

## **E. NEW BUSINESS**

### **3. Building Setback Encroachment Permit (Church)**

**KPB File 2024-128**

**PC Resolution 2026-19**

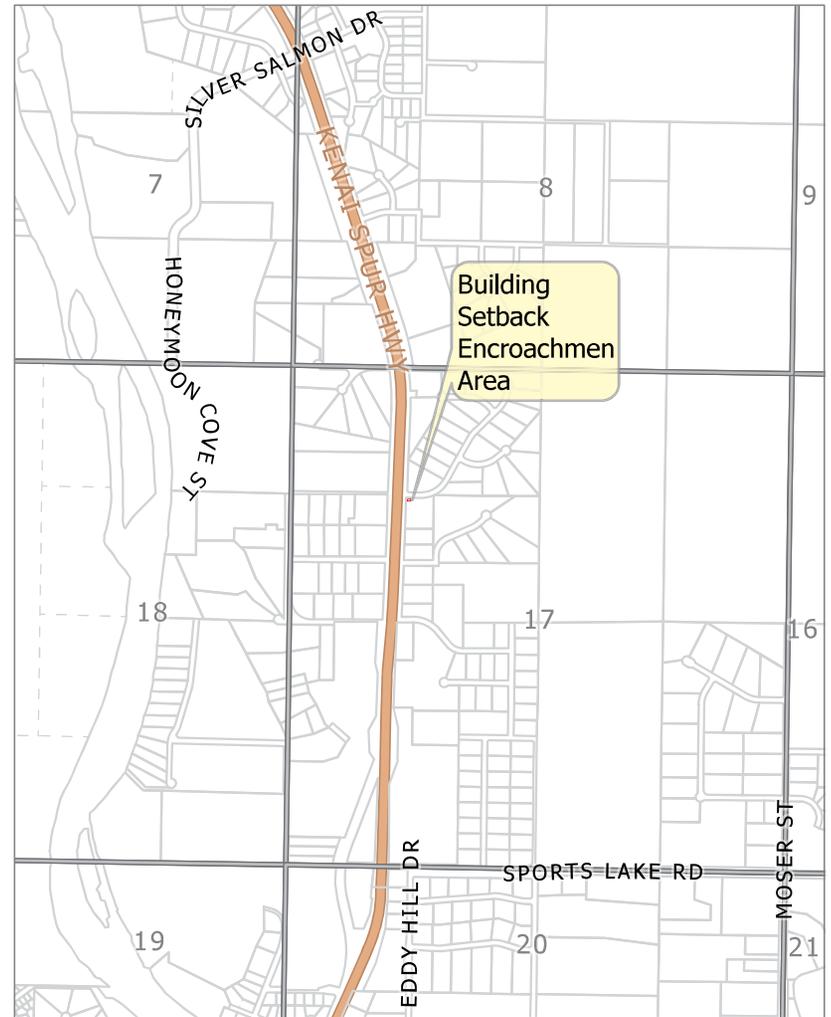
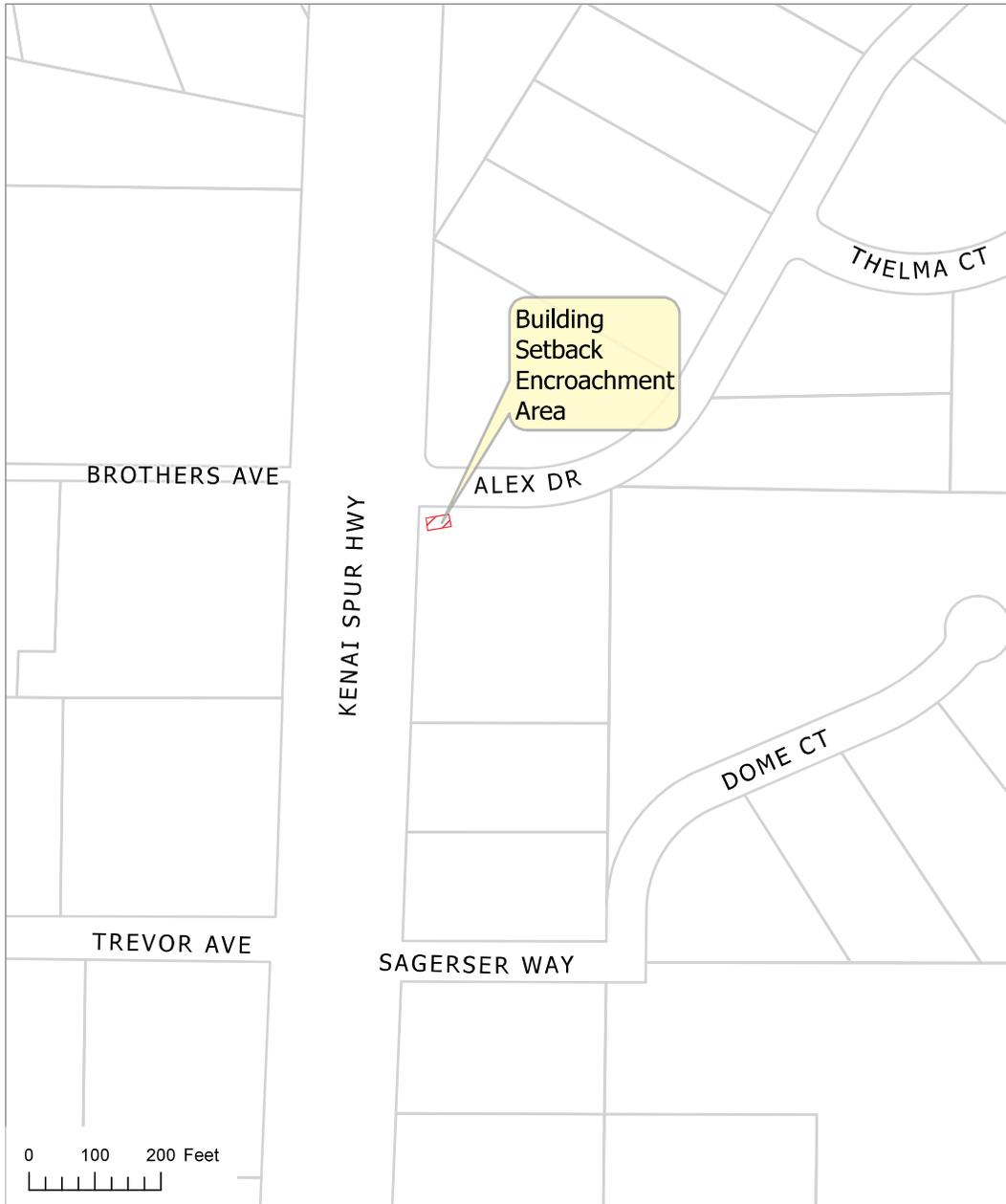
**Edge Survey & Design / Trinity Christian Center**

