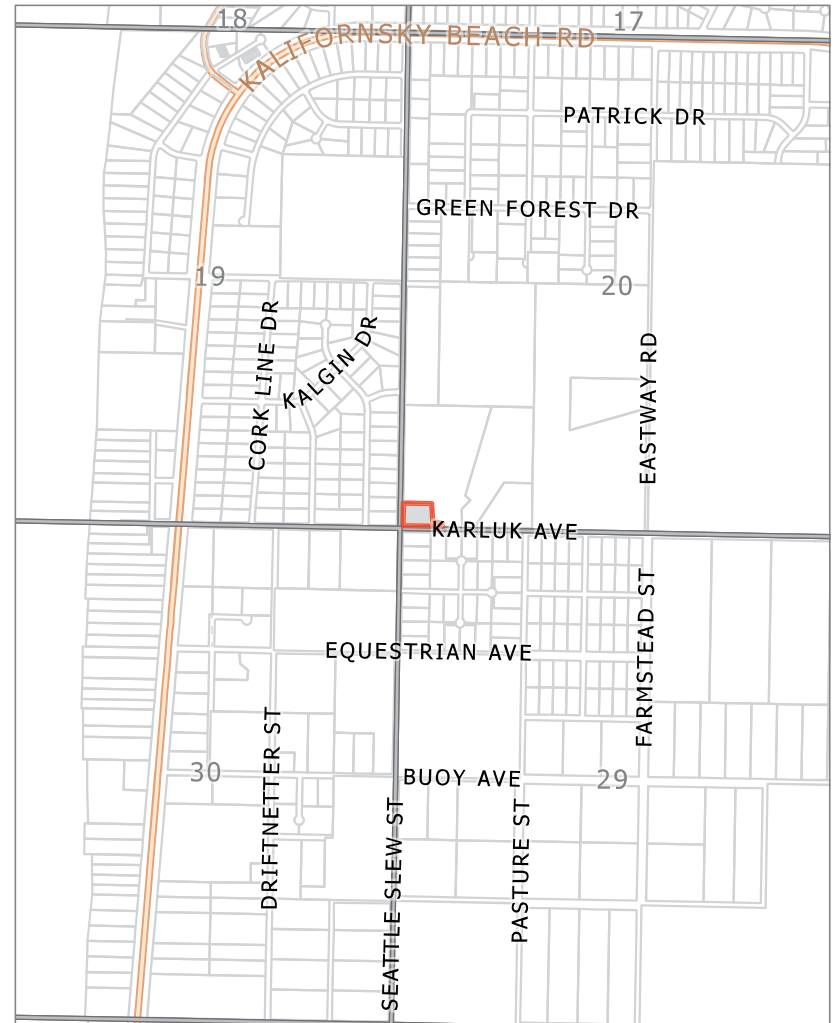
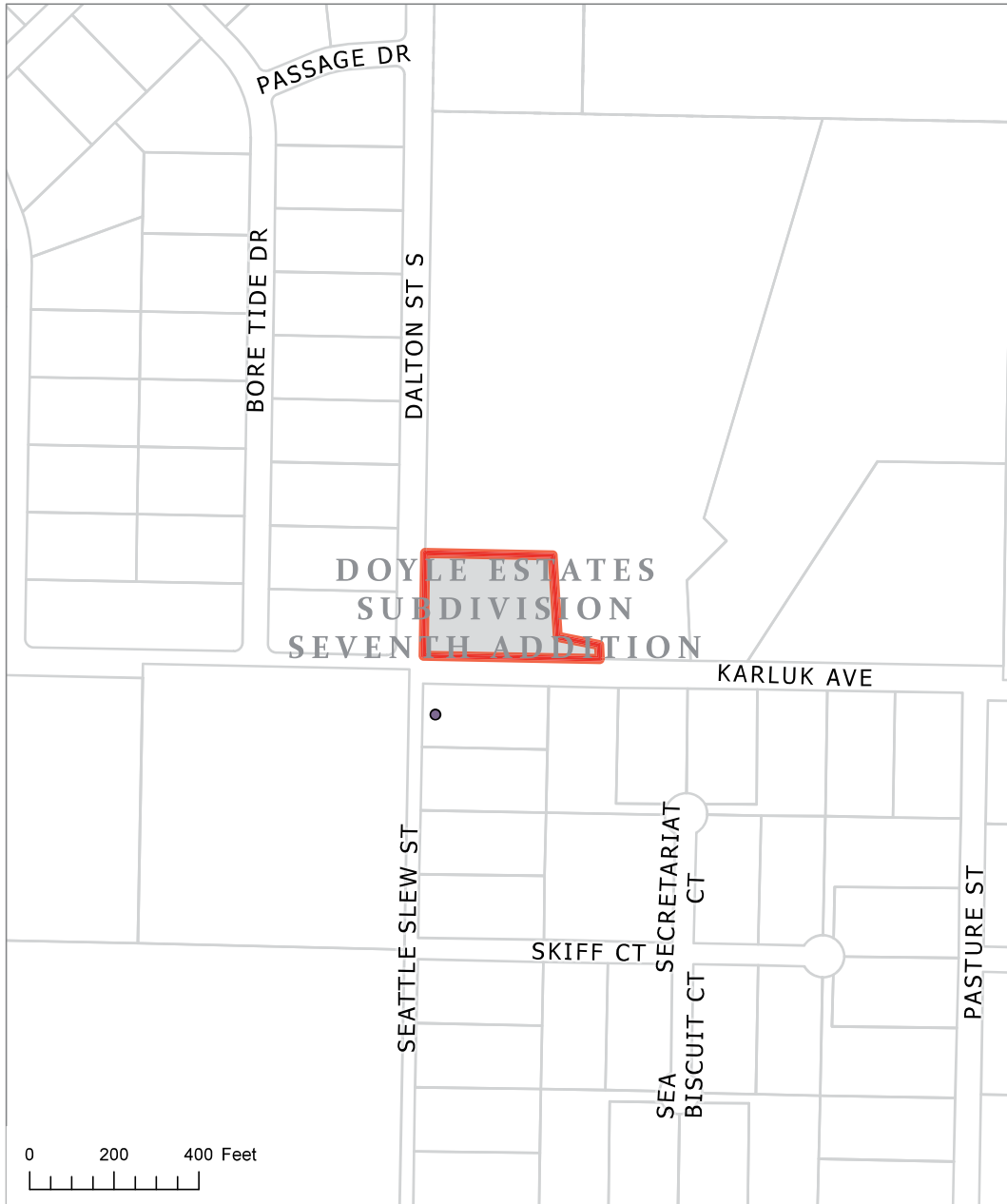


## **E. NEW BUSINESS**

- 3. Doyle Estates Subdivision Seventh Addition; KPB File 2026-055  
McLane Consulting Group / Doyle Family Revocable Trust  
Location: Dalton Street S & Karik Avenue  
Kalifornsky Area**



