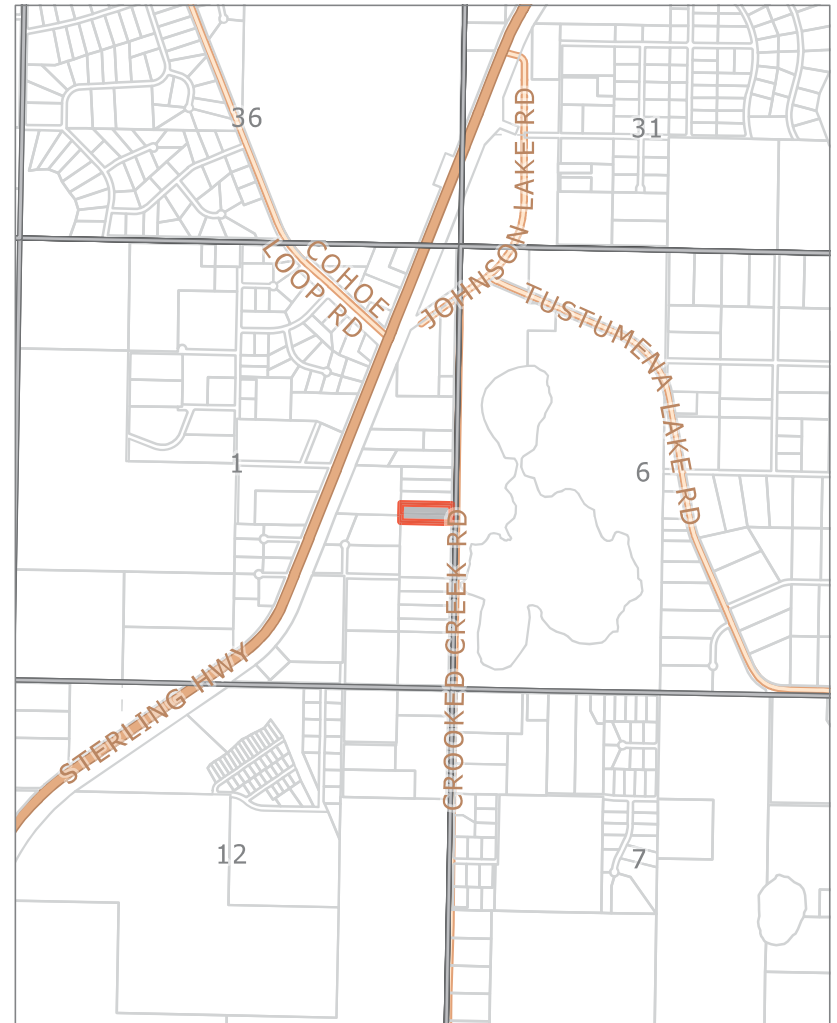
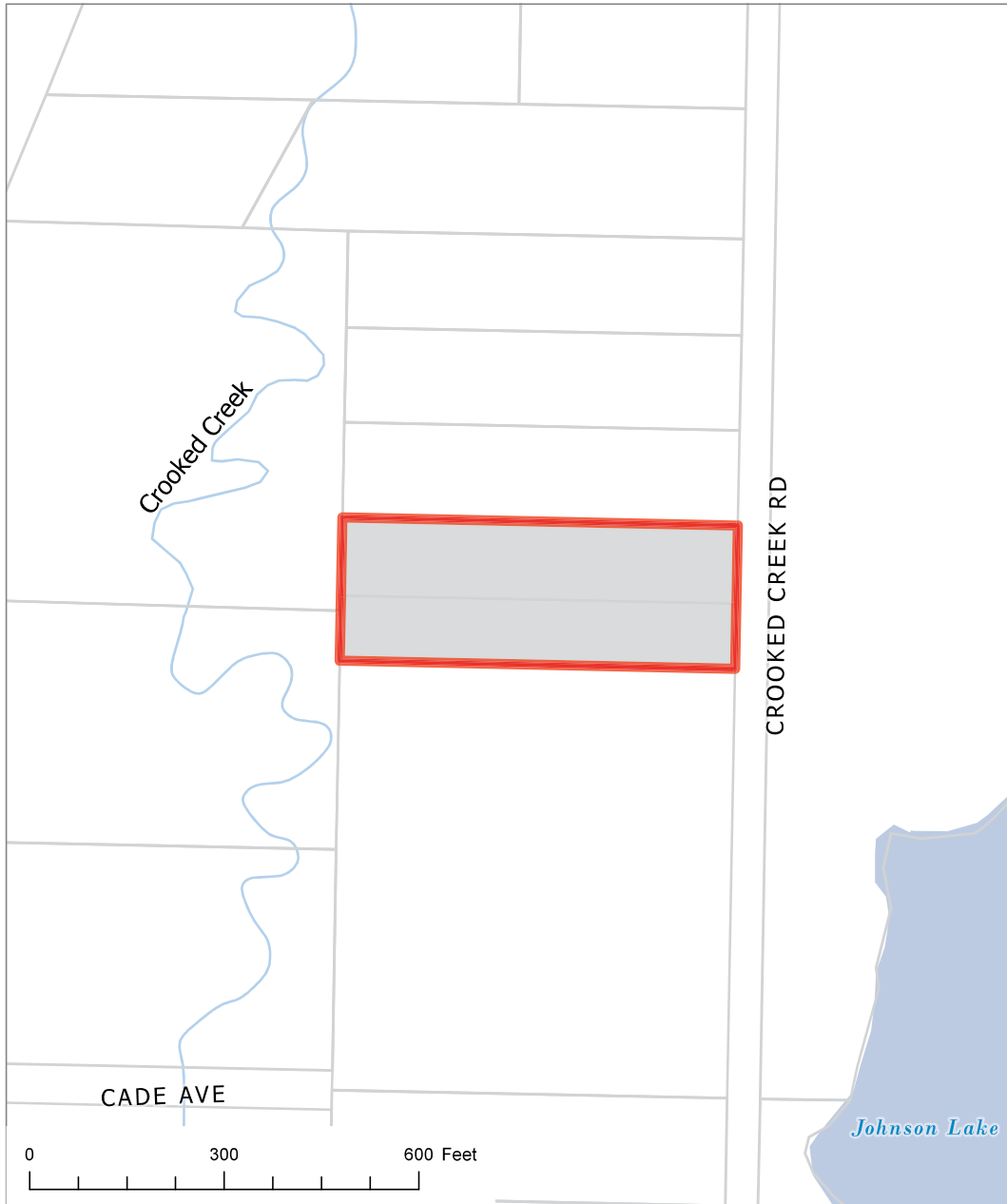


