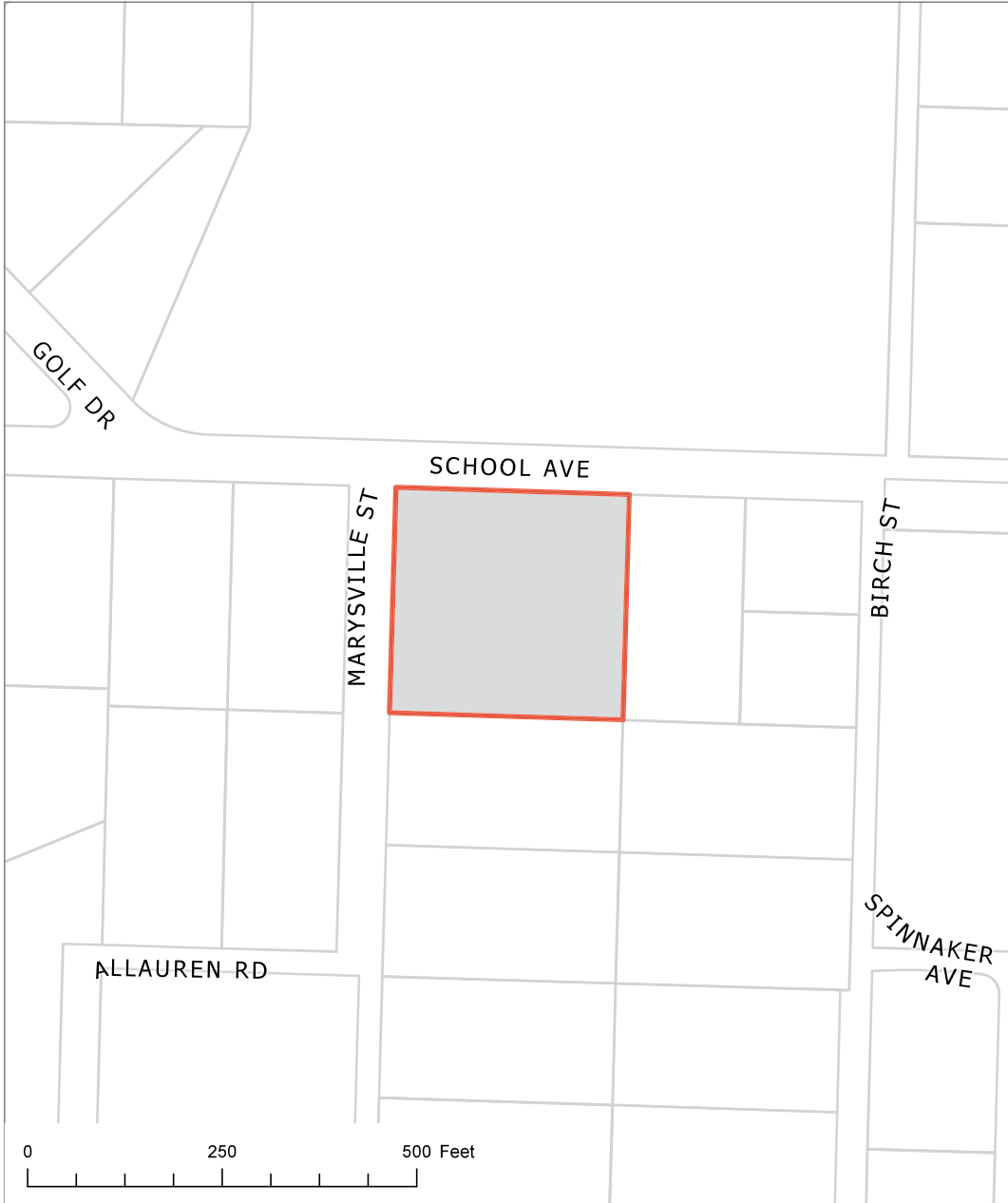


## **E. NEW BUSINESS**

- 3. Marysville No. 5 Ellison 2024 Replat  
KPB File 2023-143  
Seabright Surveying / Ellison  
Location: School Avenue & Marysville Street  
Anchor Point Area / Anchor Point APC**



KPB File 2023-143  
T 05S R 15W SEC 04  
Anchor Point

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.

