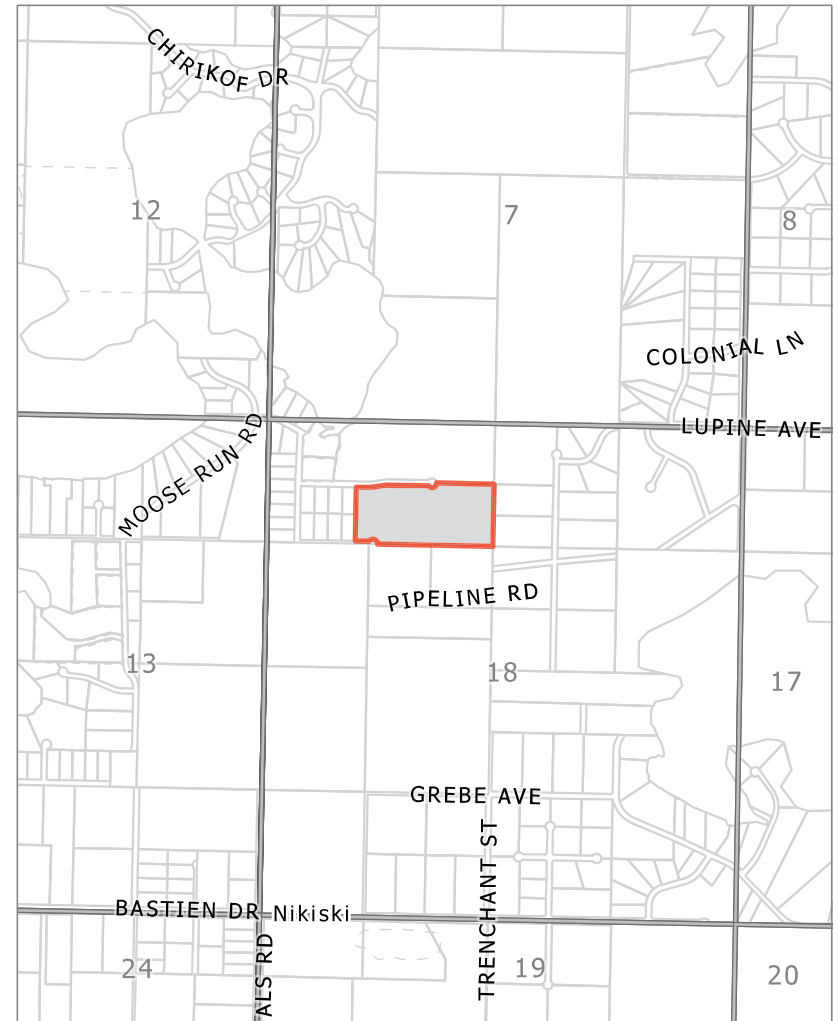
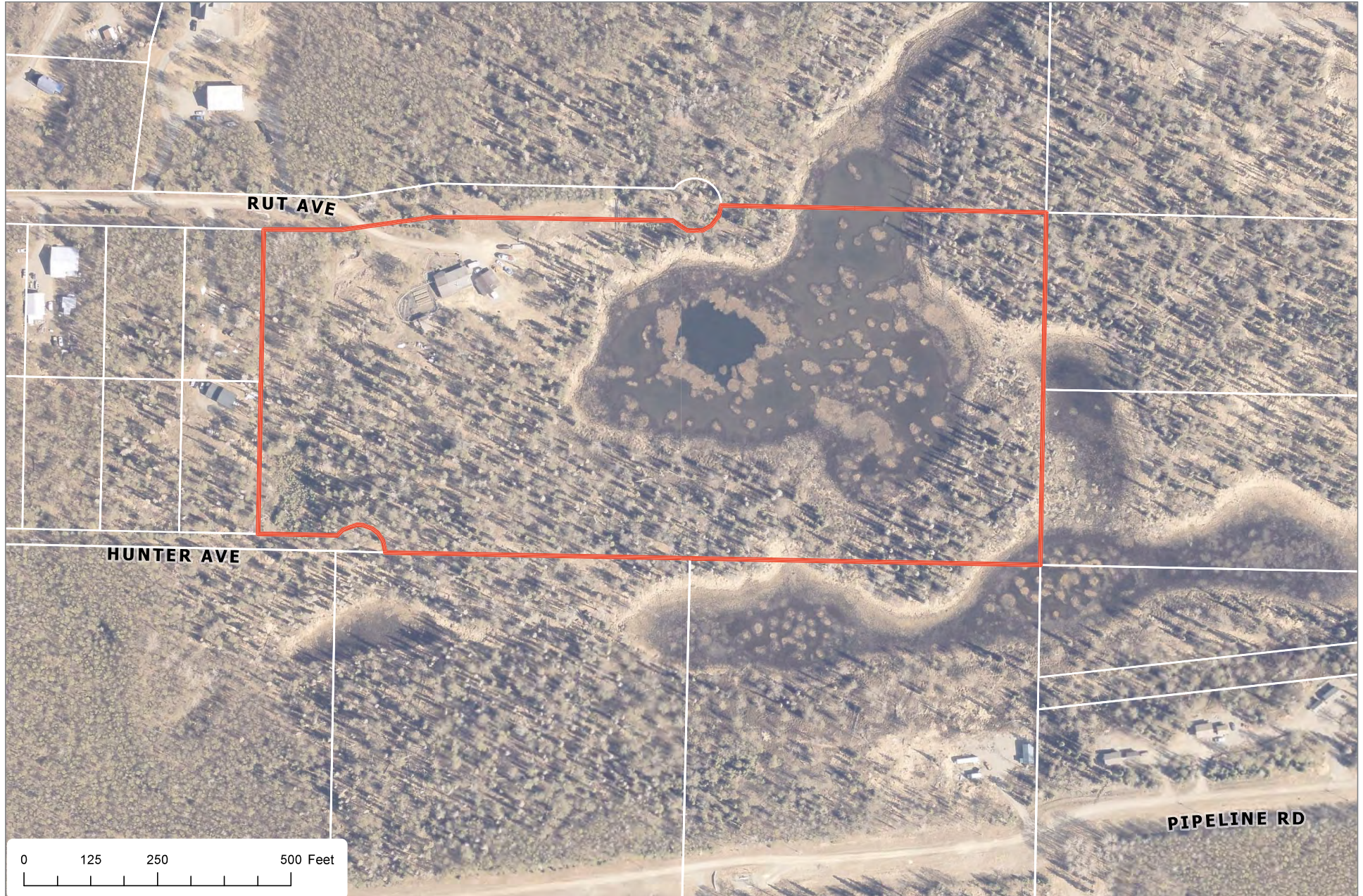


E. NEW BUSINESS

- 5. Moose Run Estates 2026 Addition; KPB File 2026-050
McLane Consulting Group / Russ
Location: Hunter Avenue & Rut Avenue
Nikiski Area**



