FEMA designated flood hazard area or a habitat protection district.

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>
State of Alaska Fish & Game	

Staff Analysis

The land was originally surveyed as Government Lot 1 in Section 3, Township 5 North, Range 9 West SM, Alaska. Whistlebait Estates KN2011-45 was the first subdivision of the land. Whistlebait Estates Addition No. 1 KN 2021-5 created the current configuration.

A soils report was submitted for Whistlebait Estates Addition No 1 that included areas of both Lots 3 & 4 and was approved at that time. A new soils report will not be needed for this plat. **Staff recommends** the surveyor review KPB Chapter 20.40 and make the wastewater disposal notes comply with the chapter accordingly for the final submittal.

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 review area.

These are no encroachments according to KPB GIS viewer. There is an air strip that runs from Tract A1 going west for approximately 0.7 mile. This would not necessarily be considered an encroachment as the design and need of the air strip is to be crossing these property lines, so no concern is being given to this issue.

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

Utility Easements

There is an electric transmission line running along the north line of subdivision as shown. Plat note #5 identifies an easement, stating no location given, staff reviewed the document and the description states 'to be parallel north boundary of above described lots clearing of timber not to exceed 100 ft in width'. Staff recommends the surveyor revise the note and identify the easement document on the drawing along with limits.

HEA sent a comment in requesting an easement be added for an overhead powerline to the drawing. the comment is in the packet for viewing of the request.

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.

KPB Planner has indicated that there is a Conditional Land Use Permit on the property directly to the west.

Utility provider review:

HEA	See Comment in Packet.
ENSTAR	No Comment
ACS	
GCI	Approved as Shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: JACOBSEN AVE, VALLEY VIEW RD, DESMIDT AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Conditional Land Use Permit CLUP Resolution Number: 2016-23 CLUP Approval Date: 7/18/2016 Material Site Comments: There is an existing CLUP, directly west and adjacent to the parcel in question.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Add the date of October 28, 2024 to the Plat Approval
- Darken the outer boundary of the plat to match the line indicated in the legend
- Change the Soils / Geotechnical to match Wastewater Disposal as shown in 20.40.
- Change reference to plat note 11 in structure near southeast corner of plat to note 12.
- Plat notes #9 & #12 appear to be similar in context and should be combined.

Plat note #7 can be removed as no new road is being dedicated.

PLAT NOTES TO ADD

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

KPB 20.25.070 – Form and contents required

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

- 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 legal description to represent the parent plat in the first paragraph rather than the legal description of the parent plat.
Under owners, list the name and address of the owners, all that is needed there.
- B. North point;
Staff recommendation:
Need to change scale of drawing 1:70 is not within plat specifications per KPB 20.60.070.
- 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:
Add the 33' section line easement along the north.
- 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:
Map the vicinity map with a shape in the location of the plat of the general shape of the plat rather than a dot.
Add Desmidt Ave to the map
- 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:
All 4 tracts to the east need the plat label corrected
Parcel to the southwest should be labeled with the plat waiver resolution and recording info
Parcel to the west can have the section down removed from the label
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Lot 3 should be relabeled as Lot 3A
Label the adjusted lines as former lot lines.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;
Staff recommendation:
Steep areas need shown on drawing and labeled

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.

20.30.060. Easements-Requirements

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.
Staff recommendation: The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.**

HEA made a request for a note on an electric line. Added to packet

On the transmission line south of the building setback off of Jacobsen Ave, parent plat shows it as an Electrical Transmission Line, please correct.

Plat note #5, easement is described as being no more than 100' from the north line of Lot 1 of Section 3 within the document. Please add to the drawing.

Verify the location of the ADL near the north line. Whistlebait Estates KN 2011-45 shows the easement line to be approximately 100' from the north line of the ROW.

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.

Review this chapter to be sure to follow necessary code and proper wording of certificates