# **E. NEW BUSINESS**

- 8. Atkinson Subdivision Savely Addition; KPB File 2024-095  
Fineline Surveys / Savely  
Location: Crooked Creek Road  
Cohoe Area**

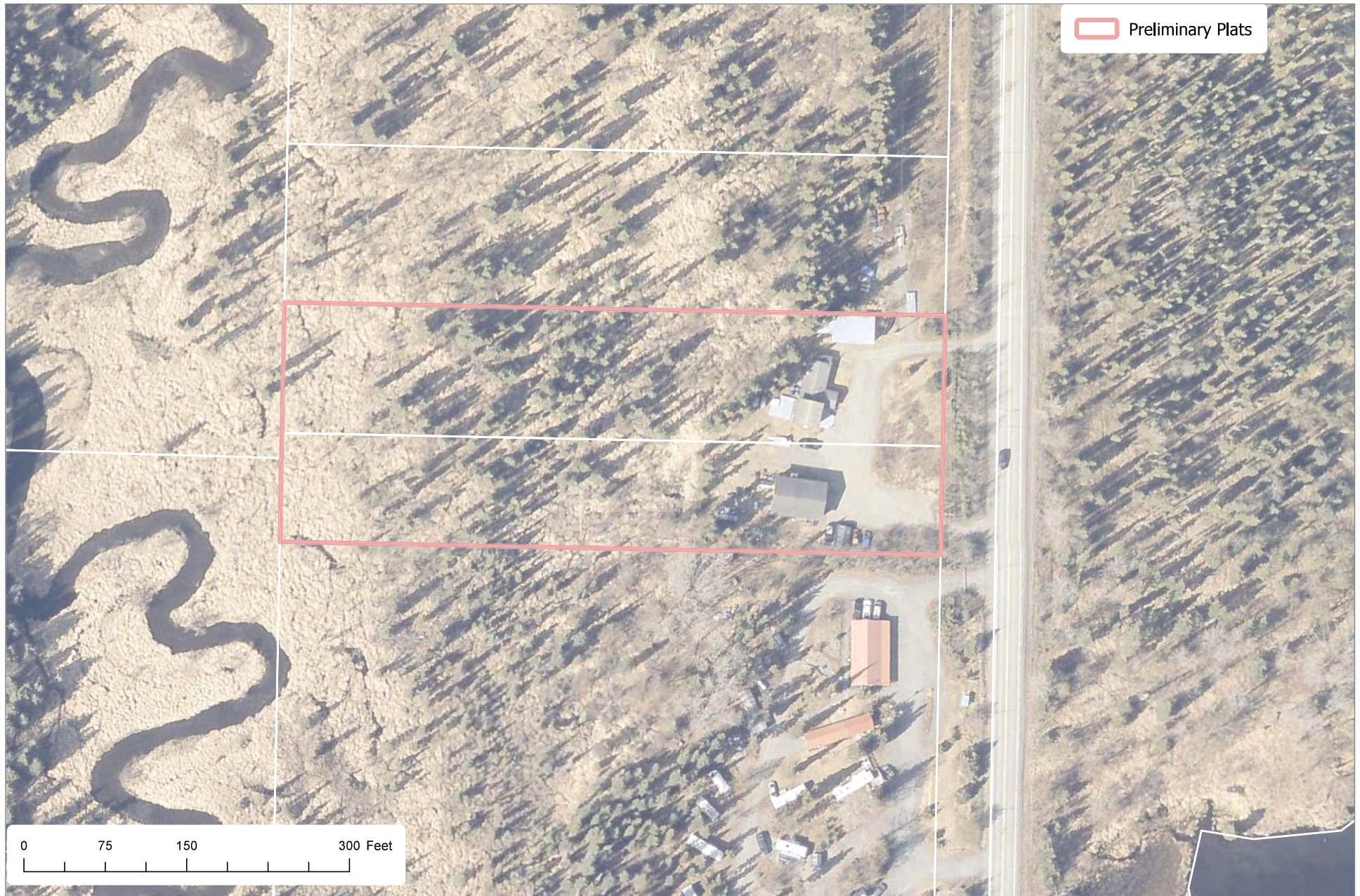


KPB File 2024-095  
T 02N R 12W SEC 01  
Cohoe

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.



Aerial Map



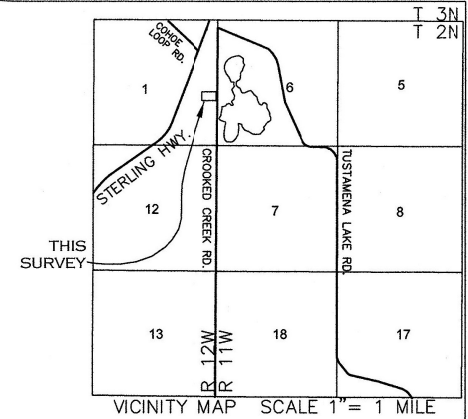
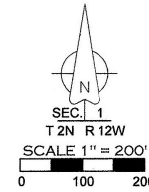
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**NOTES:**

1. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
2. THE FRONT 10 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. HOMER ELECTRIC ASSOCIATION, INC. WAS GRANTED AN EASEMENT (BK. 4, PG. 127 10/26/1959 H.R.J.) FOR ELECTRIC LINES AND SYSTEM, WITH THE RIGHT TO ENTER, MAINTAIN, OR REPAIR AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.
4. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
5. POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
6. 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.
7. CONTOURS ARE MINIMAL AND WILL NOT BE SHOWN.

