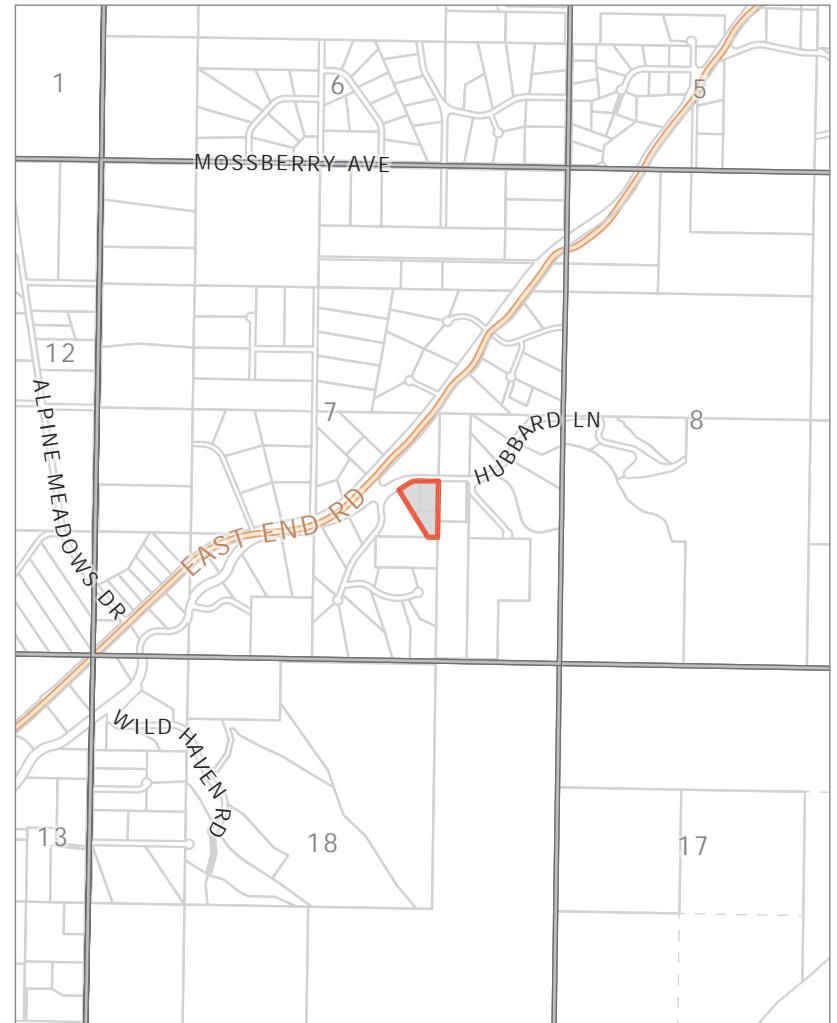
