


Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Peter Ribbens, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Robert Ruffner, Planning Director 

DATE: May 1, 2025

RE: Vacates a portion of Erlwein Road and associated utility easements adjacent to Lot 1, Block 2 & Lot 2, Block 2 of Birch Forest No. 2, Plat KN 2019-80

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of April 28, 2025 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (6-Yes, 2-Absent, 1-Vacant) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

April 28, 2025, 2024 Planning Commission Draft Meeting Minutes
April 28, 2025 Agenda Item E3 Meeting Packet Materials

MOTION: Commissioner Gillham moved, seconded by Commissioner Fikes to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65 based on staff recommendations and subject to the two conditions as set out in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

ITEM #3 - RIGHT OF WAY VACATION

Vacate an Approximate 9,360 Square-Foot Portion of the 60-Foot Right-of-Way Street Adjacent to Lots 11 & 12, Plat KN 1399, Wildwood Drive

KPB File No.	2025-048V1
Planning Commission Meeting:	April 28, 2025
Applicant / Owner:	Alexander Douthit
Surveyor:	Andrew Hamilton, McLane Consulting, Inc.
General Location:	Wildwood Area / City of Kenai
Legal Description:	Unnamed Street, Black Gold Estates Subdivision, Amended Plat KN 1399, Kenai Recording District, T06N, R12W, SEC 25, S.M. Adjacent to Lots 11 & 12 Block 8

Staff report give by Platting Manager Vincent Piagentini.

Chair Brantley opened the item for public comment.

Alex Douthit, Petitioner; 1104 Leeward Drive, Kenai, AK 996611: Mr. Douthit spoke in support of approving the vacation.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Whitney moved, seconded by Commissioner Gillham to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the four conditions set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

ITEM #4 - RIGHT OF WAY VACATION

Vacates an Approximate 24,259 Square-Foot of Erlwein Road Including the Associated Utility Easement Adjacent to Lot 1, Block 2 & Lot 2, Block 2, of Birch Forest No 2, Plat KN 0810144

KPB File No.	2025-047V
Planning Commission Meeting:	April 28, 2025
Applicant / Owner:	Brian Davis , Gary & Lela Muller and Gary & Susan Davis
Surveyor:	Andrew Hamilton, McLane Consulting Group
General Location:	Sterling Area
Legal Description:	Erlwein Road, Erlwein Subdivision, Plat KN 0810144, & Birch Forest No. 2, Plat KN 2019080, T05N, R09W, SEC 30, S.M.

Staff report give by Platting Specialist Beverly Carpenter.

Chair Brantley opened the item for public comment.

Gary Davis, Land Owner; P.O. Box 535, Soldotna, AK 99669: Mr. Davis spoke in support of approving the vacation.

Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Gillham moved, seconded by Commissioner Fikes to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the four conditions set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

ITEM #5 - SECTION LINE EASEMENT VACATION

Vacates 100 Foot Section Line Easement- 50 Feet in T05N, R03W, SEC 25 and 50 feet in T05N, R03W, SEC 36, Running East to West through Tract B1 of Plat SW 2024-19

KPB File No.	2025-046V
Planning Commission Meeting:	April 28, 2025
Applicant / Owner:	TBA Properties LLC
Surveyor:	Robert Lumpkin, Alaska Remote Imaging LLC
General Location:	Cooper Landing Area / Copper Landing APC
Legal Description:	Section Line Easement Associated with Tract B1, Quartz Creek Subdivision Outfitters Way Replat, SW Plat 2024-14

Staff report give by Platting Specialist Beverly Carpenter.

Chair Brantley opened the item for public comment.

Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Fikes moved, seconded by Commissioner Whitney to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65.050(D), based on staff recommendations and subject to the five conditions set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 6	Brantley, Fikes, Gillham, Morgan, Whitney, Venuti
Absent – 2	Epperheimer, Slaughter

AGENDA ITEM G. OTHER

- a. PEU Material Site Appeals: Planning Director Ruffner informed the commission that there was only one appeal related the PEU material site administrative decision. Staff is still working out the format for the appeal hearing. Since there is only one appeal, he suggested that the commission hold the hearing on the same night as one of their regularly scheduled meetings.

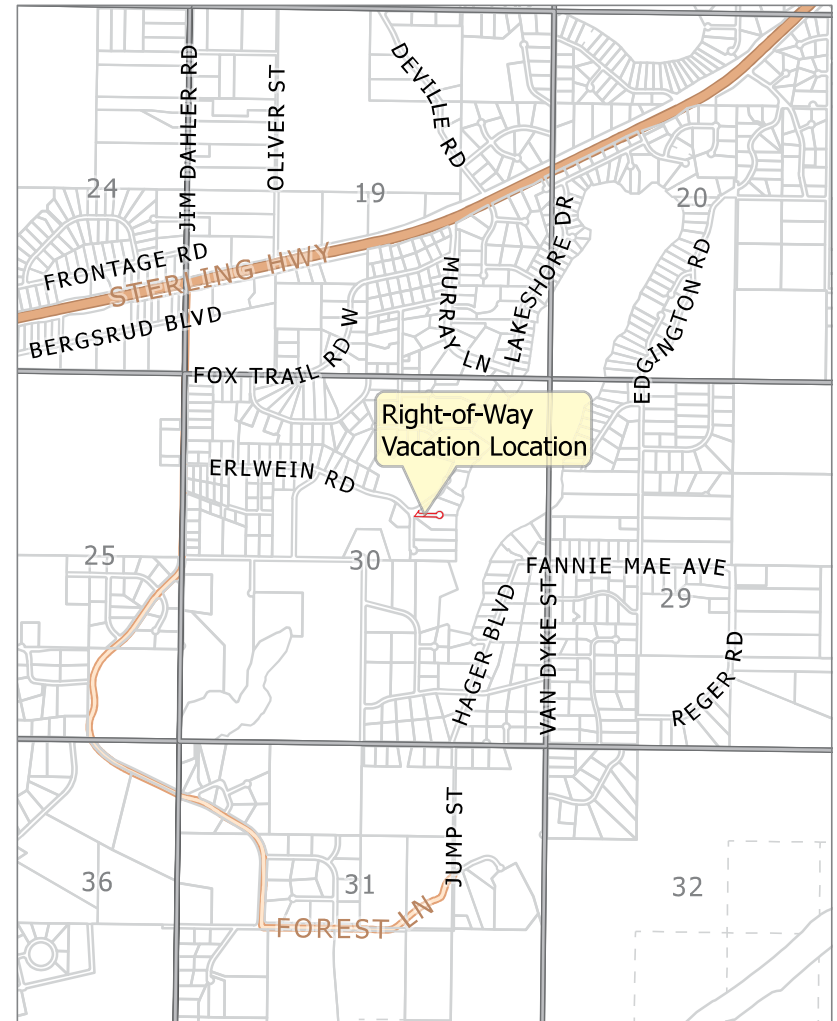
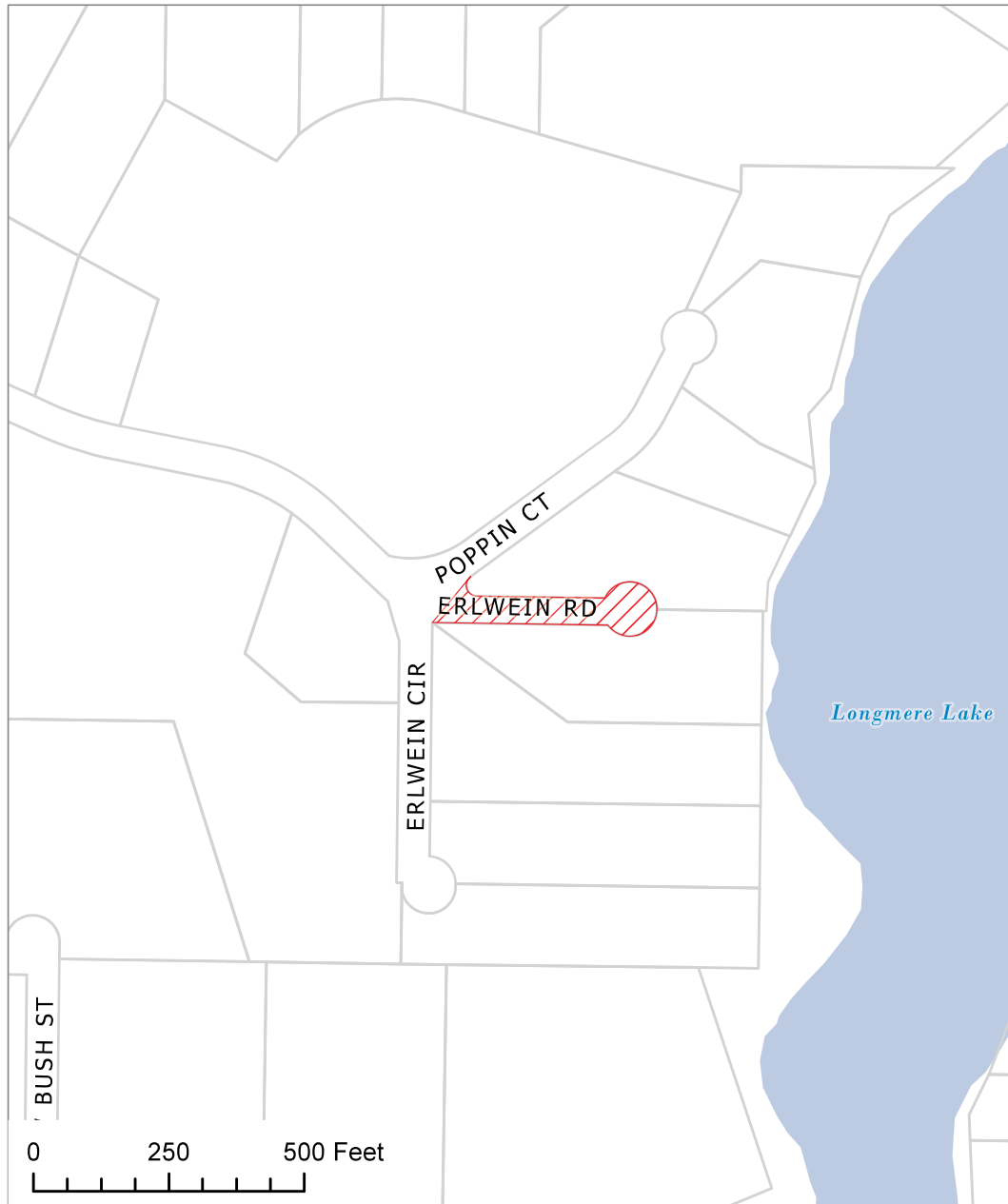
E. NEW BUSINESS