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

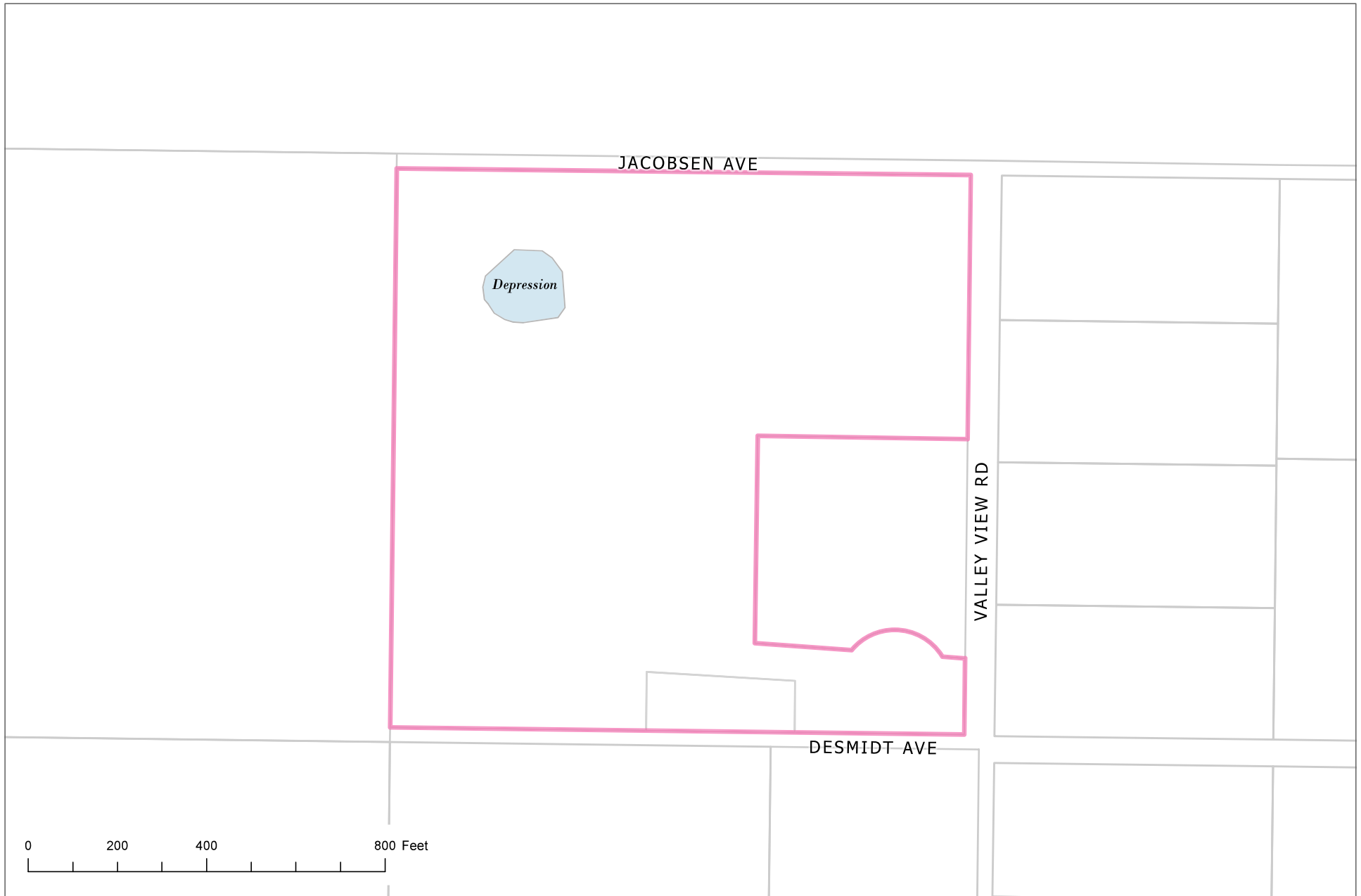
END OF STAFF REPORT



Aerial Map



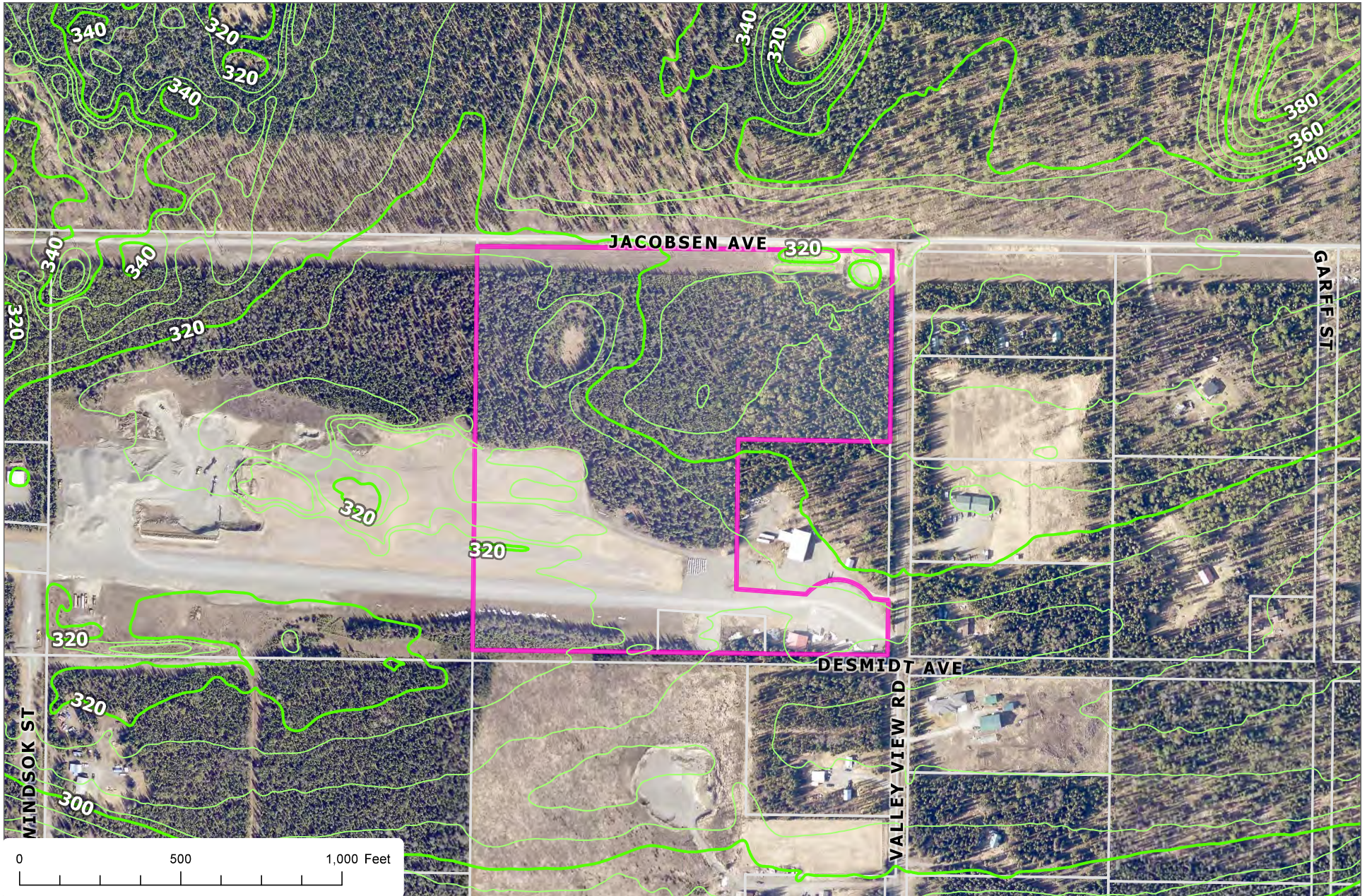
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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