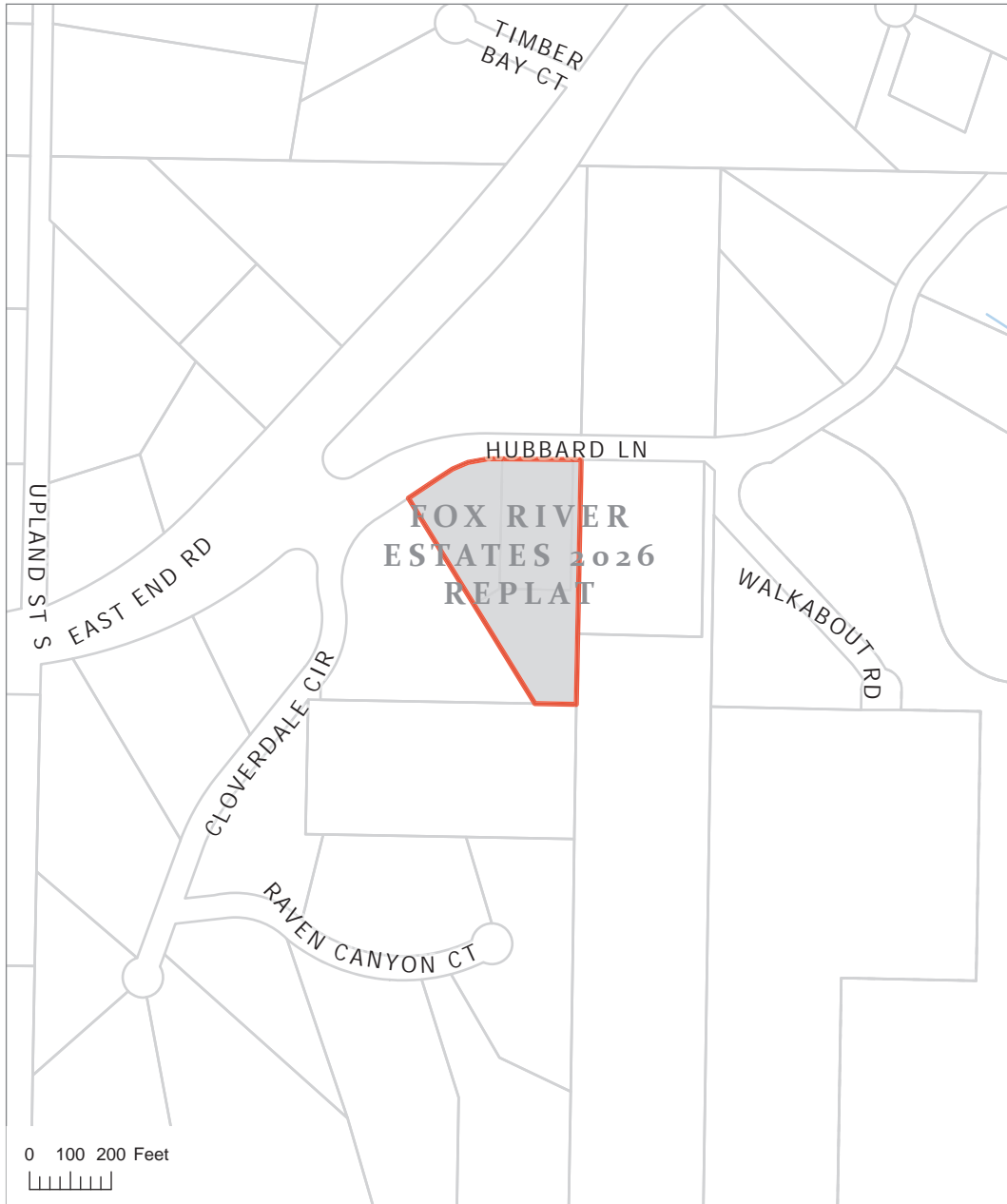


