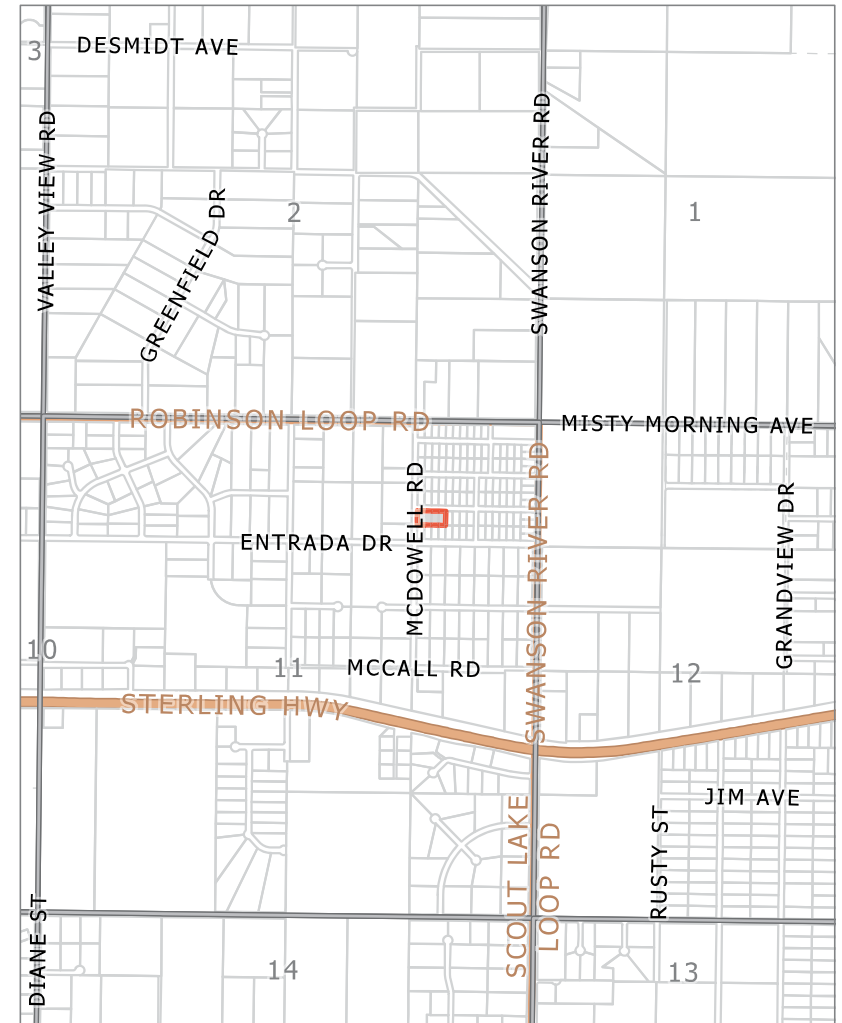
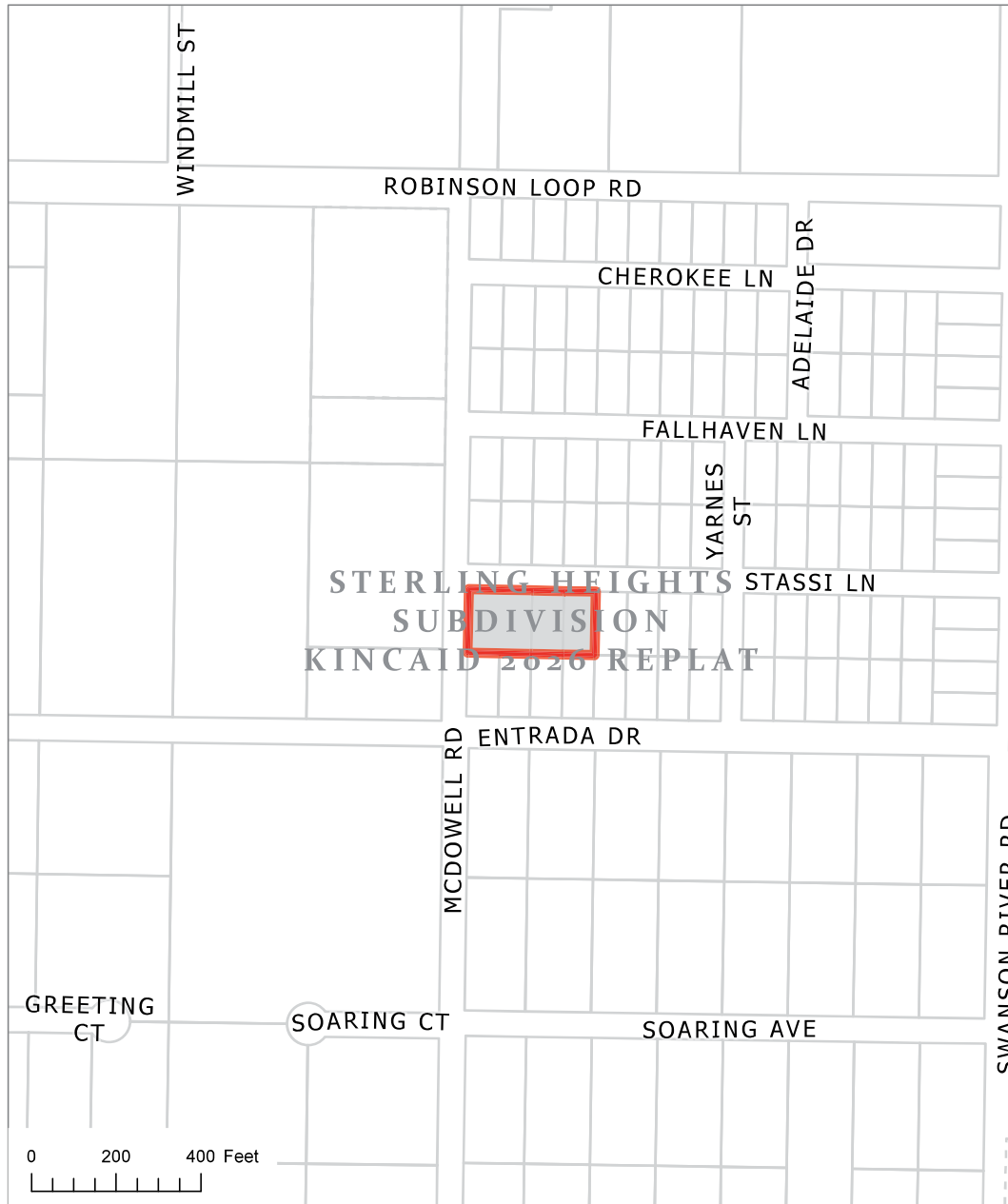
