

E. NEW BUSINESS

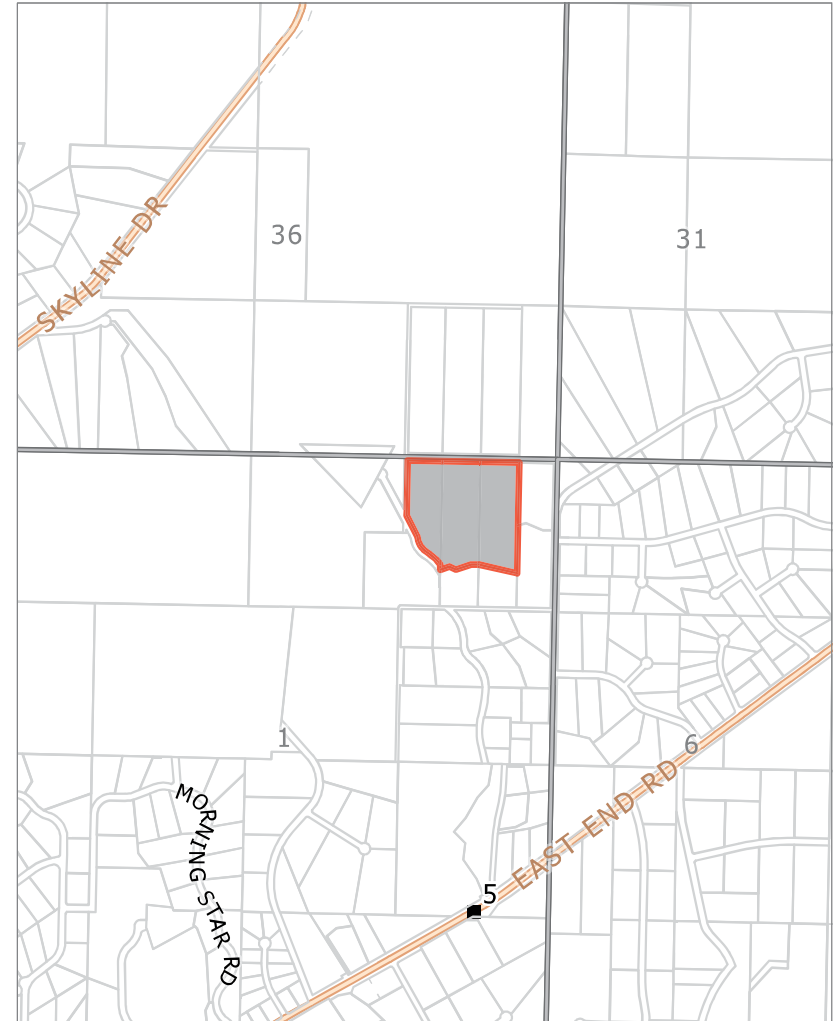
2. Pease Subdivision Meadowmere Replat

KPB File 2023-064

Mullikin Surveys / Dean

Location: Waterman Road

Fritz Creek Area / Kachemak Bay APC



KPB File 2023-064
T 06S R 13W SEC 01
Fritz Creek



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.

NOTES

- The purpose of this plat is to create Lot 5-B by vacating the lot line between Tract 4-A and Tract 5-A and the lot line between Tract 5-A and Tract 6-A.
- No field survey was conducted as provided in KPB Code 20.60.2009(a). All dimensions shown are recorded as shown on Pease Subdivision Vining's Waterman Addition (HM 2005-67), Pease Subdivision Red Rock Addition (HM 99-56), and Pease Subdivision Zealand Addition (HM 2002-76).
- Per Pease Subdivision Vining's Waterman Addition (HM 2005-67) - granted a 10 foot wide public utility easement centered on existing buried telephone cable (location unidentified), existing overhead and buried powerline(s) are centerline of a 10 ft wide easement; existing overhead powerline(s) are centerline of a 10 ft wide electrical distribution line easement; Certificate of Water Appropriation granted by the State of Alaska Department of Natural Resources per 378 PBA H.R.D. and the Right-of-Way of a portion of Strawberry Street vacated by action of Kenai Peninsula Borough at its meeting on December 13, 2004.
- Per Pease Subdivision Red Rock Addition (HM 99-56) - granted a 25 ft ingress-egress easement over existing "Waterman Canyon Road" until such time as the alternative dedicated road access is constructed to an equal or better state. There is an easement through (original) Tract 5 over the existing road to (original) Tract 6 in favor of Leland Pease and Janet Pease as recorded in 889 P63 H.R.D., dedicated a 10 ft wide public utility easement centered on the existing buried telephone cable (location unidentified), and existing overhead and buried powerlines are the centerline of a 20 ft wide easement.
- Per Pease Subdivision Zealand Addition (HM 2002-76) - existing transformer and buried power line is the centerline of a 15 ft wide electrical distribution line easement; there is an easement through (original) Tract 5 over the existing road to (original) Tract 6 in favor of Leland Pease and Janet Pease as recorded in 889 P63 H.R.D.
- No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- Building Setback - A 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.
- Wastewater Disposal - The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on October 6, 1975. Lots which are at least 200,000 square feet in size may not be suitable for on-site wastewater treatment and disposal. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- Subject to covenants, conditions, and restrictions as recorded on May 26, 1981, in Book 120 Page 677, Homer Recording District.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYOR'S CERTIFICATE

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

Date:

Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor



LEGEND

- Record 2" Brass Cap or 1/2" Iron Pipe, 4469-S, 1979
- Record Self Identifying 2" Aluminum Cap on 5/8" Rebar, 5730-S (dates noted)
- Lot Line Vacated This Plat
- Easement Line
- Areas over 20% grade
Derived from KPB Terrain Viewer
(4 ft. contour intervals) (gis.kpb.us)

All lines labeled with record bearing and distances.

