



LOCAL OPTION ZONING DISTRICT APPLICATION

(KPB 21.44.030A)

Kenai Peninsula Borough
Planning Department
124 N. Binkley St.
Soldotna, AK 99669
907-714-2206
1-800-478-4441 ext 2206
(Toll Free within Borough)

Formation Requirements: An LOZD formed under KPB 21.44.030(A) requires an application signed by the record owners of at least six lots within the proposed LOZD. The applicants shall be owners of parcels proposed for regulation. The formation of the LOZD may include portions of subdivisions.

Please fill in the following information.

FY24

PRIMARY CONTACT		SECONDARY CONTACT	
Name	Patrick Hall	Name	Tim Shilling
Mailing Address	3700 Airport Way Fairbanks, AK 99709	Mailing Address	3700 Airport Way Fairbanks, AK 99709
Contact Phone (Day)	907-374-3737 (Mobile) Same	Contact Phone (Day)	907-451-2734 (Mobile) Same
Email	patrick.hall@alaska.gov	Email	timothy.shilling@alaska.gov

PROPERTY INFORMATION

KPB Parcel ID # (000-000-00) 159-18-022 TOWNSHIP 3S RANGE 15W SECTION 36
 SUBDIVISION Anchors Aweigh Subdivision LOT 2-17 BLOCK _____ ACREAGE 39.4

If the permit is not being requested for the entire parcel, describe the specific location within the parcel to be permitted. e.g. N1/2 SW1/4 NE1/4
 N/A

KPB Parcel ID #: 159-18-022 Acreage: 42.76

Physical Address: 27725 Sterling Highway

Legal Description: T 3S R 15W SEC 36 SEWARD MERIDIAN HM W1/2 SW1/4 LYING WEST OF STERLING HWY

LOCAL OPTION ZONING DISTRICT

R-1 Single-Family Residential District R-2 Small Lot Residential District R-R Rural Residential District
 R-W Residential Waterfront District R-M Multi-Family Residential District C-3 Mixed Use District

STRUCTURE TYPE

Single-Family Dwelling Garage Storage Shed Other Kids Slide/Swing Set

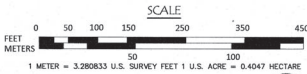
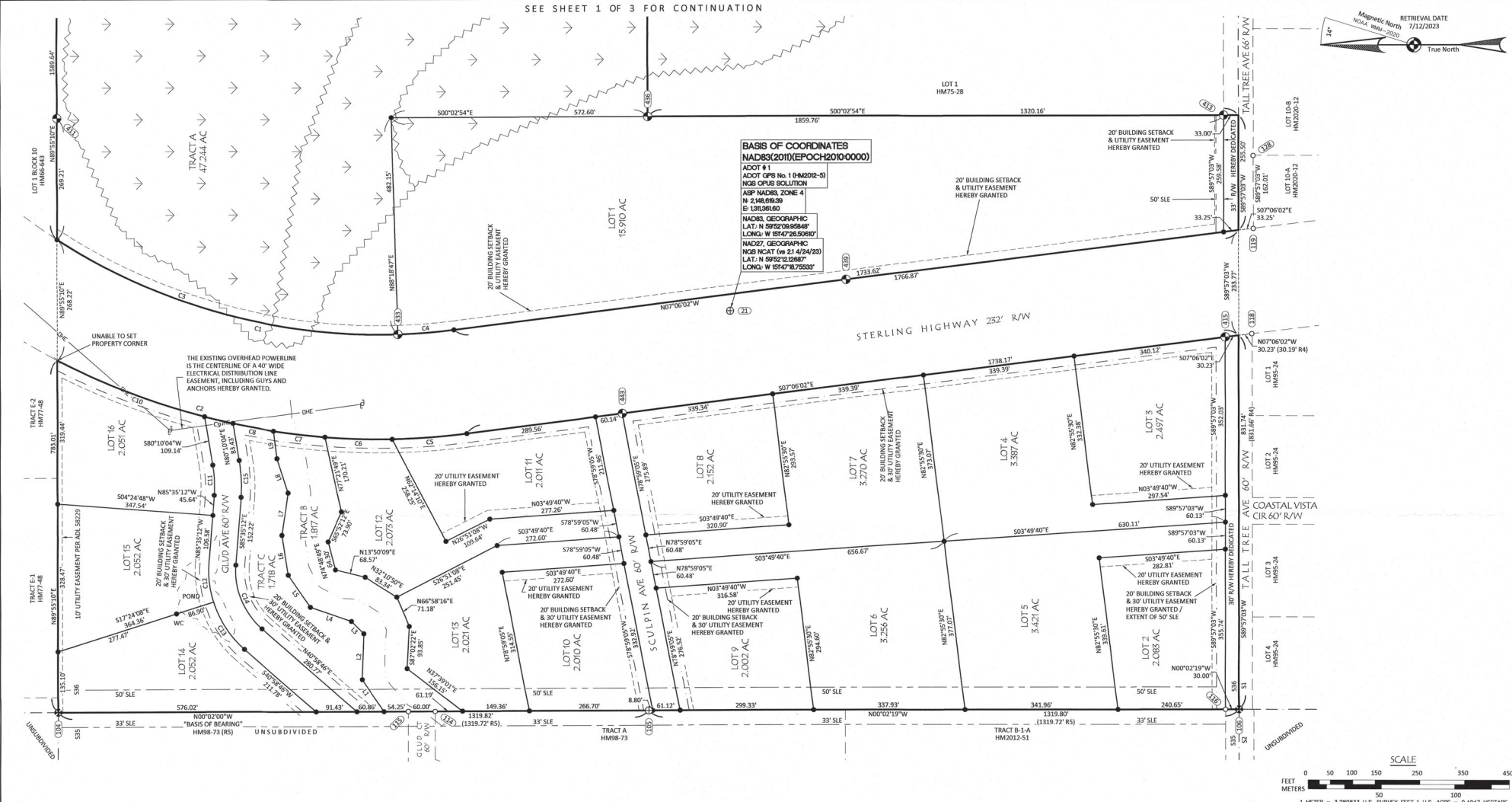
I hereby certify that I am (or I have been authorized to act for) the owner of the property described above and that the construction will be completed as shown on the attached site plan.