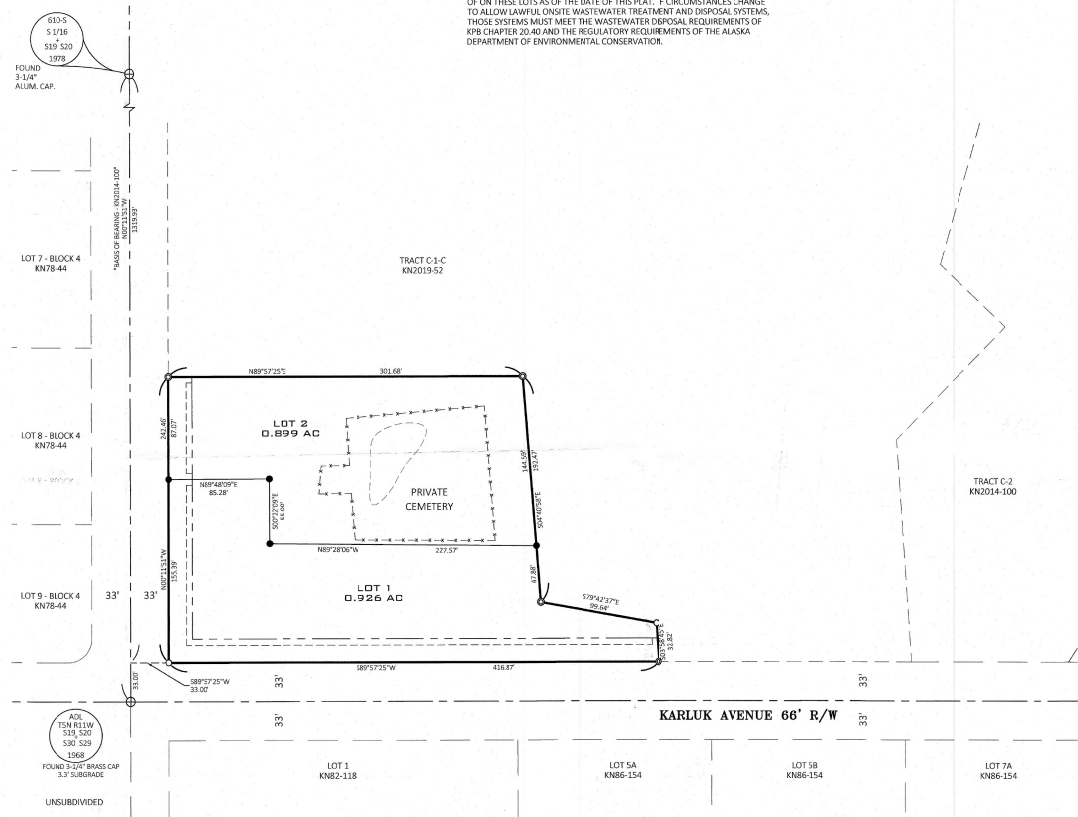
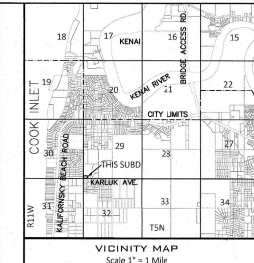
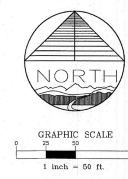
KPB File 2026-055  
T05N R11W SEC20  
Kalifornsky

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.

**WASTEWATER DISPOSAL**  
 CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THESE LOTS AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 22 AND 18 AAC 80.
  2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  3. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  4. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  5. EXCEPTION GRANTED TO KPB 20.30.200 - LOTS MINIMUM SIZE & 20.40.040 - CONVENTIONAL ONSITE SOIL ABSORPTION BY THE KPB PLAT COMMITTEE AT THE MEETING OF OCTOBER 14TH, 2025.
  6. ACCEPTANCE OF THE PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
  7. LOT 2 IS CURRENTLY USED AS A CEMETERY AND BURIAL SITE ONLY.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS NOTED
  - FOUND 5/8" REBAR w/ 1" STAINLESS STEEL CAP 85032-5
  - SE 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-211269
  - - - CONTOUR INTERVAL = 5'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT DOYLE FAMILY REVOCABLE TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF DOYLE FAMILY REVOCABLE TRUST, 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.

JIMMY DOYLE, TRUSTEE  
 ADDRESS

KEVIN DOYLE, TRUSTEE  
 ADDRESS

STEVE MORRIS, TRUSTEE  
 ADDRESS

**NOTARY'S ACKNOWLEDGEMENT**

FOR: JIMMY DOYLE  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

FOR: KEVIN DOYLE  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

FOR: STEVE MORRIS  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

AUTHORIZED OFFICIAL

**Plat #**  
 Rec Dat: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Time: \_\_\_\_\_



**SEVENTH**

**DOYLE ESTATES SUBDIVISION SIXTH ADDITION**  
 A REPLAT OF TRACT C-1-D DOYLE ESTATES SUBDIVISION FIFTH ADDITION (KN2019-52)

OWNER:  
 DOYLE FAMILY REVOCABLE TRUST  
 PO BOX 582 KENAI, AK 99511

1.825 AC, SITUATED IN THE SW1/4 OF SW1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99609 VOICE: (907) 285-4219 FAX: (907) 285-2395 WWW.MCLANESCS.COM	KPB File No. 2026-XXX
Project No. 262018	

Scale: 1" = 50' Date: MAR, 2026 BOOK: 26-01 Drawn by: AHF

**KPB 2026-055**

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
DOYLE ESTAES SUBDIVISION SEVENTH ADDITION**

<b>KPB File No.</b>	2026-055
<b>Plat Committee Meeting:</b>	June 22, 2026
<b>Applicant / Owner:</b>	Doyle Family Revocable Trust / Kenai
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting Inc
<b>General Location:</b>	Dalton St S & Karluk Ave / Kalifornsky APC

<b>Parent Parcel No.:</b>	055-181-16
<b>Legal Description:</b>	T 05N R 11W SEC 20 SEWARD MERIDIAN KN 2019052 DOYLE ESTATES SUB FIFTH ADDN TRACT C-1-D
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.40.040, 20.30.200

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 1.825-acre tract into two new lots of size 0.899 acres and 0.926 acres.

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

Legal access to the plat is from Karluk Ave on the south side of the plat, a 66’ dedication being Borough maintained. On the west side of the plat is Dalton St S a 66’ dedication currently undeveloped. Karluk Ave runs west to Kalifornsky Beach Rd a State maintained road, near milepost 13.4.

There are 33’ section line easements on both the west and south section lines adjacent to the plat. Staff recommends the surveyor verify the width of the section line easement and show the section line easement on drawing.

There is also a driveway coming onto the plat from Karluk Ave that splits off going to Tract C-1-C to the east and into the plat at the southeast line of the proposed plat and Lot 1. The drive continues inside the plat and along the east side of proposed Lot 2 providing access to the private cemetery of the lot. The drive then continues north across the plat line into Tract C-1-C turning west towards a large storage building. **Staff recommends** the owners consider access easements being created at the entrance, between Lot 1 and Tract C-1-C and for the driveway crossing the plat to access Tract C-1-C.

Block length is not compliant along both the west and south roads. This plat area is too small to dedicate any roadways. In the north-south direction, Green Forest Dr to Karluk Ave is nearly 3400 feet apart. In the east – west direction, Dalton St S to Eastway Rd is approximately 2600 feet apart. This property is unable to provide a dedication that can add relief to the block length. Staff recommends the Plat Committee concur that an exception to KPB 20.30.170 is not needed at this time.

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

SOA DOT&PF Comments	section numbers in Vicinity Map are shifted by 1 section
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**Site Investigation:**

There are no steep areas on the plat. The terrain of the plat is flat across the property with a 5 foot contour rise shown on the contour map.

There are improvements on the plat. Proposed Lot 1 has what appears to be a house structure near the southwest corner with access to Karluk Ave. On proposed Lot 2 is a 'Private Cemetery' having access from Karluk Ave by the previously mentioned driveway.

No wetlands are indicated on the property. The River Center review did indicate the plat to be located in a non-regulatory FEMA zone X-unshaded. The note from KPB 20.30.280(D) should be included in the plat notes, including the FEMA FIRM panel and flood zone but no depiction on the drawing in necessary.