Line Table		
Line #	Length	Direction
L1	65.03'	S88°02'02"W
L2	137.61'	S70°36'57"W
L3	63.66'	N88°29'06"W
L4	62.77'	S70°14'08"W
L5	44.22'	N0°03'28"W

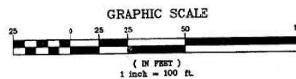
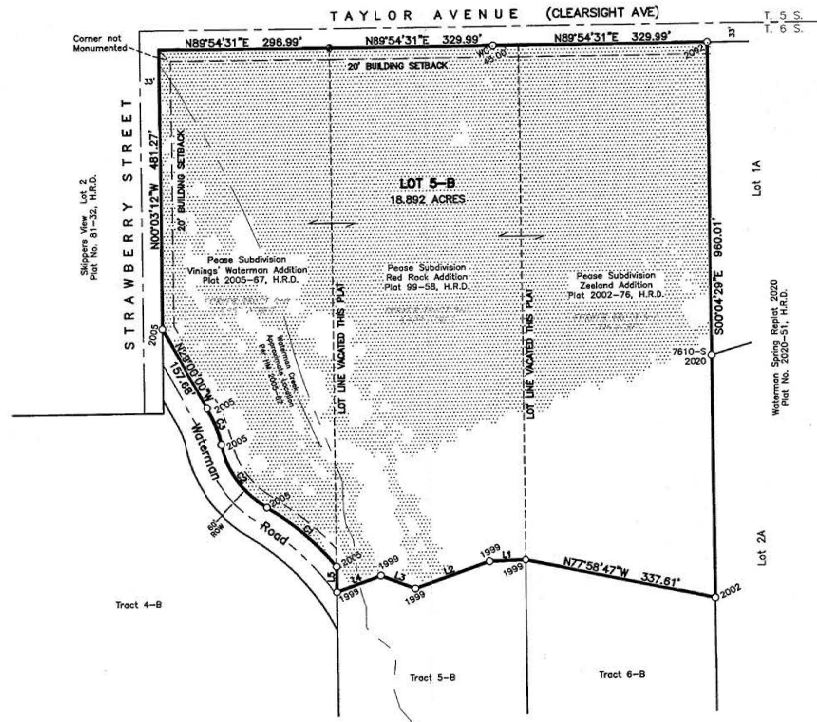
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	158.90'	480.00'	16°48'	N48°53'38"W	158.11'
C2	158.58'	170.00'	46°43'	N35°26'08"W	134.78'
C3	67.92'	230.00'	18°38'	N20°32'25"W	67.67'

Pease Subdivision
Plat No. 79-53, H.R.D.

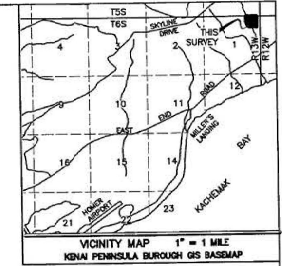
Tract 1

Tract 2

Tract 3



PRELIMINARY
PLAT



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 or public use and grant all easements to the use shown.

Jeffrey H. Dean
40374 Waterman Road
Homer, AK 99603

Rania Dean
40374 Waterman Road
Homer, AK 99603

Mfanyway Dean
40374 Waterman Road
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
AND _____
Acknowledged before me this _____ day of _____, 2023.

Notary Public for Alaska
My Commission expires _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____, 2023.

Kenai Peninsula Borough Authorized Official

MULLIKIN SURVEYS
P.O. BOX 1023
HOMER, ALASKA 99603
(907) 299-2289

PEASE SUBDIVISION MEADOWMERE REPLAT CREATING LOT 5-B

A REPLAT OF
TRACT 4-A, PEASE SUBDIVISION VINING'S ADDITION (PLAT No. 2005-67)
TRACT 5-A, PEASE SUBDIVISION RED ROCK ADDITION (PLAT No. 99-56)
AND
TRACT 6-A, PEASE SUBDIVISION ZEELAND ADDITION (PLAT No. 2002-76)

ALL LOCATED WITHIN
THE NE 1/4 NE 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.
CONTAINING 18.892 ACRES, MORE OR LESS.