**LEGEND:**

- ⊙ U.S.B.L.M. BRASS CAP 1954 1/4 CORNER SECS 1 & 6
- ⊙ BRASS CAP 1982 268-S
- ⊙ 1/2" REBAR 1988 268-S
- (R) RECORD BEARINGS AND DISTANCES PER (KN 1988-50)
- (C) COMPUTED

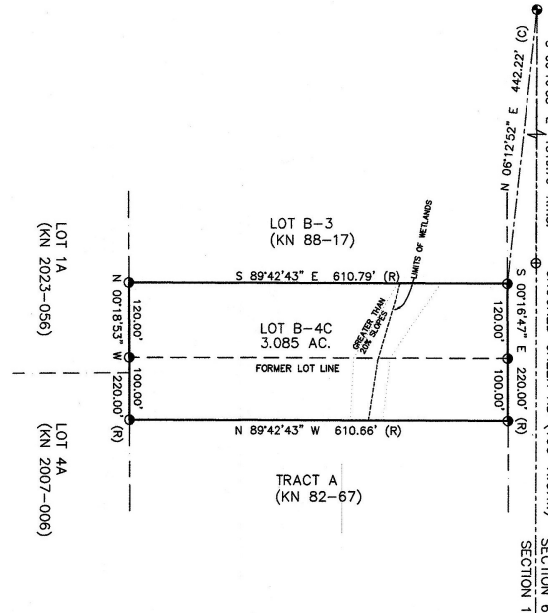


**PLAT APPROVAL:**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, / /

KENAI PENINSULA BOROUGH

BY: \_\_\_\_\_  
 AUTHORIZED OFFICIAL: \_\_\_\_\_



**CERTIFICATE OF OWNERSHIP:**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

MARTY SAVELY, JR  
 21419 CROOKED CREEK RD.  
 KASIOLOF, AK 99610

SUSAN M. SAVELY  
 21419 CROOKED CREEK RD.  
 KASIOLOF, AK 99610

**NOTARY'S ACKNOWLEDGEMENT:**

FOR: MARTY RAY SAVELY, JR & SUSAN MARIE SAVELY

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**WASTEWATER DISPOSAL:**

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON 10/16/1974. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ATKINSON SUBD. SAVELY ADDITION,  
 K.P.B. FILE # 2024-095  
 A VACATION OF LOT LINES, BETWEEN LOTS B-4A & B-4B ATKINSON SUBD WIRTH 1988 SUBD NO 2 TR B-4 (KN 088-0050),  
 NE 1/4 OF SE 1/4 SECTION 1, TOWNSHIP 2 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. KENAI RECORDING DISTRICT.  
 containing 3.084 acres.  
 OWNERS: MARTY SAVELY JR. & SUSAN M. SAVELY  
 21419 CROOKED CREEK RD, KASIOLOF, AK 99610

**FINELINE SURVEYS**

P.O. Box 774  
 Anchor Point, Alaska 99556  
 Dmitri D. Kimbrell, RLS (907) 360 6382

SCALE: 1"=200' DATE: 7/10/2024

**KPB 2024-095**

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT  
ATKINSON SUBDIVISION SAVELY ADDITION**

<b>KPB File No.</b>	2024-095
<b>Plat Committee Meeting:</b>	October 14, 2024
<b>Applicant / Owner:</b>	Marty Savely Jr & Susan Savely
<b>Surveyor:</b>	Dmitri Kimbrell / Finesline Surveys
<b>General Location:</b>	Crooked Creek Road, Kasilof Area

<b>Parent Parcel No.:</b>	137-260-39 and 137-260-40
<b>Legal Description:</b>	T 2N R 12W SEC 1 SEWARD MERIDIAN KN 0880050 ATKINSON SUB WIRTH 1988 SUB NO 2 TRACT B-4 LOT B-4A & B-4B
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine two lots into a single, larger lot, totaling 3.085 acres.

**Location and Legal Access (existing and proposed):**

Legal access to the plat is from Crooked Creek Road on the east side. To reach Crooked Creek Road from the Sterling Highway, exit at Abram Avenue, then proceed to Johnson Lake Road, and finally to Crooked Creek Road.

The plat will not be dedicating any or vacating any right-of-way.

The subdivision is not affected by a section line easement. However, there are section line easements running north-south on the east side of the plat. **Staff recommends that the surveyor verify the size of the section line easement and indicate it on the drawing.**

Block length is not compliant due to its excessive length. **Staff recommends that the Plat Committee concur that an exception is unnecessary, as the plat cannot dedicate a right-of-way due to the creek on the west side preventing passage.**

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	No comments

**Site Investigation:**

There are structures located on the plat, which, when completed, will all be situated on the single lot created. Currently, the driveway is a U-shaped drive, entering one lot and exiting the other.

There are steep areas on the plat, indicated by a line for slopes greater than 20%. **Staff recommends that the surveyor show both the top and toe of the slopes to better identify them, as the current line only indicates the top and does not define the slope.**

Wetlands on the plat have been identified by the KPW Wetlands Assessment, which shows Drainway and Riverine

areas located on the plat.

According to the River Center review, the plat is not located in a FEMA-designated flood hazard area or a habitat protection district.

KPB satellite imagery indicates this property may contain wet areas. **Staff recommendation:** place a note on the final plat indicating 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.