E. NEW BUSINESS

3. Fox River Estates 2026 Replat; KPB File 2026-030
Peninsula Surveying / Weisser
Location: Hubbard Lane & Cloverdale Circle
Fritz Creek Area

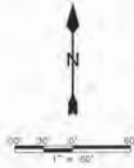


KPB File 2026-030
T05S R11W SEC07
Fritz Creek

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



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

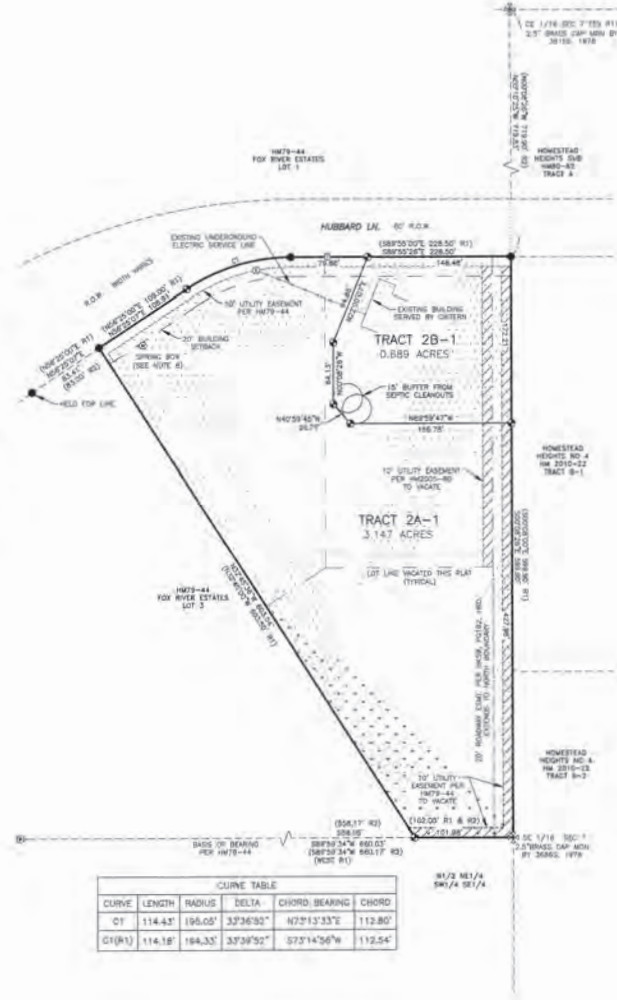


NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY, AND THE ENTIRE SETBACK WITHIN 5' OF SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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.
4. 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.
5. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 17, 1962 IN BOOK 27, PAGE 3, HOMER RECORDING DISTRICT, WITH NO DEFINITE LOCATION DISCLOSED.
6. SUBJECT TO AN AGREEMENT FOR COVENANTS, EASEMENTS, WATER RIGHTS, SUBDIVISION AND LIMITATIONS DATED NOVEMBER 9, 1976, RECORDED NOVEMBER 23, 1976 IN BOOK 88, PAGE 930, HOMER RECORDING DISTRICT.
7. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
8. SUBJECT TO A STATE OF ALASKA PERMIT AND CERTIFICATE OF APPROPRIATION OF WATER, INCLUDING TERMS AND PROVISIONS PER DOCUMENT SERIAL NO. 2023-001380-0, RECORDED MAY 31, 2025, HOMER RECORDING DISTRICT.
9. ACCEPTANCE OF THIS PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
10. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT IN A FEMA FLOOD HAZARD AREA.
11. KPB 058 SHOWS NO ANADROMOUS WATERS.

LEGEND

- ⊕ PRIMARY MONUMENT FOUND AS DESCRIBED
- FOUND 1/2" REBAR
- ⊙ FOUND 3/4" IRON PIPE W/ 1" TC BY 36865
- ⊙ TO SET RPC ON 5/8" X 36" REBAR BY L314488
- ⊙ SPRING BOX - 36" DIAMETER SET VERTICALLY
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC METER
- (R1) RECORD DATA PER H42005-80
- (R2) RECORD DATA PER H479-88
- RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 DOOR INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
CT	114.43	195.05	37°36'32"	N73°13'33"E	112.80
C1(R1)	114.18	184.33	37°39'52"	S73°14'56"W	112.54

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 10/26/2025. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



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 ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JASON WEISSER
BOX 2913
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: _____
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: 2026-030

<p align="center">PENINSULA SURVEYING, LLC 10635 KARINA BOULEVARD, SHELLEIGH, AK 99589 (907) 506-7005</p>	
<p align="center">PLAT OF FOX RIVER ESTATES 2026 REPLAT</p>	
<p align="center">A SUBDIVISION OF A REPLAT OF TRACTS 2A, 2B & 2C, FOX RIVER ESTATES THREE, H42005-80</p>	
<p align="center">LOCATED WITHIN SE1/4 SEC. 7, T35S, R11W, S4M, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 3.835 ACRES</p>	
<p>OWNERS: JASON WEISSER P.O. BOX 2913 HOMER, AK 99603</p>	
SCALE: 1" = 60'	DATE: FEBRUARY 16, 2026
DRAWN: BLT	CHECKED: JLS SHEET: 1 OF 1



KPB 2026-030

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
FOX RIVER ESTATES 2026 REPLAT**

KPB File No.	2026-030
Plat Committee Meeting:	April 27, 2026
Applicant / Owner:	Jason Weisser / Homer, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Hubbard Ln, MP 15 East End Rd, Kachemak Bay APC

Parent Parcel No.:	172-300-24, 172-300-25 & 172-300-26
Legal Description:	T 5S R 11W SEC 7 SEWARD MERIDIAN HM 2005080 FOX RIVER ESTATES SUB THREE LOT 2A, 2B & 2C
Assessing Use:	Vacant, Residential & Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.200.B-Tract 2B-1

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat combines 3 tracts totaling 3.835 acres and subdivide them into two tracts of size 0.689 acres and 3.147 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Cloverdale Cir and Hubbard Ln on the northwest and north side of the plat. Both roads are 60-foot dedications that are borough maintained and intersects at the middle of subdivision and continues east as Hubbard Ln. Hubbard Ln comes off of East End Rd near milepost 14.3 and heads to the subdivision site to the east 0.2 miles.