Aerial with 5-foot Contours



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

LEGEND:

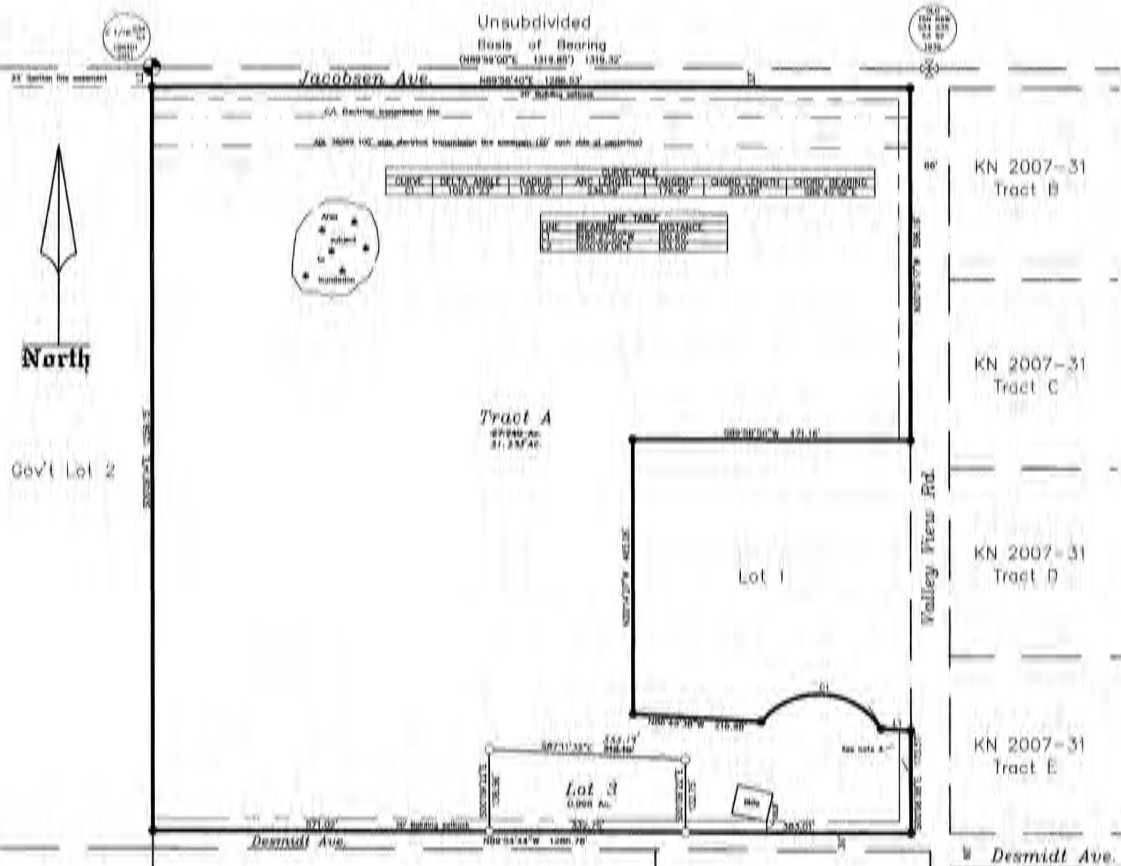
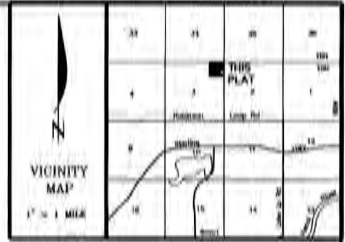
- ⊗ 2 1/2" GLO MONUMENT 1939 FRIHDI
- 3 1/4" ALUM. CAP MONUMENT 199001 2011 FOARD
- 5/8" REBAR w/PLASTIC CAP 199101 FRIHDI
- 5/8" REBAR w/PLASTIC CAP 199900 DEI
- () RECORD DATUM PLAT 2011-45 RRI