The plat is not located in a habitat protection district. No note will be needed.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: Not within flood hazard area  Comments: Non-regulatory X-Unshaded Zone is present, this is an area of minimal flood hazard. No depiction or note required.</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	

**Staff Analysis**

The area has gone through many platting processes. The first was Doyle Estates Tracts A, B & C KN81-159. Doyle Estates Subdivision Second Addition KN95-61 replatted this area as Tract C-1. Doyle Estates Subdivision Third Addition KN97-102 replatted this area as Tract C-1A. Doyle Estates Subdivision Fourth Addition KN2014-100 replatted this area as Tract C-1B. Doyle Estates Subdivision Fifth Addition KN19-52 replatted this area as Tract C-1-D. This platting action will create two new lots from Tract C-1-D.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. The surveyor has requested an exception to KPB 20.40.040.

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 Kalifornsky Advisory Planning Commission which is inactive at this time.

**Utility Easements**

Easements of record are shown on the drawing, but need to be labeled.

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.

**Utility provider review:**

HEA	No comment
ENSTAR	
ACS	No objections
GCI	

**KPB department / agency review:**

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None  Existing Street Names are Correct: No  List of Correct Street Names: Karluk Ave, Dalton St S, Seattle Slew St  Existing Street Name Corrections Needed: Not all streets are labeled  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:  Comments: No comment
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- Under the Certificate of Ownership and Dedication and Notary's Acknowledgement, modify the signers' names as per the Second Amendment to the Doyle Family Revocable Trust. Add any "aka" as needed.
- Add to plat note 7, reference to CTP items 10 & 11.
- Plat note 5, change the date to June 22, 2026.
- Modify the Plat Approval with the date of June 22, 2026.
- Show measured data on drawing.

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**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 2026-055  
Change in the name of the plat Sixth to Seventh
- 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:**  
Add Dalton St S and ROW width on the west  
Label the section line easements on the west and south
- 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:**  
On the map label Dalton St S  
The section numbers are off, shift down to line up correctly
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
- Staff recommendation:**  
A driveway crosses the plat to access the adjacent lot. Will there be an access agreement to cross the plat. Looks to be a joint access from Karluk Ave to the plat and Tract C-1-C  
Label the 20' building set and utility easement or provide a detail.
- 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:**  
Land to the southwest needs labeled as it was divided by plat waiver PW Res 95-5 as Parcel 1
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
- Staff recommendation:**  
No structures encroaching, driveway runs across east side of plat accessing cemetery and continues north to a shed, north of the plat on the adjacent lot.

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**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.

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**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.

- Supply an asbuilt drawing showing the location of the system on the lot and structures.
- 

**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 20.40.040 Conventional onsite soils absorption systems**

Surveyor's Discussion:

Requesting exception to requiring a soils analysis and report for proposed Lot 1 & 2 of this subdivision.

Surveyor's Findings:

1. Proposed Lot 1 has an existing well & septic to serve the house that is occupied on a full-time basis.
2. The proposed lot meets the required 40,000 square foot minimum lot size and exceed the minimum 20,000 square feet of continuous usable land as describe in KPB 20.40.040(4)(a).
3. It would be redundant and not economically responsible to produce a soils analysis and report for a lot that has an existing well/septic.
4. Lot 2 is reserved as the family cemetery. There will be no future development of the lot.
5. The intent of this subdivision is to separate the family cemetery from the development portion of the existing lot.

Staff Discussion:

**20.40.040. - Conventional onsite soil absorption systems.**

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

1. A soils analysis and report, sealed by a qualified engineer, which meets the requirements of KPB 20.40.100;

Staff Findings:

6. No record is found at ADEC of the installed system.
7. No asbuilt was given with locations of a system.
8. The system can be viewed in aerial photos in the northwest corner of Lot 1, showing it exist.
9. The majority of Lot 2 is taken up by the cemetery.
10. Granting this exception will not deny any adjacent property access to wastewater disposal or a well.
11. Per Assessing records, the house was built in 2025.
12. Lot 2 falls under KPB 20.40.080 – Subdivisions with no wastewater disposal. (A) This section applies to subdivisions where no wastewater will be generated or disposed, and the land use cannot produce

wastewater.

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 committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the 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 1-5, 9 & 12 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 1-5 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 1, 2, 4, 5 9, 10 & 12 appear to support this standard.**

**B. KPB 20.30.200 - Lots minimum size**

Surveyor's Discussion:

Requesting exception to the 40,000 square foot minimum lot size for proposed lot 2.

Surveyor's Findings:

1. Proposed Lot 2 serves as the family cemetery and is not intended for residential development.
2. The proposed lot configuration would create a lot at 39,160.44 SF – jus narrowly missing the 40,000 square foot base line.

Staff Discussion:

**20.30.200. - Lots—Minimum size.**

Except in cities where zoning and subdivision regulations establish different minimums, lots must be designed to meet the following area requirements:

- 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:

3. The overall area of the subdivision is 79,484.94 square feet, below the 80,000 sq ft needed for two lots.
4. Granting this exception will not deny adjacent properties the use of a wastewater disposal system or well.

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 committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the 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 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 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 1-4 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.**

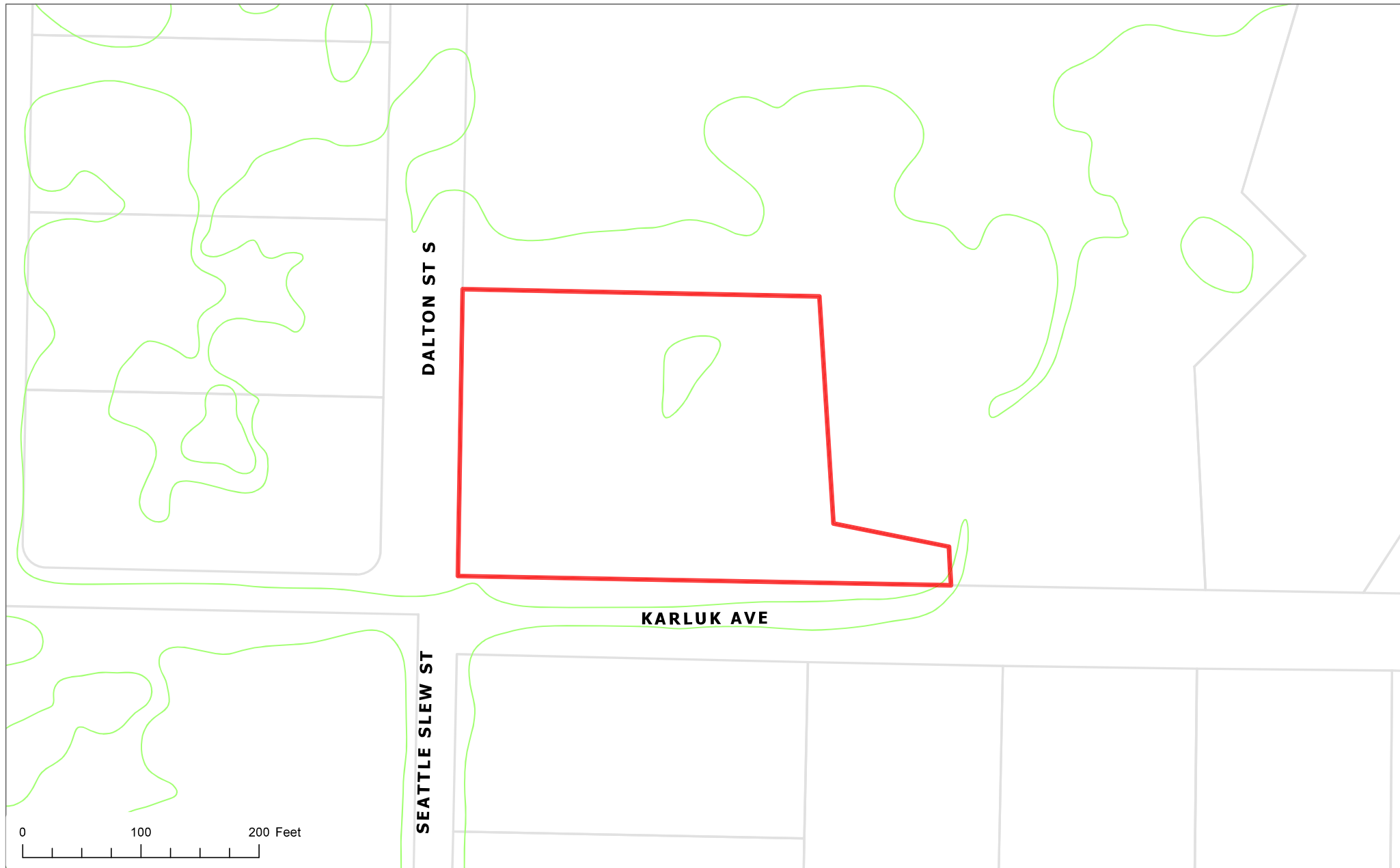
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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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4. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
5. EXCEPTION GRANTED TO BLOCK LENGTH (KPB 20.30 (70)) BY PLANNING COMMISSION MEETING OCTOBER 14TH, 2019.
6. ACCEPTANCE OF THE PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENFORCEMENTS BY THE KENAI PENINSULA BOROUGH.
7. TRACT C-1-D IS CURRENTLY USED AS A CEMETERY AND BURIAL SITE ONLY.