The plat will not be dedicating any new right-of-way nor will it be finalizing a vacation of right-of-way.

The plat is affected by a 20' roadway easement along the east side of the plat as shown and identified on the drawing.

Block length is not compliant, as no loop is completed. The incomplete loop from the end of Walkabout Loop, to Hubbard Ln, Cloverdale Cir and ending at Raven Canyon Ct bulb is 3,700 feet with the only break at the intersection of Hubbard Ln and Cloverdale Cir as it goes to East End Rd. this plat is unable to offer relief as a road dedication on the east is not feasible with the house on that side of the plat. A road placed on the west would bring too many roads to an intersection and too congested. **Staff recommends** the Plat Committee concur an exception to KPB 20.30.170 Blocks- Length requirements is not needed at this time for this plat.

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

Site Investigation:

There are steep slopes over 20% grade shown on the drawing where the dotted hatch is at. On the west side of the plat there is a creek causing the steep slopes running along the west going to the southwest corner of the plat.

There are improvements located through out the property. There are remnants of two high tower structures on the

east line, one in the southeast corner and one over half way up the east line. They both appear to be located in the 20' roadway easement and the 10-foot utility easement being vacated on the plat. These structures along with a shed type structure will be located on Tract 2A-1 when the plat is complete. Per the surveyor, the structures on the east line are in the process of being removed.

The house located on the plat will lie inside Tract 2B-1 when the plat is complete. Tract 2B-1 is shown to only be 0.689 acres which is 30,000 sq ft, the surveyor has requested exception to KPB 20.30.200.B. Lots – Minimum Size

Wetlands are shown on the drawing that match those shown on the KWF Wetlands Assessment. The wetlands are identified as Riverine.

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

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>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 land was originally surveyed by the Government Land Office in June of 1918. In 1979 Fox River Estates HM 79-44 subdivided land in the W1/2 SE1/4 of Section 7, Township 5 South, Range 11 West SM lying south of the Homer East Rd. including Lot 2. Fox River Estates Three HM 2005-80 subdivided Lot 2 in three tracts. Now this platting action is taking the three lots of HM2005-80 and creating two new tracts.

A soils report will not be required as the plat Fox River Estates Three HM 2005-80 was approved by the Kenai Peninsula Borough. The proper wastewater Disposal note is shown on the plat drawing. **Staff recommends** the date in the wastewater Disposal note be revised to the meeting date of June 13, 2005.

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 plat is located in the Kachemak Bay Advisory Planning Commission which is inactive at this time.

There is a driveway entering the property at the northeast corner of the plat and crossing proposed Tract 2B-1 going to Tract 2A-1 where the shed structure is. If this drive is to remain as an access, it is suggested an access easement be drawn up over the drive. Per KPB 20.60.170.B. The borough will not enforce private covenants, easements, or deed restrictions. Any access easement created between the tracts would be considered a private easement.

Utility Easements

All utility easements of record are shown on the drawing, most being granted by HM79-44 and a few by HM2005-80.

The plat does show the 10' utility easements on the east and south as being vacated. The plat will be finalizing the vacation of these easements that will be petitioned for vacation at the Planning Commission meeting of April 27, 2026 at 7:30.

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 sent a comment requesting an easement this is included in the packet for viewing. The easement will cross Tract 2A-1 along the existing underground electric service line until intersecting the west line of Tract 2B-1.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 51325 Hubbard Ln</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: Hubbard Ln, Cloverdale Cir.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 51325 Hubbard Ln will remain with Tract 2B-</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Change the date in the Wastewater Disposal note to June 13, 2005

In the Plat Approval, add the date of April 27, 2026

Add a plat note detailing the finalizing of the vacation of the utility easement and the date of the meeting approved.

Add a plat note detailing all exceptions granted with the date granted.

Label the pin to the west on the south line

Label the former lot line of Tract 2C up the flagpole portion to be more easily visible and identifiable.

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 KPB File No to 2026-030

Change the Recording District to Homer

Add to the Legal Description NW1/4 making it the NW1/4 SE1/4 Sec 7

- 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 Cloverdale Cir off to the left being 60' ROW and Hubbard Ln 60' ROW as parent plat did and the actual driving surface is split.

