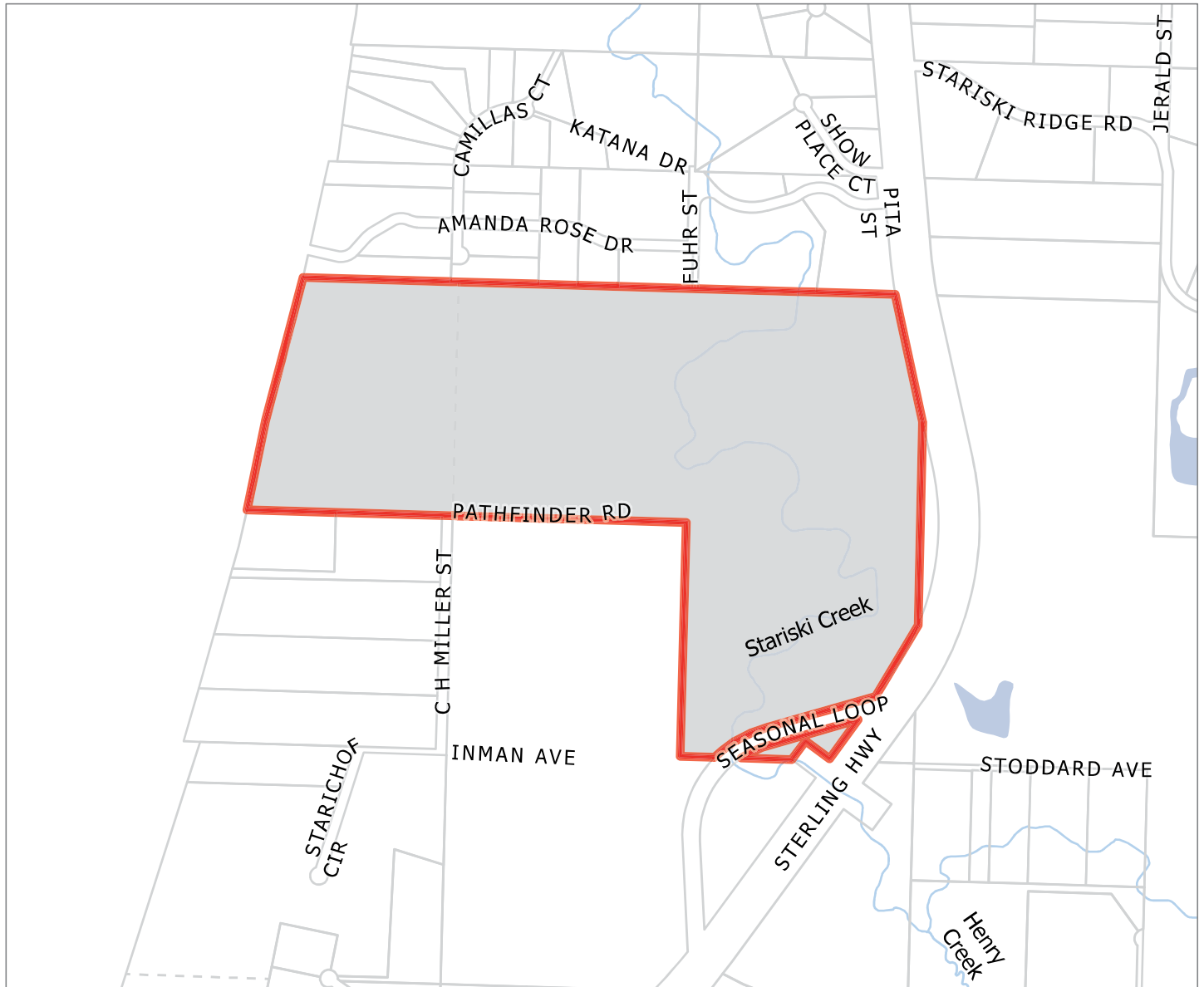


E. NEW BUSINESS

7. 3 Mile Stariski Subdivision; KPB File 2026-085

McLane Consulting Group / Dibble Creek Rock Limited

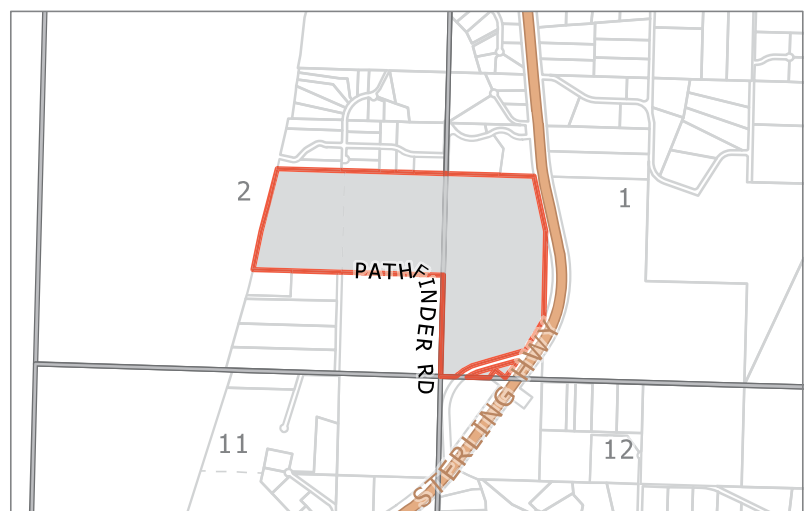
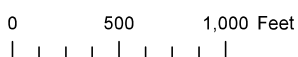
