

Kenai Peninsula Borough

Road Service Area

MEMORANDUM

TO: Michele Hartline RSA Board Chairman & RSA Board Members

FROM: Dil Uhlin, RSA Director

DATE: June 15, 2026

RE: Augusta National Rd - Paving E1

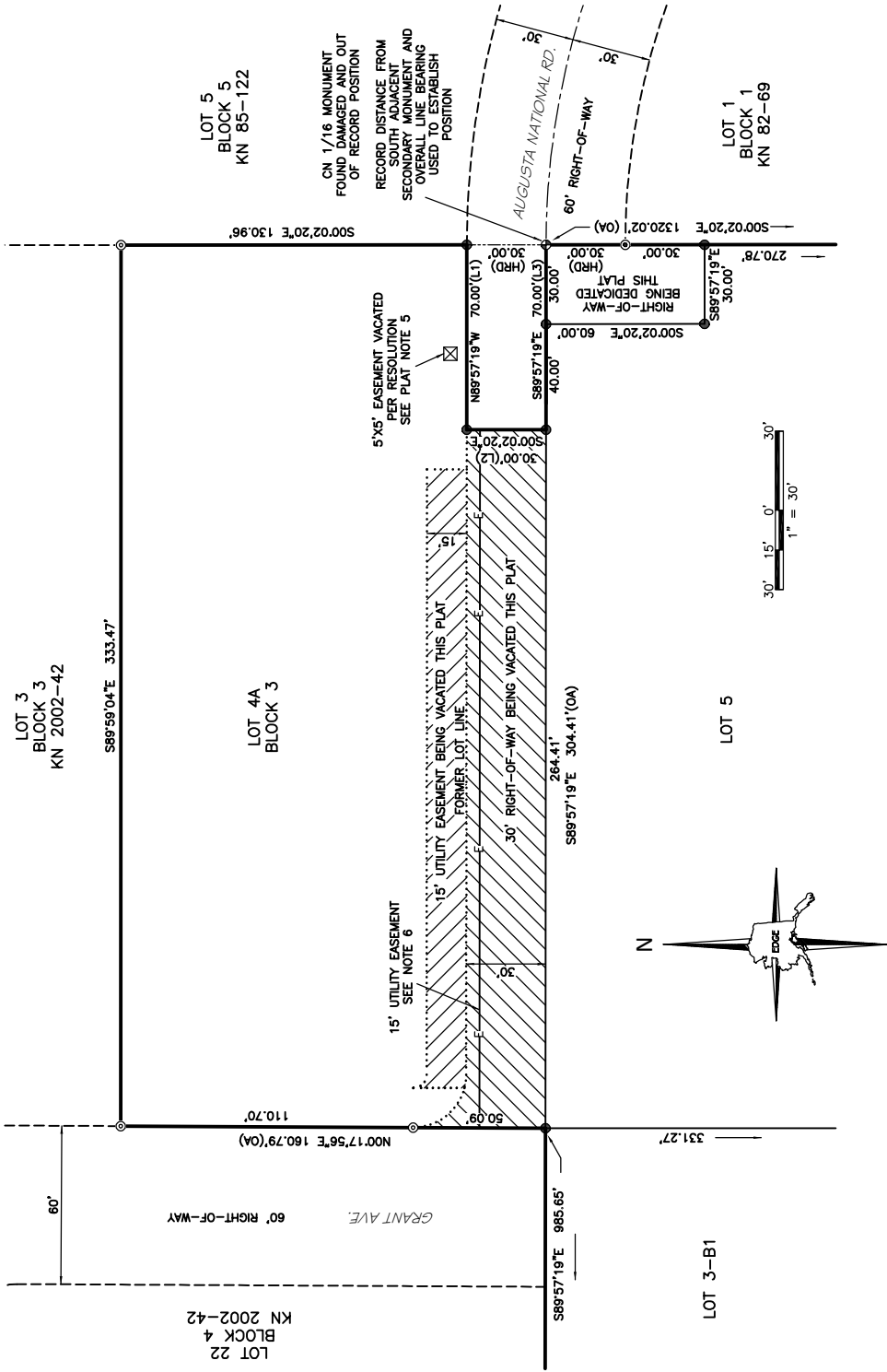
Jason Edge with Edge Surveying would like to have this alternate turnaround approved by the road service area board.

This will allow for the development of an alternative hammerhead turnaround.

