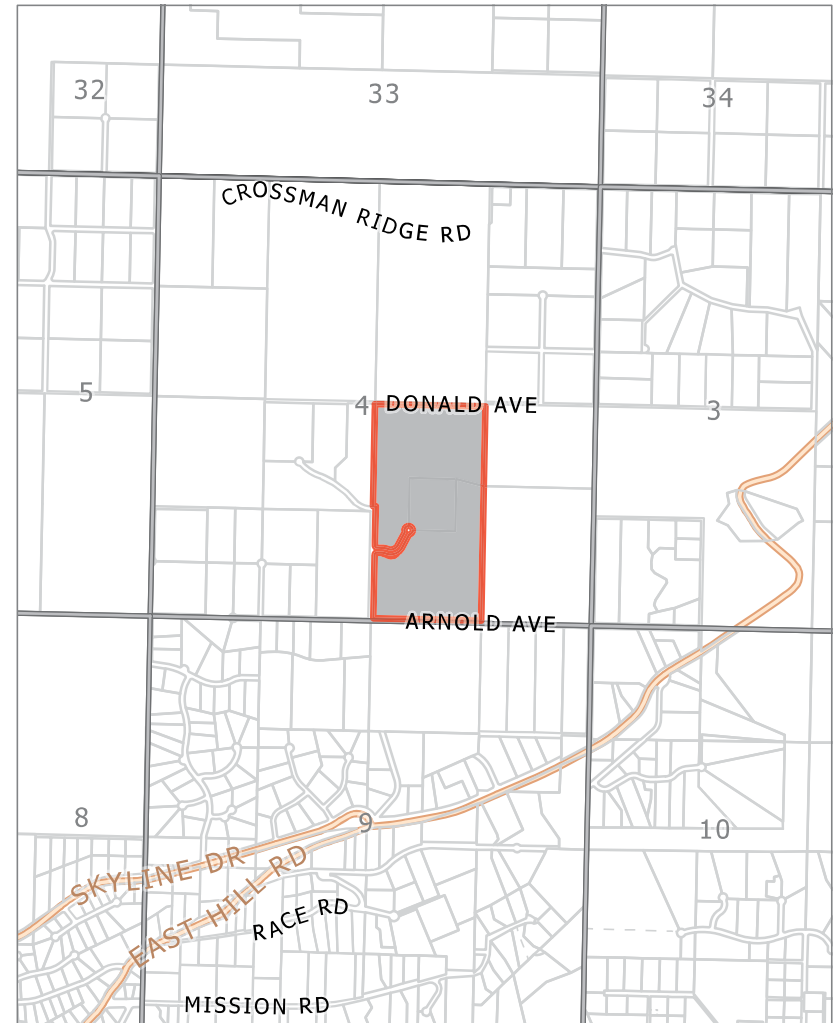
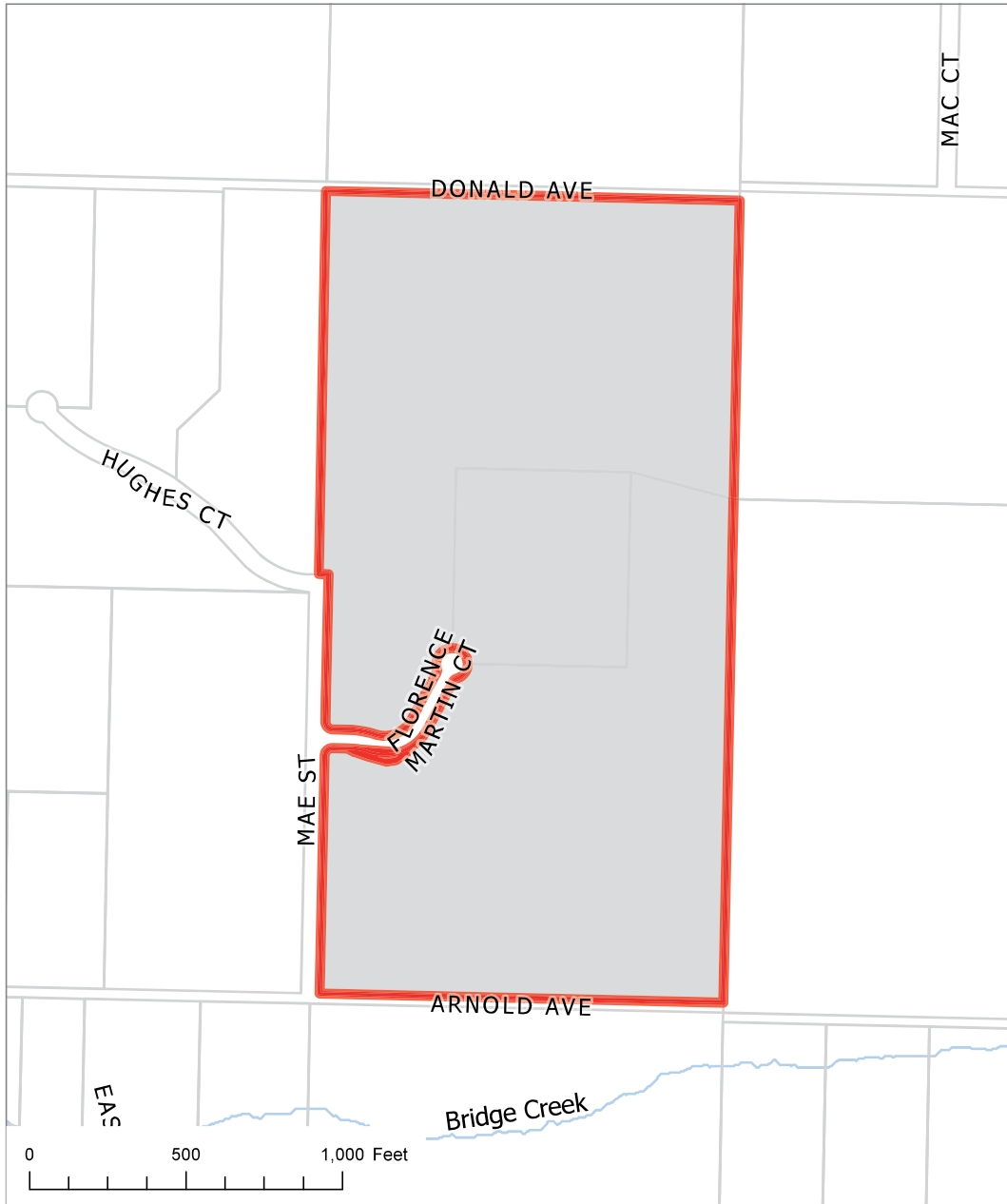


## **E. NEW BUSINESS**

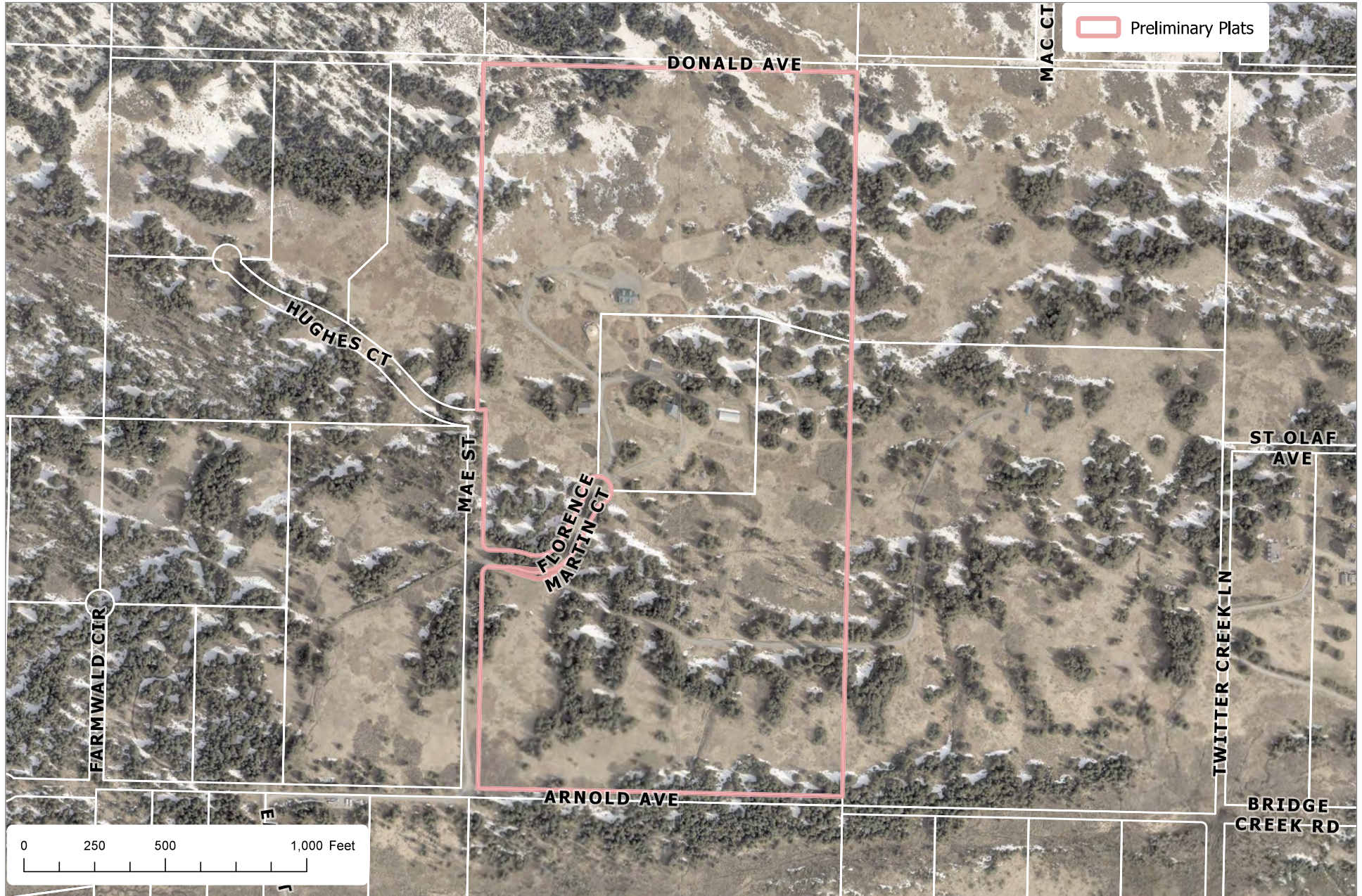
- 1. Ageya Homestead 2024 Replat; KPB File 2024-088**  
**Seabright Surveying**  
**Dee-Dolese Community Property Trust**  
**SW Florida Home Decoeur Retirement LLC**  
**Location: Arnold Avenue, Mae Street & Donald Avenue**  
**Diamond Ridge Area / Kachemak Bay APC**



KPB File 2024-088  
T 06S R 13W SEC 04  
Diamond Ridge

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.





