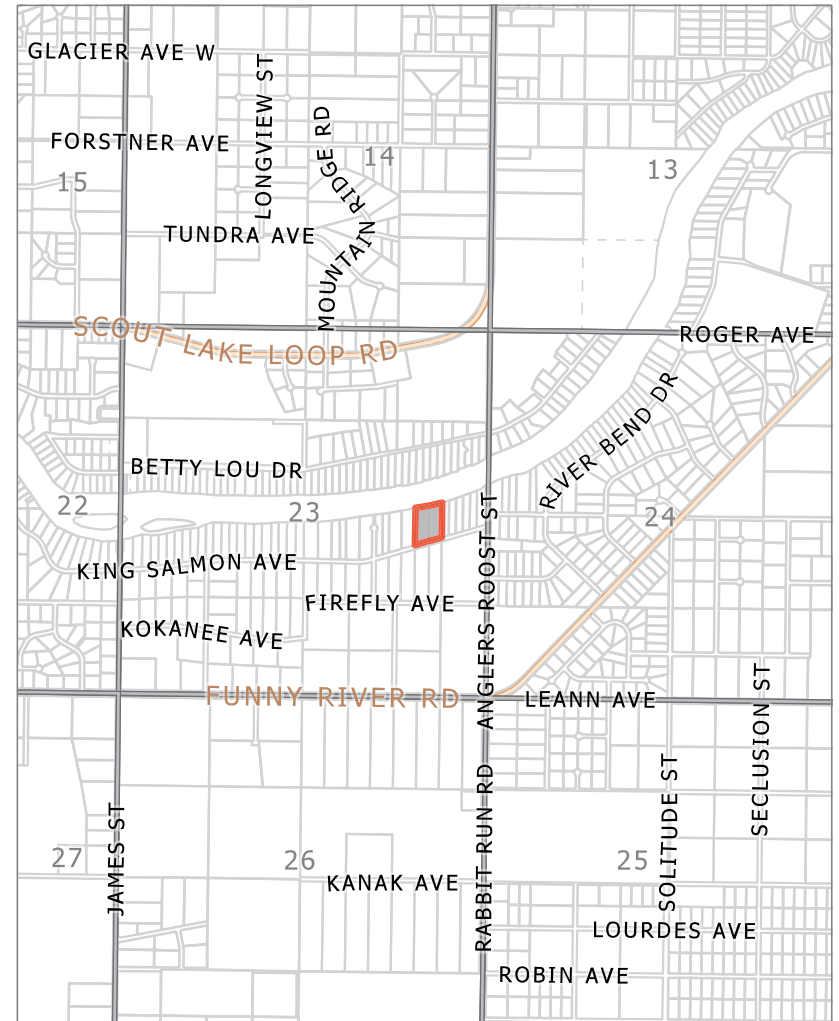


## **E. NEW BUSINESS**

- 5. Kenaitze Estates Subdivision 2025 Replat; KPB File 2025-017R1  
McLane Consulting Group / Johnson  
Location: King Salmon Avenue  
Funny River Area / Funny River APC**



KPB File 2025-017R1  
T 05N R 09W SEC 23  
Funny River





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.



CPB 2025-017R1

CERTIFICATE OF OWNERSHIP & DEDICATION: LOTS 5A & 5B

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALAN JAMES JOHNSON, OWNER  
14880 NW JACKSON SCHOOL RD, NORTH PLAINS, OR 97133

CATHERINE LOUISE CONKLIN JOHNSON, OWNER  
14880 NW JACKSON SCHOOL RD, NORTH PLAINS, OR 97133

NOTARY'S ACKNOWLEDGEMENT

FOR: ALAN JAMES JOHNSON & CATHERINE LOUISE CONKLIN JOHNSON  
ACKNOWLEDGED BEFORE ME THIS

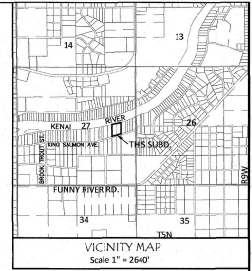
DAY OF 2025

MY COMMISSION EXPIRES:

NOTARY PUBLIC FOR THE  
STATE OF



GRAPHIC SCALE  
1 inch = 40 ft.