4. Right-Of-Way Vacation; KPB File 2025-047V

McLane Consulting Group / Muller, Davis

Request: Vacates a portion of Erlwein Road and associated utility easements adjacent to Lot 1, Block 2 & Lot 2, Block 2 of Birch Forest No. 2, Plat KN 2019-80

Sterling Area



KPB File 2025-047V
T 05N R 09W SEC 30
Sterling



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

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 2-A

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 DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GARY L. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. DAVIS AND SUSAN M. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	53°02'30"	30.00'	27.77'	14.97'	S 26° 24' 40" E	35.79'
C2	25°50'57"	30.00'	13.58'	6.91'	S12° 51' 30" W	3.40'
C3	27°00'30"	30.00'	14.20'	7.23'	S39° 27' 44" W	4.06'

WASTEWATER DISPOSAL

THE EXISTING RAINWATER SUBDIVISIONS WERE APPROVED BY THE KENAI PENINSULA BOROUGH (JUNE 23, 1981 & JUNE 24, 2010) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 10.40.040(A)(4)(A) FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 10.40.020(I)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1-A

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 DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GARY L. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. MULLER AND LELA K. MULLER
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

LEGEND

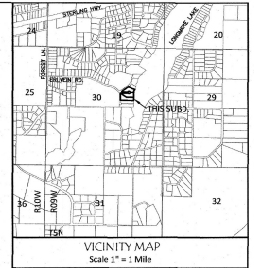
- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-211269
- AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%
- R/W HEREBY VACATED

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 2025.



GRAPHIC SCALE
1 inch = 40 ft.



NOTES

- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FOR LONGMEAD LAKE FORM THE TRUE BOUNDARY OF THE SUBDIVISION. 2025 MEASURE LINE 5 SHOWS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20' 00" BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT EXCEPT WHERE SHOWN OTHERWISE.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF ERLWEIN RD. 50 R/W AND THE ASSOCIATED UTILITY EASEMENT AT THE MEETING OF 2025.
- EXCEPTIONS TO KPB 20.30.190(A)-LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF 2025.
- ACCEPTANCE OF THIS PLAT DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
- THE PARCELS WITHIN THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION JULY 10, 1961, RECORDED IN BOOK 7 PAGE 13, KRD, LOCATION NOT DEFINED.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1961, RECORDED IN BOOK 7 PAGE 36, KRD, LOCATION NOT DEFINED.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1961, RECORDED IN BOOK 7 PAGE 37, KRD, LOCATION NOT DEFINED.
 - A PRIVATE INGRESS AND EGRESS EASEMENT RECORDED JUNE 17, 1971 IN BOOK 62 PAGE 20R AND SEPTEMBER 16, 1971 IN BOOK 63 PAGE 262 KRD.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1-B

WE HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

NOTARY'S ACKNOWLEDGEMENT

FOR: BRIAN L. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #	Rec. Dt.
Date	
Time	



ERLWEIN SUBDIVISION NO. 4

REPLAT OF LOTS 1 & 2 & ERLWEIN SUBDIVISION NO. 3 (KPB-1344) & LOT 1 BLOCK TWO BIRCH FORESTING, 2 (KPB2018-80) & RIGHT-OF-WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS OF ERLWEIN ROAD.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

GARY L. MULLER & LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

GARY L. DAVIS & SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

6.959 AC. M.A. SITUATED IN THE N 1/2 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: 907.20.4218 FAX: 907.20.3208 WWW.MULLENANDCO.COM	KPB File No. 1025-XXXX
Project No. 242029	

Scale: 1" = 40' Plotted: 8/20/2025 Printed: 8/20/2025

KPB 2025-047V

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - RIGHT OF WAY VACATION

Vacates an approximate 24,259 square feet of Erlwein Road including the associated utility easement adjacent to Lot 1, Block 2, and Lot 2, Block 2, of Birch Forest No 2

KPB File No.	2025-047V
Planning Commission Meeting:	April 28, 2025
Applicant / Owner:	Brian Davis of Anchorage Alaska and Gary & Lela Muller of Soldotna, Alaska and Gary & Susan Davis of Soldotna, Alaska
Surveyor:	Andrew Hamilton, McLane Consulting Group
General Location:	Sterling
Legal Description:	Erlwein Road, Erlwein Subdivision, Plat KN 0810144, and Birch Forest No. 2, Plat KN 2019080, Kenai Recording District, Section 30, Township 5 North, Range 9 West, Seward Meridian

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Right-of-Way Vacation: A portion of the right-of-way known as Erlwein Road including the associated utility easement. Proposed vacation is approximately 24, 259 square feet.

Notification: The public hearing notice was published in the April 18 issue of the Peninsula Clarion and the April 17 issue of the Homer News as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Soldotna

Post Office of Sterling

Nine certified mailings were sent to owners of property within 300 feet of the proposed vacation. One receipt had been returned when the staff report was prepared.

Nine public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game
State of Alaska DNR
State of Alaska DOT
State of Alaska DNR Forestry
Emergency Services of CES

Alaska Communication Systems (ACS)
ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed):

Erlwein Road is a 60-foot-wide borough-maintained road and ends in a cul-de-sac. The portion of Erlwein Road petitioned to be vacated is the cul-de-sac and is not constructed or currently in use.

No new dedication is being proposed with the plat. No access to surrounding lots will be affected as Poppin Court and Erlwein Circle provide public access to surrounding lots.

Block length will be non-compliant if the proposed right-of-way vacation is approved.

No section line easements affect the area to be vacated.

KPB Roads Dept. comments	No Response
SOA DOT comments	No Response

Site Investigation:

The areas shown as inundation on the drawing are also identified as Depression wetlands by the KWF Wetlands Assessment. Staff recommends the surveyor add the designation of depression to the label of inundation for the wetland designation also.

The topography of the proposed area to be vacated is steep, with some areas greater than 20% grade per the KPB GIS imagery terrain layer. Areas shown as shaded on the drawing are the areas of steep grade.

The KPB River Center Reviewer identified the right-of-way to be located within the FEMA mapped flood hazard area and recommends the final plat include the required plat notes.

This area is not within a Habitat Protection District per the KPB River Center Reviewer.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: No comments in regards to the vacation of the right-of-way. Plat will need required plat note.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0935F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
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Staff Analysis:

The land was originally surveyed as Government Lot 4 of Section 30, Township 5 North, Range 9 West, SM Alaska. Erlwein Subdivision No 2 K1794 subdivided the south half of a portion of Government Lot 4 and Erlwein Subdivision No 3 KN81-144 subdivided Tract B of K1794 further. Poppin Subdivision KN72-58 subdivided a portion of the north half of Government Lot 4 out as Tract A. Poppin Subdivision Number Two KN 87-8 subdivided Tract A KN72-58 into two tracts. Birch Hollow Subdivision No. 12 KN96-93 resubdivided a tract of KN87-8 and land to the north and west. Birch Forest No. 1 KN2005-13 resubdivided Tract A of KN96-93. Birch Forest No.2 KN2019-80 subdivided Tract A-1 of KN2005-13 and Tract A-2 of KN87-8 to the current layout. This platting action is finalizing the vacation of Erlwein Rd lying between Lot 1 KN2019-80 and Lot 1 KN81-144 and re-aligning the lines between Lot 1 KN2019-80 and Lots 1 & 2 KN81-144 and vacate Erlwein Rd.

Erlwein Subdivision No. 4 that will finalize the vacation will grant a 10-foot utility easement adjoining Poppin Court and Erlwein Circle.

The HEA Land Management Officer provided comments referencing an existing overhead power line easement. **Staff recommends** the surveyor depict the easement and label or add a plat note as noted in the HEA review.

Erlwein Subdivision No. 3 (KN 81-144) depicts a 20-foot HEA utility easement in the southwest corner of Lot 2. **Staff recommends** Depict and label the easement on the final plat.

Existing houses are located on the plats, with the new plat they will remain on individual lots of the finalized plat.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;
Applicant comments: This right of way has not been built/developed.
Staff comments:
2. A road is impossible or impractical to construct, and alternative access has been provided;
Applicant comments: This portion of Erlwein Road crosses terrain that exceeds 20% slope. Lot 1-A access is via Poppin Court. Lot 1-B and Lot 2-A access is off Erlwein Circle.
Staff comments:
3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
Applicant comments: All surrounding parcels remain with legal access via Erlwein Road, Erlwein Circle, and Poppins Court.
Staff comments:
4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;
Staff comments: The cul-de-sac does not provide access to a lake, river, or other area with public interest as it only provides access to private lands.
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
Staff comments: All surrounding parcels remain with legal access via Erlwein Road, Erlwein Circle, and Poppins Court.
6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Staff comments: Other than dividing between the adjacent land owners, no other use is apparent for the right-of-way at this time.
7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.
Staff comments: The vacation has been sent to the utility companies for review and comments. Utility providers have existing lines in this area. HEA has requested an easement to be depicted and labeled on the plat finalizing the vacation. The plat that will finalize the vacation will grant a 10-foot utility easement adjacent to both roads on the west..
8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Staff comments: Nothing notable

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled May 20, 2025 meeting.