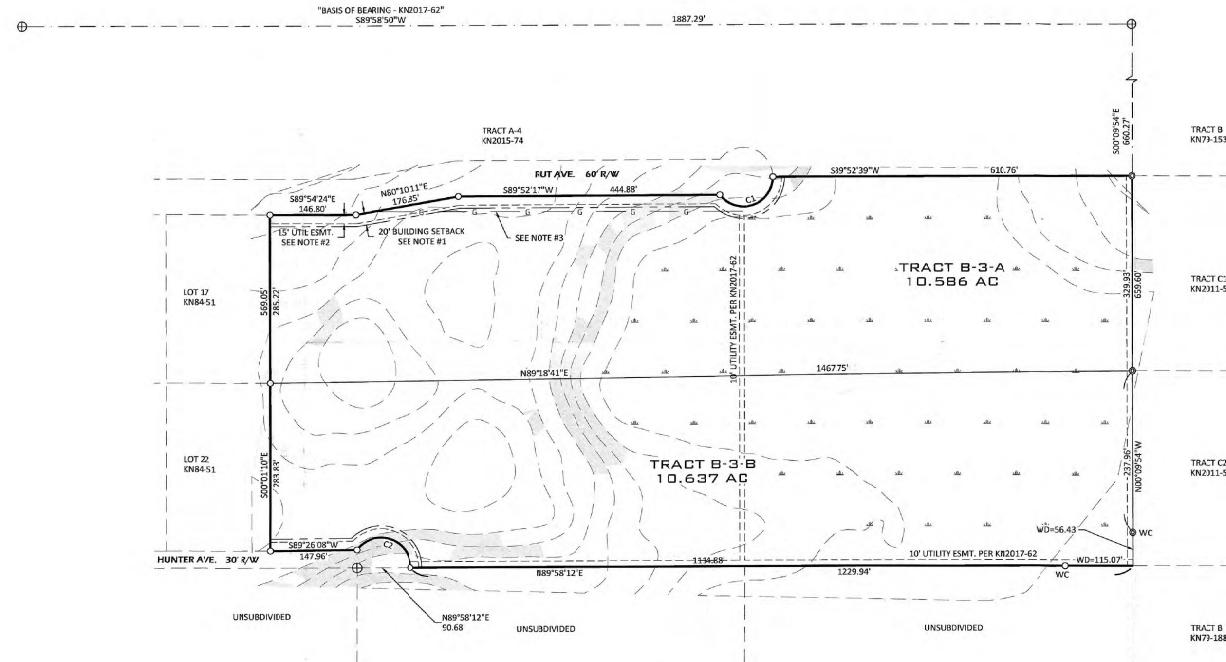
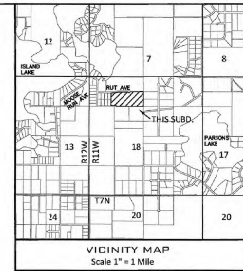
KPB File 2026-050
T07N R11W SE18
Nikiski



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.



GRAPHIC SCALE
1 inch = 100 ft



NOTES

- 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.
- FRONT 11 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO 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.
- A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE, PER PLAT NC, 2015-74 KRD AS WELL AS RIGHT OF WAY EASEMENT RECORDED UNDER SERIAL NO. 2017-002935-0 KRD ON JUNE 6, 2017. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER KN2017-62.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- AN EXCEPTION TO P8 20.30170- BLOCK LENGTH- WAS GRANTED AT THE KPB PLAT COMMITTEE MEETING ON JULY 3, 2015 FOR MOOSE RUN ESTATES 2015 ADDITION. THE EXCEPTION IS CARRIED FORWARD FOR THIS PLATTING ACTION.
- THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED LINE 9, 1964, BOOK 10 PAGE 177 KRD, BLANKET EASEMENT.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS RECORDED JANUARY 25, 1967, BOOK 104 PAGE 238, KRD.

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"X30" REBAR w/ 1" BLUE PLASTIC CAP IS-211269
- DEPRESSION PER R/WF WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%

CURVE TABLE									
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	ARC LENGTH	AREA	PERCENTAGE
C1	143°31'31"	50.00'	125.24'	151.82'	N 72°12'48" E	96.98'	96.98'	15.21	15.21%
C2	145°05'51"	50.00'	127.07'	161.57'	N 71°07'21" W	95.53'	95.53'	15.21	15.21%

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS
51715 RUT AVE, KENAI, AK 99611

TERRY RUSS AKA TERRY L RUSS
51715 RUT AVE, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: TERRY RUSS AKA TERRY L RUSS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

PLAT APPROVAL

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

AUTHORIZED OFFICIAL _____

Plat # _____
File Date _____
Date _____
Time _____



MOOSE RUN ESTATES 2026 ADDITION

A REPLAT OF TRACT B-3 MOOSE RUN ESTATES 2017 ADDITION (KN2017-62)

OWNER:
DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS
TERRY RUSS AKA TERRY L RUSS
51715 RUT AVE, KENAI, AK 99611
21.224 AC, N/4, SITUATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 498 SOLDOTNA, AK 99689 VOICE: (907) 384-4219 FAX: (907) 380-2205 WWW.MCLANC.COM	KPB File No. 2026-001 Project No. 262221 Scale: 1" = 100' Date: APR 2024 BOOK: 26-02 Drawn by: AHM
--	---

KPB 2026-050

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
MOOSE RUN ESTATES 2026 ADDITION**

KPB File No.	2026-050
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Terry L. Russ AKA Terry Russ and Deborah Russ AKA Debbie L. Russ AKA Debbie Russ of Kenai, Alaska
Surveyor:	Andrew McLane; McLane Consulting, Inc.
General Location:	Rut Avenue and Hunter Avenue, Nikiski Area

Parent Parcel No.:	013-690-32
Legal Description:	T 07N R 11W SEC 18 Seward Meridian KN 2017062 MOOSE RUN ESTATES 2017 ADDN TRACT B-3
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 21.224-acre Tract into two new Tracts consisting of 10.586 acres and 10.637 acres.

Location and Legal Access (existing and proposed):

Legal access is provided by Rut Avenue on the north and Hunter Avenue on the south.

Rut Avenue is a 60-foot platted road that is borough-maintained from the intersection of Wapiti Road to just before the curve near proposed Tract B-3-A being the first line in at the northwest corner. Rut Avenue connects to Wapiti Road to the west and terminates in a cul-de-sac to the east.

Hunter Avenue is a 30-foot platted right-of-way that is currently unconstructed. It connects to Wapiti Road to the west and terminates in a cul-de-sac near the southwest corner of the proposed plat. 25-foot backslope easements were granted by the parent plat (KN 2015-74) to allow for construction and maintenance of a future roadway within the Hunter Court cul-de-sac. **Staff recommends** adding this note to the final plat and including necessary depictions and labels referencing the plat note around the cul-de-sac.

Wapiti Road connects to Moose Run Road, which then connects to Pipeline Road; all are borough-maintained. Pipeline Road accesses Island Lake Road near milepost 1, a state-maintained right-of-way.