SURVEYOR	CLIENT
MULLIKIN SURVEYS CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603 907-299-2289	JEFFERY H. DEAN, RANIA DEAN, AND MFANYWAY DEAN 40374 WATERMAN ROAD HOMER, AK 99603
SURVEY DATE: NO FIELD SURVEY	SCALE: 1" = 100'
PLAT DATE: 6/11/2023	BOOK No.: NA
CHECKED BY: CLM	FILE: PEASE VACATION.dwg
DRAWN BY: MRS	KPB FILE No.: 2023-

KPB 2023-064

AGENDA ITEM E. NEW BUSINESS

ITEM 2 - PEASE SUBDIVISION MEADOWMERE REPLAT

KPB File No.	2023-064
Plat Committee Meeting:	July 17, 2023
Applicant / Owner:	Jeffrey Dean, Ranja Dean, and M'Fanwy Dean all of Homer, Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Waterman Road and Clear Sight Avenue, Fritz Creek, Alaska

Parent Parcel No.:	174-230-09, 07, and 14
Legal Description:	Tract 4-A, Pease Subdivision Vinings' Waterman Addition, HM 2005-67 Tract 5-A, Pease Subdivision Red Rock Addition, HM 99-58 Tract 6-A, Pease Subdivision Zeeland Addition, HM 2002-76 Township 6 South Range 13 West Section 1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine three lots of varying size into one lot containing 18.892 acres.

Location and Legal Access (existing and proposed): This subdivision is accessed off of Waterman Road, a 60-foot-wide dedication. Portions of Waterman Road are borough maintained, but the section closest to the proposed subdivision is not maintained. Waterman Road is located at approximately mile five of state-maintained East End Road. The portion of Waterman Road that Tract 4-A Pease Subdivision Vinings' Waterman Addition, HM 2005-67 front on was dedicated by that plat. The owners proposed design would have Waterman Road being the only constructed access. Strawberry Street and Clear Sight Avenue both boarder the subdivision, but have steep terrain and are not constructed.

Pease Subdivision Red Rock Addition HM 99-58 at plat note #6 grant a 25 foot ingress / egress easement on Waterman Canyon Road that needs to be shown.

According to staff research there is a 66 foot wide section line easement on the north boundary of the subdivision.
Staff recommends: the easement be shown and the width depicted.

The block is closed and compliant. Brenton Avenue, Pease Road, Glacier View Road S, Clear Sight Avenue, Strawberry Street, and Waterman Road define the block.

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

Site Investigation: Steep terrain is present throughout the subdivision. The property contains areas classified as riverine within all three lots. ***Staff recommends: the areas with over 20 percent grade remain on the final plat.***

There are multiple structures on Tract 5-A, Pease Subdivision Red Rock Addition, HM 99-58 and Tract 6-A, Pease Subdivision Zeeland Addition, HM 2002-76. There are no apparent encroachments.

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> <p>C. State Parks</p> <p>Reviewer: VACANT Comments:</p>
State of Alaska Fish and Game	No objections

Staff Analysis Pease Subdivision, HM 75-53 created Tracts 4, 5, and 6 from aliquot description parcels. In chronological order the following subdivisions created the current configuration we have today. Subdivision Red Rock Addition, HM 99-58, created Tract 5-A. Pease Subdivision Zeeland Addition, HM 2002-76, created Tract 6-A. Pease Subdivision Vinings' Waterman Addition, HM 2005-67, created Tract 4-A.

A soils report will not be required per KPB 20.40.030 as the proposed lot is more than 200,000 square feet.

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.

Please transfer all notes forward from the parent plats as necessary.

Kachemak Bay Advisory Planning Commission cancelled their July 10, 2023 meeting and the preliminary plat was not reviewed.

Utility Easements Each replat of the subject parcels has granted utility easements for overhead and underground utilities. Plat notes are present, but if the easements were depicted on parent plats **staff recommends: the depiction be carried over and the source labeled.**

Per the certificate to plat a general easement granted to Homer Electric Association, Inc. affects Tract 5-A, Pease Subdivision Red Rock Addition, HM 99-58. **Staff recommends: the easement be added to the plat notes if no location is known.**

HEA has requested depiction of an easement along an existing utility and the comment is in the packet. Staff recommends at easement be added to the drawing as requested.

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.

Utility provider review:

HEA	Comments are available in the packet
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 40374 WATERMAN RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: WATERMAN RD, STRAWBERRY ST, CLEAR SIGHT AVE</p> <p>Existing Street Name Corrections Needed: CLEAR SIGHT AVE IS THE CORRECT STREET NAME, TAYLOR AVE WAS CHANGED PER RESOLUTION 2007-01.</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: NO ADDITIONAL 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.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Kachemak Bay Advisory Planning Commission	

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Remove plat notes nine as it does not affect this subdivision.
- Add the KPB number to the title block.
- Add note for easement at volume 209 page 629 as shown on the certificate to plat at #10

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: Waterman needs to be added to the parent plat name for Tract 4-A.

The owner's name should match how Jeffrey Dean is in title. If the spelling is correct "also known as" or "acquired title as" should be added to the signature block.

The more or less should be removed and the exact acreage shown on the final plat.

- 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: Remove Taylor Avenue as the name is Clear Sight Avenue currently. Clear Sight Avenue also has varying widths. These should be depicted and labeled.

- 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: The label for Miller's Landing should be removed and a label for Palmer Creek be added.

Spelling of Borough on the map.

