

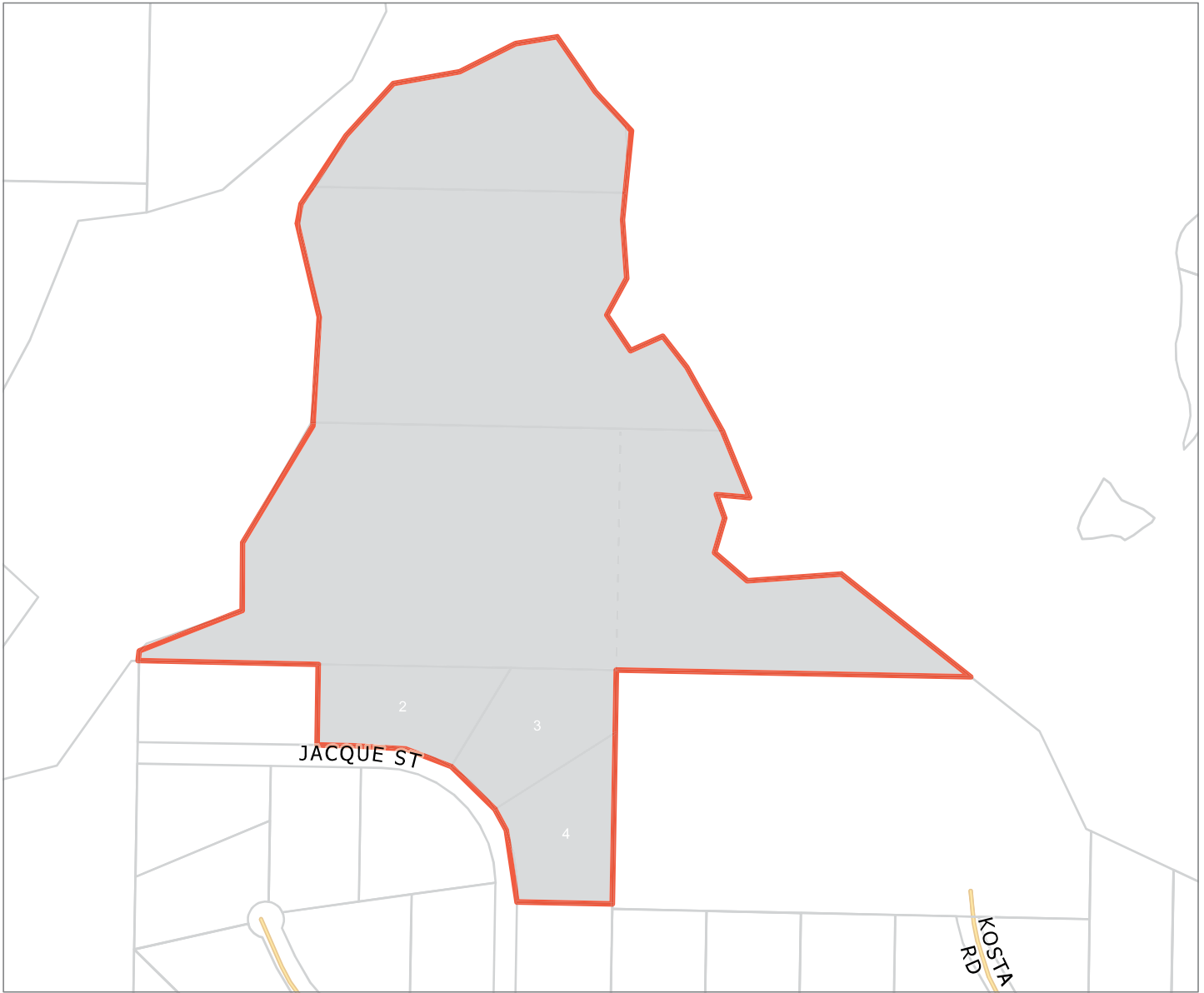
E. NEW BUSINESS

ITEM E2 - Playle Estates



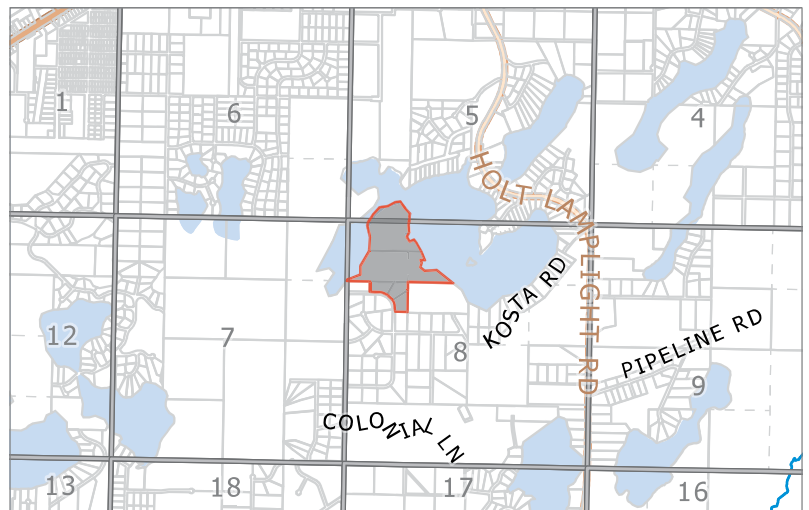
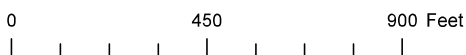
Kenai Peninsula Borough Planning Department

Vicinity Map



KPB File # 2021-159R1
Sec 5 and 8 -T07N-R11W
Nikiski

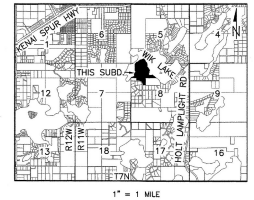
2/28/2022





Aerial View





LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

PENINSULA SURVEYING, LLC
0525 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

A SUBDIVISION OF
GOVERNMENT LOTS 4, 5, 6, 12 AND LOTS 2, 3, 4, BLOCK 1, THOMPSON
HOMESTEAD SUBDIVISION HAPPY HOLLOW ACRES ADDITION
LOCATED WITHIN
SW 1/4 SEC. 5 AND NW 1/4 SEC. 8, T.7N., R.11W., S.M.
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH
CONTAINING 50.388 ACRES

| | |
|--------------------------|-------------------------|
| SCALE: 1" = 150' | DATE: FEBRUARY 2, 2022 |
| DESIGNED BY: [Signature] | CHECKED BY: [Signature] |

KPB 2021-159R1



1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPLICABLE PLANNING COMMISSION. THE BUILDING SETBACK IS ALSO A UTILITY EASEMENT PER KN 84-274.

2. 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. THIS PLAT IS SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEMS AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. IN DOCUMENT# FOUND IN MISC. BOOK 7, PAGE 177 KENAI RECORDING DISTRICT. NO DEFINITE LOCATION DISCLOSED.

4. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF TRACT 2.

5. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN AN INSTRUMENT RECORDED ON AUGUST 30, 1985 IN BOOK 269, PAGES 40 AND 41 KENAI RECORDING DISTRICT.

6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KB 20.60-170.

7. AN EASEMENT HAS BEEN GRANTED OVER PORTIONS OF THE PROPERTY AS DESCRIBED IN DOCUMENT WITH SERIAL NO. 2021-002384-0, KENAI RECORDING DISTRICT. EASEMENT WILL TERMINATE WITH MERGER OF TITLE.