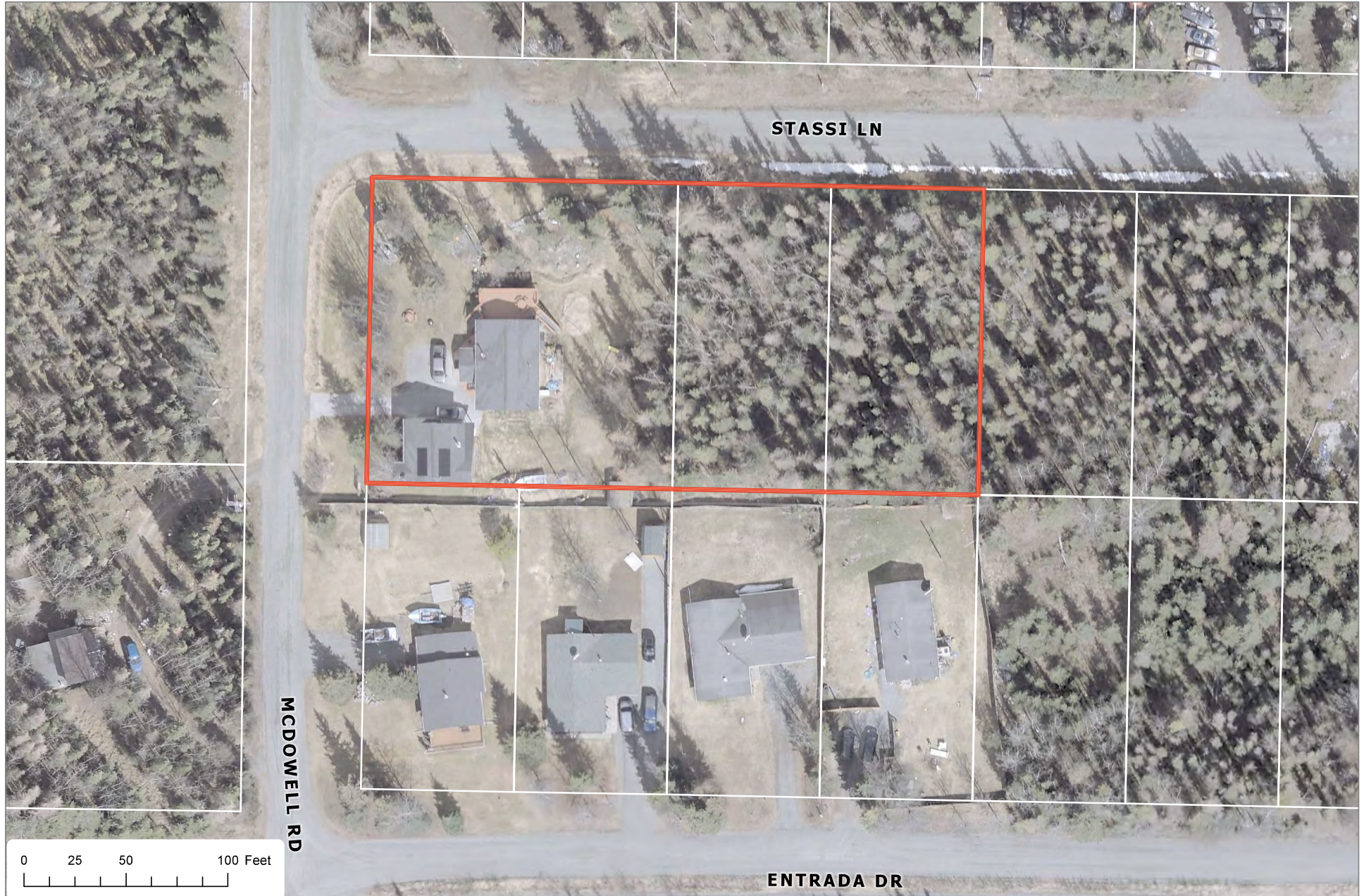