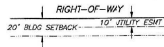
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**NOTES**

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
4. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT(S).
5. LOTS ARE OR WILL BE SERVED BY ONSITE WATER AND SEWER.
6. THERE IS A 15' WIDE EASEMENT GRANTED TO HEA EXTENDING EASTERLY 461' 1/4" FROM HEA POLE #53-04-4039, ONTO THE WEST 1/2 OF THE SE 1/4 OF SEC. 4 T. 10S. R. 13W. (TO HEA TRANSFORMER #53-04-4579), RECORDED BK 245 PG 749 HR.
7. THERE IS AN ACCESS EASEMENT GRANTED TO THE OWNER OF LOT 3 TALL COUNTRY ESTATES (HM 08-15) THAT AFFECTS THIS SUBDIVISION, RECORDED BK 253 PG 684 HRD.
8. THERE IS AN INGRESS/EGRESS EASEMENT RESERVATION THAT AFFECTS THIS SUBDIVISION, RECORDED BK 238 PG 41 HRD.
9. THERE IS A TEMPORARY EASEMENT AGREEMENT (EXPIRED ON 9/30/1997) THAT AFFECTS THIS SUBDIVISION, RECORDED BY 250 PG 740 HRD.
10. THERE IS A 10' WIDE UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED #2008-004323-C HRD.
11. THERE IS AN EASEMENT & AGREEMENT FOR A 6' WIDE PEDESTRIAN TRAIL OVER THE N 90% OF THE E1/2 SE1/4 FOR PW RES 94-24 HRD, GRANTED TO LOT 1 AGEYA HOMESTEAD (HM 96-09), RECORDED #2017-001438-C HRD.
12. THERE IS A 30' DRIVEWAY EASEMENT THAT AFFECTS THIS SUBDIVISION, RECORDED #2017-002589-C HRD & AMENDED BY #2017-002586-C HRD.

**R/W TYPICAL DETAIL**



**LEGEND**

- FND 2.5' AC 1968-1 1996
- UTILITY ESMT
- APPROX. AREA DEPRESSION (KWF WETLANDS ASSESSMENT KPB 05)
- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT KPB 05)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB 05)

LINE #	LENGTH	BEARING
L1	30.04'	S89°35'38"W
L2	60.11'	S89°35'42"W
L3	59.94'	S90°02'00"E
L4	171.17'	S26°49'19"W
L5	171.17'	S26°49'19"W

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	36.23'	21.00'	89°54'45"	N45°03'26"W	35.32
C2	74.45'	231.00'	183°25'11"	N80°43'24"W	74.13
C3	136.11'	91.32'	81°48'42"	S87°38'00"W	124.85
C4	18.69'	21.00'	42°50'50"	S51°19'04"W	18.20
C5	81.20'	50.04'	111°08'07"	S31°37'17"W	62.65
C6	136.94'	50.04'	154°11'49"	S73°21'41"E	57.48
C7	18.69'	21.00'	42°50'51"	S48°38'00"W	18.20
C8	5.65'	151.32'	275°04"	N27°45'42"E	5.65'
C9	85.22'	151.32'	312°29"	N44°31'28"E	64.16
C10	138.03'	151.32'	481°39"	N84°23'47"E	127.06'
C11	221.80'	151.32'	81°48'42"	N87°38'00"E	203.44'
C12	55.03'	171.00'	183°52"	N80°13'35"W	54.79
C13	35.32'	21.00'	90°06'18"	N44°58'57"E	35.39

**WASTEWATER DISPOSAL**

FORMER LOTS 1, 2 & 3 (PER HM 96-09): SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE HOMER PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

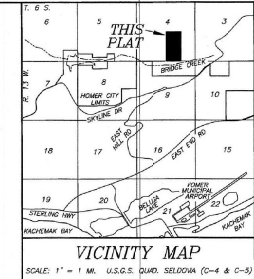
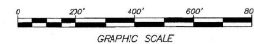
LOTS 1-A, 2-A, 3-A & 3-B: LOTS WHICH ARE AT LEAST 20000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE HOMER PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2024.

BY: AUTHORIZED OFFICIAL  
KEM PENINSULA BOROUGH

DATE



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT SW FLORIDA HOME DECORUR RETIREMENT LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF SW FLORIDA HOME DECORUR RETIREMENT LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

DAVID DECOUR, SOLE MEMBER  
SW FLORIDA HOME DECORUR RETIREMENT LLC  
P.O. BOX 2941  
HOMER, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR: ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

WE HEREBY CERTIFY THAT DEE-DOLSE COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF DEE-DOLSE COMMUNITY PROPERTY TRUST 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 HEREON.

KEVIN MICHAEL DEE, TRUSTEE  
DEE-DOLSE COMMUNITY TRUST  
3705 ARCTIC BLVD  
ANCHORAGE, AK 99503

PATRICIA MARY DOLSE, TRUSTEE  
DEE-DOLSE COMMUNITY TRUST  
3705 ARCTIC BLVD  
ANCHORAGE, AK 99503

**NOTARY'S ACKNOWLEDGMENT**

FOR: ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

HOMER RECORDING DISTRICT KPB FILE NO. 2024-\_\_\_\_

**AGEYA HOMESTEAD 2024 REPLAT**

A SUBDIVISION OF LOTS 1, 2 & 3, AGEYA HOMESTEAD (HM 95-09), LOCATED IN THE W1/2 SE1/4 SEC. 4, T. 6 S., R. 13 W., SEWARD MERIDIAN, KEMU PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA.

CONTAINING 76.410 ACRES

**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSIS, P.L.S.  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580

OWNERS: DEE-DOLSE COMMUNITY PROPERTY TRUST  
3705 ARCTIC BLVD., ANCHORAGE, AK 99503  
SW FLORIDA HOME DECORUR RETIREMENT LLC  
P.O. BOX 2941, HOMER, AK 99603

DRAWN BY: KK CHKD BY: KK JOB #2024-18  
DATE: 08/20/24 SCALE: 1"=200' SHEET #1 OF 1

**KPB 2024-088**



AGEYA HOMESTEAD 2024 REPLAT  
SUPPLEMENTAL ASBUILT DIAGRAM  
(ASBUILT SURVEY COMPLETED IN 2014)

DONALD AVE.

12' WIDE  
UNIMPROVED  
ROAD

LOT 1-A  
32.384 AC

GRAVEL DRIVEWAY (TYP.)

SHED

DINING HALL

LEARNING  
CENTER

ELEC TRANS

SHOP

WELL (TYP.)

TREE  
HOUSE

HOUSE

GREENHOUSE

LOT 2-A  
13.840 AC

SAUNA

LOT LINE TO BE VACATED (TYP.)

PROPOSED LOT  
LINE (TYP.)

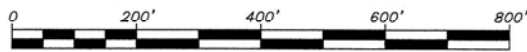
LOT 3-A  
6.844 AC

MAE ST.

GRAVEL DRIVEWAY (TYP.)

LOT 3-B  
23.342 AC

ARNOLD AVE.



GRAPHIC SCALE

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT  
AGEYA HOMESTEAD 2024 REPLAT

<b>KPB File No.</b>	2024-088
<b>Plat Committee Meeting:</b>	September 9, 2024
<b>Applicant / Owner:</b>	Dee-Dolese Community Property Trust of Anchorage, Alaska and SW Florida Home Decoeur Retirement LLC of Homer, Alaska
<b>Surveyor:</b>	Katherine A. Kirsis / Seabright & Design
<b>General Location:</b>	Diamond Ridge / Kachemak Bay APC

<b>Parent Parcel No.:</b>	17305241; 17305242; 17305243
<b>Legal Description:</b>	T 6S R 13W SEC 4 Seward Meridian HM 0960009 AGEYA HOMESTEAD LOTS 1, 2, AND 3
<b>Assessing Use:</b>	Residential, Commercial, and Accessory Building
<b>Zoning:</b>	Bridge Creek Watershed Protection District
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

STAFF REPORT

**Specific Request / Scope of Subdivision:**

The proposed plat will reconfigure three existing lots- one of 33.7 acres, one of 8 acres, and one of 34.7 acres- into four new lots. The new lots will be 32.384 acres, 13.840 acres, 6.844 acres, and 23.342 acres, totaling 76.410 acres.

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

Legal access is along Donald Avenue to the north, Arnold Avenue to the south, Mae Street to the west, and by Florence Martin Court within the subdivision. Florence Martin Court is a constructed road, dedicated as a cul-de-sac running out to Mae Street on the west. Mae Street is also a constructed road from Florence Martin Court running south to Arnold Avenue. The 66 foot dedication of Mae Street runs from Arnold Ave north for only approximately 1320 feet. Arnold Avenue is within a 66-foot section line easement, being 33 feet on either side of the section line. Arnold Avenue connects to Twitter Creek Lane to the east, which then connects to Skyline Drive to the south. **Staff recommends** the surveyor identify the section line easements on both sides of section line along plat and east and west on drawing.

No dedications or vacations are proposed with this platting action.

There is a private right-of-way access easement for ingress and egress affecting Lots 1-A and 2-A, granted per Book 253 Page 684, depicted and noted as plat note number 7 for access to Lot 3, HM 88-15, to the west. When the plat is complete Lot 1-A will have access to Donald Ave which is currently undeveloped, the current access is by the road from Florence Martin Ct. The easement noted in plat note #7 only allows for access for the owner of Lot 3 to the west. Staff recommends a new easement between lots 2-A and 1-A be filed to cross Lot 2-A.