8. THE NATURAL MEANERS OF ORDINARY HIGH WATER OR AN (HIGH WATER LINE AS APPLICABLE) IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS ARE ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANERS.

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

BY: _____
 AUTHORIZED OFFICIAL

AGENDA ITEM E. NEW BUSINESS

ITEM 2 - Playle Estates

| | |
|--------------------------------|--|
| KPB File No. | 2021-159R1 |
| Plat Committee Meeting: | March 21, 2022 |
| Applicant / Owner: | Duane Bannock of Kenai, AK Michael Schilling of Kenai, AK Thomas Playle of Nikiski, AK |
| Surveyor: | Jason Schollenberg / Peninsula Surveying |
| General Location: | Jacque Street, Wik Lake, Nikiski |

| | |
|---------------------------|---|
| Parent Parcel No.: | 013-212-48, 013-216-01, 013-216-02, 013-216-28, 013-216-29, and 013-216-30 |
| Legal Description: | Lots 2, 3, and 4, Block 1 Thompson Homestead Happy Hollow Acres Plat No KN 84-274 Government Lots 4, 5, and 6 in Section 8 Government Lot 12 in Section 5 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On site |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure three subdivision lots and four government lots into two tracts. The tracts are proposed to be 40.821 acres and 9.567 acres.

Location and Legal Access (existing and proposed): The subdivision is located on Jacque Street, a 60 foot wide dedication that is partially improved and not maintained by the borough. The only portion of Jacque Street that is improved is the southern portion, from Grayson Avenue to the southwest corner of parent Lot 4. A private drive has been constructed across Lot 4 to provide access to the southeast portion of Government Lot 6.