Add Kachemak City and Homer limit lines 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 proposed 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: A preliminary plat has been received for Lot 2, Skippers View to the west. The status of the plat should be requested before mylar records.

- 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: the areas with over 20 percent grade remain on the final.

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: proposed lot is over 200,000 square feet and a soils report will not be required.

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.*

20.60.160. Easements.

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

1. Special purpose easements being granted by the plat shall be clearly defined for allowed use. Special purpose easements may require a signed acceptance statement on the plat.

B. Private easements may not be granted on the plat.

Staff recommendation: *utility easements granted by parent plats or the certificate to plat should be depicted if locations are known and comply with 20.60.160.*

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

3. The certificate of ownership for a replat of multiple parcels owned by separate parties shall show to which original parcel the signatory attests.

20.60.200. Survey and monumentation.

Staff recommendation: *comply with 20.60.200*

F. Bearings and distances between the nearest subdivision property lines and official GLO or BLM monuments shall be accurately described and delineated on the plat and the basis of bearings shall be indicated.

EXCEPTIONS REQUESTED:

A. KPB 20.60.200 A & D Survey and Monumentation

Surveyor's Discussion: This has been accepted previously on note #9 of the parent plat, Pease Subdivision Vinings' Waterman Addition (HM2005-67). Although I did not do a field survey, I was onsite, saw the steep hillside, and I trust the judgement of the previous surveyor, Roger Imhoff, regarding conditions suitable for monumentation.

Staff Discussion: Per 20.60.200 Survey and Monumentation

- A. All subdivision shall be surveyed except subdivisions which only eliminate existing property lines.
- D. All monuments of record essential to the subdivision must be found. If any monument is missing or is found disturbed or destroyed, it shall be remonumented or reference monumented as appropriate.

Findings:

1. The terrain in the area is very steep.
2. Non-monumentation has been utilized on the parent subdivision previously.
3. The preliminary subdivision to the west was given the same exception recently.
4. The subdivision is eliminating property lines.
5. No roads are being dedicated.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee 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 this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) 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 (committee) 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 by application;
Findings 1-5 appear to support this standard.
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;
Findings 1-5 appear to support this standard.
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.
Findings 1-5 appear to support this standard.

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: 20.25.120. - REVIEW AND APPEAL.

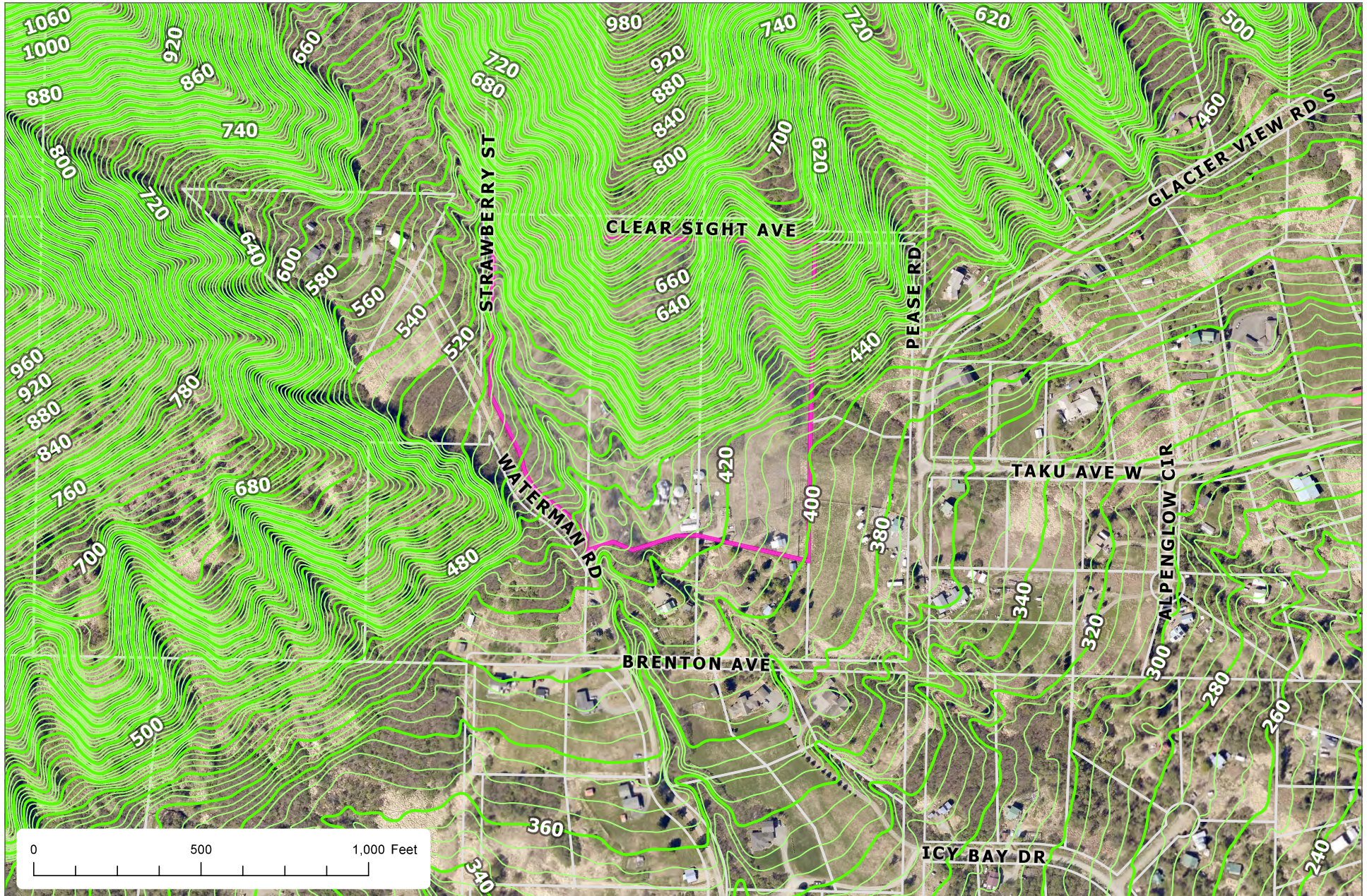
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