There is a 30-foot driveway easement for ingress and egress that affects Lot 3-B, for access to parcel D to the east, as described in recorded documents as serial number 2017-002599-0, Homer Recording District, and amended by serial number 2017-003566-0, Homer Recording District. The easement is depicted and noted as plat note #12. This document terminates the easement reservation granted per Book 238 Page 411, Homer Recording District, as noted as plat note #8. **Staff recommends** the surveyor combine these plat notes as #8 is terminated by documents in #12.



A temporary right-of-way access easement was granted by Book 250 Page 740 and expired September 30, 1997. It is noted as plat note #9. **Staff recommends** removing the plat note from the drawing due to the expiration of the easement.

A 6-foot-wide pedestrian easement affects Lot 1-A for access from the parcel to the east, the 990 feet of the E 1/2 SE 1/4 per Plat Waiver Resolution 94-25, Homer Recording District, per serial number 2017-001438-0. It is noted as plat note #11.

The block length is non-compliant. The replat is reconfiguring lots to utilize existing access easements and dedications. No dedications are requested. **Staff recommends the Planning Commissions concurrence that an exception is not required for KPB 20.30.170 Block Length.**

KPB Roads Dept. Comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: The Easy Street access to this subdivision is currently disputed. No additional RSA comments of objections.
SOA DOT Comments	No comments

**Site Investigation:**

Multiple structures are depicted on the supplemental asbuilt diagram which is included in the packet for viewing. Structures will be located on Lot 1-A, Lot 2-A, and Lot 3-A. The depiction of the structures demonstrates that there will be no encroachment issues with the new lot lines proposed.

Lot 3-A is a flag lot with the access portion being 60 feet wide from Florence Martin Ct, no exception for KPB 20.30.190(B) Lot dimensions is needed. The proper flag lot note is in place at plat note #4.

There is steep terrain shown on the plat with grades over 25% shaded. The shading should remain for the final submittal.

KWF Wetlands Assessment indicates discharge slopes and a depression area as depicted on the preliminary plat.

The River Center Reviewer has identified the plat to be within a FEMA designated flood hazard area, Zone X. No depiction is required. Per KPB 20.30.280(D), flood hazard notes should be added to the plat including the FEMA map panels and flood zone designation. The Floodplain Determination map is included in the staff packet.

This plat is not within a Habitat Protection District.

KPB River Center Review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: The proposed subdivision is within a mapped Floodplain X. No depiction is required. Code required plat notes should be present. there are multiple FIRM panels as noted on the floodplain determination. Flood Zone: X Zone Map Panel: 02122C-2115E In Floodway: False Floodway Panel:  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**

Originally the land was an aliquot part of the W1/2 SE1/4 of Section 4, Township 6 South, Range 13 West, SM, HRD, Alaska. The land was given a plat waiver creating Parcels A, B, C & D of the SE1/4 of said Section 4. Ageya Homestead, HM 96-9, subdivided Parcels A and B of the land. The proposed subdivision will replat Lots 1 through 3 Ageya Homestead into four new lots.

The surveyor included locations of structures on the supplemental asbuilt diagram. Reviewing that information with KPB GIS imagery for that area, there does not appear to be any structure encroachment issues to or from the property.

There is an encroachment of the drive accessing Lot 1-A through 2-A. The easement noted in plat note #7 at Bk 253 Pg 684 HRD is written to only allow for the owner of Lot 3 to the west access. The owner of Lot 1-A

A soils report will not be required as these lots are all over 200,00 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holder on August 19, 2024. 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.

Kachemak Bay APC is currently inactive. The plat being located in the Bridge Creek Watershed was submitted to and reviewed by the City of Homer. The plat was reviewed at the August 7, 2024 Homer Planning Commission meeting. The plat was giving unanimous consent by the Commission to be sent to the KPB Plat Committee for consideration and approval.

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

**Utility Easements**

There is 15-foot-wide utility easement granted to Homer Electric Association per Book 245 Page 749, noted on the plat as plat note #6. HEA has requested this easement to be depicted on the final plat.

A 10-foot-wide utility easement was granted to Homer Electric Association per serial number 2008-004323-0, Homer Recording District, depicted and noted on the plat as plat note #10.

The City of Homer Code 22.10.051 notes a requirement of a 15 foot utility easement. Their staff report stated that the drawing meets the requirements, yet shows and states a 10 foot utility easement. Staff recommends the surveyor verify with the City of Homer the requirement of 15 foot easement and if needed, please accommodate the city requirement along right-of-ways.

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 comments attached and noted above in the packet
ENSTAR	No comments or recommendations
ACS	
GCI	No comments



**KPB Department / Agency Review:**

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 61420 FLORENCE MARTIN CT, 61421 FLORENCE MARTIN CT, 61447 FLORENCE MARTIN CT  Existing Street Names are Correct: No  List of Correct Street Names: FLORENCE MARTIN CT, ARNOLD AVE, MAE ST, HUGHES CT, DONALD AVE.  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:  Comments: 61420 FLORENCE MARTIN CT WILL REMAIN WITH LOT 1A 61421 FLORENCE MARTIN CT WILL REMAIN WITH LOT 2A 61447 FLORENCE MARTIN CT WILL REMAIN WITH LOT 3B
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: The driveway for Lot 3-A appears to be in a depression/wetlands area and could be an issue with access to the parcel.

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Add the date of September 9, 2024 to the Plat Approval

**PLAT NOTES TO ADD**

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

**KPB 20.25.070 – Form and contents required**

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

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 KPB File No to 2024-088

- 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:**

Label Donald Avenue to the northeast and northwest.

Identify the sections and section line easements to the south on both sides of the section line.

- 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:**

Label roads to access property.