KPB River Center Review	<p>A. Floodplain            Reviewer: Hindman, Julie            Floodplain Status: Not within flood hazard area            Comments: No comments</p> <p>B. Habitat Protection            Reviewer: Aldridge, Morgan            Habitat Protection District Status: Is NOT within HPD            Comments: No comments</p>
State of Alaska Fish and Game	No Response

**Staff Analysis**

The plat was originally an aliquot part of the SE1/4 of Section 1, Township 2 North, Range 12 West, Seward Meridian, Alaska. The first division of land was Atkinson Subdivision, KN 76-119, which created five tracts. Tract B of KN 76-119 was subsequently subdivided by Atkinson Subdivision Wirth 1988 Subdivision of Tract B, KN 88-17, into 4 lots. Lot B-4 of KN 88-17 was then further subdivided by Atkinson Subdivision Wirth 1988 Subdivision No. 2 of Tract B-4, KN 88-50, into two lots, which are now being combined by this platting action.

Soils report not will be required as this lot is combing two parcels.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 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.

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

**Utility Easements**

There are easements shown on the parent plat that need to be caried forward and shown on the current platting action. **Staff recommends** that the surveyor carry include all easements from previous plats concerning this lot.

HEA provided comments requesting the surveyor to depict and label the approximate location of the two overhead electric lines and add plat notes that carry forward the easement from plat KN 88-50. The comment will be included in the staff packet.

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	See comment included in the staff packet.
ENSTAR	No Response

ACS	No Response
GCI	No Response

**KPB department / agency review:**

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 21419 CROOKED CREEK RD Existing Street Names are Correct: Yes List of Correct Street Names: CROOKED CREEK RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 21419 CROOKED CREEK RD WILL REMAIN.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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
State of Alaska, Department of Natural Resources	No Comments

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

- Add the 20-foot building setback as per KN 76-119 to the drawing and include an appropriate plat note.
- Modify plat note #2 to change “of adjoining right-of-way” to “of building setback.”
- Identify the BLM caps as their corner identities in the system.
- Move the S1/16<sup>th</sup> corner south along the line to be more consistent with the detail.
- Add the date of October 14, 2024, to the Plat Approval.

**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:**

Modify the plat label in the legal description as follows: KN 88-50

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;  
**Staff recommendation:**  
*Show the opposite side of the ROW for definition.  
CTP indicates a section line easement, verify and show*
- 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:**  
*Add name of lake to the east of plat.*
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;  
**Staff recommendation:**  
*Label the center of the two easements from the parent plat  
Add the 10' easement on the north line from the parent plat*
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;  
**Staff recommendation:**  
*Include a note for the wetlands on the plat*
- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;  
**Staff recommendation:**  
*Increase text size of label*
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;  
**Staff recommendation:**  
*Possible encroachments on the sidelines of the plat. If any encroachments are found during field work, please identify them on the final plat and submit a solution addressing these encroachments.*

**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.*

**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.*

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**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, 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 DECISION OF THE PLAT COMMITTEE 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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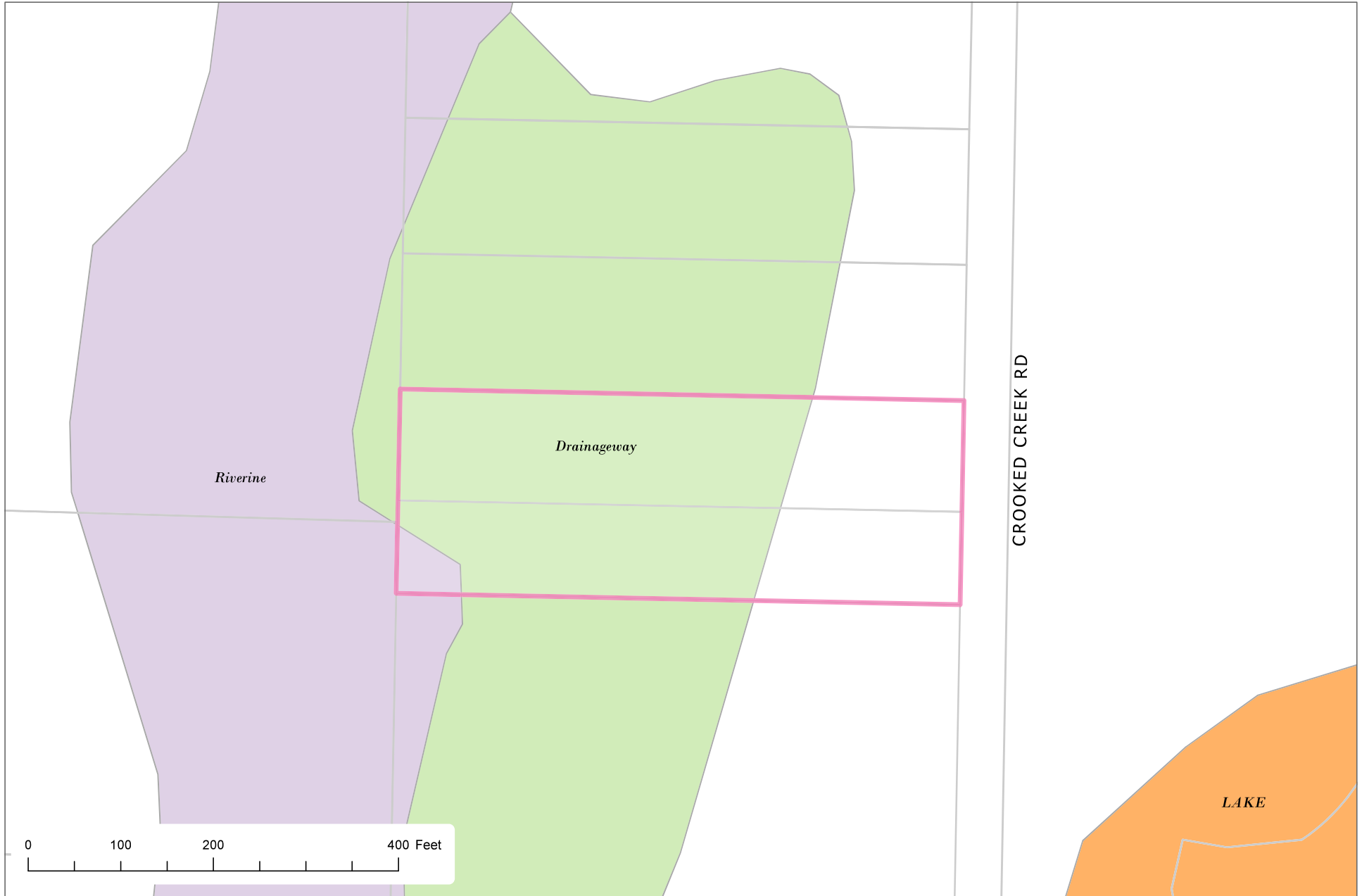
Aerial Map