E. NEW BUSINESS

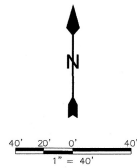
- 3. Sterling Heights Subdivision Kincaid 2026 Replat
KPB File 2026-045
Peninsula Surveying / Kincaid
Location: McDowell Road & Stassi Lane
Sterling Area**



KPB File 2026-045
T05N R09W SEC11
Sterling



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. BUILDING SHALL NOT BE CONSTRUCTED OR PLANNED WITHIN FIFTEEN (15) FEET OF THE FRONT BOUNDARY LINE OF LOT, OR WITHIN SIX (6) FEET OF ANY SIDE BOUNDARY LINE, NOR OVER TEN (10) FEET ALLEY EASEMENT ON REAR OF PROPERTY LINE. A GARAGE MAY BE BUILT WITHIN TWO (2) FEET OF SIDE PROPERTY LINE PER K935, UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
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. NO LOT SHALL BE USED AS DUMPING GROUND FOR TRASH, GARBAGE OR OTHERWISE.
4. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANEL 02122C-0295F, EFFECTIVE 2/26/2025 FOR INFORMATION ON FLOODPLAIN ZONES X-U.
5. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHELTERED GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 5 PAGE 36 RECORDED DECEMBER 7, 1959, KENAI RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
6. THE EASEMENT RECORDED PER BOOK 5 PAGE 66, KRO IS AFFECTED BY RELEASE OF GENERAL RIGHT-OF-WAY WITH RESERVATIONS OF SPECIFIC EASEMENT BY HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 353 PAGE 764, RECORDED SEPTEMBER 12, 1989, KENAI RECORDING DISTRICT.
7. KPB GIS CONTOUR DATA INDICATES THERE ARE NO STEEP SLOPES, VETLAND, NOR ANADROMOUS WATERS.

WASTEWATER DISPOSAL

TBD

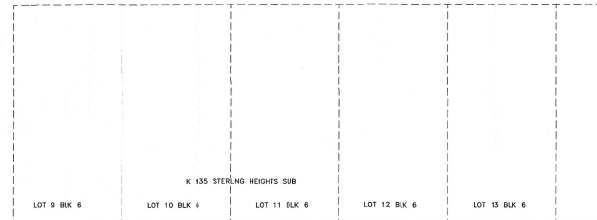
LEGEND

- RECORD PRIMARY MONUMENT
 - FOUND 1" AL-CAP "PROPERTY CORNER"
 - FOUND 1" STAINLESS CAP BY 85032-S
 - TO SET RPC ON 5/8" X 36" REBAR BY LS14489
- (R1) RECORD DATA PER K935
(R2) RECORD DATA PER KN 2022-38
(C) COMPUTED DATA
(GTP) GRANTED THIS PLAT
- TELEPHONE PEDESTAL
 - POWER POLE
 - ANCHOR

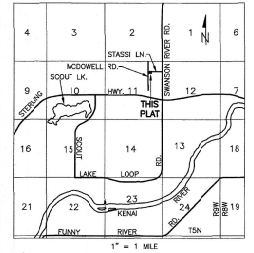
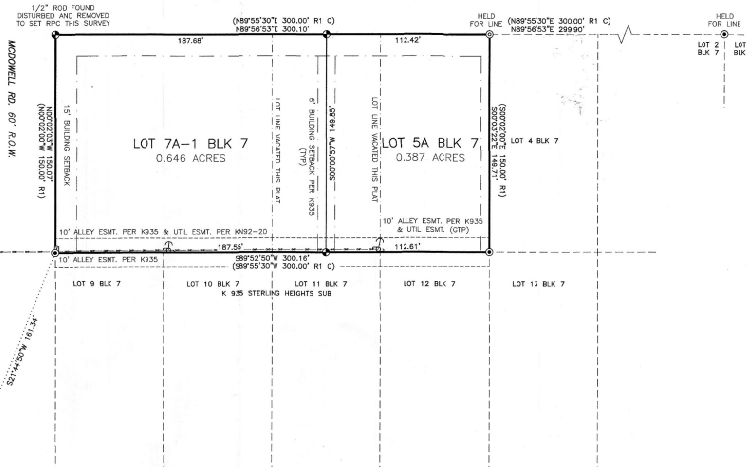
RECORD 3 1/4" AL-MON IN MON BOX 3187-S, 1989 NOT RECORDED THIS SURVEY

RECORD 3 1/4" AL-MON IN MON BOX 3187-S, 1989 NOT RECORDED THIS SURVEY

STERLING HEIGHTS SUB
LOT 9 BLK 1



STASSI LN. 60' R.O.W.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CARL C. KINCAID
38800 MCDOWELL RD.
STERLING, AK 99672