**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.

**RECOMMENDATION:**

**STAFF RECOMMENDS:**

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

**NOTE:** 20.25.120. - REVIEW AND APPEAL.

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



**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**

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Aerial Map

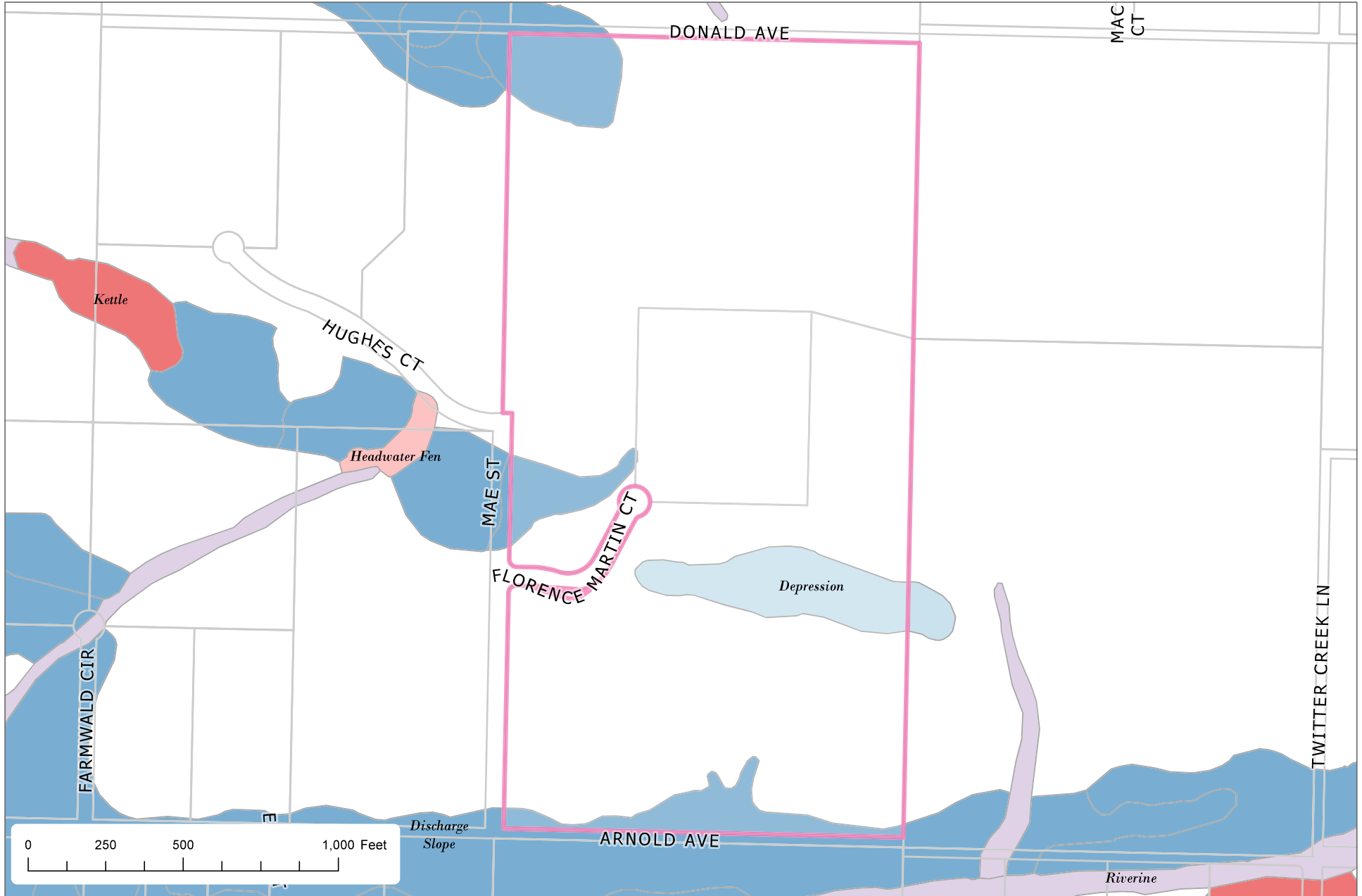


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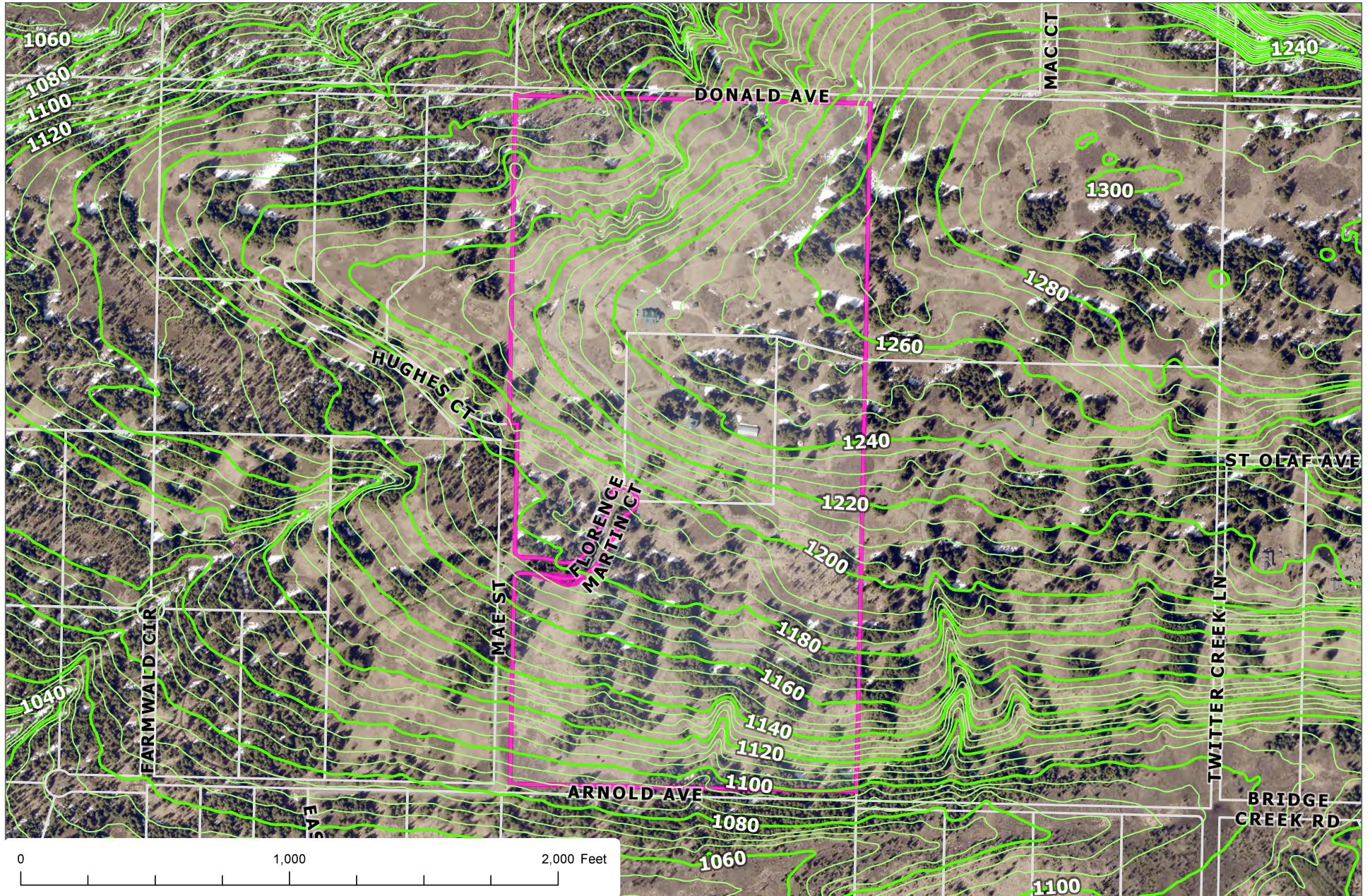


Wetlands



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**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	89°57'00"	1200.00'	2400.00'	3600.00'
C2	179°54'	2400.00'	4800.00'	7200.00'
C3	89°57'00"	1200.00'	2400.00'	3600.00'
C4	179°54'	2400.00'	4800.00'	7200.00'
C5	89°57'00"	1200.00'	2400.00'	3600.00'
C6	179°54'	2400.00'	4800.00'	7200.00'
C7	89°57'00"	1200.00'	2400.00'	3600.00'
C8	179°54'	2400.00'	4800.00'	7200.00'
C9	89°57'00"	1200.00'	2400.00'	3600.00'
C10	179°54'	2400.00'	4800.00'	7200.00'
C11	89°57'00"	1200.00'	2400.00'	3600.00'
C12	179°54'	2400.00'	4800.00'	7200.00'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 28°33'04" W	121.11'
L2	S 89°53'53" W	501.00'
L3	S 89°53'53" W	207.00'
L4	N 28°33'04" E	777.10'

**LEGEND**

- ① INDICATES 1/2" B.C. RECOVERED THIS SURVEY
- ⊕ INDICATES 3/4" BRASS CAP MONUMENT RECOVERED THIS SURVEY
- ⊕ INDICATES 1/2" ALUMINUM CAP MONUMENT RECOVERED THIS SURVEY
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- ⊕ INDICATES 1/2" ALUMINUM CAP MONUMENT RECOVERED THIS SURVEY

**NOTES**

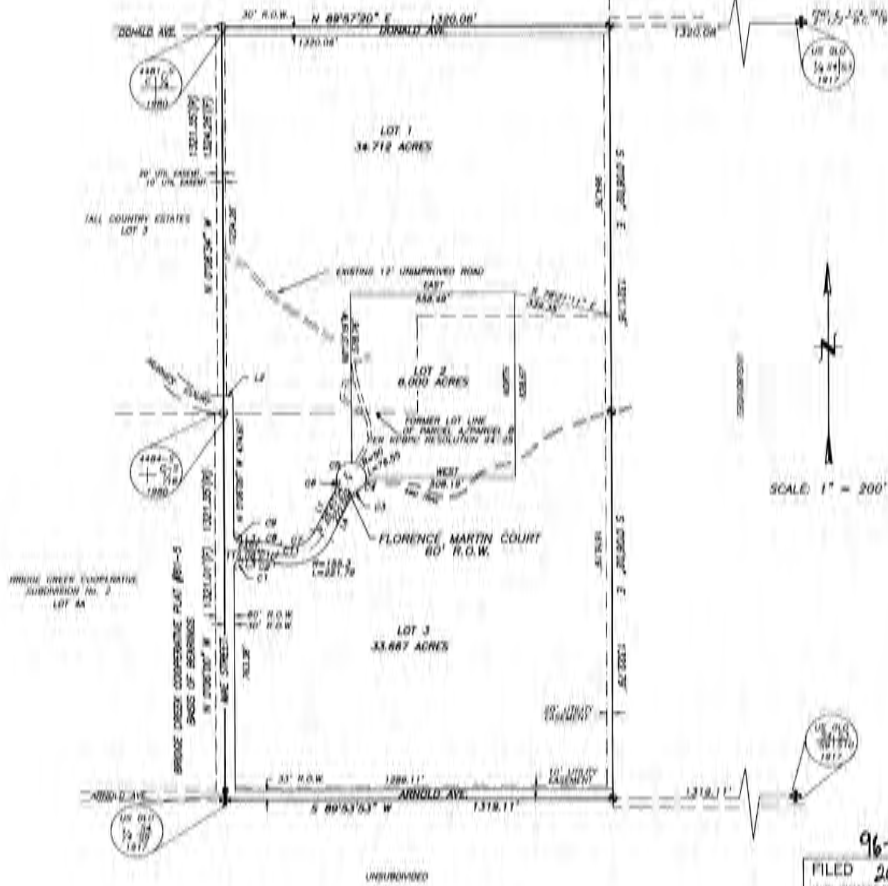
1. BASIS OF BEARING IS THE S 1/4 AND THE US 1/4 CORNER IN SECTION 4 PER PLAT #1-5
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE UTILITY TO USE THE EASEMENT.
3. THESE LOTS WILL BE SERVED BY CHUTE WATER AND SEWER.
4. NO ACCESS TO STATE MAINTENANCE RIGHTS OF WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPT. OF TRANSPORTATION.
5. THE FRONT LOT OF THE 200' BUILDING SETBACK AND THE ENTIRE LOT WITHIN 5' OF THE 200' LOT LINE IS DESIGNATED AS UTILITY EASEMENT AND PERMANENT STRUCTURES SHALL BE CONSTRUCTED AND PLACED WITHIN THE 100' UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
6. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET FRONT OF THIS LOT AS SET FORTH IN RESOLUTION # APPROVED BY RESOLUTION OF THE KENAI PENINSULA PLANNING COMMISSION.
7. UGA IS GRANTED A 10' NEW EASEMENT EXTENDING EASTLY 100' N/A FROM THE EAST CORNER TO THE WEST LOT OF THE S 1/4 OF SEC. 4 TOW. 4 N. R. 10 E. (T) PER TRANSDISTRICT #1-5-87781

**SURVEYOR'S CERTIFICATE**

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

DATE 4/16/96 REGISTRATION NO. 7589-5

REGISTERED LAND SURVEYOR



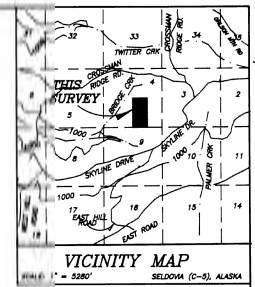
**WASTEWATER DISPOSAL**

CONVEYANCE MAY NOT BE GRANTED FOR CHUTE WASTEWATER TREATMENT AND DISPOSAL UNLESS WASTEWATER TREATMENT OR DISPOSAL SYSTEM MEETS THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. SUBJECT TO ANY NOTED TO RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS APPROVED THIS SUBDIVISION FOR PLATTING.

DATE 4-18-96 FILE EEA DIVE

FILED 96-9  
 20  
 KENAI RECORDING DISTRICT  
 DATE 4-22-96  
 TIME 11:09 A.M.

KPB FILE No. 96-052



**PLAT APPROVAL**

THIS PLAT HAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF March 25, 1996.  
 KENAI PENINSULA BOROUGH

BY [Signature]  
 APPROVED OFFICIAL

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF APRIL, 1996.