**Request: Permits a 12' by 16' church to remain approximately 9.1' into the 20' building setback on Alex Drive & 7.9' into the 20' building setback along the Kenai Spur Hwy**

**Location: Lot 1A, Sagerser Subdivision Trinity Center Replat**

**Plat KN 2024-99**

**Ridgeway Area**

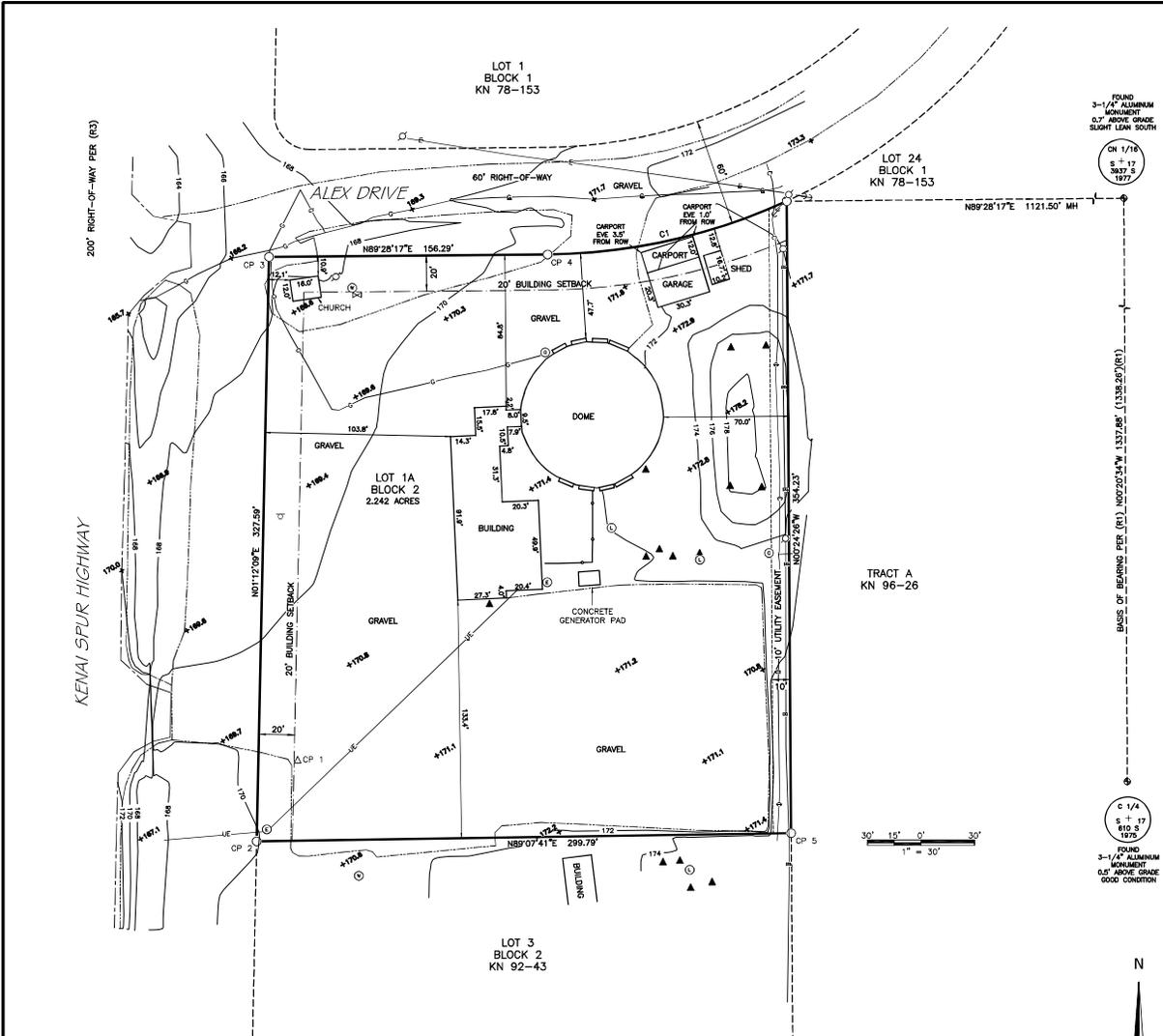


KPB File 2024-128  
T05N R10W SEC17  
Ridgeway

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.



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**LEGEND**

- ⊕ MONUMENT FOUND
- PROPERTY CORNER FOUND
- CP 1 CONTROL POINT NUMBER
- △ SPIKE SET
- ⊚ UTILITY POLE
- ⊖ GUY ANCHOR
- ⊓ SIGN POST
- ⊗ GAS METER
- ⊙ ELECTRIC TRANSFORMER
- ⊕ COMMUNICATION PEDESTAL
- ▲ SEPTIC VENT
- ⊙ SEPTIC LIFT
- ⊕ WELL
- ⊕ WATER VALVE
- ⊕ SPOT ELEVATION
- ▬ PARCEL BOUNDARY
- - - ADJACENT PARCEL
- - - EASEMENT
- - - EDGE ASPHALT
- - - EDGE GRAVEL
- - - FENCE
- ~ ~ ~ TREE LINE
- - - CONTOUR LINE
- C - COMMUNICATION LINE
- G - GAS LINE
- E - OVERHEAD ELECTRIC LINE
- UE - UNDERGROUND ELECTRIC LINE

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	138.37'	330.00'	24°01'22"	S77°27'54"W	137.36'

**CONTROL POINTS**

MONUMENT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2717.605	10616.112	170.95	SPIKE
2	4672.444	9933.128	183.51	REBAR
3	5000.000	10000.000	167.10	REBAR
4	5001.442	10158.283	170.65	ALUM. CAP
5	4477.056	10292.293	172.94	ALUM. CAP

**NOTES**

- THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY EDGE SURVEY AND DESIGN LLC, MAY 2024.
- UTILITY LOCATES WERE ORDERED FOR THIS DRAWING. COMMUNICATION, GAS LINES AND OVERHEAD ELECTRIC LINES SHOWN ARE FROM FIELD LOCATES. UNDERGROUND ELECTRIC LINES SHOWN ON THIS DRAWING FROM HOMER ELECTRIC ASSOCIATION AS-BUILT DRAWINGS.
- ELEVATIONS SHOWN HEREON ARE NAVD88 ORTHOMETRIC HEIGHTS AS DETERMINED BY AN NGS OPUS SOLUTION HOLDING GEOID 12B.
- THE BASIS OF BEARINGS OF THIS DRAWING FROM MOORING ESTATES SUBDIVISION DUNBAR ADDITION, PLAT NOT RECORDED.
- THE BASIS OF COORDINATES IS AN ASSUMED COORDINATE SYSTEM.
- DISTANCES SHOWN HEREON ARE HORIZONTAL U.S. SURVEY FEET DISTANCES REDUCED TO GRID.
- A TITLE REPORT WAS REFERENCED FOR THIS DRAWING.

