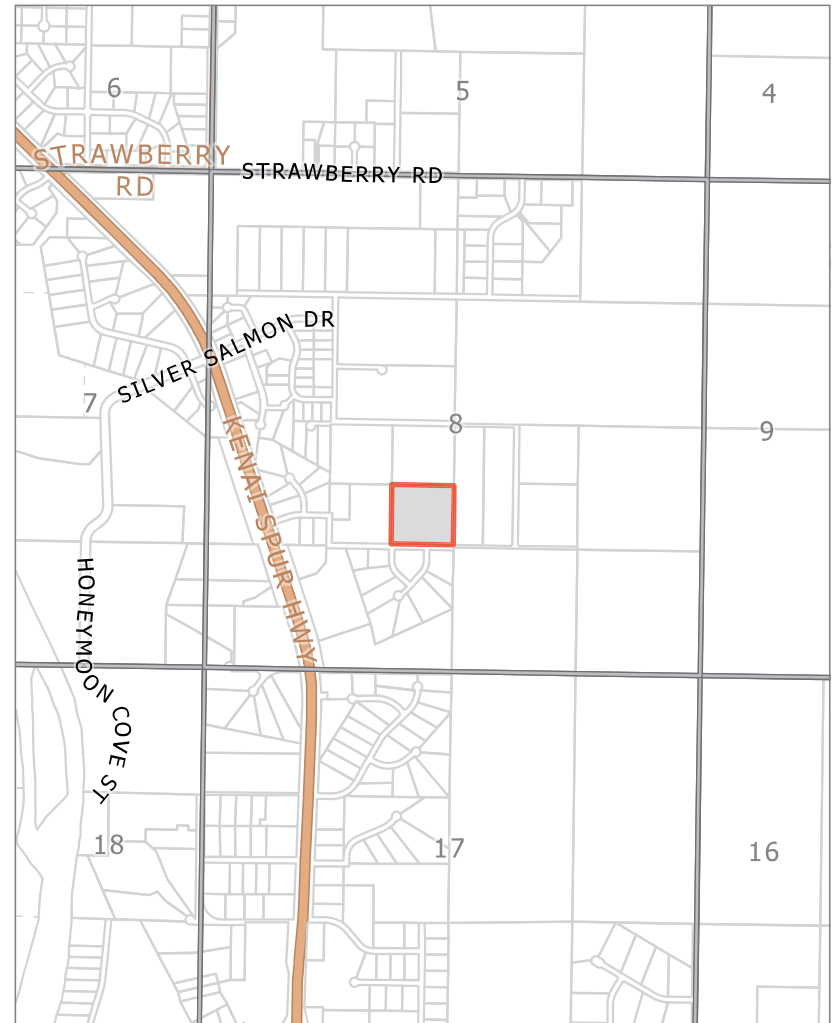


## **E. NEW BUSINESS**

- 6. Rex W Eagle Homestead 2026 Replat; KPB File 2026-029  
McLane Consulting Group / Atkins  
Location: Golden Eagle Avenue  
Ridgeway Area**

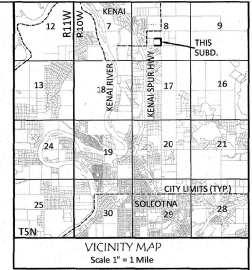


KPB File 2026-029  
T05N R10W SEC08  
Ridgeway

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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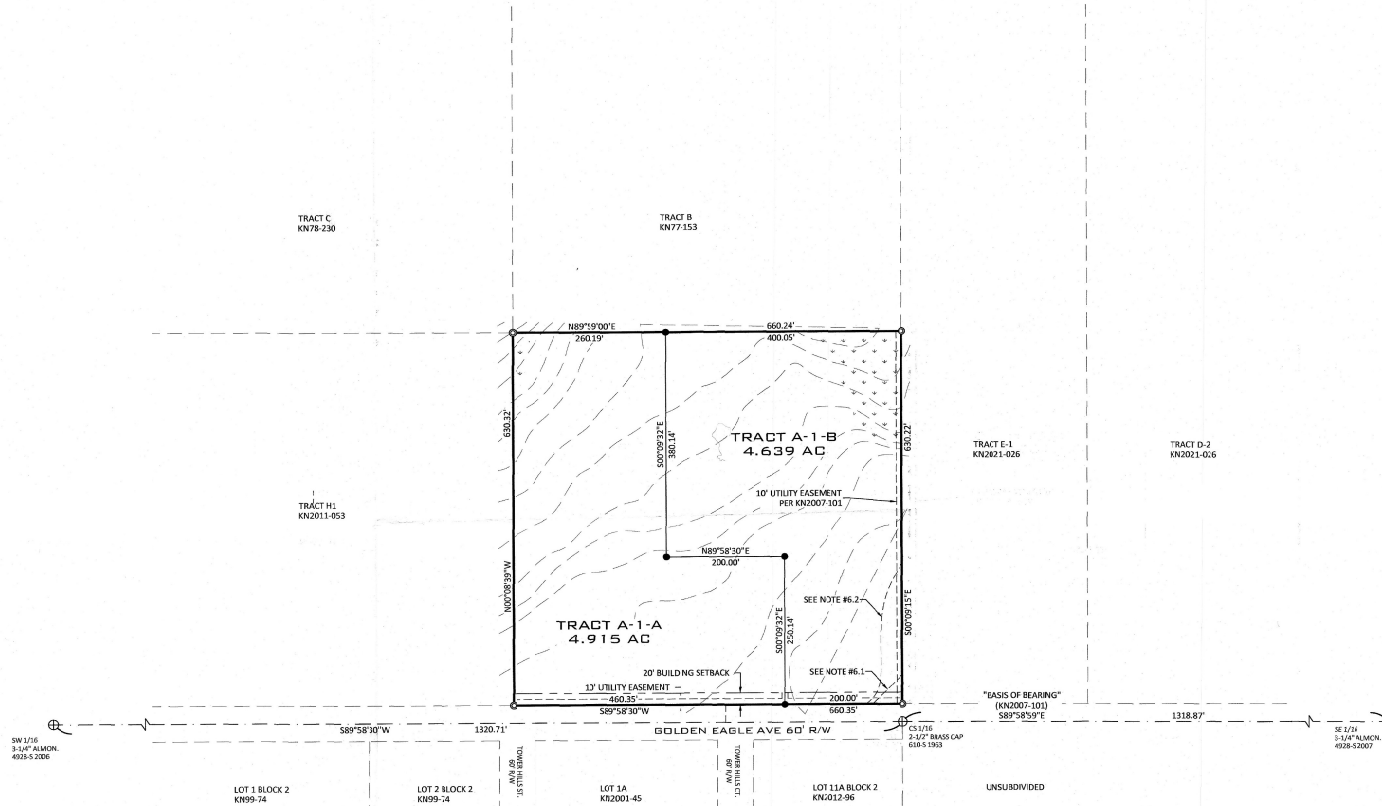