Grayson Avenue is a 60 foot wide right of way that is borough maintained. The borough also maintains a portion of Kosta Road that provides a connection from Grayson Avenue to Hold Lamplight Road. Not all portions of Kosta Road are dedicated and only the western portion is maintained. Other dedicated routes that provide legal access to this subdivision exist but have not been constructed.

The east, west, and north boundary of the subdivision is bounded by Wik Lake. Floatplane access may be possible. There are also dedicated water access and section line easements that provide legal access to Wik Lake.

A private access easement exists that allows the owner of Government Lots 5 and 6 to access across Lot 4. The driveway has been constructed to provide access from Jacque Street to the eastern portion of proposed Tract 2. Proposed Tracts 1 and 2 will have legal access to Jacque Street. The driveway will be within proposed Tract 2 and the easement will terminate with merger of title.

A 50 foot section line easement is present in the western portion of proposed Tract 1. To the south is a 33 foot section line easement. The plat has the section line easements within the northern portion of the subdivision. The plat has them labeled as 33 foot wide easements. Per KPB staff information and the Certificate to Plat, the section line easements in that area are 50 feet wide. ***Staff recommends updating the depiction and labeling the section line easements. If the surveyor has information to support the 33 foot section line easements it is recommended to work with the title company to resolve and present to the KPB planning department.***

A 50 foot public access easement is present within Government Lots 4 and 12. The State Patent No. 4456 and 6176 created the easement. The patents state the lands are subject to A.S. 38.05.127, Access to Navigable or

Public Waters. The Supplemental Land Estate Plat done by Alaska DNR included a note that the lots were subject to the public access easements extending 50 feet upland of ordinary high water per AS 38.05.127. The access easement was included on the record of survey performed for the property and recorded as KN 2021-31. Staff was unable to determine if the southern Government Lots were subject to the easement. **Staff recommends a plat note be added as well as a depiction of the easement within Government Lots 4 and 12 and verify if easements are present within Government Lots 5 and 6.**

The proposed subdivision is not within a compliant or closed block. The property within this subdivision is within a portion of land that is a peninsula surrounded by Wik Lake. The ability to get fully compliant blocks within this area is not reasonable. The proposed lots will be large acreage tracts that can be further subdivided and can provide right of ways that meet the block length requirements. **Staff recommends the plat committee concur that an exception to KPB 20.30.170 Block Length is not required as road dedications will not improve the block at this time and the tracts are large enough to be subdivided in the future.**

| | |
|--------------------------|--|
| KPB Roads Dept. comments | Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments |
| SOA DOT comments | No comment |

Site Investigation: Some steep slopes appear to be present near the edge of Wik Lake. The remainder of the property is rolling terrain with isolated area of slopes greater than 20%. The steep slopes are depicted and labeled on the plat. Excluding the areas fronting Wik Lake, there do not appear to be any low wet areas within the subdivision.

The lots within the proposed subdivision are shown as vacant. The newest KPB GIS imagery does not show any improvements. It has been mentioned that some improvements have been started on the eastern portion of the subdivision that will be within Tract 2. There are improvements on the N1/2 of Government Lot 8 that is located south of Tract 2. All other lots in the area appear to be vacant. There do not appear to be any encroachment issues.

| | |
|-------------------------------|--|
| KPB River Center review | A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments C. State Parks Reviewer: Russell, Pam Comments: No Comments |
| State of Alaska Fish and Game | No objections |

Staff Analysis This is a revision of a previously submitted preliminary plat. The plat was scheduled to be reviewed at the January 10, 2022 meeting. A postponement was requested and granted. The previously presented design did not include the northern government lots and would have required a right of way dedication to provide access. The owners requested to postpone and have submitted a revision that includes the northern lots in the design of Tract 1 so a right of way dedication is not required.

Thompson Homestead Happy Hollow Acres Addition, Plat KN 84-274, subdivided aliquot property and created the parent Lots 2, 3, and 4. That plat also dedicated Jacque Street. The Government Lots have not been reviewed under the borough platting process.

The current design of Tract 2 is unusual but is designed to accommodate the existing driveway. The narrow portion is 60 feet wide and being treated like a panhandle or flag portion of a lot. The appropriate note is present. **Staff recommends a 20 foot building setback be depicted within Tract 1 along the 60 foot wide portion.**

A soils report will be not be required due to the size of the lots.

The plat is subject to multiple deed of trusts. Notice of the proposed plat was mailed to one of the beneficial interest holders on December 7, 2021. The beneficial interest holder was 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. No comments were received.