**REFERENCES**

(R1) SAGERSER SUBDIVISION NO. 2, PLAT 92-43, KENAI RECORDING DISTRICT

**CERTIFICATE OF SURVEYOR**

I, RYAN SORESENSEN 13006-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS SITE SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**KPB 2024-128**

TOPOGRAPHIC SITE SURVEY

LOT 1A BLOCK 2 SAGERSER SUBDIVISION TRINITY CENTER REPLAT  
 PLAT 2024-99 KENAI RECORDING DISTRICT  
 SECTION 17 15N R10W SEWARD MERIDIAN, ALASKA



SCALE:  
 1" = 30'  
 DATE:  
 01/13/2025  
 SHEET:  
 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #3. – BUILDING SETBACK ENCROACHMENT PERMIT  
LOT 1A, BLOCK 2, SAGERSER SUBDIVISION TRINITY CENTER REPLAT, PLAT KN 2024-99**

<b>KPB File No.</b>	2024-128
<b>Planning Commission Meeting:</b>	March 16, 2026
<b>Applicant / Owner:</b>	Trinity Christian Center, Inc., Soldotna, Alaska
<b>Surveyor:</b>	Jason Young, Edge Survey and Design, LLC
<b>General Location:</b>	Kenai Spur Highway and Alex Drive, Ridgeway Area, Soldotna

<b>Parent Parcel No.:</b>	057-045-19
<b>Legal Description:</b>	T 05N R 10W SEC 17 Seward Meridian KN 2024099 SAGERSER SUB TRINITY CENTER REPLAT LOT 1A BLK 2
<b>Assessing Use:</b>	Institutional Church
<b>Zoning:</b>	Rural Unrestricted
<b>Resolution</b>	2026-19

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**STAFF REPORT**

**Specific Request / Purpose as stated in the petition:**

Asking exception to building setbacks for small church encroaching along Alex Drive and Kenai Spur Highway.

**Site Investigation:**

The submitted site survey depicts multiple structures located on the property.

The 12-foot by 16-foot church structure is located in the northwest corner of the sketch is petitioned for a building setback encroachment permit. According to KPB records, the church was constructed in approximately 1994. The church encroaches approximately 9.1 feet into the north 20-foot building setback along Alex Drive. It also encroaches approximately 7.9 feet on the into the east 20-foot building setback along the Kenai Spur Highway.

KPB 20.90.010 defines "permanent structures" for purposes of the building setback as improvements of a permanent nature that requires footings, foundations or pilings. Improvements of a minor nature that do not interfere with the sight distance from the right-of-way are allowed. Examples of allowable improvements are well casings, low retaining walls, vent pipes, individual mailboxes, address sign posts and transparent fencing such as metal chain link.

Publicly available sketches and imagery show an approximate 4-foot by 5-foot open framed porch (OFP) that is not depicted on the submitted site survey. This OFP also encroach into the building setback being on the west side of the church structure; however, it does not appear to meet the definition of a permanent structure, not having a footing. **Staff recommends** that the OFP may remain for the duration of the church structure; however, it may not be altered.

Sight distance does not appear to be impacted due to the distance between the structure and the drivable portions of both rights-of-way.

The church is located on the corner of Alex Drive and the Kenai Spur Highway, near milepost 3. Alex Drive is a 60-foot borough-maintained right-of-way that connects to the Kenai Spur Highway on the west. Approximately 25 feet of Alex Road is currently constructed. The church sits approximately 26 feet from the edge of the drivable portion of Alex Drive.

The Kenai Spur Highway is a 200-foot state-maintained right-of-way. Approximately 45 feet is currently constructed,

and the church sits approximately 99 feet from the edge of the drivable portion of the right-of-way.

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**Staff Analysis:**

In 1983, Sagerser Subdivision No. 2 (KN 83-10) created lots 1 and 2, Block 2. In 2024, Sagerser Subdivision Trinity Center Replat (KN 2024-99) combined lots 1 and 2, Block 2, resulting in the creation of Lot 1A, Block 2.

The original plat, (KN 83-10) required a 20-foot building setback from all street rights-of-way. This setback was carried forward onto the most recent plat (KN 2024-99).

Alex Drive provides access to Thelma Court and Hawkins Court and terminates in a cul-de-sac at Alex Court to the east. The majority of the parcels in the surrounding area have been developed. The Kenai Spur Highway serves as a primary transportation corridor.

Based on KPB GIS contours data, there are no steep slopes within the affected lot. The land is relatively flat with a slight slope towards the Kenai Spur Highway and Alex Drive.

According to KPB GIS data, no wetlands affect the subject area.

The submitted site survey includes depictions of utility lines in the area. The church does not encroach into any of the depicted communication lines, gas lines, overhead electric lines, or underground electric lines. **Staff recommends** the 10' utility easement along the rights-of-way as noted on the parent plat be shown.

**Applicant Discussion:**

Asking exception to building setback for small church encroaching along Alex Drive and Kenai Spur highway. Alex Drive is constructed and improved in center of ROW. Encroaching structure has been in place for several years without issues of interference of road maintenance, or sight lines. Encroaching structure does not create a safety hazard.

**Applicant Findings:**

1. Alex drive is constructed and improved.
2. Encroaching structure does not interfere with use and drainage of ROW.
3. The chapel (church) has been in place since the early 90's.
4. There have been no safety hazards produced or reported.
5. A mail postal cluster box is located between the chapel (church) and the road.

**Staff Findings for the Commission's review:**

6. In 1983, Sagerser Subdivision No. 2 (KN 83-10) required a 20-foot building setback from all street rights-of-way.
7. The approximate 12-foot by 16-foot church was constructed around 1994.
8. The church encroaches approximately 9.1 feet on the north into the 20-foot building setback along Alex Drive.
9. The church encroaches approximately 7.9 feet on the west into the 20-foot building setback along the Kenai Spur Highway.
10. The church is located on the corner of Alex Drive and the Kenai Spur Highway.
11. Alex Drive is a 60-foot borough-maintained right-of-way.
12. Approximately 25 feet of Alex Road is currently constructed. The church sits approximately 26 feet from the drivable portion of Alex Drive.
13. The Kenai Spur Highway is a 200-foot state-maintained right-of-way.
14. Approximately 45 feet of the Kenai Spur Highway is currently constructed, and the church sits approximately 99 feet from the drivable portion of the right-of-way.
15. Alex Drive provides access to Thelma Court and Hawkins Court and terminates in a cul-de-sac at Alex Court to the east.
16. The majority of the parcels in the surrounding area have been developed.