TAMMY L. KINCAID
38800 MCDOWELL RD.
STERLING, AK 99672

NOTARY ACKNOWLEDGMENT

FOR: CARL C. KINCAID
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: TAMMY L. KINCAID
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NINILCHIK, AK 99635 (907)306-7065	
PLAT OF STERLING HEIGHTS SUBDIVISION KINCAID 2026 REPLAT	
A SUBDIVISION OF LOT 7A, BLOCK 2, STERLING HEIGHTS SUBDIVISION KINCAID ADDITION (KN 92-20) AND LOTS 5 & 6, BLOCK 2, STERLING HEIGHTS SUBDIVISION (K 935) LOCATED WITHIN NE 1/4 SEC. 11, 12N, 12W, S.M. KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 1.333 ACRES	
OWNERS: CARL C. KINCAID 38800 MCDOWELL RD. STERLING, AK 99672	TAMMY L. KINCAID 38800 MCDOWELL RD. STERLING, AK 99672
SCALE: 1" = 40'	DATE: MARCH 27, 2026
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	



KPB 2026-045

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
STERLING HEIGHTS SUBDIVISION KINCAID 2026 REPLAT**

KPB File No.	2026-045
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Carl and Tammy Kincaid of Sterling, Alaska
Surveyor:	Jason L. Schollenberg; Peninsula Surveying, LLC
General Location:	Sterling Area

Parent Parcel No.:	063-451-19, 063-451-20 and 063-451-33
Legal Description:	T 5N R 9W SEC 11 Seward Meridian KN 0000935 STERLING HEIGHTS SUB LOTS 5 AND 6 BLK 7 and T 5N R 9W SEC 11 Seward Meridian KN 0920020 STERLING HEIGHTS SUB KINCAID ADDN LOT 7A BLK 7
Assessing Use:	Vacant, Vacant & Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure the lots lines between three existing lots consisting of two parcels of 0.258 acres each (11,238 square feet) and one parcel of 0.516 acres (22,500 square feet) into two new parcels of 0.646 acres (28,139 square feet) and 0.387 acres (16,857 square feet).

Location and Legal Access (existing and proposed):

The proposed subdivision is located at the corner of Stassi Lane and McDowell Road.

Stassi Lane and McDowell Road are both 60-foot, borough-maintained rights-of-way. Stassi Lane connects to Swanson River Road to the east, a state-maintained road.

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

No vacations are being finalized with this platting action.

The block length is compliant due to the presence of existing roads: McDowell Road, Stassi Lane, Yarnes Street, and Entrada Dr.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	No comments
SOA DOT Engineering	No comments

Site Investigation:

The terrain across the property is relatively flat with no slopes apparent.

KPB imagery and KPB Assessing records indicate that improvements exist on Lot 7A and former Lots 6 and 5 are considered vacant. A shed located along the rear boundary of proposed Lot 7A-1 appears to encroach into the 10-

foot alley and utility easement. **Staff recommends** the applicant verify whether the structure is within the easement and provide a plan with the final plat on how the encroachment will be resolved.

The proposed plat lies within a FEMA non-regulatory flood zone area; Zone X-Unshaded (FEMA map panel 02122C0295F). According to KPB data, no wetlands are present within the subdivision area; therefore, no plat note or depiction is required. Plat note 4 may be removed at the surveyor's choice.

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: Non-Regulatory zone. No depiction or note. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as part of the NE1/4 of Section 11, Township 5 North, Range 9 West, Seward Meridian, Alaska by the Bureau of Land Management. In 1961, the land was subdivided by Sterling Heights Subdivision (K 935), creating eight blocks and dedicating surrounding rights-of-way, resulting in Lots 1-16, Block 7. In 1992, Sterling Heights Subdivision Kincaid Addition (KN 92-20) combined Lots 7 and 8 into in Lot 7A, Block 7. The proposed plat will reconfigure Lot 7A (K 92-20) and Lots 5 and 6, Block 7 (K 935) into two new lots.

Sterling Heights Subdivision (K 935) included restrictions listed in notes 1-5. **Staff recommends** carrying forward Notes 1,2, 4 and 5 and add the following plat: "The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170 (B)."

One restriction states: "Building on other than business lots shall not be constructed or planned within fifteen (15) feet of the front boundary line of lot, or within six (6) feet of any side boundary line nor over ten (10) feet alley easement on rear of property line. A garage may be built within two (2) feet of side property line."

KPB 20.30.240 requires a 20-foot building setback from all dedicated street rights-of-way. Seeing that these proposed lots are off reduced area of 0.646 acres (28,139 sq ft) and 0.387 acres (16,857 sq ft); **staff recommends** the Planning Commission concur that the 15-foot setback requirement satisfies this portion of code and that no additional building setback is required on the final plat.

Both proposed lots are smaller than the minimum code requirement of 40,000 square feet. The parent plat created substandard lots, and a plat restriction prohibits decreasing lot size. The proposed plat increases lot sizes compared to the original subdivision. **Staff recommends** the Planning Commission concur that an exception to KPB 20.30.200 (B) is not required.

