

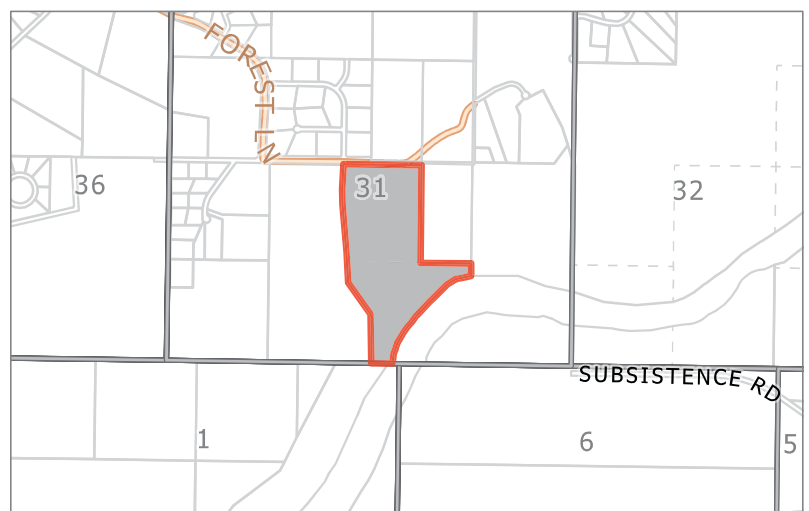
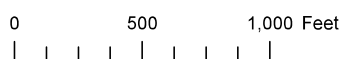
E. NEW BUSINESS

- 1. Crane-France Subdivision; KPB File 2024-099
Peninsula Surveying / Crane
Location: Forest Lane
Sterling Area**



KPB File 2024-099
T 05N R 09W SEC 31
Sterling

9/16/2024

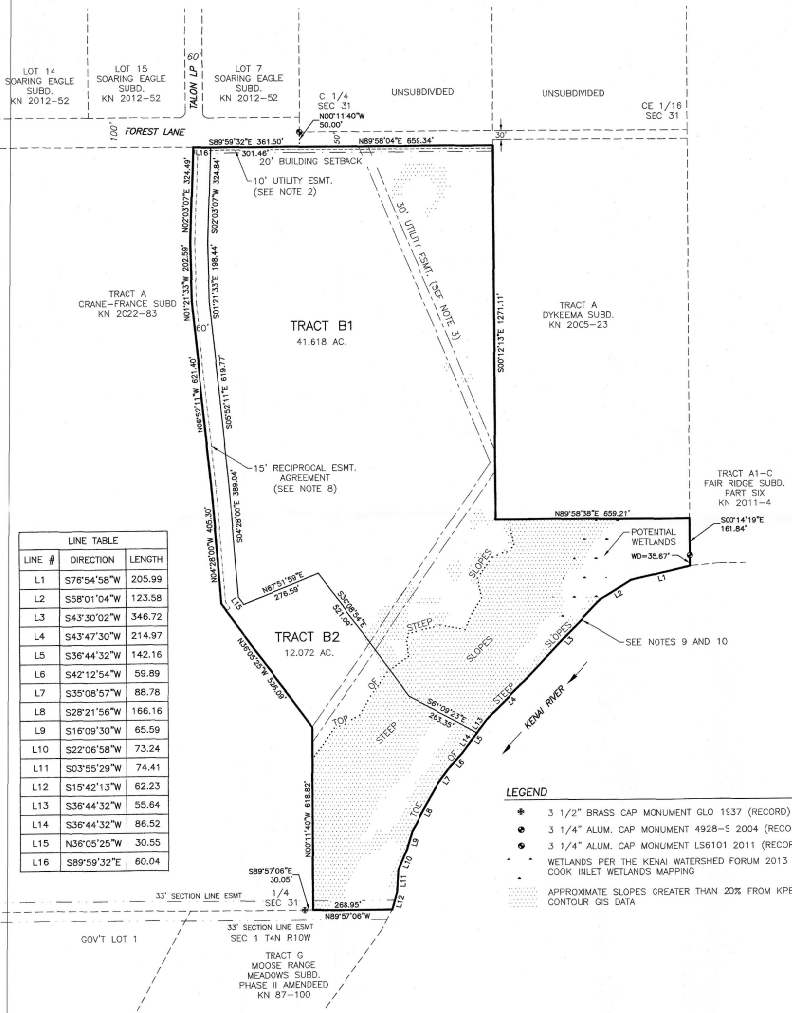
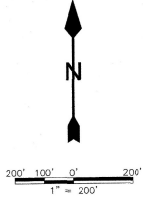