17. The Kenai Spur Highway serves as a primary transportation corridor.
18. There are no steep slopes within the affected lot.
19. No wetlands affect the subject area.
20. The church does not encroach into any of the depicted communication lines, gas lines, overhead electric lines, or underground electric lines.
21. Per KPB 20.90.010 "Permanent structures" for purposes of the building setback shall mean anything of a permanent nature that requires footings, foundations or pilings. Improvements of a minor nature that do not interfere with the sight distance from the right-of-way are allowed. Examples of allowable improvements are well casings, low retaining walls, vent pipes, individual mailboxes, address sign posts and transparent fencing such as metal chain link.
22. Per KPB 20.90.010 "Building setback" is the area of the lot where permanent structures are not allowed. The purpose of the setback is to promote safe public access, areas for emergency response, and traffic sight distance.

**20.10.110. – Building setback encroachment permits.**

E. The following standards shall be considered for all building setback encroachment permit applications.

**Staff recommends** the Planning Commission select the findings they determine are applicable to the standards and vote on them:

1. The building setback encroachment may not interfere with road maintenance.

**Findings 1-5; 7; 10-15 and 17 appear to support this standard.**

2. The building setback encroachment may not interfere with sight lines or distances.

**Findings 1-4; 7 and 10-19 appear to support this standard.**

3. The building setback encroachment may not create a safety hazard.

**Findings 2-4; 6-7 and 20 appear to support this standard.**

F. The granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20 foot building setback from the parcel.

G. The Planning Commission shall approve or deny a building setback encroachment permit. If approved, a resolution will be adopted by the planning commission and recorded by the planning department within the time frame set out in the resolution to complete the permit. The resolution will require an exhibit drawing showing, and dimensioning, the building setback encroachment permit area. The exhibit drawing shall be prepared, signed and sealed, by a licensed land surveyor.

**KPB department / agency review:**

KPB Roads Dept. comments	
SOA DOT comments	
KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Within a non-regulatory zone. No comment on structure and setback.</p> <p>Flood Zone: X (shaded)  Map Panel: 02122C-0240F  In Floodway: False</p>

	Floodway Panel:  B. Habitat Protection  Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	
Addressing	
Code Compliance	Reviewer: Ogren, Eric Comments: The structures are in the set back. An exception will be needed to allow the structures to stay and not be moved.
Planner	
Assessing	Reviewer: Windsor, Heather Comments: No comment

**RECOMMENDATION:**

Based on the standards to grant a building setback encroachment permit, **staff recommends** to grant approval for the portion of the approximate 12-foot by 16-foot church structure within the 20-foot building setback as shown on the 2025 site survey, subject to:

If the Commission determines the petitioner **has not** met the burden of proving by substantial evidence that each of the Standards is met, the Commission should deny the application, and it should explain its reasons.

If the Commission determines the petitioner **has** met the burden of proving by substantial evidence that each of the Standards is met, the Commission should identify the findings of fact, based upon substantial evidence from the record, which includes this Staff Report, it determines are applicable to the Standards, and incorporate the following conditions for final approval:

1. Compliance with KPB 20.10.110 sections F and G.
2. Providing a current as-built with recommended corrections as noted below, to be used as an exhibit drawing for Resolution 2026-19, prepared, signed, and sealed by a licensed land surveyor.
3. The recording fees be submitted to the Kenai Peninsula Borough Planning Department for the recording of the resolution.
4. Failure to provide an as-built so that it may be recorded within one year approval will result in a new application, hearing, and approval.
5. Additional encroachments found on the new as-built will require a new hearing.

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- Remove spot elevations, topography and any unnecessary ground information from final drawing.

**NOTE:**

**20.10.110.(H) A decision of the planning commission may be appealed to the hearing officer by a party of record, as defined by KPB 20.90, within 15 days of the date of notice of decision in accordance with KPB 21.20.250.**

**END OF STAFF REPORT**

**KENAI PENINSULA BOROUGH PLANNING COMMISSION  
RESOLUTION 2026-19  
KENAI RECORDING DISTRICT**

**A RESOLUTION GRANTING A BUILDING SETBACK ENCROACHMENT PERMIT  
TO A PORTION OF THE TWENTY FOOT BUILDING SETBACK FOR LOT 1A,  
BLOCK 2, SAGERSER SUBDIVISION TRINITY CENTER REPLAT KN 2024-99 (KN  
2024-99); IN S17, T05N, R10W; SEWARD MERIDIAN, ALASKA, WITHIN THE KENAI  
PENINSULA BOROUGH; KPB FILE NO. 2024-128**

**WHEREAS**, pursuant to KPB 20.30.240, a minimum twenty-foot building setback from all dedicated rights-of-way in subdivisions located outside incorporated cities is required; and

**WHEREAS**, issuance of a building setback encroachment permit is an exception to the rule prohibiting such encroachments; and

**WHEREAS**, KPB 20.10.110 governs building setback encroachment permits and authorizes the Planning Commission to grant building setback encroachment permits by resolution; and

**WHEREAS**, KPB 20.10.110(E) provides the three Standards the Planning Commission must consider when evaluating building setback permit applications; and

**WHEREAS**, the Planning Commission may only approve an encroachment permit if there is substantial evidence showing that each of the three Standards in KPB 20.10.110(E) are met; and

**WHEREAS**, these are affirmative findings, and the petitioner has the burden to prove with substantial evidence they are true; and

**WHEREAS**, Trinity Christian Center Inc of Soldotna, AK requested a building setback encroachment permit to the twenty-foot building setback granted by Sagerser Subdivision No 2 KN 83-10 ; and

**WHEREAS**, on Monday, March 16, 2026, the Planning Commission considered the background information, all comments received, and recommendations from KPB Planning Department staff regarding the proposed exception,

**WHEREAS**, the Planning Commission found that the petitioner met the burden of proof with substantial evidence as to each of the three Standards found in KPB 20.10.110(E); and

**WHEREAS**, the Planning Commission found that granting the building setback encroachment permit will not be detrimental to the public interest;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE  
KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the petitioner has met the burden of proof with substantial evidence as to each of the three standards found in KPB 20.10.110(E).

**SECTION 2.** That an exception to the 20-foot building setback requirement on Lot 1A, Block 2, Sagerser Subdivision Trinity Center Replat KN 2024-99 is hereby granted to accommodate only the encroaching portion of the Church based upon the following findings of fact:

Standard 1: The building setback encroachment may not interfere with road maintenance.