If approved, Erlwein Subdivision No. 4 will finalize the proposed right of way vacation. The Plat Committee is scheduled to review Erlwein Subdivision No. 4 on April 28, 2025.

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 35524 ERLWEIN CIR, 35520 ERLWEIN CIR, 39290 ERLWEIN RD Existing Street Names are Correct: Yes List of Correct Street Names: ERLWEIN RD, POPPIN CT, ERLWEIN CIR Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 39290 ERLWEIN RD WILL NEED A POPPIN CT ADDRESS IF ROW VACATION IS APPROVED.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

Utility provider review:

HEA	See Comments in packet
ENSTAR	No comments or recommendations
ACS	No response
GCI	No response

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

See comments and notes on preliminary plat submittal

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
 2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
 3. Grant utility easements requested by utility providers.
 4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
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KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- Focus Area: Energy and Utilities

- *Objective A - Encourage coordination of residential, commercial, and industrial development with extension of utilities and other infrastructure.*

- *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

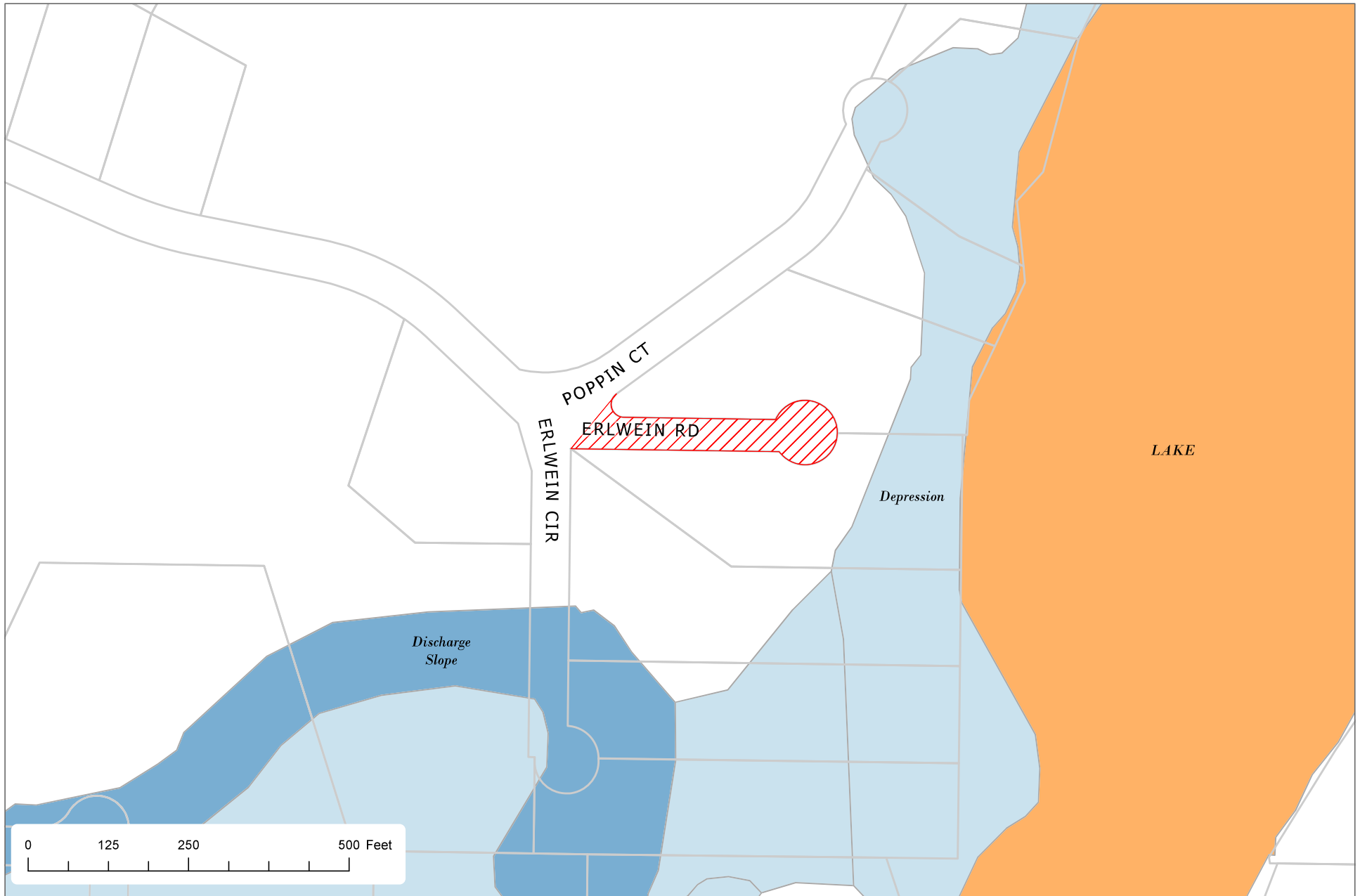
Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
 - *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

END OF STAFF REPORT



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



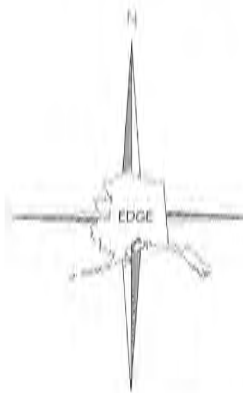
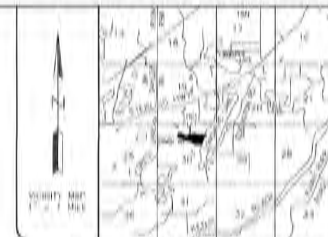
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial with 5-foot Contours



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.



BUILDING SETBACK TYPICAL
APPLIES TO ALL LOTS CREATED BY THIS PLAT

LOT X	
20' BUILDING SETBACK	IN
RIGHT-OF-WAY	IN
20' BUILDING SETBACK	IN
LOT Y	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S73°51'08"E	44.91'
L1(R3)	S74°00'00"E	44.91'
L2	N00°08'02"W	49.89'
L2(R1)	N00°08'01"E	50.02'
L3	S47°21'10"E	50.34'
L4	S47°21'10"E	14.40'
L5	N89°54'15"W	50.39'
L6	S06°20'35"E	25.19'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(N1)	270.00'	346.32'	73.99°	S67°19'30"W	313.06'
C1(R1)	270.00'	346.45'	74.01°	S67°19'30"W	313.06'
C2(N1)	50.00'	138.45'	159.36°	N28°18'10"W	98.30'
C2(R2)	50.00'	138.50'	159.41°	N28°18'10"W	98.30'
C3(N1)	100.00'	74.19'	42.00°	N68°58'50"W	73.30'
C3(R1)	100.00'	74.24'	42.00°	N68°58'50"W	73.30'
C4(N1)	430.00'	240.29'	35.00°	N63°52'27"W	253.19'
C4(R1)	430.00'	240.33'	35.00°	N63°52'27"W	253.19'
C5(N1)	570.00'	125.56'	12.00°	N77°01'10"W	125.56'
C5(R1)	570.00'	125.36'	12.00°	N77°01'10"W	125.56'
C6(N1)	787.22'	186.80'	13.00°	N77°22'10"W	186.80'
C7	787.22'	111.10'	8.00°	N77°22'10"W	111.10'
C8	787.22'	75.70'	5.00°	N77°22'10"W	75.70'
C9	200.00'	129.20'	32.00°	N77°22'10"W	129.20'
C10	170.00'	147.16'	46.00°	N77°22'10"W	147.16'
C11	20.00'	49.89'	14.00°	N77°22'10"W	49.89'
C12	200.00'	92.09'	26.00°	N77°22'10"W	92.09'
C13	170.00'	78.28'	26.00°	N77°22'10"W	78.28'
C14	230.00'	105.91'	26.00°	N77°22'10"W	105.91'
C15	50.00'	249.81'	26.00°	N77°22'10"W	249.81'
C16	50.00'	34.44'	108.00°	N77°22'10"W	34.44'
C17	50.00'	30.47'	34.00°	N77°22'10"W	30.47'
C18	50.00'	124.90'	141.00°	N77°22'10"W	124.90'

REFERENCES

- (R1) BIRCH FOREST NO. 1, PLAT 2008-13, KENAI RECORDING DISTRICT
(R2) HUBBARD SUBDIVISION NUMBER TWO, PLAT 07-B, KENAI RECORDING DISTRICT