Your consideration is appreciated.

FINAL

DETAIL A



NOTES

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM, PER KPB 14.06.
4. EXCEPTION TO KPB CODES 20.30.170 - BLOCK LENGTH, 20.30.030 - PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 11, 2026 MEETING.
5. NO WASTEWATER DISPOSAL OR STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT 4C.
6. THE EXISTING UNDERGROUND ELECTRIC SERVICE LINE IS THE CENTERLINE OF A 15 FOOT-WIDE ELECTRIC LINE EASEMENT, GRANTED THIS PLAT ACROSS LOT 4A.
7. FORMER LOT 4 IS SUBJECT TO KENAI PENINSULA BOROUGH RESOLUTION 2020-04, VACATING A 5 FOOT BY 5 FOOT PORTION OF THE 15 FOOT UTILITY EASEMENT, CENTERED ON EXISTING WELL. RECORDED ON FEBRUARY 11, 2020, SERIAL NUMBER 2020-001127-0, KENAI RECORDING DISTRICT.
8. FORMER LOT 4 IS SUBJECT TO A ELECTRICAL LINE EASEMENTS WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 20, 1959 IN MISC. VOLUME 4, PAGE 46, AND RECORDED ON APRIL 14, 1970 IN VOLUME 37, PAGE 81, KENAI RECORDING DISTRICT.
9. THIS SUBDIVISION IS SUBJECT TO UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED ON MAY 11, 1992, BOOK 399, PAGE 56, KENAI RECORDING DISTRICT.
10. THIS SUBDIVISION IS SUBJECT TO ROAD AND UTILITY EASEMENT, LOCATED WITHIN THAT PORTION OF CIECHANSKI ROAD BEING DEDICATED THIS PLAT. RECORDED ON MARCH 17, 1992, BOOK 369, PAGE 635, KENAI RECORDING DISTRICT.
11. FORMER LOT LOT 4 IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 26, 2002 SERIAL NUMBER 2002-005876-0, AND AMENDMENT THERETO RECORDED ON APRIL 29, 2010 SERIAL NUMBER 2010-003393-0, KENAI RECORDING DISTRICT.
12. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
13. ACCEPTANCE OF THIS PLAT DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
14. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X-UNSHADED PER MAP PANEL 02122C-0145F.
15. WASTEWATER DISPOSAL LOT 4A: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 22, 2002. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL LOT 5: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL. WASTEWATER TREATMENT OR DISPOSAL SYSTEMS SERVING SINGLE-FAMILY DWELLINGS MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER	LICENSE NUMBER	DATE
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PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 11, 2026.

KPB FILE No. 2026-013

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 ADOP THIS PLAT OF SUBDIVISION AND DEDICATE THE SAME TO THE PUBLIC RIGHTS-OF-WAY AND PUBLIC AREAS TO THE USE SHOWN.

CASSIE L. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

JULIE A. BEST, MEMBER
BEST REALTY LLC.
43637 KALIFORNKY BEACH ROAD
SOLDOTNA, AK 99669

TERRY D. BEST, MEMBER
BEST REALTY LLC.
43637 KALIFORNKY BEACH ROAD
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: CASSIE L. WOOD
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: JULIE A. BEST
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: SAMUEL B. WOOD
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: TERRY D. BEST
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS: RIGHT OF WAY DEDICATED ON THIS PLAT - HAMMER HEAD TURN AROUND AREA OF AUGUSTA NATIONAL ROAD. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

DATE

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS: RIGHT OF WAY DEDICATED ON THIS PLAT: NORTH 50 FEET OF CIECHANSKI AVENUE. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLDS, P.E. ROW CHIEF
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

DATE

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY THAT WE HAVE AN EQUITY INTEREST AS BENEFICIARIES ON DEED OR TRUST OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACKNOWLEDGE THIS PLAN OF SUBDIVISION.

AUTHORIZED OFFICIAL NAME AND TITLE
NORTHIRM BANK
MORTGAGE IDENTIFICATION NUMBER

DATE



8000 KING STREET
ANCHORAGE, AK 99518
Phone (907) 564-9990 Fax (907) 564-7794
AQUUP 1392 www.edgesurvey.net

DRAWN BY:	DATE:	PROJECT:
JT	06/04/2026	23-648
CHECKED BY:	SCALE:	SHEET:
MA	1" = 30'	2 OF 2