No section line easements or patent easements affect the subject area.

No right-of-way dedications or vacations are proposed with this platting action.

The block consists of Rut Avenue to the north, Wapiti Road to the west and Hunter Avenue to the south. The surrounding terrain includes steep slopes, lakes, and ponds. Adjacent large-acreage parcels do not contain any right-of-way dedications. **Staff recommends** the Planning Commission concur that an exception request to KPB 20.30.170 is not required at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil
--------------------------	---

	Comments: No comments
SOA DOT&PF comments	No comments
SOA ROW Engineering	No comment

Site Investigation:

Based on available data, improvements are located on the subject parcel and will be situated on Tract B-3-A upon finalization. No encroachment issues are apparent.

Contours are included on the preliminary plat, with areas exceeding 20% slope shaded.

A pond occupies much of the eastern portion of the subdivision. This area has been identified as depression per KWF wetlands assessment and has been depicted on the preliminary plat.

The subdivision area has not been mapped by FEMA. No flood hazard notes or depiction are required. Staff reminds the owner(s), that it is the responsibility of the subdivider to provide all necessary information regarding flood protection measures at the time the preliminary plat is presented for consideration by the planning commission (21.06.050).

The proposed plat is not located within a Habitat Protection District.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Not mapped by FEMA. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

Originally part of the N1/2 NW1/4 of Section 18, Township 7 North, Range 11 West, SM Alaska. The subject area has undergone multiple subdivisions since 1977. The most recent plat, Moose Run Estates (KN 2017-62), was recorded in 2017 and created Tract B-3. The proposed plat will subdivide this tract into two new tracts.

A soils report will not be required because the new parcels exceed 200,000 square feet. The appropriate Wastewater Disposal Note is included on the preliminary plat in accordance with KPB 20.40.030.

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.

The property is not within an advisory planning commission.

Utility Easements

Moose Run Estates (KN 84-51) granted a 10-foot utility easement along the eastern and southern boundaries of proposed Tract B-3-A and along the north and south boundaries of former Lots 18 and 23. Moose Run Estates 2015 Addition (KN 2015-44) granted a 15-foot utility easement along Hunter Avenue and Rut Court, and a 10-foot

utility easement running north-south along the former common lot line of Tract 2 (KN 77-136) and Tract B (KN 84-51). **Staff recommends** labeling these easements with references to their parent source.

An easement was granted to ENSTAR by Serial No. 2017-003935-0, KRD. This easement has been added to the plat as depicted and noted as 3.1.

The CTP includes a right-of-way easement granted to HEA by Book 10, Page 177, KRD. This easement has been included as plat note 6.1. **Staff recommends** the applicant verify this easement, as no document was submitted with the CTP and staff was unable to confirm it through DNR research.

The proposed plat will carry forward all previously granted easements.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA has requested verification whether an existing underground electric service line crosses proposed Tract B-3-A to a meter that will serve Tract B-3-B. If so, an easement must be granted on the plat. If the meter will serve only Tract B-3-A, no easement is required. **Staff recommends** the applicant verify this and provide written confirmation to the Platting Department.

Utility provider review:

HEA	See comments
ENSTAR	No Response
ACS	No objections
GCI	No Response

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 51715 Rut Ave Existing Street Names are Correct: Yes List of Correct Street Names: Rut Ave, Hunter Ave Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 51715 Rut Ave will remain.
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments:

	There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify the KPB File Number to 2026-050
- Modify the Plat Approval meeting date to June 8, 2026.
- Check the values in Tract B-3-B on the east line, they are not adding up correctly to overall.

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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.

- 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:

- Correct the duplicate label for section 20 to section 19
- Depict and label the following: Dog Bone Lake, Char-Vic Lake and Bishop Creek
- Provide a label for Thetis Lake
- Modify Moose Run Avenue to Moose Run Road

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.

20.30.060. Easements-Requirements.

- C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

- D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

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.

20.40.030. - Abbreviated submittal.

Lots within the proposed subdivision that will be at least 200,000 square feet in size must comply with KPB 20.40.100(F). Before a final plat is recorded or filed for subdivision, the following note must be placed on the plat:

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.

20.60.170. Other data required by law.

B. Private covenants and restrictions of record in effect at the time the final plat is approved shall be referenced on the plat. The borough will not enforce private covenants, easements, or deed restrictions. The borough will not enforce private covenants, easements, or deed restrictions.

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.