**NOTES**

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. EXISTING POWERLINES ARE CENTERLINE OF A 20' WIDE ELECTRICAL DISTRIBUTION EASEMENT (HM 2010-08).
4. THIS SUBMISSION IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED BK302 PT360 (HRD). THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.6L.170.
5. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD HAZARD DATA AREA 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 AREA.
6. THE NORTH AND WEST 3 FEET OF THIS SUBDIVISION ARE SUBJECT TO A "PATENT RIGHT-OF-WAY" FOR ROADWAY AND PUBLIC UTILITY PURPOSES.
7. THERE IS AN EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK83 PG474 (HRD).

**WASTEWATER DISPOSAL**

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**LEGEND**

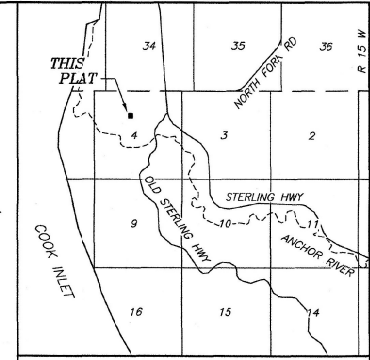
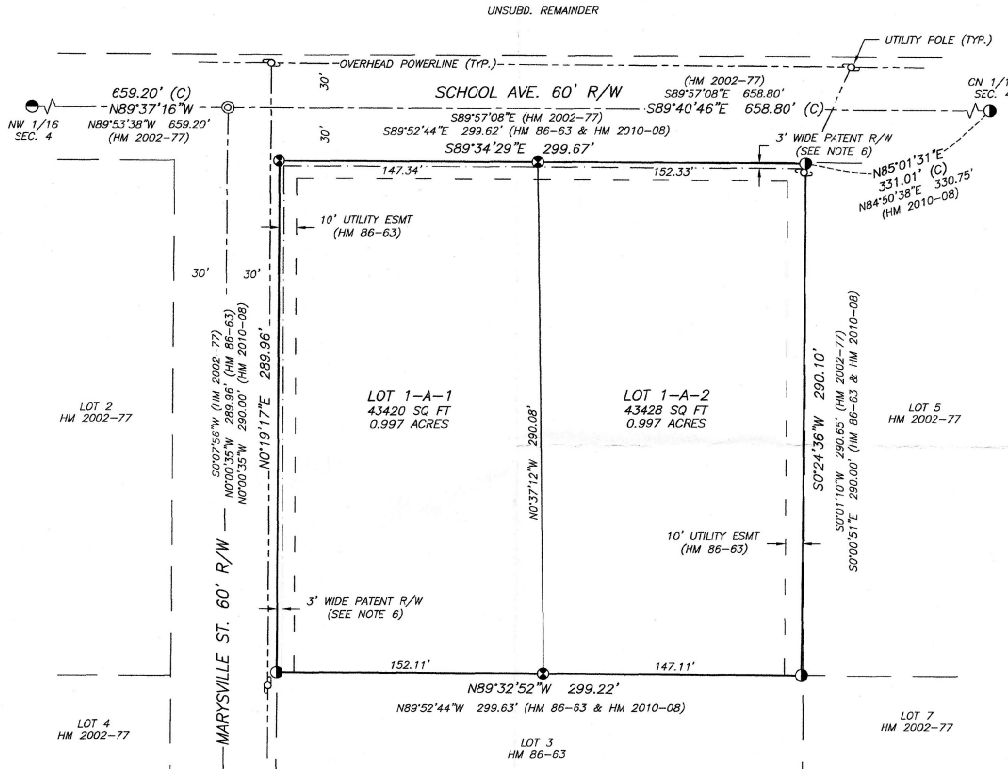
- ① SET 2" AC 204390-S 2024
- ② FND 2" AC 5780-S 2002
- ⊙ RECORD POSITION I.P. 3686-S
- ⊙ RECORD POSITION 1.5" AC 3686-S :983
- (C) COMPUTED BOUNDARY DATA