**NOTES**

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 11 AAC 72 AND 18 AAC 80.
2. 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.
3. THE FRONT 18 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
4. 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.
5. 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.
6. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
  - 6.1. A RIGHT-OF-WAY EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY
    - i.1.1. RECORDED MARCH 28, 2001 - BOOK 622 PAGE 225, 190D, SHOWN HEREON.
    - 6.2. AN ACCESS EASEMENT GRANTED TO PANDOLPH P. RICHESON AND ESTHER E. RICHESON APPURTINANT TO TRACT D, REK EAGLE HOMESTEAD, ACCORDING TO KN79-107.
      - i.2.1. RECORDED OCTOBER 7, 1983 - BOOK 220 PAGE 651, 40D, LOCATION DEFINED AS EXISTING ROAD - SHOWN APPROXIMATE.

**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 ENVIRONMENTAL CONSERVATION.



**CERTIFICATE OF OWNERSHIP**

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

RUTH DONNA ATKINS  
44556 GOLDEN EAGLE AVE  
KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR: RUTH DONNA ATKINS  
ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_ 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR w/ 2" ALCAP 4928-S
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 1S-211269
- AREA SUBJECT TO INUNDATION/KETTLE PER IWF WETLANDS ASSESSMENT
- - - - - CONTOUR INTERVAL = 5'

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KP20.10.040.

AUTHORIZED OFFICIAL

**Plat #**

Rev. Date: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_



REK W/ EAGLE HOMESTEAD 2026 REPLAT  
REPLAT 2F TRACT A-1 REK W/ EAGLE HOMESTEAD ADDITION NO. 1  
(KN2007-131)

RUTH DONNA ATKINS, OWNER  
44556 GOLDEN EAGLE AVE, KENAI, AK 99611

0.554 AC +/- SITUATED IN THE SW1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TITLE AND SURVEYING - MAPPING  
P.O. BOX 498  
SOLICOTNA, AK 99689  
PHONE: (907) 264-6118  
FAX: (907) 263-3226  
WWW.MCLANECORP.COM

KPB File No. 2026-XXXX  
Project No. 262013  
Scale: 1" = 100' Date: FEB. 2026 BOOK: XX-XX Drawn by: AHF

**KPB 2026-029**

AGENDA ITEM E. NEW BUSINESS

**ITEM ## - PRELIMINARY PLAT  
REX W EAGLE HOMESTEAD 2026 REPLAT**

<b>KPB File No.</b>	2026-029
<b>Plat Committee Meeting:</b>	May 11, 2026
<b>Applicant / Owner:</b>	Donna Atkins /Kenai, AK
<b>Surveyor:</b>	Andrew Hamilton/McLane Consulting, LLC
<b>General Location:</b>	Off Kenai Spur Highway near MP 4

<b>Parent Parcel No.:</b>	057-010-18
<b>Legal Description:</b>	T 5N R 10W SEC 8 SEWARD MERIDIAN KN 2007101 REX W EAGLE HOMESTEAD SUB ADDN NO 1 TRACT A-1
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.170, 20.30.030.

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 0.554 acres parcel into two tracts of size 4.639 acres and 4.915 acres.

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

Legal access to the plat and both tracts is by Golden Eagle Ave, a 60' dedication that is borough maintained from the west until Tower Park Ct then it is privately maintained as driveway access for the property to the east and southeast of this plat. Golden Eagle Ave is off of Kenai Spur Highway near milepost 4 at Swallow Dr to Golden Eagle Way to Golden Eagle Ave.

The plat will not be dedicating any right-of-way or finalizing a vacation.

There is a temporary turnaround easement that was shown on Rex W Eagle Homestead KN76-162 in the southwest corner of Tract A. The easement was not shown on Rex W Eagle Homestead Addition No 1 KN2007-101 and there is no mention of the easement being vacated either. KN2007-101 dedicated the south 30 feet of Tract A to Golden Eagle Ave, which leaves the north 20 feet of the 50-foot temporary turnaround still existing above the dedication inside the lots specifically proposed Tract A-1-A. **Staff recommends** the remaining portion of the 50' temporary turnaround be added to the drawing by the surveyor.