1. Alex drive is constructed and improved.
2. Encroaching structure does not interfere with use and drainage of ROW.
3. The chapel (church) has been in place since the early 90's.
4. There have been no safety hazards produced or reported.
5. A mail postal cluster box is located between the chapel (church) and the road.
7. The approximate 12-foot by 16-foot church was constructed around 1994.
10. The church is located on the corner of Alex Drive and the Kenai Spur Highway.
11. Alex Drive is a 60-foot borough-maintained right-of-way.
12. Approximately 25 feet of Alex Road is currently constructed. The church sits approximately 26 feet from the drivable portion of Alex Drive.
13. The Kenai Spur Highway is a 200-foot state-maintained right-of-way.
14. Approximately 45.2 feet of the Kenai Spur Highway is currently constructed, and the church sits approximately 99.5 feet from the drivable portion of the right-of-way.
15. Alex Drive provides access to Thelma Court and Hawkins Court and terminates in a cul-de-sac at Alex Court to the east.
17. The Kenai Spur Highway serves as a primary transportation corridor.

Standard 2: The building setback encroachment may not interfere with sight lines or distances.

1. Alex drive is constructed and improved.
2. Encroaching structure does not interfere with use and drainage of ROW.
3. The chapel (church) has been in place since the early 90's.
4. There have been no safety hazards produced or reported.
7. The approximate 12-foot by 16-foot church was constructed around 1994.
10. The church is located on the corner of Alex Drive and the Kenai Spur Highway.
11. Alex Drive is a 60-foot borough-maintained right-of-way.
12. Approximately 25 feet of Alex Road is currently constructed. The church sits approximately 26 feet from the drivable portion of Alex Drive.
13. The Kenai Spur Highway is a 200-foot state-maintained right-of-way.
14. Approximately 45.2 feet of the Kenai Spur Highway is currently constructed, and the church sits approximately 99.5 feet from the drivable portion of the right-of-way.
15. Alex Drive provides access to Thelma Court and Hawkins Court and terminates in a cul-de-sac at Alex Court to the east.
16. The majority of the parcels in the surrounding area have been developed.
17. The Kenai Spur Highway serves as a primary transportation corridor.
18. There are no steep slopes within the affected lot.
19. No wetlands affect the subject area.

Standard 3: The building setback encroachment may not create a safety hazard.

2. Encroaching structure does not interfere with use and drainage of ROW.
3. The chapel (church) has been in place since the early 90's.
4. There have been no safety hazards produced or reported.
6. In 1983, Sagerser Subdivision No. 2 (KN 83-10) required a 20-foot building setback from all street rights-of-way.
7. The approximate 12-foot by 16-foot church was constructed around 1994.
20. The church does not encroach into any of the depicted communication lines, gas lines, overhead electric lines, or underground electric lines.

**SECTION 3.** That any new, replacement, and/or additional construction will be subject to the 20-foot building setback limit.

**SECTION 4.** That the granting of a building setback encroachment permit will only be for the portion of the improvement or building that is located within the building setback and the permit will be valid for the life of the structure or for a period of time set by the Planning Commission. The granting of a building setback permit will not remove any portion of the 20-foot building setback from the parcel.

**SECTION 5.** That a current as-built survey or sketch prepared, signed, and sealed by a licensed land surveyor showing the location of the encroachment within the building setback be attached to, and made a part of this resolution, becoming page 4 of 4.

**SECTION 6.** That this resolution is void if not recorded in the appropriate Recording District within one year of adoption.

**SECTION 7.** That this resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fees.

**ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Jeremy Brantley, Chairperson  
Planning Commission

ATTEST: \_\_\_\_\_  
Ann Shirnberg,  
Administrative Assistant

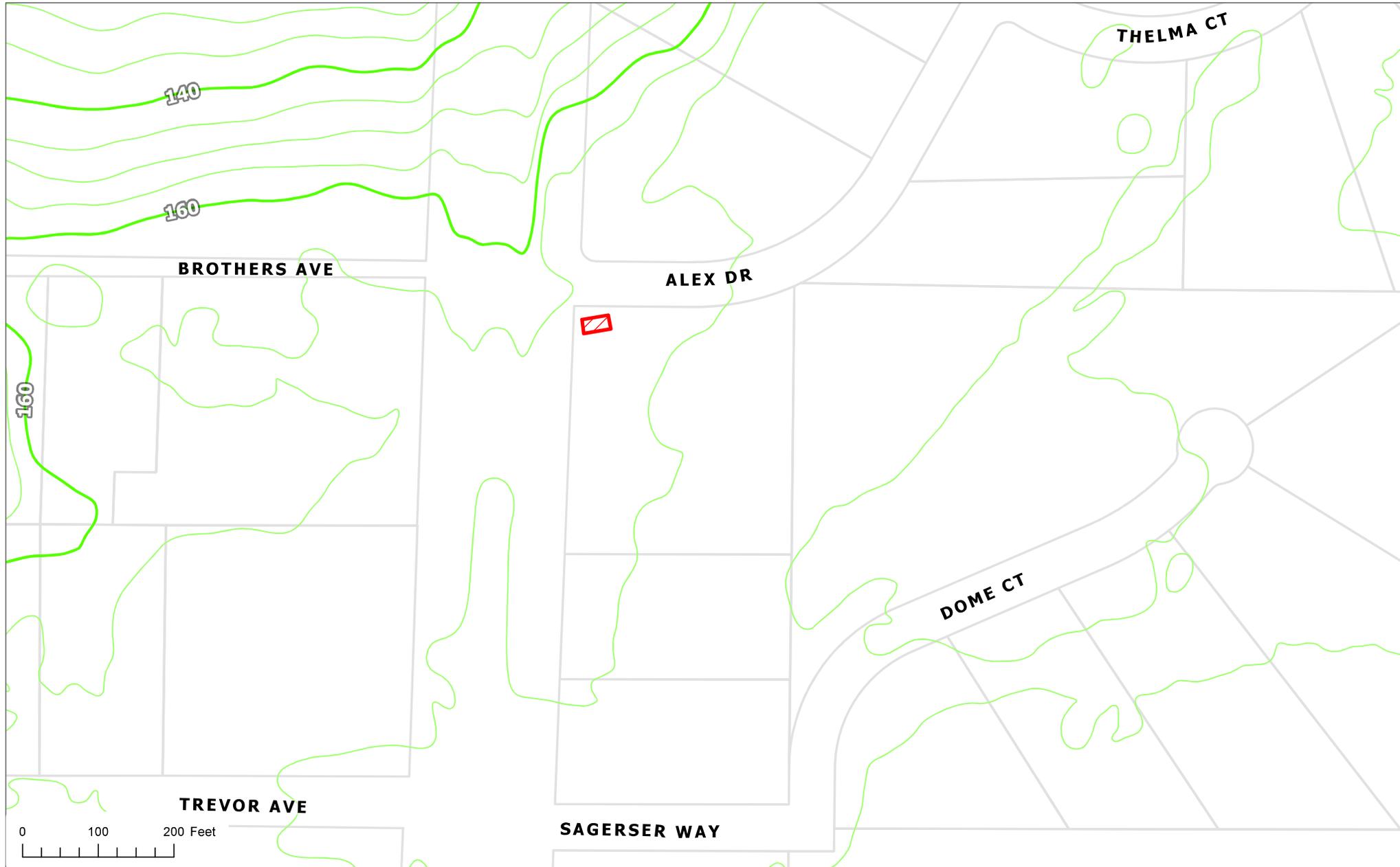
Return to:  
Planning Department  
Kenai Peninsula Borough  
144 North Binkley Street  
Soldotna, Alaska 99669