NOTES:

- 1) Basis of bearing taken from WhistleBait Estates, Plat 2011-45, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Improvements on Tract A predate the 20' building setback created by plat KN 2011-45 and are not subject to the 20' building setback. Any replacement, or improvement, to the building must comply with the 20' building setback as shown on this plat.
- 4) The existing overhead electric line is the continuation of a 20' wide electrical distribution easement including 600V utility wires.
- 5) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc. is recorded in Book 35 Page 153, Kenai Recording District. No definite location disclosed.
- 6) Any person developing the property is responsible for obtaining of required local, state, and federal permits, including U.S. Army Corps of Engineers wetland determination if applicable.
- 7) An exception to KPB 20.30.170, Block length, was granted by the Plat Committee at the meeting of January 11, 2021.
- 8) ~~No structures are permitted within the platted portion of Tract A.~~
- 9) Plat KN 2011-45 granted the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines on utility easements. 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.
- 10) **WASTEWATER DISPOSAL:** Tract A This lot is at least 200,000 square feet or nominal 5 acres in size 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.

WASTEWATER DISPOSAL: Lot 3 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.

Wendy J. Huber AELC-7717 02/19/2021
 Engineer License No.



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 on the ground, and all dimensions and other details are correct.

Date 3-11-21



CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WHISTLEBAIT LLC IS THE OWNER OF THE REA PROPERTY SHOWN AND DESCRIBED HEREON, AND IN FULL OF WHISTLEBAIT LLC I HEREBY ADMIT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS IN THE USE THEREOF.

Wendy J. Huber
 WHISTLEBAIT LLC
 P.O. BOX 649
 STERLING, ALASKA 99773

NOTARY'S ACKNOWLEDGEMENT

For Wendy J. Huber
 acknowledged before me this 11th day of March, 2021.

Wendy J. Huber
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 3-1-2024

STATE OF ALASKA
 SANDRA LEE FLETCHER
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7-1-2024

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 11, 2021.