The Kenai Peninsula Borough, as part of a Land Sale, recently sold the two northern government lots being added to this subdivision design. Those lands were financed and deeds of trust exist for those properties. The Kenai Peninsula Borough Land Management Department provided the following comment.

"The proposed Playle Estates plat includes two parcels recently sold in the 2021 General Land Sale Auction (Parcels 01321248, 01321601). Both parcels are currently encumbered with individual seller financing notes granted by Mr. Bannock in favor of KPB as beneficiary. Language found in the Deed of Trust (Paragraph 8, see below) specifically prohibits the subdivision of an encumbered parcel in order to preserve the condition of the collateral.

8. Subdivision; Resource Extraction Prohibited. Trustor, during the term of this Deed of Trust, shall not subdivide the property, cut any timber, or extract any gravel, peat or other natural resources except for its own personal use on the property, nor shall Trustor encumber the property with any obligation, which, in the judgement of Beneficiary or Trustee, appears to be prior or superior to Beneficiary's interest in or rights to the property.

After reviewing the proposed plat, it appears to be absent a 50' wide public access easement along the shoreline as platted on the recorded record of survey completed by KPB prior to the disposal of these parcels."

The subdivision of these lands is not permissible under the terms of agreement for the deed of trust. The changing of the property lines will change the collateral that is tied to the loans. Once the debt has been fully paid, documents will be filed and the borough will no longer object. The plat will not be allowed to record until the deeds of trust with the Kenai Peninsula Borough listed as beneficiary are cleared from the Certificate to Plat.

The property is not within an advisory planning commission.

Utility Easements Thompson Homestead Happy Hollow Acres Addition, Plat KN 84-274, granted 20 foot wide utility easements along Jacque Street. Clearing of that easement is restricted to the front 10 feet. The plat is depicting the setback and the clearing limitation. Plat note 1 states that the full 20 foot setback is the utility easement.

The northern portion of the subdivision has not been through the borough platting process and is not affected by platted utility easements.

Plat note 3 provides the information for an easement granted by recorded document.

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 | No objections |
| GCI | Approved as shown |

KPB department / agency review:

| | |
|-----------------|--|
| Addressing | <p>Reviewer: Haws, Derek Affected Addresses: 50806 JACQUE ST</p> <p>Existing Street Names are Correct: Yes List of Correct Street Names: JACQUE ST</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:</p> <p>Comments: 50806 JACQUE ST WILL REMAIN WITH TRACT 2.</p> |
| Code Compliance | <p>Reviewer: Ogren, Eric Comments: No comments</p> |
| Planner | |
| Assessing | <p>Reviewer: Wilcox, Adeena Comments: No Comment</p> |

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

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:** Include the recording number for Thompson Homestead Subdivision Happy Hollow Acres Addition, KN 84-274.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

Staff recommendation: A drive is being used through 3 and 4 of Thompson Homestead Subdivision Happy Hollow Acres Addition to provide access to a new construction on Government Lot 6. An easement has been recorded for the access. The design of the plat will allow the constructed drive to be within one lot.

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.

20.30.190. Lots-Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

Staff recommendation: The required note is present. The panhandle portion is 60 feet wide and will be subject to a building setback along the 60 foot portion within Tract 1.

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: Due to the size of the lots, a soils analysis report will not be required. Correct plat note is present.

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: Place the following notes on the plat.

- Update the page in plat note 5 to 865 and add, "and Amended on January 26, 1990 in Book 359, Page 845, Kenai Recording District.

RECOMMENDATION:

STAFF RECOMMENDS:

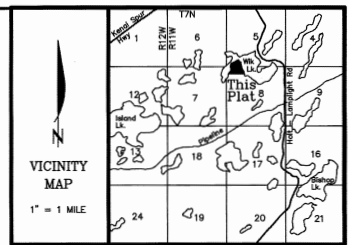
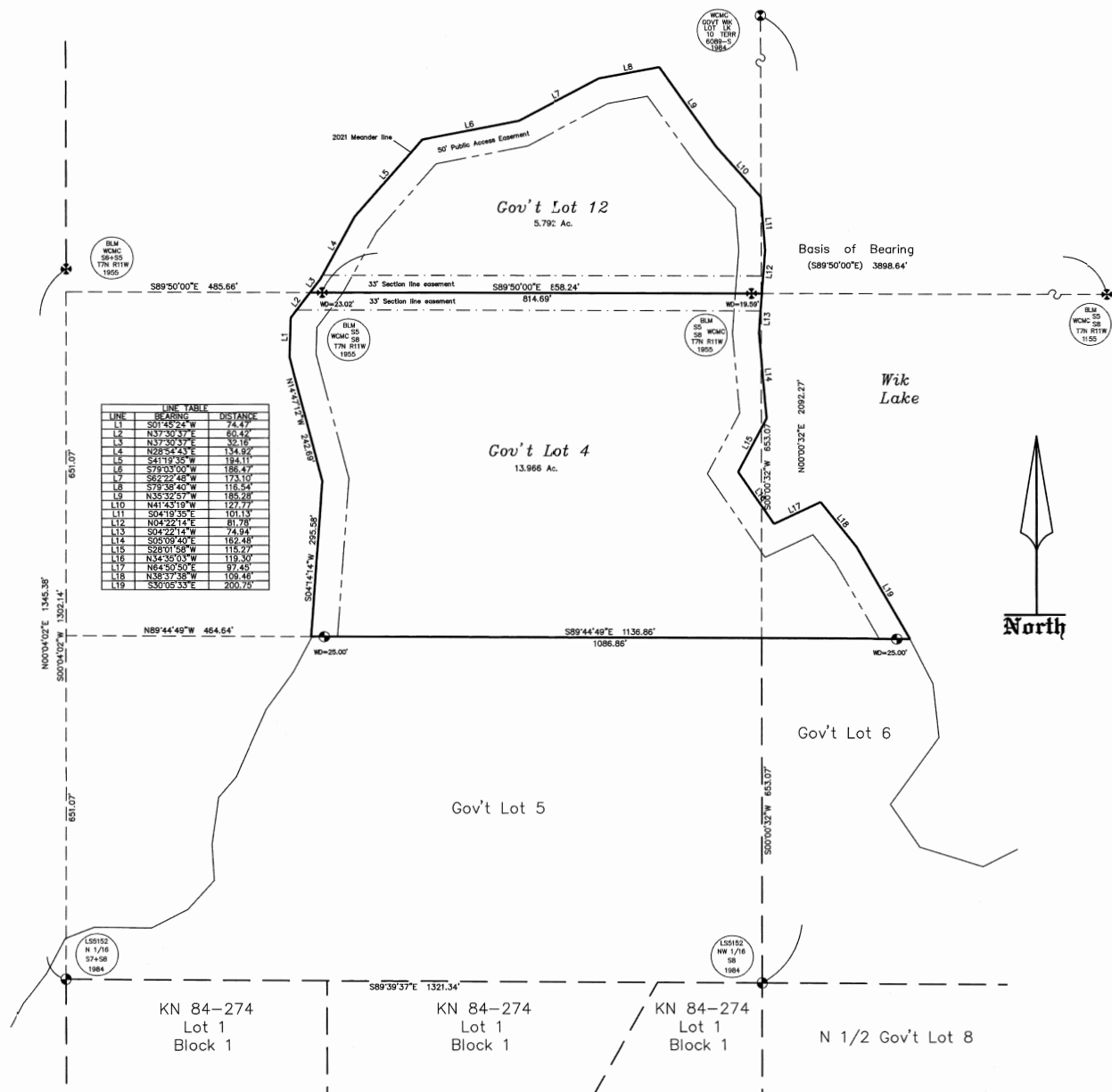
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL 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



LEGEND:

- ✱ 3 1/4" BLM MONUMENT 1955 FOUND
- ⊙ 3 1/4" ALUM. CAP MONUMENT LS 5152 1984 FOUND
- ⊙ 2 1/2" ALUM. CAP MONUMENT 6089-S 1984 FOUND
- ⊙ 5/8" REBAR W/ 2 1/2" ALUM. CAP LS8859 2021 SET
- () RECORD DATUM BLM

NOTES:

- 1) This survey does not constitute a subdivision as defined by AS 40.15.190(2).
- 2) Basis of bearing taken from BLM plat of Township 7 North Range 11 West of the Seward Meridian.
- 3) Public Access Easement was created by State of Alaska Patent No. 4456 recorded in Book 149 Page 148 and State of Alaska Patent No. 6176 recorded in Book 179 Page 965 Kenai Recording District.