**Location: Sterling Highway, C H Miller Street & Fuhr Street
Anchor Point Area**



KPB File 2026-085

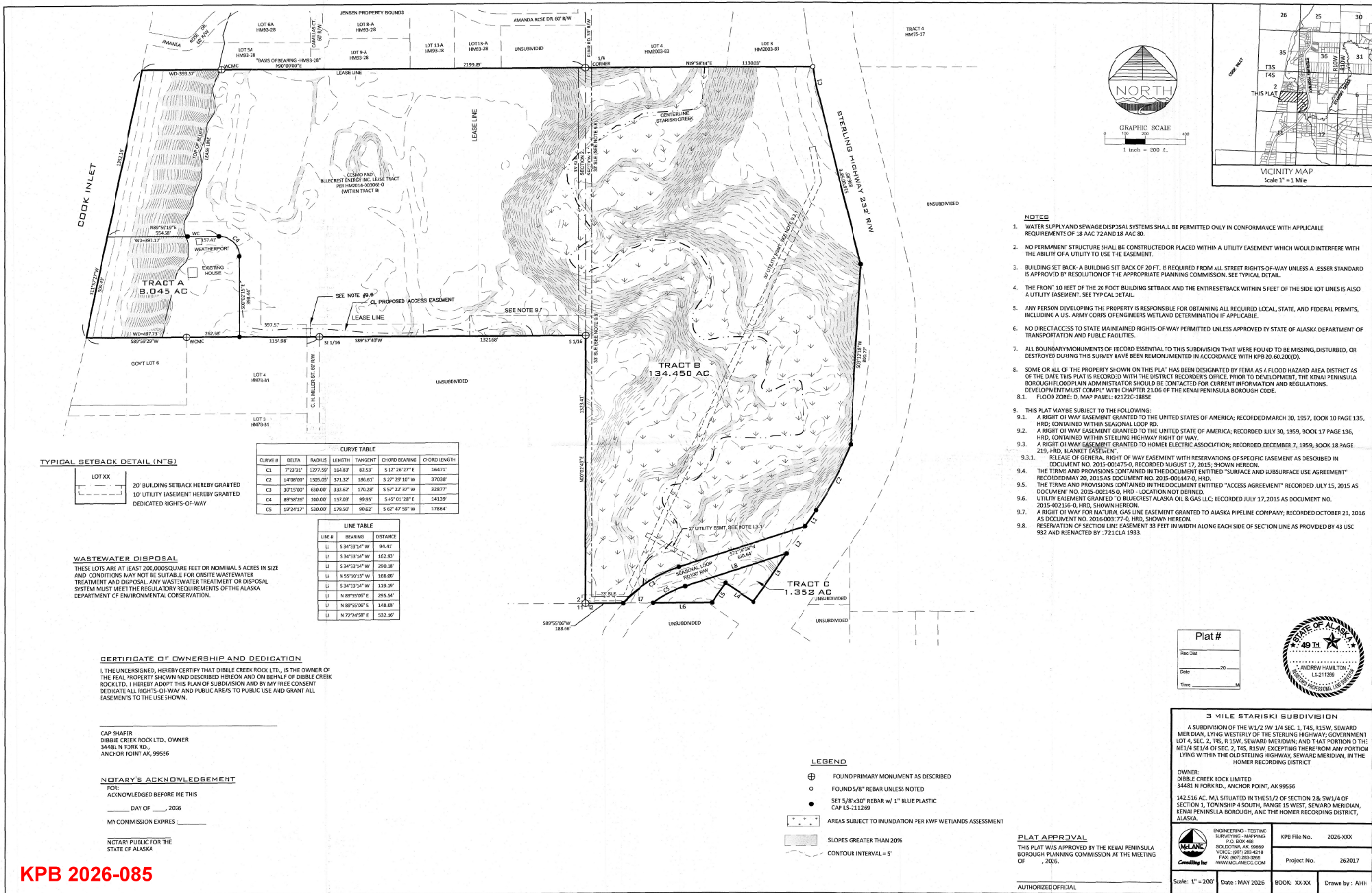
T 04S R 15W SEC 01 AND SEC 02
Anchor Point and Happy Valley