Former Lot 7A was approved by the DEC on the parent plat (KN 92-20) and there is an existing house on the lot. The proposed plat moved the lot line without increasing the number of developable lots and maintained a minimum of 20,000 sq ft, and increases the lot size by more than 1,000 square feet; therefore, a soils report is not required for proposed Lot 7A-1. **Staff recommends** adding the KPB 20.40.020 (B)(1) Wastewater Disposal Note to the final plat referencing the appropriate Lot.

A soils report will be required for proposed Lot 5A because it is less than 200,000 sq ft (16,857 sq ft) and no structure is located on it, an engineer must sign the final plat. **Staff recommends** the appropriate wastewater Disposal note be added to the final plat. Staff will review the note once the soils report has been submitted.

Notice of the proposed plat was mailed to the beneficial interest holder on May 6, 2026. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

Utility Easements

Plat KN 935 granted a 10-foot alley easement on the rear boundaries of Lots 5, 6, 7 & 8. Plat KN 92-20 carried forward this easement to Lot 7A and additionally granted a 10-foot utility easement along the south line. The proposed plat depicts and labels these easements. In addition, a 10-foot utility easement is being granted on the rear boundary of Lot 5A. **Staff recommends** the 10' utility easement be granted by this plat to the former lot line of the west line of Lot 5 Block 7 K 935 and be noted appropriately.

An easement for electric lines or system and/or telephone lines was granted to HEA by Book 5, Page 86, KRD. This easement was released by Book 353, Page 764, KRD. **Staff recommends** that plat notes 5 be removed and plat note 6 be modified to cover the creation of the easement in Book 5 but more note the release as stated.

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.

Pursuant to KPB 20.30.060 (D), the front 10 feet adjoining all rights-of-way shall be designated as a utility easement, graphically or by note. **Staff recommends** granting a 10-foot utility easement along the rights-of-way and adding a graphic depiction and a plat note indicating that the easement is granted by this plat.

Utility provider review:

HEA	No comments
ENSTAR	No response
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 38800 McDowell Rd, 35211 Stassi Ln Existing Street Names are Correct: Yes List of Correct Street Names: McDowell Rd, Stassi Ln Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:
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	Comments: 38800 McDowell Rd will remain, 35211 Stassi Ln will be retired.
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—045
- Correct the minor typo in the Plat Approval and update the meeting date.

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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.*

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Add a label for Lot 3 and Lot 14, Block 7 (KN 935)

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

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.

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.

20.30.200. Lots-Minimum size.

B. Lots shall contain at least 40,000 square feet if both the well and wastewater disposal are to be located on the lot unless it can be demonstrated to the satisfaction of the commission that a smaller lot size is adequate for the safe location and operation of an on-site well and wastewater disposal system.

20.30.240. Building setbacks.

- A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.
- C. The setback shall be noted on the plat in the following format:
Building setback- A setback of 20 feet is required from all dedicated street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.

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.

20.40.020. - Wastewater system review not required.

A. Wastewater system review will not be required if any of the following criteria are satisfied:

1. The existing parent subdivision was approved by the Department of Environmental Conservation, current state agency, or the Kenai Peninsula Borough under this chapter and the proposed subdivision is limited to:

- a. Vacating lot lines to create fewer lots;
- b. Moving one or more lot lines a total distance of ten feet or less without increasing the number of lots having prior onsite wastewater approval; or
- c. Moving one or more lot lines without increasing the number of developable lots, while maintaining a minimum of 20,000 square feet of contiguous area, as described in KPB 20.40.040(A)(4)(a), for each lot affected by the lot line movement.

2. The plat increases lot sizes by 1,000 square feet or more of area suitable for conventional development.

B. Plats described in subsection (A) shall have one of the following plat notes, as applicable:

1. Before a final plat qualifying for the exemption under KPB 20.40.020(a)(1) is recorded or filed for subdivision, an engineer or surveyor must complete the following plat note which shall be placed on the plat:

WASTEWATER DISPOSAL: The parent subdivision for lots resulting from this platting action was approved by the (Alaska Department of Environmental Conservation) or (Kenai Peninsula Borough) on (DATE). Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

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.

20.60.170. 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:

SUBJECT 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.