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2024.  
 \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2024.  
 \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_



**VICINITY MAP**  
 SCALE: 1" = 1 MI. U.S.G.S. QUAD, SELDOVIA (C-4 & C-5)

**CERTIFICATE OF OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

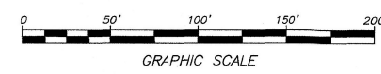
JEFFREY S ELLISON  
 P.O. BOX 569  
 ANCHOR POINT, 99556

SHARON K ELLISON  
 P.O. BOX 569  
 ANCHOR POINT, 99556

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 AUTHORIZED OFFICIAL  
 KENAI PENINSULA BOROUGH



HOMER RECORDING DISTRICT KPB FILE NO. 2024-XXX

**MARYSVILLE NO. 5 ELLISON 2024 REPLAT**

A SUBDIVISION OF LOT 1-A MARYSVILLE NO. 5 (HM 2010-08), LOCATED WITHIN THE NW1/4 SECTION 4, T. 5 S., R. 15 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

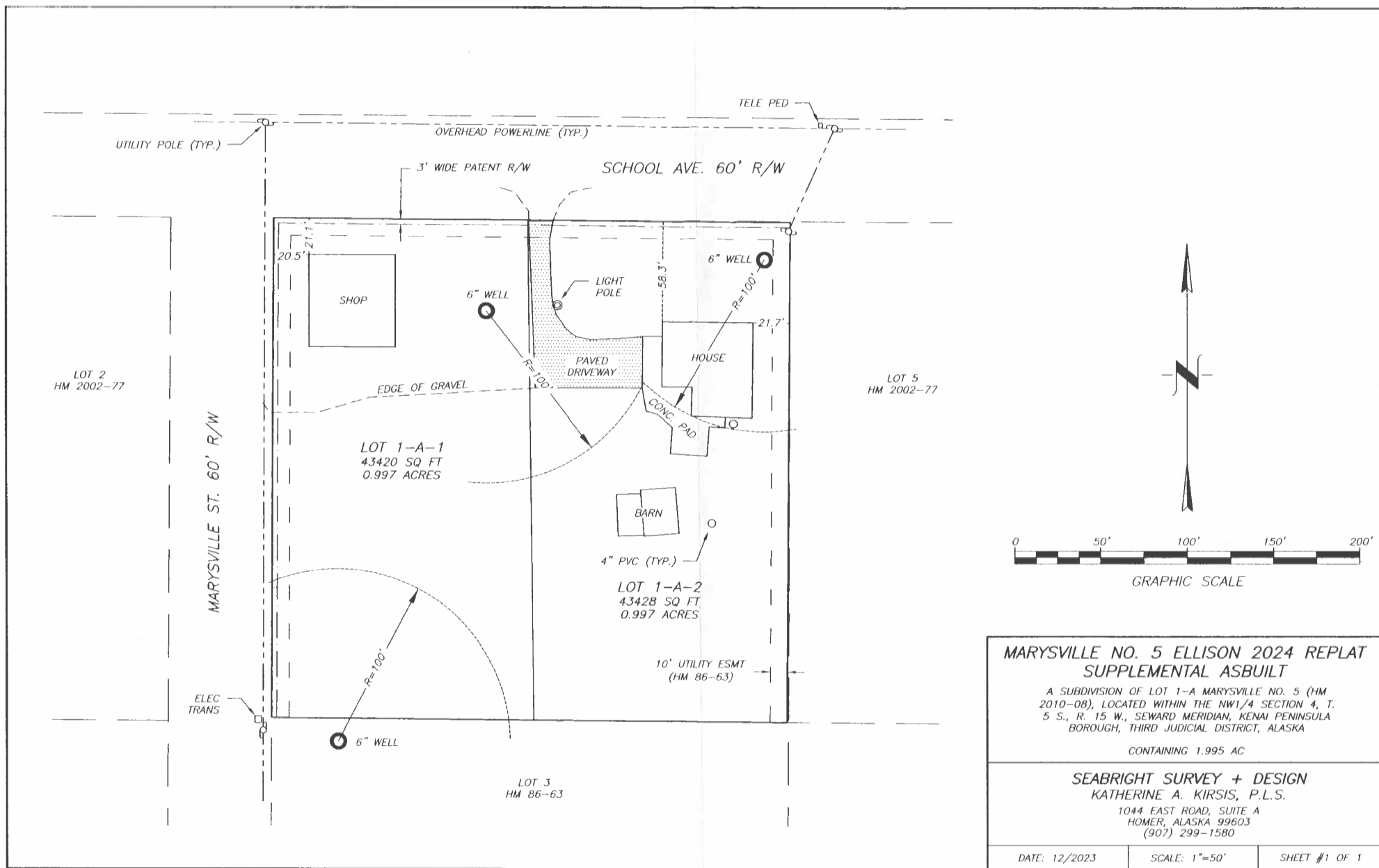
CONTAINING 1.995 AC

**SEABRIGHT SURVEY + DESIGN**  
 KATHERINE A. KIRSIS, P.L.S.  
 1044 EAST ROAD, SUITE A  
 HOMER, ALASKA 99603  
 (907) 299-1580

CLIENTS: JEFFREY S ELLISON & SHARON K ELLISON  
 P.O. BOX 569 ANCHOR POINT, AK 99556

DRAWN BY: KK	CHKD BY: KK	JOB #2023-92
DATE: 12/2023	SCALE: 1"=50'	SHEET #1 OF 1

**KPB 2023-143**



AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
Marysville No 5 Ellison 2024 Replat**

<b>KPB File No.</b>	2023-143
<b>Plat Committee Meeting:</b>	January 8, 2024
<b>Applicant / Owner:</b>	Jeffery & Sharon Ellison of Anchor Point AK
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey + Design
<b>General Location:</b>	School Ave & Marysville St in Anchor Point APC

<b>Parent Parcel No.:</b>	169-040-42
<b>Legal Description:</b>	Lot 1-A Marysville No 5 HM 2010-08
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	onsite
<b>Exception Request</b>	None

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 1.995 acre parcel into 2 lots both being 0.997 acres.

