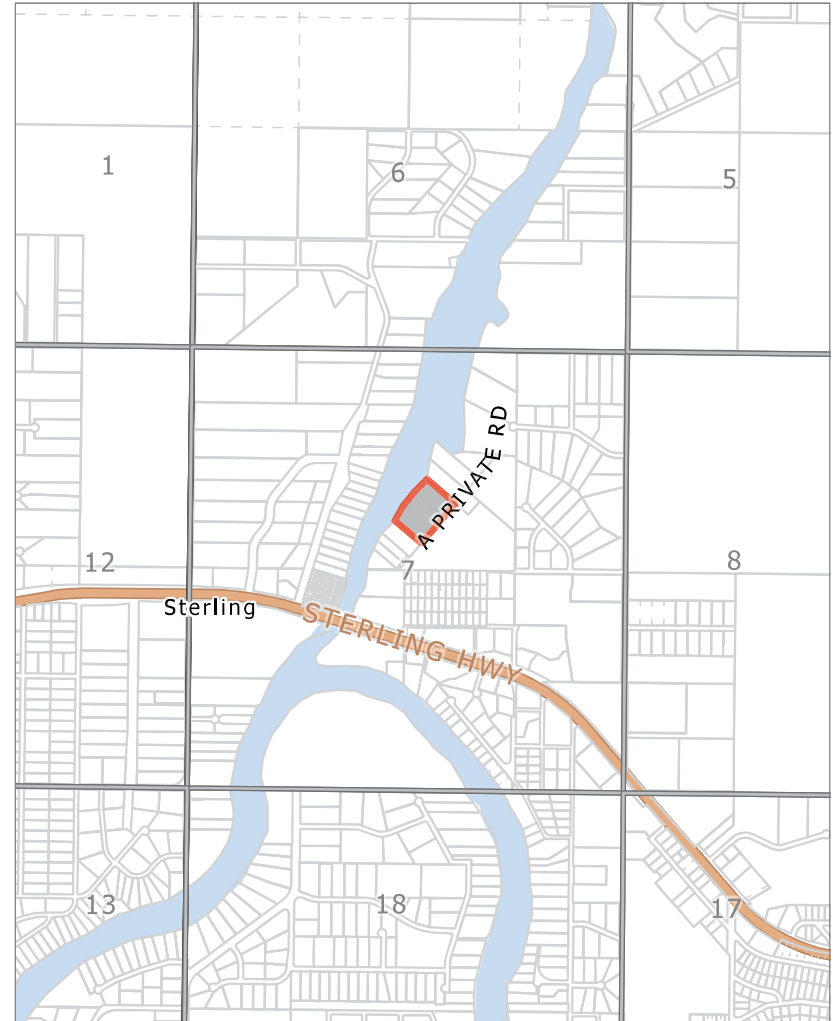
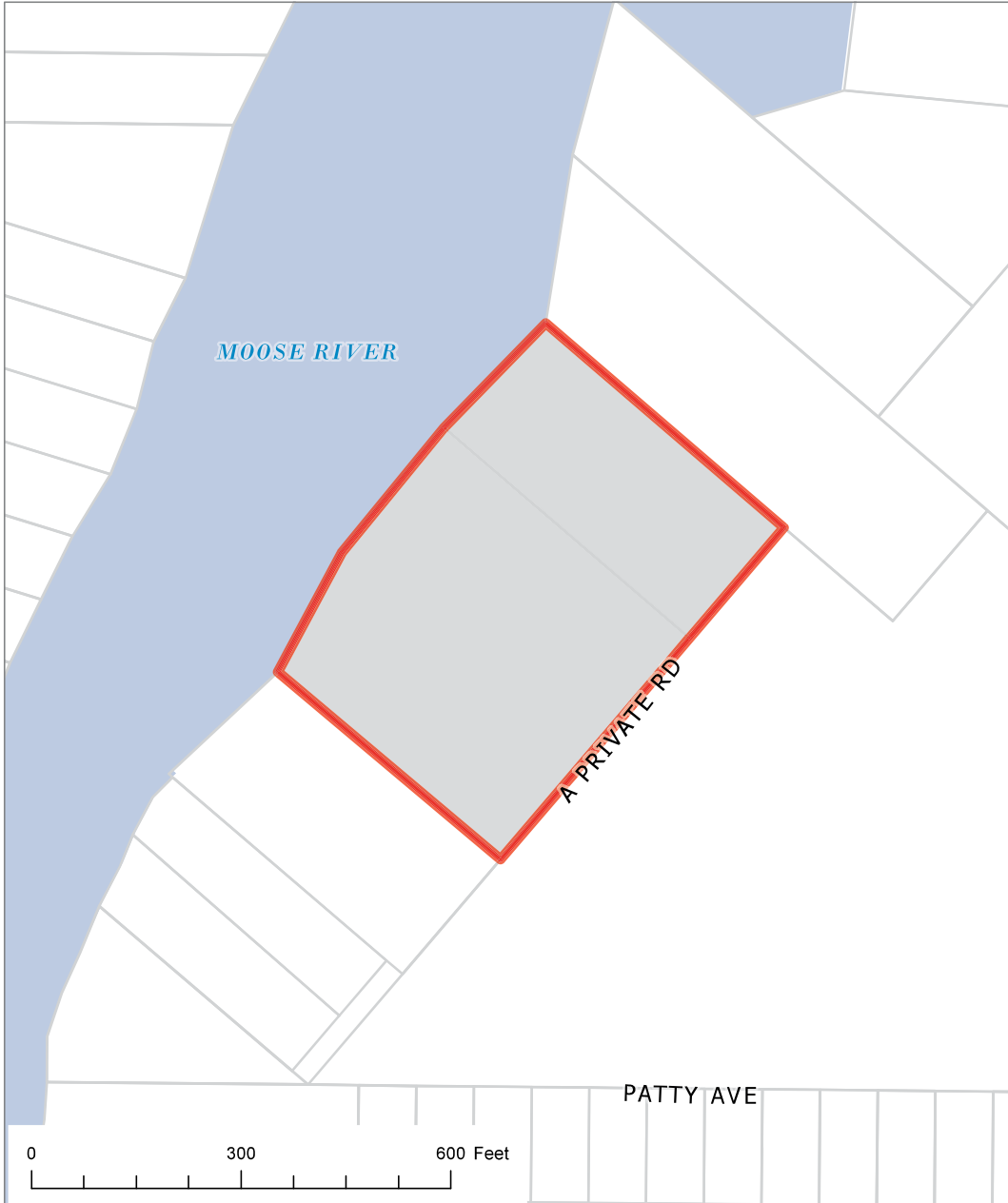


# **E. NEW BUSINESS**

- 6. Galetti Subdivision; KPB File 2024-026  
Edge Survey & Design, LLC / Galetti  
Location: A Private Road  
Sterling Area**



KPB File 2024-026  
 T 05N R 08W SEC 07  
 Sterling

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



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.

# KPB 2024-026

## CERTIFICATE OF OWNERSHIP AND DEDICATION

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

GESENA M. GALETTI  
38535 "A" PRIVATE DRIVE  
STERLING, ALASKA 99672

## NOTARY ACKNOWLEDGEMENT

FOR: GESENA M. GALETTI  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

## NOTARY SIGNATURE



## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH XX, 2024.  
KENAI PENINSULA BOROUGH

## AUTHORIZED OFFICIAL

## LEGEND

⊕	MONUMENT OF RECORD AS NOTED
⊖	SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR (TYPICAL)
NFS	NOTHING FOUND OR SET
(C)	COMPUTED
(M&H)	MEASURED & HELD
(HFL)	HELD FOR LINE
(HRA)	HELD RECORD ANGLE
(RP)	RECORD DATA, SEE REFERENCE
(CR)	SUM OF R1+R2+R6+R7
BBI	BEARING-BEARING INTERSECTION
ROW	RIGHT-OF-WAY
---	SUBDIVISION BOUNDARY
---	LOT LINE TO BE REMOVED THIS PLAT
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT LINE
---	EDGE OF ROAD

## REFERENCES

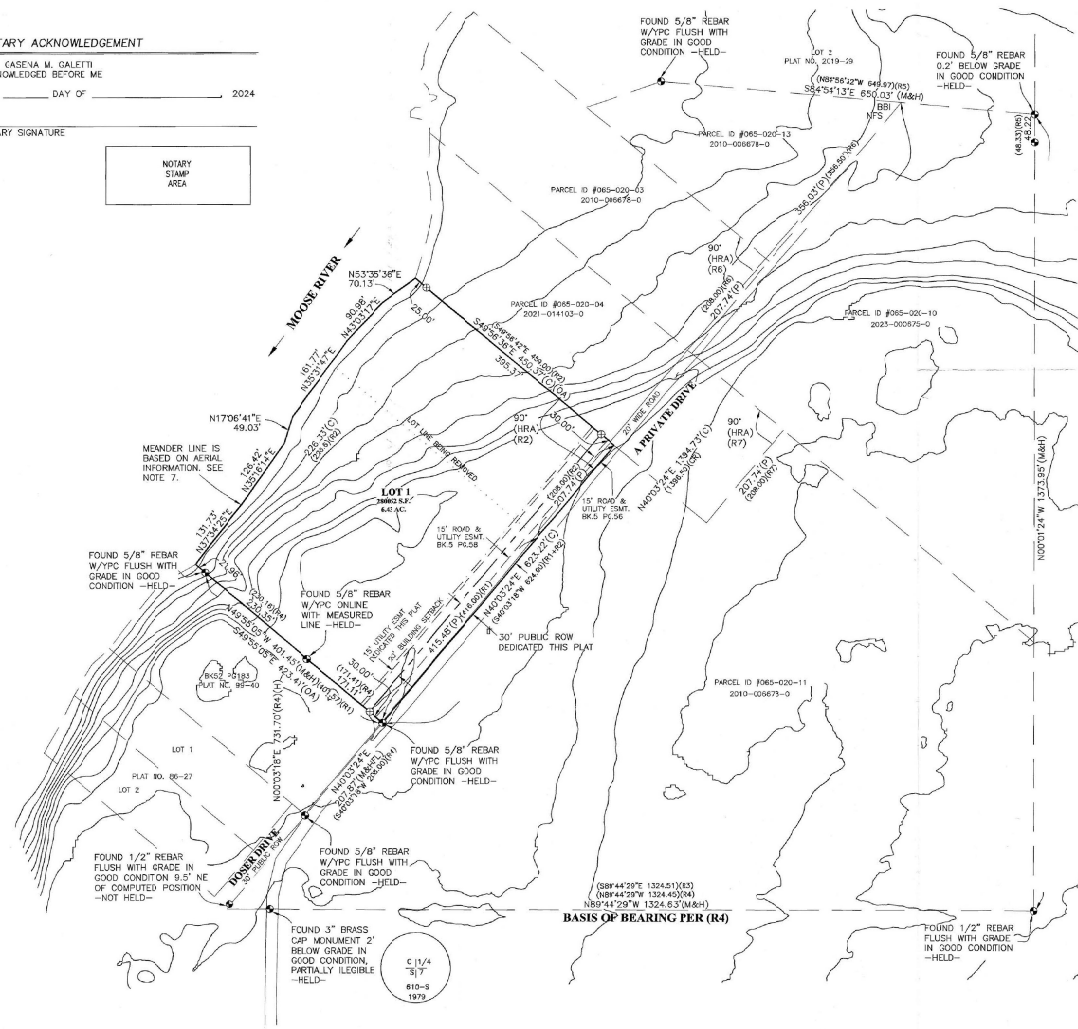
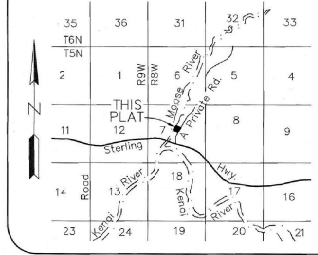
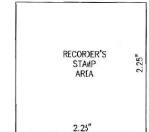
- (R1) STATUTORY WARRANTY DEED, BOOK 81, PAGE 53, KENAI RECORDING DISTRICT
- (R2) STATUTORY WARRANTY DEED, BOOK 486, PAGE 127, KENAI RECORDING DISTRICT
- (R3) DCSER SUBDIVISION NO. 3, PLAT NO. 86-27, KENAI RECORDING DISTRICT
- (R4) RECORD OF SURVEY OF DEED BOOK 52, PAGE 183, PLAT NO. 99-40, KENAI RECORDING DISTRICT
- (R5) R. ABBOTT SUBDIVISION, PLAT NO. 2019-29, KENAI RECORDING DISTRICT
- (R6) STATUTORY WARRANTY DEED, SERIAL NO. 2010-006673-0, KENAI RECORDING DISTRICT
- (R7) STATUTORY WARRANTY DEED, SERIAL NO. 2021-014103-0, KENAI RECORDING DISTRICT

## NOTES

- ALL BEARINGS AND DISTANCES ARE BASED ON THE RECORD OF SURVEY OF DEED BOOK 52, PAGE 183, FILED AS PLAT NO. 99-40 IN THE KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, STATE OF ALASKA.
- A SETBACK OF 10 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 15 FEET OF THE BUILDING SETBACK IS ALSO A UTILITY EASEMENT AS IS THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH COULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION MAY BE AFFECTED BY A UTILITY EASEMENT GRANTED TO LOWER ELECTRIC ASSOCIATION, WITH NO DEFINED LOCATION. RECORDED JUNE 5, 1988 IN WSSD BOOK 31, PAGE 131, RPD WITH A GENERAL RELEASE OF RIGHT-OF-WAY WITH RESERVATIONS OF SPECIFIC EASEMENT RECORDED JANUARY 8, 1987 IN BOOK 503, PAGE 217, KRJ.
- PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS HABITAT PROTECTION DISTRICT PER KPB 2118, AS IT MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT THE DEVELOPMENT IN THIS SUBDIVISION.
- FLOODWAY NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
- THE NATURAL MEANDERS OF ORDINARY HIGH WATER ARE FOR COMPUTATIONS ONLY, THE TRUE CORNERS BEING THE EXTENSION OF THE SIDE LOT LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- WASTEWATER DISPOSAL: THIS LOT IS AT LEAST 200,000 SQUARE FEET OR NOMINAL 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

## CERTIFICATE OF SURVEYOR

I, MARK ALMONETTI 12022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2024-xxx  
**GALETTI SUBDIVISION**  
A SUBDIVISION OF DEED BOOK 81, PAGE 63 & DEED BOOK 496, PAGE 127 SITUATED IN 1/2 SECTION 7, 15N, R.8W, S.M., IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
OWNERS: WALTER E. & GESENA M. GALETTI  
38535 "A" PRIVATE DRIVE  
STERLING, ALASKA 99672  
LOCATED WITHIN 1/2 SECTION 7, T.5N., R.8W. S.M., STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT  
CONTAINING 6.364 ACRES



8000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 544-8990 Fax (907) 544-7754  
AEC# 339 WWW.EDGESURVEY.NET  
DRAWN BY: DATE: PROJECT NO:  
V.B. 02/15/2024 23-626  
CHECKED BY: SCALE: SHEET:  
JY/MA 1" = 100' 1 OF 1

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

GESENA M. GALETTI  
38535 "A" PRIVATE DRIVE  
STERLING, ALASKA 99672

**NOTARY ACKNOWLEDGEMENT**

FOR: GESENA M. GALETTI  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

NOTARY SIGNATURE



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH XX, 2024.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

**LEGEND**

⊙	MONUMENT OF RECORD AS NOTED
⊙	SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR (TYPICAL)
NFS	NOTHING FOUND OR SET
(C)	COMPUTED
(M&H)	MEASURED & HELD
(HFL)	HELD FOR LINE
(HRA)	HELD RECORD ANGLE
(R#)	RECORD DATA, SEE REFERENCE
(CR)	SUM OF R1+R2+R6+R7
BB	BEARING-BEARING INTERSECTION
ROW	RIGHT-OF-WAY
---	SUBDIVISION BOUNDARY
---	LOT LINE TO BE REMOVED THIS PLAT
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT LINE
---	EDGE OF ROAD
---	LOW WET AREA

**REFERENCES**

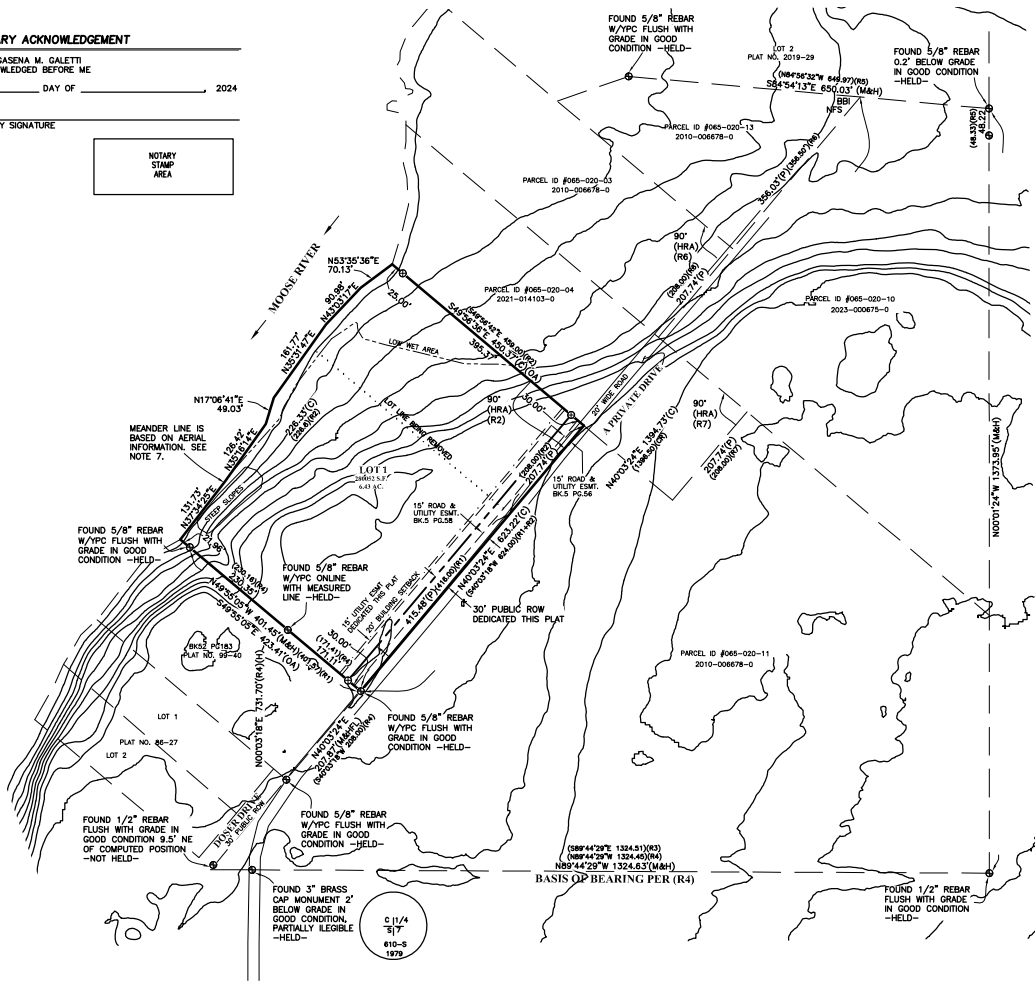
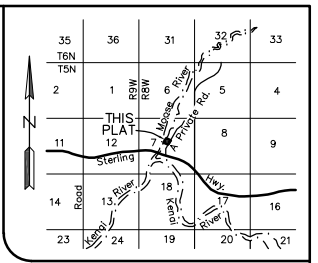
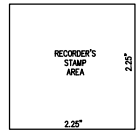
- (R1) STATUTORY WARRANTY DEED, BOOK 81, PAGE 63, KENAI RECORDING DISTRICT
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- (R3) DOSER SUBDIVISION NO. 3, PLAT NO. 86-27, KENAI RECORDING DISTRICT
- (R4) RECORD OF SURVEY OF DEED BOOK 52, PAGE 183, PLAT NO. 99-40, KENAI RECORDING DISTRICT
- (R5) R. ABBOTT SUBDIVISION, PLAT NO. 2019-29, KENAI RECORDING DISTRICT
- (R6) STATUTORY WARRANTY DEED, SERIAL NO. 2010-006678-0, KENAI RECORDING DISTRICT
- (R7) STATUTORY WARRANTY DEED, SERIAL NO. 2021-014103-0, KENAI RECORDING DISTRICT

**NOTES**

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE RECORD OF SURVEY OF DEED BOOK 52, PAGE 183, FILED AS PLAT NO. 99-40 IN THE KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, STATE OF ALASKA.
2. 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.
3. THE FRONT 15 FEET OF THE BUILDING SETBACK IS ALSO A UTILITY EASEMENT AS IS THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH COULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. THIS SUBDIVISION MAY BE AFFECTED BY A UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, WITH NO DEFINED LOCATION, RECORDED JUNE 5, 1988 IN MISC. BOOK 31, PAGE 131, KRD WITH A GENERAL RELEASE OF RIGHT-OF-WAY WITH RESERVATIONS OF SPECIFIC EASEMENT RECORDED JANUARY 8, 1987 IN BOOK 30A, PAGE 217, KRD.
5. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS HABITAT PROTECTION DISTRICT PER KPB 21.18, AS IT MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT THE DEVELOPMENT IN THIS SUBDIVISION.
6. FLOODWAY NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
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**CERTIFICATE OF SURVEYOR**

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KPB FILE No. 2024-xxx

**GALETTI SUBDIVISION**

A SUBDIVISION OF DEED BOOK 81, PAGE 63 & DEED BOOK 486, PAGE 127 SITUATED IN N1/2 SECTION 7, T5N, R6W, S4M, IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

OWNERS: WALTER C. & GESENA M. GALETTI  
38535 "A" PRIVATE DRIVE  
STERLING, ALASKA 99672

LOCATED WITHIN N 1/2 SECTION 7,  
T5N, R6W, S4M,  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT  
CONTAINING 6.364 ACRES

**EDGE SURVEY AND DESIGN, LLC**  
8000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-5290 Fax (907) 344-7794  
AOL # 1536 WWW.EDGESURVEY.NET

DRAWN BY: VLB	DATE: 02/15/2024	PROJECT NO: 23-626
CHECKED BY: VVA	SCALE: 1" = 100'	SHEET: 1 OF 1

**ITEM #6 - PRELIMINARY PLAT  
GALETTI SUBDIVISION**

<b>KPB File No.</b>	2024-026
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	Walter E & Gesena M Galetti of Sterling
<b>Surveyor:</b>	Jason Young and Mark Aimonetti / Edge Survey and Design, LLC
<b>General Location:</b>	Sterling Moose River

<b>Parent Parcel No.:</b>	065-020-05 & 065-020-06
<b>Legal Description:</b>	T 5N R 8W SEC 7 SEWARD MERIDIAN KN BEGINNING AT THE SW CORNER OF GOVT LOT 6 TH N 0 DEG 08 MIN W 731.7 FT TO THE MEAN HIGH WATER LINE OF MOOSE RIVER & THE POB TH 40 DEG DOWNRIVER 189.4 FT TH 90 DEG AWAY FROM RIVER 416 FT TH 90 DEG NE 416 FT TH 90 DEG 459 FT TO THE MEAN HIGH WATER LINE TH SW ALONG MEAN HIGH WATER TO THE POB & T 5N R 8W SEC 7 SEWARD MERIDIAN KN BEGINNING AT THE SW CORNER OF GOVT LOT 6 TH N 0 DEG 08 MIN W 731.7 FT TO MEAN HIGH WATER OF MOOSE RIVER TH TURN 140 DEG UPRIVER 226.6 FT TH 90 DEG TOWARD RIVER 43 FT TO MEAN HIGH WATER & THE POB TH TURN 180 DEG 459 FT AWAY FROM RIVER TH 90 DEG NE 208 FT TH 90 DEG NW TO MEAN HIGH WATER TH SW ALONG THE MEAN HIGH WATER TO THE POB
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine two parcels into one large lot of size 6.00 acres after the dedication.

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

Access to the plat is along A Private Rd which exits off the Sterling Highway at approximately milepost 81.8.

The plat will be dedicating a 30 foot road dedication along the southeasterly portion of the plat.

There are no section line easements or patent easement. The plat is subject to a 15 foot road easement as mention in several transactions and in the certificate to plat, but the source document of this easement is not listed. **Staff recommends;** the surveyor add a plat note mentioning this 15 foot road easement and the documents in the certificate to plat.

Block length is not compliant as the intersection to the south to north there is no other intersection. With Moose River behind this lot, there is no dedication that could complete the block. **Staff recommends;** the Committee concur that an exception is not needed as relief could not be done anyway.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments. Private road. No adjacent dedicated ROW.
SOA DOT comments	No Comment

**Site Investigation:**

There are several improvements and buildings located on the southern parcel of the two being combined. It appears some of the improvements were across the boundary onto the north parcel and by combining them into one it will solve any issues.

There is a steep area in the southwest corner of the plat. the steep area is indicated on the supplemental drawing. the surveyor should add the steep area to drawing and contours can be removed from the final.

There are wetlands and a FEMA flood hazard area designated on the area of the plat. The proper flood hazard notice is given at plat note #6. The title "Floodway Notice" should be changed to "Flood Hazard Notice" Areas in the flood zone should be idented on the final.

The plat is also noted as being in a 50 foot Habitat Protection District. the proper anadromous waters habitat protection district note is given at plat note #5.

KPB River Center review	See attachments  A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: AE Map Panel: In Floodway: False Floodway Panel:  B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is totally or partially within HPD Comments: i:0#.w kpb\maldrige  C. State Parks Reviewer: Comments:
State of Alaska Fish and Game	

**Staff Analysis**

The two parcels were divided out by deed along a private road which was then granted an easement for public use. The certificate to plat shows that there were several transactions of conveyance for these two parcels. This plat will combine these two deeded parcels into a lot designation.

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

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

**Utility Easements**

HEA sent a comment requesting location of existing utility lines and easement identification on the drawing and an easement added to the plat notes. He comment is in the packet for viewing.

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	Locate existing lines and add easement to drawing and notes. Comment is in the packet
ENSTAR	No Comment
ACS	No Objections
GCI	No Comment
SEWARD ELECTRIC	N/A
CHUGACH ELECTRIC	N/A
TELALASKA	N/A

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses: 38535 A PRIVATE RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: A PRIVATE RD</p> <p>Existing Street Name Corrections Needed: PRELIMINARY PLAT LIST A PRIVATE DRIVE AND DOSER DRIVE, SHOULD BE A PRIVATE RD PER STREET NAMING RESOLUTION 2012-08.</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: 38535 A PRIVATE RD WILL REMAIN WITH LOT 1.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>
Advisory Planning Commission	Not within an APC area



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## **STAFF RECOMMENDATIONS**

### **CORRECTIONS / EDITS**

- Add to KPB file no 2024-026
  - The road label to the east. Change label to A Private Rd
  - Any area of the subdivision within the floodplain, floodway or Seward Mapped Flood Data Area (SMFDA) is to be shown and labeled on the plat.
- 

#### **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.

- 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:**  
Show the line for the dedication as a solid line.  
Give bearing and distance along right of way line
- 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:**  
The parcel directly north, put a connector arrow / line to show the parcel is also across the road.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:**  
For the area of Lot 1, remove the area of the right of way, include only the area of Lot 1
- 

#### **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.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

**Staff recommendation:** *Place the following notes on the plat.*

- 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 (KPB 14.06).
- Add a plat note concerning the 15 foot road and utility easements listed in the CTP and that the source document is not given.
- *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*

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *comply with 20.60.190.*

- Add to the Plat Approval the date of March 25, 2024
- Walter Galetti needs to be added to the Certificate of Ownership and Dedication and the Notary Acknowledgement.

---

**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.

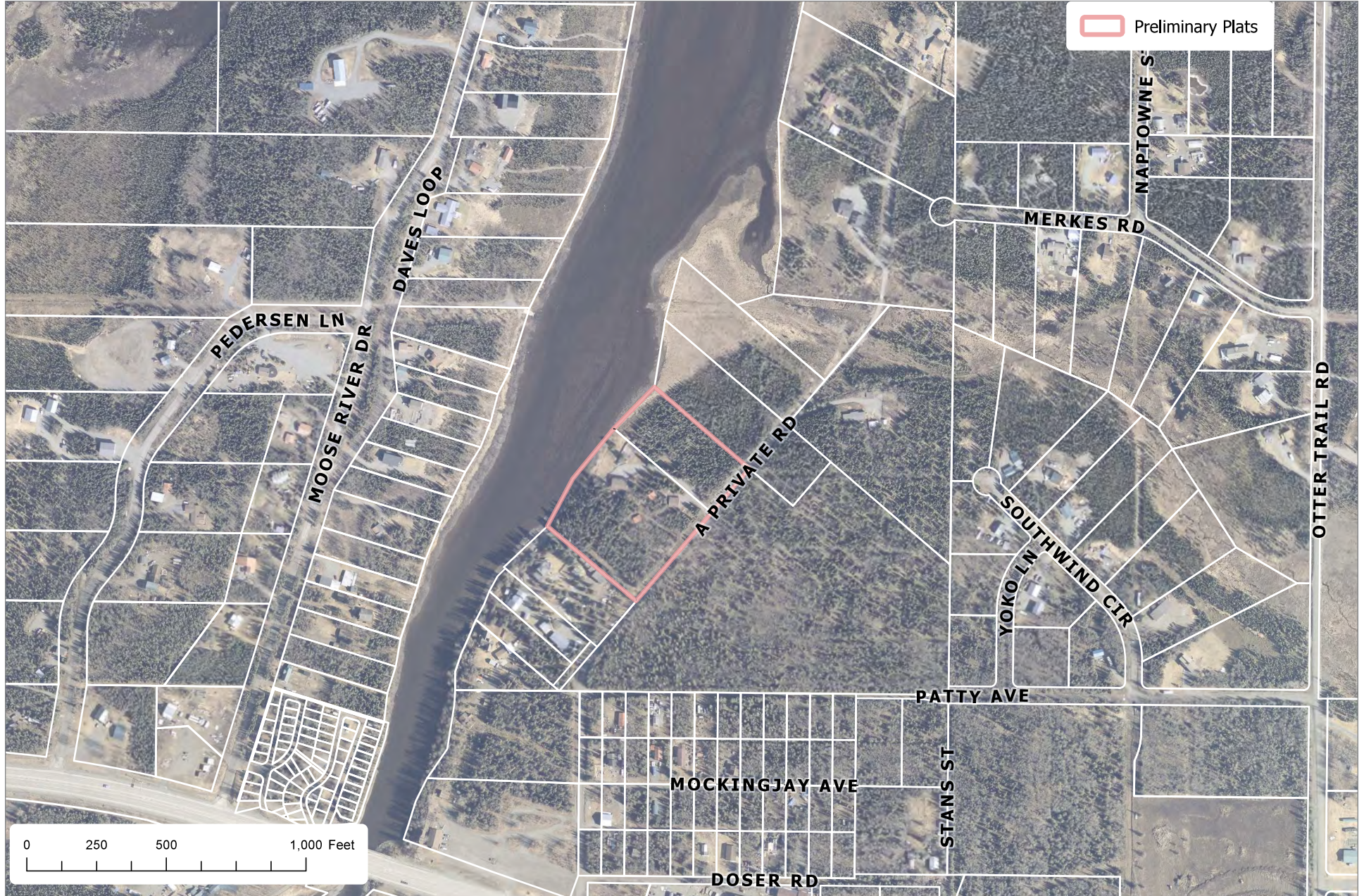
**NOTE:** 20.25.120. - REVIEW AND APPEAL.

**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.**

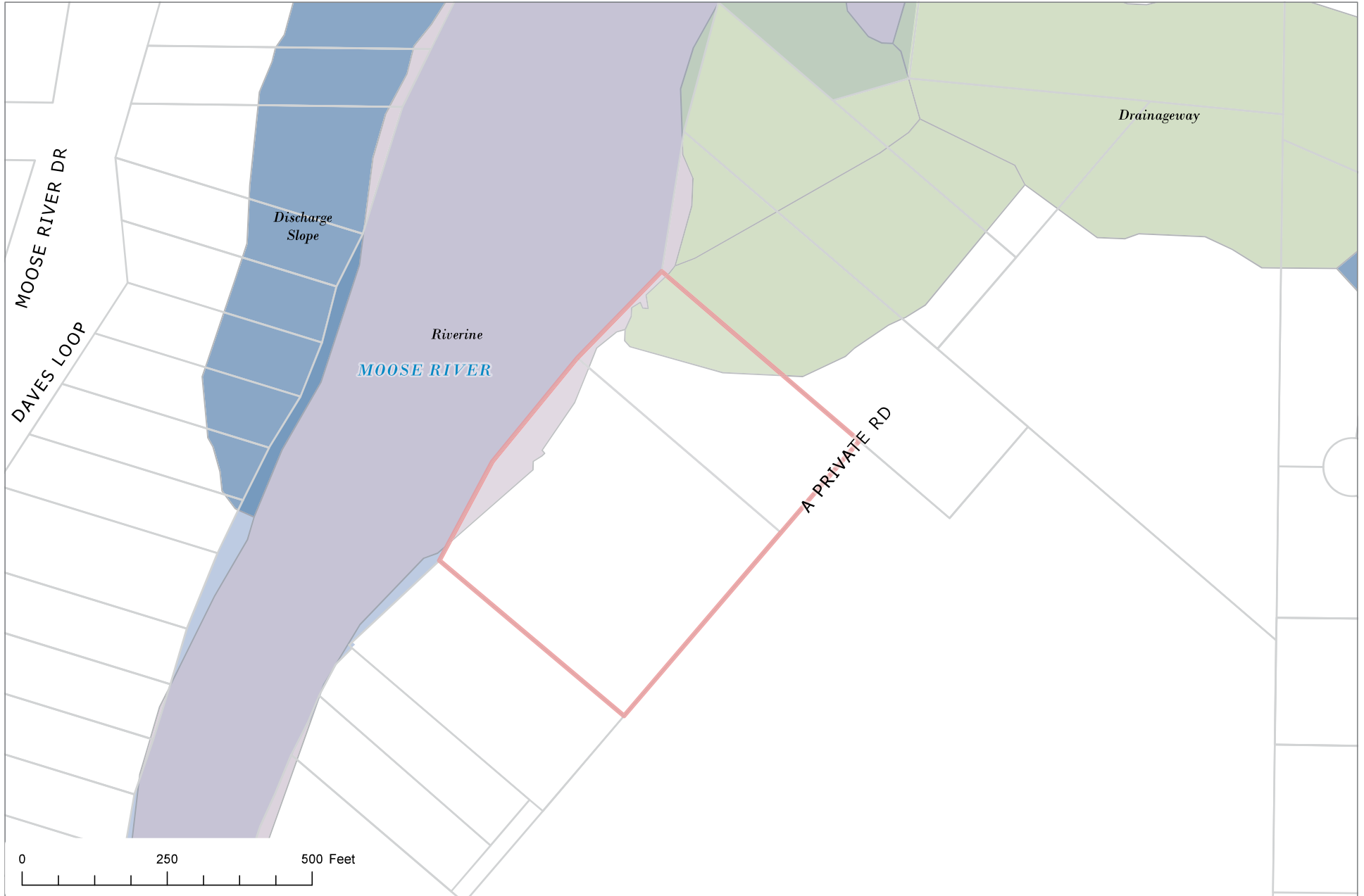
**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**

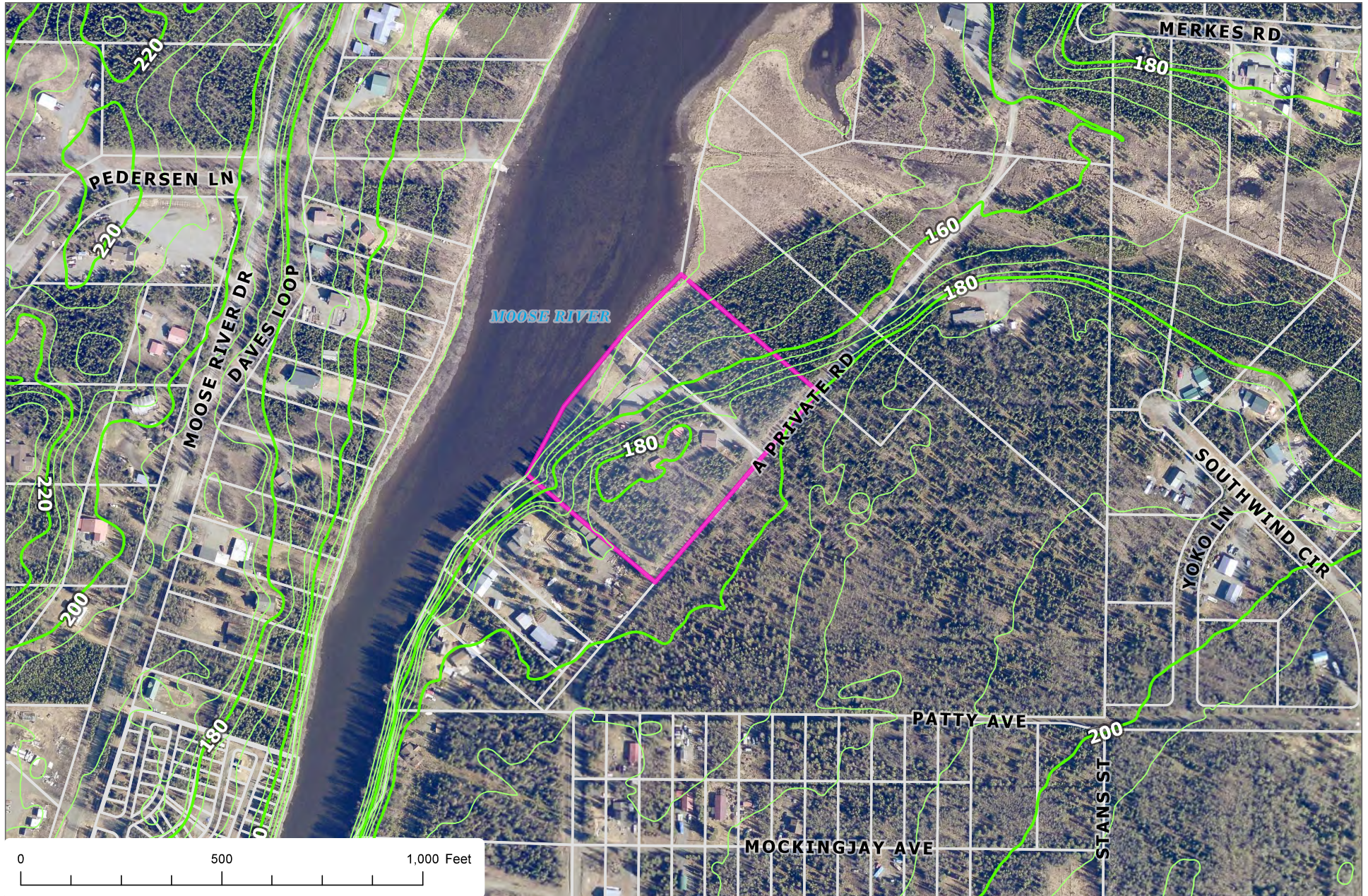
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**Legend**

Physical Addresses

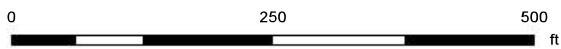


Tax Parcels



FEMA Proposed Floodzone 2022

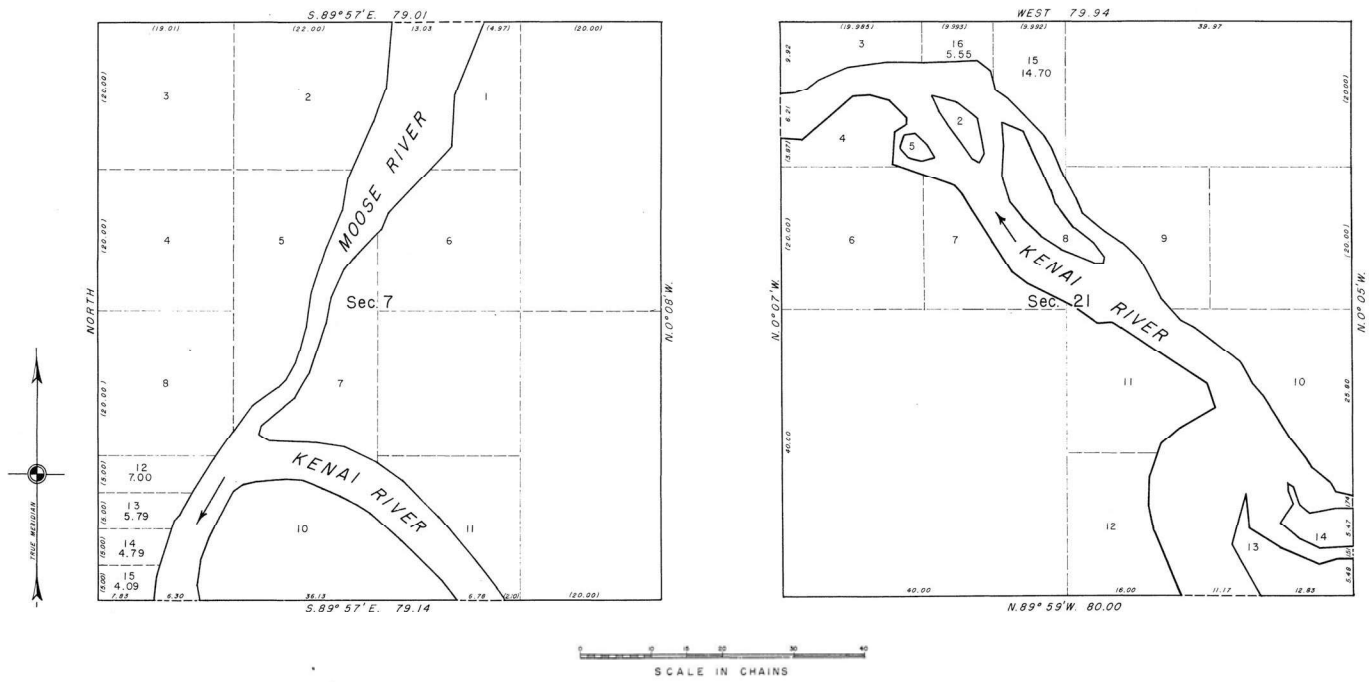
DBC.FEMAprposed\_2022



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.

# TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE SEWARD MERIDIAN, ALASKA

## SUPPLEMENTAL PLAT OF SECTIONS 7 AND 21



This plat of T. 5 N., R. 8 W., of the Seward Meridian, Alaska, showing a subdivision of original lot 9, sec. 7 into new lots 12 to 15 inclusive, and a subdivision of original lot 1, sec. 21 into new lots 15 and 16, is based upon the plat accepted June 24, 1943.

UNITED STATES  
 DEPARTMENT OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT  
 Washington, D. C., February 3, 1953

This plat, showing amended lottings, having been correctly prepared in accordance with the regulations, is hereby accepted.

For the Director  
*Gonawobclent*  
 Assistant Chief, Division of  
 Cadastral Engineering

# KPB 2024-026

## CERTIFICATE OF OWNERSHIP AND DEDICATION

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

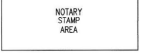
GESENA M. GALETTI  
38535 "A" PRIVATE DRIVE  
STERLING, ALASKA 99672

## NOTARY ACKNOWLEDGEMENT

FOR: GESENA M. GALETTI  
ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

NOTARY SIGNATURE



During the field survey locate the existing overhead electrical lines and depict on the final plat. The approximate location of the electric facilities have been added to this preliminary plat review.

The red lines are the approximate location of primary overhead electric lines. Provide a label on plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

The green lines are the approximate location of service lines to consumer meters. For the service line that provides electricity to Deed Parcel Bk 52 Pg 183, provide a label on plat note stating, "The existing overhead power line is the centerline of a 15-foot-wide electrical easement, including guys and anchors, granted this plat. An easement is not needed for the service that that supplies electricity for proposed Lot 1."

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH XX, 2024.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

## LEGEND

⊕	MONUMENT OF RECORD AS NOTED
⊙	SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR (TYPICAL)
NFS	NOTHING FOUND OR SET
(C)	COMPUTED
(M&H)	MEASURED & HELD
(HFL)	HELD FOR LINE
(HRA)	HELD RECORD ANGLE
(RF)	RECORD DATA, SEE REFERENCE
(CR)	SUM OF R1+R2+R6+R7
BBI	BEARING-BEARING INTERSECTION
ROW	RIGHT-OF-WAY
---	SUBDIVISION BOUNDARY
---	LOT LINE TO BE REMOVED THIS PLAT
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT LINE
---	EDGE OF ROAD

## REFERENCES

- (R1) STATUTORY WARRANTY DEED, BOOK 81, PAGE 63, KENAI RECORDING DISTRICT
- (R2) STATUTORY WARRANTY DEED, BOOK 486, PAGE 127, KENAI RECORDING DISTRICT
- (R3) DOSER SUBDIVISION NO. 3, PLAT NO. 86-27, KENAI RECORDING DISTRICT
- (R4) RETURN OF SURVEY OF UELU BUNK 3/2, PAGE 103, PLAT NO. 99-40, KENAI RECORDING DISTRICT
- (R5) R. ABBOTT SUBDIVISION, PLAT NO. 2019-29, KENAI RECORDING DISTRICT
- (R6) STATUTORY WARRANTY DEED, SERIAL NO. 2010 006670 0, KENAI RECORDING DISTRICT
- (R7) STATUTORY WARRANTY DEED, SERIAL NO. 2021-014103-0, KENAI RECORDING DISTRICT

## NOTES

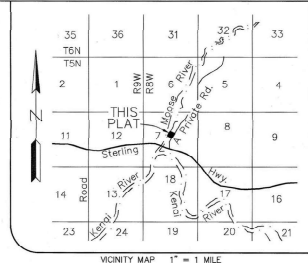
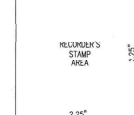
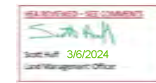
- ALL BEARINGS AND DISTANCES ARE BASED ON THE RECORD OF SURVEY OF DEED BOOK 52, PAGE 183, FILED AS PLAT NO. 99-40 IN THE KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, STATE OF ALASKA.
- A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 15 FEET OF THE BUILDING SETBACK IS ALSO A UTILITY EASEMENT AS IS THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES, NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH COULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION MAY BE AFFECTED BY A UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, WITH NO DEFINED LOCATION, RECORDED JUNE 5, 1988 IN MISC. BOOK 31, PAGE 131, KRD WITH A GENERAL RELEASE OF RIGHT-OF-WAY WITH RESERVATIONS OF SPECIFIC EASEMENT RECORDED JANUARY 8, 1987 IN BOOK 303, PAGE 217, KRD.
- PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS HABITAT PROTECTION DISTRICT PER KPB 21.18, AS IT MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT THE DEVELOPMENT IN THIS SUBDIVISION.
- FLOODWAY NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS' 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.
- THE NATURAL MEANDERS OF ORDINARY HIGH WATER ARE FOR COMPUTATIONS ONLY, THE TRUE CORNERS BEING THE EXTENSION OF THE SIDE LOT LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- WASTEWATER DISPOSAL: THIS LOT IS AT LEAST 200,000 SQUARE FEET OR NOMINAL 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Please add the additional plat note as described below.

This subdivision is affected by a utility easement granted to Homer Electric Association, Inc., with no defined location, recorded on Sept. 18, 1989 in Misc. Book 3, Page 102 KPD. This easement is for the installation of the primary electric line located within this subdivision plat. (Depicted with the red lines that show the approximate location.)

## CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



VICINITY MAP 1" = 1 MILE



KPB FILE No. 2024-xxx

## GALETTI SUBDIVISION

A SUBDIVISION OF DEED BOOK 81, PAGE 63 & DEED BOOK 486, PAGE 127 SITUATED IN N1/2 SECTION 7, T54N, R24W, S44, IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

OWNERS: WALTER E. & GESENA M. GALETTI  
38535 "A" PRIVATE DRIVE  
STERLING, ALASKA 99672

LOCATED WITHIN N 1/2 SECTION 7,  
T54N, R24W, S44  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT  
CONTAINING 6.364 ACRES.



8000 KING STREET ANCHORAGE, AK 99518  
Phone (207) 544-2090 Fax (207) 544-7754  
AEC# 1392 WWW.EDGESURVEY.NET

DRAWN BY: M.B.  
DATE: 02/15/2024  
PROJECT NO: 23-1628  
CHECKED BY: JY/MA  
SCALE: 1" = 100'  
SHEET: 1 OF 1