KENAI PENINSULA BOROUGH
Wendy J. Huber 3/11/21
 AUTHORIZED OFFICIAL

KPB FILE No. 2030-143

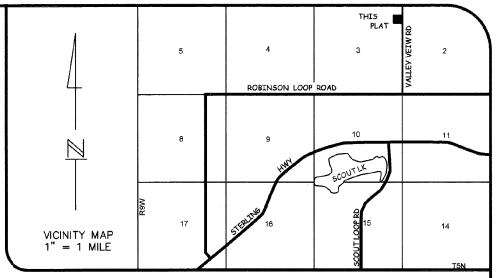
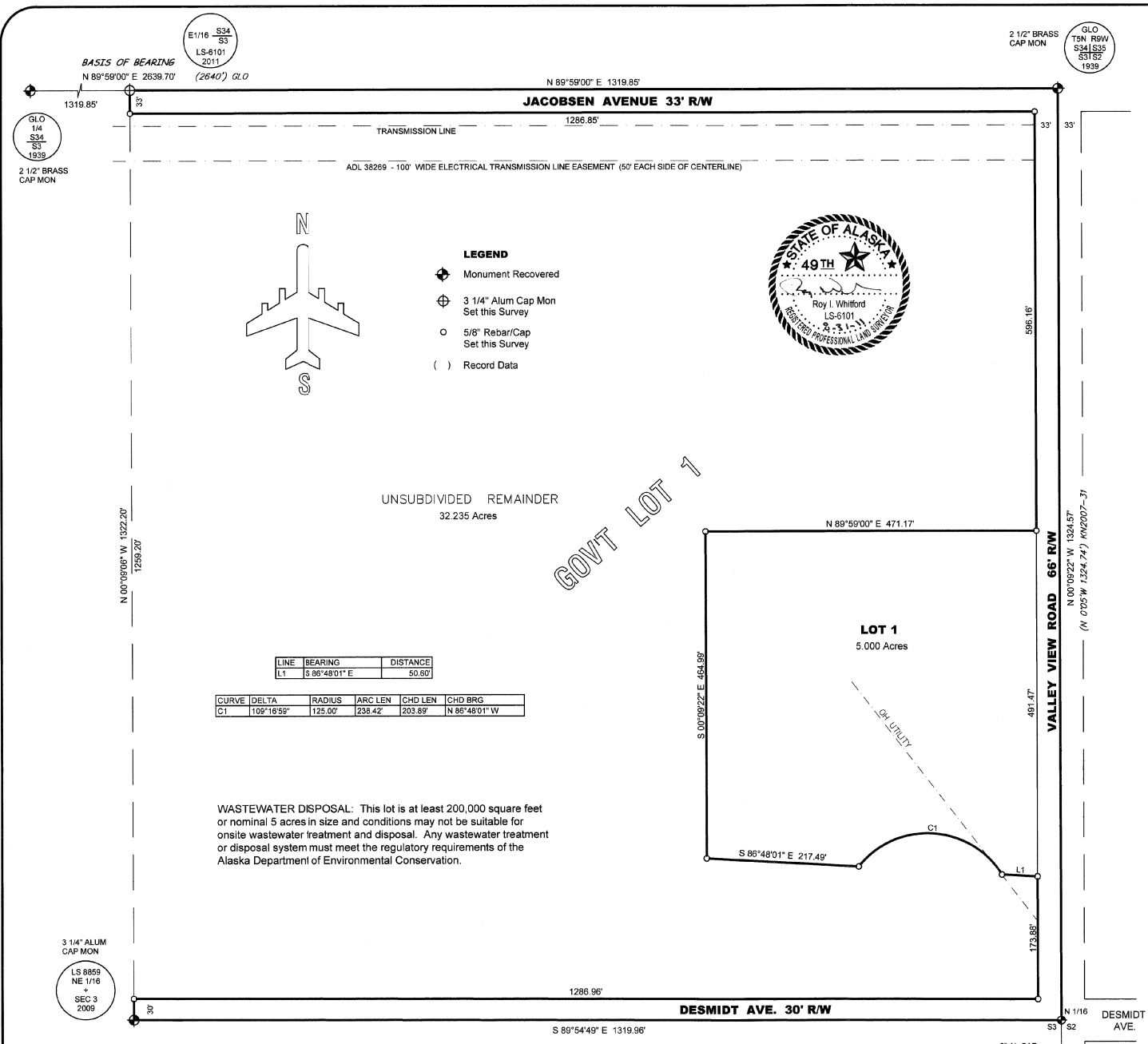
WhistleBait Estates Addition No. 1

A subdivision of Government Lot 1 Section 3, 10th Range, 5th Meridian, including WhistleBait Estates Plat 2011-45, Kenai Recording District, located within the NE1/4 NE1/4 Section 3, 10th Range, 5th Meridian, Kenai Peninsula Borough, Alaska.

Containing 32.235 Ac.

Surveyor: Heggeness Surveys Derek Heggeness 007) 888-3000	Owner: WhistleBait LLC P.O. Box 649 Sterling, Alaska 99773
JOB NO.: 2020A	DRAWN: 3-9-21
SURVEYED: Nov., 2020	SCALE: 1"=100'
FIELD BOOK: 20-4	SHEET: 1 of 1

2021-5
 3/11/21
 236



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Daniel T. Michel
 DANIEL T. MICHEL
 WHISTLEBAIT, LLC
 PO BOX 648 STERLING, AK 99672

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 31st day of August, 2011.

For *Daniel T. Michel*
Dawn A. Whitford
 Notary Public for Alaska
 My Commission Expires July