END OF STAFF REPORT

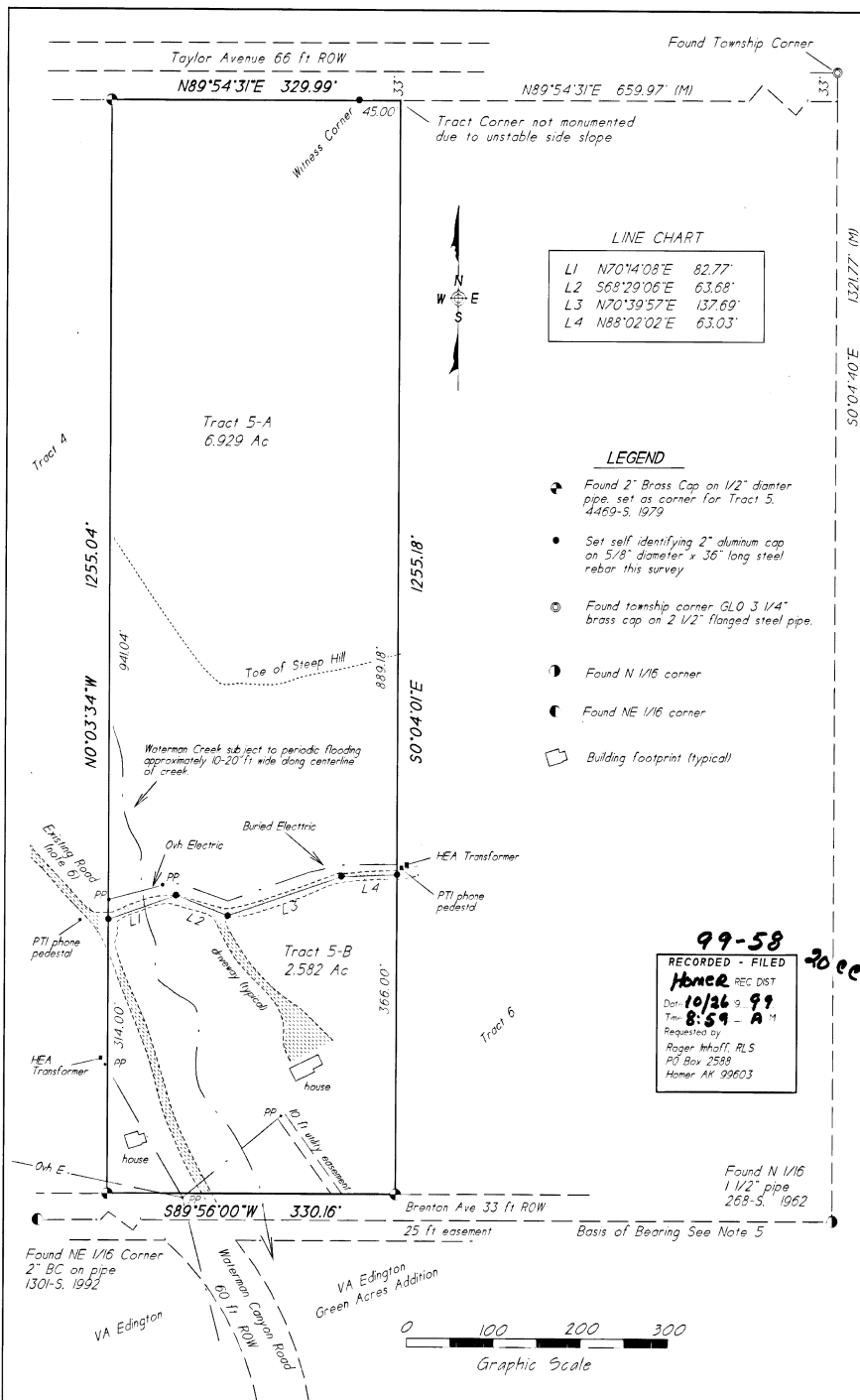


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HM 99-58



LINE CHART

L1	N70°14'08\"E	82.77'
L2	S68°29'06\"E	63.68'
L3	N70°39'57\"E	137.69'
L4	N88°02'02\"E	63.03'