SURVEYOR'S CERTIFICATE

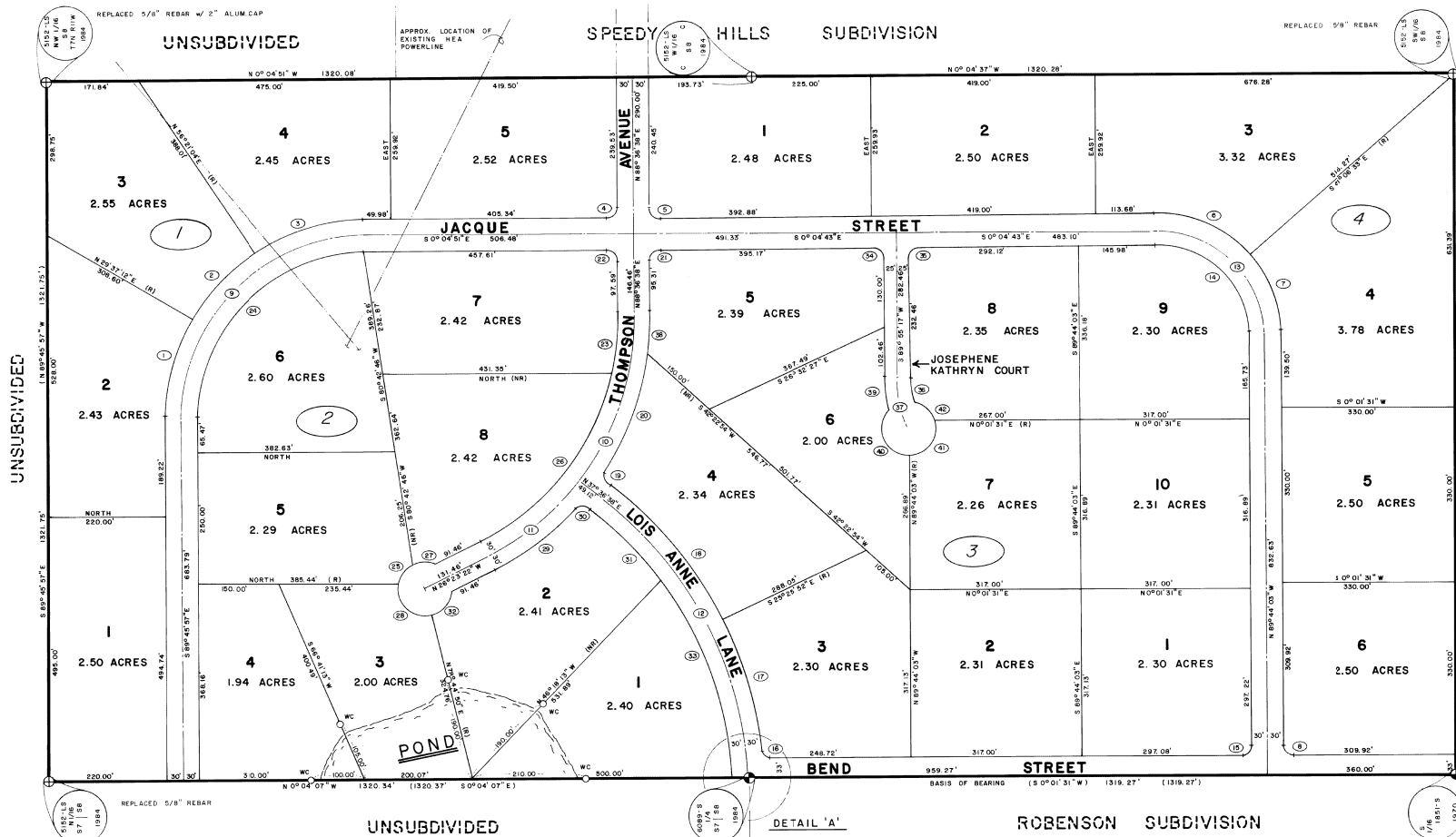
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 6-30-21

| | |
|---|--|
| Record of Survey | |
| Government Lot 12, Section 5 and Government Lot 4, Section 8, T7N, R11W, S.M. | |
| Located within the SW1/4 Section 5 and the NW1/4 Section 8, T7N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska. | |
| Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909 | Owner (907) 262-3909 30485 Rosland St. Soldotna, AK 99669 |
| JOB NO. 21135 | DRAWN: 6-29-21 |
| SURVEYED: June, 2021 | SCALE: 1"=100' |
| FIELD BOOK: 21-2 | SHEET: 1 of 1 |

2021-31
Kenai
LS 8859
John F. Segesser
Surveyor

Page 1 of 1

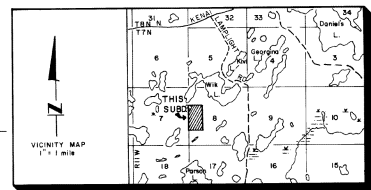
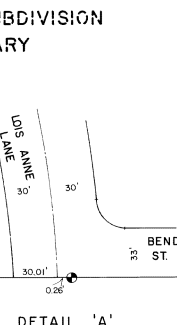