Date 7/14/2023 Signature Patrick Hall



BASIS OF COORDINATES
NAD83(2011)(EPOCH2010-0000)

ADOT # 1
 ADOT GPS No. 1 0462092-5)
 NGS OPUS SOLUTION
 ASP NADRS, ZONE 4
 N: 2,146,082.9
 E: 181,061.60
 NAD83, GEOGRAPHIC
 LAT: N 59°52'09.96948"
 LONG: W 157°47'26.50807"
 NAD27, GEOGRAPHIC
 NGS NCAT (on 21 4/24/20)
 LAT: N 59°52'12.20867"
 LONG: W 157°47'18.75533"



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N55°52'44" E	86.14
L2	S88°17'45" E	102.13
L3	N44°28'07" E	39.09
L4	N19°03'19" E	69.28
L5	N15°38'42" E	86.36
L6	N87°47'40" E	89.34
L7	S82°39'31" E	95.99
L8	N72°09'31" E	80.23
L9	N82°20'05" E	63.71

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	39°59'13"	1332.40	928.34	483.91	N12°51'33" E	909.67
C2	34°34'30"	1564.40	944.08	486.91	S10°11'16" W	929.82
C3	34°30'25"	1332.40	802.45	413.81	N15°33'59" E	780.38
C4	5°24'48"	1332.40	125.89	62.99	N04°23'38" W	125.84
C5	6°07'37"	1564.40	167.41	88.78	S04°02'09" E	167.33
C6	9°21'09"	1564.40	351.15	75.60	S01°47'56" W	151.09
C7	4°14'21"	1564.40	115.76	57.91	S06°41'12" W	115.73
C8	7°12'52"	1564.40	151.60	45.84	S10°29'09" W	91.64
C9	2°27'27"	1564.40	65.28	32.64	S13°21'31" W	65.27
C10	12°59'20"	1564.40	352.83	177.17	S21°00'54" W	352.20
C11	14°14'44"	2700.00	67.13	33.74	S87°17'26" W	66.90
C12	21°48'56"	2300.00	87.57	44.32	S83°30'20" W	87.05
C13	33°37'05"	2300.00	126.92	65.12	S56°47'19" W	125.32
C14	53°26'02"	170.00	158.54	85.56	N67°41'47" E	152.86
C15	14°14'44"	330.00	82.05	41.24	N87°17'26" E	81.84