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(R1)	PROPERTY CORNER FOUND	(R2)	WITNESS DISTANCE
(R2)	PROPERTY CORNER FOUND	(R3)	CALCULATED
(R3)	PROPERTY CORNER FOUND	(R4)	STATIONED BOUNDARY
(R4)	PROPERTY CORNER FOUND	(R5)	INTERIOR LOT LINE
(R5)	PROPERTY CORNER FOUND	(R6)	ADJACENT PROPERTY
(R6)	PROPERTY CORNER FOUND	(R7)	FORMER LOT LINE
(R7)	PROPERTY CORNER FOUND	(R8)	20' BUILDING SETBACK
(R8)	PROPERTY CORNER FOUND	(R9)	20' BUILDING SETBACK
(R9)	PROPERTY CORNER FOUND	(R10)	20' BUILDING SETBACK
(R10)	PROPERTY CORNER FOUND	(R11)	20' BUILDING SETBACK
(R11)	PROPERTY CORNER FOUND	(R12)	20' BUILDING SETBACK
(R12)	PROPERTY CORNER FOUND	(R13)	20' BUILDING SETBACK
(R13)	PROPERTY CORNER FOUND	(R14)	20' BUILDING SETBACK
(R14)	PROPERTY CORNER FOUND	(R15)	20' BUILDING SETBACK
(R15)	PROPERTY CORNER FOUND	(R16)	20' BUILDING SETBACK
(R16)	PROPERTY CORNER FOUND	(R17)	20' BUILDING SETBACK
(R17)	PROPERTY CORNER FOUND	(R18)	20' BUILDING SETBACK
(R18)	PROPERTY CORNER FOUND	(R19)	20' BUILDING SETBACK
(R19)	PROPERTY CORNER FOUND	(R20)	20' BUILDING SETBACK
(R20)	PROPERTY CORNER FOUND	(R21)	20' BUILDING SETBACK
(R21)	PROPERTY CORNER FOUND	(R22)	20' BUILDING SETBACK
(R22)	PROPERTY CORNER FOUND	(R23)	20' BUILDING SETBACK
(R23)	PROPERTY CORNER FOUND	(R24)	20' BUILDING SETBACK
(R24)	PROPERTY CORNER FOUND	(R25)	20' BUILDING SETBACK
(R25)	PROPERTY CORNER FOUND	(R26)	20' BUILDING SETBACK
(R26)	PROPERTY CORNER FOUND	(R27)	20' BUILDING SETBACK
(R27)	PROPERTY CORNER FOUND	(R28)	20' BUILDING SETBACK
(R28)	PROPERTY CORNER FOUND	(R29)	20' BUILDING SETBACK
(R29)	PROPERTY CORNER FOUND	(R30)	20' BUILDING SETBACK
(R30)	PROPERTY CORNER FOUND	(R31)	20' BUILDING SETBACK
(R31)	PROPERTY CORNER FOUND	(R32)	20' BUILDING SETBACK
(R32)	PROPERTY CORNER FOUND	(R33)	20' BUILDING SETBACK
(R33)	PROPERTY CORNER FOUND	(R34)	20' BUILDING SETBACK
(R34)	PROPERTY CORNER FOUND	(R35)	20' BUILDING SETBACK
(R35)	PROPERTY CORNER FOUND	(R36)	20' BUILDING SETBACK
(R36)	PROPERTY CORNER FOUND	(R37)	20' BUILDING SETBACK
(R37)	PROPERTY CORNER FOUND	(R38)	20' BUILDING SETBACK
(R38)	PROPERTY CORNER FOUND	(R39)	20' BUILDING SETBACK
(R39)	PROPERTY CORNER FOUND	(R40)	20' BUILDING SETBACK
(R40)	PROPERTY CORNER FOUND	(R41)	20' BUILDING SETBACK
(R41)	PROPERTY CORNER FOUND	(R42)	20' BUILDING SETBACK
(R42)	PROPERTY CORNER FOUND	(R43)	20' BUILDING SETBACK
(R43)	PROPERTY CORNER FOUND	(R44)	20' BUILDING SETBACK
(R44)	PROPERTY CORNER FOUND	(R45)	20' BUILDING SETBACK
(R45)	PROPERTY CORNER FOUND	(R46)	20' BUILDING SETBACK
(R46)	PROPERTY CORNER FOUND	(R47)	20' BUILDING SETBACK
(R47)	PROPERTY CORNER FOUND	(R48)	20' BUILDING SETBACK
(R48)	PROPERTY CORNER FOUND	(R49)	20' BUILDING SETBACK
(R49)	PROPERTY CORNER FOUND	(R50)	20' BUILDING SETBACK
(R50)	PROPERTY CORNER FOUND	(R51)	20' BUILDING SETBACK
(R51)	PROPERTY CORNER FOUND	(R52)	20' BUILDING SETBACK
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(R54)	PROPERTY CORNER FOUND	(R55)	20' BUILDING SETBACK
(R55)	PROPERTY CORNER FOUND	(R56)	20' BUILDING SETBACK
(R56)	PROPERTY CORNER FOUND	(R57)	20' BUILDING SETBACK
(R57)	PROPERTY CORNER FOUND	(R58)	20' BUILDING SETBACK
(R58)	PROPERTY CORNER FOUND	(R59)	20' BUILDING SETBACK
(R59)	PROPERTY CORNER FOUND	(R60)	20' BUILDING SETBACK
(R60)	PROPERTY CORNER FOUND	(R61)	20' BUILDING SETBACK
(R61)	PROPERTY CORNER FOUND	(R62)	20' BUILDING SETBACK
(R62)	PROPERTY CORNER FOUND	(R63)	20' BUILDING SETBACK
(R63)	PROPERTY CORNER FOUND	(R64)	20' BUILDING SETBACK
(R64)	PROPERTY CORNER FOUND	(R65)	20' BUILDING SETBACK
(R65)	PROPERTY CORNER FOUND	(R66)	20' BUILDING SETBACK
(R66)	PROPERTY CORNER FOUND	(R67)	20' BUILDING SETBACK
(R67)	PROPERTY CORNER FOUND	(R68)	20' BUILDING SETBACK
(R68)	PROPERTY CORNER FOUND	(R69)	20' BUILDING SETBACK
(R69)	PROPERTY CORNER FOUND	(R70)	20' BUILDING SETBACK
(R70)	PROPERTY CORNER FOUND	(R71)	20' BUILDING SETBACK
(R71)	PROPERTY CORNER FOUND	(R72)	20' BUILDING SETBACK
(R72)	PROPERTY CORNER FOUND	(R73)	20' BUILDING SETBACK
(R73)	PROPERTY CORNER FOUND	(R74)	20' BUILDING SETBACK
(R74)	PROPERTY CORNER FOUND	(R75)	20' BUILDING SETBACK
(R75)	PROPERTY CORNER FOUND	(R76)	20' BUILDING SETBACK
(R76)	PROPERTY CORNER FOUND	(R77)	20' BUILDING SETBACK
(R77)	PROPERTY CORNER FOUND	(R78)	20' BUILDING SETBACK
(R78)	PROPERTY CORNER FOUND	(R79)	20' BUILDING SETBACK
(R79)	PROPERTY CORNER FOUND	(R80)	20' BUILDING SETBACK
(R80)	PROPERTY CORNER FOUND	(R81)	20' BUILDING SETBACK
(R81)	PROPERTY CORNER FOUND	(R82)	20' BUILDING SETBACK
(R82)	PROPERTY CORNER FOUND	(R83)	20' BUILDING SETBACK
(R83)	PROPERTY CORNER FOUND	(R84)	20' BUILDING SETBACK
(R84)	PROPERTY CORNER FOUND	(R85)	20' BUILDING SETBACK
(R85)	PROPERTY CORNER FOUND	(R86)	20' BUILDING SETBACK
(R86)	PROPERTY CORNER FOUND	(R87)	20' BUILDING SETBACK
(R87)	PROPERTY CORNER FOUND	(R88)	20' BUILDING SETBACK
(R88)	PROPERTY CORNER FOUND	(R89)	20' BUILDING SETBACK
(R89)	PROPERTY CORNER FOUND	(R90)	20' BUILDING SETBACK
(R90)	PROPERTY CORNER FOUND	(R91)	20' BUILDING SETBACK
(R91)	PROPERTY CORNER FOUND	(R92)	20' BUILDING SETBACK
(R92)	PROPERTY CORNER FOUND	(R93)	20' BUILDING SETBACK
(R93)	PROPERTY CORNER FOUND	(R94)	20' BUILDING SETBACK
(R94)	PROPERTY CORNER FOUND	(R95)	20' BUILDING SETBACK
(R95)	PROPERTY CORNER FOUND	(R96)	20' BUILDING SETBACK
(R96)	PROPERTY CORNER FOUND	(R97)	20' BUILDING SETBACK
(R97)	PROPERTY CORNER FOUND	(R98)	20' BUILDING SETBACK
(R98)	PROPERTY CORNER FOUND	(R99)	20' BUILDING SETBACK
(R99)	PROPERTY CORNER FOUND	(R100)	20' BUILDING SETBACK

CERTIFICATE OF SURVEYOR

I, MARK ARNONE, LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



APR FILE NO. 2019-060

BIRCH FOREST No. 2

A SUBDIVISION OF TRACT A-1
BIRCH FOREST NO. 1
PLAT 2008-13 KENAI RECORDING DISTRICT
AND
TRACT A-2 HUBBARD SUBDIVISION NUMBER TWO
PLAT 07-B KENAI RECORDING DISTRICT