Aerial View



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



LINE #	DIRECTION	LENGTH
L1	S76°54'58"W	205.99
L2	S58°01'04"W	123.58
L3	S43°30'02"W	346.72
L4	S43°47'30"W	214.97
L5	S36°44'32"W	142.16
L6	S42°12'54"W	55.89
L7	S35°08'57"W	86.78
L8	S28°21'56"W	166.16
L9	S16°09'30"W	65.59
L10	S22°06'58"W	73.24
L11	S03°55'29"W	74.41
L12	S15°42'13"W	62.23
L13	S36°44'32"W	55.64
L14	S36°44'32"W	86.52
L15	N36°05'25"W	30.55
L16	S89°59'32"E	60.04

- LEGEND**
- 3 1/2" BRASS CAP MONUMENT QLO 1137 (RECORD)
 - 3 1/4" ALUM. CAP MONUMENT 4928-5 2004 (RECORD)
 - 3 1/4" ALUM. CAP MONUMENT LS6101 2011 (RECORD)
 - WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK ISLET WETLANDS MAPPING
 - APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

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 OWN FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALAN R. CRANE
 34075 FOREST LANE
 SOLDOTNA, AK 99669

JO ANN CRANE
 34075 FOREST LANE
 SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT
 FOR: ALAN R. CRANE AND JO ANN CRANE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

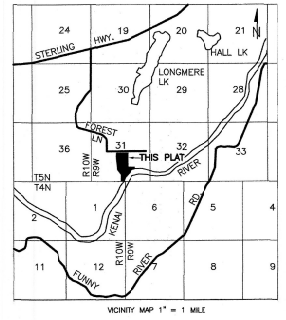
NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

- NOTES**
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 - THE EXISTING OVERHEAD ELECTRIC LINE IS THE CENTERLINE OF A 30' WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT INCLUDING GUYS AND ANCHORS, PER KN2022-83.
 - 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.
 - NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - DRIVEWAY EASEMENTS AFFECTING PORTIONS OF THIS SUBDIVISION ARE RECORDED IN BOOK 556 PAGE 211, BOOK 556 PAGE 398, AND BOOK 556 PAGE 401, KENAI RECORDING DISTRICT. THESE LIE WITHIN THE FOREST LANE ROW.
 - A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS AFFECTING THE SUBDIVISION IS RECORDED IN BOOK 576 PAGE 5, KENAI RECORDING DISTRICT. THIS LIES WITHIN THE FOREST LANE ROW.
 - A RECIPROCAL EASEMENT AFFECTING THE SUBDIVISION IS RECORDED BY DOCUMENT SERIAL NUMBER 2023-011333-0, KENAI RECORDING DISTRICT, 2/28/2023.
 - THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINE AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 - ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.16, AS MAY BE AMENDED FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
 - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA. DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.08 OF KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 022012-2065A FOR INFORMATION ON FLOODPLAIN ZONES A4 AND C.
 - 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.
 - ALL DIMENSIONS ARE RECORD PER KN2022-83.
 - AN EXCEPTION TO KPB 20.30.170, BLOCK LENGTH REQUIREMENTS, WAS GRANTED BY THE PLAT COMMITTEE AT THE MEETING OF AUGUST 8, 2022 FOR PARENT PLAT KN2022-83.
 - THE FLAG PORTION OF TRACT B2 IS A PRIVATE DRIVEWAY THAT IS NOT TO BE DEVELOPED.