- LEGEND**
- ⊕ FOUND GLO/BLM MONUMENT (R1) RECORD PER PLAT HM66-643
 - ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED (R2) RECORD PER PLAT HM75-28
 - ⊕ SET PRIMARY MONUMENT; SEE TYPICAL ON SHEET 4 (R3) RECORD PER PLAT HM77-48
 - ⊕ SET SECONDARY MONUMENT AS DESCRIBED (R4) RECORD PER PLAT HM95-24
 - ⊕ SET SECONDARY MONUMENT 5/8"x30" REBAR w/ 1-1/2" ALCAP 85032-5 (R5) RECORD PER PLAT HM98-73
 - ⊕ ADOT 6x6 R/W MONUMENT (R6) RECORD PER PLAT HM2005-27
 - ⊕ MONUMENT IDENTIFIER (R7) RECORD PER PLAT HM2012-10
 - ⊕ AREA SUBJECT TO INUNDATION (R8) RECORD PER PLAT HM2012-51
 - ⊕ SECTION LINE EASEMENT PER AS19.10.010 (R9) RECORD PER PLAT HM2017-23
 - ⊕ UTILITY EASEMENT AS NOTED (R10) RECORD PER PLAT HM2002-12
- SURVEYED
 - - - UNSURVEYED
 --- SECTION LINE EASEMENT PER AS19.10.010
 --- UTILITY EASEMENT AS NOTED
 --- SECTIONAL LINE
 --- BUILDING SETBACK
 --- MONUMENT IDENTIFIER
 --- AREA SUBJECT TO INUNDATION
 --- SECTION LINE EASEMENT PER AS19.10.010

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND AND WATER
 300 N. DIVISION STREET, SUITE 600, ANCHORAGE, ALASKA 99503

ALASKA STATE LAND SURVEY No. 2023-16
 ANCHORS AWEIGH NORTH SUBDIVISION
 A SUBDIVISION OF THE N1/2 SW1/4 AND SW1/4 SW1/4 OF SECTION 36,
 TOWNSHIP 3 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, ALASKA
 EXCLUDING THE STERLING HIGHWAY

CREATING LOTS 1, 17 AND TRACTS A, B & C
 CONTAINING 105.756 ACRES MORE OR LESS

APPROVAL
 SHEET 2 OF 3
 DRAWN BY: JAH
 DATE: JULY 2023
 CHECKED: CMA
 SCALE: 1" = 100'