7/23/2026





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 2026-085

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
SUBDIVISION NAME**

KPB File No.	2026-085
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Dibble Creek Rock Limited, Anchor Point
Surveyor:	Andrew Hamilton, McLane Consulting, Inc
General Location:	Sterling Highway and Seasonal Loop in Anchor Point

Parent Parcel No.:	165-011-05
Legal Description:	T 4S R 15W SEC 1 & 2 SEWARD MERIDIAN HM THAT PTN OF THE W1/2 SW1/4 OF SEC 1 EXCLUDING THE OLD & NEW STERLING HWY ROWS & GL 4 & NE1/4 SE1/4 OF SEC 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030 Proposed Street Layout

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 143.647-acre parcel into three new tracts of size 1.352 acres, 8.045 acres and 134.450 acres.

Location and Access (existing and proposed):

Access to the plat is Sterling Highway on the east, being a 232-foot dedication maintained by the State of Alaska.

From the south a private road named Pathfinder Rd by PC Resolution SW2012-02 come from Sterling Highway into the property on the westerly side of proposed Tract B. Pathfinder has no right-of-way width given, being a private road. Once entering the property there is shown a proposed private access easement crossing Tract B to get to Tract A. This will not be created by the plat and done by document and noted on the plat only. **Staff recommends** the surveyor label Pathfinder Rd on the plat and identify it as a 'Private Rd', up to the plat and as it crosses the plat as shown in PC Resolution SW 2012-02.

Seasonal Loop is located on the southeast corner of the plat. The drawing shows the right-of-way to be 100'. Document at bk 62 pg. 136 notes the right-of-way to 200' wide, other records indicate 100'. The surveyor has indicated he is in contact with State DOT to verify the true width. **Staff recommends** the surveyor verify with the State DOT true width of Seasonal Loop right-of-way and show correctly on the drawing and supply documents to staff with the final submittal.

Coming off Pathfinder Rd near the southwest corner of the plat, is Inman Ave running west to C.H. Miller St, which also leads to the southwesterly side of the plat. C.H. Miller St is a 60' dedication being privately maintained, being dedicated by C.H. Miller Subdivision HM78-81. Inman Ave is also a private road with no right-of-way width noted.

On the north is Fuhr St, a 30' half dedicated road from HM 2003-83 that follows the section line easement to the north side of the plat.

The surveyor has requested an exception to KPB 20.30.030 to not extend Fuhr Street and C.H. Miller St, or add additional roads into Tract B. the exception will be further looked at later in the staff report.

There are section line easements crossing the property as shown on the plat drawing. **Staff recommends** the surveyor verify the widths as shown and add the section line easement crossing Tract C, and crossing adjacent areas near the plat.

The plat is not proposing a dedication or finalizing a right-of-way vacation.

There is a strip of land on the east side of the plat that is not owned by the applicant between Sterling Highway and the property. A structure and driveway entrance look to be crossing the east line into the strip of land. Staff recommends the surveyor confirm the location of the structure and driveway in relation to the strip and address any issues back to staff.

On the lower west side of the plat there appears to be an encroachment of a gravel pit area. Staff recommends the surveyor locate the limits over the line and advise staff how the owners are going to resolve the issue.

Block length is not compliant. Along the Sterling Highway the length exceeds 1320 feet in length without a break of a road. With the location of Seasonal Loop on the south, a break on the south of the unowned strip of land would be too close to Seasonal Loop. North of the unowned strip of land, on the northeast side of the property are several buildings on the high part of the land. Staff recommends the Plat Committee concur an exception to KPB 20.30.170 is not needed.

The roads department recommends a cul-de-sac bulb be dedicated at the end of C.H. Miller St. Staff recommend the Plat Committee concur this be included with the exception request of KPB 20.30.030. as there is a road loop with Pathfinder Road back out to Sterling Highway.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA recommends dedicating the required Cul-de-sac at the end of C.H. Miller Street.
SOA DOT comments	

Site Investigation:

There are steep areas located on the plat. They are identified with the colored hatching covering the contours areas of 20% slope or greater.

Stariski Creek is crossing the plat as shown on the easterly side of Tract B, taking the drainage down the creek.

The east side is covered by either steep terrain or Stariski Creek with the flat area available on the east part already occupied. The west side of the plat is bound by Cook Inlet with a steep bluff falling to it from the flat area in use by the industrial site.

Several structures are shown on the plat. Tract A is being created to remove the residential structure from the commercial structures. The rest of the structures are for use by BlueCrest Energy in the daily operation of the active oil and gas facility and will remain on Tract B. Tract C has no structures located on it.

There are areas prone to inundation shown on the plat mainly located on the east side along Stariski Creek. Tract C should be included in the area of inundation.