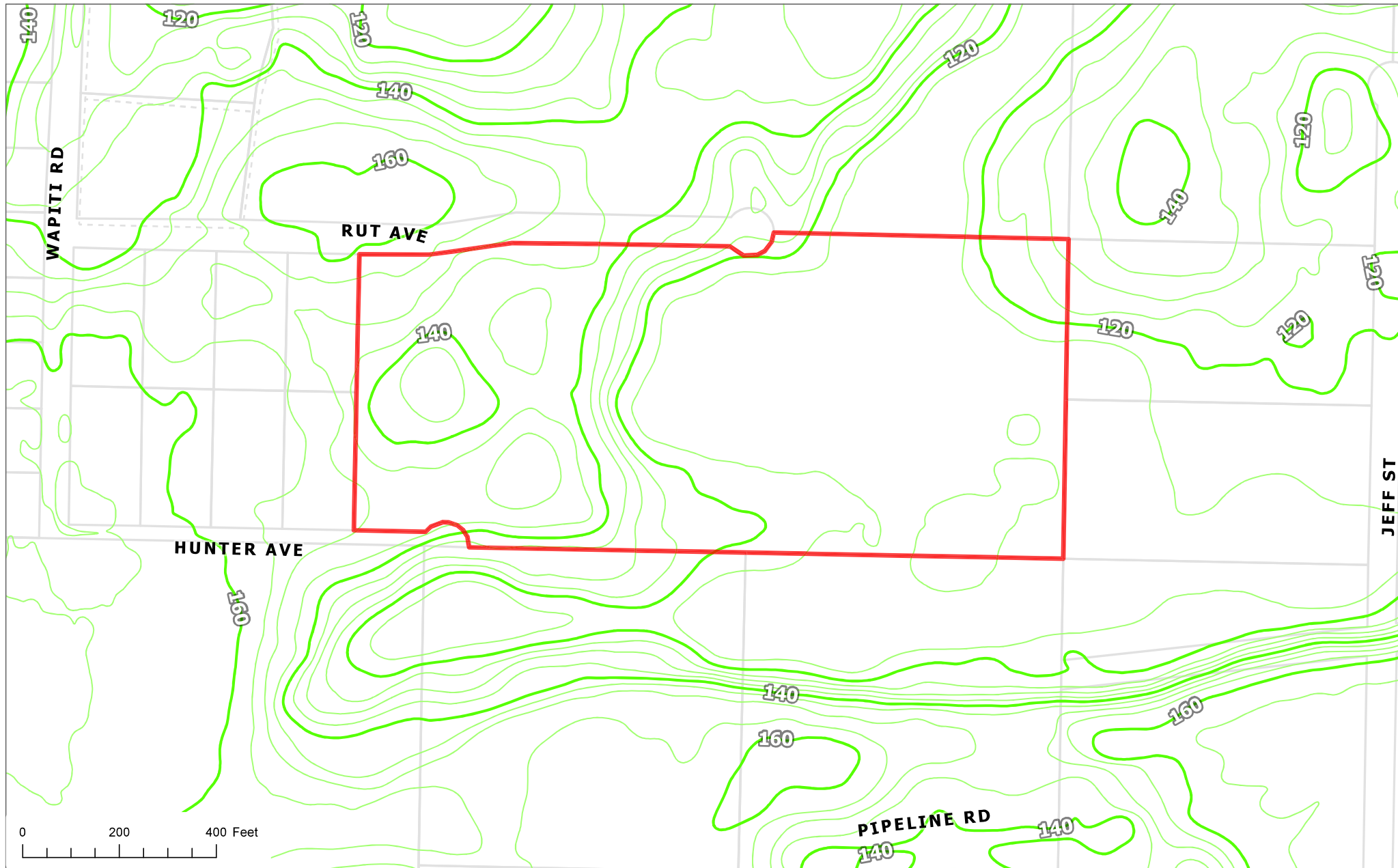
END OF STAFF REPORT



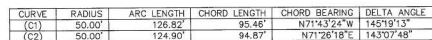
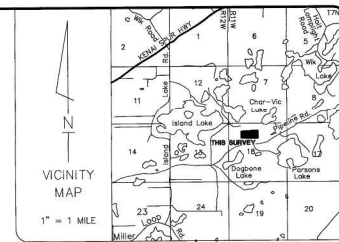
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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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



LEGEND

- | | |
|-----|--|
| ✱ | GLO/BLM MONUMENT RECOVERED AS NOTED |
| ✱ | PRIMARY MONUMENT RECOVERED AS NOTED |
| ○ | SECONDARY MONUMENT RECOVERED |
| | 5/8" X 30" REBAR W/ PLASTIC CAP LS 11795 2015 |
| ● | SECONDARY MONUMENT RECOVERED |
| | 5/8" X 30" REBAR W/ PLASTIC CAP SLESSER LS 8859 |
| ⊖ | SECONDARY MONUMENT RECOVERED |
| | 5/8" REBAR |
| ⊖ | SECONDARY MONUMENT OF RECORD |
| | 5/8" REBAR |
| () | RECORD AND MEASURED PER MOOSE RUN ESTATES 2015 ADDN. |
| | PLAT NO. 2015-74 KRD |
| [] | RECORD PER MOOSE RUN ESTATES |
| | PLAT NO. 84-51 KRD |

NOTES:

- 1) BUILDING SETBACK – A MINIMUM 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) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE USE OF THE 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.
- 4) A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE, PER PLAT NO. 2015-74 KRD, AS WELL AS RIGHT OF WAY EASEMENT RECORDED UNDER SERIAL NO. 2017-003935-0 KRD ON JUNE 6, 2017. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER DRAWINGS SUPPLIED FROM ENSTAR NATURAL GAS COMPANY.
- 5) ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- 6) THIS PARCEL MAY BE AFFECTED BY GENERAL EASEMENTS GRANTED TO HOMER ELECTRIC ASSOCIATION ON MAY 31, 1961 IN BK. 6 PG. 374 KRD, AND DECEMBER 5, 1961 IN BK. 10 PG. 177 KRD.
- 7) PER PLAT 2015-74 KRD, AN ADDITIONAL 25 FOOT BACK SLOPE EASEMENT WAS GRANTED TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF A FUTURE ROADWAY WITHIN THE HUNTER AVENUE.
- 8) AN EXCEPTION TO KPB 20.30.170 – BLOCK LENGTH – WAS GRANTED AT THE KPB PLAT COMMITTEE MEETING ON JULY 13, 2015 FOR MOORE RUN ESTATES 2015 ADDITION. THE EXCEPTION IS CARRIED FORWARD FOR THIS PLATING ACTION.
- 9) THIS PARCEL MAY BE AFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON JANUARY 29, 1961 IN BK. 204 PG. 239 KRD.
- 10) WASTEWATER DISPOSAL: THIS PARCEL IS AT LEAST 200,000 SQUARE FEET OR A 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

TRACT B
ROBIN'S SUBD. NO. 2

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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Debbie L. Russ
DEBBIE L. RUSS
AKA DEBORAH RUSS
AKA DEBBIE RUSS


TERRY L. RUSS
AKA TERRY RUSS

51715 RUT AVE
KENAI, AK 99611

NOTARY'S ACKNOWLEDGMENT

FOR: DEBBIE L. RUSS, AKA DEBORAH RUSS, AKA DEBBIE RUSS
ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Oct., 2017

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/07/21

OFFICIAL SEAL
STATE OF ALASKA
SCOTT HUFF
NOTARY PUBLIC
My Comm. Exp.: 10/17/21

NOTARY'S ACKNOWLEDGMENT

FOR: TERRY L. RUSS AKA TERRY RUSS
ACKNOWLEDGED BEFORE ME THIS 11th DAY OF OCT., 2017

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/17/2

OFFICIAL SEAL
STATE OF ALASKA
SCOTT HUFF
NOTARY PUBLIC
My Comm. Exp.: 10/17/23

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING
COMMISSION AT THE MEETING OF September 25, 2017
KENAI PENINSULA BOROUGH

Max Beil 11-27-17
AUTHORIZED OFFICIAL

KPB FILE No. 2017-132

MOOSE RUN ESTATES
2017 ADDITION

A REPLAT OF TRACT B-2 MOOSE RUN ESTATES 2015 ADDITION (KN 2015-74)
AND LOTS 18 AND 23 MOOSE RUN ESTATES (KN 84-51)