- LEGEND**
- Found 2\" Brass Cap on 1/2\" diameter pipe set as corner for Tract 5. 4469-S. 1979
 - Set self identifying 2\" aluminum cap on 5/8\" diameter x 36\" long steel rebar this survey
 - Found township corner GLO 3 1/4\" brass cap on 2 1/2\" flanged steel pipe.
 - Found N 1/16 corner
 - Found NE 1/16 corner
 - Building footprint (typical)

99-58
RECORDED - FILED
Homer REC DIST
 Date: 10/26/99
 Time: 8:59 A.M.
 Requested by:
 Roger W. Imhoff, RLS
 PO Box 2588
 Homer AK 99603

NOTES

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
- No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
- Basis of Bearing is the record inverse between the N 1/16 Sections 1 & 6 and the NE 1/16 Section 1 N89°56'E 1320.80(1R) 1320.46(1M) V.A. Edington Subd as shown on Plat No. 62-123 Homer Recording District.
- This plat grants a 25 ft ingress-egress easement over existing Waterman Canyon Road until such time as the alternative dedicated road access is constructed to an equal or better status. There is an easement through Tract 5 over the existing road to Tract 6 in favor of Leland Pease and Janet Pease as recorded in B89 P83 HRD.
- This plat dedicates a 10 ft wide public utility easement centered on the existing buried telephone cable (location unidentified). Existing overhead and buried powerline(s) is centerline of 20 ft wide easement.

WASTEWATER DISPOSAL:

TRACT 5-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.

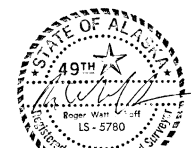
TRACT 5-B: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type 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.

William F. Bain CE 4950 9/27/99
 Engineer License Number Date

SURVEYORS CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown herein actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Roger W. Imhoff August 17, 1999
 Roger W. Imhoff LS 5780 Date



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 12, 1999.

KENAI PENINSULA BOROUGH
 By: Max J. Burt
 Authorized Official

OWNERSHIP CERTIFICATE

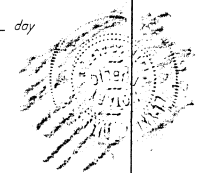
We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision; or require signature and approval of the beneficiary.

Janice A. Higbee 8-19-99
 Janice A. Higbee Date
 40178 Red Rock Road
 Homer AK 99603

Notary's Acknowledgment
 Subscribed and sworn to me before me this 19th day of August 1999

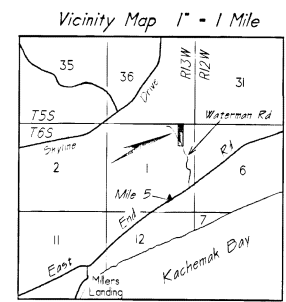
for JANICE A. HIGBEE
 Janice A. Higbee
 Notary Public for Alaska
 My Commission Expires 12/29/99



Steven E. Ball 8/25/99
 Steven E. Ball Date
 40178 Red Rock Road
 Homer AK 99603

Notary's Acknowledgment
 Subscribed and sworn to me before me this 25th day of August 1999

for STEVEN E. BALL
 Steven E. Ball
 Notary Public for Alaska
 My Commission Expires August 26, 2001