WASTEWATER DISPOSAL
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET, AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____
 KENAI PENINSULA BOROUGH

By: _____
 AUTHORIZED OFFICIAL



KPB 2024-099



KPB FILE NUMBER: 2224-XXXX

PENINSULA SJRVEYING, LLC
 10535 KATRINA BOULEVARD, MINILCHIK, AK 99639
 (907)336-7065

PLAT OF
CRANE-FRANCE SUBDIVISION
REPLAT 2024

A SUBDIVISION OF
TRACT B, CRANE-FRANCE SUBDIVISION, KN 2022-83

LOCATED WITHIN
 SW1/4 AND SE 1/4 SEC 31, T1N, R9W, S4, ALASKA
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH
 CONTAINING 53.690 ACRES

OWNER: ALAN R. CRANE AND JO ANN CRANE
 34075 FOREST LANE, SOLDOTNA, AK 99669

SCALE: 1" = 200'
 DATE: SEPTEMBER 4, 2024
 DRAWN: BLT
 CHECKED: JLS
 SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
CRANE-FRANCE SUBDIVISION REPLAT 2024**

KPB File No.	4. 2024-099
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Alan R. & Jo Ann Crane
Surveyor:	Jason Schollenberg – Peninsula Surveying, Inc
General Location:	Forest Lane, Mile 28 Kenai River, Sterling Area

Parent Parcel No.:	063-850-24
Legal Description:	T 05N R 09W Sec 31 Seward Meridian KN 2022083 Crane-France Sub Tract B
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 53.690-acre tract into two new tracts: one measuring 12.072 acres and the other 41.618 acres.

Location and Legal Access (existing and proposed):

Legal access is by Forest Lane to the north, a constructed 100-foot road, maintained by the State of Alaska DOT. Forest Lane connects to the Sterling Highway to the north, which is also State-maintained. Both tracts will have access to Forest Lane.

There is a 33-foot section line easement located on the south side of the proposed plat.

There are no dedications or vacations proposed with this platting action.

A reciprocal easement agreement affects proposed Tract B2, and the adjacent property to the west, Tract A, KN 2022-83, allowing a shared driveway on their common property line. It is added as plat note number eight and delineated on the plat.

The block length is non-compliant. An exception to KPB 20.30.170, Block Length, was granted by the Plat Committee at the meeting of August 8, 2022 for Parent Plat KN 2022-83. This exception is being carried forward as plat note number fourteen. **Staff recommends:** *the plat committee concur this exception shall be carried forward and can remain on the plat as noted.*

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections
SOA DOT comments	No comment

Site Investigation:

Per KPB imagery, there are structures located on the south side of Tract B2.

Tract B2 is a flag lot with the access portion being 60-feet wide connecting to Forest Lane. No exception for KPB 20.30.190 (B) is needed. **Staff recommends:** Add standard note on the plat for flag lot: “No structures are permitted within the panhandle portion of the flag lot.” And to add a note that “Flag lot neck is not intended to be considered as a road for use or dedication.”

Wetland area is located to the south of Tract B1 and is delineated on the preliminary plat. Steep slopes are present along the Kenai River, as depicted.

The River Center Review identified the plat to be within a FEMA flood hazard zone and Floodway. The required Flood Hazard note is on the drawing but the updated flood zones should be added to the note with the effective date. **Staff recommends:** depict on the plat the new AE zone and Floodway as requested by the River Center Review. Add Floodway Notice per KPB 20.30.280 (E).

The River Center Review identified portions of the plat to be within the Anadromous Waters Habitat Protection District. The required plat note is added to the preliminary plat as plat note number ten. **Staff recommends:** correct note to reflect note as stated in KPB 20.30.290.