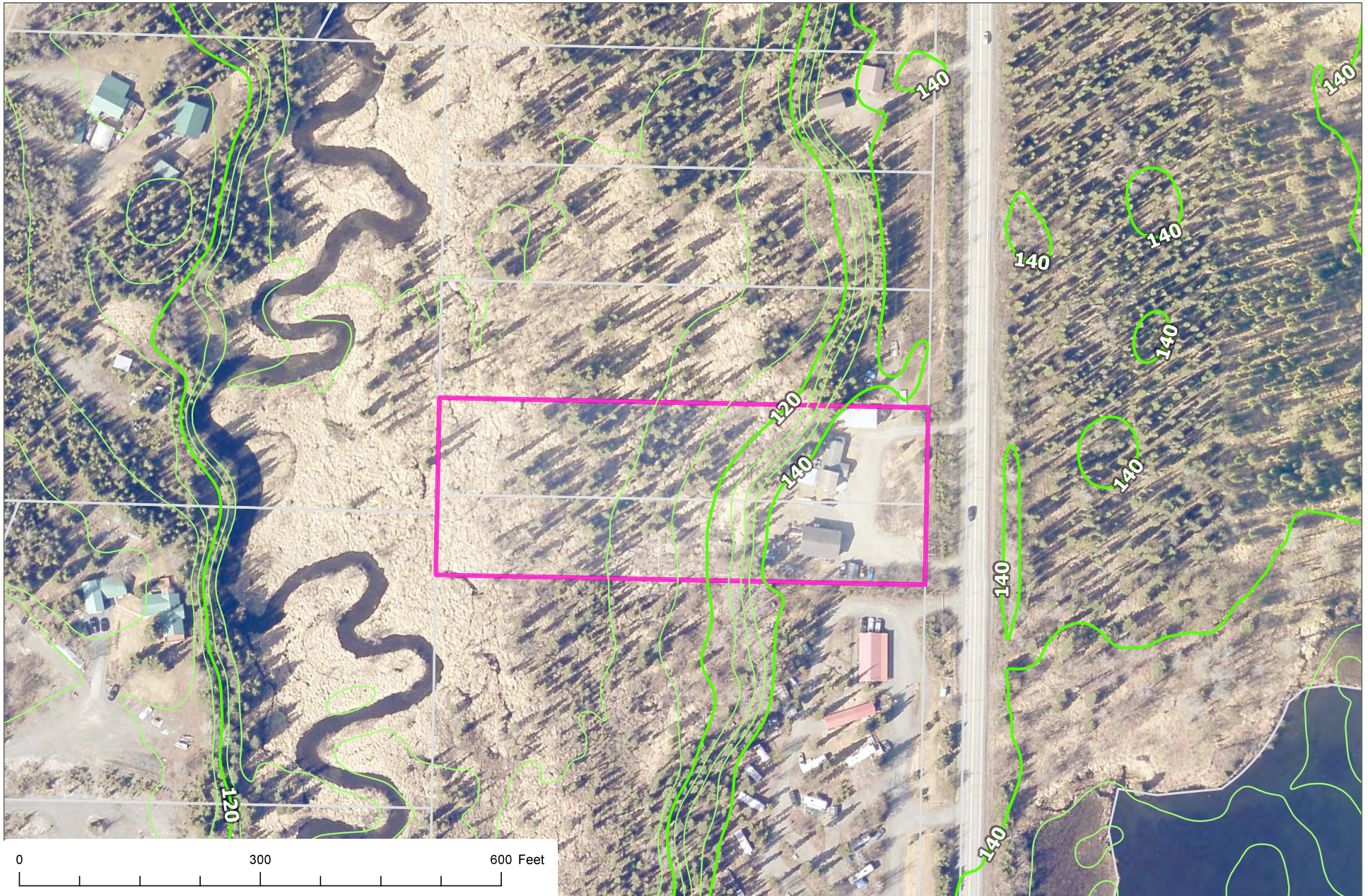
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Wetlands

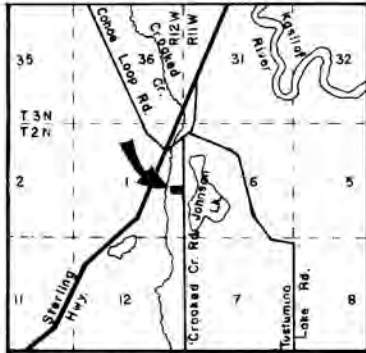


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KN 88-50



VICINITY 1" = 1 mi. MAP

# ATKINSON SUBD.

## WIRTH 1988 SUBD No. 2, TRACT B-4

LOCATED IN SE 1/4 SEC. 1, T.2N., R.12W., S.M., KASILOF, AK.  
KENAI RECORDING DISTRICT

SCALE 1" = 100' AREA = 3.084 AC. JULY 11, 1988

BY: FRANK WIRTH BOX 143 KASILOF, AK. 99610

### LEGEND

- ✦ - 1954 brass cap mon. by U.S. B.L.M., found
- - 1982 brass cap mon. by 268-S, found
- - 1/2" rebar, found
- - 1/2" x 2' rebar, set
- W - Swampy ground