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- LEGEND**
- FOUND PRIMARY MONUMENT AS REFERENCE
  - FOUND SECONDARY MONUMENT  
1/2" REBAR - N) CAP
  - SET SECONDARY MONUMENT  
5/8" X 30" REBAR WITH 2" ALUMINUM CAP  
STAMPED EDGE SHIRVY 10/13/22 2024
  - MH MEASURE AND HOLD
  - HRR HELD RECORD RAILING
  - HRD HELD RECORD DISTANCE
  - (RD) RECORD DATA SEE REFERENCE
  - CTP GRANTED THIS PLAT
  - SUBDIVISION BOUNDARY
  - FORMER LOT LINE
  - - - ADJACENT PROPERTY LINE
  - - - EASEMENT
  - - - SETBACK

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(1)	138.37'	330.00'	24°01'37"	S77°37'34"W	137.36'
(2)	138.37'	330.00'			
(3)	138.37'	330.00'			

- REFERENCES**
- (R1) SAGERSER SUBDIVISION NO. 2, PLAT 92-43, KENAI RECORDING DISTRICT
  - (R2) ISLEDO VILLAGE, PLAT 86-26, KENAI RECORDING DISTRICT
  - (R3) ALASKA LOT HIGHWAY MAP, PLAT 2007-7, KENAI RECORDING DISTRICT

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 22, 2024.

KENAI PENINSULA BOROUGH

APPROVED OFFICIAL

- NOTES**
- A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LETTER SETBACK IS APPROVED BY THE OFFICE OF THE ARCHITECTURAL PLANNING COMMISSION.
  - THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT UNLESS THE PLAT OR DEMANDED STRUCTURE SHALL BE CONSIDERED OR PLACED WITH A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  - NO ACCESS TO STATE-MANTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION, PER PARTNERSHIP PLAN #11, ORIGINAL LOT 1 SHALL HAVE ACCESS ONLY FROM ALEX DRIVE. THIS SHALL APPLY FORWARD TO CHANGING LOT 1A.
  - THESE PARCELS SUBJECT TO AN EASEMENT, WITH NO DEFERRED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SUBURROUND, RECORDED OCTOBER 2, 1998, BOOK 3 PAGE 9, KENAI RECORDING DISTRICT.
  - THESE PARCELS SUBJECT TO AN EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SUBURROUND, RECORDED OCTOBER 22, 1992, BOOK 407 PAGE 493, KENAI RECORDING DISTRICT.
  - THESE PARCELS SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENT OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DECLARED BY PUBLIC LAND ORDER NO. 601 DATED AUGUST 10, 1982 AND AMENDED BY PUBLIC LAND ORDER NO. 254 DATED OCTOBER 10, 1988, PUBLIC LAND ORDER NO. 1315 DATED APRIL 7, 1998, AND DEPARTMENT OF THE INTERIOR ORDER NO. 2409, DATED OCTOBER 16, 1981, AMENDMENT NO. 1 THEREOF, DATED JULY 17, 1992 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1995, FILED IN THE FEDERAL REGISTER.
  - THESE PARCELS SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS, RECORDED JUNE 15, 1984, VOLUME 238 PAGE 818 899.
  - KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KSB SUB-1700000.
  - ACCEPTANCE BY THIS PLAT OF THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
  - THESE PARCELS SUBJECT TO COMMON WATER USE AGREEMENT DATED MAY 19, 2006, RECORDED IN 10: 2006, SERIAL NUMBER 2006-00000-01, 002.
  - WASTEWATER DISPOSAL PLANS FOR WASTEWATER TREATMENT AND DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TRINITY CHRISTIAN CENTER INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND ON BEHALF OF TRINITY CHRISTIAN CENTER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Mary H Morris*  
 MARY MORRIS, MEMBER  
 TRINITY CHRISTIAN CENTER INC.  
 37710 KENAI SPUR HIGHWAY  
 SOLEDADNA, AK 99689

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TRINITY CHRISTIAN CENTER INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND ON BEHALF OF TRINITY CHRISTIAN CENTER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Mary H Morris*  
 MARY MORRIS, MEMBER  
 TRINITY CHRISTIAN CENTER INC.  
 37710 KENAI SPUR HIGHWAY  
 SOLEDADNA, AK 99689

**NOTARY ACKNOWLEDGEMENT**

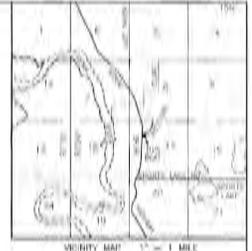
FOR MARY MORRIS  
 ACKNOWLEDGED BEFORE ME  
 THIS 18<sup>th</sup> DAY OF October 2024

**NOTARY ACKNOWLEDGEMENT**

FOR TRINITY MORRIS  
 ACKNOWLEDGED BEFORE ME  
 THIS 18<sup>th</sup> DAY OF October 2024

Public Notary Signature

Public Notary Signature



**CERTIFICATE OF SURVEYOR**

I, MARK EMMERT, LICENSED SURVEYOR, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME. I HEREBY MY TRUST SUPERVISION, AND THAT THE MEASUREMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE NO. 2024-067

**SAGERSER SUBDIVISION TRINITY CENTER REPLAT**

A REPLAT OF  
 LOT 1 AND LOT 2 BLOCK 2  
 SAGERSER SUBDIVISION NO. 2  
 PLAT 92-43 KENAI RECORDING DISTRICT

LOCATED WITHIN NW 1/4 SECTION 17,  
 T.8N., R.10W. S.4M.  
 STATE OF ALASKA  
 KENAI PENINSULA BOROUGH  
 KENAI RECORDING DISTRICT