APPROVAL
 APPROVAL RECOMMENDED
 SEE SHEET 1
 COUNTERSIGNED PLATTING SUPERVISOR
 878 FILE NO.
 2023-084

DATE OF SURVEY: BEGINNING 6/2023
 ENDING 12/2023

SURVEYOR: 607-388-4318
 MELANIE CONSULTING INC.
 15040 KENAI DRIVE HWY
 SOLDOTNA, AK 99686
 LICENSE # AC00081

CREATING: JAMES A. HALL
 80203-8

DATE: 7/12/2023
DWG FILE NO.: ASLS20032016



REFERENCE TABLE - FOUND PRIMARY MONUMENTS THIS SURVEY						
MON #	DESC	BEARING TO	DISTANCE	SOURCE	STATUS	
102	FOUND 2-1/2" BRASS CAP ON 1" IRON PIPE FLUSH W/ GROUND	6" SPRUCE	S 46° 05' W	21 LINKS	GLO	NOT FOUND
		8" SPRUCE	N 23° 00' W	22.5 LINKS	GLO	NOT FOUND
		1.8 B2 SE - 1/2" REBAR	N 44° 52' W	42.5'	HM86-83	COMPUTED
		1.8 B2 SW - 1/2" REBAR	N 85° 33' W	411.1'	HM86-83	COMPUTED
103	FOUND 1" IRON PIPE FLUSH W/ GROUND	10" SPRUCE	N 80° E	22 LINKS	GLO	NOT FOUND
		10" SPRUCE	N 65° 05' W	25 LINKS	GLO	NOT FOUND
		1.8 B12 SE - 1/2" REBAR	S 89° 55' W	50'	HM75-37	COMPUTED
		1.8 B12 SW - 1/2" REBAR	S 89° 55' W	357.2'	HM75-37	COMPUTED
104	FOUND 2-1/2" BRASS CAP ON 1" IRON PIPE FLUSH W/ GROUND	10" SPRUCE	S 48° 05' E	8 LINKS	GLO	NOT FOUND
		16" SPRUCE	N 30° 05' W	15 LINKS	GLO	NOT FOUND
		1E-1 SW - 1/2" REBAR	N 89° 55' E	33'	HM77-48	COMPUTED
		1E-1 NW - 1/2" REBAR	N 09° 54' E	192.0'	HM77-48	COMPUTED
106	FOUND 2" IRON PIPE FLUSH W/ GROUND	6" SPRUCE	N 67° 50' E	43 LINKS	GLO	NOT FOUND
		6" SPRUCE	S 52° 25' E	17 LINKS	GLO	NOT FOUND
		14" SPRUCE	S 57° 05' W	60 LINKS	GLO	NOT FOUND
		12" SPRUCE	N 8° W	12 LINKS	GLO	NOT FOUND
412	FOUND 2-1/2" ALMON 1" BELOW GRADE SET MAGNET 0.5' BELOW GRADE	1.4 NW - 1/2" REBAR w/ 1" YPC	S 00° 10' E	30'	HM95-24	COMPUTED
		TRC B-1-A-SE - 1/2" REBAR w/ 1" YPC	N 00° 02' W	30'	HM98-73	FOUND
		SM # 124	N 00° 04' W	33.0'	HM2012-10	FOUND
		SM # 126	S 42° 24' E	44.5'	HM2007-57A	FOUND
105	FOUND 2-1/2" ALMON ON 2" AL-POST FLUSH W/ GROUND NO RECORD BEARING TREES	SM # 127	N 42° 13' E	44.6'	HM2007-57A	FOUND
109	FOUND 2-1/2" ALMON ON 2" AL-POST FLUSH W/ GROUND NO RECORD BEARING TREES					
123	FOUND 2-1/2" ALMON ON 2" AL-POST FLUSH W/ GROUND NO RECORD BEARING TREES					

REFERENCE TABLE - SET PRIMARY MONUMENTS THIS SURVEY					
MON #	DESC	BEARING TO	DISTANCE	SOURCE	STATUS
411	SET PRIMARY MONUMENT	SET SECONDARY MONUMENT	S 89° 55' W	537.4'	
		SET SECONDARY MONUMENT	S 89° 55' W	269.2'	
413	SET PRIMARY MONUMENT	SM # 119	S 75° 15' W	259.9'	
		SM # 128	S 53° 31' W	111.1'	
415	SET PRIMARY MONUMENT	SM # 118	S 07° 06' E	60.5'	
		SM # 119	S 75° 26' E	249.6'	
433	SET PRIMARY MONUMENT	SET SECONDARY MONUMENT	S 04° 24' E	125.8'	
		SET SECONDARY MONUMENT	N 86° 51' W	232.7'	
436	SET PRIMARY MONUMENT	18" SPRUCE	S 86° 48' W	20.5'	
		12" SPRUCE	S 28° 23' E	59.2'	
		12" SPRUCE	N 65° 12' E	33.5'	
438	SET PRIMARY MONUMENT	18" SPRUCE	N 14° 55' E	20.7'	
		14" SPRUCE	N 73° 23' W	18.2'	
		18" SPRUCE	S 29° 57' W	19.2'	
439	SET PRIMARY MONUMENT	ADOT # 1 CP # 21	N 14° 58' W	269.0'	
		SET SECONDARY MONUMENT	S 50° 54' W	273.6'	
443	SET PRIMARY MONUMENT	SET SECONDARY MONUMENT	N 07° 06' W	60.1'	
		SET SECONDARY MONUMENT	S 78° 59' W	275.9'	

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF THE REAL PROPERTY ASLS No. 2023-18 SHOWN AND DESCRIBED HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS AND RIGHTS-OF-WAY SHOWN AND DESCRIBED HEREON.

DIRECTOR, DIVISION OF MINING, LAND & WATER _____ DATE _____

NOTARY'S ACKNOWLEDGEMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2023
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

CERTIFICATE OF ACCEPTANCE - KP/B

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY (GLUD AVE, SCULPIN AVE & TALL TREE AVE), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. 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 _____

WASTEWATER DISPOSAL - LOTS & TRACT C

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.