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of JUNE 13, 2011

KENAI PENINSULA BOROUGH
 By: *Paul B. Joeller*
 Authorized Official

2011-45

RECORDED
Kenai RECORDING DIST.
DATE <u>9/7</u> 2011
TIME <u>10:00 A M</u>
REQUESTED BY: WHITFORD SURVEYING

KENAI RECORDING DISTRICT

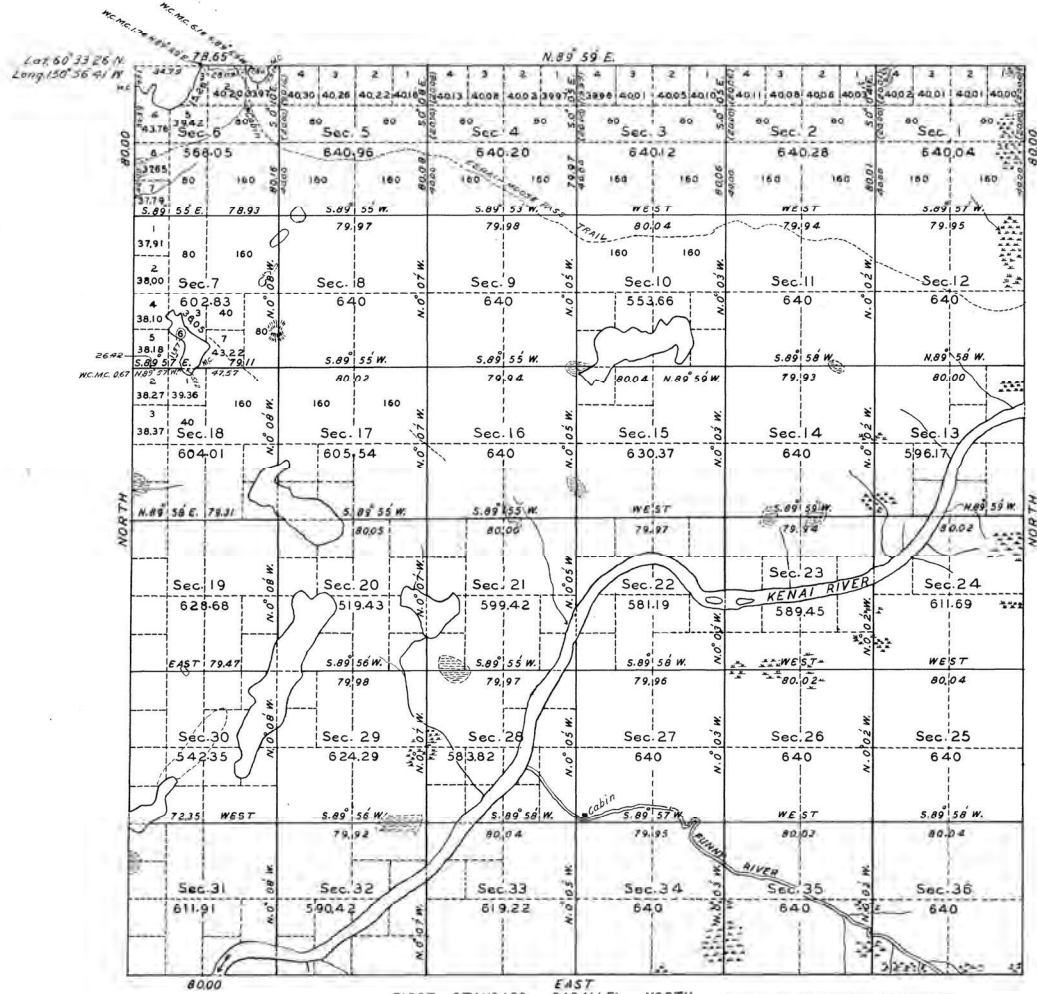
WhistleBait Estates

A SUBDIVISION OF A PORTION OF GOV'T LOT 1
 LOCATED WITHIN THE NE1/4 NE1/4 SEC. 3, T5N, R9W, S4M, AK
 KENAI PENINSULA BOROUGH
 7.865 Acres

WHITFORD SURVEYING
 PO BOX 4032 - SLD D T N A, AK 99669
 (907) 260-9092

SURVEYED: 2/2011	SCALE: 1" = 100'
KPB FILE NO: 2011-015	DWG FILE: WhistleBait.dwg

TOWNSHIP NO. 5 NORTH, RANGE NO. 9 WEST OF THE SEWARD MERIDIAN, ALASKA



SCALE: 40 CHAINS TO AN INCH

FIRST STANDARD EAST PARALLEL NORTH OFFICE OF SUPERVISOR OF SURVEYS DENVER, COLORADO, OCTOBER 11 1940.

MEAN MAGNETIC DECLINATION 26° 30' E AREA SURVEYED 22,144.10 ACRES

LINES DESIGNATED	BY WHOM SURVEYED	GROUP NO.	DATE	MILEAGE MLS. CHS.	WHEN SURVEYED	
					BEGUN	COMPLETED
EXTERIOR	FLOYD G. BETTS (CADASTRAL ENGINEER)	51	AUG. 27, 1935	17 7885	JUNE 5, 1937	AUG. 25, 1938
SUBDIVISIONAL	LEONARD M. BERLIN (SURVEYOR)	"	"	59 5919	"	"
MEANDER	L. A. DAUPHIN (TRANSITMAN)	"	"	27 7981	"	"

THE ABOVE PLAT OF TOWNSHIP NO. 5 NORTH, RANGE NO. 9 WEST OF THE SEWARD MERIDIAN, ALASKA, IS STRICTLY CONFORMABLE TO THE FIELD NOTES OF THE SURVEY THEREOF WHICH HAVE BEEN EXAMINED AND APPROVED.