**Location and Legal Access (existing and proposed):** This subdivision is accessed via Sterling Highway at approximately mile marker 157 to School Avenue. The plat is located at the intersection of School Ave and Marysville St. Both streets are 60 foot wide dedications. School Ave is Borough maintained.

The plat is affected by a patent easement on the west and north for right-of-way and utilities as shown and noted.

Block length is compliant as completed by Marysville St, School Ave and Birch St. Marysville St and Birch St end in cul-de-sacs.

The roads director noted that the two houses on the property being separated by this plat were sharing a common access along School St, and that if a new access was need along School St the owner would need to apply through the RSA for a new permit.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: School Ave access appears to be shared. Additional access will require RSA permitting. No RSA objections.
SOA DOT comments	

**Site Investigation:**

There is no steep terrain on the plat and the land is relatively flat on the proposed plat. There is a slight slope to the south across the plat.

There are no wetlands identified on the plat. The KPB Floodplain review stated the area the subdivision is located is not within a floodway. It is within the Floodplain Zone X, which is minimal flood risk and shown as not regulatory. Unless advised otherwise there will be no required floodplain or floodway notes needed

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Flood Zone: X (shaded)  Map Panel: 02122C-1890E  In Floodway: False  Floodway Panel:</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:  Comments:</p>
State of Alaska Fish and Game	

**Staff Analysis** These parcels were originally aliquot described parcels subdivided by Marysville HM 86-63 into 4 lots. Marysville No HM 2010-8 combined Lots 1 and 2 into one lot which is not be re-subdivided by this plat with a new configuration.