FOR [Signature]  
 NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADMIT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT (WARRANT ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT) ALL EASEMENTS TO THE USE SHOWN HEREON.

FOR [Signature]  
 PATRICIA M. DULESE  
 2817 FORAMER DRIVE  
 ANCHORAGE, ALASKA 99517-1155

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF APRIL, 1996.

FOR [Signature]  
 NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 1-9-97

**AGNYA HOMESTEAD**  
 A SUBDIVISION OF THE  
 W1/4 OF THE SE1/4 OF SECTION 4,  
 T4N, R12W, S1M, ALASKA  
 CONTAINING 80.100 ACRES M/L  
 KENAI RECORDING DISTRICT, ALASKA  
**SEARIGHT SURVEYING**  
 1060 EAST ROAD  
 HOMER ALASKA 99603  
 (907) 935-4247 FAX 235-7564

DRAWN BY H.F.W.B. DATE 4/15/96 SCALE 1" = 200'  
 DWG. NO. K.A. JOB 96-07 SHEET 1 OF 1

6-976 MH

KENAI PENINSULA BOROUGH  
PLANNING COMMISSION

PLAT WAIVER RESOLUTION 94-25

HOMER RECORDING DISTRICT

GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 4, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA

WHEREAS, MADELON MOTTET, PERSONAL REPRESENTATIVE OF THE ESTATE OF FLORENCE BOLDT GREEN MARTIN, HAS PETITIONED FOR A WAIVER OF PLATTING REQUIREMENTS FOR THE FOLLOWING DESCRIBED PARCEL:

THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA CNTG. 160 ACRES.

WHEREAS, 29.04.090 OF ALASKA STATUTES PROVIDES THAT THE PLATTING AUTHORITY SHALL WAIVE THE PREPARATION, SUBMISSION FOR APPROVAL, AND RECORDING OF A PLAT UPON SATISFACTORY EVIDENCE THAT CERTAIN CONDITIONS EXIST.

WHEREAS, IT HAS BEEN DETERMINED THAT ALL REQUIREMENTS HAVE BEEN MET.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

SECTION 1: THAT A WAIVER OF PLATTING REQUIREMENTS IS HEREBY GRANTED FOR THE ABOVE DESCRIBED PARCEL.

SECTION 2: THAT THE PLAT WAIVER IS BEING GRANTED FOR THE PURPOSE OF CREATING FOUR PARCELS DESCRIBED AS FOLLOWS:

PARCEL A: THE NW 1/4 SE 1/4, SECTION 4, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA; EXCEPTING THE S 1/2 SE 1/4 NW 1/4 SE 1/4 SECTION 4, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA, CONSISTING OF 35 ACRES.

PARCEL B: SW 1/4 SE 1/4 AND THE S 1/2 SE 1/4 NW 1/4 SE 1/4, SECTION 4, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA CONSISTING OF 45 ACRES.

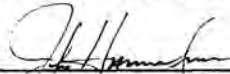
PARCEL C: THE NORTH 990 FEET OF THE E 1/2 SE 1/4, SECTION 4, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA, CONSISTING OF 30 ACRES.

PARCEL D: THE EAST 1/2 SE 1/4 SECTION 4, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA EXCEPT THEREFROM THE NORTH 990 FEET, CONSISTING OF 50 ACRES.

SECTION 3. THAT THIS RESOLUTION IS VOID IF NOT RECORDED IN THE APPROPRIATE RECORDING DISTRICT WITHIN TWENTY DAYS OF ADOPTION.

SECTION 4. THAT THIS RESOLUTION BECOMES EFFECTIVE UPON BEING PROPERLY RECORDED.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 26 DAY OF September 1994.

  
JOHN HAMMELMAN, CHAIRPERSON  
PLANNING COMMISSION

NOTARY ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF September 1994.

  
NOTARY PUBLIC FOR STATE OF ALASKA  
MY COMMISSION EXPIRES: 1-16-95



94-3222

RECORDED - FILED	15 cc
Homer REC. DIST.	
DATE	10-3 1994
TIME	1:46 P.M.
Requested by	m/m mottet
Address	



# City of Homer

www.cityofhomer-ak.gov

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

Planning@ci.homer.ak.us  
(p) 907-235-3106  
(f) 907-235-3118

### Staff Report 24-037

TO: Homer Planning Commission **24-037**  
 FROM: Ryan Foster, AICP, City Planner  
 DATE: 8/7/24  
 SUBJECT: Ageya Homestead 2024 Replat Preliminary Plat

**Requested Action:** Approval of a preliminary plat to divide 3 lots into 4 lots.

### General Information:

Applicants:	Dee Dolese Community Property Trust 3705 Arctic Blvd Anchorage, AK 99503	Seabright Survey & Design 1044 East End Rd, Suite A Homer, AK 99603
	SW Florida Home Decoeur Retirement LLC PO Box 2941 Homer, AK 99603	
Location:	North of Skyline Drive and Arnold Avenue.	
Parcel ID:	17305241, 17305242, and 17305243	
Size of Existing Lot(s):	34.7 acres, 8 acres, and 33.7 acres	
Size of Proposed Lots(s):	32.384 acres, 13.840 acres, 6.844 acres, and 23.342 acres	
Zoning Designation:	Bridge Creek Watershed Protection District	
Existing Land Use:	Residential, Commercial, and Accessory Building	
Surrounding Land Use:	North: Vacant South: Vacant East: Vacant and Accessory Building West: Vacant	
Comprehensive Plan:	Goal 1: Objective A: Pattern of growth.	
Wetland Status:	Discharge slopes and depression are present.	
Flood Plain Status:	Not within a flood plain.	
BCWPD:	Within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not present	
Public Notice:	Notice was sent to 15 property owners of 18 parcels as shown on the KPB tax assessor rolls.	

**Analysis:** This subdivision is outside the City of Homer boundary, but is within the Bridge Creek Watershed District. This plat divides three lots into four proposed lots:

- Lot 1-A: 32.384 acres
- Lot 2-A: 13.840 acres
- Lot 3-A: 6.844 acres
- Lot 3-B: 23.342 acres

**Homer City Code 22.10.051 Easements and rights-of-way**

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

**Staff Response:** The plat meets this requirement. The plat notes a 20-foot utility easement.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

**Staff Response:** The plat meets these requirements. City sewer and water are not provided in the vicinity. No additional easements are needed.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

**Staff Response:** The plat meets these requirements. No new street is being accepted by the City for maintenance.

**Preliminary Approval, per KPB code 20.25.070 Form and contents required.** The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names 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;
  2. Legal description, location, date, and total area in acres of the proposed subdivision; and
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

**Staff Response:** The plat meets these requirements.

- B. North point;

**Staff Response:** The plat meets these requirements.



- 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 Response:** The plat meets these requirements.

- 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 Response:** The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

**Staff Response:** The plat does meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

**Staff Response:** The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff Response:** The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

**Staff Response:** The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

**Staff Response:** The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

**Staff Response:** The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

**Staff Response:** The plat meets these requirements. City water and sewer are not present in the vicinity.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

**Staff Response:** The plat meets these requirements. No roads are dedicated.

- 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 Response:** The plat meets this requirement. The plat identifies areas over 20 percent grade.

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

**Staff Response:** The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

**Staff Response:** The plat meets these requirements.

**Public Works Comments:** Public Works reviewed the plats and responded that they did not have any comments.

**City Planner Comments:** It has come to the attention of Planning Staff that a Grant of Easement exists on properties associated with this preliminary plat. This Grant of Easement has been included as an attachment and should be considered whether this should be incorporated into this replat.

**Staff Recommendation:**

Planning Commission recommends approval of the preliminary plat with additional comments below.

1. Review the Grant of Easement on Book 0253 Page 684 and consider whether this should be incorporated into this replat.

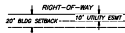
**Attachments:**

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map
5. Grant of Easement Recorded on Book 0253 Page 684

**NOTES**

- A STRIPING OF 20' IS PROVIDED FROM ALL STREET RIGHT-OF-WAYS UNLESS A DIFFERENT STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED TO PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION BY AVUL PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
- NO STRUCTURES ARE PERMITTED WITHIN THE PANNABLE PORTION OF THE FLAG LOTS.
- LOTS WILL BE SERVED BY ON-SITE WATER AND SEWER.
- THERE IS A 15' WIDE EASEMENT GRANTED TO HGA EXTENDING EASTERLY 464' 85" FROM THE S.W. CORNER OF SECTION 10, T10S, R10E, TO HGA TRANSFORMER #23-04-6579.

**R/W TYPICAL DETAIL**



**LEGEND**

- PROJ 25.5' AC 7948-S 1998
- UTILITY EASMT
- APPROX. AREA DEPRESSION (DWF WETLANDS ASSESSMENT, APR 02)
- APPROX. AREA DISCHARGE SLURRY (DWF WETLANDS ASSESSMENT, APR 02)
- APPROX. AREAS OF SOLE SLOPE OR GREATER (DWF 02)

**WASTEWATER DISPOSAL**

CONVEY LOTS 1, 2 & 3 TO BE SERVED BY THE FLOOD PROTECTION DISTRICT'S WASTEWATER TREATMENT PLANT AND SYSTEM. THE DISTRICT HAS A CURRENTLY OPERATING WASTEWATER TREATMENT PLANT AND SYSTEM. THE DISTRICT HAS A CURRENTLY OPERATING WASTEWATER TREATMENT PLANT AND SYSTEM. THE DISTRICT HAS A CURRENTLY OPERATING WASTEWATER TREATMENT PLANT AND SYSTEM.

LOTS 1, 2 & 3 ARE TO BE SERVED BY THE FLOOD PROTECTION DISTRICT'S WASTEWATER TREATMENT PLANT AND SYSTEM. THE DISTRICT HAS A CURRENTLY OPERATING WASTEWATER TREATMENT PLANT AND SYSTEM. THE DISTRICT HAS A CURRENTLY OPERATING WASTEWATER TREATMENT PLANT AND SYSTEM.