OWNER: NAME
DEBBIE L. RUSS AND TERRY L. RUSS
AKA DEBORAH RUSS AND AKA TERRY RUS3
51715 RUT AVE
KENAI, AK 99611

LOCATED WITHIN THE NW1/4 SECTION 18, T7N, R11W, SEWARD MERIDIAN,
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

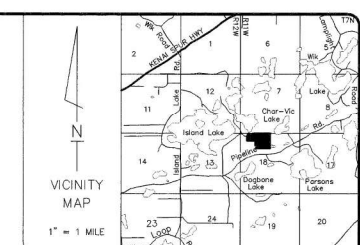
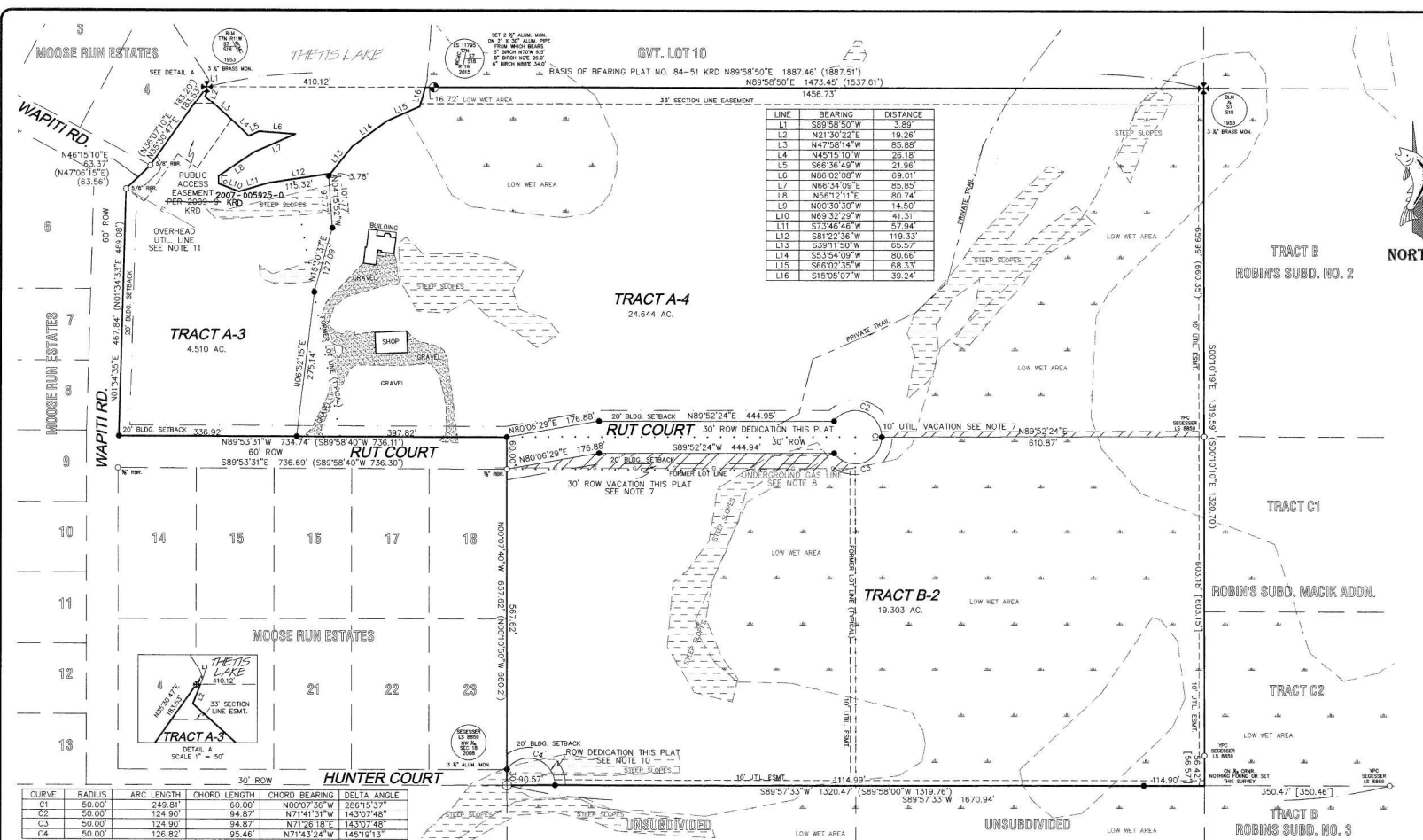
INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611

SURVEYORS PHONE - (907) 283-9041
FAX ---- (907) 283-9071
integritysurveys@alaska.net

JOB NO:	217157	DRAWN:	OCT. 9, 2017 SH
SURVEYED:	5/2015 & 8/2017	SCALE:	1" = 80'
FIELD BK:	2015-4 PG 9-12	FILE:	217157 FP.DWG

2017-06-29
Plat #
Kena
Rec. Dist.
11/29 20 r
Date
Time 2:43 p



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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Debbie L. Russ
DEBBIE L. RUSS
AKA DEBORAH RUSS

Terry L. Russ
TERRY L. RUSS
AKA TERRY RUSS

OWNERS OF FORMER TRACT 2 SNOWSHOE SUBD.
AND FORMER TRACT B MOOSE RUN ESTATES SUBDIVISION
51715 RUT AVE
KENAI, AK 99611

Linda P. Williams
LINDA P. WILLIAMS
OWNER OF FORMER TRACT A-2 MOOSE RUN ESTATES WILLIAMS ADDITION
PO BOX 8262
NIKISKI, AK 99635

Jeffery D. Williams
JEFFERY D. WILLIAMS
OWNER OF FORMER TRACT A-1 MOOSE RUN ESTATES WILLIAMS ADDITION
AND FORMER TRACT A-2 MOOSE RUN ESTATES WILLIAMS ADDITION
PO BOX 8262
NIKISKI, AK 99635

NOTARY'S ACKNOWLEDGMENT

FOR: DEBBIE L. RUSS AND TERRY L. RUSS
AKA DEBORAH RUSS AND TERRY RUSS
ACKNOWLEDGED BEFORE ME THIS 29th DAY OF SEPT., 2015

Scott Huff
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/07

STATE OF ALASKA
NOTARY PUBLIC
My Comm. Exp. 10/07

NOTARY'S ACKNOWLEDGMENT

FOR: LINDA P. WILLIAMS AND JEFFERY D. WILLIAMS
ACKNOWLEDGED BEFORE ME THIS 28th DAY OF SEPT., 2015

Scott Huff
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/07

STATE OF ALASKA
NOTARY PUBLIC
My Comm. Exp. 10/07

KPB FILE NO. 2015-065

**MOOSE RUN ESTATES
2015 ADDITION**

A SUBDIVISION OF TRACT A-1 AND A-2 OF MOOSE RUN ESTATES WILLIAMS ADDITION (2009-9 KRD) AND TRACT B MOOSE RUN ESTATES (84-51 KRD) AND TRACT 2 SNOWSHOE SUBDIVISION (KN 77-136)

ALSO FINALIZING THE PARTIAL VACATION OF RUT AVE AND ASSOCIATED UTILITY EASEMENTS

OWNER: DEBBIE L. RUSS & TERRY L. RUSS JEFFERY D. WILLIAMS
TRACT B & TRACT 2 TRACT A-1 & TRACT A-2
51715 RUT AVE PO BOX 8262
KENAI, AK 99611 NIKISKI, AK 99635

LOCATED WITHIN THE NW1/4 SECTION 18, T7N, R11W, SEWARD MERIDIAN,
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 49.568 ACRES

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611

PHONE - (907) 283-9047
FAX - (907) 283-9071
integritys@alaska.net

SURVEYORS PLANNERS

JOB NO: 215069 DRAWN: SEPT. 15, 2015 SH

SURVEYED: MAY-AUG 2015 SCALE: 1" = 100'

FIELD BK: 2015-4 PG 9-12 FILE: 215069 FP.DWG

- NOTES:**
- 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. FORMER TRACTS A-1 AND A-2 OF MOOSE RUN ESTATES WILLIAMS ADDITION AND TRACT B OF MOOSE RUN ESTATES SUBDIVISION MAY BE AFFECTED BY PRIVATE COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 304 PAGE 138, KENAI RECORDING DISTRICT.
 - FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO 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.
 - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 - 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.
 - THE NATURAL MEANDERS OF THE LINE OF ORDINARY WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF ORDINARY HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
 - EXCEPTIONS WERE GRANTED TO KPB 20.30.030 (DEDICATING RIGHT OF WAY), KPB 20.30.100 (CUL-DE-SAC LENGTH) AND KPB 20.30.170 (BLOCK LENGTH) AT THE JULY 13, 2015 PLAT COMMITTEE MEETING.
 - APPROVAL TO VACATE A PORTION OF RUT AVENUE AND ANY ASSOCIATED UTILITY EASEMENTS ALONG WITH A VACATION OF THE 10 FOOT UTILITY EASEMENT ALONG THE SOUTH BOUNDARY OF TRACT A-4 WAS APPROVED BY THE KPB PLANNING COMMISSION ON THE MEETING OF JUNE 22, 2015.