A soils report will be required and an engineer will sign the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on December 21, 2023. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Anchor Point Advisory Planning Commission minutes for the January 4, 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

**Utility Easements**

There are 10' utility easements carried forward from the parent plat Marysville No 5 Hm 2010-08 as shown on the West, north and east lines.

No new utility easements are being proposed or vacated.

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	
ENSTAR	No comments or recommendations
ACS	

GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  73595 SCHOOL AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  SCHOOL AVE, MARYSVILLE ST</p> <p>Existing Street Name Corrections Needed:</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:  73595 SCHOOL AVE WILL REMAIN WITH LOT 1-A-2</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: The structure nearest the road may be in the 20 ft set back. Please provide measurement of the distance to property line to the building.</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>
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

In the title block change KPB File No to 2023-143  
Reduce scale of vicinity map to better show location information

**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.

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**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.

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**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.

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**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.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** comply with 20.60.190.

Add the date of January 8, 2024 to the Plat Approval

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**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 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.**

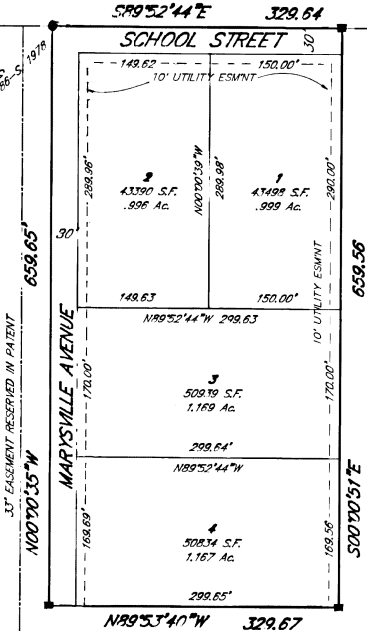
**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**

---

N W-1/16th  
 FND. AL-CAP. 3686-S  
 S89°52'44"E 659.23  
 BASIS OF BEARING  
 (86-63HRD)

FND I.P. 3686-S



C-N 1/16th  
 FND I.P. 268-S

S89°52'44"E 329.62

10' EASEMENT RESERVED IN PATENT  
 100'00'35"W

**NOTES:**

A building setback of 20' is required from all rights of way unless a lesser standard is approved by the appropriate Planning Commission Resolution.

Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, operate or maintain a pressurized water system or a water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained. The burden of providing soils data, groundwater information, engineering designs and any other information required by the Department to complete a review of the proposed system rests solely on the individual lot owner.

All adjacent lands are un-subdivided.

5/8" x 30" Rebar and appropriately stamped Aluminium cap placed at all lot corners this survey.

■ Denotes found rebar, 3686-S, 1978



**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing such easements for public utilities and roadways dedicated by me for public use, or to the uses shown.

*Emmitt D. Trimble* *Mary F. Trimble*  
 Emmitt D. Trimble Mary F. Trimble  
 Box 193, Anchor Point Alaska, 99556

**NOTARYS ACKNOWLEDGEMENT**

Subscribed and sworn to before me this 30th day of JULY 1986  
 for Emmitt & Mary Trimble  
 JERRY ANDERSON  
 NOTARY PUBLIC  
 STATE OF ALASKA  
 Notary public for Alaska My Commission Expires 11-7-87

**SURVEYORS CERTIFICATE**

I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.

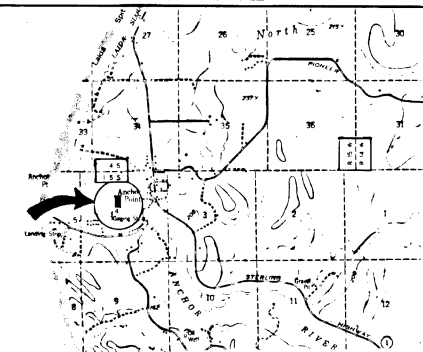
*Jerry A. Anderson* 7-27-86  
 Jerry A. Anderson PLS No. 3686 Date:

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 7-21-86.  
 KENAI PENINSULA BOROUGH

BY *Richard P. Tregge*  
 Authorized Official

**VICINITY MAP 1" = 1 MILE**



DATE	MAY 1986
SCALE	1" = 100'
GRID No.	AP-31
FLD. BK. No.	183
DISK No.	1813
JOB No.	1813



86-63  
 FILED  
 HOMER REC. DIST  
 DATE 8-13-86  
 TIME 11:52 AM  
 REQUESTED BY Ability  
 ADDRESS Survey Homer

KPB File 86-203

**MARYSVILLE**  
 A SUBDIVISION OF PORTIONS OF THE SE1/4 NW1/4  
 OF SEC. 4, T14R. 55S. R15W, S14 ALASKA  
 NEAR THE COMMUNITY OF ANCHORPOINT  
 CONTAINING 4.992 ACRES

**ABILITY SURVEYS**  
 JERRY A. ANDERSON PLS  
 (907) 235-8440  
 BOX 378, HOMER ALASKA 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.
- The front 10 ft. and the entire building setback within 5 ft. of side lot lines is a utility easement.
- Existing overhead powerlines are centerline of a 20 ft. wide electrical distribution easement.
- No field survey was conducted for this plat. All dimensions of the subject subdivision boundary are of record from Plat No. 86-63, HRD. Corners were originally monumented by 2" aluminum cap on 5/8" diameter rebar 3686-S, Plat No. 86-63, HRD. Other dimensions as shown between Primary Monuments are of record from Plat No. 2002-77 HRD.
- 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.
- WASTEWATER DISPOSAL:** Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. This plat complies with KPB 20.14.020(A)(2).
- This subdivision is subject to Covenants, Conditions, and Restrictions as contained in the Declaration of Protective Restrictions recorded Bk 302 Page 360. HRD.
- The north and west 3 ft of the subdivision are subject to a "Patent Right-of-Way" for road-way and public utilities purposes.

**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 hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

APRIL 6, 2010 *RWH*  
Date Roger W. Imhoff LS 5780

**Plat Approval**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 12, 2010  
KENAI PENINSULA BOROUGH

By: *Mary E. Trimble*  
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.

*Emmitt D. Trimble*  
Emmitt and Mary Trimble Joint Revocable Trust, UTD February 6, 2006  
by Emmitt D. Trimble, Co-Trustee Date  
PO Box 193  
Anchor Point Ak 99556

*Mary E. Trimble*  
Emmitt and Mary Trimble Joint Revocable Trust, UTD February 6, 2006  
by Mary E. Trimble, Co-Trustee Date  
PO Box 193  
Anchor Point Ak 99556