- 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 Cloverdale Cir to the vicinity map

- 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 'unsubdivided' to the lot label to the south.

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.

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.

EXCEPTIONS REQUESTED:

A. KPB 20.30.200.B Lots – Minimum Size => Tract 2B-1 ~30,000 sf

Surveyor's Discussion:

Surveyor's Findings:

1. The existing building has been fitted with sufficient water tank volume to support the household via hauled water from an off-site public source.
2. The boundary has been drawn to provide a minimum 15' setback from the existing septic system in the southwest corner.
3. Additional area for wastewater disposal is available to the east of the existing system.
4. The owner is seeking to maintain proposed Tract 2A-1 as large as possible to facilitate development while keeping clear of steeper slopes and drainages along the west boundary.
5. The southern portion of Tract 2A-1 has been utilized for small agricultural purposes. The owner seeks to keep as much of this use intact as part of the proposed configuration.

Staff Discussion:

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.

Staff Findings:

6. The location of the existing septic system allows for placement of a replacement system with plenty of room.
7. Granting of the exception will not be detrimental to the public and not cause any harm.
8. The public will not be denied any access to utilities or other facilities with the granting of the exception.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1, 3 & 4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1, 3, 4 & 5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

Findings 7 & 8 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

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 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.

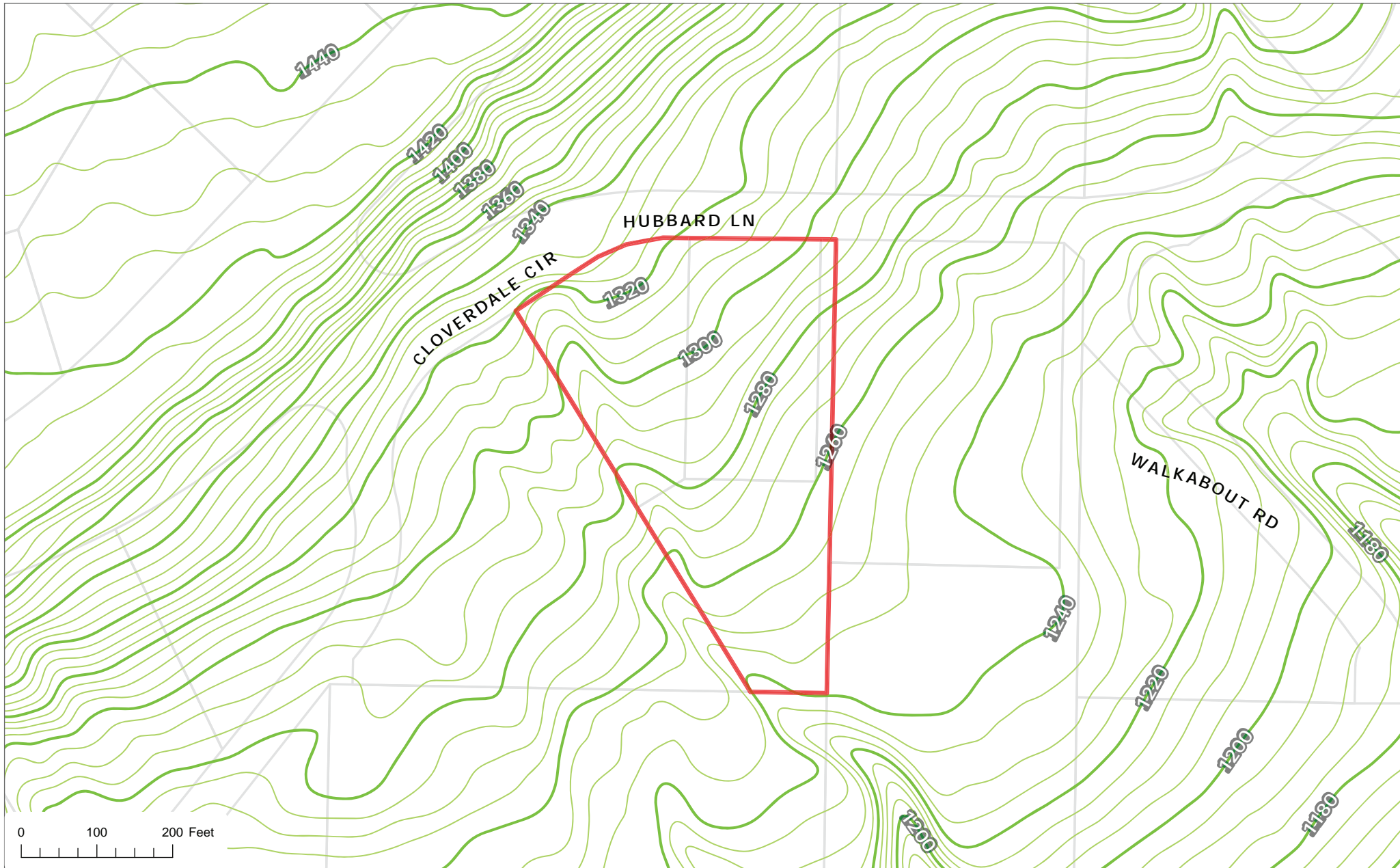
END OF STAFF REPORT



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WASTEWATER DISPOSAL

Soil conditions for Lots 2A and 2B have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough.

Soil conditions, water table levels and soil slopes for Lot 2C has been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family or duplex residences, and meeting the regulatory requirements of the Kenai Peninsula Borough.

All alternate onsite wastewater treatment and disposal system must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Paul B. Voeller 10-19-05
 Paul B. Voeller CE No. 39820 Date
 34801 Alamar Road
 Anchor Point AK 99556

NOTARY PUBLIC,
 STATE OF ALASKA
 MARIA E. SWEPPY

CERTIFICATE OF OWNERSHIP

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 public areas to public use, and grant all easements to the use shown.

James E. Book
 James E. Book
 P.O. Box 779
 Homer Alaska 99603

NOTARY'S ACKNOWLEDGMENT

For James E. Book
 Subscribed and sworn to before me this 26 day of October 2005

Marie E. Sweppy 1-16-07
 Notary Public for Alaska My Commission Expires:

SURVEYORS CERTIFICATE

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

Jerry A. Anderson 01/27/2005
 Date

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of June 15, 2005

KENAI PENINSULA BOROUGH

BY *Max A. Best*
 Authorized Official

VICINITY MAP SCALE: 1" = 1000'