**WASTEWATER DISPOSAL TRACT C-1-C**

THIS TRACT IS AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS 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.

**WASTEWATER DISPOSAL TRACT C-1-D**

CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THIS TRACT AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

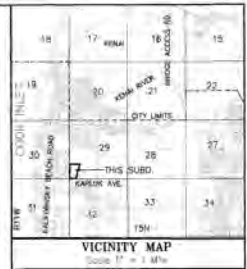


GRAPHIC SCALE



**LEGEND**

- ① FOUND IRONARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR
- FOUND 2" AL-CAP 4928-S
- SET 3/8"x30" REBAR @ 1' STAINLESS STEEL CAP #5032-S



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

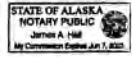
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*James H. Doyle*  
 JAMES H. DOYLE, OWNER  
 PO BOX 582, KENAI, AK 99511

*Tina Boyle*  
 TINA DOYLE, OWNER  
 PO BOX 582, KENAI, AK 99511

**NOTARY'S ACKNOWLEDGEMENT**

FOR JAMES H. DOYLE & TINA DOYLE  
 ACKNOWLEDGED BEFORE ME THIS  
12<sup>th</sup> DAY OF NOV, 2019  
 MY COMMISSION EXPIRES June 7, 2023  
*[Signature]*  
 NOTARY PUBLIC FOR THE  
 STATE OF ALASKA



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 14, 2019.  
*[Signature]* Nov 18, 2019  
 AUTHORIZED OFFICIAL

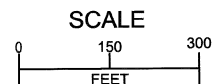
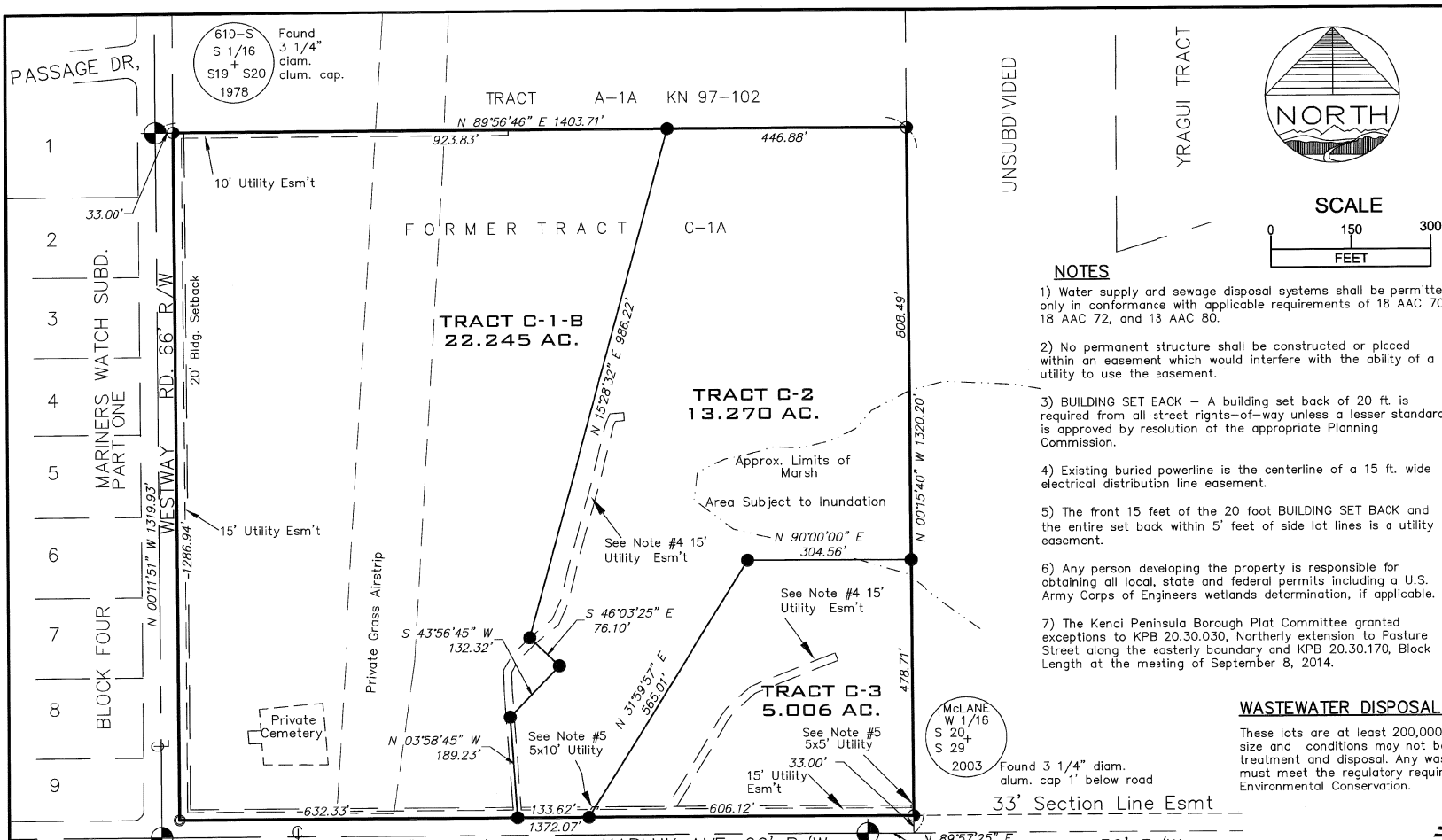
2019-52  
 Plat #  
 1119  
 Date  
 11-19-19

**DOYLE ESTATES SUBDIVISION FIFTH ADDITION**

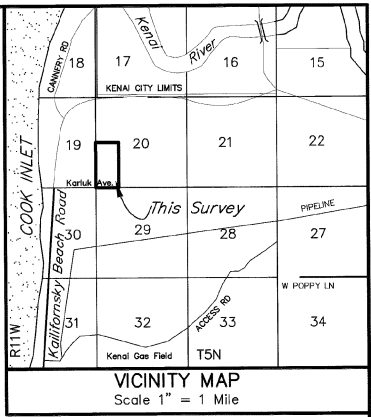
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 JAMES H. DOYLE, OWNER: TINA DOYLE, OWNER  
 PO BOX 582 KENAI, AK 99511  
 PO BOX 582 KENAI, AK 99511  
 32,245 AC. V/LA SITUATED IN THE SW1/4 OF SW1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 17 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

ENGINEERING FEE: \$1,000.00  
 PLANNING FEE: \$1,000.00  
 RECORDING FEE: \$1,000.00  
 TOTAL FEE: \$3,000.00





- NOTES**
- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 13 AAC 80.
  - 2) 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) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
  - 4) Existing buried powerline is the centerline of a 15 ft. wide electrical distribution line easement.
  - 5) The front 15 feet of the 20 foot BUILDING SET BACK and the entire set back within 5' feet of side lot lines is a utility easement.
  - 6) Any person developing the property is responsible for obtaining all local, state and federal permits including a U.S. Army Corps of Engineers wetlands determination, if applicable.
  - 7) The Kenai Peninsula Borough Plat Committee granted exceptions to KPB 20.30.030, Northerly extension to Pasture Street along the easterly boundary and KPB 20.30.170, Block Length at the meeting of September 8, 2014.