KPB River Center review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This property is within the currently mapped floodplain. FEMA remapped this area and new maps will be effective 2/28/2025. Staff requests the new AE zone and Floodway be clearly marked on the plat and code required plat notes be present. Flood Zone: AE,X Zone Map Panel: In Floodway: True Floodway Panel:</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat are within the KPB 21.18 jurisdiction. Permits will be required in these areas to do work. Contact the River Center for regulatory information.</p>
State of Alaska Fish and Game	

Staff Analysis

Originally the land was an aliquot part of the NW 1/4 SE 1/4 and Government Lot 6 of Section 31, Township 5 North, Range 9 West, Seward Meridian, Kenai Peninsula Borough, Alaska. Crane-France Subdivision, KN 2022-83, subdivided the land into two tracts, A and B. The proposed plat will replat Tract B into two tracts, B1 and B2.

A soils report will not be required as the lots are both over 200,000 square feet in size.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

A reciprocal easement agreement affects proposed Tract B2, and the adjacent property to the west, Tract A, KN 2022-83, allowing a shared driveway on their common property line. It is added as plat note number eight and delineated on the plat.

Utility Easements

Crane-France Subdivision, KN 2022-83, granted a 30-foot electrical distribution easement and a 10-foot utility easement adjoining the right-of-way, including 5-feet of the side lot lines. The easements are delineated on the proposed plat and added as plat notes number two and number ten.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comments
ENSTAR	
ACS	
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 34075 FOREST LN Existing Street Names are Correct: Yes List of Correct Street Names: FOREST LN, TALON LOOP Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 34075 FOREST LN WILL REMAIN</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Correct KPB File Number to: 2024-099

- Update the Plat Approval date to: October 14, 2024
- Review Certificate to Plat Item Number 11 and add to plat, if applicable.

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.

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff Recommendation:

Label sections to the east and west.

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 proposed 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:

Correct subdivision names to the east and south of proposed plat: “Dykema Subdivision, KN 2005-23” and “Moose Range Meadows Subdivision Phase II Amended, KN 87-100”

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.190. Lots-Dimensions.

Staff recommendation: place the standard note on the plat for the flag lot(s): No structures are permitted within the panhandle portion of the flag lot(s).

20.30.280. Floodplain requirements.

To maintain consistency with KPB 21.06.050, **staff requests** the surveyor ensure the proposed subdivision have adequate drainage to reduce exposure to flood damage.

Staff reminds the owner(s), that it is the responsibility of the subdivider to provide all necessary information regarding flood protection measures at the time the preliminary plat is presented for consideration by the planning commission (21.06.050).

Staff recommendation:

Any area of the subdivision within the floodplain, floodway or Seward Mapped Flood Data Area (SMFDA) is to be shown and labeled on the plat.

D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note: Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

E. All subdivisions or replats that include any portion of the mapped floodway shall contain the following note:

FLOODWAY NOTICE:

Portions of this subdivision are within the floodway. Pursuant to KPB Chapter 21.06, all development (including fill) in the floodway is prohibited unless certification by an engineer or architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence of the base flood discharge.

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.

Plating Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

RECOMMENDATION:

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 DECISION OF THE PLAT COMMITTEE 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.