DATE JUNE 2005
 SCALE 1" = 80'
 GRID No. AR-39
 FLD. BK. No. 310/58
 KPFB FILE No. 2005-151
 JOB No. 2025



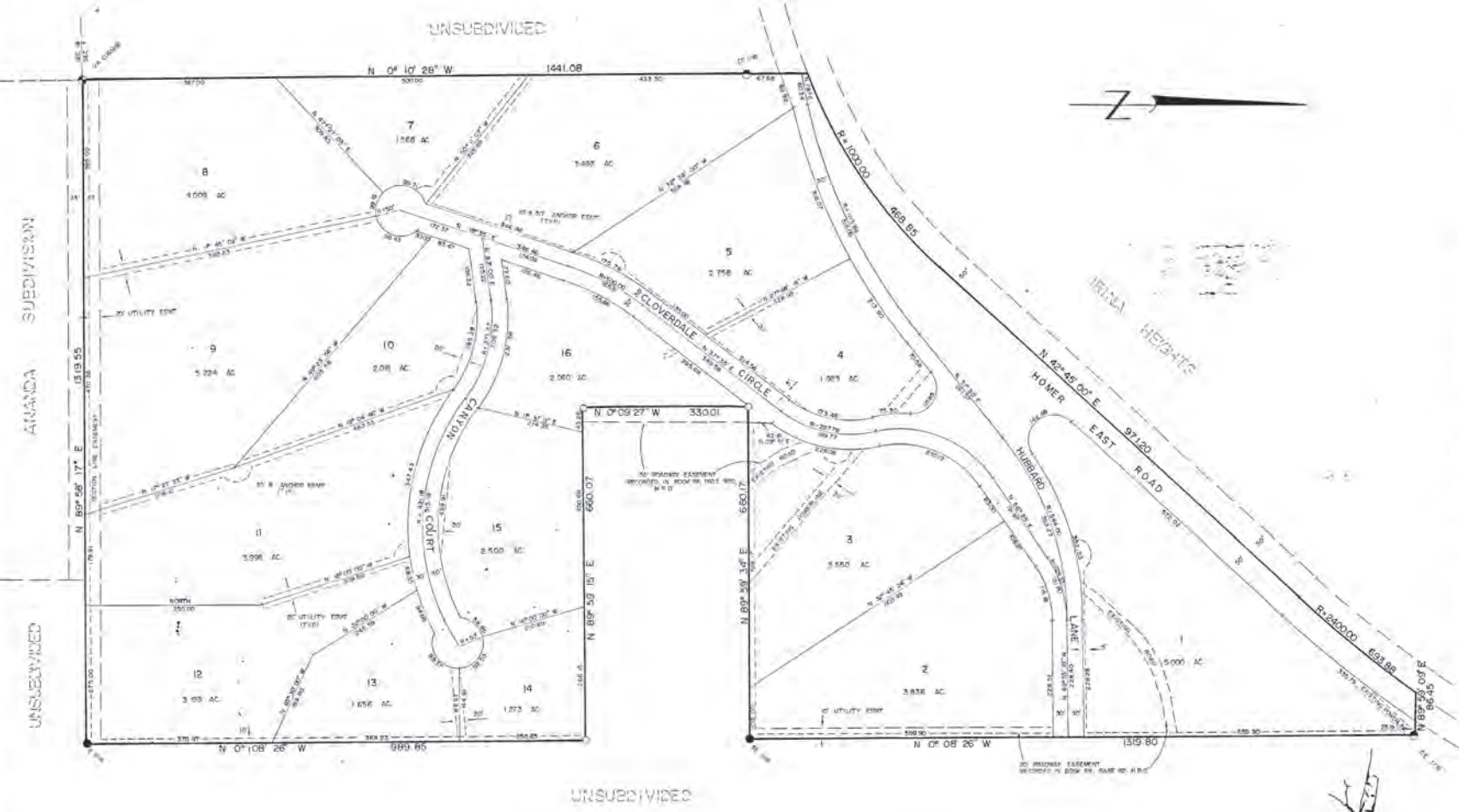
2005-80
Hume REC DIST 10
 Date 12/22/05
 Time 1:24 P.M.
 Requested By *Anderson*
 Address _____

LEGEND

- FOUND 5/16" BRASS CAP 3686-S 1978
- FOUND 1/2" REBAR 3686-S 1978
- FOUND 5/8" x 30" CAPRED REBAR
- FOUND 3/4" IRON PIPE 3686-S 1978

NOTES:

- 1.) A 20' BUILDING SETBACK LINE SHALL EXIST ALONG ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 2.) THE FRONT 10' OF THE BUILDING SETBACK, AND THE ENTIRE SETBACK WITHIN 5' OF SIDE LOT LINES IS GRANTED AS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- 3.) NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAG LOTS (LOT 2C).
- 4.) COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION ARE RECORDED IN BOOK 88 AT PAGES 930-939.



ANANDA SUBDIVISION

- NOTES:
1. ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
 2. THE STATE OF ALABAMA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE.
 3. A 2' WIDE SIDEWALK LINE EXITS ALONG ALL SIDES OF ANY LOT.
 4. 1/2" X 2 1/2" MARKS WILL BE SET AT ALL LOT CORNERS PRIOR TO AUGUST 14, 1987.
 5. THIS PLAN IS SUBJECT TO THE TERMS OF THE COVENANTS AND EASEMENTS OF RECORD AS EVIDENCED BY THESE DOCUMENTS RECORDED IN BOOK 88, PAGES 470, 471, 472.

- LEGEND:
- EXISTING 8" C. WATER MAIN, 500' DIA.
 - EXISTING 6" C. WATER MAIN, 300' DIA.
 - EXISTING 4" C. WATER MAIN, 150' DIA.
 - SET 2" X 2" WOOD MARKS

74-44
FILED 7-1-87
ALABAMA DEPARTMENT OF REVENUE
RECORDS & COURTS DIVISION
MOBILE, ALABAMA



CERTIFICATE OF CORRECTION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, I HEREBY REQUEST CORRECTION BY THIS PLAN SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADS, ETC. DEDICATED BY ME FOR PUBLIC USE.