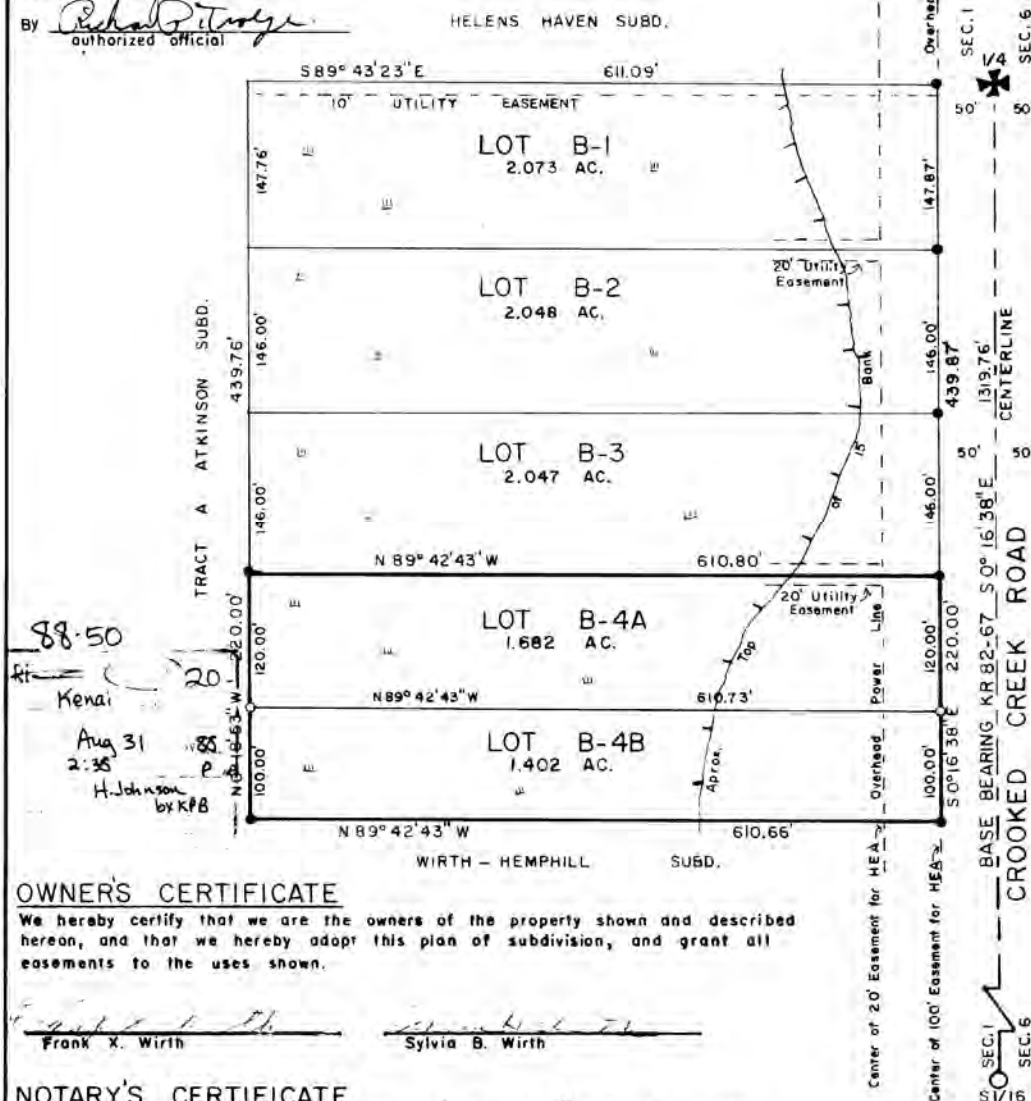
### PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 8, 1988.

KENAI PENINSULA BOROUGH

By Richard P. Tudge  
authorized official

HELENS HAVEN SUBD.



88-50  
Kenai  
Aug 31 1988  
H. Johnson  
by KPB

### OWNERS' CERTIFICATE

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and grant all easements to the uses shown.

Frank X. Wirth  
Sylvia B. Wirth

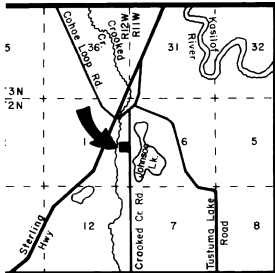
### NOTARY'S CERTIFICATE

Subscribed and sworn to before me this 1 day of AUGUST, 1988.

Carol Cusack  
NOTARY FOR ALASKA  
for Frank Wirth and Sylvia Wirth  
My commission expires POSTMASTER

NOTES  
A building setback of 20' from all street R.O.W.'s is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement and also the entire setback within 5' of side lot lines for guy wires. No direct access to State maintained R.O.W.'s unless approved by the Alaska Dept. of Transportation. Soils on these tracts may or may not be suitable for conventional on site waste disposal systems. No person may construct, install, maintain or operate a pressurized water system or water born waste disposal system unless approval of Alaska D.E.C. is obtained.





VICINITY 1" = 1 mi. MAP

# ATKINSON SUBD.

## WIRTH 1988 SUBD. OF TRACT B

LOCATED IN SE1/4 SEC. 1, T.2N., R.12W., S.M., KASILOF, AK.,  
KENAI RECORDING DISTRICT

SCALE 1" = 100' AREA = 9.253 AC. FEB. 22, 1988

BY: FRANK WIRTH BOX 143 KASILOF, AK. 99610

88-17

RECORDED - FILED 20  
KENAI REC. DIST.