OWNER:  
 TRINITY CHRISTIAN CENTER INC.  
 37710 KENAI SPUR HIGHWAY  
 SOLEDADNA, ALASKA 99689

CONTAINING 2,242 ACRES



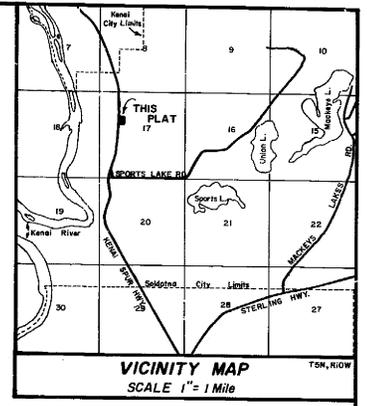
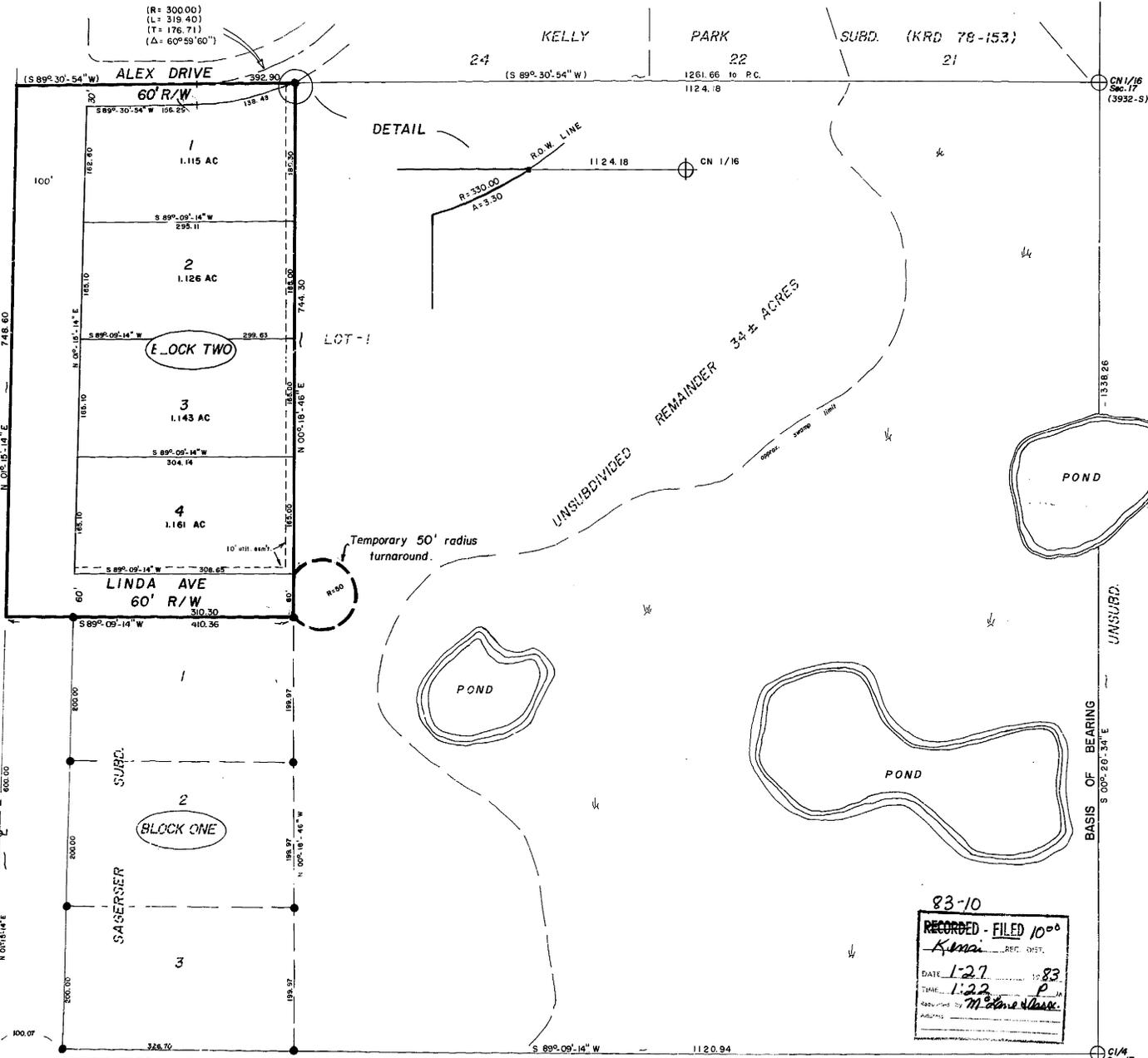
3000 KING STREET, ANCHORAGE, ALASKA  
 PHONE (907) 544-5900 FAX (907) 544-7768

10/13/24  
 2024-067  
 18/13/24  
 2024-067

DRAWN BY: DATE: 10/22/2024  
 CHECKED BY: DATE: 10/22/2024  
 DATE: 10/22/2024



KENAI SPUR HIGHWAY 200' R/W



LEGEND AND NOTES

- ⊕ Found Official survey Brass Cap monument
  - ⊥ Set 1/2" x 24" steel rebar at all lot corners.
  - Found 1/2" steel rebar.
- All bearings refer to the N-S & Section 17 as being S 00°-20'-34" E datum of record.
- All wastewater treatment and disposal systems shall comply with existing law at time of construction.
- Building set back—A building set back of 20' is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
- Lot 1 shall have access only from Alex Drive, lots 2 and 3 shall share a common driveway from the Kenai Spur Hwy., and lot 4 shall have access only from Linda Ave.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of SEPTEMBER 4, 1983.

Kenai Peninsula Borough  
By: [Signature]  
Authorized Official

**SAGERSER SUBDIVISION NO. 2**

Neil E. Sagerser  
1371 East 22nd Avenue  
Apache Junction, AZ 85220

LOCATION

6.86± ACRES SITUATED IN THE SW/4 SEC. 17, T5N, R10W, S.M., AK. AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLANE & ASSOCIATES, INC.  
Saldotna, AK 99669

DATE 10/10/82	SCALE 1" = 100'	BK. NO. 82 - 59
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CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and/or streets dedicated by us for public use.

Neil E. Sagerser  
Neil E. Sagerser

UNSUBD.

NOTARY'S ACKNOWLEDGEMENT

FOR NEIL E. SAGERSER

Subscribed and sworn before me this 7th day of January, 1983.

My commission expires January 16, 1986

Charles Black  
Notary Public for Arizona



83-10

RECORDED - FILED 10<sup>00</sup>

Kenai REC. DIST.