- A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER DRAWINGS SUPPLIED FROM ENSTAR NATURAL GAS COMPANY.
- THESE PARCELS MAY BE AFFECTED BY GENERAL EASEMENTS GRANTED TO HOMER ELECTRIC ON MAY 31, 1961 IN BK 6 PG 374 KRD. AND DECEMBER 5, 1961 IN BK 10 PG 177 KRD.
- ADDITIONAL 25' BACK SLOPE EASEMENTS ARE GRANTED THIS PLAT TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF A FUTURE ROADWAY WITHIN THE HUNTER COURT CUL-DE-SAC.
- EXISTING OVERHEAD POWER LINE IS THE CENTERLINE OF A 20 FOOT WIDE ELECTRIC DISTRIBUTION LINE EASEMENT INCLUDING GUYS AND ANCHORS. SEE MISC. BK 2 PG 177 KRD.
- WASTEWATER DISPOSAL: THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR A 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.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 13, 2015

KENAI PENINSULA BOROUGH

Michael
AUTHORIZED OFFICIAL

- LEGEND**
- GLO/BLM MONUMENT RECOVERED AS NOTED
 - PRIMARY MONUMENT SET THIS SURVEY
 - PRIMARY MONUMENT RECOVERED AS NOTED
 - SECONDARY MONUMENT SET THIS SURVEY
 - 5/8" X 30" REBAR W/ PLASTIC CAP
 - SECONDARY MONUMENT RECOVERED AS NOTED
 - YELLOW PLASTIC CAP ON REBAR
 - VACATION
 - RECORD PER MOOSE RUN ESTATES
 - PLAT NO. 84-51 KRD
 - RECORD PER ROBIN'S SUBDIVISION MACIK ADDITION
 - PLAT NO. 2011-51 KRD

CERTIFICATE OF SURVEYOR

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

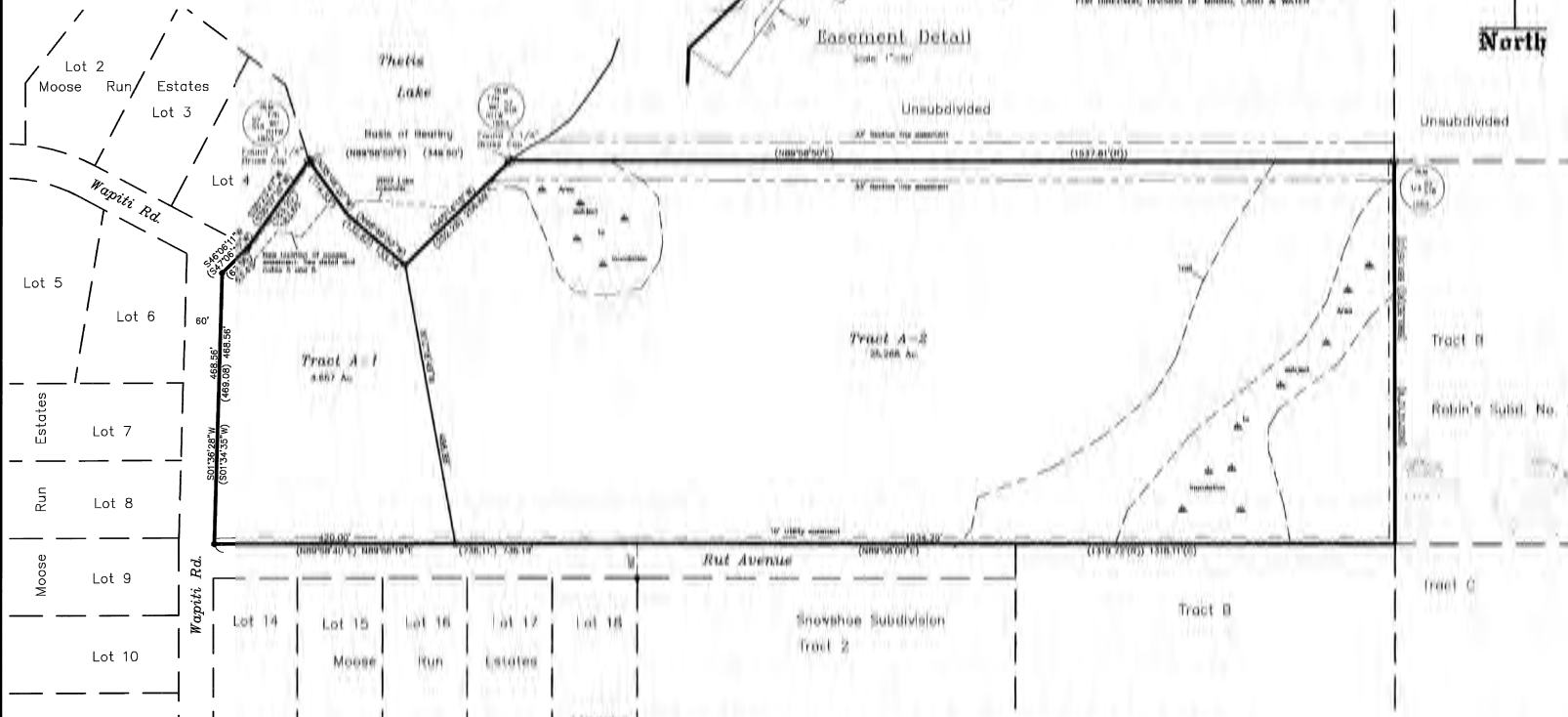
Scott Huff
SCOTT HUFF
49TH
NOTARY PUBLIC
My Comm. Exp. 10/07



2015-74
Plat #
Kenai
11/10/2015
Time 11:05 AM

LEGEND:

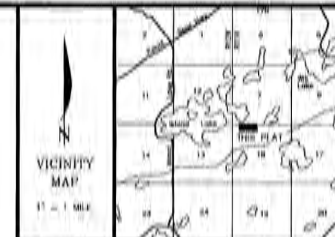
- MONUMENT (found this survey)
- MONUMENT OF RECORD
- 5/8" REBAR (found this survey)
- 5/8" REBAR (not this survey)
- RECORD DUAL PLAT 84-51 R08
- RECORD DISTANCE
- COMPUTED DISTANCE



APPROVAL CERTIFICATE

THE EASEMENT RELOCATION DEPICTED HEREON AS STATED IN NOTE 6 IS HEREBY APPROVED BY THE ALASKA DEPARTMENT OF NATURAL RESOURCES.