**PLAT APPROVAL**  
 This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of  
 September 8, 2014.  
 KENAI PENINSULA BOROUGH by  
*Mary J. Best*  
 Authorized Official

**WASTEWATER DISPOSAL TRACTS C-1-B, C-2 & C-3**  
 These lots are at least 200,000 square feet or nominal 5 acres in size and conditions 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.



2014-100  
 Plat #  
*Kenai*  
 Rec Dist  
 Date 12/20/14  
 Time 11:44 AM

ADL T5N R11W S19 + S20 S30 + S29 1968  
 Found 3 1/4" diam. brass cap buried 3.3' below road surface.

McLANE W 1/16 S 20, S 29 2003  
 Found 3 1/4" diam. alum. cap 1' below road

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described hereon and we hereby adopt this plan of subdivision and by our free consent grant all easements to the use shown and dedicate all rights of way to public use.

*James H. Doyle* *Trina Doyle*  
 James H. Doyle Trina Doyle

State of Alaska  
**NOTARY PUBLIC**  
 M. Scott McLane  
 My Commission Expires Dec 22, 2015

**NOTARY'S ACKNOWLEDGEMENT**

FOR: James H. & Trina Doyle

Acknowledged before me this  
 12th day of Nov., 2014.

My commission expires 12/22/2015

*M. Scott McLane*  
 Notary Public for the State of Alaska

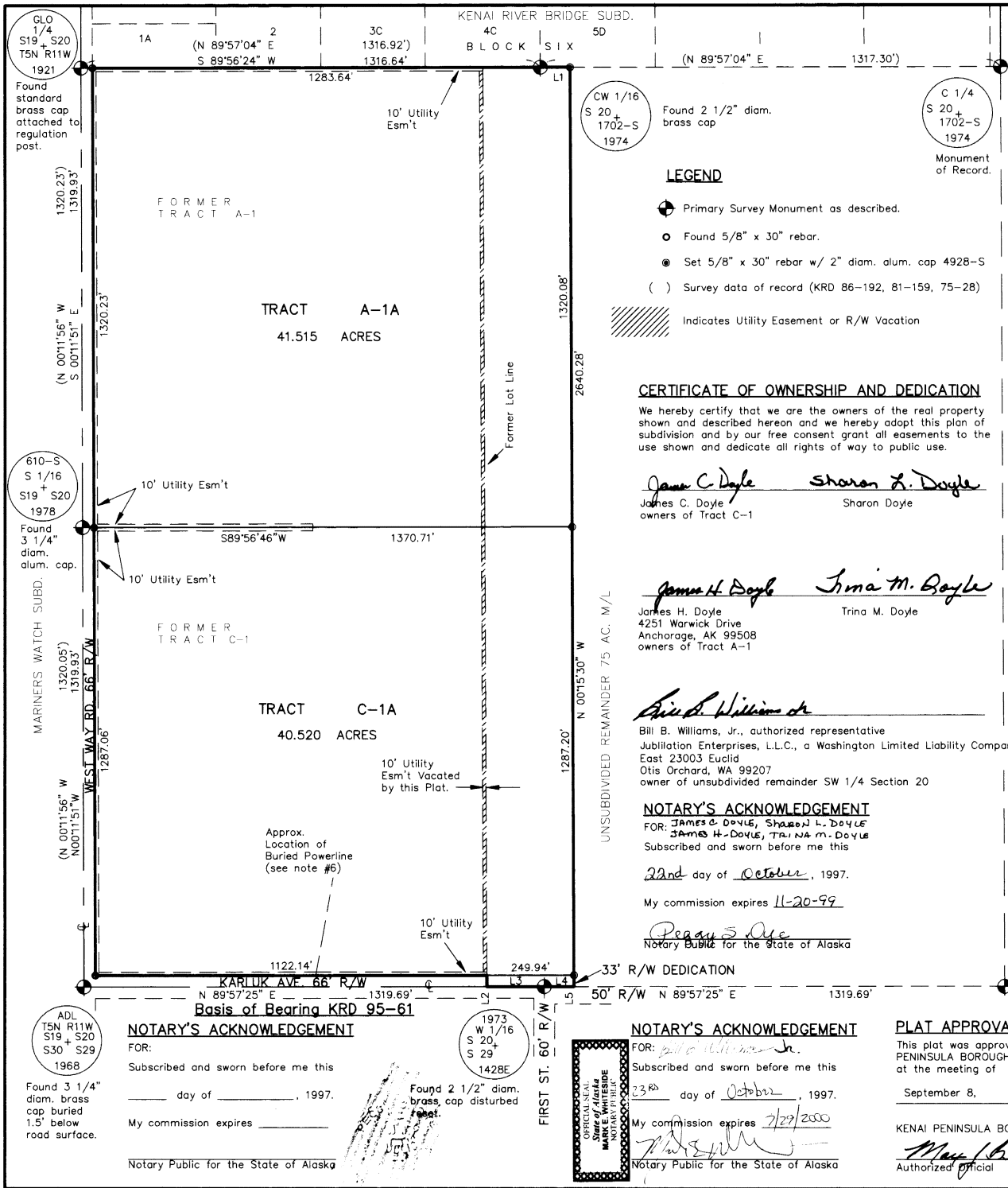
**LEGEND**

- Primary Survey Monument as described.
- Found 1/2" rebar with YPC LS-1851
- Found 2" diam. alum. cap 4928-S
- Set 5/8" x 30" rebar w/ 2" diam. alum. cap 4928-S
- ( ) Record KN 97-102 and found data agree unless noted.

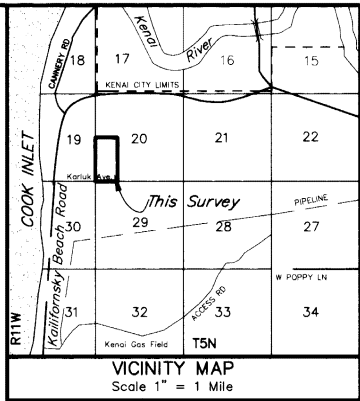
**DOYLE ESTATES SUBDIVISION**

**FOURTH ADDITION**  
 (A Resubdivision of Tracts C-1A Doyle Estates Subd. Third Addition KN 97-102)  
 Jim Doyle  
 P.O. Box 582  
 KENAI, AK. 99611 LOCATION  
 40.520 AC. M/L SITUATED IN THE SW 1/4 SW 1/4 OF SEC. 20, T. 5 N., R. 11 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 466 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3285 WWW.MCLANECONG.COM	KPB FILE NO. 2014-124
	PROJECT NO. 132011	
SCALE 1" = 150'	DATE: NOV. 2014	BOOK NO.: 14-25 10-08 DRAWN BY: MSB



LINE	DIRECTION	DISTANCE
L1	S 89°56'24" W	85.67'
L2	N 00°15'35" W	33.42'
L3	N 89°57'25" E	164.52'
L4	S 89°57'25" W	85.48'
L5	N 00°15'35" W	33.03'



KN 97-102

**LEGEND**

- Primary Survey Monument as described.
- Found 5/8" x 30" rebar.
- ⊙ Set 5/8" x 30" rebar w/ 2" diam. alum. cap 4928-S
- ( ) Survey data of record (KRD 86-192, 81-159, 75-28)
- ▨ Indicates Utility Easement or R/W Vacation

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described hereon and we hereby adopt this plan of subdivision and by our free consent grant all easements to the use shown and dedicate all rights of way to public use.