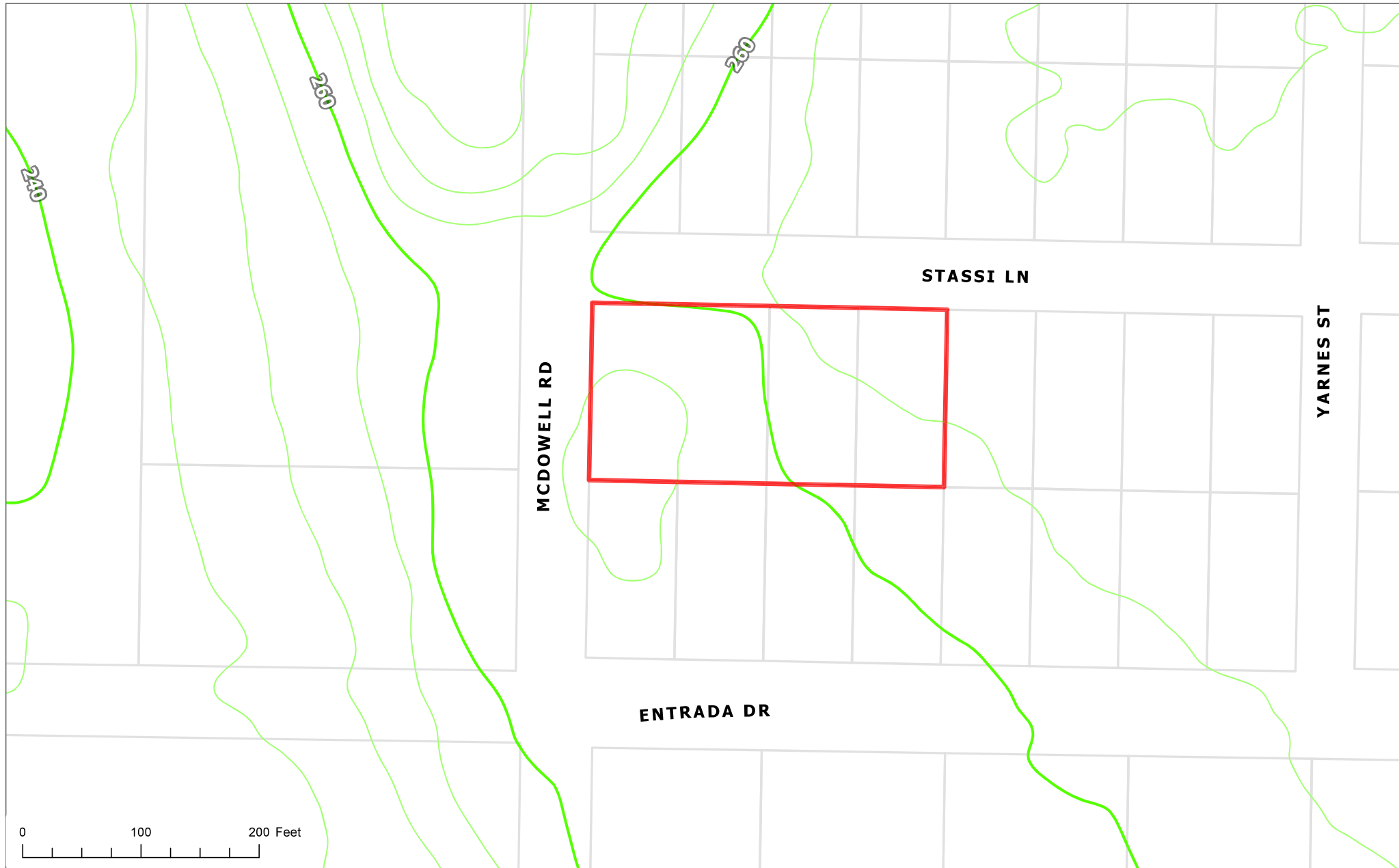
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