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

WASTEWATER DISPOSAL - TRACT A & LOT 1

THESE TRACTS ARE AT LEAST 20,000 SQUARE FEET 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 - TRACT B

CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THIS TRACT AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



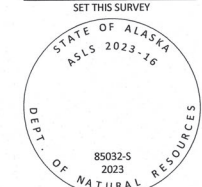
SURVEYOR'S CERTIFICATE

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

JAMES A. HALL 85032-S
 REGISTERED LAND SURVEYOR

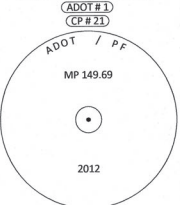
DATE _____

TYPICAL PRIMARY MONUMENT



SET 3-1/4" ALUMINUM CAP w/ PRE-INSTALLED MAGNET UNDER CAP ON 2-3/8" x 30" FLANGED ALUMINUM PIPE SET CAP FLUSH WITH GROUND
 3" PINK CASED MAGNET SET BELOW BASE OF MON.
 3" x 6" CARSONITE POST w/ SURVEY MARKER LABEL SET 2' IN GROUND AS WITNESS POST

BASIS OF COORDINATES



FOUND 2-1/2" BRASS DONUT ON 9/16" x 36.5" STAINLESS DRIVE ROD IN METAL CASING 0.3' BELOW GROUND

114, 115, 116: FOUND 1/2" REBAR w/ 1" YPC FLUSH W/ GROUND

118: FOUND 2" ALCAP ON 5/8" REBAR FLUSH W/ GROUND

119: FOUND 2" ALCAP ON 1" AL PIPE FLUSH W/ GROUND

124: FOUND 1/2" REBAR w/ 1" YPC BENT & LOCATED AT GROUND ENTRY

126: FOUND 1/2" REBAR w/ 1" YPC FLUSH W/ GROUND

127: FOUND 1/2" REBAR w/ 1" YPC FLUSH W/ GROUND

128: FOUND 2" ALCAP ON 5/8" REBAR FLUSH W/ GROUND

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 14, 2023.

AUTHORIZED OFFICIAL _____

Plat #

File Date _____
 Date _____
 Time _____

DATE OF SURVEY: BEGINNING 6/2023 ENDING 12/2023

SURVEYOR: 807-283-4218 McLANE CONSULTING INC. 8540 KENAI SPUR HWY SLDOTNA, AK 99589 LICENSE # A00021

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER 500 W. 7TH AVE., SUITE 550, ANCHORAGE, ALASKA 99501

ALASKA STATE LAND SURVEY No. 2023-16
 ANCHORS AWEIGH NORTH SUBDIVISION

A SUBDIVISION OF THE N1/2 SW1/4 AND SW1/4 SW1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, ALASKA EXCLUDING THE STERLING HIGHWAY.