James C. Doyle      Sharon L. Doyle  
 James C. Doyle      Sharon Doyle  
 owners of Tract C-1

James H. Doyle      Trina M. Doyle  
 James H. Doyle      Trina M. Doyle  
 4251 Warwick Drive  
 Anchorage, AK 99508  
 owners of Tract A-1

Bill B. Williams, Jr.  
 Bill B. Williams, Jr., authorized representative  
 Jubilation Enterprises, L.L.C., a Washington Limited Liability Company  
 East 23003 Euclid  
 Otis Orchard, WA 99207  
 owner of unsubdivided remainder SW 1/4 Section 20

**NOTARY'S ACKNOWLEDGEMENT**

FOR: JAMES C. DOYLE, SHARON L. DOYLE  
 JAMES H. DOYLE, TRINA M. DOYLE  
 Subscribed and sworn before me this  
22nd day of October, 1997.

My commission expires 11-20-99  
Deanna S. Rice  
 Notary Public for the State of Alaska

**NOTARY'S ACKNOWLEDGEMENT**

FOR: Bill B. Williams, Jr.  
 Subscribed and sworn before me this  
23rd day of October, 1997.  
 My commission expires 7/29/2000  
Deanna S. Rice  
 Notary Public for the State of Alaska

**PLAT APPROVAL**

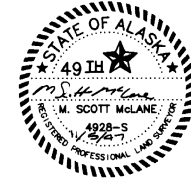
This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of  
 September 8, 1997.  
 KENAI PENINSULA BOROUGH by  
Mary Lambert  
 Authorized Official

**NOTES**

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
- 3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 4) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 5) The utility easement vacation shown hereon was approved by Kenai Peninsula Planning Commission at the meeting October 27, 1997.
- 6) Existing buried powerline is the centerline of a 15 ft. wide electrical distribution line easement.

**WASTEWATER DISPOSAL**

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions 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 Environment Conservation.



97-102  
 RECORDED  
 KENAI REC. DIST  
 DATE 12/29/97  
 TIME 9:53 AM  
 REQUESTED BY: McLane Consulting Group  
 ADDRESS: P.O. Box 468  
 Soldotna, AK 99669

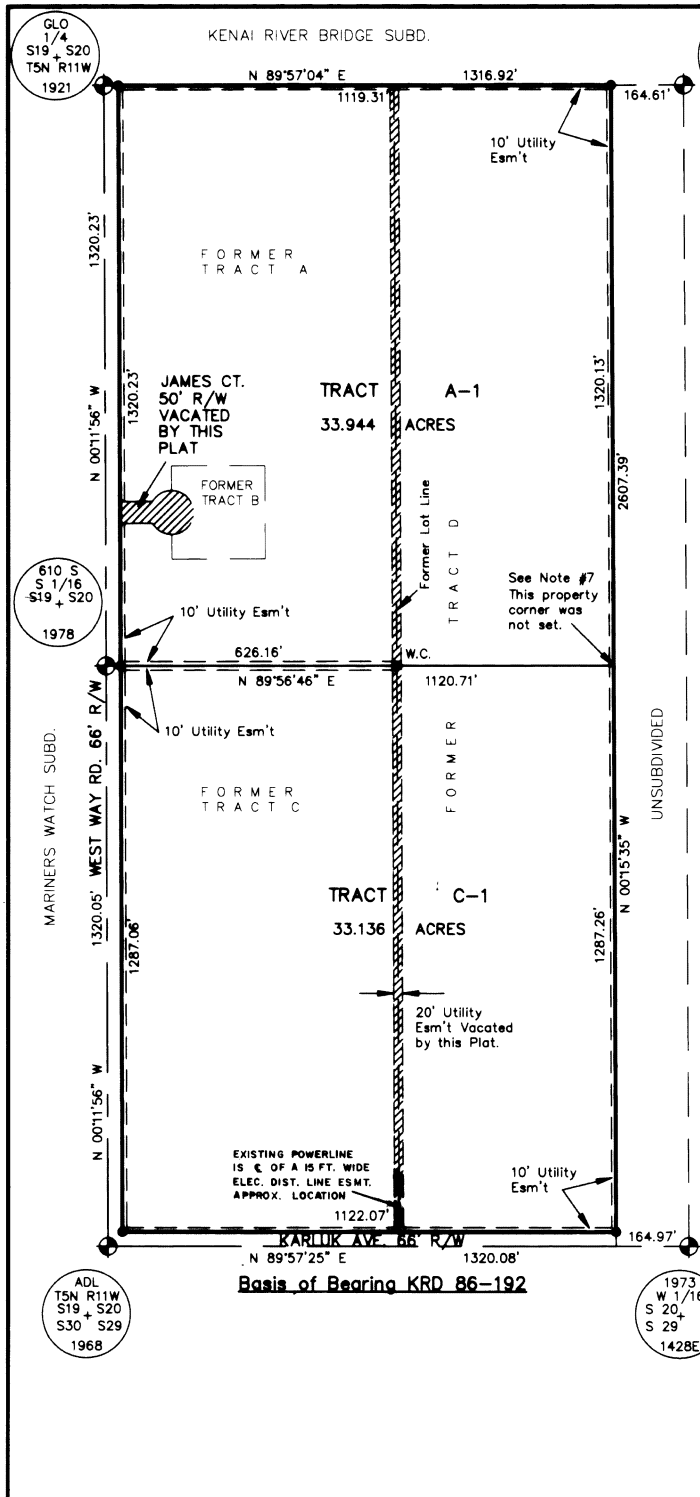
**DOYLE ESTATES SUBDIVISION THIRD ADDITION**

(A Resubdivision of Tracts A-1 & C-1 Doyle Estates Subd. Second Addition and Associated Utility Easement Vacation)

Jim Doyle  
 P.O. Box 582  
 KENAI, AK. 99611      LOCATION  
 82.224 AC. M/L SITUATED IN THE W 1/2 SW 1/4 OF SEC. 20, T. 5 N., R. 11 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

Surveyed by: McLane Consulting Group  
 P.O. Box 468  
 Soldotna, AK 99669

Date : August 1997	Book No. : 970229	Project No. 972016
Drawn by : msm	Scale 1" = 200'	KPB File No. 97197



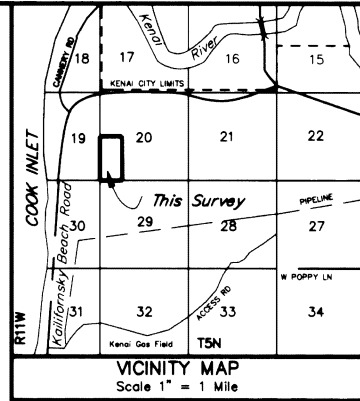
CW 1/16  
S 20  
1702-S  
1974

**WASTEWATER DISPOSAL**

Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

The Alaska Department of Environmental Conservation approves this subdivision for platting.