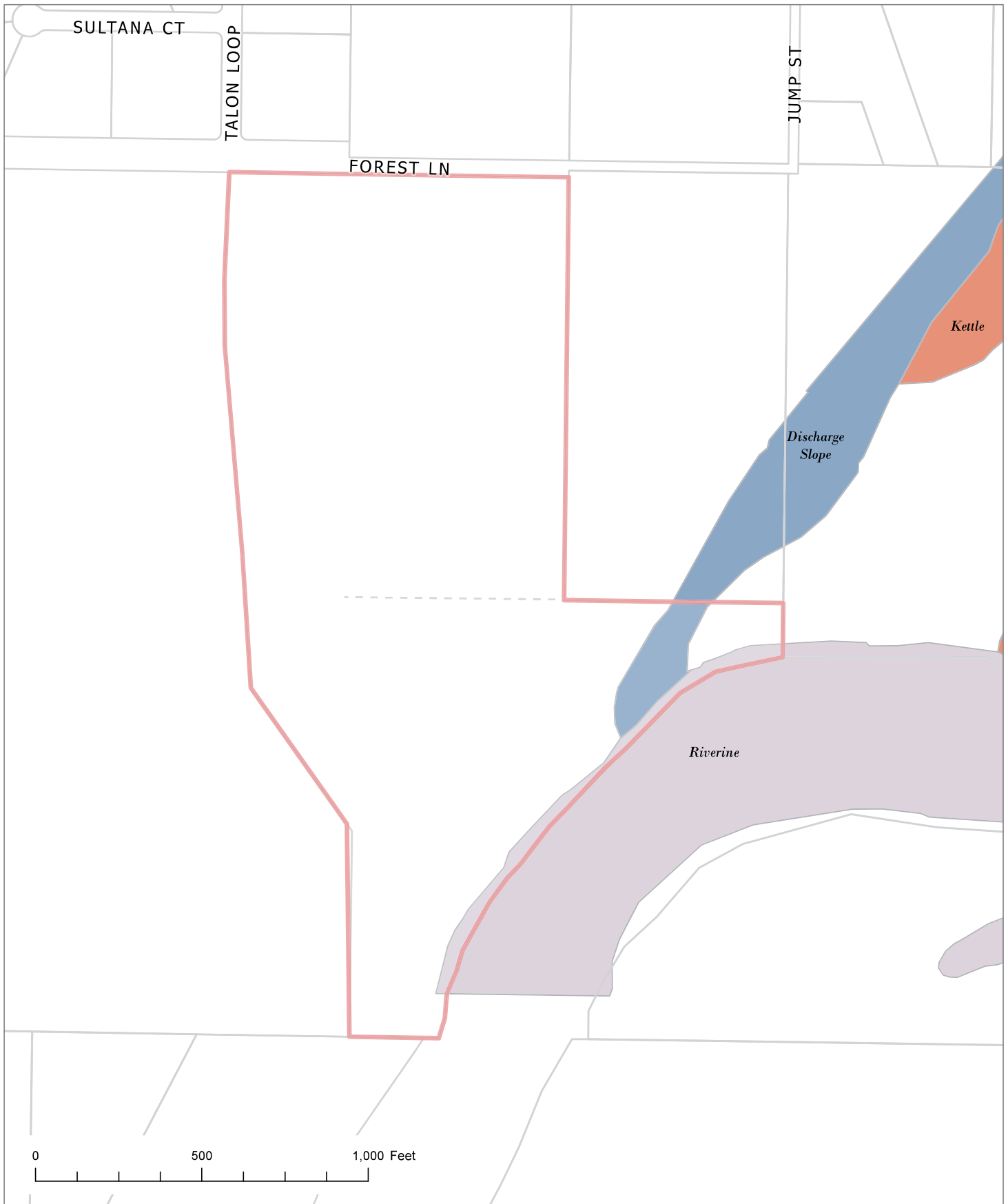
END OF STAFF REPORT



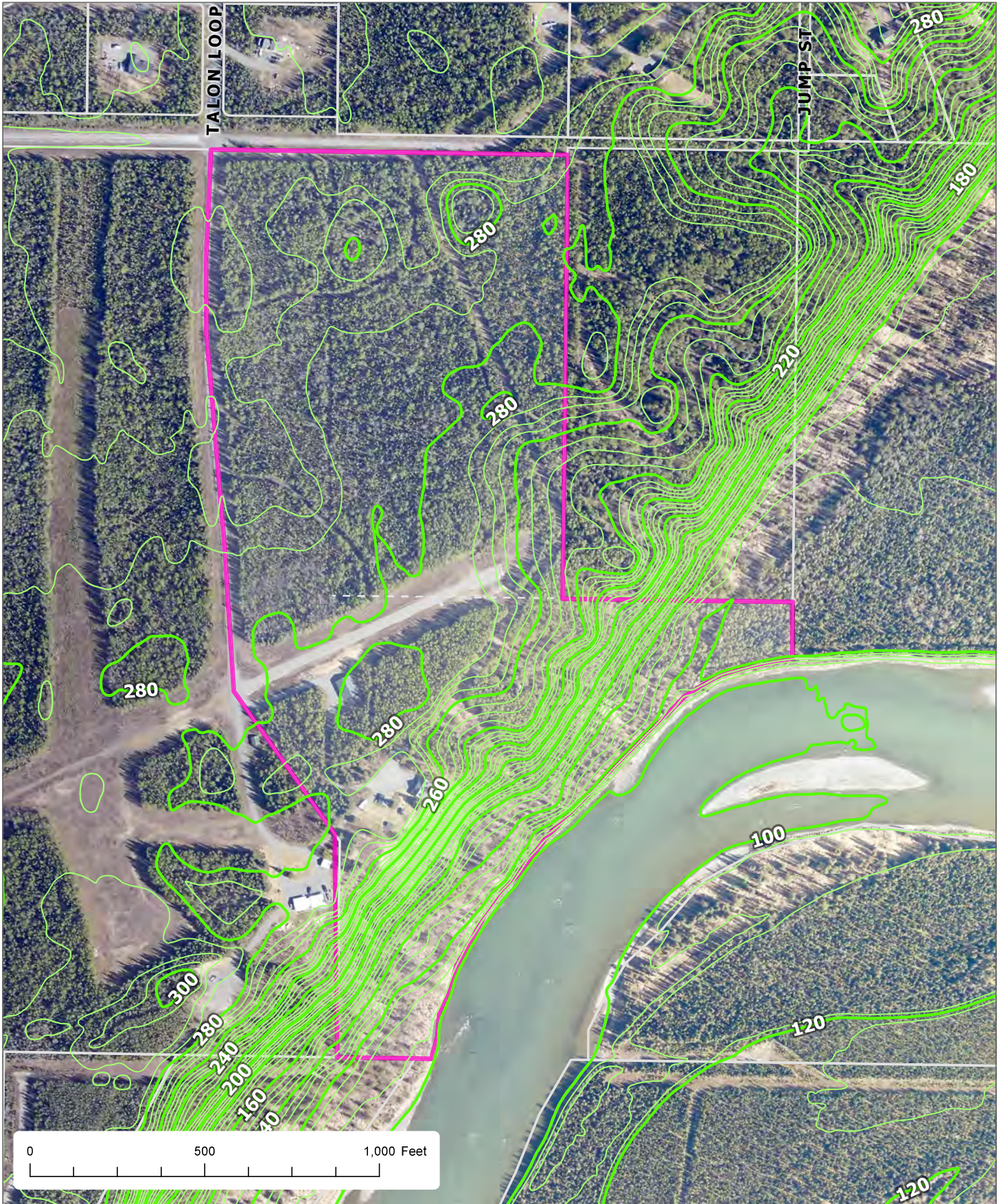
Aerial View



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.



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LEGEND:

- ⊗ 1/2" BRASS CAP MONUMENT QLG 1937 FOUND
- ⊕ 3 1/4" ALUM. CAP MONUMENT LSR101 2011 FOUND
- ⊕ 3 1/4" ALUM. CAP MONUMENT 49288-B DATES VARY FOUND
- ⊙ 5/8" REBAR W/ ALUM. CAP LSS151/ 2004 FOUND
- 1/2" REBAR NO CAP FOUND
- 5/8" REBAR w/ PLASTIC CAP LSS819 1987
- () RECORD DATUM PLAT 2005-23 KHI
- [] RECORD DATUM PLAT 2014-36 KHI
- { } RECORD DATUM PLAT 96-58 KR
- < > RECORD DATUM PLAT 83-202 KR
- (()) RECORD DATUM PLAT 87-100 KR

NOTES:

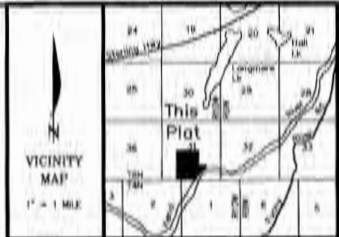
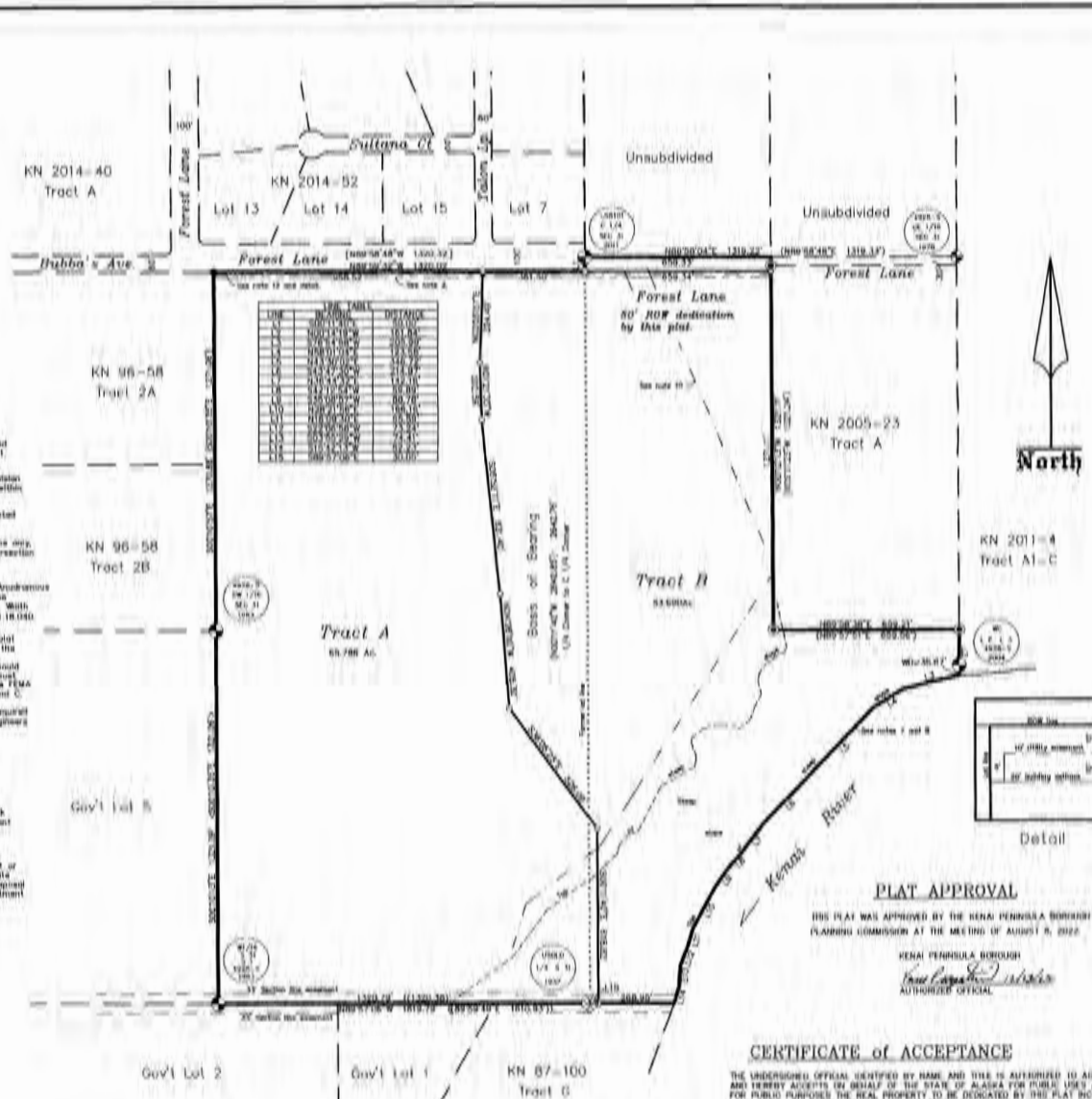
- 1) Basis of bearing taken from Dykema Subdivision, Plat 2005-23, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Driveway easements affecting portions of this subdivision are recorded in Book 556 Page 211, Book 556 Page 399, and Book 556 Page 401, Kenai Recording District. These lie within the Forest Lane dedication.
- 4) A right of way easement for ingress and egress affecting the subdivision is recorded in Book 576 Page 5, Kenai Recording District, that lies within the Forest Lane dedication.
- 5) An exception to KPB 20.30.170, Block length requirements, was granted by the Plat Committee at the meeting of August 8, 2022.
- 6) The natural meanders of ordinary high water is for area computations only, the true corners being on the extension of the straight line and the intersection with the natural meander.
- 7) ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. With of the habitat protection district shall be in accordance with KPB 21.18.040.
- 8) FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area (disturbance of the date this plat is recorded with the district recorder's office prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. (Development must comply with Chapter 21.02 of the Kenai Peninsula Borough Code, the FEMA FIRM panel 020012-2065A for information on Floodplain Zones A1 and C).
- 9) 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.
- 10) The existing overhead electric line is the location of a 30 KV electrical distribution line easement including guys and anchors, granted this plat.
- 11) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
- 12) Front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is 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.
- 13) 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 existing (existing) or proposed system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