DATE 3/18 1988  
TIME 2:20 P.  
BY H.N. JOHNSON

### PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of February 8, 1988.

KENAI PENINSULA BOROUGH

By [Signature]  
authorized official

### LEGEND

- ✦ - 1954 brass cap mon. by US.B.L.M., found
- - 1982 brass cap mon. by 268-S, found
- - 1/2" rerod, found
- - 1/2" x 2' rerod, set
- w - Swampy ground

### NOTE

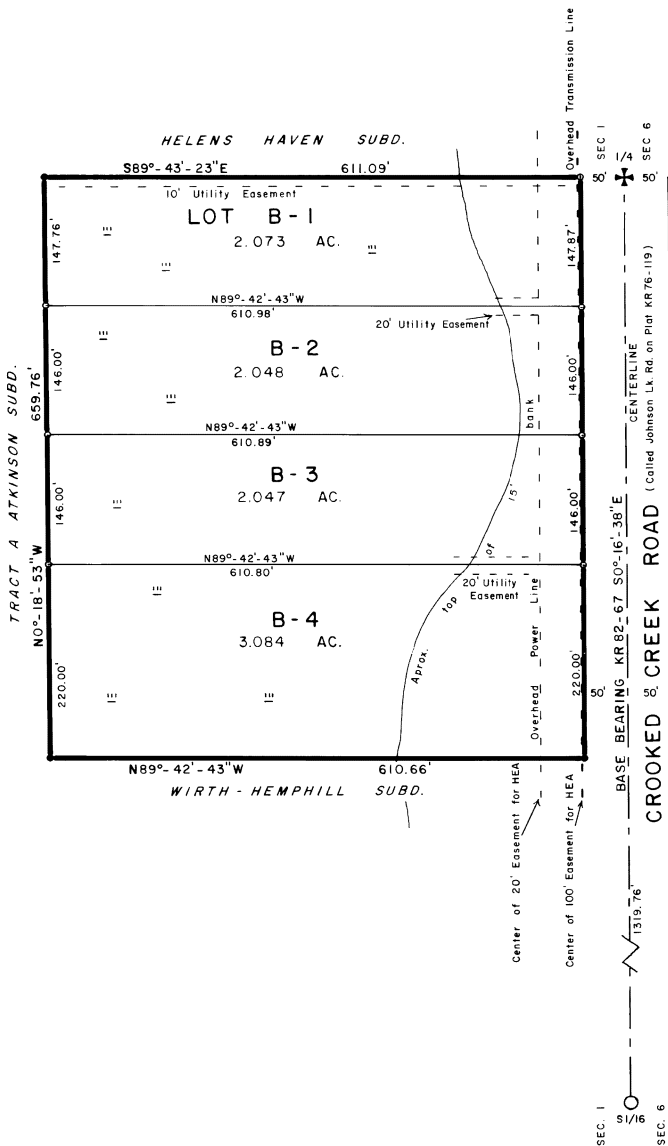
A building setback of 20' from all street R.O.W.'s is required unless a lesser standard is approved by a resolution of the appropriate planning commission.

Front 10' of bldg. setback is also a utility easement and also the entire setback within 5' of side lot lines for guy wires.

No direct access to State maintained R.O.W.'s unless approved by Alaska Dept. of Transportation.

Soils on these tracts may or may not be suitable for conventional on site waste disposal systems.

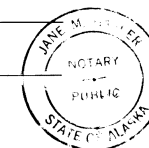
No person may construct, install, maintain, or operate a pressurized water system or water borne waste disposal system unless approval of Alaska D.E.C. is obtained.



### OWNER'S CERTIFICATE

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and grant all easements to the uses shown.

Frank X. Wirth  
Frank X. Wirth  
Sylvia B. Wirth  
Sylvia B. Wirth



### NOTARY'S CERTIFICATE

Subscribed and sworn to before me this 22<sup>nd</sup> day of Feb., 1988.

Jane M. Gabler  
NOTARY FOR ALASKA  
for Frank Wirth and Sylvia Wirth  
My commission expires Sept. 13, 1989



HELENS HAVEN S'1/4.  
LIES NORTH OF &  
ABUTS THIS SUBD.



MILE 111.4

STERLING HIGHWAY

UNSUBDIVIDED LAND

SEC 12  
1967

TRACT A  
2.2.9 ACRES

PORTION OF  
NW 1/4 SE 1/4  
LYING EAST OF  
STERLING HWY.

TRACT E  
NW 1/4 SE 1/4 SE 1/4  
10 ± ACRES

TRACT D  
SW 1/4 SE 1/4 SE 1/4  
10 ± ACRES

TRACT C  
SE 1/4 SE 1/4 SE 1/4  
10 ± ACRES

TRACT B  
NE 1/4 NE 1/4 SE 1/4  
10 ± ACRES

CROOKED CREEK

JOHNSON LAKE

JOHNSON LAKE ROAD

SEC 12  
1967

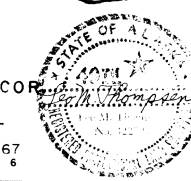
CERTIFICATE & REQUEST

NOTES:

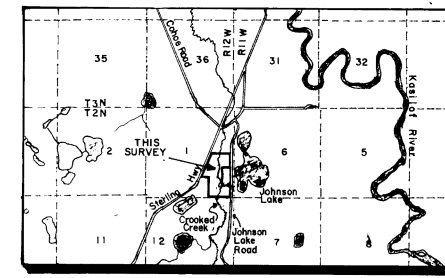
1. Acreage shown on all tracts within this subdivision includes adjacent road right-of-way except where subdivision abuts Sterling Hwy.
2. All bearings and distances and areas shown are based on protracted values and are approximate only.
3. A minimum 20' building setback exists along road right-of-ways.
4. This subdivision at time of filing is not served by public water and/or sewage facilities. No on-site water and/or sewage disposal facilities may be constructed without prior approval of the Alaska Department of Environmental Conservation.
5. NO field survey was made nor were any stakes or monuments set.
6. Prior to any road construction, owner shall contact appropriate agencies concerning crossing of Crooked Creek.

I hereby certify that I am the subdivider or representative of the subdivider of the lands shown on the plat hereon, and I further certify that the subdivider is aware of the Alaska Administrative Code concerning Title 18, Environmental Conservation: Chapter 72, Wastewater Disposal, and do hereby request recordation of said plat by the Kenai Peninsula Borough.