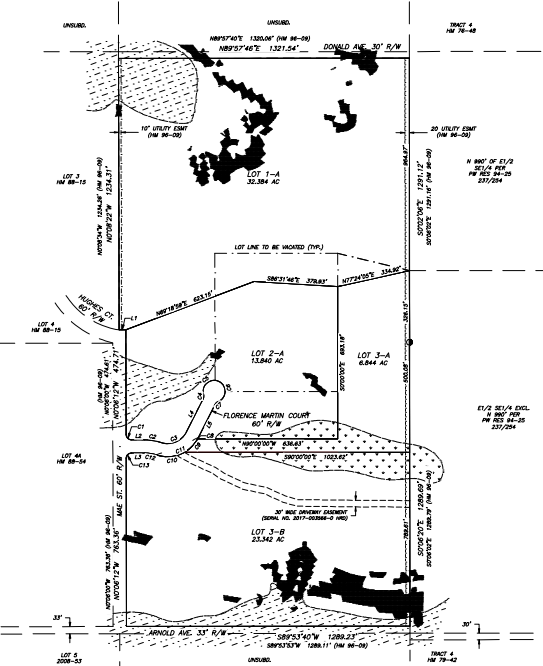
LINE #	LENGTH	BEARING
L1	35.00'	S89°29'38"W
L2	60.00'	S28°02'07"E
L3	68.88'	S80°07'00"E
L4	171.10'	S29°41'10"W
L5	173.10'	S29°41'10"W

CURVE #	LENGTH	RADIUS	BEARING	CHL BEARING	CHL LENGTH
C1	38.23'	25.00'	S89°44'40"	N09°53'28"W	38.23'
C2	74.45'	23.00'	S89°21'11"	N09°42'28"W	74.45'
C3	106.11'	25.00'	S74°40'00"	S89°29'38"W	106.11'
C4	18.88'	25.00'	S28°02'07"	S28°02'07"	18.88'
C5	97.28'	25.00'	S29°27'17"	S29°27'17"	97.28'
C6	124.58'	25.00'	S29°41'10"	S29°41'10"	124.58'
C7	14.88'	25.00'	S29°41'10"	S29°41'10"	14.88'
C8	5.80'	185.30'	N27°42'12"	N27°42'12"	5.80'
C9	85.20'	185.30'	S73°28'28"	N66°27'28"E	85.20'
C10	126.80'	185.30'	N09°27'17"	N09°27'17"	126.80'
C11	221.80'	185.30'	S74°40'00"	N09°42'28"E	221.80'
C12	55.00'	175.00'	S29°41'10"	N09°42'28"E	54.79'
C13	38.23'	25.00'	S89°44'40"	N09°53'28"E	38.23'

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_ 2024.

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



**CERTIFICATE OF OWNERSHIP**

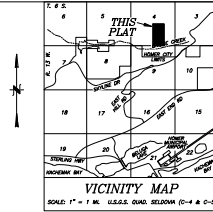
I HEREBY CERTIFY THAT SW FLORIDA HOME DEVELOPER (HOMER) IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY CERTIFY THAT SW FLORIDA HOME DEVELOPER (HOMER) IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY CERTIFY THAT SW FLORIDA HOME DEVELOPER (HOMER) IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON.

DAVID BODDICE, SOLE MEMBER  
SW FLORIDA HOME DEVELOPER LLC  
HOMER, AL 36603

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT DEE-BOLESE COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY CERTIFY THAT DEE-BOLESE COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON.

DEE-BOLESE COMMUNITY TRUST  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603

FLORENCE MARTIN TRUST  
DEE-BOLESE COMMUNITY TRUST  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



HOMER RECORDING DISTRICT      HPS FILE NO. 2024-\_\_\_\_

**AGEYA HOMESTEAD**  
2024 REPLAT

A SUBDIVISION OF LOTS 1, 2 & 3, AGEYA HOMESTEAD (HW 86-03), LOCATED IN THE W1/2, SE1/4 SEC. 4, T. 8 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA.

CONTAINING 76.410 ACRES

**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSIS, P.L.S.  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 539-1589

OWNER: DEE-BOLESE COMMUNITY PROPERTY TRUST  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
FILED: 03/24/2024

DRAWN BY: RK      CHECKED BY: RK      JOB #2024-48  
DATE: 07/2024      SCALE: 1"=200'      SHEET #1 OF 1

## SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

(907) 299-1580

[seabrightz@yahoo.com](mailto:seabrightz@yahoo.com)

July 19, 2024

City of Homer  
491 East Pioneer Ave  
Homer, AK 99603

**RE: Preliminary Submittal for "Ageya Homestead 2024 Replat"**

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review on behalf the Dee-Dolese Community Property Trust & SW Florida Home DeCoeur Retirement, LLC. Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Signed KPB plat submittal forms
- Check for \$400 plat review fee

In addition, we are emailing you a digital copy of the 11x17 plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

*Katherine A. Kirsis*

Katherine A. Kirsis, PLS  
Seabright Survey + Design



## NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

### **Ageya Homestead 2024 Replat Preliminary Plat**

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, August 7, 2024 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit [zoom.us](https://zoom.us) and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-569-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for August 2, 2024 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

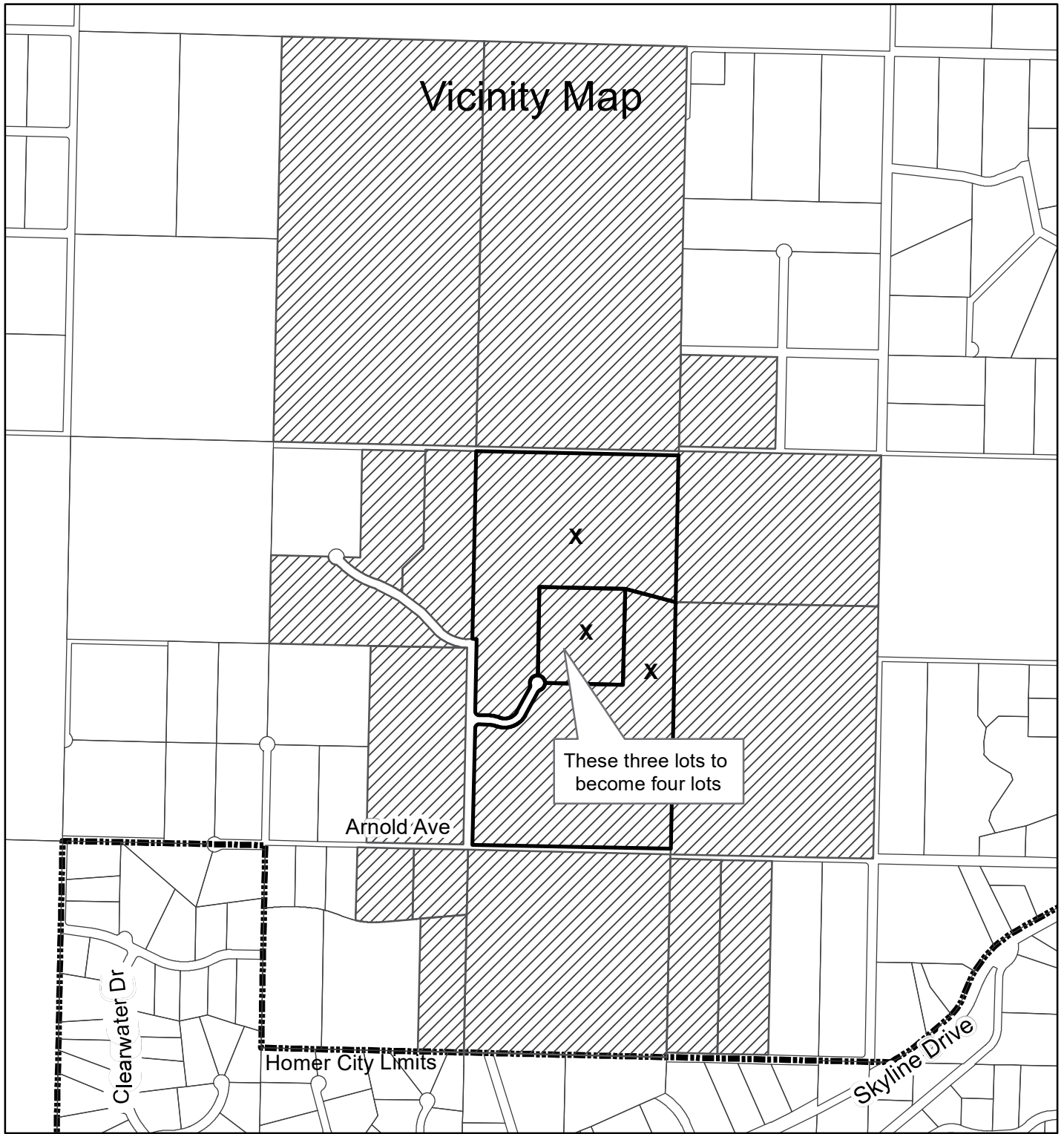
If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: [clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov), or in-person at Homer City Hall.

**NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.**

.....

## VICINITY MAP ON REVERSE

# Vicinity Map

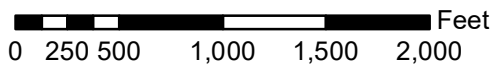


City of Homer  
Planning and Zoning Department

July 23, 2024

## Ageya Homestead 2024 Replat Preliminary Plat

Marked lots are w/in 500 feet  
and property owners notified.