CREATING LOTS 1 - 17 AND TRACTS A, B & C CONTAINING 105.756 ACRES MORE OR LESS

HOMER RECORDING DISTRICT

SHEET 3 OF 3 SEE SHEET 1

DRAWN BY: JAH 8/14/2023 CHECKED: CRM 8/14/2023 DATE: 8/14/2023

SCALE: N/A

APPROVAL RECOMMENDED: JAH 8/14/2023 DATE: 8/14/2023

DATE: 8/14/2023

FILE NO. ASLS 20230016



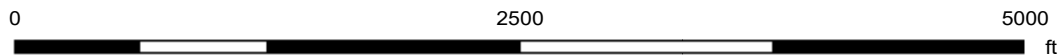
Project Overview and Vicinity Map

Anchors Aweigh North, Single-Family Residential (R-1), LOZD

 Project Area



Vicinity



Map created by Raidmae, Ryan



Project Area

River Miles



Tax Parcels



Habitat

KPB 2118 - KPB 2118

Anadromous Streams

- Exempt
- Managed
- Unregulated
- others

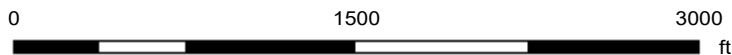
KPB 2118 - KPB 2118

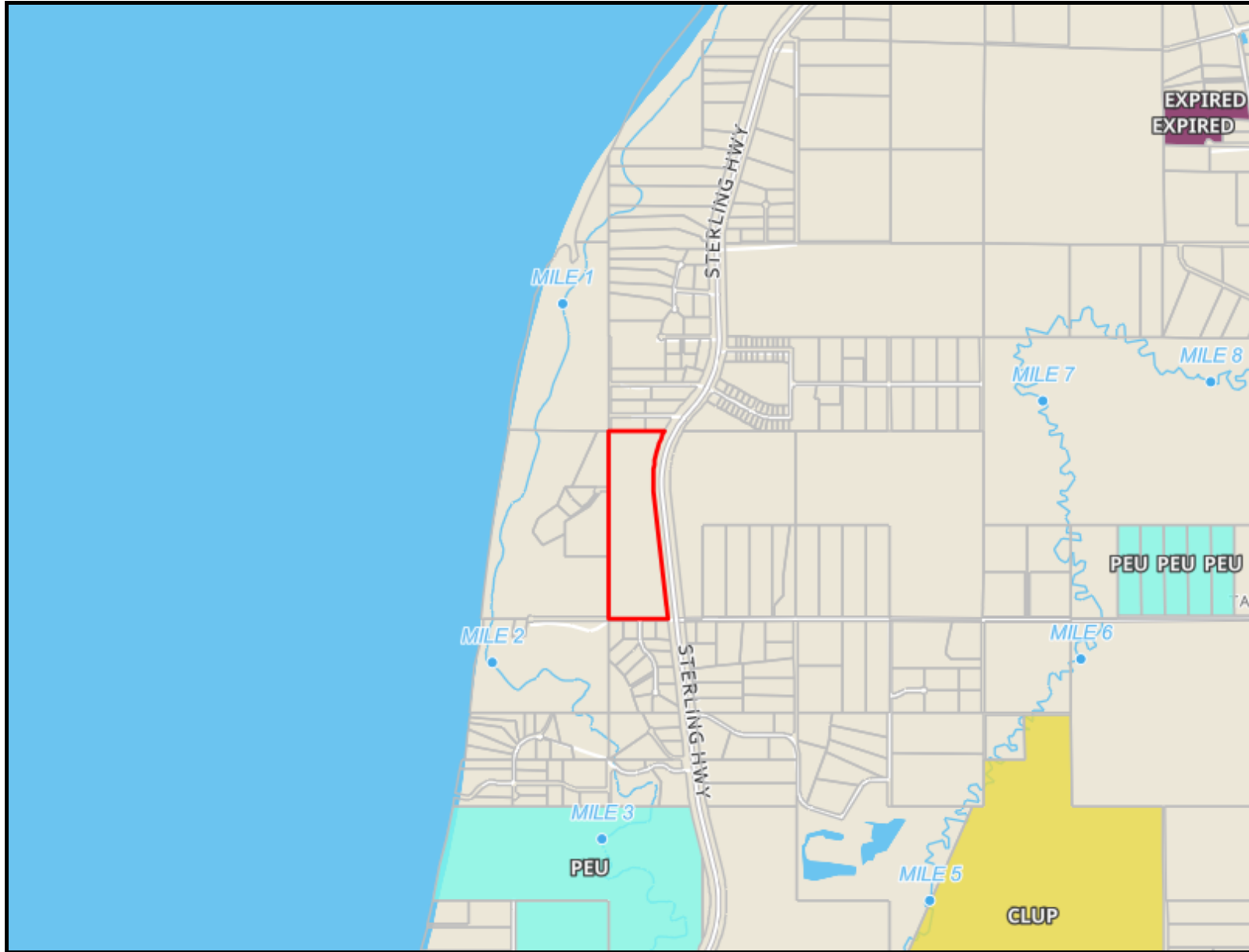
Anadromous Lakes and Areas

- Exempt
- Managed