LEGEND

- ⊕ MONUMENT (Found this survey)
- ⊙ MONUMENT (Set this survey)
- 1/2" REBAR (Found this survey)
- 5/8" x 30" REBAR (WITNESS CORNERS Set this survey)
- () RECORD DATUM KRD 82-75 BS
- ⊥ 5/8" x 30" REBAR (Set this survey)

CURVE DATA

| NO. | RADIUS | DELTA | LENGTH | TANGENT | CHORD | CD. BEARING | NO. | RADIUS | DELTA | LENGTH | TANGENT | CHORD | CD. BEARING |
|-----|---------|-----------|---------|---------|---------|--------------|-----|---------|------------|---------|---------|---------|--------------|
| 1 | 360.00' | 29°23'09" | 194.89' | 99.64' | 192.77' | S 75°04'22"E | 21 | 20.00' | 91°18'39" | 31.87' | 20.46' | 28.61' | N 45°44'02"W |
| 2 | 360.00' | 26°43'51" | 177.29' | 90.29' | 173.68' | S 47°00'52"E | 22 | 20.00' | 88°41'29" | 30.96' | 19.55' | 27.96' | N 44°10'54"E |
| 3 | 360.00' | 33°34'05" | 222.63' | 114.61' | 219.46' | S 16°51'54"E | 23 | 470.00' | 13°55'19" | 114.20' | 57.38' | 113.92' | S 84°25'42"E |
| 4 | 20.00' | 91°18'31" | 31.87' | 20.46' | 28.60' | S 45°44'06"E | 24 | 350.00' | 89°41'06" | 500.90' | 318.25' | 451.30' | S 44°05'54"E |
| 5 | 20.00' | 88°41'21" | 30.96' | 19.55' | 27.96' | S 44°10'58"W | 25 | 50.00' | 68°17'23" | 59.59' | 33.91' | 56.13' | N 50°51'18"W |
| 6 | 230.00' | 48°58'10" | 196.56' | 104.74' | 190.65' | S 20°46'08"W | 26 | 470.00' | 51°04'41" | 419.00' | 224.37' | 405.20' | N 51°53'42"W |
| 7 | 230.00' | 41°22'30" | 166.09' | 86.05' | 162.50' | N 59°34'42"E | 27 | 50.00' | 48°27'04" | 42.28' | 22.50' | 41.03' | N 02°30'55"E |
| 8 | 20.00' | 90°14'27" | 31.50' | 20.00' | 28.08' | N 48°08'44"E | 28 | 50.00' | 101°15'10" | 88.36' | 60.93' | 77.30' | N 38°22'25"E |
| 9 | 350.00' | 89°41'06" | 547.95' | 348.08' | 493.61' | S 44°55'24"E | 29 | 530.00' | 20°47'02" | 192.26' | 97.20' | 191.20' | S 04°46'53"E |
| 10 | 500.00' | 39°00'00" | 340.34' | 177.06' | 333.81' | N 71°53'22"W | 30 | 20.00' | 64°39'38" | 29.55' | 18.22' | 26.94' | S 04°50'35"E |
| 11 | 500.00' | 26°00'00" | 226.89' | 115.43' | 224.95' | N 39°23'28"W | 31 | 670.00' | 15°49'16" | 185.01' | 93.10' | 184.42' | S 45°23'52"W |
| 12 | 700.00' | 51°02'48" | 623.65' | 334.23' | 603.23' | S 63°08'02"W | 32 | 50.00' | 68°16'00" | 59.57' | 33.90' | 56.11' | S 45°03'10"E |
| 13 | 200.00' | 90°20'40" | 315.36' | 201.21' | 283.69' | S 45°05'37"W | 33 | 670.00' | 35°17'30" | 412.69' | 213.13' | 406.20' | S 70°57'16"W |
| 14 | 170.00' | 90°20'40" | 268.06' | 171.08' | 241.14' | S 45°05'37"W | 34 | 20.00' | 90°00'00" | 31.42' | 20.00' | 28.28' | N 44°55'17"E |
| 15 | 20.00' | 89°42'33" | 31.33' | 19.92' | 28.28' | S 44°51'16"E | 35 | 20.00' | 90°00'00" | 31.42' | 20.00' | 28.28' | N 44°55'17"E |
| 16 | 20.00' | 84°40'00" | 29.55' | 18.22' | 26.94' | N 49°21'37"E | 36 | 175.00' | 11°16'24" | 34.43' | 17.27' | 34.38' | S 84°17'00"W |
| 17 | 750.00' | 20°01'23" | 236.59' | 129.83' | 235.07' | N 74°37'49"E | 37 | 200.00' | 24°33'53" | 85.72' | 43.54' | 85.09' | S 77°38'21"W |
| 18 | 730.00' | 27°03'54" | 244.83' | 125.70' | 241.64' | N 51°02'11"E | 38 | 530.00' | 10°29'55" | 97.12' | 48.69' | 96.98' | N 88°08'24"W |
| 19 | 20.00' | 84°53'28" | 29.63' | 18.29' | 27.00' | N 79°56'58"E | 39 | 225.00' | 12°50'56" | 50.46' | 25.34' | 50.35' | N 83°29'49"E |
| 20 | 530.00' | 23°17'08" | 215.40' | 109.21' | 213.92' | S 69°14'52"E | 40 | 50.00' | 131°07'17" | 114.42' | 110.02' | 91.04' | N 65°49'36"E |
| | | | | | | | 41 | 50.00' | 90°14'27" | 78.75' | 50.21' | 70.86' | N 44°51'16"W |
| | | | | | | | 42 | 50.00' | 78°14'42" | 68.28' | 40.67' | 63.10' | S 50°54'10"W |



CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN

DAVID J. WILDER JOHN C. DAVIS ROLAND R. DAVIS
GENERAL DELIVERY RT 2, BOX 854 RT 2, BOX 854
PORT ALSWORTH, AK 99669 SOLDOTNA, AK 99669
99659

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF April, 1984 FOR *John C. Davis and Roland R. Davis*
David J. Wilder and Richard F. Davis



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF *April 17*

KENAI PENINSULA BOROUGH

Clifford E. Baker, R.L.S.
AUTHORIZED OFFICIAL



CLIFFORD E. BAKER, R.L.S.
REGISTRATION NO. LS-5152

NOTES:

- PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL.
- A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
- THE 20 FOOT BUILDING SETBACK IS TO BE USED FOR THE UTILITY EASEMENT WITH CLEARING RESTRICTED TO THE FRONT TEN FEET OF THE EASEMENT.

THOMPSON HOMESTEAD HAPPY HOLLOW ACRES ADD.

LOCATED WITHIN THE W1/2 SEC 8
T7N R11W SM, AK AND THE KENAI
PENINSULA BOROUGH.

80.15 ACRES CONTAINING 29 LOTS
DOWLING-RICE AND ASSOCIATES
P.O. BOX 1574 SOLDOTNA, ALASKA 99669

ENGINEERS 262-2011 SURVEYORS
DATE JULY 1984 SCALE 1"=100'
DRAWN DWP SHEET
CHECKED CEB W.D. NO. 1777

MH

OTHER ACTIONS AFFECTING DISPOSAL OR
USE OF STATE LANDS.
AG-37591, PLAT APPVD 3/2/71, ASLS # 26-68 & 26-67
TWP. PARTIALLY SURVEYED. SECS. 16, 7, 8, 17, 20,
29-32. OFFICIALLY FILED 6-1-79.
Entirely within Kenai Peninsula Borough

EY-8-250, Filed 5/22/84
 EY-8-311, Filed 8/3/85
 COT 3, 1A MCSA Sec 10(a)(2) Withdrawal and Sec 12(a)
 or 12(b) Selections Expired Over Tentatively
 Approved Statehood and/or Mental Health Grant Land
 May Exist in This Township. Check BLM Records for
 Location and DNR Dept Order 08-130 for Permissible
 Activities.
 AS 16.20.030A08; Entirely within Kanai National Moose
 Range; the State Game Refuge Includes those Land Areas
 within the Kanai National Moose Range as it Existed in 1960

Designated Mental Health Trust Land pursuant to secs. 4 and 5, ch. 1, SSSLA 1994. Consult LAS for further information.

Original Mental Health Grant Land (MH) not shown as
Mental Health Trust Land is redesignated as General
Grant Land pursuant to secs. 6 and 7, ch. 1, SSSLA 1994.
Consult LAS for further information.

Notes:

① Public Access Easements are reserved by the State of
along all Public and Navigable Inland Water, extending
upland of ordinary high water per AS 38.05.127

DUPLICATE, REDRAWN 7-16-68

| | |
|------------|-----|
| CURRENT TO | 85 |
| 6-27-2001 | Day |

LE
SECS. 1, 4, 5, 8
T. 7 N.
R. 11 W.
S. M.