Alfred Owen Saxe, Jr.
FOX RIVER ESTATES, A LIMITED PARTNERSHIP
ALFRED OWEN SAXE, JR., GENERAL PARTNER



NOTARIAL PUBLIC, STATE OF ALABAMA
Robert M. Stewart
ROBERT M. STEWART, Notary Public, State of Alabama
COMMISSION EXPIRES: 03-31-88

STATEMENT OF SURVEYOR
I, THE UNDERSIGNED, REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORRECTIONS AND AMENDMENTS HAVE BEEN MADE AND ESTABLISHED AND THAT IMPROVEMENTS THEREON ARE TRUE AND CORRECT.

Robert M. Stewart
ROBERT M. STEWART, SURVEYOR

PLAT APPROVAL
THIS PLAN HAS BEEN APPROVED BY THE VENUE REGISTRARS, MOBILE PLANNING COMMISSION AS SHOWN IN THE OFFICIAL MINUTES OF THE MEETING OF 2/24/87 AND 2/27/87, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPLICABLE THEREIN. VENUE REGISTRARS, MOBILE.

Richard W. ...



DATE: NOVEMBER, 1978
SCALE: 1" = 100'
CHECKED BY: A.S.
DESIGNED BY: J.A.
DRAWN BY: S.W.
P.L.D. BK. NO.:



FOX RIVER ESTATES
BEING THAT PORTION OF THE W/2 1/4, S. 7, T. 55, R. 11 W, 5th LINDS SOUTH OF THE POWER LINE ROAD
CONTAINING 16.948 ACRES
ABILITY SURVEYS



This electric service will be crossing Tract 2A-1 to serve the structure on Tract 2B-1. Please provide a label or plot note stating, "The existing underground powerline is the centerline of a 15-foot-wide electrical easement, including pedestals, granted this plat."

NOTES

- ✓ 1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
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- ✓ 4. 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.
- ✓ 5. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED SEPTEMBER 17, 1962 IN BOOK 27, PAGE 3, HOMER RECORDING DISTRICT, WITH NO DEFINITE LOCATION ENCLOSED.
6. SUBJECT TO AN AGREEMENT FOR COVENANTS, EASEMENTS, WATER RIGHTS, SUBDIVISION AND LIMITATIONS DATED NOVEMBER 9, 1976, RECORDED NOVEMBER 23, 1976 IN BOOK 88, PAGE 930, HOMER RECORDING DISTRICT.
7. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(b).
8. SUBJECT TO A STATE OF ALASKA PERMIT AND CERTIFICATE OF APPROPRIATION OF WATER, INCLUDING TERMS AND PROVISIONS PER DOCUMENT SERIAL NO. 2023-001380-G, RECORDED MAY 31, 2023, HOMER RECORDING DISTRICT.
9. ACCEPTANCE OF THIS PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
10. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT IN A FEMA FLOOD HAZARD AREA.
11. KPB GIS SHOWS NO ANAEROBIC WATERS.

LEGEND

- ⊛ PRIMARY MONUMENT FOUND AS DESCRIBED
- FOUND 1/2" REBAR
- ⊙ FOUND 3/4" IRON PIPE W/ YPC BY 38865
- ⊙ TO SET RVC ON 3/8" X 20" REBAR BY LS14489
- ⊙ SPRING BOX - 36" CULVERT SET VERTICALLY
- ⊞ TELEPHONE PEDestal
- ⊙ ELECTRIC METER
- (R1) RECORD DATA PER HM2005-80
- (R2) RECORD DATA PER HM79-44
- ▨ RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- ▨ APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	114.43'	185.05'	33°38'52"	N73°13'33"E	112.80'
C1(R1)	114.18'	194.33'	33°39'52"	S73°14'56"W	112.54'

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 10/20/2005. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



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 ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JASON WEISSER
BOX 2913
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: 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
10335 KATONA BOULEVARD, WILHELM, AK 99525
(907) 336-1234

PLAT OF
FOX RIVER ESTATES 2026 REPLAT

A SUBDIVISION OF
TRACTS 2A, 2B & 2C,
FOX RIVER ESTATES THREE, HM2005-80

LOCATED WITHIN
SE 1/4 SEC. 7, T55, R11E, S1M
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 3.833 ACRES

OWNERS: JASON WEISSER
P.O. BOX 2913
HOMER, AK 99603

SCALE: 1" = 80' DATE: FEBRUARY 16, 2026
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

REA REVIEWED - SEE COMMENTS
Scott Huff 4/6/2026
Land Management Officer



KPB 2026-030