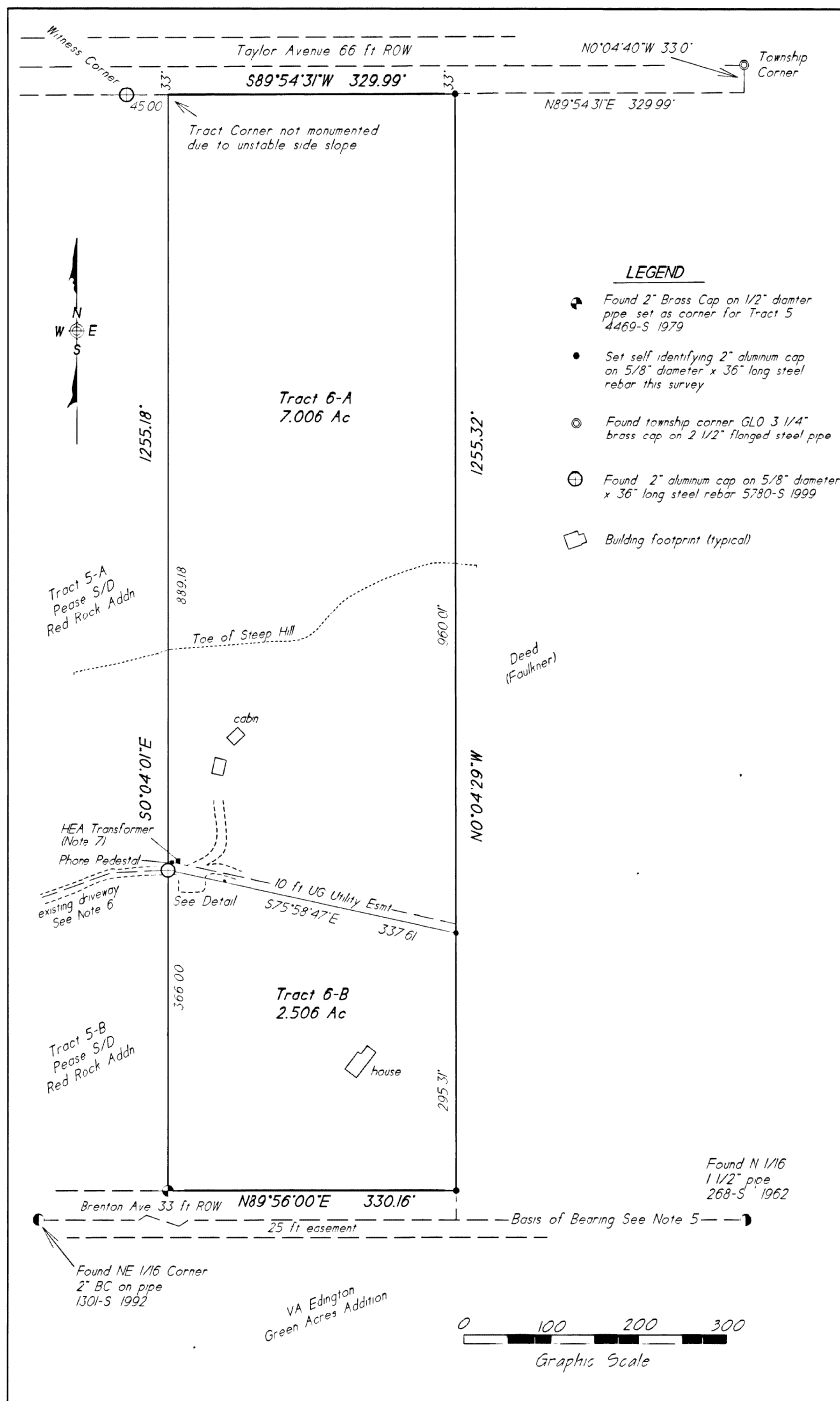
**Pease Subdivision
 RED ROCK ADDITION**

Being a Subdivision of Tract 5 Pease Subdivision as shown on Plat No. 75-53 Homer Recording District

Located in the NE 1/4 NE 1/4 Sec. 5, T6S, R13W, SM

Third Judicial District, State of Alaska
 Contains 9.51 Acres, more or less.

Clients: Janice Higbee Red Rock Road Homer AK 99603	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer AK 99603	FB 99-01 Drawn RWI SCALE 1\"=100 ft
Date 6-03-99	File pease2.vcd	KPB File No. 99-101



NOTES

- The purpose of this plat is to create Lot 5-B by vacating the lot line between Tract 4-A and Tract 5-A and the lot line between Tract 5-A and Tract 6-A.
- No field survey was conducted as provided in KPB Code 20.60.200(a). All dimensions shown are as shown on Pease Subdivision Vining's Waterman Addition (plat 2005-67), Pease Subdivision Red Rock Addition (plat 99-58), and Pease Subdivision Zealand Addition (plat 2002-76).
- Per Pease Subdivision Vining's Waterman Addition (plat 2005-67) - granted a 10 foot wide public utility easement centered on existing buried telephone cable (location underlaid), existing overhead and buried powerlines are the centerline of a 20 ft wide easement, existing overhead powerlines are the centerline of a 20 ft wide electrical distribution line easement. Certificate of Water Appropriation granted by the State of Alaska Department of Natural Resources per B7B P64 HFD, and the Right-of-Way of a portion of Strawberry Street vacated by action of Kenai Peninsula Borough at its meeting on December 13, 2004.
- Per Pease Subdivision Red Rock Addition (plat 99-58) - granted a 25 ft. egress-egress easement over existing Waterman Canyon Road until such time as the alternative dedicated road access is constructed to an equal or better status. There is an easement through (original) Tract 5 over the existing road to (original) Tract 6 in favor of Leland Pease and Janet Pease as recorded in B89 P63 HFD, dedicated a 10 ft. wide public utility easement centered on the existing buried telephone cable (location underlaid), and existing overhead and buried powerlines are the centerline of a 20 ft. wide easement.
- Per Pease Subdivision Zealand Addition (plat 2002-76) - existing transformer and buried power line is the centerline of a 15 ft. wide electrical distribution line easement, there is an easement through (original) Tract 5 over the existing road to (original) Tract 6 in favor of Leland Pease and Janet Pease as recorded in B89 P63 HFD.
- No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- Building Setback - A 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.
- Wastewater Disposal - The plat subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on October 6, 1975. Lots which are at least 200,000 square feet in size may not be suitable for on-site wastewater treatment and disposal. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- Subject to covenants, conditions, and restrictions as recorded on May 28, 1981, in Book 120 Page 677, Homer Recording District.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYOR'S CERTIFICATE

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

Date:
Registration No.: 14449-S
Christopher L. Mullin,
Professional Land Surveyor



LEGEND

- Record 2" Brass Cap on 1/2" Iron Pipe, 4469-S, 1979
- Record Self Identifying 2" Aluminum Cap on 5/8" Rebar, 5780-S (dates noted)
- Lot Line Vacated this Plat
- Easement Line
- Areas over 20% grade
Derived from KPB Terrain Viewer
(4 ft. contour intervals) (gis.kpb.us)