OWNER:
HUBBARD FAMILY TRUST
COUNCIL PROPERTY TRUST
PO BOX 208
KODIAK, ALASKA 99581

LOCATED WITHIN THE 1/2 SECTION 30,
T10N, R10E, S10W, ALASKA
KENAI PENINSULA BOROUGH, ALASKA
KENAI RECORDING DISTRICT

CONTAINED 30.100 ACRES



DRAWN BY: [Name]
DATE: 11/22/19
FIELD BOOK: 1010-10
CHECKED BY: [Name]
SCALE: 1" = 100'
SHEET: 1 OF 2

Veri, 2019-10

Page 1 of 2

NOTES

1. BUILDING SETBACK: A SETBACK OF 30' FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAY LINES; A LESSER STANDARD IS APPROVED OR RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION (SEE TITLE).
2. THE FRONT 15' FEET OF THE JAY BUILDING SETBACK AND THE ENDS OF BUILDING SETBACK WITHIN 5' OF SIDE LOT LINES IS ALSO A UTILITY EASEMENT. 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. PLAT KN 2005-13 GRANTED A 20-FOOT EASEMENT CENTERED ON THE EXISTING CROWN ROAD.
4. NO STRUCTURES ARE PERMITTED WITHIN PARALLEL PORTIONS OF PLAT 10TH.
5. THESE PARCELS MAY BE AFFECTED BY A GENERAL EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ESTATE ASSOCIATION RESOLUTION AUGUST 4, 1981 MEASUREMENT 7' FROM 30' BEHIND RECORDING DISTRICT.
6. THESE PARCELS MAY BE AFFECTED BY A GENERAL EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ESTATE ASSOCIATION RESOLUTION AUGUST 4, 1981 MEASUREMENT 7' FROM 30' BEHIND RECORDING DISTRICT.
7. THESE PARCELS MAY BE AFFECTED BY A PRIVATE BURIAL AND FOREIGN EASEMENT RECORDED JUNE 17, 1981 IN DEED BOOK 82, PAGE 204 AND SEPTEMBER 16, 1981 IN DEED BOOK 85, PAGE 263, BEHIND RECORDING DISTRICT.
8. DEVELOPMENT OF ORIGINAL TRACT A 2 MAY BE SUBJECT TO COVENANTS, CONDITIONS OR RESTRICTIONS RECORDED BOOK 245, PAGE 213, KNB.
9. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BUREAU IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
10. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED (LOCAL, STATE, AND FEDERAL) PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
11. EXCEPTIONS TO KING 30.30.100-STREETS INTERSECTIONS, KING 30.30.170 ROAD LENGTH AND KING 30.30.120A STREET WIDTH WERE GRANTED BY THE KPB PLAT COMMITTEE AT THE JUNE 24, 2019 MEETING.
12. THE NATURAL BOUNDARIES OF THE PROPERTY FROM WATER LINE FORMS THE TRUE BOUNDARY OF THE SUBDIVISION. THE TRUE PROPERTY CORNERS BEING THE EXTENSION OF THE TRUE LOT LINE AND THEIR INTERSECTION WITH THE NATURAL BOUNDARIES OF THE PROPERTY FROM WATER LINE.
13. UTILITY EASEMENTS OF RECORD HAVE BEEN REVIEWED PER KPB PLANNING COMMISSION RESOLUTION NUMBER 2019-18 AS RECORDED UNDER SERIAL NO. 2019-004800-01.
14. WASTEWATER DISPOSAL
LOT 1 BLOCK 2 THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) THE PLAT FOR TRACT A2 (KN 87-8) ON NOVEMBER 18, 1980, THE TRACT (ORIGIN REPEATED AS LOT 1 BLOCK 2) IS APPROXIMATELY 1.5 ACRES IN SIZE. THE TRACT IS LOCATED IN THE REGULARITY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
TRACT B LOTS WHICH ARE AT LEAST 100 FEET SQUARE FEET OF NATURAL FEE ARE NOT BE SUITABLE FOR WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
LOTS 2-8 BLOCK 1 AND LOTS 2-4 BLOCK 2 ARE CONTAINING WATER TABLE LEVELS AND SOIL TYPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONSTRUCTION OF WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. THE TRACT FAMILY OR GROUP IS SUITABLE AND MEETING THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. ANY OTHER TYPE OF WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER

CE 6721

12-10-2019

15. DEVELOPMENT OF ORIGINAL TRACT A 1 MAY BE SUBJECT TO COVENANTS, CONDITIONS OR RESTRICTIONS RECORDED BOOK 444, PAGE 444, AND AMENDED PER SERIAL NUMBER 2005-004499-0, KPB.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 24, 2019.
KENAI PENINSULA BOROUGH

Maxwell 24.30.2019
AUTHORIZED SIGNATURE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE KENAI FAMILY REVOCABLE COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND ON BEHALF OF THE KENAI FAMILY REVOCABLE COMMUNITY PROPERTY TRUST, I HEREBY ALLOCATE THIS PLAT OF SUBDIVISION AND TO MYSELF, FORTHWITH, ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

L. E. Miller
L. E. MILLER
KENAI FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
UNDER IF (FORMER TRACT A-1)
PO BOX 794
SOLDOTNA, ALASKA 99660

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ALLOCATE THIS PLAT OF SUBDIVISION AND TO OUR CO-OWNERS, FORTHWITH, ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

L. E. Miller
L. E. MILLER

L. E. Miller
L. E. MILLER
OWNERS OF TRACT A-1 & 2
100 WEST BAYVIEW AV.
SOLDOTNA, ALASKA 99660

NOTARY ACKNOWLEDGMENT

FOR L. E. MILLER
ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December 2019

L. E. Miller
NOTARY PUBLIC FOR STATE OF ALASKA

ALASKA NOTARY
L. E. MILLER
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 1-1-2021

NOTARY ACKNOWLEDGMENT

FOR L. E. MILLER
ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December 2019

L. E. Miller
NOTARY PUBLIC FOR STATE OF ALASKA

ALASKA NOTARY
L. E. MILLER
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 1-1-2021

NOTARY ACKNOWLEDGMENT

FOR L. E. MILLER
ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December 2019

L. E. Miller
NOTARY PUBLIC FOR STATE OF ALASKA

ALASKA NOTARY
L. E. MILLER
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 1-1-2021

KPB FILE No. 2019-069

BIRCH FORKS No. 2

A SUBDIVISION OF TRACT A 1
PLAT 2005-13 BEHIND RECORDING DISTRICT
AND
TRACT A 2 PLAT 2005-13 BEHIND RECORDING DISTRICT
PLAT 87-8 BEHIND RECORDING DISTRICT

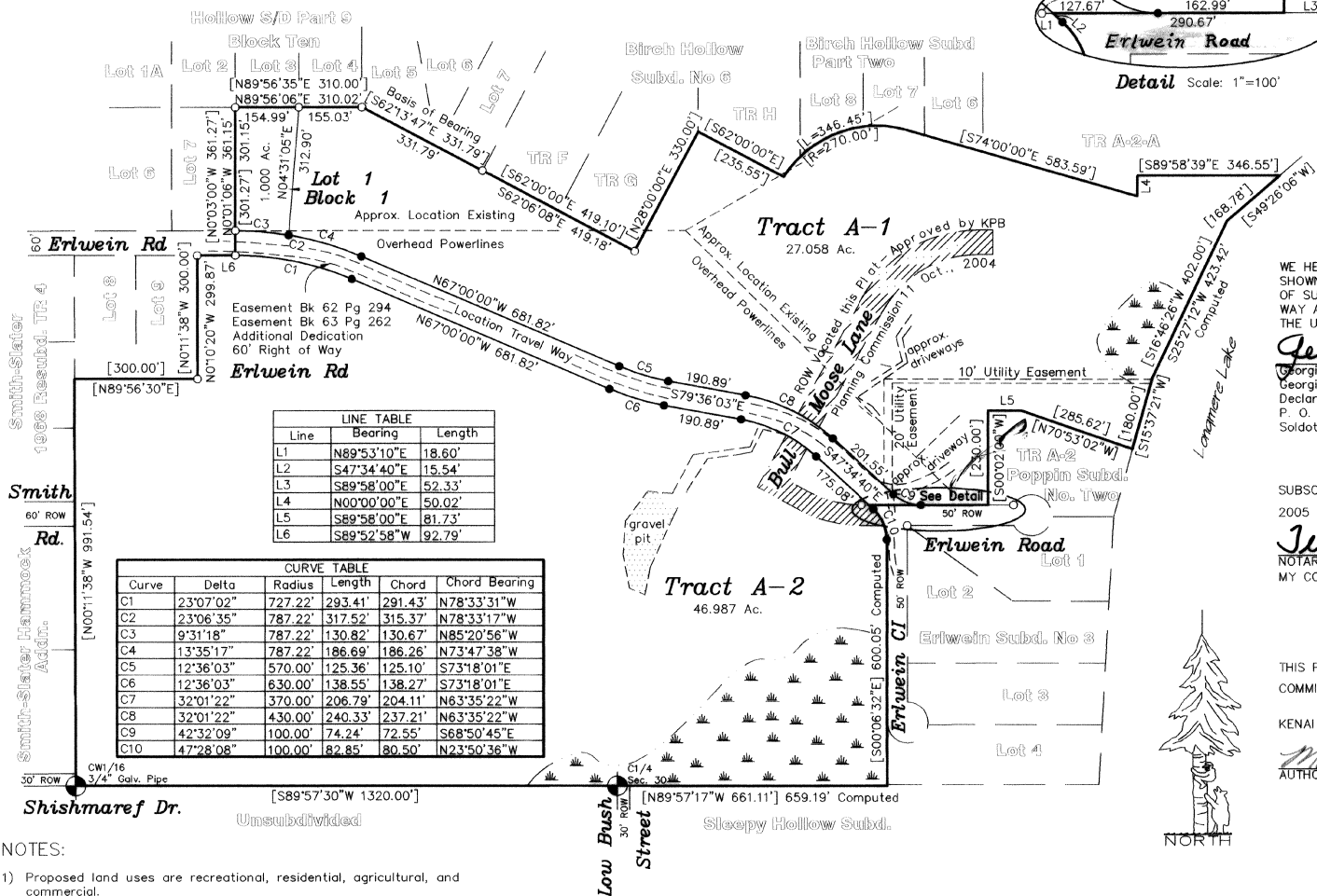
OWNER:
KENAI FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 794
SOLDOTNA, ALASKA 99660
L. E. MILLER
100 WEST BAYVIEW AV.
SOLDOTNA, ALASKA 99660

LOCATED WITHIN THE R 1/2 SECTION 30,
T9N 10N, R10W, BEHIND RECORDING DISTRICT
KENAI PENINSULA BOROUGH, ALASKA
BEHIND RECORDING DISTRICT

CONTAINS 36.195 ACRES



DATE: 11/23/19
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 100'
SHEET: 2 OF 2



- NOTES:
- Proposed land uses are recreational, residential, agricultural, and commercial.
 - Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - Existing powerline(s) is centerline of a 20' wide electrical distribution line easement.
 - Front 10 ft. of the building setback adjacent to rights-of-way and entire setback within 5' of side lot lines is also a utility easement. 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.
 - WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

- WASTEWATER DISPOSAL:** Both Tracts 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.