*James H. Doyle*  
Signature Title Environmental Eng. Date 10-19-95



**LEGEND**

- Survey Monument of Record.
- 5/8" x 30" Rebar of Record.
- All survey data is of record (KRD 86-192 & 81-159)
- Indicates Utility Easement or R/W Vacation

**NOTES**

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
- 3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 4) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 5) The right of way vacation shown hereon was approved by the Kenai Peninsula Borough Planning Commission at the meeting of October 23, 1995.
- 6) The utility easement vacation shown hereon was approved by Kenai Peninsula Planning Commission at the meeting September 25, 1995.
- 7) A partial survey and monumentation waiver was approved by Kenai Peninsula Planning Commission at the meeting August 28, 1995.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described hereon and we hereby adopt this plan of subdivision and by our free consent grant all easements to the use shown.

We further certify that Deed of Trust affecting this property do not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

*James H. Doyle* *Trina M. Doyle*  
James H. Doyle Trina M. Doyle

*James C. Doyle*  
James C. Doyle



95-61  
RECORDED 20  
KENAI REC. DIST  
DATE 12-6 19 95  
TIME 10:53 AM  
RELECTED BY: McLane Consulting Group  
ADDRESS: P.O. Box 468  
Soldotna, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: James H. Doyle, Trina M. Doyle  
and James C. Doyle  
Subscribed and sworn before me this  
17<sup>th</sup> day of OCTOBER, 1995.

My commission expires 11-20-95  
*James C. Doyle*  
Notary Public for the State of Alaska

**PLAT APPROVAL**

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

October 9, 1995.

KENAI PENINSULA BOROUGH by  
*James C. Doyle*  
Authorized Official

**DOYLE ESTATES SUBDIVISION  
SECOND ADDITION**  
(A Resubdivision of Tracts A, B, C & D  
Doyle Estates)  
Jim Doyle  
P.O. Box 582  
KENAI, AK. 99611

LOCATION  
67.08 AC. M/L SITUATED IN THE W 1/2 SW 1/4 OF SECTION 20, T. 5 N., R. 11 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

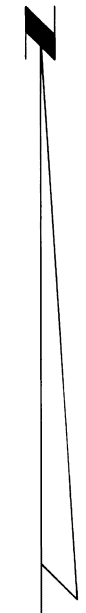
Surveyed by: Consulting Group  
McLane  
P.O. Box 468  
Soldotna, AK 99669

Date : Oct. 1995	Book No. : N/A	Project No. 952017
Drawn by : msm	Scale 1" = 200'	KPB File No. 95123

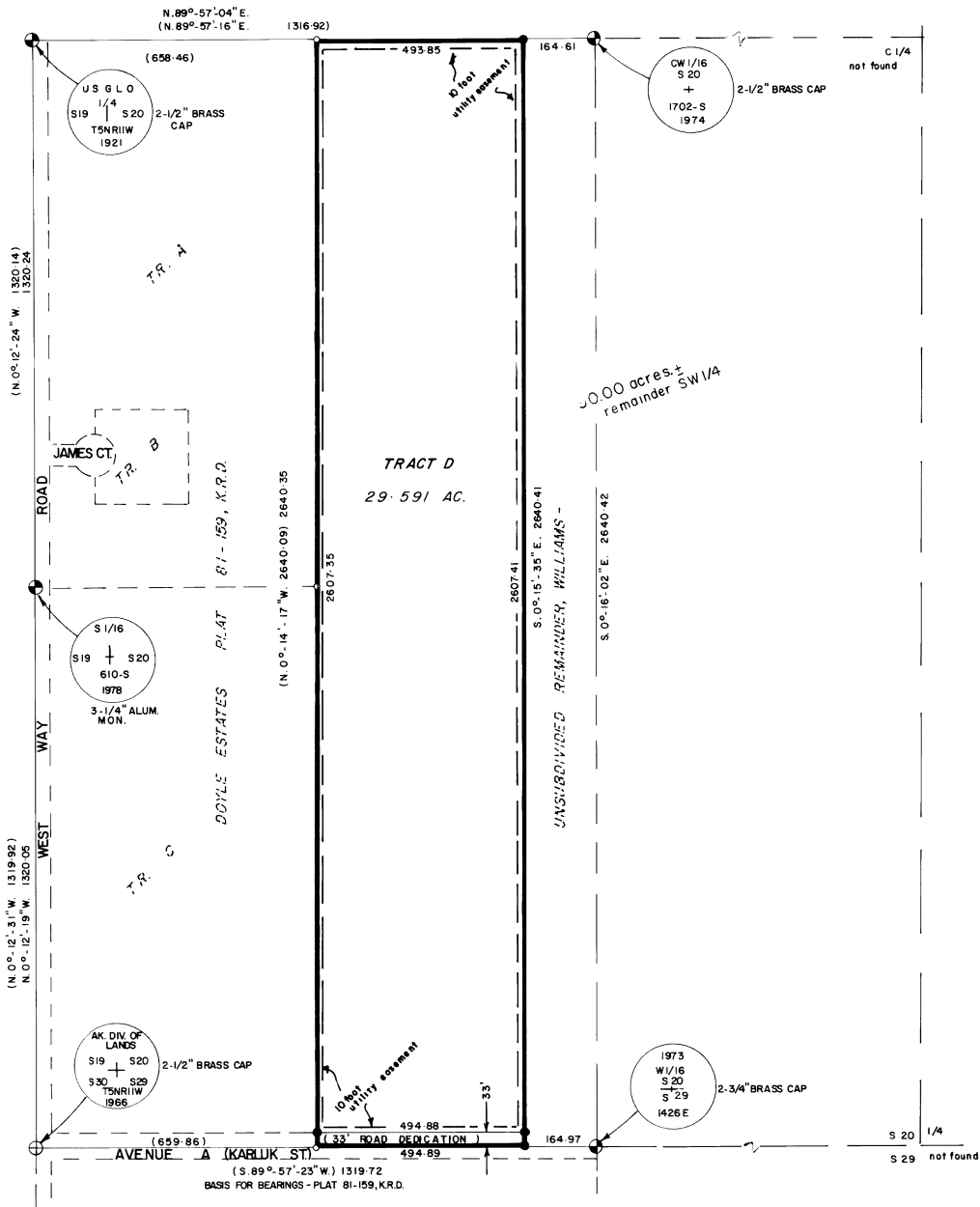
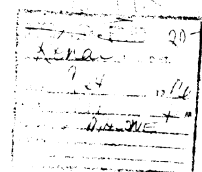
KENAI RIVER BRIDGE SUB.

LEGEND

- OFFICIAL SURVEY MONUMENT RECOVERED
- 3/8" X 24" REBAR SET
- ⊕ BRASS CAP MONUMENT--RESET
- 5/8" REBAR FOUND



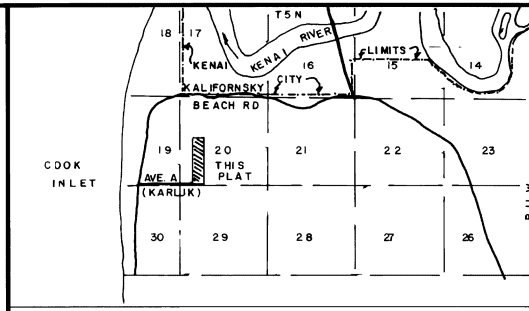
1 inch = 200 feet



NORTH 40 ESTATES  
PLAT 82-118, K.R.D.

NOTES:

"BUILDING SETBACK--A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION."