[Signature] 12-31-2009
DATE
FOR DIRECTOR, DIVISION OF MINING, LAND & WATER



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADJUST THIS PLAN OF SUBDIVISION AND BY MY THIS CURRENT DEED GRANT ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO BE USE SHOWN.

[Signature]
JERRY D. WILLIAMS
NOTARY PUBLIC
MOOSE, AK 99667

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY of December, 2008 FOR JERRY D. WILLIAMS.

[Signature]
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES FEB. 28, 2010



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 19, 2008

KENAI PENINSULA BOROUGH

[Signature]
AUTHORITARY OFFICIAL

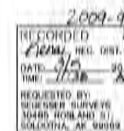
NOTES:

- 1) Basis of bearing taken from the plat of Moose Run Estates, Plat 84-51, Kenai Recording District.
- 2) Building setback-A setback of 30 feet is required from all street rights-of-way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) All waste disposal systems shall comply with existing laws at the time of construction.
- 4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) The easement shown on Moose Run Estates (ON 84-51) was created and a new easement granted by Planning Commission Resolution 2007-06, adopted on 12 March, 2007 and recorded as document 2007-009928-01 Kenai Recording District.
- 6) A public access easement initially granted by parcelized right of constructed roadway and leading to the State of Alaska, situated and dedicated in the location shown, at the status indicated, for the purpose of fish and game management and the recreational public use associated with this resource right, and as otherwise permitted by the owner. Additional rights granted by the owner shall not conflict with or negatively impact the status existing fishery management or the public's right to enjoy the same. Easement area encompasses approximately 0.998 acres. The DNR, Div. of Mining, Land & Water file is LSH 876.
- 7) Private covenants and restrictions which affect this plat are recorded in Book 304 Page 238, Kenai Recording District.
- 8) Exceptions to KPD 20.20.030 and KPD 20.20.180 were granted by the Plat Committee at the meeting of 12 May, 2008.
- 9) Front 10 feet of the 30 foot building setback and the entire setback within 5 feet of the side set back is a utility easement for sewerage structures shall be constructed or placed within a utility easement which would interfere with the utility of a utility to use the easement.
- 10) WASTEWATER DISPOSAL: These lots are at least 900,000 square feet in size and 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.

SURVEYOR'S CERTIFICATE

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

Date 12/04/08



KPD FILE No. 8006-870

Moose Run Estates Williams Addition

A subdivision of Tract A, Moose Run Estates, Plat 84-51, Kenai Recording District.

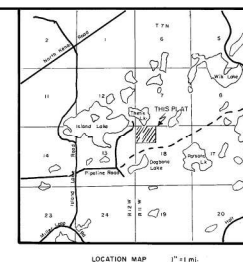
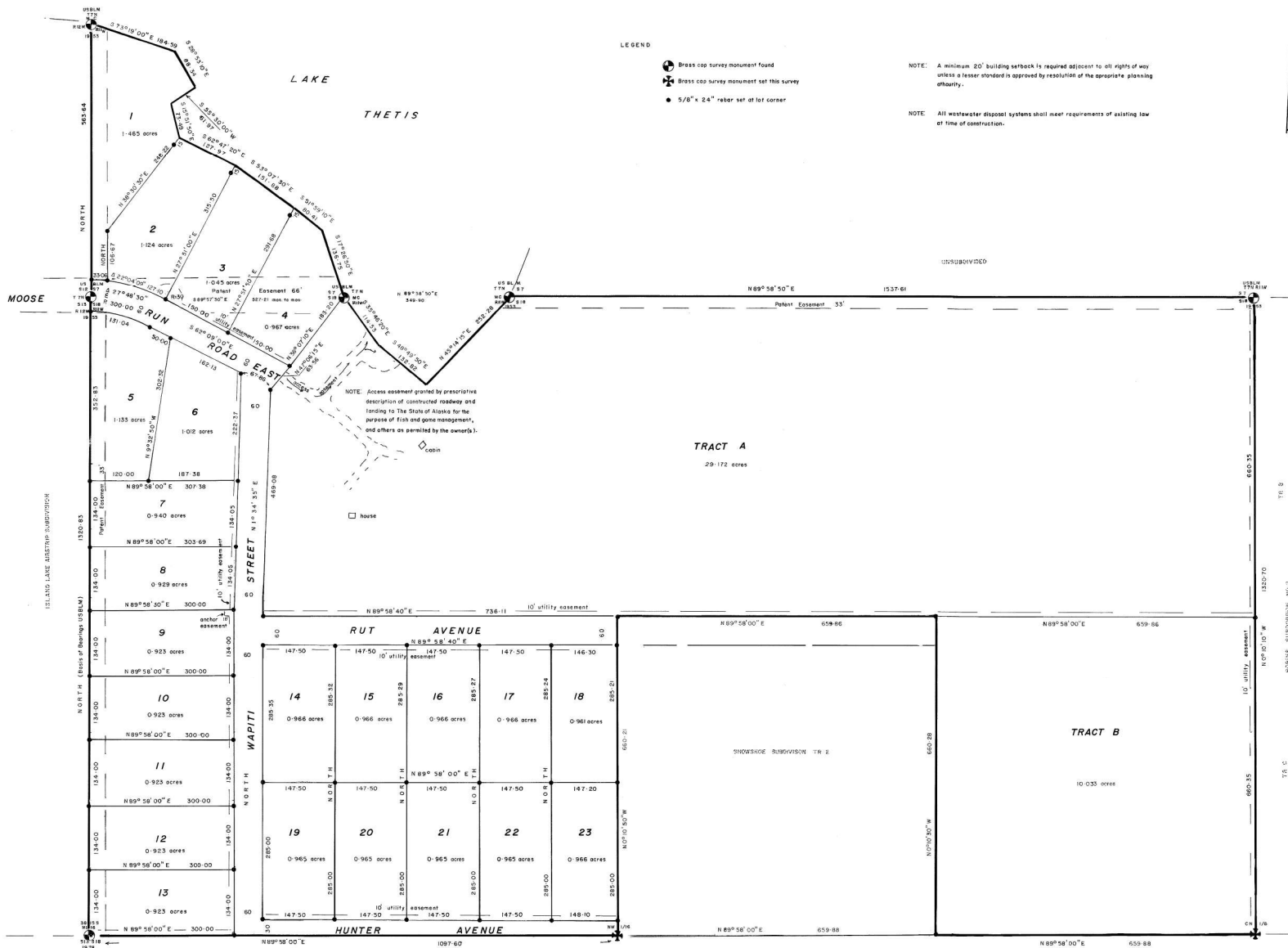
Located within the N1/2 of 1/4 Section 16, T7N, R11W, S4M, Kenai Peninsula Borough, Alaska.