LEGEND:

- Monument of Record
-
-
- [] Record Datum - Birch Hollow Subd. No. 12, Plat # 96-93 KRD
- () Record Datum - Poppin Subd. No. 2, Plat # 87-8 KRD
- Low Wet Area

SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

Date 9 March 05



2005-13

RECORDED
Kenai REC. DIST.

DATE: 3-15 2005
TIME: 10:02 A.M.

REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

CERTIFICATE of OWNERSHIP and DEDICATION

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

Georgia L. Poppin, Trustee
Georgia L. Poppin - Trustee
Georgia L. Poppin
Declaration of Trust
P. O. Box 796
Soldotna, AK 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF March 2005 FOR Georgia L. Poppin
Jerusa A. Monte
NOTARY PUBLIC FOR HAWAII
MY COMMISSION EXPIRES 12/26/2005

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 14, 2004

KENAI PENINSULA BOROUGH

Max Burt
AUTHORIZED OFFICIAL

KPB FILE No. 2002-126

Birch Forest No. 1

A resubdivision of Tract A, Birch Hollow S/D No. 12. Located within the N 1/2 Section 30, T5N, R9W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 77.448 Acres

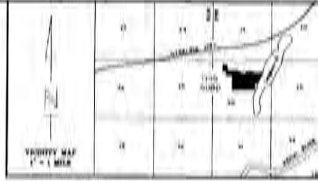
Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE - (907) 283-9047 FAX - (907) 283-9071 PLANNERS

JOB NO: 24042	DRAWN: 01 March, 2005 CB
SURVEYED: October 2004	SCALE: 1" = 200'
FELD BK: 2004-6, Pg. 1	DISK: Birch Forest

RECORD DATA			
LINE	READING	DIST	REL
1.2	N 00° 00' 00" E	100.00	72.22
1.3	N 00° 05' 25" E	28.80	85.74
1.4	N 01° 30' 26" E	282.10	
1.7	N 70° 00' 00" E	14.30	81.72
1.8	N 05° 00' 33" E	030.00	

新加坡的住宅			
年份	住宅单位	人口	居住
年	住宅单位	人口	居住
1950	1,000,000	1,000,000	1,000,000
1951	1,000,000	1,000,000	1,000,000
1952	1,000,000	1,000,000	1,000,000
1953	1,000,000	1,000,000	1,000,000
1954	1,000,000	1,000,000	1,000,000
1955	1,000,000	1,000,000	1,000,000
1956	1,000,000	1,000,000	1,000,000
1957	1,000,000	1,000,000	1,000,000
1958	1,000,000	1,000,000	1,000,000
1959	1,000,000	1,000,000	1,000,000
1960	1,000,000	1,000,000	1,000,000
1961	1,000,000	1,000,000	1,000,000
1962	1,000,000	1,000,000	1,000,000
1963	1,000,000	1,000,000	1,000,000
1964	1,000,000	1,000,000	1,000,000
1965	1,000,000	1,000,000	1,000,000
1966	1,000,000	1,000,000	1,000,000
1967	1,000,000	1,000,000	1,000,000
1968	1,000,000	1,000,000	1,000,000
1969	1,000,000	1,000,000	1,000,000
1970	1,000,000	1,000,000	1,000,000
1971	1,000,000	1,000,000	1,000,000
1972	1,000,000	1,000,000	1,000,000
1973	1,000,000	1,000,000	1,000,000
1974	1,000,000	1,000,000	1,000,000
1975	1,000,000	1,000,000	1,000,000
1976	1,000,000	1,000,000	1,000,000
1977	1,000,000	1,000,000	1,000,000
1978	1,000,000	1,000,000	1,000,000
1979	1,000,000	1,000,000	1,000,000
1980	1,000,000	1,000,000	1,000,000
1981	1,000,000	1,000,000	1,000,000
1982	1,000,000	1,000,000	1,000,000
1983	1,000,000	1,000,000	1,000,000
1984	1,000,000	1,000,000	1,000,000
1985	1,000,000	1,000,000	1,000,000
1986	1,000,000	1,000,000	1,000,000
1987	1,000,000	1,000,000	1,000,000
1988	1,000,000	1,000,000	1,000,000
1989	1,000,000	1,000,000	1,000,000
1990	1,000,000	1,000,000	1,000,000
1991	1,000,000	1,000,000	1,000,000
1992	1,000,000	1,000,000	1,000,000
1993	1,000,000	1,000,000	1,000,000
1994	1,000,000	1,000,000	1,000,000
1995	1,000,000	1,000,000	1,000,000
1996	1,000,000	1,000,000	1,000,000
1997	1,000,000	1,000,000	1,000,000
1998	1,000,000	1,000,000	1,000,000
1999	1,000,000	1,000,000	1,000,000
2000	1,000,000	1,000,000	1,000,000
2001	1,000,000	1,000,000	1,000,000
2002	1,000,000	1,000,000	1,000,000
2003	1,000,000	1,000,000	1,000,000
2004	1,000,000	1,000,000	1,000,000
2005	1,000,000	1,000,000	1,000,000
2006	1,000,000	1,000,000	1,000,000
2007	1,000,000	1,000,000	1,000,000
2008	1,000,000	1,000,000	1,000,000
2009	1,000,000	1,000,000	1,000,000
2010	1,000,000	1,000,000	1,000,000
2011	1,000,000	1,000,000	1,000,000
2012	1,000,000	1,000,000	1,000,000
2013	1,000,000	1,000,000	1,000,000
2014	1,000,000	1,000,000	1,000,000



Tract A may be subject to additional Right-of-Way easements for ingress and egress as recorded in Bk. 54, Pg. 294; Bk. 63, Pg. 262, K.R.D.

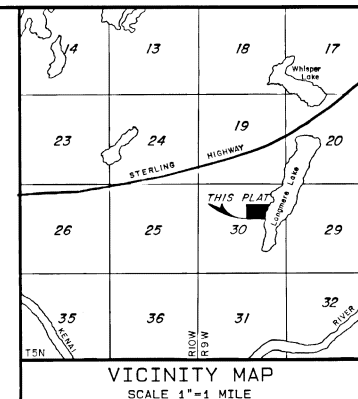
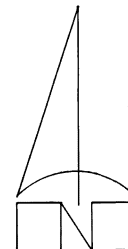
[illegible]

LETTER OF APPROVAL BY THE ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with
18AAC72.085 and is approved, subject to any noted restrictions.

Nov. 14, 1986

Date



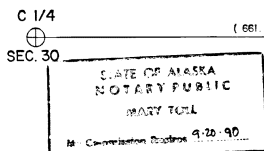
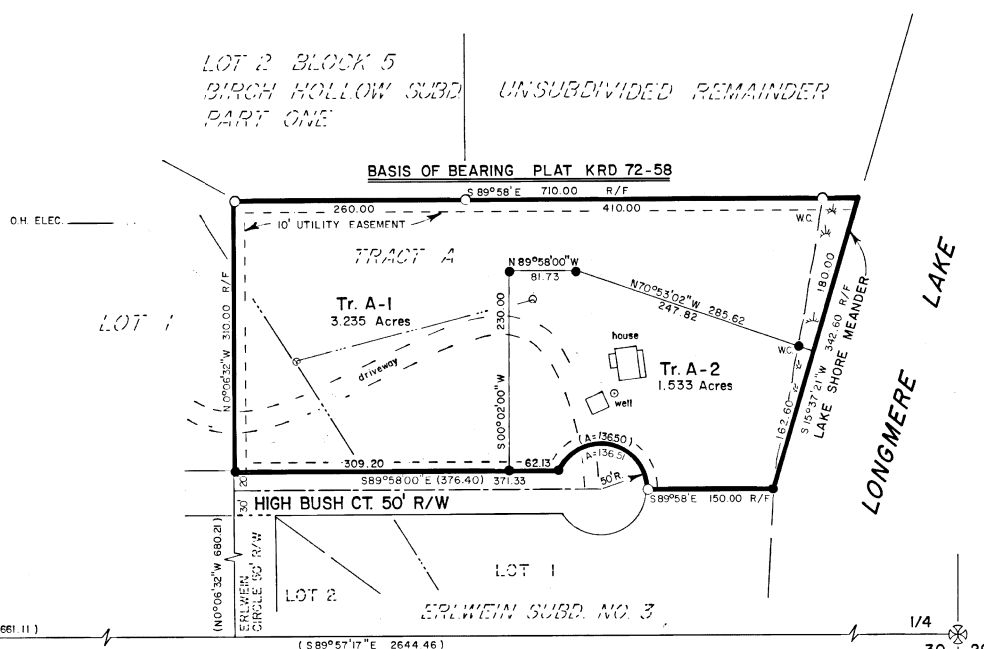
VICINITY MAP
SCALE 1"=1 MILE

LEGEND

- BLM or GLO monument recovered
- BLM or GLO monument not recovered
- Found official survey monument
- Set Bernitsen 3 1/4" x 30" aluminum survey monument
- Monument of record not recovered
- Found 5/8" rebar
- Set 5/8" x 30" rebar with 2" aluminum cap
- Found 1/2" rebar
- Set 1/2" x 24" rebar with plastic cap C 283
- Found 1 1/2" aluminum cap
- R/F Record and found data agree K72-58
- () Indicates record data K72-58

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) The ordinary waterline of Longmere Lake forms the true bounds of the lake front lots. The Lake Shore Meander shown hereon is for survey computational purposes only.
- 3) No direct access to state maintained ROWs permitted unless approved by State of Alaska Dept. of Transportation.
- 4) BUILDING SET BACK - A building set back of 20 ft. is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 5) The existing powerline is the centerline of a 20' utility easement.
- 6) The front 10' of building setback is also a utility easement.