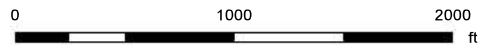


*Disclaimer:  
It is expressly understood the City of  
Homer, its council, board,  
departments, employees and agents are  
not responsible for any errors or omissions  
contained herein, or deductions, interpretations  
or conclusions drawn therefrom.*



Legend

- Transportation
- Mileposts
- Roads
  - Medium Collector
  - Medium Volume - Unmaintained
  - Medium Volume - Maintained
  - Low / Seasonal
  - Legal Trail
  - Private
  - State Hwy
  - Platted / Proposed
- Parcels and PLSS
- Tax Parcels
- 9" Imagery
  - Red: Red
  - Green: Green
  - Blue: Blue
  - Red: Red
  - Green: Green
  - Blue: Blue
  - Red: Red
  - Green: Green



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnity, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

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**GRANT OF EASEMENT**

THIS EASEMENT GRANT is made between Patricia Dolese (hereafter Grantor) whose address is 2517 Foraker Dr. Anchorage, Ak. 99517 and Jack and Eileen Hughes (hereafter Grantee) whose address is Box 1151 Homer, Ak. 99603. The parties acknowledge the following:

A. Grantor is the owner of two parcels of land described as follows and hereafter referred to as "Parcel 1":

**The SW 1/4 & NW 1/4 of the SE 1/4 of Section 4 T6S, R13W S.M. HRD  
Third Judicial District, State of Alaska.**

B. Grantee is the owner of a parcel of land described as follows and hereafter described as "Parcel 2":

**Lot 3, Tall Country Estates, Homer Recording District, Third Judicial District,  
State of Alaska.**

C. The Grantor grants and the Grantee receives an easement over, under and across that part of Parcel 1 described as follows and hereafter referred to as the "Easement":

**The road shown on the attached map as Exhibit A where such road traverses Parcel 1 and the legal description of that road attached as Exhibit B. These Exhibits are incorporated herein by reference.**

NOW for good and adequate consideration receipt for which is hereby acknowledged the following grants and agreements are made:

1. The Grantor hereby grants to Grantee, their heirs and assigns, as an easement appurtenant to Parcel 2, a perpetual easement over and across the Easement for the purpose of allowing access to Grantee's property.
2. Exclusive use of the Easement is not hereby granted, and the right to use the Easement is expressly reserved by the Grantor.
3. All provisions of this Grant of Easement run with the land and are binding upon and for the benefit of the heirs and assigns of the Grantor and the Grantee.

GRANTOR:

*Patricia Dolese*  
Patricia Dolese : Dated 11-1-95

GRANTEE:

*Eileen Hughes*  
Eileen Hughes: Dated 8/29/95



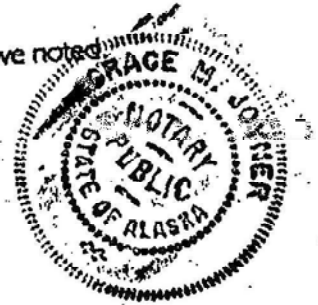
*[Handwritten signature]*  
Jack Hughes: Dated 5/23/95

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 1<sup>st</sup> day of November, 1995, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Patricia Dolese known to me to be the person(s) who signed and executed the above document and acknowledged to me that (s)he signed and executed it freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREFORE, I have set my hand and seal the day and year hereinabove noted.

*[Handwritten signature]*  
Notary Public in and for Alaska  
My Commission Expires: 1-9-99



STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 28<sup>th</sup> day of August, 1995, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Jack and Eileen Hughes known to me to be the person(s) who signed and executed the above document and acknowledged to me that (s)he signed and executed it freely and voluntarily for the uses and purposes therein mentioned.

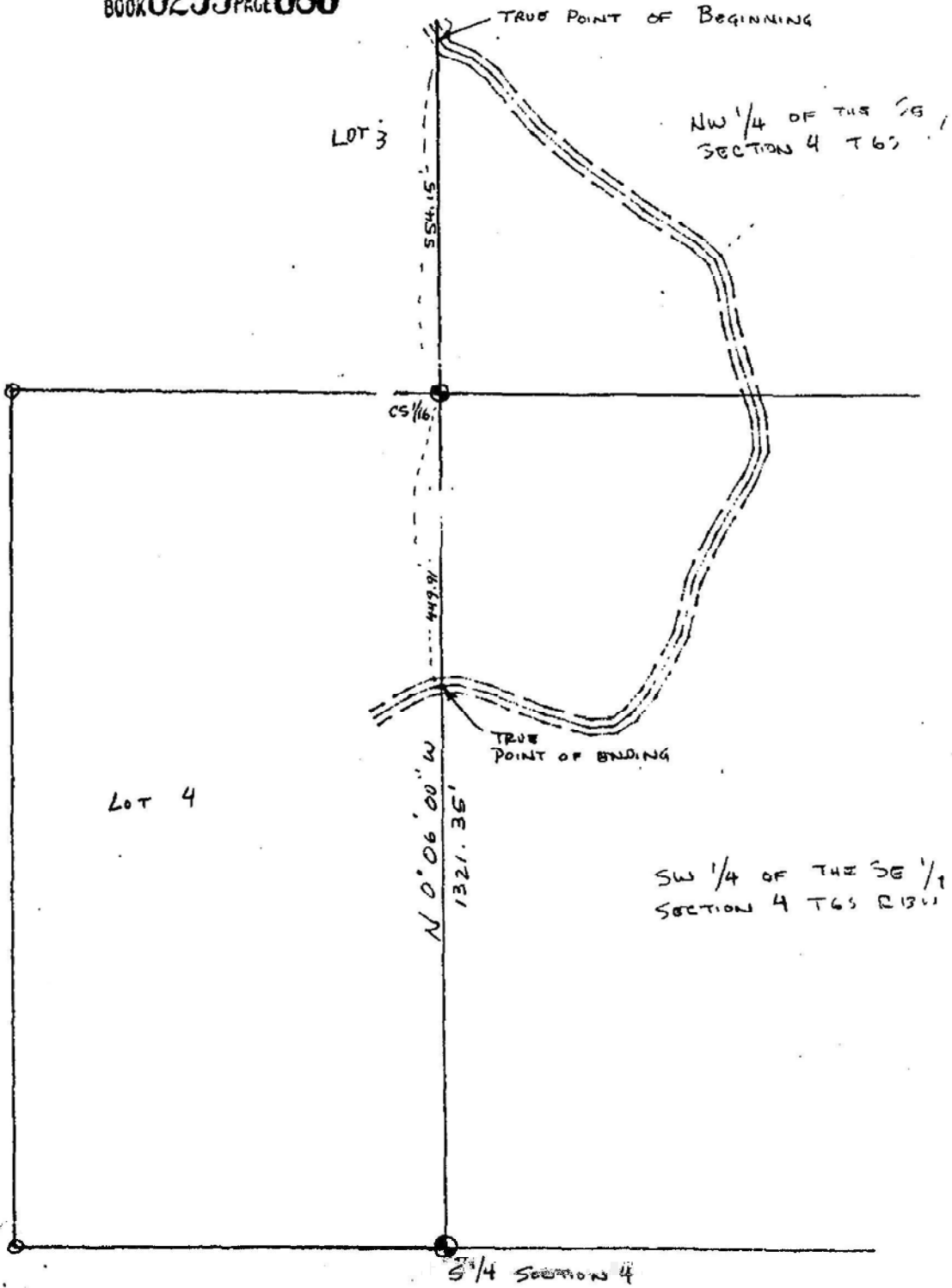
IN WITNESS WHEREFORE, I have set my hand and seal the day and year hereinabove noted.

*[Handwritten signature]*  
Notary Public in and for Alaska  
My Commission Expires: 6/17/99



Return to:  
Jack Hughes  
P.O. Box 1151  
HOMER, AK 99603

BOOK 0253 PAGE 686



Easement Description

Commencing at the CS 1/16 sec. 4 T6S R13W S.M., thence proceed N 0° 06' 00" W 554.15' to the TRUE POINT OF BEGINNING. From the TRUE POINT OF BEGINNING proceed S 34° 24' 29" E 22.54'; thence S 68° 53' 28" E 42.21'; thence S 52° 45' 50" E 39.45'; thence S 39° 26' 25" E 109.64'; thence S 50° 13' 16" E 69.22'; thence S 54° 11' 15" E 137.04'; thence S 57° 05' 36" E 93.93'; thence S 47° 57' 27" E 37.73'; thence S 21° 32' 15" E 43.04'; thence S 7° 57' 45" E 60.61'; thence S 14° 55' 44" E 61.27'; thence S 17° 27' 31" E 62.63'; thence S 18° 46' 35" E 26.74'; thence S 3° 50' 33" E 50.85'; thence S 23° 38' 30" W 51.49'; thence S 32° 16' 01" W 97.04'; thence S 24° 54' 39" W 81.29'; thence S 13° 05' 11" W 82.06'; thence S 28° 14' 02" W 104.87'; thence S 39° 08' 58" W 43.49'; thence S 56° 17' 40" W 31.24'; thence S 85° 54' 57" W 36.55'; thence N 74° 32' 29" W 73.43'; thence N 69° 02' 29" W 92.05'; thence N 75° 22' 44" W 50.02'; thence S 85° 47' 19" W 23.57' to the TRUE POINT OF ENDING; thence proceed S 0° 06' 00" E 871.44' to the S 1/4 Sec 4 T6S R13W S.M.

9 6-1 7 4 6  
24-

HOMER REG  
DISTRICT  
REQUESTED BY *Jack Hughes*

'96 MAY 24 AM 10 16

developing property inside of it to create a right-of-way along their property line, and questioned why the city doesn't have to follow the same rules.

Chair S. Smith closed the public comment period and opened the floor to questions and comments from the Commission.

Chair S. Smith referenced the letter from Steve Smith on page 39 of the packet. He highlighted a sentence in the second paragraph that read, "the project requires acquiring various properties to be put off limits for future development..." He shared that this sentence was a huge red flag for him, adding that he views it as playing with a partial deck of cards, and not really knowing what they're playing with. Acknowledging Mr. Arno's comments, Mr. Smith shared that he doesn't think the city should ask for exception to things that are going to require tax-payer funding.

Commissioner Barnwell stated that he thinks the city is jumping the gun by taking this piece of property. He added that he doesn't see the green infrastructure analysis to back it up. City Planner Foster reminded the Commission that they were to be discussing the merits plat consideration and any comments or recommendations the Commission might have for the Borough, not the validity of the project itself.

With no other questions posed, Chair S. Smith requested a motion and second.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 24-036 AND RECOMMEND APPROVAL OF THE STORM WATER WORKS TRACT ONE PRELIMINARY PLAT.