- Unregulated
- n/a

Map created by Raidmae, Ryan

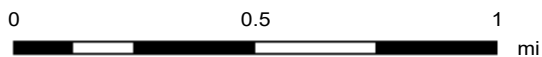
Friday, October 20, 2023

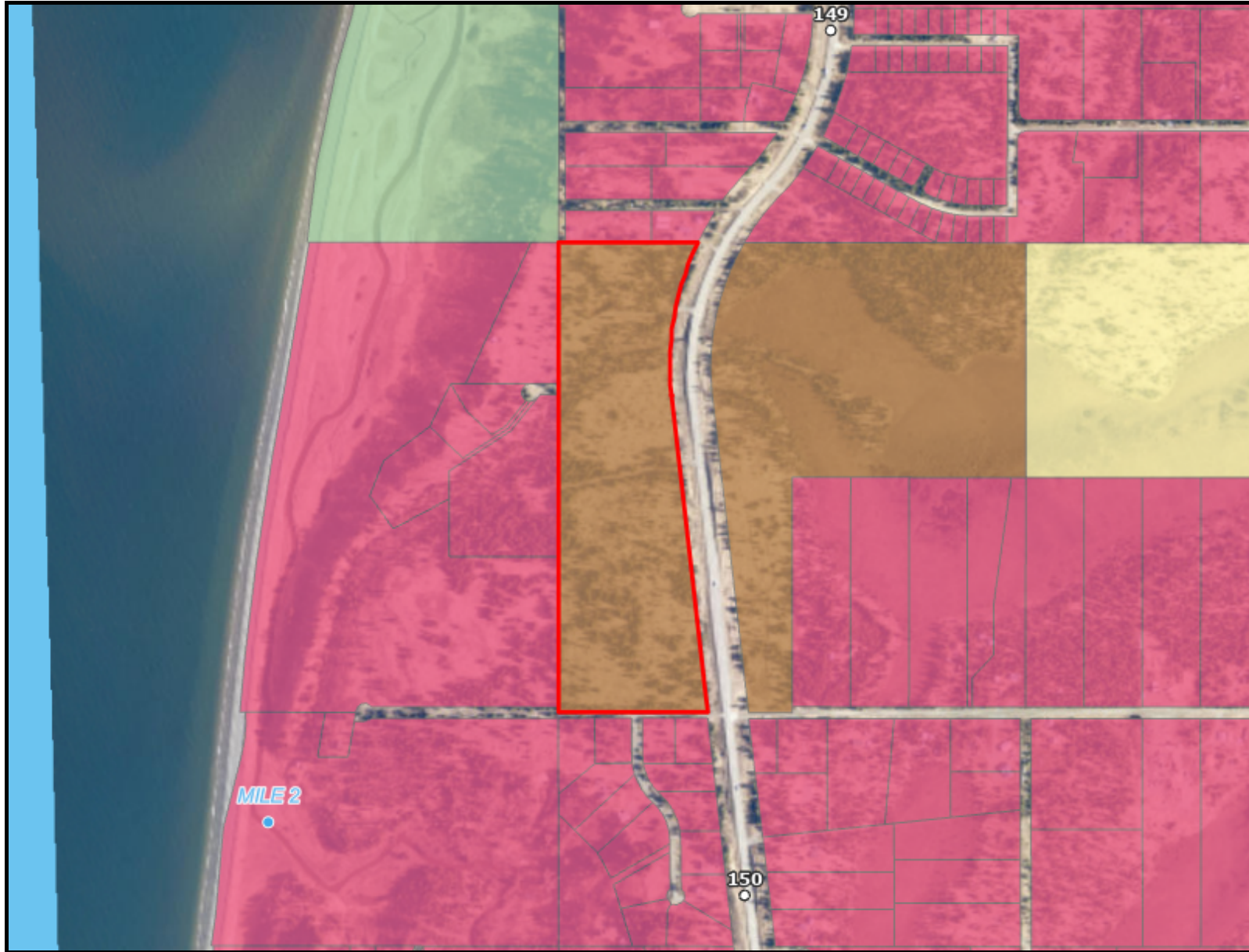




- Project Area
- River Miles
 -
- Tax Parcels
 -
- Material Sites
 - PEU
 - CLUP
 - EXPIRED

Map created by Raidmae, Ryan
Friday, October 20, 2023





Project Area

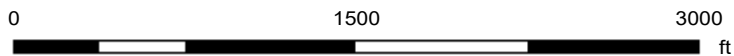
River Miles



Parcels by Use / Ownership

Parcel Ownership Type

- Borough
- Federal
- Native
- Native Allotment
- Municipal
- Private
- State





Project Area

River Miles



Tax Parcels



Landcover Features

KWF Wetlands Assessment

- DISTURB
- Depression
- Discharge Slope
- Drainageway
- Floating Island
- Headwater Fen
- Kettle
- LAKE
- Lakebed
- Late Snow Plateau
- Riverine
- Tidal
- Wetland / Upland Complex