NOTARY'S ACKNOWLEDGEMENT

FOR: Georgia Poppin and Georgia L. Poppin P.O.A. for N.J. Poppin
Subscribed and sworn before me this

16th day of November, 1986.

My commission expires 9-20-90

Mary Jell
Notary Public for the State of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

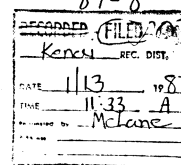
N.J. Poppin by P.O.A. Georgia L. Poppin
Georgia L. Poppin

PLAT APPROVAL

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

OCTOBER 6, 1986
KENAI PENINSULA BOROUGH

By Richard P. Poppin
Authorized official



POPPIN SUBDIVISION
NUMBER TWO

(A RESUBDIVISION OF TRACT A POPPIN SUBDIVISION)

N.J. Poppin, owner
P.O. Box 796
Soldotna, AK 99669

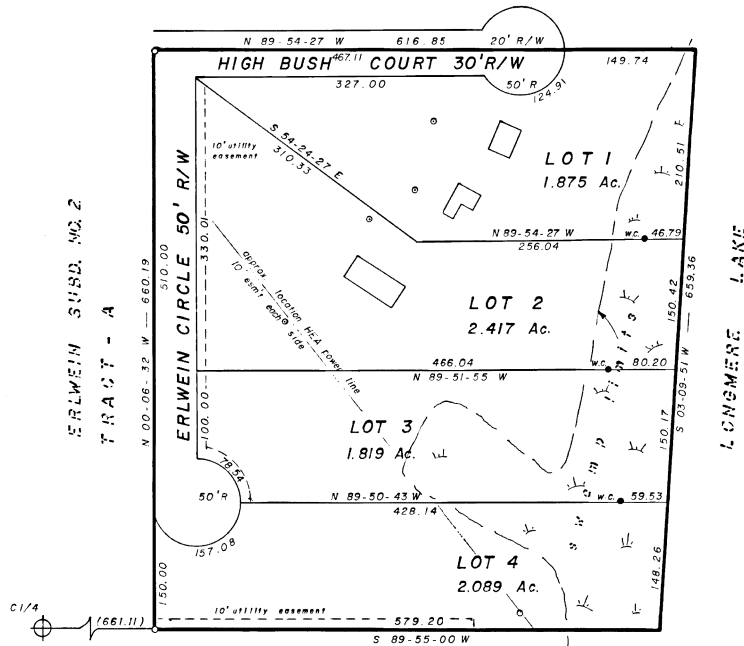
LOCATION

4.768 AC. SITUATED IN S1/2 NE 1/4 SECTION 30, T5N, R9W, SEWARD MERIDIAN, ALASKA IN THE KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.

Surveyed by: McLANE and ASSOCIATES, INC.
Soldotna, AK 99669

DATE OF SURVEY 7/9 - 12/11/86	SCALE 1" = 100'	SHEET 1 of 1
DRAWN BY gb,mt CHECKED BY msm	BK. No. 86-25,87-05 JOB No. 86-2072	K.P.B. FILE No. 86-316

TRACT A
POPPIN SUBD.



TRACT A
SLEEPY HOLLOW SUBD.

CERTIFICATE OF OWNERSHIP AND DEDICATION

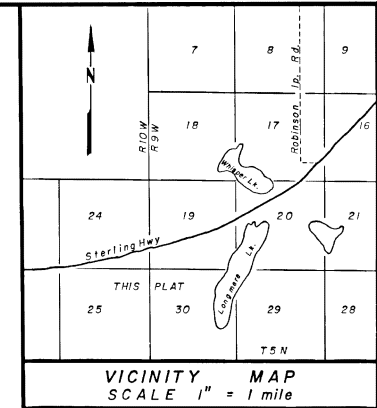
We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and/or streets dedicated by us for public use.

Gary L. Davis Susan M. Davis
Gary L. Davis & Susan M. Davis
Box 2426 Soldotna, Ak. 99669

STATE OF ALASKA
NOTARY PUBLIC
STANLEY S. McLANE
My Commission Expires 8/2/83



NOTARY'S ACKNOWLEDGEMENT
Notary for Gary L. Davis and Susan M. Davis
Subscribed and sworn before me this
20th day of April, 1981.
My commission expires 8/2/83.
Stanley S. McLane
notary public for Alaska



LEGEND AND NOTES

- ⊕ Record Position Official Survey monument.
- Found 1/2" X 24" steel rebar.
- ⊥ Set 1/2" X 24" steel rebar at all lot corners.

All wastewater treatment and disposal systems shall comply with existing law at time of construction.

Building set back—A building set back of 20' is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.

All bearings refer to the West boundary of Tr-B Erlwein Subdivision No. 2.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of JUNE 22, 1981.

Kenai Peninsula Borough

By: [Signature]
Authorized Official

ADMINISTRATIVE OFFICER

ERLWEIN SUBD. NO. 3
(SUBDIVISION OF TRACT B ERLWEIN
SUBDIVISION NO. 2)

Gary Davis, owner
Box 2426 Soldotna, Ak. 99669
LOCATION
9.051 Ac. located in the SW 1/4 NE 1/4 Sec. 30
T5N, R9W-S.M. Ak. and the Kenai Peninsula
Borough.

Surveyed By: McLane & Associates, Inc.
Soldotna, AK. 99669

Date of Survey 6/8/81	Scale 1" = 100'	Ek. No. 80-27
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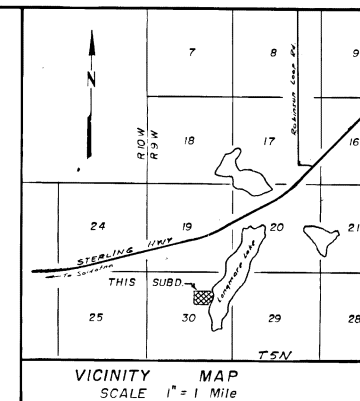
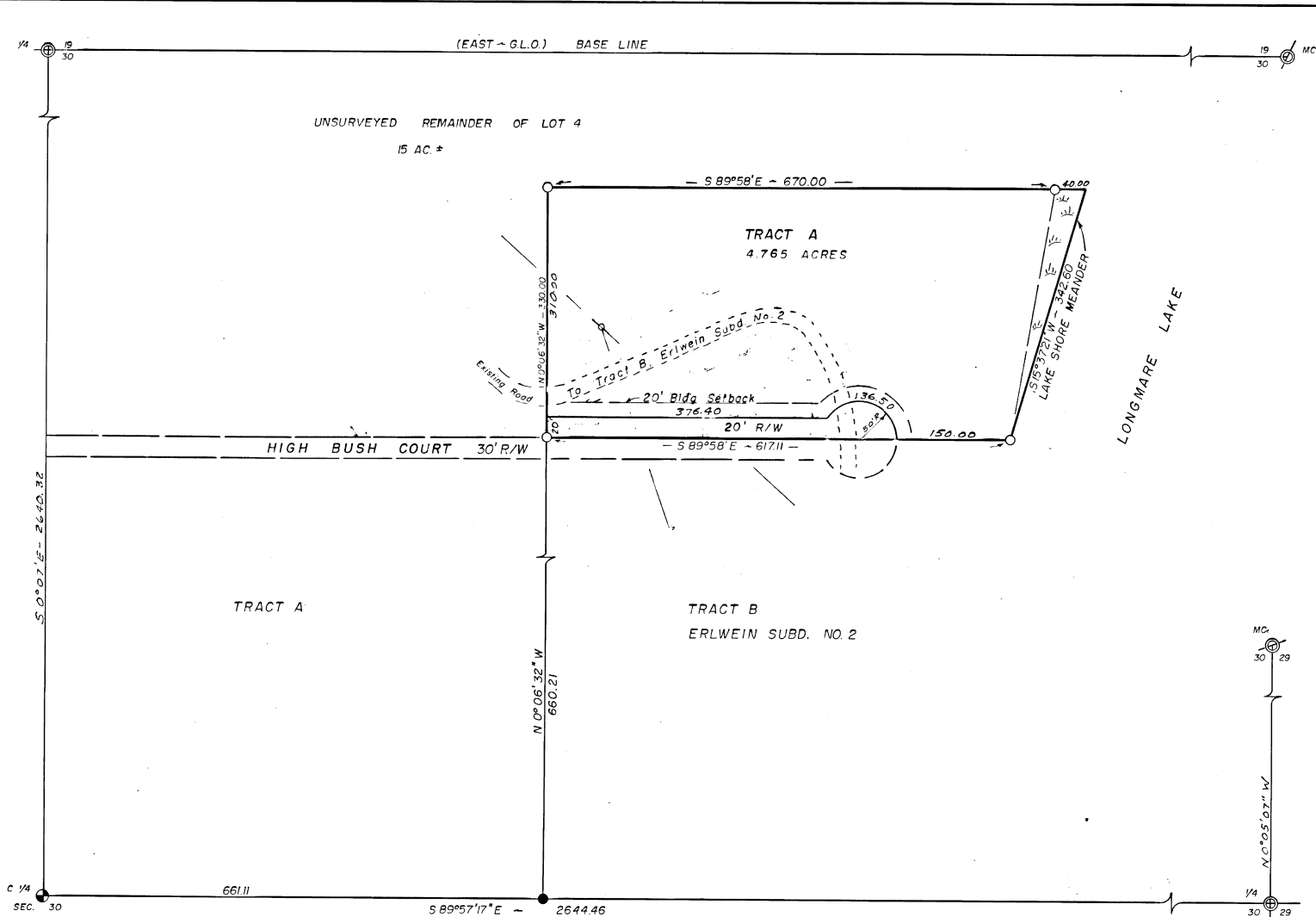
- Right of Way vacated by this plat

A circular notary seal for Rebecca B. McIlvaine, a Notary Public in the State of Alaska. The seal features her name "REBECCA B. McILVAINE" around the top inner edge, "NOTARY PUBLIC" in the center, and "STATE OF ALASKA" around the bottom inner edge. The seal is stamped in black ink.