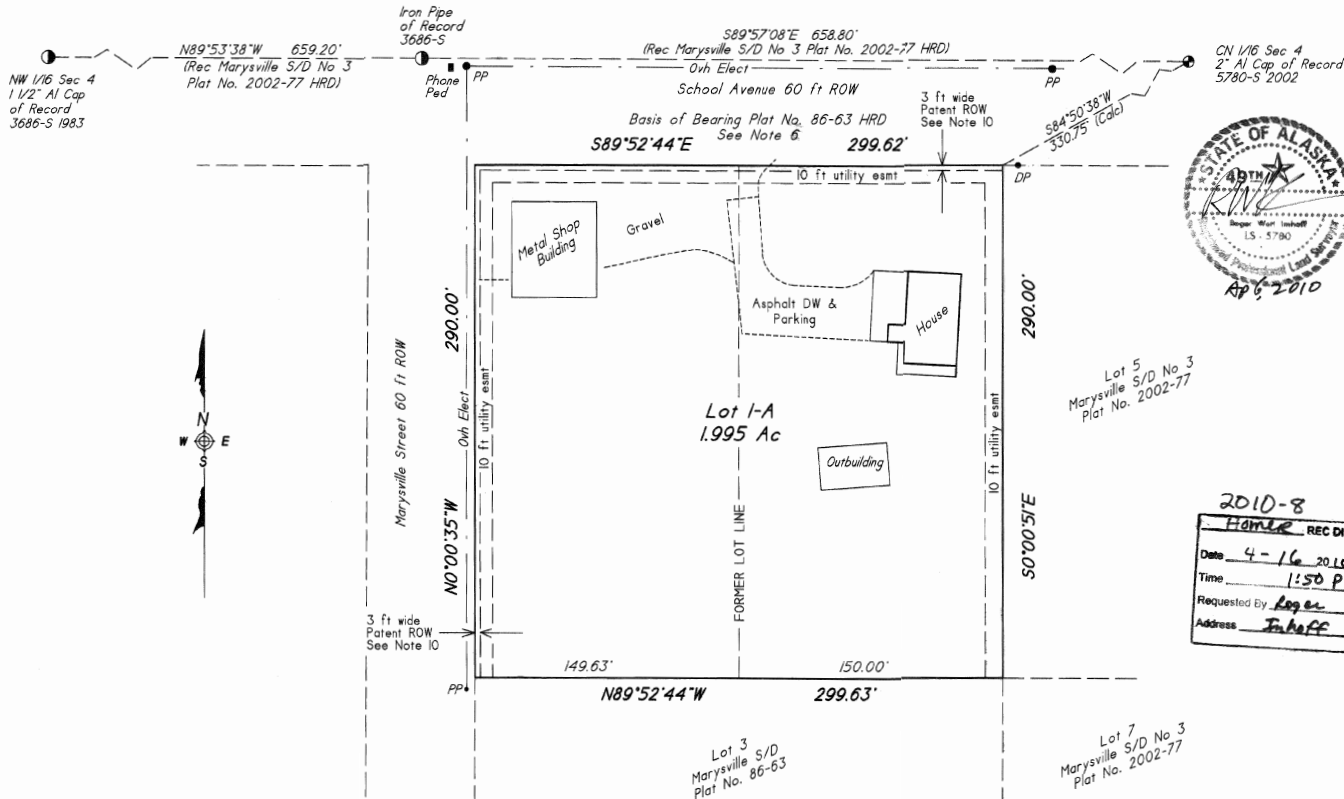
Notary's Acknowledgement  
Subscribed and sworn to me before me this eighth day of April 2010

for Emmitt D. Trimble  
*Renee C. Cain*  
Notary Public for Alaska  
My Commission Expires Feb. 1, 2014

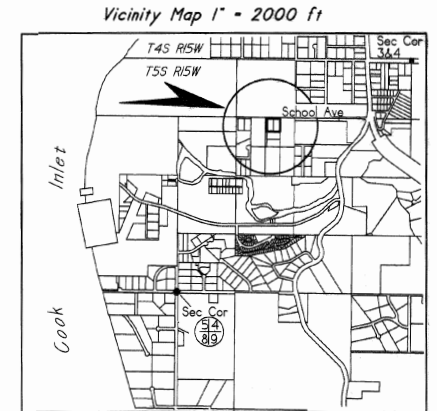


Notary's Acknowledgement  
Subscribed and sworn to me before me this ninth day of April 2010

for Mary E. Trimble  
*Renee C. Cain*  
Notary Public for Alaska  
My Commission Expires Feb 1, 2014



2010-8  
Homer REC DIST  
Date 4-16-2010  
Time 1:50 PM  
Requested By Roger  
Address Imhoff



Marysville No. 5		
Being a vacation of the common lot line of Lots 1 and 2 Marysville Subdivision according to Plat No. 86-63 Homer Recording District		
Located within the NW 1/4 Section 4, T5S. R15W. S4		
in the Kenai Peninsula Borough Third Judicial District, State of Alaska		
Containing 1.995 Acres, more or less		
Clients: Emmitt & Mary Trimble PO Box: 193 Anchor Point Ak 99556	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603	No Field Survey Draw RWI Scale 1" = 50 ft
Date 3-12-2010	File marysville5.vcd	KPB File No. 2010-035