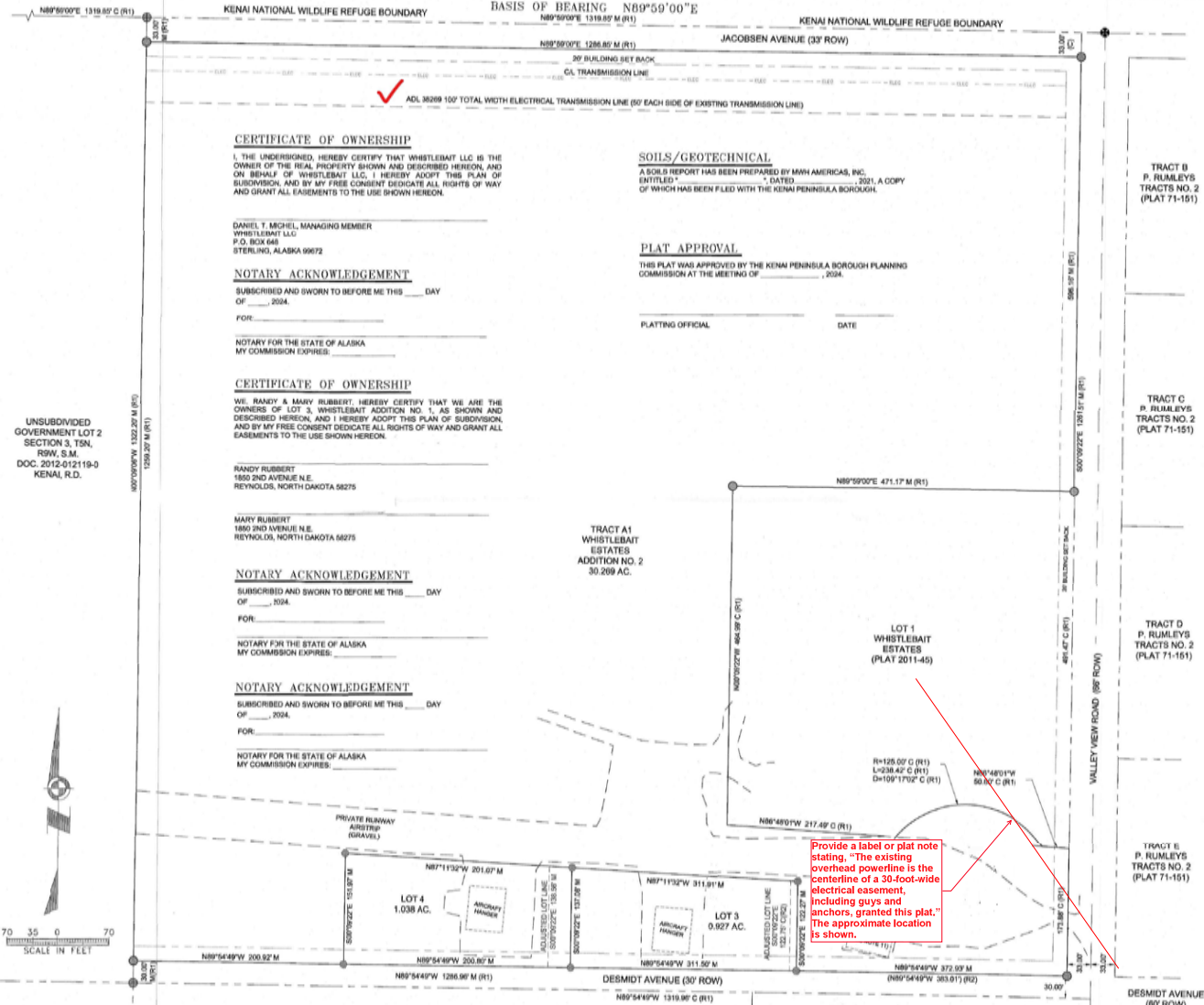
James P. Brown
SUPERVISOR OF SURVEYS.

UNITED STATES DEPARTMENT OF THE INTERIOR GENERAL LAND OFFICE WASHINGTON, D.C. MAY 6, 1941.

THE SURVEY REPRESENTED BY THIS PLAT HAVING BEEN CORRECTLY EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF LAW AND THE REGULATIONS OF THIS OFFICE, IS HEREBY ACCEPTED.

John David Wolford
ASSISTANT COMMISSIONER.

KENAI NATIONAL WILDLIFE REFUGE



CERTIFICATE OF OWNERSHIP

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

DANIEL T. MICHEL, MANAGING MEMBER
WHISTLEBAIT LLC
P.O. BOX 648
STERLING, ALASKA 99772

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2024.

FOR: _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

WE, RANDY & MARY RUBBERT, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3, WHISTLEBAIT ADDITION NO. 1, AS SHOWN AND DESCRIBED HEREON, AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

RANDY RUBBERT
1850 2ND AVENUE N.E.
REYNOLDS, NORTH DAKOTA 58275

MARY RUBBERT
1850 2ND AVENUE N.E.
REYNOLDS, NORTH DAKOTA 58275

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2024.

FOR: _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2024.

FOR: _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SOILS/GEOTECHNICAL

A SOILS REPORT HAS BEEN PREPARED BY MWH AMERICAS, INC. ENTITLED "_____" DATED _____, 2024. A COPY OF WHICH HAS BEEN FILED WITH THE KENAI PENINSULA BOROUGH.

PLAT APPROVAL

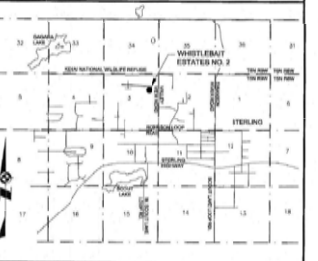
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2024.