By: Timothy Waring

28-155
~~RECEIVED~~ - FILED
 KENIL REC. DIST
 DATE 8/18 1978
 TIME 2:31 P
 REQUESTED BY KPB
 APPROVED

Bk. No
78-18



LEGEND AND NOTES

- ⊕ Found G.L.O. brass cap monument.
- Found official survey brass cap.
- Found 1/2" rebar.
- Set 1/2" x 24" rebar.
- HEA power pole.

All bearings refer to the G.L.O. datum of East for the North line of Section 30.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

We hereby certify that we are the owners of the property shown and described hereon. We request approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date Aug 9, 72 Stanley S. McLane owner
Date Aug 9, 72 George A. Poppin owner

NOTARY'S ACKNOWLEDGEMENT:

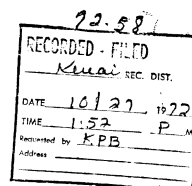
Subscribed and sworn before me this 9th day of August, 1972.

My commission expires July 1, 1974 George A. Poppin

Notary Public for Alaska

Plat approved by the Kenai Peninsula Borough Planning Commission
this 10th day of July, 1972.

George A. Poppin
Chairman



POPPIN SUBDIVISION

N.J. Poppin, owner
Rt. 3; Kenai, Alaska 99611

DESCRIPTION

5.027 ACRES SITUATED IN LOT 4 SECTION 30, T5N, R9W, S.M., ALASKA AND KENAI PENINSULA BOROUGH.

SURVEYED BY: Stanley S. McLane
Soldotna, Ak 99669

DATE OF SURVEY June 6, 1972	SCALE 1" = 100'	BOOK NO. 37-70
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005193

K-1794

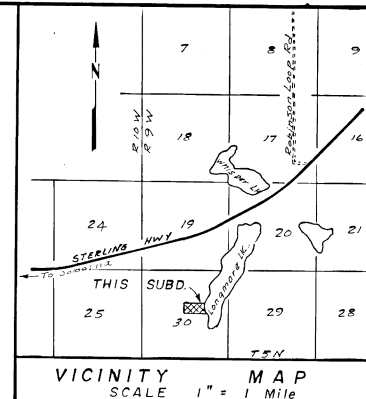
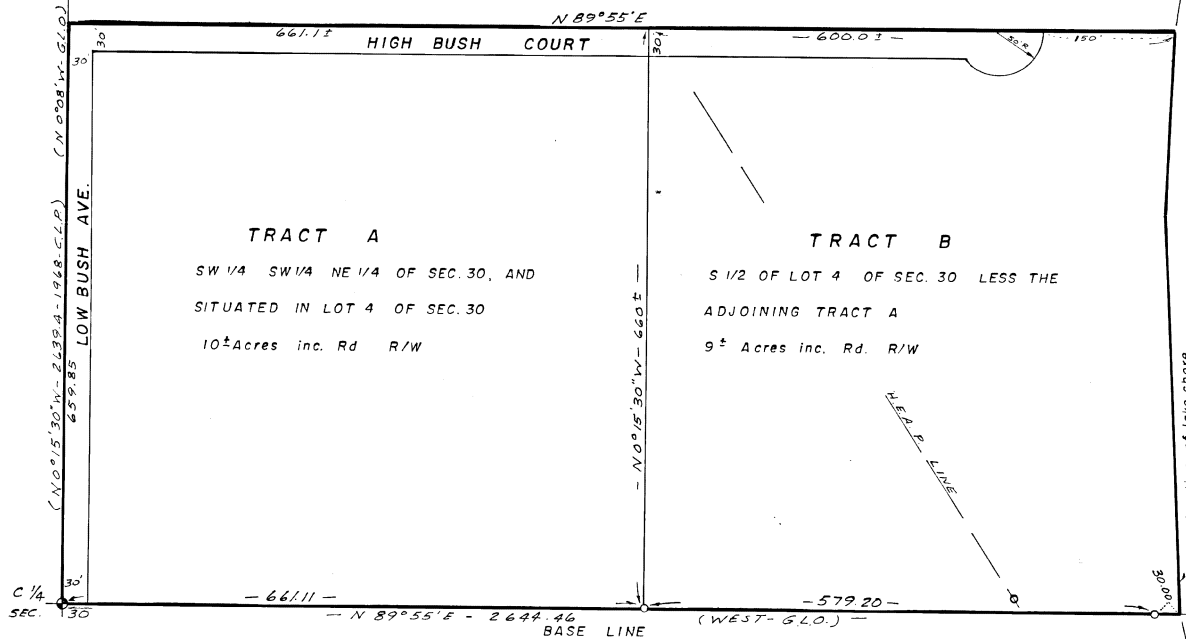
KENAI REC.
DISTRICT

Dec 27 3 57 PM '71

REQUESTED BY Kenai Pen. Bur.

ADDRESS By ESC
Soldotna, Ak

UNSUBD. REMAINDER OF LOT 4 = 20 ± AC.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND OR STREETS DEDICATED BY US FOR PUBLIC USE.

DATE Dec 27, 1971 W. J. Poppin T. D. Erlwein
DATE Dec 27, 1971 N. J. Poppin Kenai, Alaska

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF December, 1971.

MY COMMISSION EXPIRES 7-22-72
Francis R. Byrnes
NOTARY PUBLIC FOR

PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION.
THIS 13th DAY OF OCTOBER, 1971. George A. Anderson



ERLWEIN SUBDIVISION NO. 2

T. D. Erlwein P.O. Box 3138 Kenai, Ak.
N. J. Poppin Rt. 3 Kenai, Ak.
— owners —

DESCRIPTION
S 1/2 OF LOT 4 OF SECTION 30, T5N, R9W,
S.M., AK. CONTAINING 19 ± ACRES IN THE
KENAI PENINSULA BOROUGH.

PREPARED BY: S.S. McLane R.L.S.
Soldotna, Ak.

DATE Sept. 29, 1971	SCALE 1" = 100'	BK. NO. 37-70
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CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 2-A

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 DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GARY L. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. DAVIS AND SUSAN M. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	15°00'00"	30.00'	17.77'	14.90'	N 30° 24' 40" E	26.79'
C2	27°53'59"	30.00'	13.50'	6.92'	S 12° 51' 20" W	13.40'
C3	17°00'00"	30.00'	14.00'	7.00'	S 57° 02' 44" W	14.00'

WASTEWATER DISPOSAL
THE EXISTING PARENT SUBDIVISIONS WERE APPROVED BY THE KENAI PENINSULA BOROUGH (JUNE 22, 1981 & JUNE 24, 2015) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20-04-0000-0000, FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 23-04-0000-0000. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ON 1/16 58°57'30"W
1320.13'
FOUND 2-1/2" ALUMINUM CAP
SEC. 30
C 1/4
FOUND 2-1/2" BRASS CAP
SEC. 30
237.5.1985

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1-A

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 DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GARY L. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. MULLER AND LELA K. MULLER
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTES

1. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FOR LONGMEER LAKE FORM THE TRUE BOUNDS OF THE SUBDIVISION. 2025 MEANDER LINE IS SHOWN FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
2. BUILDINGS SET BACK-A-BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT EXCEPT WHERE SHOWN OTHERWISE.
4. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF ERLWEIN RD. 50' R/W AND THE ASSOCIATED UTILITY EASEMENT AT THE MEETING OF THE COMMITTEE AT THE MEETING OF 2025.
5. EXCEPTIONS TO KPB 20.30.1500A LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF 2025.
6. ACCEPTANCE OF THIS PLAT DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
7. THE PARCELS WITHIN THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION JULY 10, 1981, RECORDED IN BOOK 7 PAGE 16, KNO. LOCATION NOT DEFINED.
AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1981, RECORDED IN BOOK 7 PAGE 16, KNO. LOCATION NOT DEFINED.
AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1981, RECORDED IN BOOK 7 PAGE 17, KNO. LOCATION NOT DEFINED.
A PRIVATE RIGHTS AND EASEMENTS AGREEMENT RECORDED JUNE 17, 1973 IN BOOK NO. PAGE 294 AND SEPTEMBER 16, 1971 IN BOOK 63 PAGE 262, KNO.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1-B

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

NOTARY'S ACKNOWLEDGEMENT

FOR: BRIAN L. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #	
Rev. Date	
Date	
Time	



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-21169
- AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 2%
- R/W HEREBY VACATED

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 2025.

ERLWEIN SUBDIVISION NO. 4
REPLAT OF LOTS 1 & 2 ERLWEIN SUBDIVISION NO. 3 (KENAI 144) & LOT 1 BLOCK TWO BIRCH FOREST NO. 2 (KEN2019-80) & RIGHT OF WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS OF ERLWEIN ROAD.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

GARY L. DAVIS & SUSAN M. DAVIS, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

GARY L. DAVIS & SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

6.959 AC (M) SITUATED IN THE N 1/2 OF SECTION 30, TOWNSHIP NORTH, RANGE TWENTY, SWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING DRAWING - SURVEYING P.O. BOX 408 SOLDOTNA, AK 99669 VOICE (907) 264-4218 FAX (907) 264-1008 www.mclark-engineering.com	KPB File No. 2025-XXX Project No. 248895
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KPB 2025-047V