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. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT 15 OF THE DATA THIS PLAN IS RECORDED WITH THE DISTRICT RECORDERS OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21.08 OF THE KENAI PENINSULA BOROUGH CODE.
3. THE NATURAL MEANDERS OF THE SECONDARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF THIS SUBDIVISION. RECORD MEANDER LINE PER KN75-123 SHOWN IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
4. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
5. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 5 FEET OF THE SIDE LOT LINES ALSO A UTILITY EASEMENT.
6. 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 HEREBY GRANTED.
7. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB TITLE 21.18. 50 MAY BE AMENDED FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB TITLE 11.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
9. EXCEPTION TO KPB 20.36.100 - LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF APRIL 28, 2025.

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- RECORD PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP L2-211269
- RECORD DATA PER KN75-123
- FLOOD ZONE X PER FIRM 02122C0390F
- FLOOD ZONE AI PER FIRM 02122C0390F
- APPROXIMATE SLOPES OVER 20%

Plat #
Rec Date
Date
Time



KENATIZE ESTATES SUBDIVISION 2025 REPLAT  
REPLAT OF LOTS 4 AND 5 BLOCK TWO, KENATIZE ESTATES SUBDIVISION  
(KN75-123)

ALAN JAMES JOHNSON, OWNER  
14880 NW JACKSON SCHOOL RD, NORTH PLAINS, OR 97133  
BRENT JAMES JOHNSON, OWNER  
10855 SW KILARNEY LN, TUALATIN, OR 97062  
4.544 AC. MA. SITUATED IN THE SE1/4 OF SECTION 29, TOWNSHIP 5  
NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA  
BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING  
SURVEYING - PLANNING  
P.O. BOX 468  
SOLIS, OR 97133  
VOICE: (503) 283-4219  
FAX: (503) 283-4219  
WWW.MCLANEENG.COM

Scale 1" = 40'

Date: FEB 2025

BOOK NO: 24-10

Drawn by: AHH

PLAT APPROVAL

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

AUTHORIZED OFFICIAL

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN  
THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR  
CONVENTIONAL ONSITE WASTEWATER TREATMENT AND  
DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX  
RESIDENCES 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CODY R. McLANE C.E. 11510 /PK DATE

CERTIFICATE OF OWNERSHIP & DEDICATION: LOTS 4A & 4B

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY  
SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN  
OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL  
RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT  
ALL EASEMENTS TO THE USE SHOWN.

BRENT JAMES JOHNSON, OWNER  
10855 SW KILARNEY LN, TUALATIN, OR 97062

NOTARY'S ACKNOWLEDGEMENT

FOR: BRENT JAMES JOHNSON  
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES:

NOTARY PUBLIC FOR THE  
STATE OF



AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT  
KENAITZE ESTATES SUBDIVISION 2025 REPLAT**

<b>KPB File No.</b>	2025-017R1
<b>Plat Committee Meeting:</b>	April 25, 2025
<b>Applicant / Owner:</b>	Alan Johnson & Catherine Conklin Johnson / North Plains, OR and Brent Johnson / Tualatin, OR
<b>Surveyor:</b>	Andrew Hamilton McLane Consulting, Inc.
<b>General Location:</b>	Funny River area, / Funny River APC

<b>Parent Parcel No.:</b>	066-260-03 & 066-260-04
<b>Legal Description:</b>	T 5N R 9W SEC 23 SEWARD MERIDIAN KN 0750123 KENAITZE ESTATES SUB LOTS 4 & 5 BLK 2
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.190(A)

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide two parcels into four new lots of size 1.053 acres to 1.230 acres.

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

Legal access to the lots is along King Salmon Ave a 60' private maintained road. King Salmon Ave is gotten to from Funny River Ave by turning on Brook Trout St at milepost 13.25 to King Salmon Ave then east to the site. The plat is also accessed from the Kenai River on the north but the north end has a steep slopes to the river as shown.

The plat is not proposing a right-of-way dedication nor completing a vacation. It not affected by a section line easement either.

Block length is not compliant near the plat, as between roads is 1700 feet. This plat is unable to give relief to the block length due the location of the river on the north ***Staff recommends*** the Plat Committee concur an exception to KPB 20.30.170 is not needed due to the plat not being able to accommodate the requirement due to the limitations noted.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: RSA has no objection at this time.
SOA DOT comments	

**Site Investigation:**

Viewing KPB Aerial images and according to Assessing information, the plat is vacant land. Not structures are indicated on the property.

There are several areas of steep terrain shown on the drawing going from the front to the back of the lots towards the Kenai River.

The River Center review identified he plat to be located in a FEMA designated flood hazard zone and floodway.

The notes as shown in KPB 20.30.280 D and E are included in plat notes, but should be modified to include the titles from the subcodes in 20.30.280. Also, to be included in plat note 2 should be the FEMA FIRM Panel and flood zones as noted by the River Center reviewer. Limits of the flood zones need to be identified on the drawing.

The River Center review also noted the plat to be located in a habitat protection district. The 50' habitat protection line should be shown on the drawing. Plat note 8 should included the title of the notice as given in KPB 20.30.290.

Need to carry over plat note 1 from the parent plat to this plat.

**Staff recommendation:** place a note on the final plat indicating 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.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood zone depictions and required plat note.</p> <p>Flood Zone: AE,X (shaded),X (unshaded),Floodway Map Panel: 02122C-0295F In Floodway: True Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Required plat note.</p>
State of Alaska Fish and Game	

### **Staff Analysis**

The plat originated from the Government Lots 5 & 6 and part of the E1/2 E1/2 SE1/4 of Section 23, Township 5 North, Range 9 West of the SM, Alaska. Kenaitze Estates Subdivision KN75-123 first subdivided the land creating two blocks of five lots each and two tracts. The lots are lying north of King Salmon Ave and King Salmon Ave continues east through Tract A, which has been replatted on the north of and including King Salmon Ave. This platting action is subdividing two of the lots of Block 2.

A soils report will be required for the lots and an engineer will need sign the final plat as all the lots are below 200,000 square feet.

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.

There appears to be a possible encroachment from the east onto the property. **Staff recommends** the surveyor be aware of any encroachments onto the property from adjacent properties and make note of any on the final submittal with indication of a resolution prior to final plat approval.

Funny River Advisory Planning Commission minutes as per KPB 21.02.020, for the May 7, 2025 meeting will not available when the staff report was prepared on April 17, 2025.



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

The lots being created are long narrow lots and a request to KPB 20.30.190(A) 3:1 Lot Dimensions has been received. If the request is denied, this subdivision will not meet code and will need to be reconsidered.

#### **Utility Easements**

There is an existing 40' utility and driveway easement on the plat being carried forward from the parent plat as shown on the drawing.

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 proposing a new 10' utility easement at the front of the 20' building setback line and the full 20' within 5' of the side lot lines as noted at plat note 5.

#### **Utility provider review:**

HEA	No comment
ENSTAR	No comment or recommendation
ACS	
GCI	Approved as shown

#### **KPB department / agency review:**

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE  Existing Street Names are Correct: Yes  List of Correct Street Names: KING SALMON AVE  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:  Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

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**STAFF RECOMMENDATIONS****CORRECTIONS / EDITS**

In the individual Certificate of Ownership and Dedications, the lots indicated need to be corrected to the parent lots.  
In the Plat Approval, add the date of April 28, 2025

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**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:**  
Modify the KPB File No to 2025-017  
Legal description needs to be modified as the lot is also in the NE1/4 of Section 23.
- 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:**  
Put the correct section numbers on 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:**  
Add reference to the MHW along the Kenai River or note that the line indicate is the record meander per KN75-123 as noted in plat note 3, whichever should apply.
- 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:**  
Add lot label to the southwest
- 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:**  
Riverine area according to KWF Wetlands Assessment needs shown
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:**  
Add Block 2 label to the lot labels on the plat.

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**KPB 20.30 – Subdivision Design Requirements**

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



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#### **KPB 20.40 – Wastewater Disposal**

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

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

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#### **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 20.30.190(A) – 3:1 Lot Dimensions**

###### Surveyor's Discussion:

Requesting exception to 3:1 Lot Dimensions

The subdivision immediately adjacent to subject property was granted an exception to KPB 20.30.190(A) – 3:1 Lot Dimensions by KPB Plat Committee in 2003. Please reference KN2003-58. *(Staff included minutes from appropriate meetings in packet)*

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Proposed lots exceed the required 40,000 square feet per KPB 20.30.200
2. Proposed lots have sufficient space suitable for a well and wastewater disposal system per the attached soils report produced by McLane Consulting Engineering Department.

###### Staff Discussion:

##### **20.30.190. - Lots—Dimensions.**

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

###### Findings.

3. Working map of the soils report from McLane Consulting shows limited area for systems.
4. The lots have a bluff on them overlooking the river, having a steep slope down.
5. Adjacent properties to the east have gotten an exception for the same code.
6. Granting this exception will not affect any member of the public.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to 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  
**Findings 1, 2 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 3-5 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 6 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: KPB 20.25.120. - REVIEW AND APPEAL.**

**IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.**

**A DECISION OF THE PLAT 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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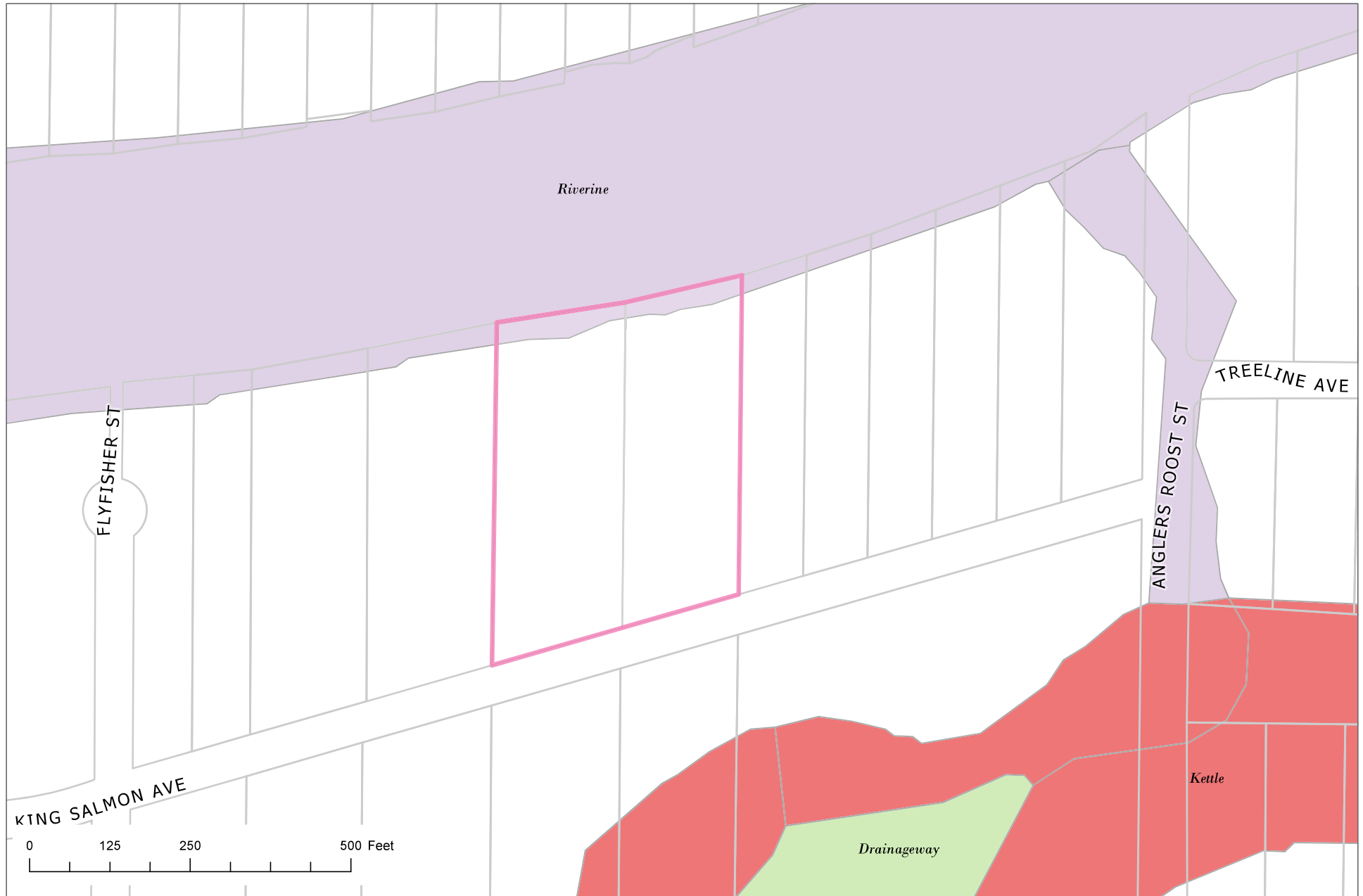


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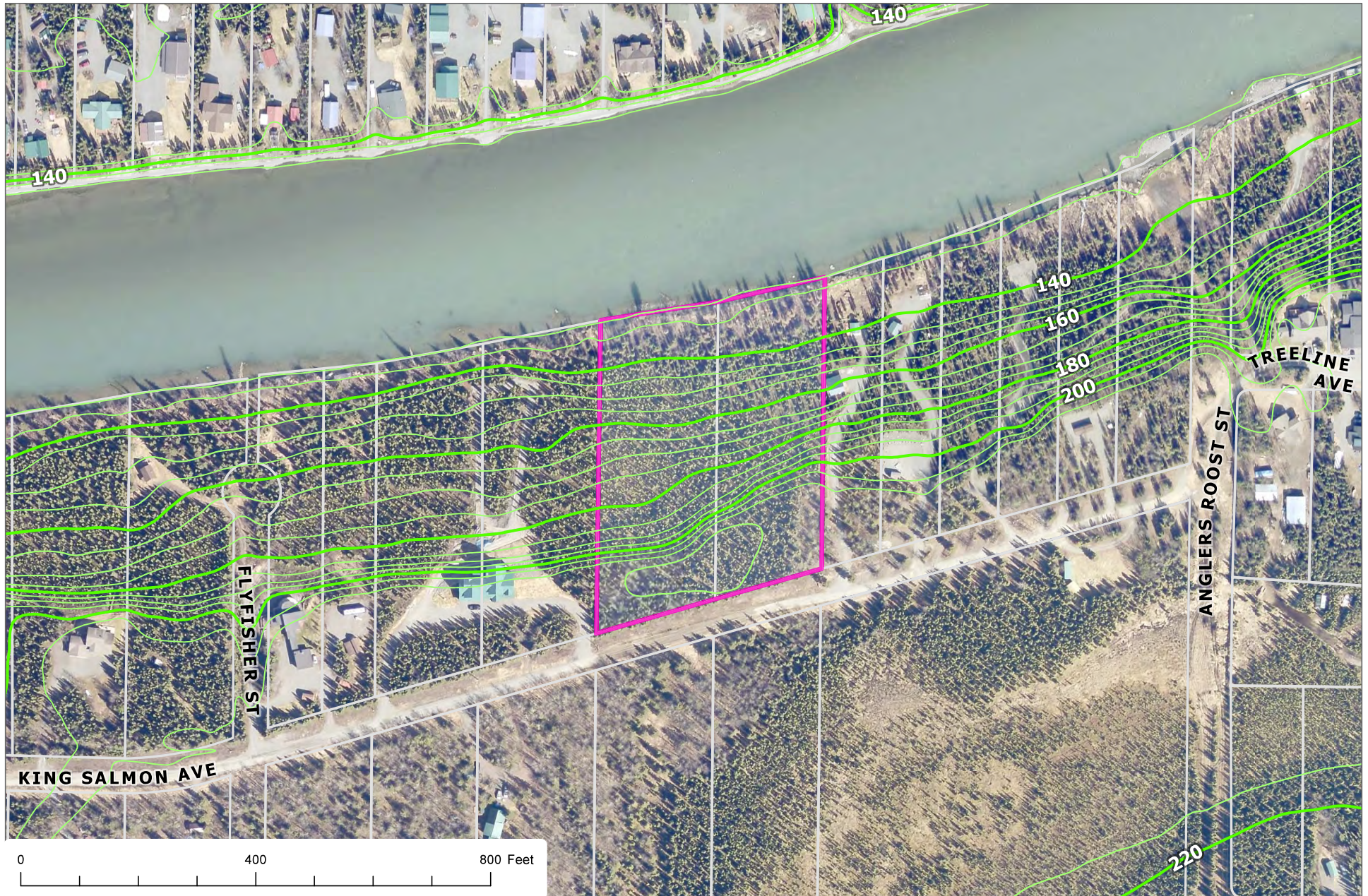


## Wetlands



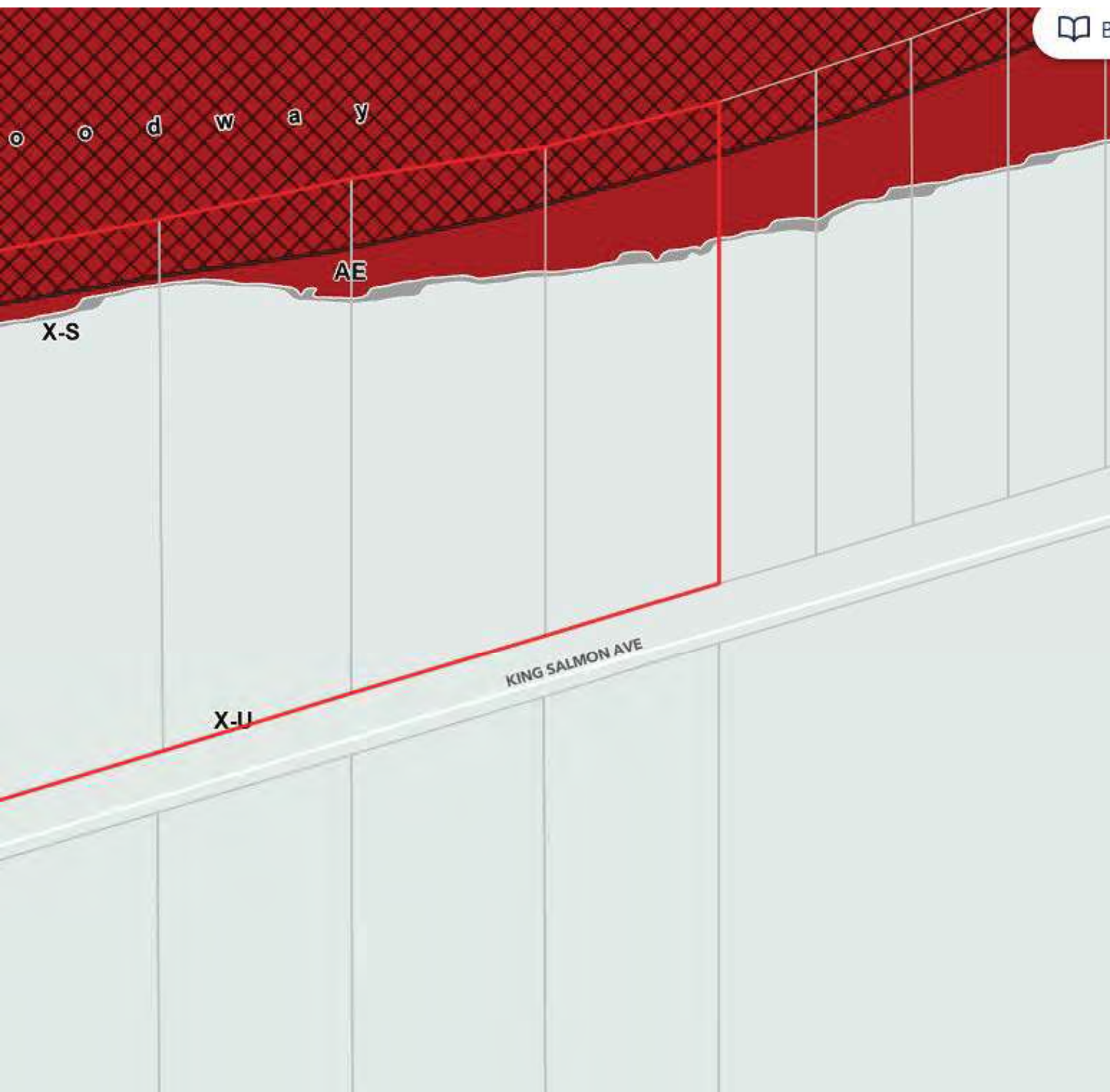
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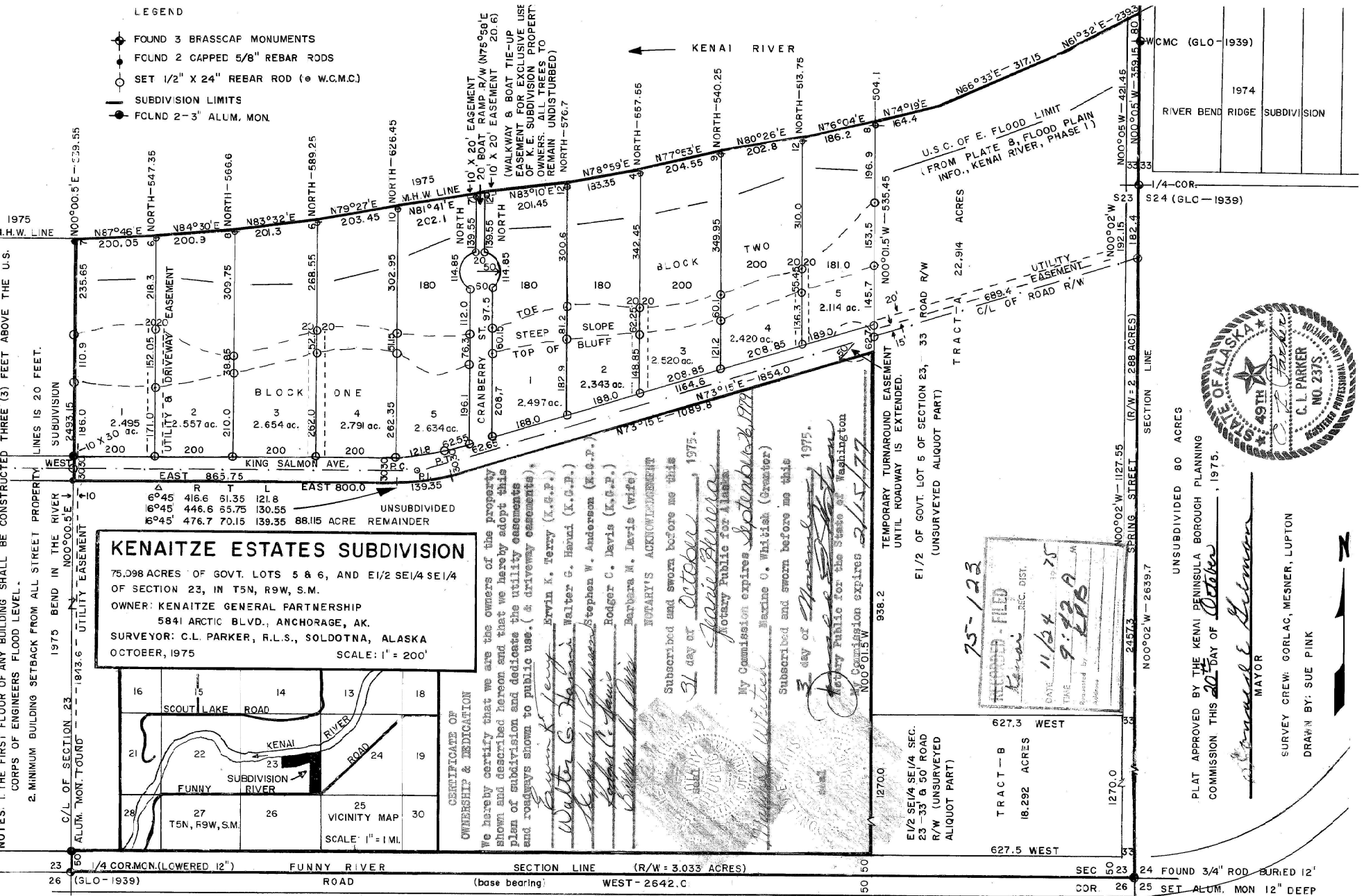




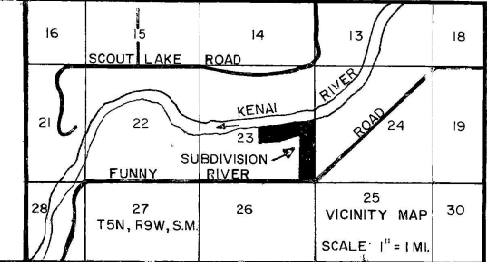
75-123

LEGEND

- FOUND 3 BRASSCAP MONUMENTS
- FOUND 2 CAPPED 5/8" REBAR RODS
- SET 1/2" X 24" REBAR ROD (W.C.M.C.)
- SUBDIVISION LIMITS
- FOUND 2-3" ALUM. MON.



**KENAITZE ESTATES SUBDIVISION**  
75.098 ACRES OF GOVT. LOTS 5 & 6, AND E1/2 SE1/4 SE1/4 OF SECTION 23, IN T5N, R9W, S.M.  
OWNER: KENAITZE GENERAL PARTNERSHIP  
5841 ARCTIC BLVD., ANCHORAGE, AK.  
SURVEYOR: C.L. PARKER, R.L.S., SOLDOTNA, ALASKA  
OCTOBER, 1975  
SCALE: 1" = 200'



CERTIFICATE OF OWNERSHIP & DEDICATION

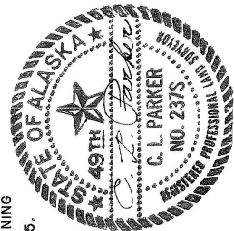
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate the utility easements and roadways shown to public use. ( & driveway easements )

*Erwin K. Terry* Erwin K. Terry (K.G.P.)  
*Walter G. Hansen* Walter G. Hansen (K.G.P.)  
*Stephen W. Anderson* Stephen W. Anderson (K.G.P.)  
*Rodger C. Davis* Rodger C. Davis (K.G.P.)  
*Barbara M. Davis* Barbara M. Davis (wife)

**NOTARY'S ACKNOWLEDGMENT**  
Subscribed and sworn before me this 31 day of October, 1975.  
*Janet H. Hovinen*  
Notary Public for Alaska

My Commission expires September 26, 1977  
*Marlene O. Whittish*  
Marlene O. Whittish (Secretary)  
Subscribed and sworn before me this 3 day of November, 1975.  
*Erwin K. Terry*  
Erwin K. Terry (K.G.P.)  
Notary Public for the State of Washington  
My Commission expires 2/15/77

RECORDED - FILED  
Kenai REC. DIST.  
DATE 11/24/75  
TIME 9:42 A  
Reviewed by  
Address



UNSUBDIVIDED 80 ACRES  
PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION THIS 20 DAY OF October, 1975.

*Erwin K. Terry*  
MAYOR

SURVEY CREW: GORLAG, MESNER, LUPTON  
DRAWN BY: SUE PINK