There is a driveway easement as noted a plat note 6.2 on the drawing.

The plat is not affected by a section line easement.

Block length is not compliant. From the centerline of Golden Eagle Way to the west to the west line of the plat is 660'. Center of Golden Eagle Way to center of Magpie St to the east is 1980'. There are no breaks as in a road or access easement on the north side of Golden Eagle Ave. Temporary turnaround easements are not allowed per KPB 20.30.100.C so the remaining easement from KN2007-101 in not considered. The surveyor has requested an exception to KPB 20.30.170 Block Length Requirements.

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

SOA DOT ROW	
SOA DOT& PF	No comments

**Site Investigation:**

There are steep areas along the northern side of the plat sloping down to the north. They are minor in extent and land near the wetlands.

There is a drainageway wetland as identified by KWF Wetlands Assessment in the northwest corner that needs shown. This area also could be a potential concern for a drainage easement with the creek and lowland. **Staff recommends** the surveyor look into the issue of drainage and add a drainage easement if needed.

There are improvements located on the property. When the plat is complete a majority of them will be located on Tract A-1-A. One smaller structure will be located on Tract A-1-B.

The River Center review identified the plat to be located in FEMA flood hazard area. The reviewer recommends the note in KPB 20.30.280.D be added to the drawing with the FEMA flood panel and zone, but no depiction on the drawing is need for the zone.

The RC review did not identify the plat to be located in a habitat protection district.

It is noted that the proper Corp of Engineers note is present on the plat drawing.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Within non-regulatory X-Unshaded Flood Zone, which is an area of minimal flood hazard. No depiction but plat note should be included.</p> <p>Flood Zone: X (unshaded)  Map Panel: 02122C-0240F  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>
State of Alaska Fish and Game	

**Staff Analysis**

The land was originally surveyed as the NE1/4 SW1/4 Section8, Township 5 North, Range 10 West, SM Kenai Peninsula, Alaska. Rex W Eagle Homestead KN76-162 plat this area first as Tract A. Rex W Eagle Homestead Addition No 1 KN2007-101 combined with several other tracts and dedicated several roads including the south 30' of Tract A to Golden Eagle Ave thus creating Tract A-1. This platting action is dividing Tract A-1 into two new tracts.

A soils report will not be required for the plat as both new tracts are above 200,000 sq ft. Wastewater disposal note as shown in KPB 20.40.030 shall be added to the plat.

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 property is not within an advisory planning commission.

**Utility Easements**

Enstar easement at bk 602 pg 325 is shown on the drawing in the southeast corner of proposed Tract A-1-B. the 10' utility easement along the east line as granted per KN2007-101 is shown and noted correctly.

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.

The plat is granting a 10' utility easement along the right-of-way, extending to 20' within 5' of sidelines, which are shown and noted correctly.

No new easements have been recommended with the utility reviews at the time of the writing of the staff report.

**Utility provider review:**

HEA	No comment
ENSTAR	No comments or recommendations
ACS	No objections
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn          Affected Addresses:          44556 Golden Eagle Ave</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:          Golden Eagle Ave, Tower Hills St, Tower Park Ct</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:          44556 Golden Eagle Ave will remain with tract A-1-A</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan          There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:</p>

	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**

PLAT NOTES

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

**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 2026-029  
Correct the owners name to Donna Ruth Atkins according to the Assessor page & CTP
- 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:**  
On the south, east road name is Tower Park Ct.  
To the east, label Golden Eagle Ave as a 30' ROW
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;  
**Staff recommendation:**  
Add Golden Eagle Ave, Swallow Dr to the vicinity map
- 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:**  
The Temporary Turnaround shown in Rex W Eagle Homestead KN76-162 in the southwest corner of Tract A was not indicated to be vacated by Rex W Eagle Homestead Addition No 1 KN2007-101, only bottom 30' was dedicated with road, top 20' needs shown on this plat.
- 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:**

To the south Lot 1A KN2001-45 need Block 1 added

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

**Staff recommendation:**

Per KWF Wetlands Assessment, Areas designated as Kettle need shown

**KPB 20.30 – Subdivision Design Requirements**

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

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

**KPB 20.60 – Final Plat**

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

**EXCEPTIONS REQUESTED:**

**A. KPB 20.30.170 Block – Length Requirements**

Surveyor’s Discussion:

Requesting block length requirements exception particularly the western boundary of the subdivision along proposed Tract A-1-A

Surveyor’s Findings:

1. No additional intersections of rights-of-way exist or are proposed along the western boundary. The parcels to the west and north are already platted and did not dedicate a right-of-way that would continue this proposed dedication.
2. Introducing a new right-of-way to shorten block length is not warranted based on planned/existing access & development/[planning patterns of the surrounding parcels.
3. Construction of this right-of-way would be limited by the creek and steep terrain/drainageway to the north of the proposed right-of-way. The right-of-way would never be connected to Mink Avenue due to the creek and drain way.

Staff Discussion:

**20.30.170. - Blocks—Length requirements.**

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff Findings:

4. The parcels to the west and north are large enough to be subdivided again and to be able to request dedications for a road to match one requested on the west side of this plat. The hindrance to a road going through is the creek and wetlands to the north.

5. Cost to put a road through to Mink Ave, would be very expensive due to the wetlands and creek.
6. A dedication on the west would project north Tower Hills St. from the south.
7. The public will not be affected if this exception is granted and a road is not dedicated on this plat going to the north.

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 & 4 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 3 & 4 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 4 & 7 appear to support this standard.**

**B. KP20.30.030 Proposed Street Layout**

Surveyor's Discussion:

Requesting exception to Proposed Street Layout particularly along the western boundary of the subdivision along proposed Tract A-1-A.

Surveyor's Findings:

1. There is no right-of-way to match dedication to along the western boundary of the subdivision. The parcels to the west of the subdivision have been platted and did not dedicate a right-of-way along their eastern boundary. It is reasonable to assume that a right-of-way will not be dedicated along their eastern boundary in the future.
2. Based on surrounding platted patterns and existing/proposed access there is no logical or functional need for a new right-of-way or road stub along the western boundary of this subdivision.
3. Adjacent parcels do not support or require right-of-way connectivity along the western boundary of this subdivision.
4. There is a drainageway, steep terrain, and a creek immediately to the north of the proposed right-of-way that would prevent a road from being constructed to Mink Ave.

Staff Discussion:

**20.30.030. - Proposed street layout—Requirements.**

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff Findings:

5. To the south, Tower Hills St would extend north along the west side of this plat.
6. The plats to the west and north are large tracts still able to dedicate right-of-way if subdivided again that would compliment a dedication from this plat.
7. To construct a road across the creek and drainageway would costly.
8. The public will not be hindered by not having a dedication through this plat.

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 1,4 & 7 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 & 4 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 7 & 8 appear to support this standard.**

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

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

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

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

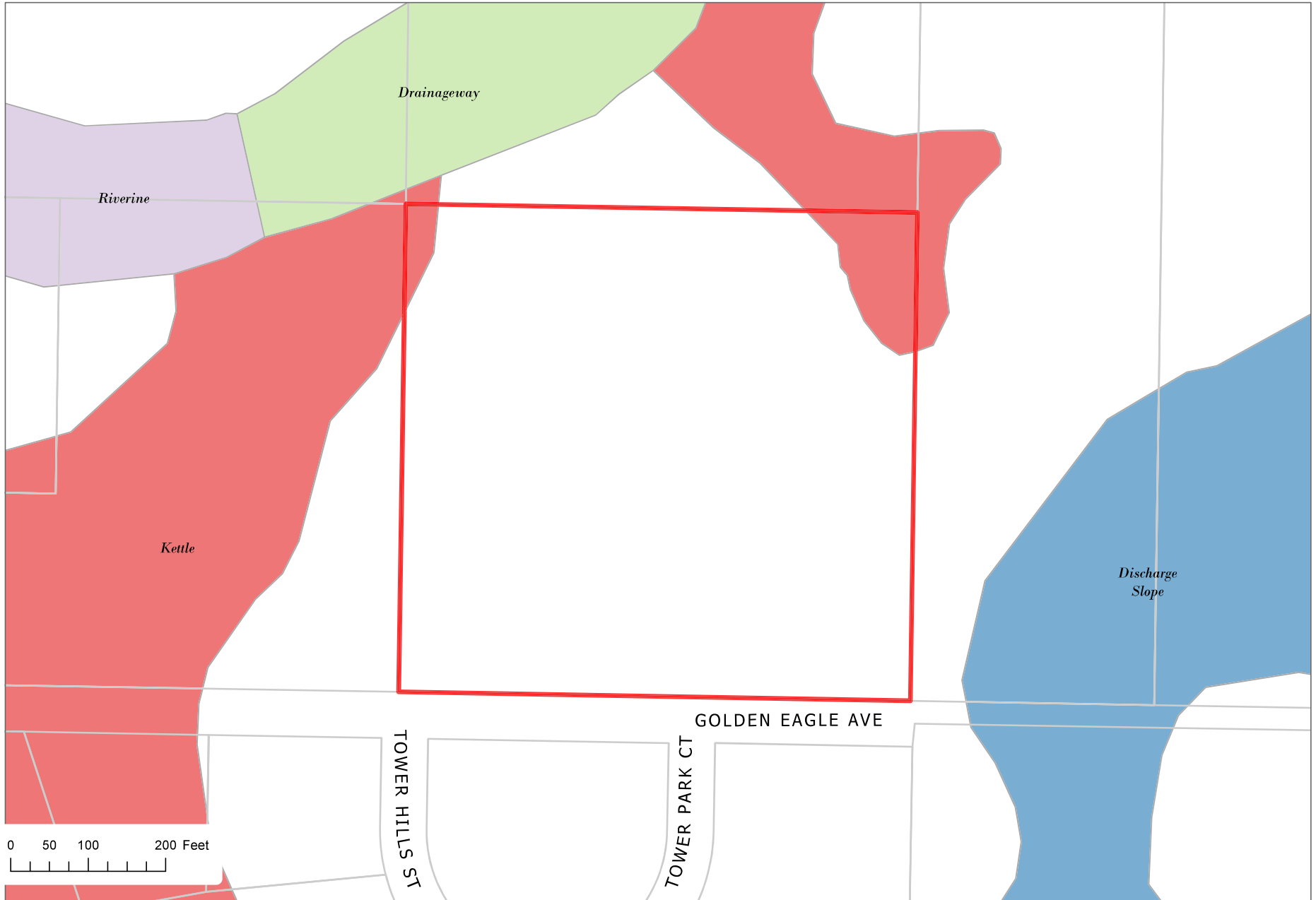
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

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

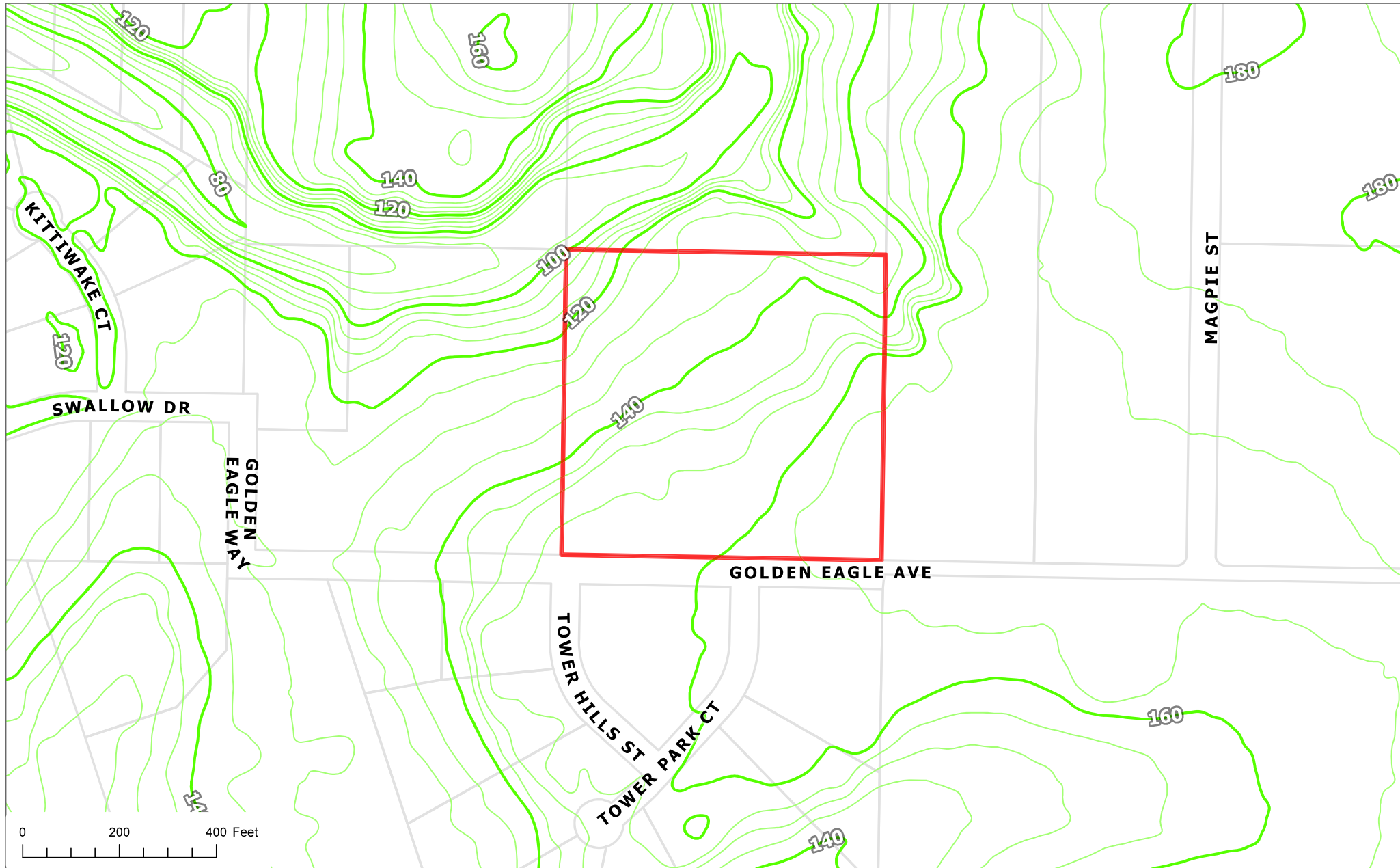
**END OF STAFF REPORT**



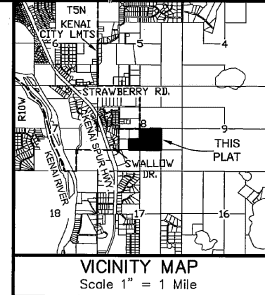
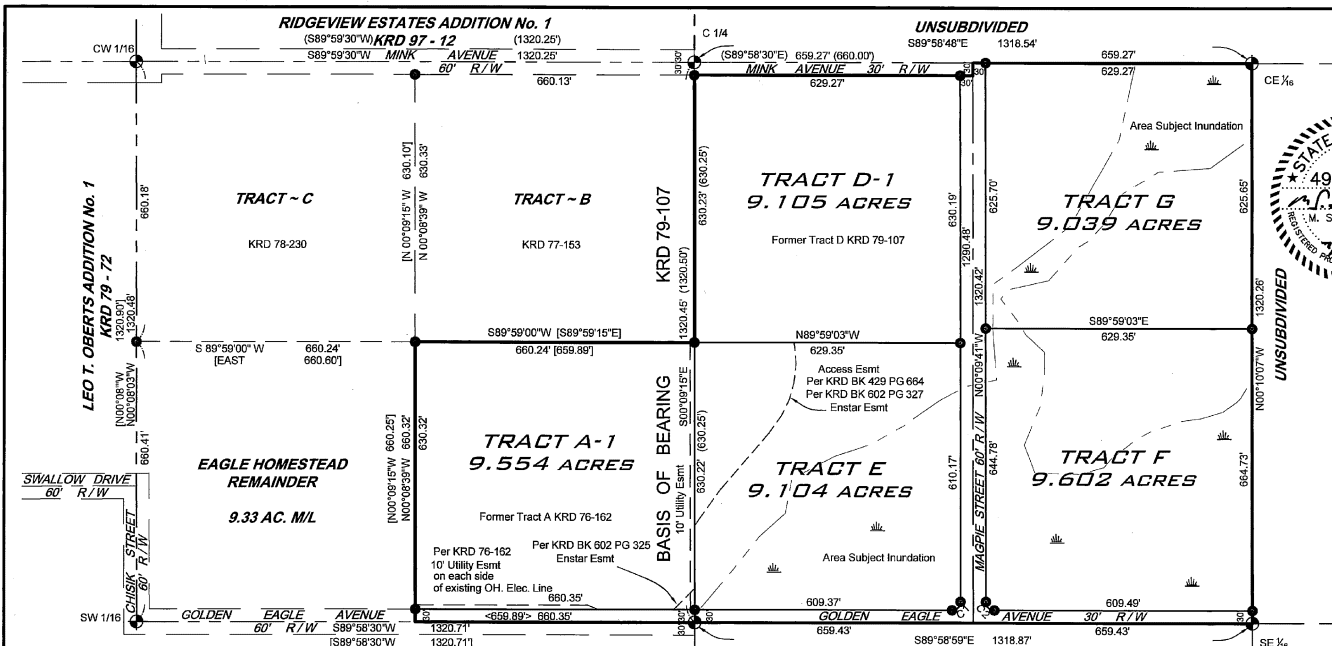
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- LEGEND**
- Found GLO standard brass cap attached to regulation post.
  - Set 5/8" x 30" diam. rebar w/ 2" diam. alum. cap 4928-S
  - Primary survey monument as described
- ( ) Record data KRD 79-107 [ ] KRD 78-230. < > KRD 76-162

- NOTES**
- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 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 and Public Facilities.
  - 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 streets rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
  - 5) Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance department.
  - 6) The front ten (10) feet of the twenty (20) foot building set back along street rights of way and the entire set back within five (5) of side lot lines is also a utility easement.

**TOWER HILLS PARK KRD 99 - 74**

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.48	20.00	90°10'42"	20.06	28.33	N44°55'40"E
C2	31.35	20.00	89°49'18"	19.94	28.24	S45°04'20"E

**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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described herein 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

*David Eagle*  
 David Eagle, Personal Representative of the Estate of Estella Eagle  
 43585 Mink Ave. Kenai, AK 99611-6710  
 unsubsivided remainder NW 1/4 SE 1/4 Sec. 8



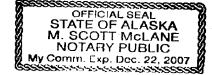
**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: Everett Wayne Atkins, Donna Ruth Atkins  
 Randolph Richeson & Esther Richeson  
 Subscribed and sworn before me this

5th day of July, 2007.  
 My commission expires 12/22/07  
*Kimberlie Coreson*  
 Notary Public for the State of Alaska

Kenai REC. DIST.  
 Date 11/20 20 07  
 Time 12:00 P.M.  
 Requested by McLane  
 Address \_\_\_\_\_

*Everett Wayne Atkins, Donna Ruth Atkins*  
 Everett Wayne Atkins Donna Ruth Atkins  
 44556 Golden Eagle Ave. Kenai, AK 99611  
 owners of Tract A KRD 76-162

*Randolph Richeson, Esther Richeson*  
 Randolph Richeson Esther Richeson  
 44436 Golden Eagle Ave. Kenai, AK 99611  
 owners of Tract D KRD 79-107



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

October 23, 2006.

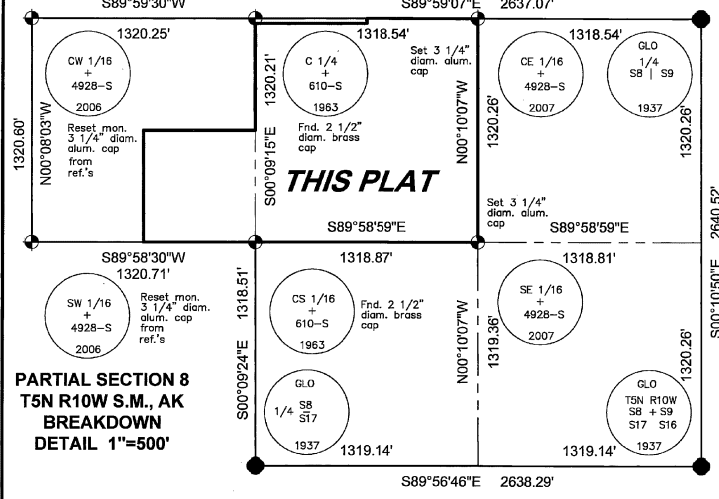
KENAI PENINSULA BOROUGH by  
*Max J. Burt*  
 Authorized Official

**REX W. EAGLE HOMESTEAD ADDITION NO. 1**  
 (A Resubdivision of Tract A & D Rex Eagle Homestead KRD's 78-162 & 79-107)

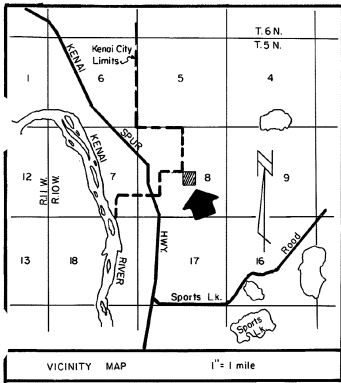
David H. Eagle  
 43585 Mink Ave  
 Kenai, AK. 99611 LOCATION  
 49.528 AC. M/L SITUATED IN THE NE 1/4 SW 1/4 AND THE NW 1/4 SE 1/4 SEC. 8, T5N, R10W, S.M., AK. & THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

 ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 486 SOLDOTNA, AK 99589 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECONG.COM	KPF FILE NO. 2006-295
	PROJECT NO. 062025

SCALE 1" = 200'	DATE: JUNE 07	BOOK NO.: 06-53 BOOK NO.: 06-116	DRAWN BY: DME
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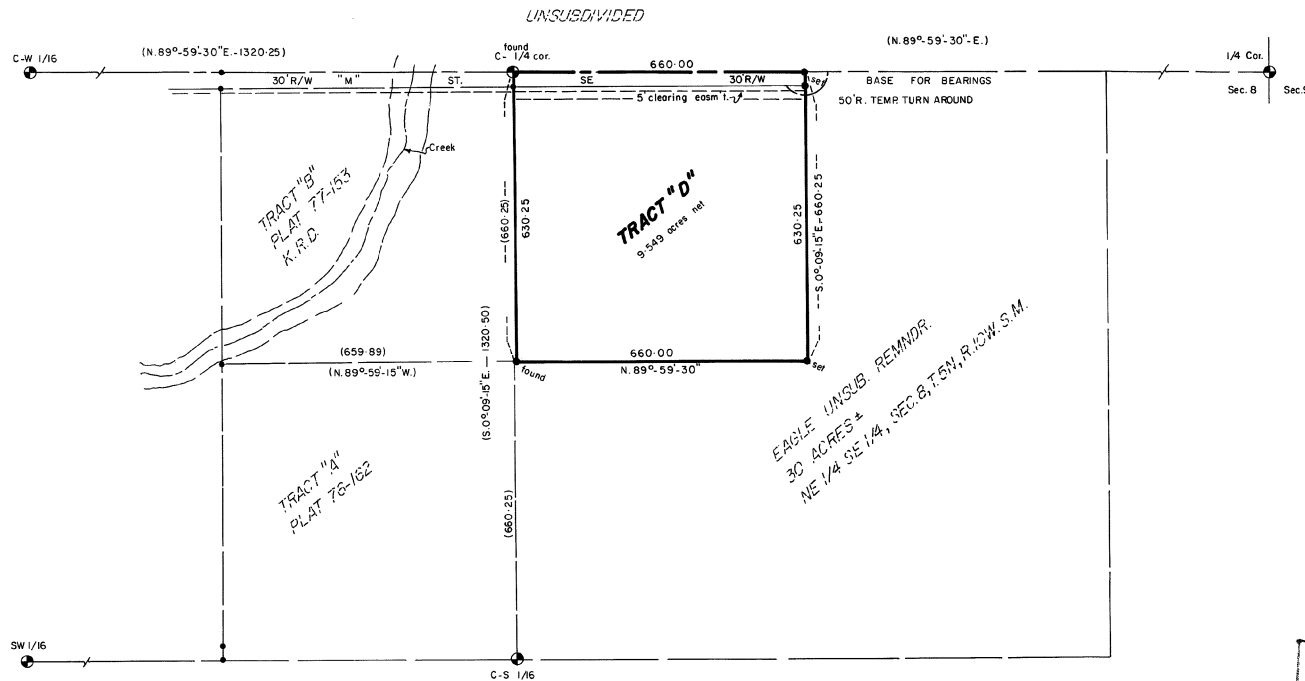


**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: David Eagle  
 Subscribed and sworn before me this  
 5th day of July, 2007.  
 My commission expires 12/22/2007  
*M. S. McLane*  
 Notary Public for the State of Alaska



**TRACT "D"**  
**REX EAGLE HOMESTEAD**  
 9.549 AC. WITHIN THE NW 1/4 SE 1/4, SEC. 8,  
 T.5N., R.10W., S.M., K.R.D. ALASKA.

1" = 200'  
 ● = 5/8" x 18" Rebar  
 ⊙ = Brass cap monument  
 Record data shown ( )



CERTIFICATE OF OWNERSHIP & 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 TO PUBLIC USE, AND THE USE OF PUBLIC UTILITIES, THE STREETS, AND EASEMENTS AS SHOWN.

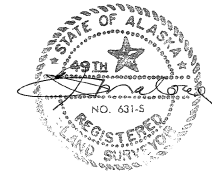
*Rex W. Eagle*      *Estella E. Eagle*  
 REX W. EAGLE      ESTELLA E. EAGLE  
 BOX 2095      BOX 2095  
 SOLDOTNA, ALASKA 99669      SOLDOTNA, ALASKA 99669

NOTARYS ACKNOWLEDGMENT  
 SWORN AND SUBSCRIBED TO BEFORE ME THIS 22nd DAY OF June, 1979.

*Jane M. Gable*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES Sept. 13th, 1982

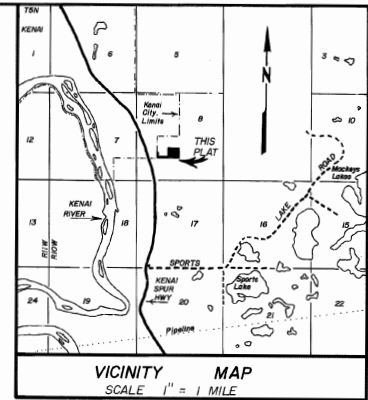
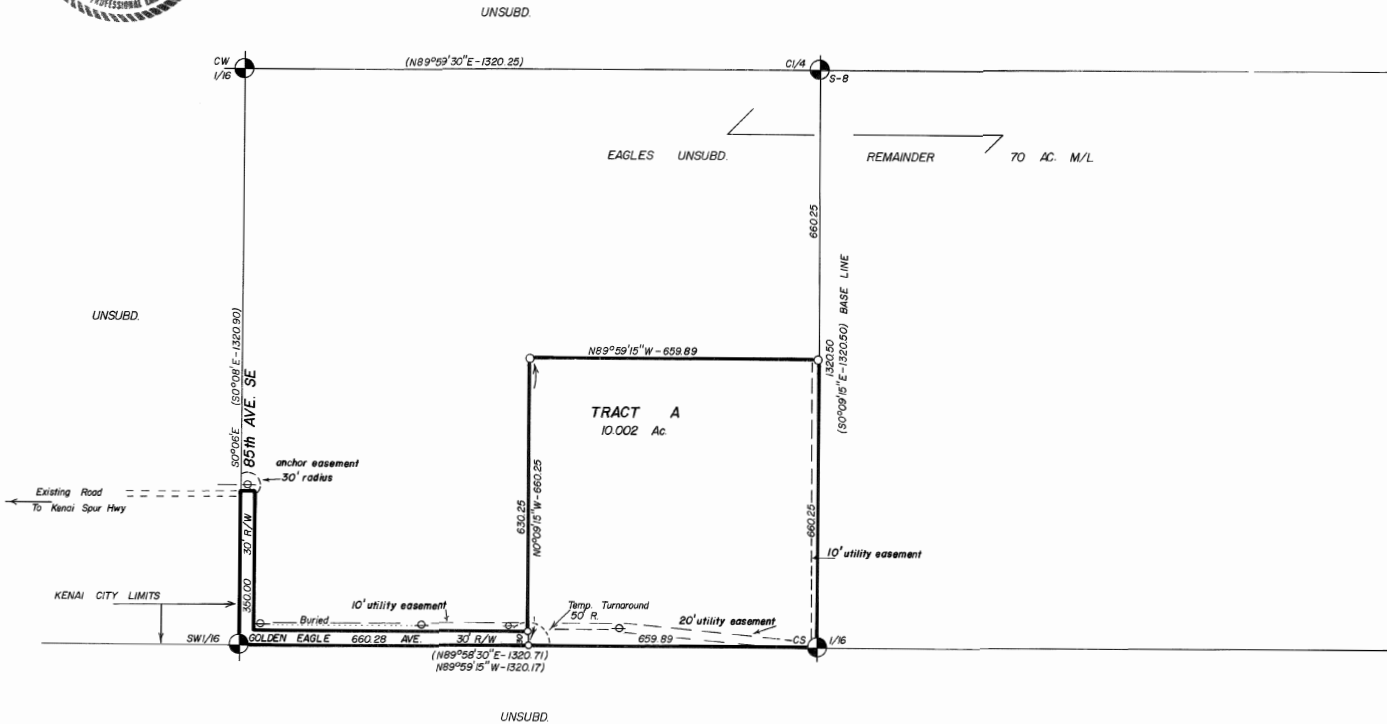
PLAT APPROVAL  
 THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF Nov. 6th, 1978, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING

KENAI PENINSULA BOROUGH  
 BY: *Phyllis Waring*  
 NOTE: 20' building setback along all dedicated rights-of-ways.  
 NOTE: All wastewater disposal systems shall be in accordance with applicable state law at time of construction.  
 TOTAL AREA: 9.549 Acres Net  
 DATE: 6/21/79      NO. 631-S      *J. Malone*  
 REGISTRATION NO., SEAL, SIGNATURE



79-107  
 KENAI REC. DIST.  
 DATE: 6-29, 1979  
 TIME: 3:52 P.M.  
 Requested by: KPB  
 Address:

**REX EAGLE HMSTD. TR. 'D'**  
 FOR: ESTHER EAGLE RICHESON  
 50 BAFFIN ST.  
 EAGLE RIVER, ALASKA 99577  
 MALONE SURVEYING  
 BOX 566  
 KENAI, ALASKA 99611



LEGEND AND NOTES:

- ⊙ Found official brass cap monument
- Set 1/2" x 24" steel rebar
- ⊕ H.E.A. power pole

All bearings refer to the assumed bearing of 30°05'15"E for the N-S center line of Sec. 8.

Data shown in ( ) is from a 1963 survey.

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.

Rex W. Eagle by P.O.A. M160, BK 39 P.300 KR2  
 Rex W. Eagle - owner of Box 2935, Kenai, Ak.  
Estella E. Eagle  
 Estella E. Eagle - owner

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 2<sup>nd</sup> day of August, 1976.

My commission expires 7-22-180

Frances R. Bryner  
 notary public for Alaska

76-162

RECORDED - FILED	SEC. DIST.
KENAI	
DATE <u>11-5</u> 19 <u>76</u>	
TIME <u>10:02</u> A.M.	
Recorded by <u>KPA</u>	
Address	

PLAT APPROVAL.

Plat approved by the Commission this 12<sup>th</sup> day of May, 1976.

Donald E. Gilman  
 Mayor

<b>TRACT A</b>		
<b>REX W. EAGLE HOMESTEAD</b>		
Rex W. and Estella E. Eagle - owners Box 2935, Kenai, Ak. 99611		
DESCRIPTION		
10.677 ACRES SITUATED IN THE NE1/4 SW1/4 SEC 8, T1N, R10W, S.M., AK. AND THE KENAI PENINSULA BOROUGH.		
Surveyed by — McLane and Assoc. Soldatna, Ak.		
DATE OF SURVEY April 16, 1976	SCALE 1" = 200'	BK. NO. 1-75