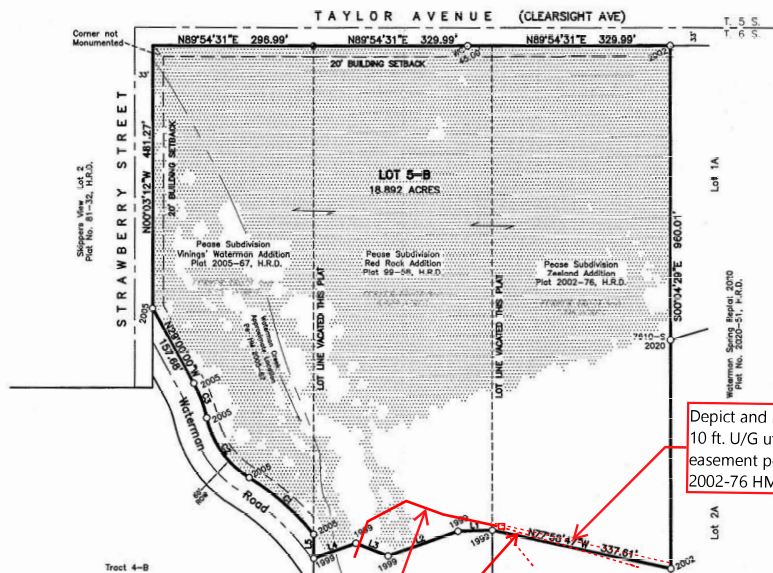
All lines labeled with record bearing and distances.

The easements granted per plat 2005-67 for electric lines are not located within former Tract 4-A and can be removed from this plat note.

Line #	Length	Direction
L1	83.03'	S88° 02' 03"W
L2	137.69'	S70° 38' 57"W
L3	83.68'	N88° 29' 06"W
L4	82.77'	S70° 14' 08"W
L5	44.22'	N0° 03' 28"W

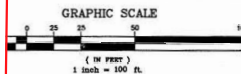
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	166.90'	480.00'	19°48'	H45° 53' 36"W	158.11'
C2	136.59'	170.00'	49°43'	N30° 26' 06"W	134.78'
C3	67.92'	230.00'	19°59'	N20° 32' 25"W	67.87'

Pease Subdivision
Plot No. 75-53, H.R.D.



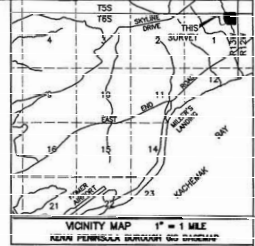
Depict and label the 10 ft. U/G utility easement per plat 2002-76 HM.

Provide a label or plat note stating, "The existing underground power line is the centerline of a 15-foot-wide electrical distribution line easement, including pedestals and transformers, granted this plat." The approximate location of the underground primary line, transformer, and underground service lines is depicted. The electric lines depicted on plat 99-58 HM has been changed. This platting action will show the current status of the electric lines.



HEA REVIEWED - SEE COMMENTS
Scott Huff 6/26/2023
Land Management Officer

PRELIMINARY
PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION
The hereby certify that the use and enjoyment of the real property shown and described herein and that we hereby adopt this plan of subdivision and have our free consent dedicates all rights-of-way to public use and grant all easements to the use shown.

Jeffery H. Dean
40374 Waterman Road
Homer, AK 99603

Randy Dean
40374 Waterman Road
Homer, AK 99603

Mtanny Dean
40374 Waterman Road
Homer, AK 99603

NOTARIAL ACKNOWLEDGMENT

For: _____
AND _____
Acknowledged before me this _____ day of _____, 2023.
Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____, 2023.

Kenai Peninsula Borough, Authorized Official

MULLIN SURVEYS
P.O. BOX 1023
ICEHEIM, ALASKA 99607
(907) 299-2289

PEASE SUBDIVISION MEADOWMERE REPLAT CREATING LOT 5-B

A REPLAT OF
TRACT 4-A, PEASE SUBDIVISION VININGS' ADDITION (PLAT No. 2005-67)
TRACT 5-A, PEASE SUBDIVISION RED ROCK ADDITION (PLAT No. 99-58)
AND
TRACT 6-A, PEASE SUBDIVISION ZEELAND ADDITION (PLAT No. 2002-76)

ALL LOCATED WITHIN
THE NE 1/4 NE 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 18.892 ACRES, MORE OR LESS

SURVEYOR	CLIENT
MULLIN SURVEYS CHRISTOPHER MULLIN, PLS P.O. BOX 1023 Homer, AK 99603 907-299-2289	JEFFERY H. DEAN, RANDY DEAN, AND MTANNY DEAN 40374 WATERMAN ROAD HOMER, AK 99603
SURVEY DATE: NO FIELD SURVEY	SCALE: 1" = 100'
PLAT DATE: 6/11/2023	BOOK No.: _____
CHECKED BY: CLM	FILE: PEASE VACATION.dwg
DRAWN BY: MBS	KPB FILE No.: 2023-

KPB 2023-064