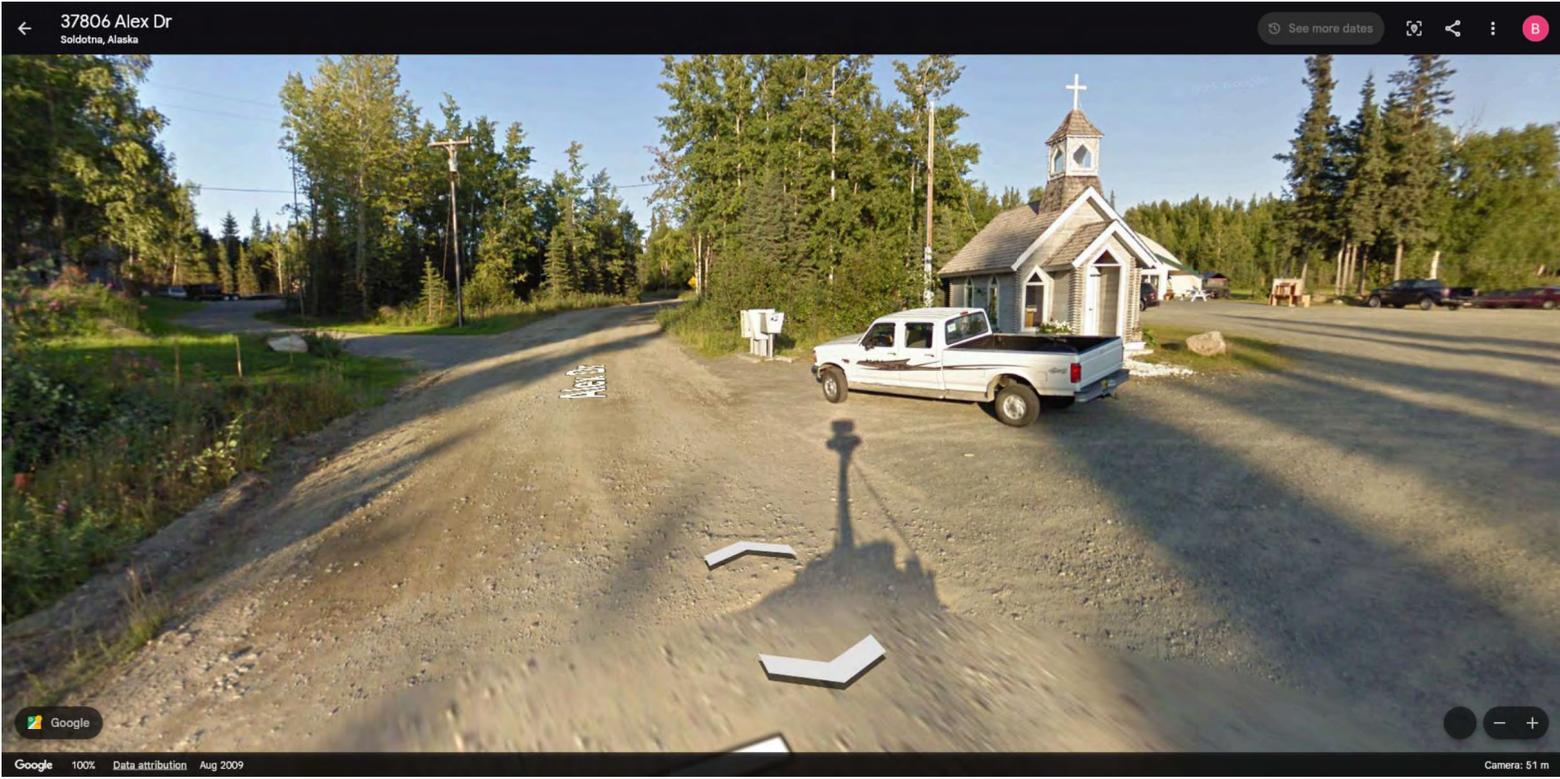
DATE 1-27 1983

TIME 1:22 P.M.

Witnessed by M. Stone & Assoc.

















← 37799 Kenai Spur Hwy  
Soldotna, Alaska

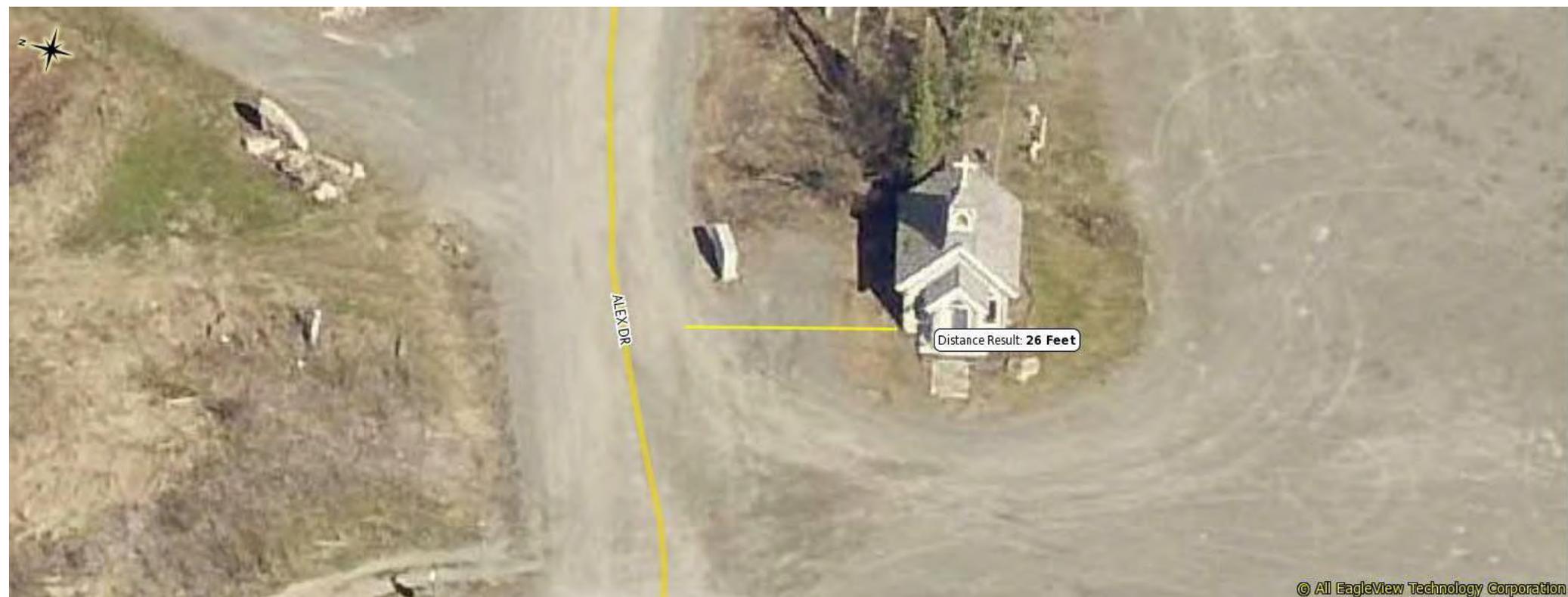
See more dates

Google

Google 100% Data attribution Sep 2025

Camera: 51 m

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