PLATTING OFFICIAL _____ DATE _____

BASIS OF BEARINGS

THE BEARINGS NORTH 89°50'00" EAST BETWEEN FOUND MONUMENTS AS SHOWN UPON THIS CERTAIN RECORDING MAP, RECORDED AND FILED AS PLAT NUMBER 2011-45 OFFICIAL RECORDS OF THE KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

VICINITY MAP SCALE: 1" = 1 MILE



REFERENCES

- (R1) WHISTLEBAIT ESTATES PLAT 2011-45, KENAI, R.D.
- (R2) WHISTLEBAIT ESTATES ADDITION NO. 1 PLAT 2021-8, KENAI, R.D.

LEGEND

- FOUND 3/2" GLO BRASS CAP SURVEY MONUMENT PER (R1) AND (R2)
- FOUND 3/2" ALUMINUM CAP SURVEY MONUMENT PER (R1) AND (R2)
- FOUND PLASTIC CAP SURVEY MONUMENT PER (R1)
- FOUND 1/2" IRON, CAP MISSING
- SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR, LB 131100
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCED RECORD MAP
- ROW RIGHT OF WAY
- S.F. SQUARE FEET
- DOC. DOCUMENT

NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING.
4. ONSITE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION (D.E.C.) WHICH GOVERNS THOSE SYSTEMS.
5. AN EASEMENT FOR ELECTRICAL LINES OR SYSTEM AND TELEPHONE LINES GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. IS RECORDED AT BOOK 32, PAGE 163, KENAI RECORDING DISTRICT, NO DEFINED LOCATION.
6. PLAT 2011-45, KENAI RECORDING DISTRICT GRANTS THE FRONT 10' OF THE 20' BUILDING SET BACK LINE AND 9' FEET OF THE SIDE LOT LINES AS UTILITY EASEMENTS. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN SAID EASEMENTS.
7. 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 (RMP) 14.06.
8. ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
9. IMPROVEMENTS LOCATED WITHIN THE BOUNDARY OF TRACT A PREDATE THE 20' SETBACK REQUIREMENT. ANY REPLACEMENT, IMPROVEMENT SHALL COMPLY WITH THE 20' SET BACK REQUIREMENT.
10. VEHICULAR INGRESS AND EGRESS TO LOT 3 AND LOT 4 IS LIMITED TO DESMIDT AVENUE.
11. EXISTING SURVEYOR AND TOOLS REPORT IS AVAILABLE AND ON FILE WITH THE KENAI PENINSULA BOROUGH FOR TRACT A AND LOT 3, WHISTLEBAIT ESTATES ADDITION NO. 1. FILED AS PLAT 2021-8, KENAI R.D. THIS ENGINEERS REPORT DETAILS SOIL CONDITIONS HAVE BEEN FOUND SUITABLE FOR ONSITE WASTEWATER DISPOSAL.
12. IMPROVEMENTS WITHIN TRACT A PREDATE THE 20' BUILDING SETBACK CREATED BY RECORD REFERENCE (R1). ANY REPLACEMENT, OR IMPROVEMENT TO THE BUILDING MUST COMPLY WITH THE 20' BUILDING SET BACK AS SHOWN ON THIS PLAT. COVERED PARKING FACE OF CONNEX OUTSIDE OF 20' BUILDING SET BACK, ROOF OVERHANG LOCATED +/- 1.2' INTO THE AIRSPACE OF THE 20' SET BACK.

SURVEYOR'S STATEMENT

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

DATE _____ REGISTRATION No. 131162

preliminary
AARON T. BROWN, P.E., PSM
REGISTERED LAND SURVEYOR



WHISTLEBAIT ESTATES ADDITION NO. 2

A SUBDIVISION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 9 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, EXCLUDING WHISTLEBAIT ESTATES PLAT 2011-45, KENAI RECORDING DISTRICT, LOCATED WITHIN THE NORTH EAST 1/4, SECTION 3, TOWNSHIP 9 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA, CREATING LOT 3, LOT 4 AND TRACT A1, TOTALING 32.24 ACRES MORE OR LESS. OWNERS: THE LANDS OF RANDY & MARY RUBBERT AS TO PARCEL 1, DESCRIBED AS LOT THREE (3), WHISTLEBAIT ESTATES ADDITION NO. 1, ACCORDING TO PLAT NO. 2021-8, KENAI RECORDING DISTRICT. THE LANDS OF WHISTLEBAIT LLC AS TO PARCELS 2, DESCRIBED AS TRACT A1, WHISTLEBAIT ESTATES NO. 1, ACCORDING TO PLAT NO. 2021-8, KENAI RECORDING DISTRICT.

STERLING SCALE: 1" = 70'



LAND AND CONSTRUCTION SURVEYORS
4130 COSMOS DRIVE, ANCHORAGE, ALASKA 99517
KP B FILE 2024-100

UNSUBDIVIDED
DEED BOOK 136, PAGE
958, KENAI, R.D.
UNSUBDIVIDED
DEED BOOK 136, PAGE
958, KENAI, R.D.

KPB 2024-100