VICINITY MAP  
PORTION T5N R11W S1M ALASKA  
1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THIS PLAN OF SUBDIVISION, AND DO HEREBY DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Bill B. Williams, Jr.* *Judith A. Williams*  
 BILL B. WILLIAMS, JR. JUDITH A. WILLIAMS  
 EAST 23003 EUCLID EAST 23003 EUCLID  
 OTIS ORCHARDS, WA 99207 OTIS ORCHARDS, WA 99207

NOTARY'S ACKNOWLEDGMENT

FOR *Bill and Judith Williams*  
 SUBSCRIBED TO AND SWORN BEFORE ME THIS 25th  
 DAY OF August, 1986.  
 MY COMMISSION EXPIRES 3/15/90  
*John Deane*  
 NOTARY PUBLIC

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 8-11-86  
 KENAI PENINSULA BOROUGH  
 BY *Richard P. Tingle*  
 AUTHORIZED OFFICIAL

NOTE ON SOILS

SOILS ON THESE LOTS MAY OR MAY NOT BE SUITABLE FOR CONVENTIONAL ON SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN, OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER-BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION IS OBTAINED.

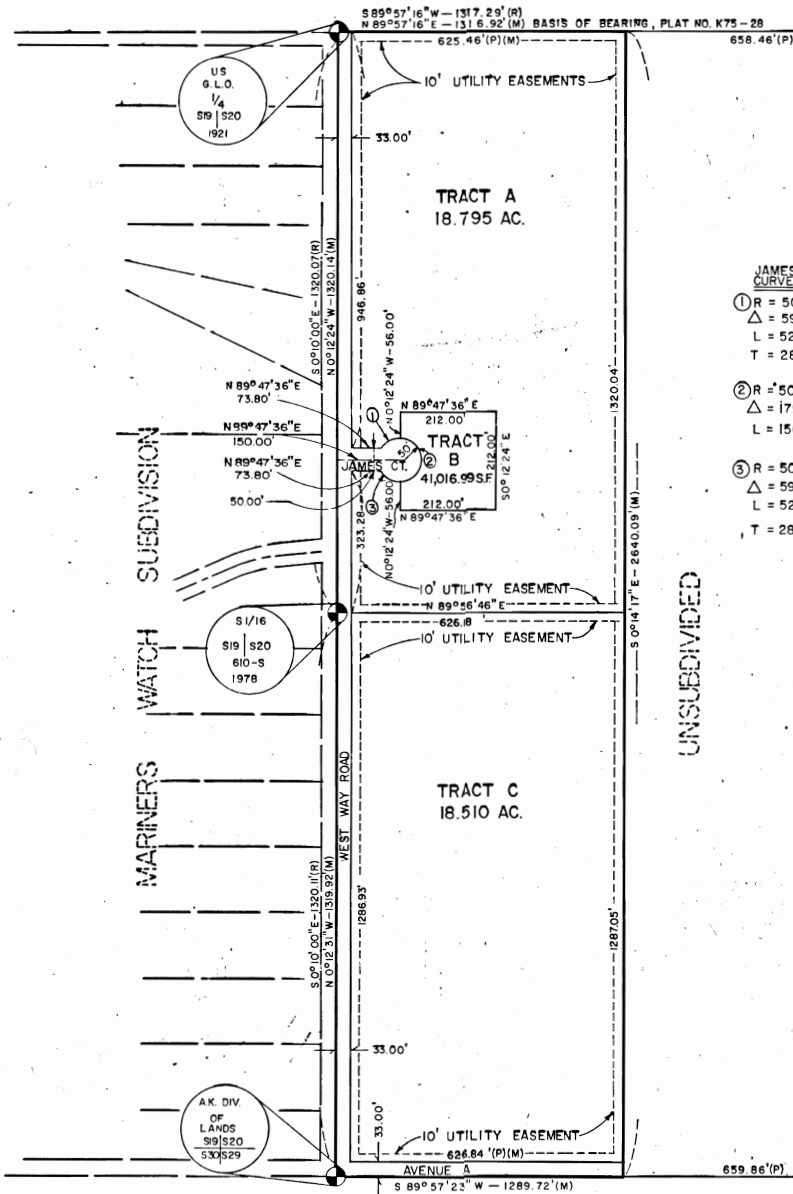
DOYLE ESTATES - FIRST ADDITION

WITHIN THE 1/2 SW1/4, SEC. 20, T.5N., R.11W.,  
 S.M., KENAI RECORDING DISTRICT, KENAI PENINSULA  
 BOROUGH, ALASKA.  
 CONTAINING 29.966 ACRES, M/L

OWNERS: Bill B. Williams, Jr. Judith A. Williams East 23003 Euclid Otis Ochar ds, WA 99 207		MALONE SURVEYING BOX 566 KENAI, ALASKA 99611	
JOB: 86046	FB: 86-14	DATE OF SURVEY: 7/24/86	
DRAWN BY: PJM		CHECKED BY: <i>Hm 9/2/86</i>	
SCALE: 1" = 200'		Y.P.B. FILE NO: 86-268	

KN 86-192

KENAI RIVER BRIDGE SUBDIVISION

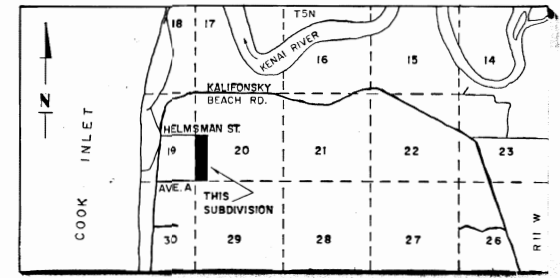


**JAMES COURT CURVE DATA**

① R = 50.00'  
 $\Delta = 59^{\circ}56'36''$   
 L = 52.36'  
 T = 28.87'

② R = 50.00'  
 $\Delta = 179^{\circ}50'17''$   
 L = 156.94'

③ R = 50.00'  
 $\Delta = 59^{\circ}56'36''$   
 L = 52.36'  
 T = 28.87'



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

*James H. Doyle*  
 JAMES H. DOYLE  
 BOX 582  
 KENAI, AK.

*James C. Doyle*  
 JAMES C. DOYLE  
 BOX 582  
 KENAI, AK.

*Trina M. Doyle*  
 TRINA DOYLE  
 BOX 582  
 KENAI, AK.

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF Nov, 1981, FOR JAMES C. DOYLE, TRINA DOYLE & JAMES H. DOYLE.

*James L. Dowling*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 4-21-84

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SIOT 21 1981.

KENAI PENINSULA BOROUGH  
 BY: *[Signature]*  
 AUTHORIZED OFFICIAL

81-159  
 RECORDED - FILED 10<sup>00</sup>  
 Kenai REC'D DIST.  
 DATE 12-11-81  
 TIME 12:27 P.M.  
 BY *[Signature]*  
 JAMES K. DOWLING, R.L.S.  
 ALASKA



*James K. Dowling*  
 JAMES KARL DOWLING, R.L.S.  
 REGISTRATION NO. 1564-S

- LEGEND**
- ⊙ MONUMENT (Existing)
  - T REBAR # 5 x 30" (Set this survey)
  - HUB & TACK (Existing)
  - REBAR # 5 x 30" (Found this survey)
  - ⊕ BRASS CAP MONUMENT (Set this survey)
- (M)(R)(P) MEASURED, RECORD, PROPORTIONED

- NOTES:**
1. PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL AND AGRICULTURAL.
  2. A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.

**DOYLE ESTATES TRACTS A, B & C**  
 LOCATED IN THE W1/2 W1/2 SW1/4 SEC. 20, T5N, R11W, S.M.  
 CONTAINING 38.25 ACRES

**DOWLING-RICE and ASSOCIATES**  
 P.O. BOX 1974 SOLDOTNA, ALASKA 99669  
 ENGINEERS 262-9011 SURVEYORS

DATE: AUGUST 27, 1981 SCALE: 1" = 200'  
 DRAFTED: *ABJ* SHEET: 1 of 1  
 CHECKED: