

E. NEW BUSINESS

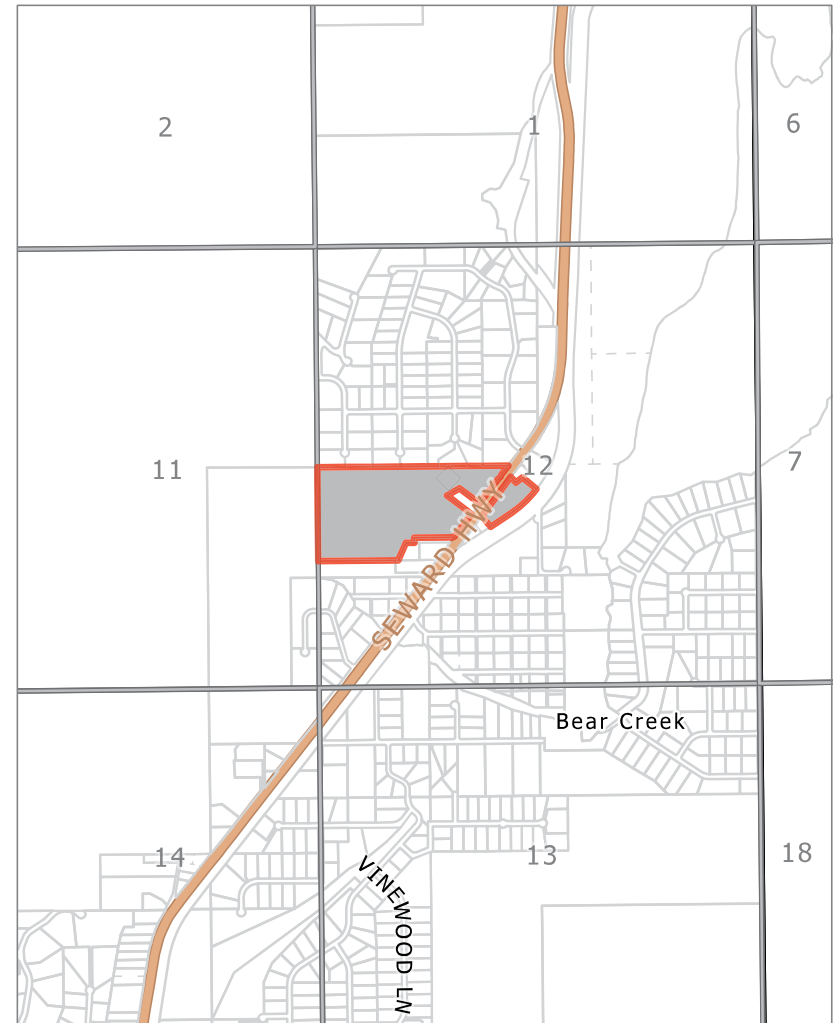
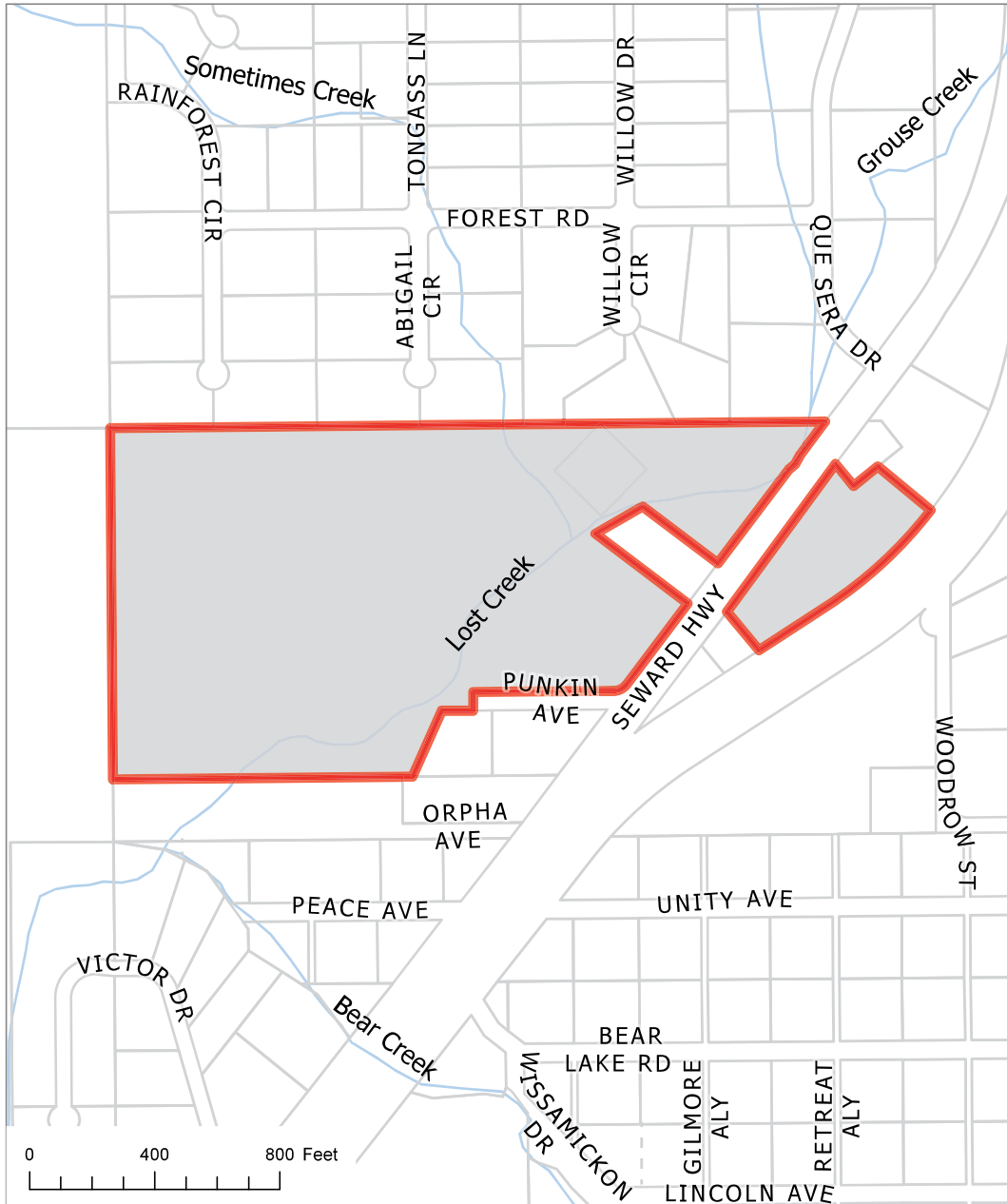
5. Grouse Creek Subdivision 2024 Addition

KPB File 2022-022R2

Johnson Surveying / Marshall & Esther Ronne Living Trust

Location: Punkin Avenue & Seward Highway

Bear Creek Area



KPB File 2022-022R2
T 01N R 01W SEC 12
Bear Creek

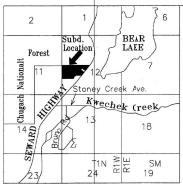
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial 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.



Grouse Creek Subdivision 2024 Addition Preliminary Plat

A subdivision of Tract B Grouse Creek Subd., 2016 Addn, SWD 2016-7 and the N1/2 SW 1/4, portion of Sect. 12, WD Bk 23D Pg 24, and WD Bk 11 Pg 949. Located in the N3/4 Section 12, T1N 20W, S4W, Alaska. Seward Recording District Kenai Peninsula Borough File

Prepared for
Marshall & Ester Bonne Living Trust
25975 Primrose Road
Seward, AK 99664

Prepared by
Johnson Surveying
P.O. Box 27
Chm Gulch, AK 99568
(907) 262-5772

SCALE 1" = 100' AREA = 46.577 acres
17 September, 2024

LEGEND

- 2" US5L0 brass cap, 1911 & 1935, found.
- 5/8" rebar, record plat SWD 2016-7, found.
- 3/4" brass cap monument, 3522-S, 1973, found.
- 1 1/2" alcap monument, 3522-S, 1973, found.
- plastic cap on 1/2" rebar, 7328-S, found.
- ▲ plastic cap on 5/8" rebar, Integrity Surveys, found.
- 2" alcap on 5/8" rebar, LS-5152, 1958, found.
- plastic cap on 1/2" x 4" rebar, set.
- sw indicates swamp
- (-) indicates record information, SWD plat #93.

NOTES

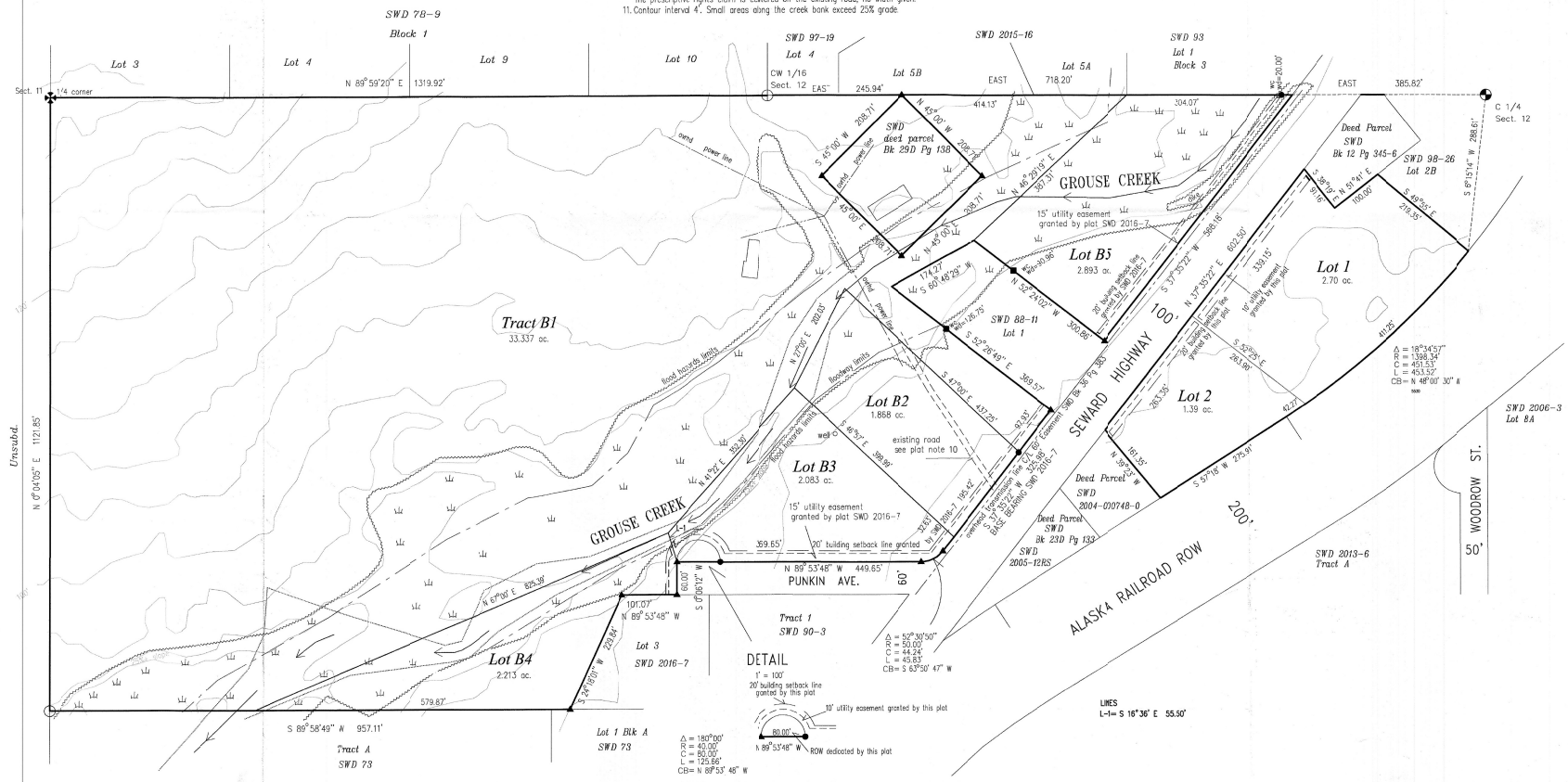
1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. SWD plat 2016-7 reserved a 15' utility easement adjacent to Seward Highway & Punkin Ave. ROWs extending to 20' within 5' of side lot lines. This plat grants a 10' utility easement adjacent to new street ROWs extending to 20' within 5' of new side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. 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.
4. No access to state maintained RWs permitted unless approved by the State of Alaska Dept. of Transportation.
5. FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as Flood Hazard Area District as of the date this plat is filed with the District Records 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. A survey to determine the elevation of the property may be required prior to construction. Flood zones SMFEA & AE. The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 002122 Panel 4534 suffix D.
6. FLOODWAY NOTICE: Portions of this subdivision are within the Floodway. Pursuant to KPBB Chapter 21.06, 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. Floodway zone X.
7. 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 program.
8. The house prelates the granting of the building setback and is not subject to it. Any new or replacement will be subject to the 20' building setback. No other building setback exceptions are noted in this subdivision.
9. This property is subject to Reservation of an easement for highway purposes as distated by Public Land Order No. 601, dated August 10, 1949 and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; and Department of the Interior Order No. 2865, dated October 16, 1951, Amendment No. 1, thereto, dated July 17, 1952, and Amendment No. 2, thereto, dated September 15, 1956, filed in the Federal Register.
10. A prescriptive rights claim for an access easement is recorded in book 41 page 639 Seward Recording District. The prescriptive rights claim is centered on the existing road, no width given.
11. Contour interval 4'. Small areas along the creek bank exceed 25% grade.

WASTEWATER DISPOSAL

Tract B1
KPBB 2014-0330
This lot is at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal.
Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation

Lots 1, 2, B2, B3, & B4
2014-040
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.

Engineer	License #	Date



KPB 2022-022R2

**ITEM 5 - PRELIMINARY PLAT
GROUSE CREEK SUBDIVISION 2024 ADDITION**

KPB File No.	2022-022R2
Plat Committee Meeting:	October 14, 2024
Applicant / Owner:	Marshall & Ester Ronne Living Trust
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Mile 7 Seward Highway, Bear Creek Area

Parent Parcel No.:	125-033-28; 125-033-14
Legal Description:	T 01N R 1W SEC 12 SEWARD MERIDIAN SW 2016007 GROUSE CREEK SUB 2016 ADDN TRACT B T 1N R 1W SEC 12 SEWARD MERIDIAN SW THAT PORTION OF THE N1/2 SW1/4 LYING BETWEEN THE SEWARD HIGHWAY & THE ALASKA RAILROAD ROWS EXCLUDING GROUSE CREEK SUB & THOSE PORTIONS PER WD 15 @ 251 & WD 23D @ 24 & WD 11 @ 949
Assessing Use:	Commercial & Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite/ Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 46.77-acre parcel into six lots, one tract, and a small dedication. The lots will range in size from 1.39 acres to 2.893 acres, while the tract will be 33.337 acres.

Location and Legal Access (existing and proposed):

The preliminary plat is located near mile 7 of the Seward Highway in the Bear Creek Area, providing access to four of the lots and the tract. Access to the other two lots on the south is available via Punkin Avenue. The Seward Highway is a 100-foot-wide, state-maintained road, while Punkin Avenue is a 60-foot-wide right-of-way that is not maintained by the Borough.

The plat proposes a dedication of a half bulb at the end of Punkin Avenue to serve as an emergency turn-around point.

The certificate to plat notes a section line easement, possibly located on the west line. **Staff recommends that the surveyor verify the section line easement and, if necessary, add it to the drawing.**

There is an access easement granted for the one-acre lot excluded from the plat within Tract B1. This access easement is noted in plat note #10. **Staff recommends correcting plat note #10 to match the parent plat note by changing “road” to “driveway.”**

The block does not close or contain compliant lengths. This is a large acreage tract with a 70-acre parcel owned by Alaska DNR to the west. Due to constructed improvements, terrain, floodways, flood hazard areas, and streams, achieving a closed block will be difficult. **Staff recommends the plat committee concur and exception is not required, as any required dedications will not improve the block.**

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 department is concerned with ROW access for Lot B4 and Tract B1 which both have access, Tract B1 by Seward Highway beside Lot 1 SW 88-11 and Lot B4 by the end of Punkin Ave.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Lot B4 & Tract B1 appear to have no dedicated ROW access. The remainder of the subdivided lots will rely on SOA DOT permitting for access.
SOA DOT comments	No comments

Site Investigation:

There are structures located on the plat that will be split between the lots B2 and B3 and Tract B1.

The low wet areas are depicted on the plat. The correct plat note is present that a wetlands determination may be required.

The proposed subdivision is within a flood hazard area. The flood hazards are depicted and labeled on the plat and should remain on the final plat.

Plat notes are present on the plat. Flood Hazard and Floodway notices are present as notes 5 and 6. The Seward Bear Creek Flood Service Area had requested additional wording to the flood hazard note or a new note be added when they reviewed the first design. **Staff recommends adding to the flood hazard notice or adding an additional note, "Portions of the parcel are also designated as Seward Mapped Flood Data Area as included in the Flood Risk Assessment and Hydrologic and Hydraulic Report."**

River Center has concern with the location of the new dedication and input has been requested, when received it will be passed on to the surveyor and added to the desk packet if received in time.

Grouse Creek is depicted on the plat. This is an anadromous stream but does not fall under KPB Title 21 but does have protections in place from the state as noted in the comments below and any modification to the stream bank or bed will require a permit.

KPB River Center Review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Portions are also on Map Panel 02112C-4553D. Floodplain zone boundaries must be clearly labeled and marked to tell X Zone from the AE Zone. The floodway must also be clearly marked and labeled. Code required plat notes must be present. The purposed location of the partial bulb at the end of Punkin Avenue could have negative impacts on the floodplain if constructed. The dedication of a utility easement in that location may also be a negative impact in the floodplain as well as provide issues/concerns during a flood event. Flood Zone: AE,X Zone, SMFDA, Floodway Map Panel: 02122C-4534D In Floodway: True Floodway Panel: *same as FIRM Panel</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
-------------------------	--

State of Alaska Fish & Game	<p>*No current review was received; however, the previous submittal reviews have been included*</p> <p>This plat depicts Grouse Creek which has been identified as an anadromous stream (AWC 231-30-10080-2010-3065). Any modifications to the streambank or bed will require a Fish Habitat Permit from ADF&G's Division of Habitat.</p>
-----------------------------	---

Staff Analysis

The land was originally part of the N1/2 SW1/4 Section 12, Township 1 North, Range 1 West, SM Alaska and has had several parcels deeded from it by deed. The last subdivision of the parcel was Grouse Creek Subdivision 2016 Addition SW 2016-7 creating the current configuration. This platting action is subdividing Tract B of SW 2016-7 and a portion lying between Seward Highway and the Alaska Railroad Right-of-way.

A soils report will be required and an engineer will sign the final plat.

Staff would like to mention that the Certificate to Plat included a statutory warranty deed recorded in 2021. The deed attempted to deed a portion of proposed Tract B2. The deed used GPC coordinates to describe the property. Due to the description, the title company included the note "The legal description in said Warranty Deed is insufficient to determine the location, further, Grantor Ester K. Ronne, is identified as an "Agent" rather than a "Trustee" of the Trust." They also included the note "The following condition may affect in regards to subject recorded Warranty Deed: Any question which may be raised by a government entity, as the land is a portion of a larger parcel for which no plat has been filed, as required by Alaska Statutes or local law."

The change in property lines by a deed is regarded by the borough as an "illegal subdivision". The borough has not recognized the deed and no ownership or property lines have changes. Platting staff requested the KPB GIS department review the deed and the description given. Staff did find some discrepancies between the distances and points mentioned in the deed but it appears to be for the eastern improvement located north of the creek within Tract B2. It does not appear that this platting action will be creating that lot. Unless the ownership of the Tract is later conveyed, including the portion described and to the owner listed in the deed, a cloud on the title may remain. The owners may need to work with a title company or seek legal counsel to clear the title and determine how to deal with the recorded deed.

Notice of the proposed plat was mailed to the beneficial interest holder on September 23, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

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.

According to the parent plat Grouse Creek Subdivision 2016 Addition SW 2016-7, there is a drive encroachment near proposed Lot B4 crossing into Lot 3. Staff recommends the surveyor identify if this driveway is still encroaching and if so, show on the final and present staff with a solution. And note any other issues.

Utility Easements

Grouse Creek Subdivision 2016 Addition, Plat SW 2016-7, granted 15 foot utility easements along the right of ways of Punkin Avenue and the Seward Highway. Staff recommends plat note #1 be changed to show a 15' utility easement for the new proposed utility easement so to be uniform with the previous utility easement.

An easement was granted by recorded document that is 60 feet wide and centered on the overhead transmission line along the Seward Highway. This is depicted on the plat with reference to the recorded document.

An additional easement was granted by document for existing lines. Per the attachment recorded with the easement, this easement runs through portions of Tract B1 to the Deed lot. The plat is depicting some overhead lines within the proposed dedication and within portions of Tract B1. **Staff recommends the depiction of the easement as granted be shown on the plat with a reference to the recording document or provide a plat note.**

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	No response
ACS	No response
GCI	No response
SEWARD ELECTRIC	No response
CHUGACH ELECTRIC	No comments

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 33236 PUNKIN AVE, 33276 PUNKIN AVE, 14835 SEWARD HWY Existing Street Names are Correct: Yes List of Correct Street Names: PUNKIN AVE, SEWARD HWY Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: ADDRESSES WILL REMAIN WITH ASSOICATED STRUCTURES.</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>
State of Alaska, Department of Natural Resources	<p>See comments in packet</p>

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Carry forward plat note #11 from the parent plat SW 2016-7.
 Give dimensions for line between lots B3 and B4, north of road.

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 to 2022-022R2
Add to the legal WD Bk 23D Pg 133
Add to the legal behind Grouse Creek Subd. No. 2 SW98-16
Correct the legal to the N1/2 SW1/4 Section 12 on line 3.
Under Prepared for; correct to Marshall & Esther Ronne Living Trust, dated May 15, 2002
- 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:
Verify if there is and size of a section line easement on the west line of the plat and if so, show it on the plat.
- 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 portion of subdivision east of highway to the vicinity map
Correct spelling of Kwechak Creek.
Show location of Chugach National Forest more definitively on the 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:
10' proposed utility easement should match the existing 15' utility easement from parent plat.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Lots should be relabeled to numbers without the B and be consistent with the lots to the east.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

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

RECOMMENDATION:

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



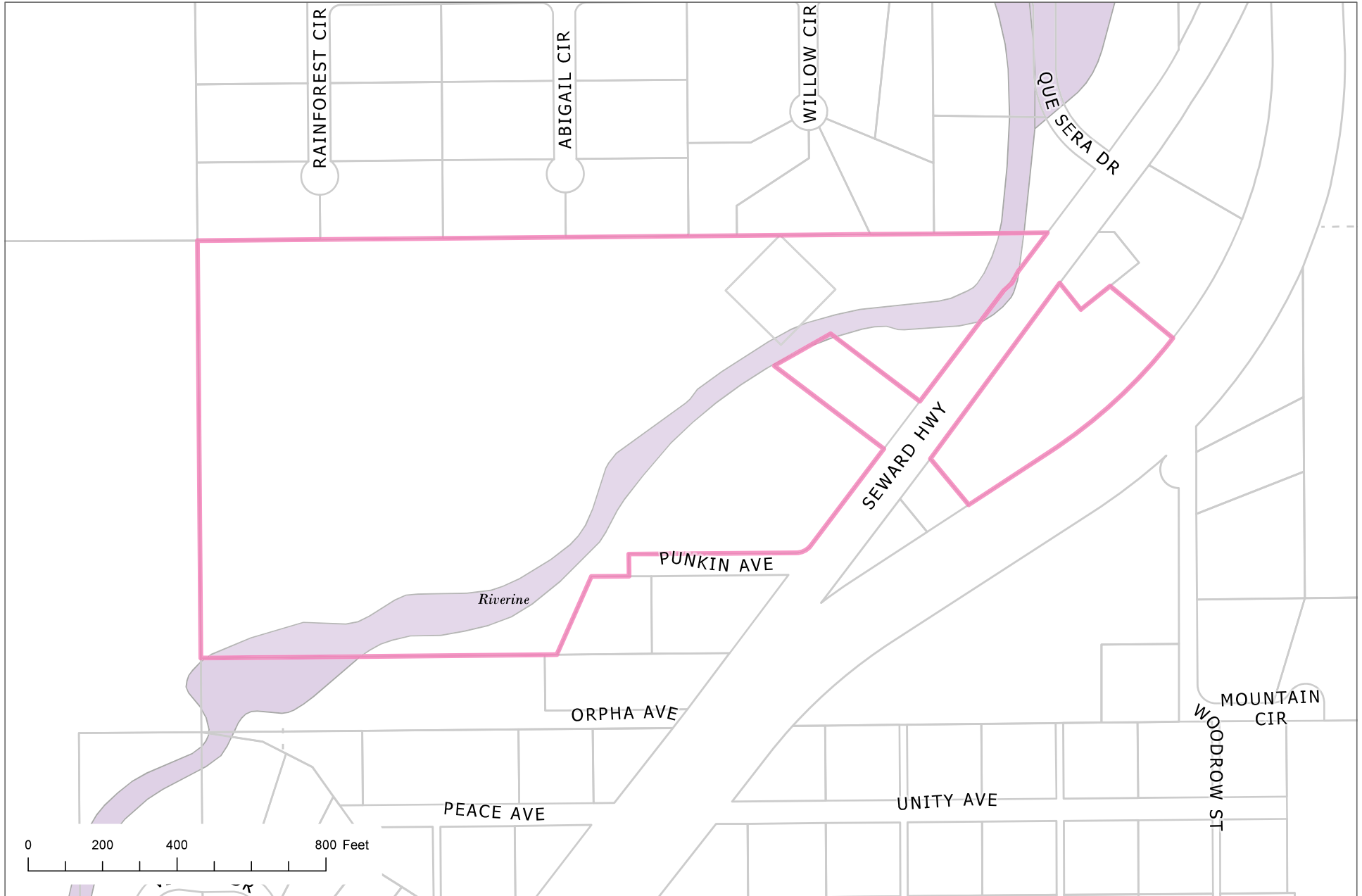
Aerial Map



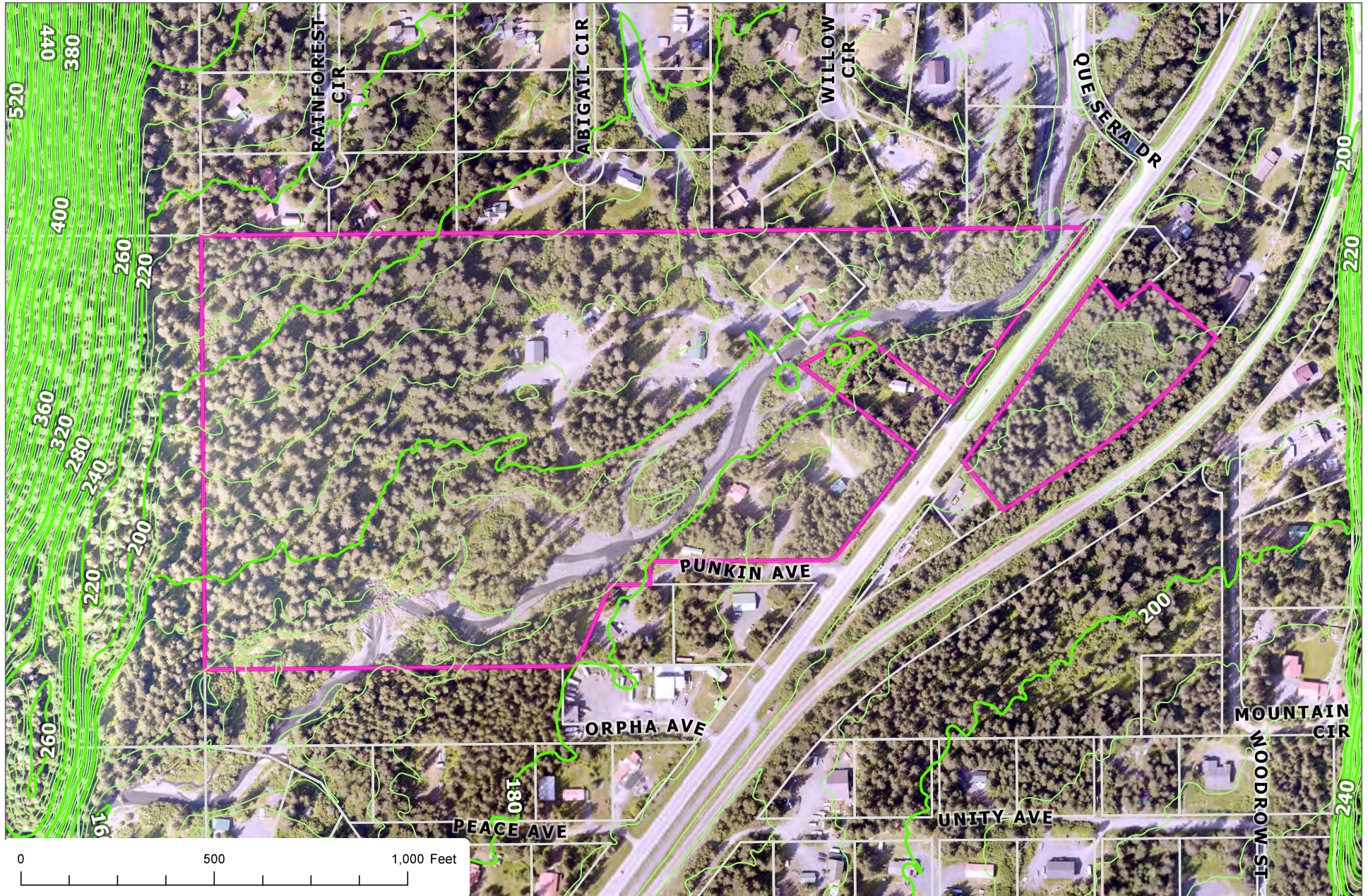
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



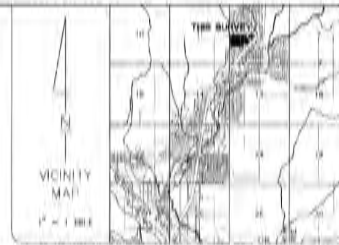
Wetlands



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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT MARSHALL & ERIC RICHIE LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND IS BEHALF OF THE MARSHALL & ERIC RICHIE LIVING TRUST, I HEREBY ADVERTISE MY PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE HEREON.

E. Leroy K. Romm

LETHER K. ROMM
MARSHALL & ERIC RICHIE LIVING TRUST
PO BOX 733
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGMENT

FOR LETHER K. ROMM
ACKNOWLEDGED BEFORE ME THIS 19 DAY OF JULY 2016

[Signature]

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 08/01/18

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 26, 2016

KENAI PENINSULA BOROUGH

[Signature]

APPROVED OFFICIAL

KPB FILE NO. 2016.046

**GROUSE CREEK SUBDIVISION
2016 ADDITION**

A SUBDIVISION OF NINE (9) HALF OF THE NORTHEAST ONE QUARTER (OR TWO SECTIONS 15, 16, 17, SEWARD HIGHWAY, 1/2 MILE WEST OF THE SEWARD HIGHWAY RIGHT OF WAY AND NORTH OF ENV. (RESCUER) SUBDIVISION, EXCEPTING THEREFROM GROUSE CREEK SUBDIVISION (PLAT NO. 88-11) (SEE) FURTHER EXCEPTING THEREFROM BOROUGH SUBDIVISION (PLAT NO. 99-3-3) (SEE) FURTHER EXCEPTING THEREFROM WARRANTY DEED CONVEYED TO HENRY MURPHY AND LUIS MURPHY AS RECORDED ON APRIL 26, 1987 IN BK 300 PG 138 (SEE).

OWNER: MARSHALL & ERIC RICHIE LIVING TRUST
PO BOX 733
SEWARD, AK 99664

LOCATED WITHIN THE 1/4 SECTION 15, 1/2 R/W, SEWARD HIGHWAY, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 44.113 ACRES

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI AK 99611

PHONE: (907) 985-8877
FAX: (907) 985-8877
WWW.INTEGRITYSURVEYS.COM

JOB NO. 210250 DRAWN: 08/27/2015 SH

SURVEYED: NOV. 2014-MAY 2016 SCALE: 1" = 100'

FIELD Bk: 2015-9 PG. 6-10 FILE: 210250 PR.DWG

NOTES:

- 1) 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.
- 2) NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- 3) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY 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 EXCLUDING AREAS WITH EXISTING STRUCTURES.
- 4) FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA (INDICATED BY THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT REGISTRAR'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH PLANNING COMMISSION SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.05 OF THE KENAI PENINSULA BOROUGH CODE. A SURVEY TO DETERMINE THE ELEVATION OF THE PROPERTY MAY BE REQUIRED PRIOR TO CONSTRUCTION. THE FLOODWAY AND FLOOD HAZARD AREA HAS BEEN IDENTIFIED PER FEMA FLOOD MAP NO. 020222 PANEL 4534 SURFIG 1.
- 5) FLOODWAY NOTICE: PORTIONS OF THIS SUBDIVISION ADJACENT TO 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 ENCROACHMENT SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.

- 6) THE PROPERTY MAY BE AFFECTED BY LOW WET AREAS. 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.
- 7) 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 PROGRAM.
- 8) AN EXCEPTION TO KPB CODE 20.30.090 LEGAL ACCESS (FOR DEED PARCEL BY 2ND PG. 185 (SEE), KPB 20.30.100 STREETS - INTERSECTION ANGLES AND KPB 20.30.170 BLOCK LENGTH MUST BE OBTAINED AT THE PLAT COMMITTEE MEETING OF APRIL 26, 2016.
- 9) RIGHT OF WAY EASEMENT FOR UTILITY AS RECORDED ON DEC. 7, 1984 IN BK 36 BK 383 SEWARD RECORDING DISTRICT.
- 10) A PRESCRIPTION RIGHTS CLAIM FOR AN ACCESS EASEMENT IS RECORDED IN BK 41 PG 830 SEWARD REG. DIST. ON DEC. 26, 1985. THE PRESCRIPTION RIGHTS CLAIM IS CENTERED ON THE EXISTING DRIVEWAY WITH NO DEFINED WIDTH.
- 11) THE PROPERTY IS AFFECTED BY A UTILITY EASEMENT AS RECORDED ON FEB. 22, 1999 IN BK 94 PG 804 (SEE). THE LOCATION OF SAID EASEMENT IS SHOWN PER FIELD SURVEY AND RECORD DOCUMENT.
- 12) THE STRUCTURE IMPLICATES THE CREATION OF THE BUILDING SETBACK AND IS NOT SUBJECT TO THE RESTRICTION. ANY NEW OR REPLACEMENT CONSTRUCTION WILL BE SUBJECT TO THE 20 FOOT SETBACK. THE 20 FOOT BUILDING SETBACK WILL APPLY TO THE REMAINDER OF THE SUBDIVISION.

- 13) THIS PROPERTY MAY BE SUBJECT TO A HIGHWAY RESERVATION AS CLAIMED BY THE STATE OF ALASKA (PURSUANT PUBLIC LAND CRISIS ACT, 757, AND 1815 AND DEPARTMENT ORDER 2005).
- 14) ANY HIGHWAY CONSTRUCTION OR IMPROVEMENT WITHIN PUNKIN AVENUE WILL BE SUBJECT TO KPB 20.60.060 AND WILL REQUIRE REVIEW AND APPROVAL BY THE ROAD DEPARTMENT.
- 15) WASTEWATER DISposal: TRACT B - THIS TRACT IS AT LEAST 10000 SQUARE FEET OR A MINIMUM 1/2 ACRE IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. SYSTEMS SHOULD BE DESIGNED TO MEET THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE 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.

WASTEWATER DISPOSAL: LOT 3 - SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL TYPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL. SYSTEMS SHOULD BE SINGLE-PHASE OR DOUBLE-PHASE AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE 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.

[Signature] 5380-E 28 Jul 16
ENGINEER LICENSE # DATE

CERTIFICATE OF SURVEYOR

HEREBY CERTIFY THAT I, A PROFESSIONAL SURVEYOR AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE SUPERVISION, THE INSTRUMENTS USED 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.

No.	Delta	Radius	Arc Length
C1	011°18'40"	1398.34	32.00
C2	18°35'36"	1398.34	453.79
C3	18°45'50"	1575.95	516.11

RADIUS USED AND RECORD INFORMATION SHOWN FOR ALASKA RAILROAD ROW OBTAINED FROM BLM U. S. SURVEY No. 9000, FILED FEBRUARY 9, 1988.

2 1/2" BRASS CAP



FROM WHICH FOUND BT'S
17" SPRUCE N4°W 11.3'
15" SPRUCE S82°E 11.4'

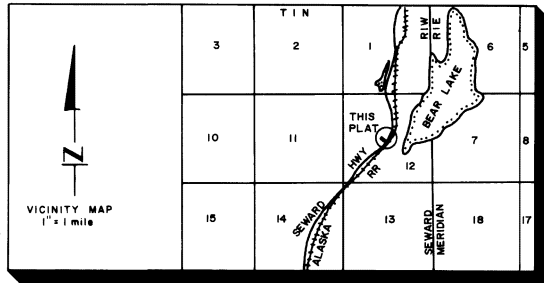
OLD MILL SUBDIVISION

2" BC DEPT. OF HWYS CENTER LINE MON. NO MARKINGS



2 1/2" BRASS CAP
1/16" WITH ALUM. CAP
HVL 3522-S C 1/4 S12 88 1973

RESET 3 1/4" BRASS CAP



CERTIFICATE of OWNERSHIP and DEDICATION

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

Marshall G. Ronne
MARSHALL G. RONNE
Esther K. Ronne
ESTHER K. RONNE

P.O. BOX 723
SEWARD, ALASKA 99664

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 4 DAY OF November, 1988 FOR MARSHALL G. RONNE & ESTHER K. RONNE

NOTARY PUBLIC
STATE OF ALASKA
CLIFF BAKER
My Commission Expires 8/12/89

Cliff Baker
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 8/12/89

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 22, 1988

KENAI PENINSULA BOROUGH
Cliff Baker
AUTHORIZED OFFICIAL

K.P.B. FILE NO. 88-066

GROUSE CREEK SUBDIVISION

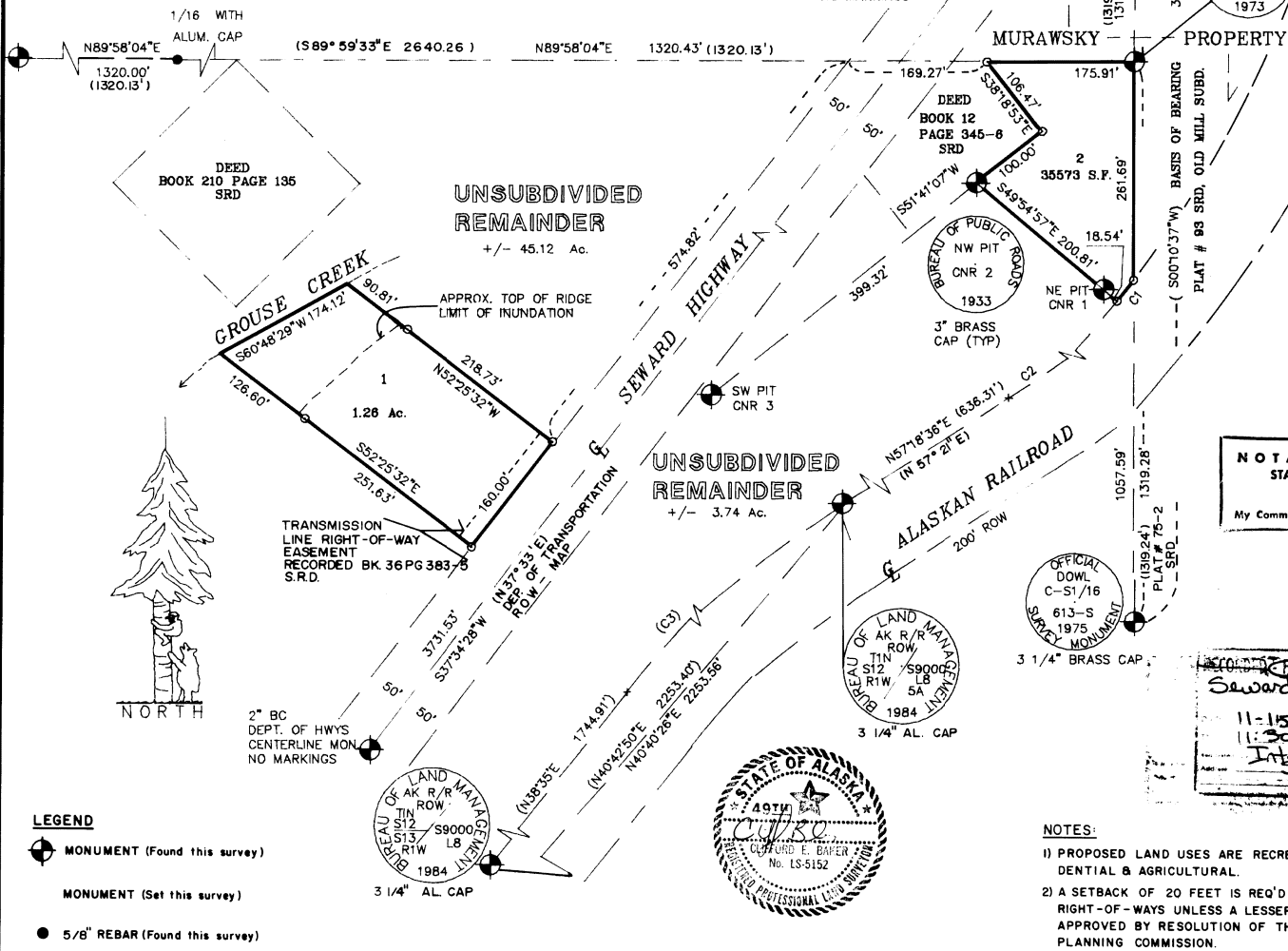
LOCATED WITHIN THE NE 1/4 SW 1/4 SEC. 12, T.1N, R.1W, S.M., WOODROW, SEWARD RECORDING DISTRICT, KENAI PENINSULA BOROUGH, AK.

CONTAINING 2.08 Ac. INTO 2 LOTS

INTEGRITY SURVEYS

P.O. BOX 1831
SOLDOTNA, ALASKA 99669
262-9461 PLANNERS

JOB NO.:	88-27	FIELD BOOK:	88-2
DISK NO.:	OLD MILL	FILE NAME:	OLD MILL
SURVEYED:	AUG.-OCT. 88	PLATTED:	OCTOBER 88
DRAFTED:	CB	SCALE:	1" = 100'
CHECKED:	CB	SHEET:	



LEGEND

- MONUMENT (Found this survey)
- MONUMENT (Set this survey)
- 5/8" REBAR (Found this survey)
- 5/8" x 30" REBAR (Set this survey) WITH 1/2" ALUM. CAP
- () RECORD DATUM

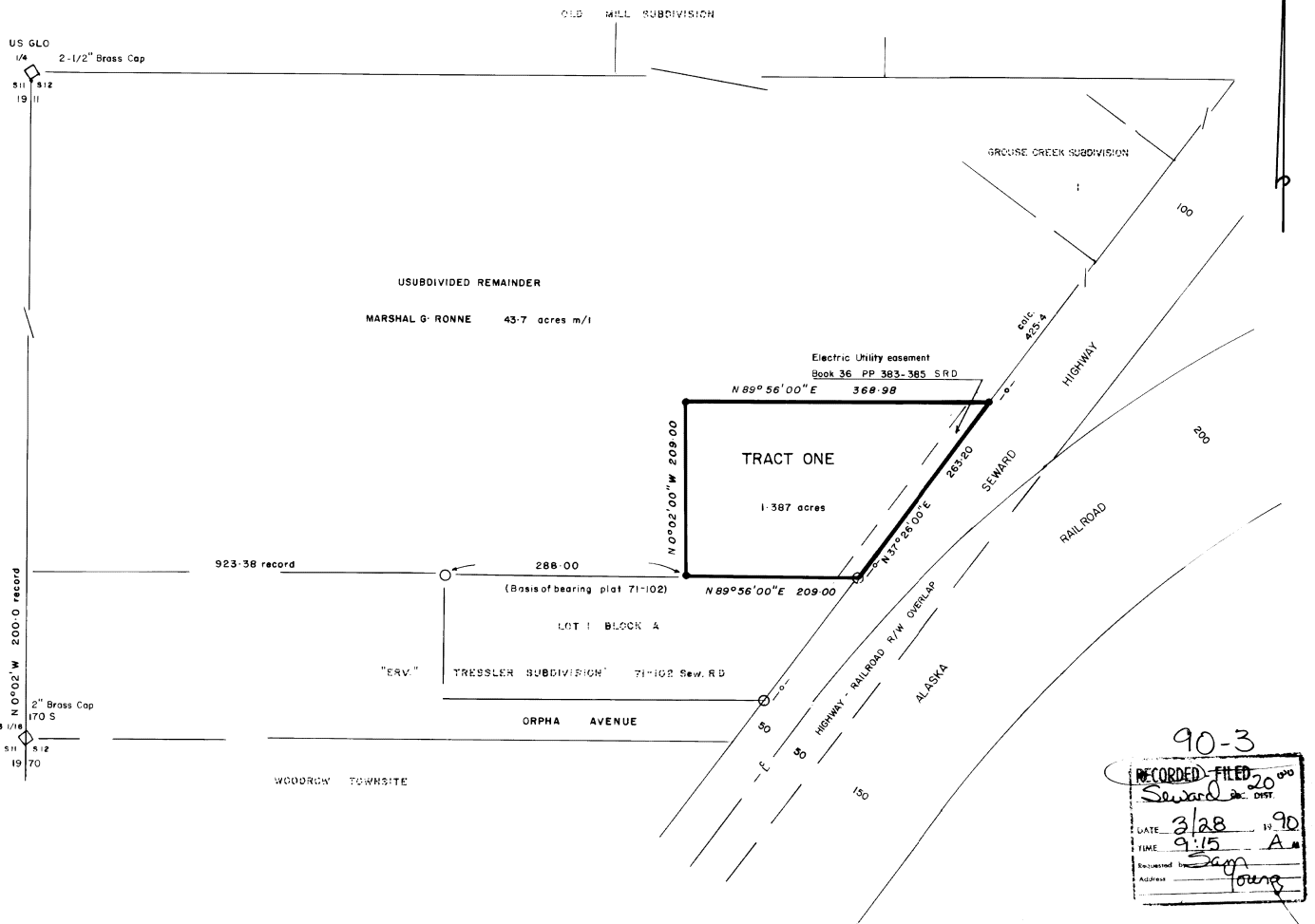
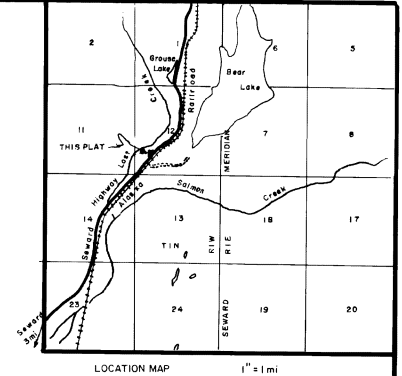
CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 02.065 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

Paul D. Horvath
SIGNATURE
TITLE
DATE 10/13/88



NOTES:

- 1) PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL.
- 2) A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 3) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
- 4) NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- 5) LOT 2 IS RESTRICTED TO A ONE-TIME CONVEYANCE TO MURAWSKY PROPERTY, ADJOINING NORTH AND EAST OF SAID LOT 2.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO THE PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Marshall Ronne *Esther K. Ronne*
 Marshall G. Ronne Esther K. Ronne
 Box 723
 Seward, Alaska 99664

NOTARY'S ACKNOWLEDGEMENT

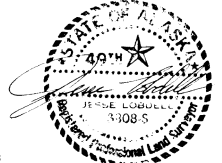
FOR *Marshall Ronne & Esther K. Ronne*
 SUBSCRIBED AND SWORN TO BEFORE ME THIS *20th* DAY OF *April*, 1986
Marie A. Anderson
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES *2-25-86*

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 12, 1986.

KENAI PENINSULA BOROUGH
 AUTHORIZED OFFICIAL

90-3
 RECORDED - FILED
 Seward DIST.
 DATE 3/28 1990
 TIME 9:15 A.M.
 Enclosed by *Sag*
 Address *Young*



3808 S
 SURVEYOR'S REGISTRATION NUMBER, SEAL AND SIGNATURE

- LEGEND**
- ◊ Survey monument of record.
 - 5/8" rebar with aluminum cap found at lot corner.
 - 1/2" x 24" rebar set at lot corner.
 - - - electric utility line

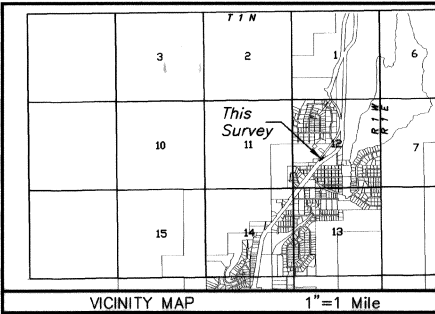
- NOTES**
- A minimum 20' building setback is required adjacent to all street right of ways unless a lesser standard is adopted by resolution of the appropriate planning commission.
 - All waste water disposal systems shall meet requirements of existing law at time of construction.
 - No direct access to state maintained ROWs permitted unless approved by State of Alaska Department of Transportation.

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 This subdivision has been reviewed in accordance with 4 AAC 72.060 and is approved subject to any noted restrictions.
Marshall Ronne *Esther K. Ronne* *3/2/90*
 SIGNATURE TITLE DATE

SEWARD RECORDING DISTRICT

RONNE SUBDIVISION			
A subdivision within the S 1/2 N 1/2 SW 1/4 sec. 12 TIN RIW SM Kenai Peninsula Borough, Alaska			
SCALE 1" = 100'	AREA SUBDIVIDED 1.387 acres	PROPOSED LAND USE residential	DATE SURVEY COMPLETED March 5, 1986
SURVEYED FOR SAM YOUNG Box 24 Seward, Alaska 99664		SURVEYED BY DEVELOPMENT SERVICES INC. P O Box 7517 Nikiski, Alaska 99635	
KPB FILE NO. 86-134	Book 128 Drawn by <i>JA</i>	Crew J. Lobbell A. Bute	

Seward 90-003

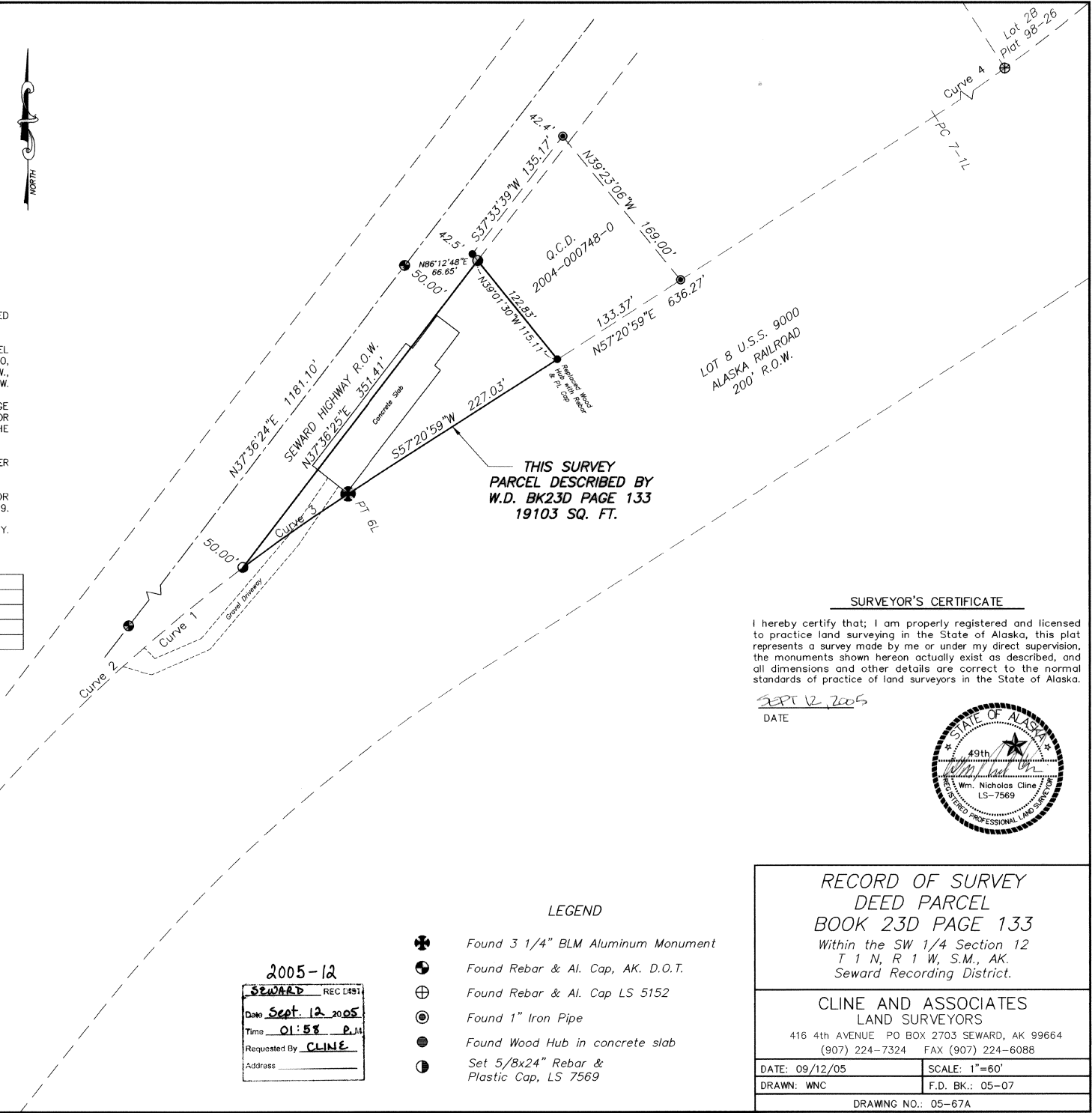


NOTES

- 1 THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.190(2).
- 2 THIS PARCEL IS BOUNDED TO THE NORTHEAST BY THE PARCEL DESCRIBED IN QUIT CLAIM DEED SERIAL NO. 2004-000748-0, BOUNDED TO THE SOUTHEAST BY THE ALASKA RAILROAD R.O.W., AND BOUNDED TO THE NORTHWEST BY THE SEWARD HIGHWAY R.O.W.
- 3 THIS PARCEL WAS ORIGINALLY DESCRIBED IN BOOK 23D, PAGE 133, SEWARD RECORDING DISTRICT. THE MONUMENTS CALLED FOR IN THAT DOCUMENT WERE RECOVERED AND USED TO DEFINE THE NORTHEAST BOUNDARY OF THIS SURVEY.
- 4 BASIS OF BEARING AND ALASKA RAILROAD R.O.W. LOCATION IS PER THE BLM PLAT OF USS 9000, APPROVED 12-22-87.
- 5 SEWARD HIGHWAY R.O.W. IS PER AK. D.O.T. R.O.W. MAP FOR ROUTE F-031, CONTROL SECTION 003102, SHEET 3, PARCEL 29.
- 6 EASEMENTS, IF ANY EXIST, ARE NOT INCLUDED IN THIS SURVEY.

CURVE DATA

CURVE	RADIUS	ARC	CHORD	BEARING
Curve 1	1575.95'	516.19'	513.88'	N47°58'00"E
Curve 2	1575.95'	399.58'	398.51'	N45°50'48"E
Curve 3	1575.95'	116.60'	116.58'	N55°13'48"E
Curve 4	1398.34'	453.73'	451.74'	S48°03'15"W



**THIS SURVEY
PARCEL DESCRIBED BY
W.D. BK23D PAGE 133
19103 SQ. FT.**

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.

SEPT 12 2005
DATE



LEGEND

- ⊗ Found 3 1/4" BLM Aluminum Monument
- ⊕ Found Rebar & Al. Cap, AK. D.O.T.
- ⊕ Found Rebar & Al. Cap LS 5152
- ⊙ Found 1" Iron Pipe
- Found Wood Hub in concrete slab
- Ⓛ Set 5/8x24" Rebar & Plastic Cap, LS 7569

2005-12
SEWARD REC [831]
Date Sept. 12 2005
Time 01:58 P.M.
Requested By CLINE
Address _____

**RECORD OF SURVEY
DEED PARCEL
BOOK 23D PAGE 133**
Within the SW 1/4 Section 12
T 1 N, R 1 W, S.M., AK.
Seward Recording District.

**CLINE AND ASSOCIATES
LAND SURVEYORS**

416 4th AVENUE PO BOX 2703 SEWARD, AK 99664
(907) 224-7324 FAX (907) 224-6088

DATE: 09/12/05 SCALE: 1"=60'
DRAWN: WNC F.D. BK.: 05-07

DRAWING NO.: 05-67A

From: [Donohue, Joseph M \(DNR\)](#)
To: [Carpenter, Beverly](#)
Subject: <EXTERNAL-SENDER>RE: PLAT NOTICE FOR October 14, 2024 meeting: J. Donohue
Date: Tuesday, October 1, 2024 11:35:55 AM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Hi Beverly,

DNR Survey Section has the following comments on KPB 2022-022R2 Grouse Creek Subdivision 2024 Addition:

Please determine if any section line easements exist within the subdivision in Section 12, T1N, R1W, SM and display all section line easements in the graphics of the final plat. A section line easement, once established, can only be vacated by proper authority through DNR and DOT approval. If necessary, DNR Survey Section can be contacted for more details on the section line easement determination process.

DNR Survey Section has no comments on KPB 2024-095 Atkinson Subdivision Savely Addition.

Thank you for the opportunity to comment.

Regards,

Joseph Donohue, PLS

Alaska DNR - DMLW
550 West 7th Ave, Suite 650
Anchorage, AK 99501-3576
(907) 269-8610

From: Carpenter, Beverly <BCarpenter@kpb.us>
Sent: Tuesday, September 24, 2024 12:28 PM
To: Donohue, Joseph M (DNR) <joseph.donohue@alaska.gov>
Subject: PLAT NOTICE FOR October 14, 2024 meeting: J. Donohue

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joseph,

Attached are the public hearing notices and associated maps for:

- Atkinson Subdivision Savely Addition (KPB 2024-095)

- Grouse Creek Subdivision 2024 Addition (KPB 2022-022R2)

The State of Alaska, Dept. of Natural Resources is a land owner in our notification area.

Please provide comments by **October 2, 2024**.

Kind regards,

Beverly Carpenter
Platting Specialist, Planning Department
Office: 907-714-2200 Direct: 907-714-2207



Kenai Peninsula Borough
144 N. Binkley St. Soldotna, AK 99669
kpb.us

Alaska Statutes and may be made available to the public upon request.

subject to provisions of