Commissioner Stark stated that this is a matter of due process and the Commission is responsible for looking at it that way. He added that all the issues raised will be investigated further in the next stage of the project.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**B. Staff Report 24-037, Ageya Homestead 2024 Replat, Preliminary Plat**

Chair S. Smith introduced the item by reading of the title. City Planner Foster then provided a summary of his report included in the packet. Mr. Foster noted that this plat is outside of Homer City limits, but is within the Bridge Creek Watershed Protection District, which is why the Commission is taking a look at it.

Chair S. Smith then opened the floor for the applicant. Katie Kirsis, with Seabright Survey + Design, stated that it was a pretty straight-forward application and made herself available for questions.

Chair S. Smith opened the floor for public comments. There were none.

Chair S. Smith then opened the floor for questions and comments from the Commission.

Commissioner H. Smith asked Ms. Kirsis if she had reviewed the easement information, and if she would be comfortable with the Commissioner including the easement information along with what they send to the Borough. Ms. Kirsis stated that she would need to review it in depth, but that they are planning on granting shared private access easements across some of those existing driveways shown. She added that private access easements aren't typically shown on plats.



With no other comments or questions from the Commission, Chair S. Smith requested a motion and second.

H. SMITH/BARNWELL MOVED TO ADOPT STAFF REPORT 24-037 AND RECOMMEND APPROVAL OF THE AGEYA HOMESTEAD 2024 REPLAT PRELIMINARY PLAT WITH THE FOLLOWING COMMENT: 1. REVIEW THE GRANT OF EASEMENT ON BOOK 0253 PAGE 684 AND CONSIDER WHETHER THIS SHOULD BE INCORPORATED INTO THIS REPLAT.

Chair S. Smith asked for clarification on what “Book 0253 Page 684” was referencing. Ms. Kirsis explained that it’s the recording number for the document for the State of Alaska. She added that this area has a history of old trails that were used by different parties, rights-of-way were dedicated and easements were vacated and use was changed.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- C. Staff Report 24-038, Ekers Estate No. 3 Tract A-1 2024 Replat, Preliminary Plat

Chair S. Smith introduced the item by reading of the title. City Planner Foster then provided a summary of his report included in the packet.

Chair S. Smith then opened the floor for the applicant. Katie Kirsis, with Seabright Survey + Design, stated that this was a pretty straight-forward application. She noted that there are some steep slopes affecting this property. She added that an application/waiver for a setback to steep slopes for the proposed septic system for the upper lot has been conditionally approved by the Department of Environmental Conservation.

Chair S. Smith opened the floor for public comments. There were none.

Chair S. Smith then opened the floor for questions and comments from the Commission.

Commissioner H. Smith asked Ms. Kirsis how much of the new subdivision would be 20% or more on grade. Ms. Kirsis informed Mr. Smith that all of the shaded areas on the map were 20% or more on grade.

H. SMITH/SCHNEIDER MOVED TO ADOPT STAFF REPORT 24-038 AND RECOMMEND APPROVAL OF THE EKERS ESTATE NO. 3 TRACT A-1 2024 REPLAT PRELIMINARY PLAT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**PENDING BUSINESS**

**NEW BUSINESS**

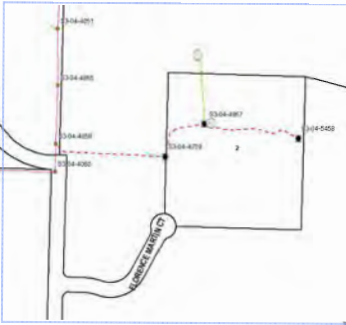
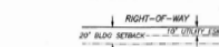
- A. Review of Capital Improvement Plan with Jenny Carroll, Special Projects Coordinator

**INFORMATIONAL MATERIALS**

**NOTES**

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSEER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND Delineation AND ANY. PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
4. NO STRUCTURES ARE PERMITTED WITHIN THE FURNISHABLE PORTION OF THE FLAG LOTS.
5. LOTS ARE OR WILL BE SERVED BY ONSITE WATER AND SEWER.
6. THERE IS A 15' WIDE EASEMENT GRANTED TO NEA CORP. ON THE EASTERN 400' W/4 FROM NEA ADJ. #E3-24-4058, ONTO THE WEST 1/2 OF THE SE 1/4 OF SEC. 4, T2S, R13W, 10N NEA TRANSFORMER #E3-04-4244, RECORDED BK 245 PG 749 HRG.
7. THERE IS AN ACCESS EASEMENT GRANTED TO THE OWNER OF LOT 3, KEN COUNTRY ESTATES (PW 88-10) THAT AFFECTS THIS SUBDIVISION, RECORDED BK 263 PG 884 HRG.
8. THERE IS AN EGRESS/ACCESS EASEMENT GRANTED TO THE SUBDIVISION, RECORDED BK 238 PG 411 HRG.
9. THERE IS A TEMPORARY EASEMENT AGREEMENT GRANTED ON 8/23/1993 THAT AFFECTS THIS SUBDIVISION, RECORDED BK 250 PG 740 HRG.
10. THERE IS A 10' WIDE UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED #E008-004231-0 HRG.
11. THERE IS AN EASEMENT & AGREEMENT FOR A 6' WIDE PEDESTRIAN TRAIL OVER THE N 800' OF THE E1/2 SEC1/4 NE1/4 RW #E2-34-25 HRG, GRANTED TO LOT 1 ADENA HOMESTEAD (PW 96-08), RECORDED #2017-001438-0 HRG.
12. THERE IS A 30' DRIVEWAY EASEMENT THAT AFFECTS THIS SUBDIVISION, RECORDED #2017-002589-0 HRG & AMENDED BY #2017-002588-0 HRG.

**R/W TYPICAL DETAIL**



Please depict this easement on the final plat. This sketch depicts the location of the underground electric line from pole 63044010 to transformer S304-0355.

**LEGEND**

- 1. 2ND 2.5' AC 1988-5 1996
- UTILITY EMT
- APPROX. AREA DEPRESSION (KWP WETLANDS ASSESSMENT, KWP 05)
- APPROX. AREA DISCHARGE SLOPE (KWP WETLANDS ASSESSMENT, KWP 05)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KWP 05)

LINE #	LENGTH	BEARING
L1	30.04'	S89°53'39"W
L2	80.18'	S90°59'49"W
L3	58.81'	S89°01'31"W
L4	171.10'	S28°43'39"W
L5	171.10'	S28°43'39"W

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	39.23'	25.00'	89°54'40"	N89°03'28"W	35.32'
C2	74.40'	230.00'	18°32'51"	N89°43'34"W	74.13'
C3	136.11'	85.30'	81°48'42"	S87°38'00"W	124.83'
C4	18.69'	25.00'	42°34'00"	S51°18'54"W	18.26'
C5	87.28'	30.00'	111°28'00"	S39°23'17"W	82.65'
C6	124.56'	50.00'	154°11'49"	S7°24'17"E	97.48'
C7	18.69'	24.25'	42°30'32"	S48°39'00"W	18.26'
C8	1.93'	155.30'	2°00'34"	N87°40'42"E	5.61'
C9	45.22'	155.30'	31°29'28"	N44°32'28"E	44.11'
C10	130.81'	185.20'	48°18'00"	N44°23'47"E	127.08'
C11	221.80'	155.30'	81°49'42"	N67°30'00"E	203.42'
C12	55.03'	170.60'	18°32'32"	N89°43'35"W	54.79'
C13	29.32'	25.00'	80°08'18"	N44°58'32"E	25.39'

**WASTEWATER DISPOSAL**

OWNER LOTS 1, 2 & 3 (OVER HW 96-08):  
 SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUPERVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC REGULATORY BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_ 2024

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

**CERTIFICATE OF OWNERSHIP**

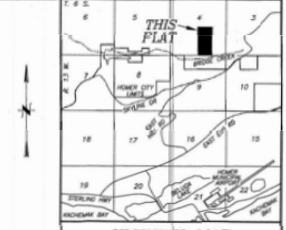
I HEREBY CERTIFY THAT SW FLORIDA HOME DECEASED RETIREMENT LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF SW FLORIDA HOME DECEASED RETIREMENT LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DELEGATE ALL RIGHTS OF WAY AND AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

SW FLORIDA HOME DECEASED RETIREMENT LLC  
 P.O. BOX 2841, HOMER, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



**VICINITY MAP**  
 SCALE: 1" = 1 MI. U.S.G.S. DIAM. SEGDONA (2-4 & 2-5)

**CERTIFICATE OF OWNERSHIP**

THE HEREIN EXPRESSLY THAT DEE-DOLESE COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF DEE-DOLESE COMMUNITY PROPERTY TRUST WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DELEGATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

KEVIN MICHAEL DEE, TRUSTEE  
 DEE-DOLESE COMMUNITY TRUST  
 3705 ARCTIC BLVD  
 ANCHORAGE, AK 99503

TATIANA WELBY MALICE, TRUSTEE  
 DEE-DOLESE COMMUNITY TRUST  
 3705 ARCTIC BLVD  
 ANCHORAGE, AK 99503

**NOTARY'S ACKNOWLEDGMENT**

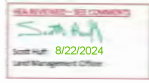
FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



HOMER RECORDING DISTRICT KWP FILE NO. 2024-\_\_\_\_

**ADENA HOMESTEAD 2024 REPLAT**

A SUBDIVISION OF LOTS 1, 2 & 3, ADENA HOMESTEAD (PW 96-08), LOCATED IN THE W1/2 SEC1/4, T. 2 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 76.410 ACRES

SEARCHED SURVEY # DESIGN  
 KATHERINE A. KIRKIS, P.L.S.  
 1044 EAST END ROAD, SUITE A  
 HOMER, ALASKA 99603  
 (907) 229-1280

OWNERS: DEE-DOLESE COMMUNITY PROPERTY TRUST  
 3705 ARCTIC BLVD, ANCHORAGE, AK 99503  
 SW FLORIDA HOME DECEASED RETIREMENT LLC  
 P.O. BOX 2841, HOMER, AK 99603

DRAWN BY: KK CHW BY: KK JOB #2024-48  
 DATE: 08/2024 SCALE: 1"=200' SHEET #1 OF 1

**KPB 2024-088**