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.

Date 11-1-22



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 APPROVE THE PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Alan B. Crane *Jo Ann Crane*
 XEROX CRANE XEROX CRANE
 8407/3 FOREST LANE 8407/3 FOREST LANE
 SODOTNA, ALASKA 99860 SODOTNA, ALASKA 99860
 871/4 181/4 AND GOVERNMENT LOT 8

Date of Recording: 11/1/22
 8407/3 FOREST LANE
 SODOTNA, ALASKA 99860
 157/2 181/4 AND GOV. LOT PAGE 52 KR

NOTARY'S ACKNOWLEDGEMENT

FOR Alan B. Crane
 ACKNOWLEDGED BEFORE ME THIS 1 DAY OF November 2022

[Signature]
 NOTARY PUBLIC FOR ALASKA My Commission Expires 12/31/2024

NOTARY'S ACKNOWLEDGEMENT

FOR Jo Ann Crane
 ACKNOWLEDGED BEFORE ME THIS 1 DAY OF November 2022

[Signature]
 NOTARY PUBLIC FOR ALASKA My Commission Expires 12/31/2024

NOTARY'S ACKNOWLEDGEMENT

FOR Dan L. France
 ACKNOWLEDGED BEFORE ME THIS 4 DAY OF November 2022

[Signature]
 NOTARY PUBLIC FOR ALASKA My Commission Expires 12/31/2024

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 8, 2022.

KENAI PENINSULA BOROUGH
[Signature]
 AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL CERTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS IN BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: FOREST LANE DEDICATION. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

[Signature] *[Signature]*
 WASHINGTON OFFICE DATE 12/1/2022
 STATE OF ALASKA

KPB FILE No. 2022-090

Crane-France Subdivision

A subdivision of the 871/4 181/4 and Government Lot 8 Section 31, T4N, R9W, S4M, Cessing Inheritance Division Subdivision, Plat 2005-23, and the property described in Book 408 Page 52, Kenai Recording District, and the 157/2 181/4 Section 31, T4N, R9W, S4M, and the property described in Book 408 Page 52, Kenai Recording District.

Located within the 871/4 and 181/4 Section 31, T4N, R9W, S4M, Kenai Peninsula Borough, Alaska.

Containing 120,234 Ac.

Surveyor Segerson Surveying 80485 Holland St Sodotna, AK 99860 (907) 484-1830	Owner Alan B. & Jo Ann Crane 8407/3 Forest Lane Sodotna, AK 99860	Owner Dan L. France III 8407/3 Forest Lane Sodotna, AK 99860
JOB NO. 22124	DATE 11-1-22	DRAWN 10-31-22
SURVEYED Aug, 2022	SCALE 1"=200'	
FIELD BOOK 72-4	SHEET 1 of 1	