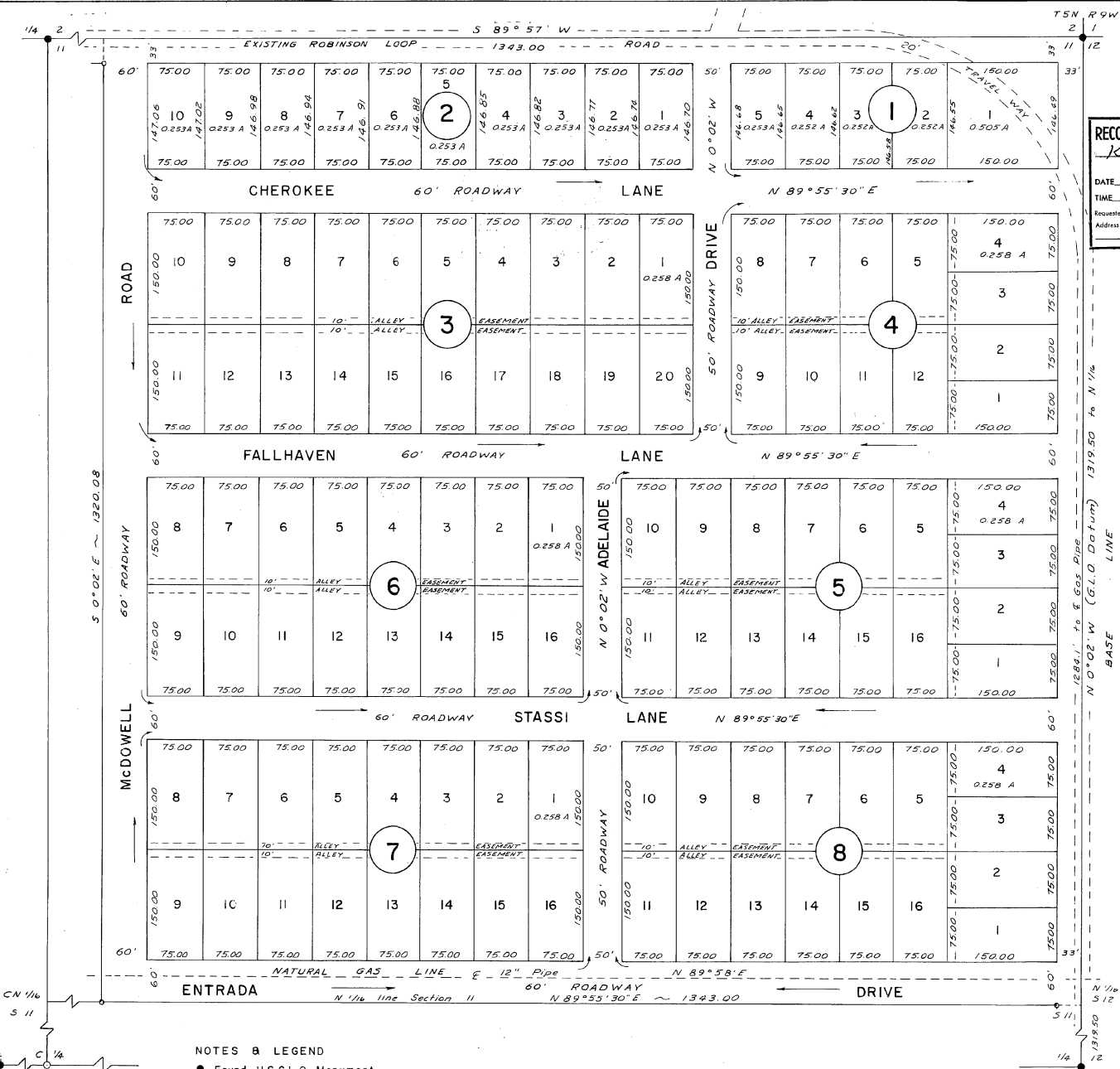
END OF STAFF REPORT



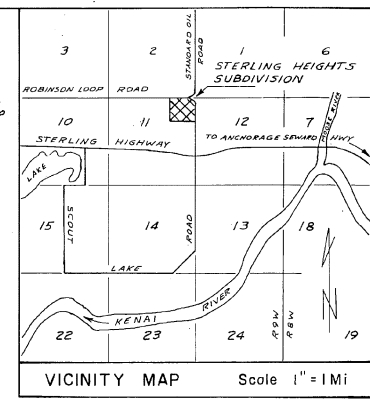
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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



RECORDED - FILED
Kines REC. DIST.
DATE 7-31-1961
TIME 4:30 P.M.
Requested by *Stanley S. McLane*
Address



- RESTRICTIONS.
1. That the area of the lots in this subdivision shall not be decreased in any manner what so ever.
 2. That no trade or business, other than agriculture, shall be carried on upon any lot with the exception of those lots fronting the Robinson Loop Road.
 3. Building on other than business lots shall not be constructed or planned within fifteen (15) feet of the front boundary line of lot, or within six (6) feet of any side boundary line, nor over ten (10) feet alley easement on rear of property line. A garage maybe built within two (2) feet of side property line.
 4. All wells, cesspools, and septic tanks, constructed on said premises shall comply with the Alaska Dept. of Health, regulations, with all septic tanks and or cesspools placed on rear half of lot.
 5. No lot shall be used as dumping ground for trash, garbage, or otherwise.

LEGAL DESCRIPTION OF THE STERLING HEIGHTS SUBDIVISION.

Commencing at the U.S.G.L.O. monument common to Sections 1, 2, 11, and 12, T5N, R9W, Seward Meridian, Alaska, this is also the true point of beginning, thence S89°57'W along the section line common to Sections 2 and 11, 1343.00 ft. to a point, thence S 0°02'E on a line parallel to the east boundary of Section II, 1320.08 ft. set 5/8" X 16" metal stake with cap, on the N 1/16 line Section II, thence N 89°55'30"E along said N 1/16 line 1343.00 ft. to the N 1/16 corner of Sections II and 12, thence N 0°02'W along the Section line common to Sections 11 and 12, 1319.50 ft. to the U.S.G.L.O. monument common to Sections 1, 2, 11, and 12, and the true point of beginning, thus embracing 40.690 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby certify that we are the owners of property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys, walks, and parks, as shown to public use as noted.

Stanley S. McLane
Owner
Thelma F. McCall
Owner
Date 7-17-1961

STERLING HEIGHTS SUBDIVISION
DEVELOPED BY- FRED F. and THELMA F. MCCALL

LOCATED WITHIN THE N 1/2 NE 1/4 SECTION II, T5N, R9W, SEWARD MERIDIAN, ALASKA, AT STERLING, ALASKA.

SURVEYED BY
STANLEY S. MCCLANE
Date Begin - 6-1-1961
End - 6-19-1961

NOTES & LEGEND

- Found U.S.G.L.O. Monument.
- Set Brass Cap Monument, C 1/4, Section II.
- Indicates direction of drainage.
- Set 5/8" X 16" metal stake with cap marked Property Corner, at all lot corners, except in blocks 1 and 4 where an occasional 3" wood hub was set.