Containing 29.925 Ac.

SEGESSER SURVEYS

30485 Rosland St.
Soldotna, AK 99689

JOB NO.	08107	DATE	12-3-08
SURVEYED	June 2007	SCALE	1"= 100'
FIELD BOOK	07-2	SHEET	1 of 1



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO THE PUBLIC AND GRANT ALL EASEMENTS TO THE USE SHOWN.
Thetis J. Steaney Gene Holley
 Thetis J. Steaney P.O. Box 634
 Kenai, Alaska

NOTARY'S ACKNOWLEDGEMENT
 FOR Thetis J. Steaney AND Gene Holley
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF JANUARY, 1984.
Jane P. Wilson
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2/15/84
 STATE OF ALASKA
 NOTARY PUBLIC
 JANE L. WILSON
 MY COMMISSION EXPIRES _____

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 9, 1983.
 KENAI PENINSULA BOROUGH
 BY W. R. Ruppert
 AUTHORIZED OFFICIAL

SURVEYOR'S CERTIFICATE

 3008.8
 REGISTRATION NUMBER, SEAL AND SIGNATURE
 84-51
 RECORDED - FILED 100
 Kenai
 DATE 3-19-84
 TIME 9:26 A
 BY Jess Lobdell

MOOSE RUN ESTATES			
A subdivision of the N1/2, NW1/4, sec. 18 & gov. lot 7, (fractional SW 1/4 SW 1/4) sec. 7, T7N R11W 5M including Tract 1 Snow Shoe Subd. Kenai Peninsula Borough, Alaska			
Scale	Area subdivided	Proposed land use	Date of survey
1" = 100'	65-74.7 acres	residential	January, 1984
GENE HOLLEY & THETIS J. STEANEY P.O. Box 634 Kenai, Alaska		JESSE LOBDELL - SURVEYOR P.O. Box 1386 Kenai, Alaska	
Book B 10		Drawn by <u>JHL</u> Crew: J. Lobdell, B. Lobdell, G. Diamond	

LITEN HOLDINGS:

George Reynolds Root
George Reynolds Root, S.T.R. Route 6, Box 73, Orofino, Idaho.

Notary Public
Ruth Root, S.T.R. Route 6, Box 73, Orofino, Idaho.

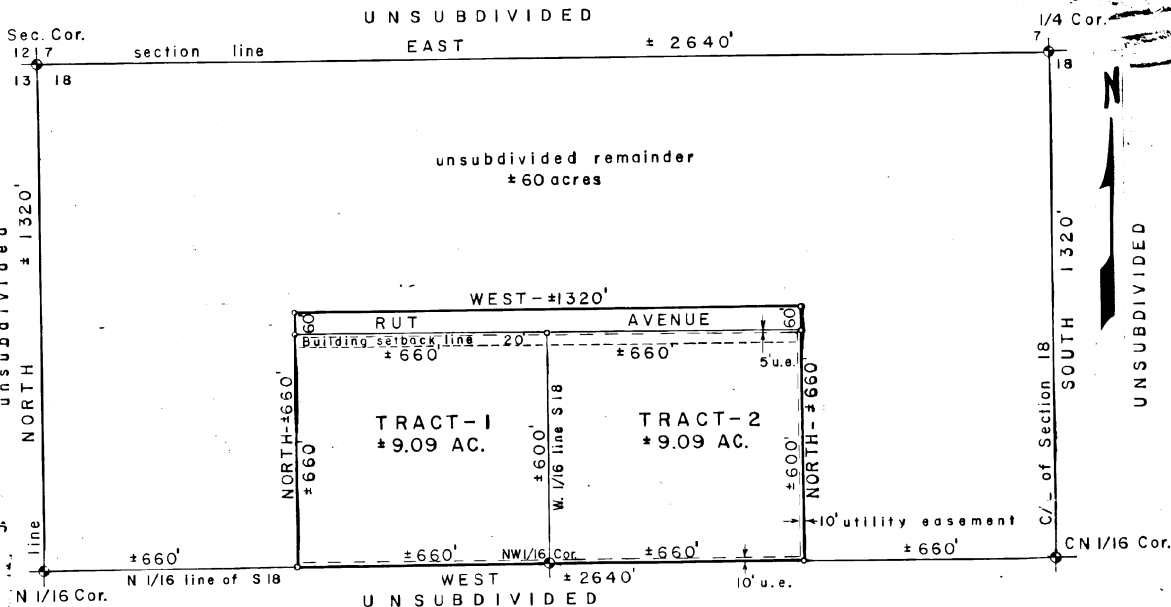
NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 6th day of September 1977

C. L. Parker Notary for Idaho

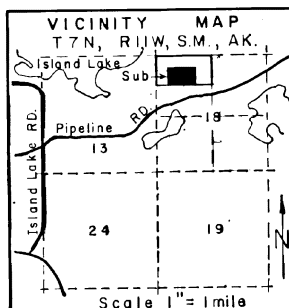
7-23-77 My commission expires

UNSUBDIVIDED

1/4 Cor. 18
SOUTH
1320'
C/ of Section 18
CN 1/16 Cor.

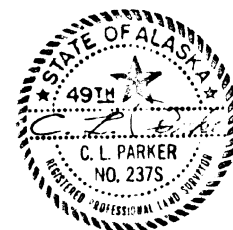


- NOTES:
1. All waste water disposal systems shall comply with existing law at time of construction.
 2. This is an unsurveyed subdivision with no corners found or set.



SNOWSHOE SUBDIVISION

Comprised of ± 20 acres of N 1/2 NW 1/4, S18, T7N, R11W, S.M.
Owner: Edward W. Martin, Box 8003 N.R.B., KENAI, AK.
Lein Holder: George Reynolds Root, S.T.R. 6, Box 73, Orofino, ID.
Surveyor: C.L. Parker, R.L.S., 237, Soldotna, AK.
Drawn by: T.T. Eastham
July, 1977
Scale 1" = 30'



Edward W. Martin
We hereby certify that we are the owners of the property shown and described herein, and that we hereby adopt this plan of subdivision, and dedicate to public use the roadway and utility easements shown.

OWNERS: Edward W. Martin, Box 8003 N.R.B., Kenai, AK. & Mary W. Martin, Box 8003 N.R.B., Kenai, AK.

EDWARD W. MARTIN
MARTIN W. MARTIN
CERTIFICATION OF OWNERSHIP & DEDICATION

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 13th day of September 1977

Notary for Alaska
My commission expires

Seal

77-136
RECORDED
FILED
Kenai REC. DIST.
DATE 9-14-1977
TIME 2:58 PM
Recorded by *Edward Martin*

PLAN APPROVAL: This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 8, 1977 is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH.

BY:

Philip W. Evans

KPB 2026-050