Date 7/16/76  
Subdivider (or Representative) Dean Atkinson



AREA 65.3 AC	
PLAT OF	
<b>ATKINSON SUBDIVISION</b>	
AN ALIQUOT PARTS SUBDIVISION	
LOCATED IN	
SE 1/4, SEC. 12, T2N, R12W, S.M., ALASKA	
<b>LEO M. THOMPSON</b>	
ENGINEER SURVEYOR	
Box 4-2751	Anchorage, Alaska, 99509
DATE: 6-14, 1976	SCALE: 1"=200'
DRAWN: DCS	SHEET: 1 OF 1
CHECKED: LMT	JOB NO.: 76-PS-1



**CERTIFICATE OF OWNERSHIP & DEDICATION**

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, roadways and alleys dedicated by me for public use.

Dean Atkinson Kathy A. Atkinson  
Dean Atkinson Kathy A. Atkinson  
Box 433-Star Rt. 2 Box 433 Star Rt. 2  
Soldotna, Alaska 99669 Soldotna, Alaska 99669

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 15th day of July, 1976.

Jimmy R. Paulic 11/30/76  
Notary for Alaska My Commission Expires

**PLAT APPROVAL**

I hereby certify that this subdivision plat has been found to comply with the regulations of the Kenai Peninsula Borough and that said plat has been approved by the Kenai Peninsula Borough Planning Commission.

June 14, 1976 Donald E. Helman  
Date Borough Mayor

**SURVEYOR'S CERTIFICATE**

I hereby certify that I am a registered land surveyor and that this plat was prepared by me and is based on a subdivision of the SE 1/4, Sec. 12, T2N, R12W, S.M., Alaska, as shown hereon. No corners have been established for any tracts within this subdivision.

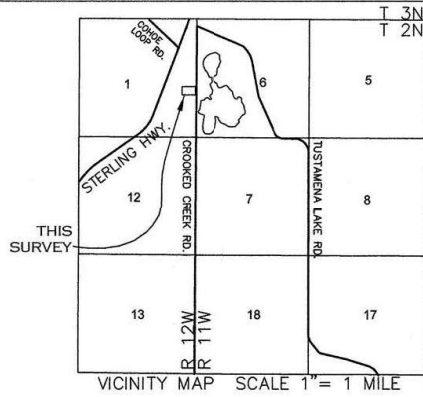
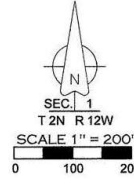
June 15, 1976 Leo M. Thompson  
Date Surveyor

**NOTES:**

1. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
2. THE FRONT 10 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. HOMER ELECTRIC ASSOCIATION, INC. WAS GRANTED AN EASEMENT (BK. 4, PG. 127 10/26/1959 H.R.D.) FOR ELECTRIC LINES AND SYSTEM, WITH THE RIGHT TO ENTER, MAINTAIN, OR REPAIR AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.
4. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
5. POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
6. 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.
7. CONTOURS ARE MINIMAL AND WILL NOT BE SHOWN.

**LEGEND:**

- U.S.B.L.M. BRASS CAP 1954 1/4 CORNER SECS 1 & 6
- ⊙ BRASS CAP 1982 268-S
- 1/2" REBAR 1988 268-S
- (R) RECORD BEARINGS AND DISTANCES PER (KN 1988-50)
- (C) COMPUTED



**PLAT APPROVAL:**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, / /

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

**SURVEYORS CERTIFICATE:**  
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**CERTIFICATE OF OWNERSHIP:**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

MARTY SAVELY, JR  
21419 CROOKED CREEK RD.  
KASLOF, AK 99610

SUSAN M. SAVELY  
21419 CROOKED CREEK RD.  
KASLOF, AK 99610

**NOTARY'S ACKNOWLEDGEMENT:**

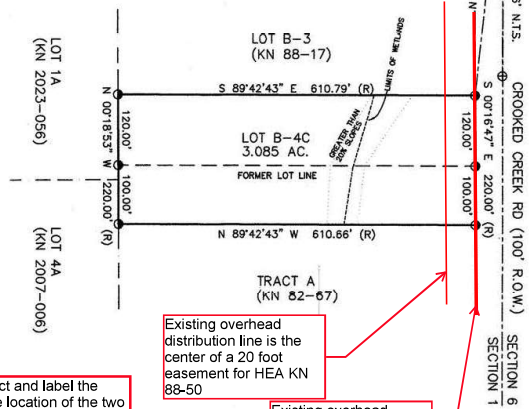
FOR: MARTY RAY SAVELY, JR & SUSAN MARIE SAVELY

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**WASTEWATER DISPOSAL:**

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON 10/16/1974. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



Please depict and label the approximate location of the two overhead electric lines and add plats notes that carry forward the easement from plat KN 88-50.

Existing overhead distribution line is the center of a 20 foot easement for HEA KN 88-50

Existing overhead transmission line is the center of a 100' easement for HEA, KN 88-50

HEA REVIEWED - SEE COMMENTS  
*Scott Huff*  
Scott Huff 9/24/2024  
Land Management Officer

**KPB 2024-095**

ATKINSON SUBD. SAVELY ADDITION,  
K.P.B. FILE # 2024-095  
A VACATION OF LOT LINES, BETWEEN LOTS B-4A & B-4E ATKINSON SUBD WIRTH 1988 SUBD NO 2 TR B-4 (KN 088-0050),  
NE 1/4 OF SE 1/4 SECTION 1, TOWNSHIP 2 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. KENAI RECORDING DISTRICT.  
containing 3.084 acres.  
OWNERS: MARTY SAVELY JR. & SUSAN M. SAVELY  
21419 CROOKED CREEK RD, KASLOF, AK 99610

FINELINE SURVEYS  
P.O. Box 774  
Anchor Point, Alaska 99556  
Dmitri D. Kimbrell, RLS (907) 360 6382

SCALE: 1"=200' DATE: 7/10/2024