All lots contain 0.258 acres except those in blocks 1 and 2 as noted.



Sterling Hghts sub.
K-935

CERTIFICATION OF OWNERSHIP AND DEDICATION

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 BY OUR FREE CONSENT GRANT ALL EASEMENTS TO THE USE SHOWN.

Carl C. Kincaid , Tammy L. Kincaid
CARL C. KINCAID TAMMY L. KINCAID
P.O. BOX 844, STERLING, AK 99672

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORE BEFORE
ME THIS 4th DAY OF June 1992
FOR:

CARL C. KINCAID
TAMMY L. KINCAID

NOTARY PUBLIC
FOR ALASKA Donna West
MY COMMISSION POSTMASTER
EXPIRES



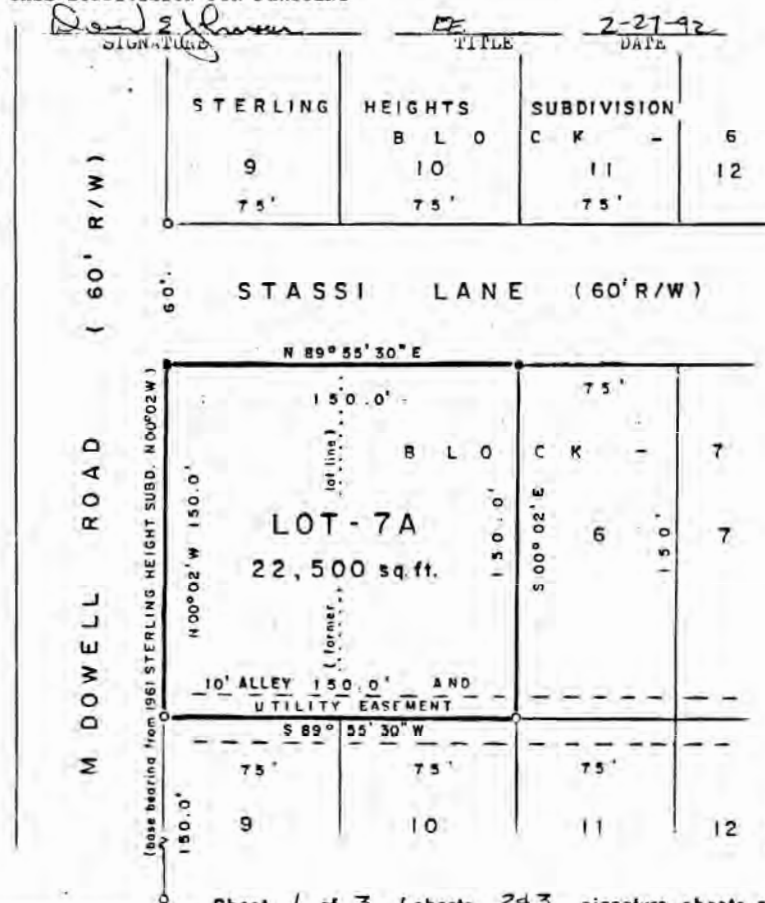
PLAT APPROVAL :

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH
AT THE MEETING OF 2-10-92

KENAI PENINSULA BOROUGH By: Robert Troge
AUTHORIZED OFFICIAL

WASTEWATER DISPOSAL: WASTEWATER TREATMENT AND DISPOSAL SYSTEMS
MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT
OF ENVIRONMENTAL CONSERVATION.

THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES
THIS SUBDIVISION FOR PLATTING



NOTES :

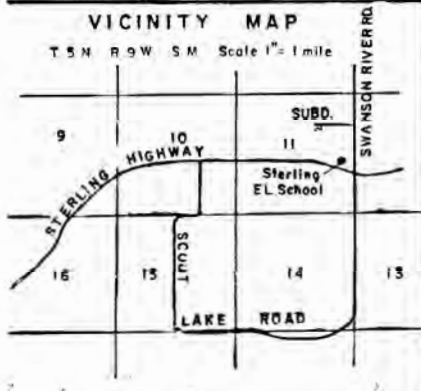
1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. BUILDING SETBACK
15' FROM STREET RIGHT-OF-WAYS
10' FROM ALLEY EASEMENT
6' FROM SIDE PROPERTY LINE
UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

LEGEND

- 0-4, 1" al. cap. man. found
- 2, 1/2" x 24" rebar rod set



Sheet 1 of 3 (sheets 243 signature sheets only)



STERLING HEIGHTS SUBDIVISION
KINCAID ADDITION

Comprised of: 22,500 s.f., LOT-7 (11,250 s.f.) and
LOT-8 (11,250 s.f.) BLOCK-7 of the 1961 STERLING
HEIGHTS SUBDIVISION in the N 1/2, NE 1/4, Section II,
T 5 N, R 9 W, S M, Kenai Recording District, Alaska.

Owner: Carl C. Kincaid (LOT-8) and Tammy L. Kincaid (LOT-7)
P.O.B. 844, Sterling, AK, 99670

Surveyor: Terry T. Eastham R.L.S. 7629, February 1992
P.O.B. 2891, Soldotna, AK 99669, scale 1" = 50'