The River Center review has identified the plat to be located in a FEMA designated flood hazard area. The note in KPB 20.30.280.D need to be added to the plat notes including the FEMA Map Panel and Flood Zones and depiction of the zones needs shown on the drawing.

The plat is also noted to be in a habitat protection district and note in 20.30.290 needs added to plat notes.

The proper development not is on the drawing.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Portions of this subdivision are within the regulatory VE Zone. The VE Zone must be depicted and code required plat note present. The remaining portions is within a non-regulatory D Zone with unknown flood risk. No depiction is required. Flood Zone: VE,D Map Panel: 02122C-1885E In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: portions of this plat lie within the jurisdiction of 21.18 and River Center must be consulted prior to any work being done
State of Alaska Fish and Game	Stariski Creek (AWC Code# 244-10-10050) supports important spawning and rearing habitat for coho, Chinook, and pink salmon as well as for Dolly Varden and Steelhead trout. The proposed subdivision, as shown, does not block access to this stream. ADF&G has no objections.

Staff Analysis

The land has been surveyed by the Bureau of Land Management as Government Lot 4, the NE1/4 NE1/4 Section 2 and W1/4 NW1/4 Section 1 all in Township 4 South, Range 15 West, SM Alaska. This is the first division of the property.

A soils report will be required for Tract C, and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

A soils report will not be required for Tracts A & B, as the tracts are above 200,000 sq ft.

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 plat is located in the Anchor Point Advisory Planning Commission which is inactive at this time.

Utility Easements

There are several easements of record listed in the certificate to plat that are shown on the plat if possible and noted in the plat notes.

No easements are proposed for vacation with this plat submittal

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The plat is granting a 10' utility easement along all right-of-way and to 20' within 5' of lot side lines s noted in plat note 4 and shown in the typical detail.

HEA has sent comment, which is included in the packet for viewing. HEA comment request that the lines noted be located rather than be approximate noted. **Staff recommends** the surveyor satisfy the requirements of HEA request with written verification from HEA they are ok with the location and easement depiction, and verification sent to staff.

Utility provider review:

HEA	See comment in packet
ENSTAR	1. ENSTAR requests that the following note be added to the plat: Alaska Pipeline Company advises that there is existing high-pressure transmission pipeline located within the referenced easement. In compliance with Alaska Statute 42.30.400-42.30.490 - Alaska Underground Utility Facilities Damage Prevention Act, any Landowner/Contractor working near ENSTAR gas facilities shall contact the Alaska Digline, Inc., (907) 278-3121 or 811 for line locating a minimum of two (2) business days prior to any related excavation. Additionally, ENSTAR requires mandatory on-site inspection and standby by qualified personnel for any excavation
ACS	
GCI	Approved as Shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Prior Existing Use PEU Recognized Date: 1/29/2001 Material Site Comments: According to KPB 21.25.130, Prior-Existing Uses, it states, "Where a parcel subject to a pre-existing use is further subdivided after May 21, 1996, the use may not be expanded beyond the boundaries of the lots, tracks, or parcels it occupies on February 16, 1999, to new parcels created by the subdivision." Per KPB Code, after subdividing, the applicant will lose the Prior Existing Use designation on all subdivided lots except the parent parcel, which is Tract B. A recording certificate will be created that states, "Upon recording of the final plat for this subdivision, the Prior Existing Uses, Material Site within Tract A and C of 3 Mile Stariski Subdivision, will be lost, and a Conditional Land Use Permit must be obtained for each parcel intended for further material site operations. Tract B may continue to perform material extraction under the prior existing use provisions of KPB 21.25.130." This recording certificate will be recorded separately from the plat. Please let the Planner (Ryan Raidmae) know before the final plat is recorded.

Assessing	Reviewer: Windsor, Heather Comments: No comment
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The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add the date of August 10, 2026 to the Plat Approval.

Show how the south line and pins along the plat was established, giving relevant pins to the east.

Add recorded dimensions around the plat where applicable.

Add plat notes for items 19-24 & 29 in the certificate to plat as necessary.

PLAT NOTES TO ADD

- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Modify KPB File No to 2026-085
- Additional Authority Documents required
- Include entire area of plat in acres listed (143.847 acres)

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:

- Submittal Letter states Surveyor researching Seasonal Loop
- Submittal Letter states access easement to be recorded prior to finalization for Tract A.
- Show the SLE on the south crossing Tract C.
- Label Inman Rd to the southwest.
- Show and identify Pathfinder Rd, leading up to the proposed private access easement also named Pathfinder Rd

- 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:
- Modify range labels to Range 15W and 14W
 - Provide labels for section 18, 13, and 14.
 - Label Henry Creek
 - Unidentified creek line in sections 1 and 6
 - Sterling Highway depiction should continue through section 25
 - Identify C.H. Miller St
- 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:
- Southern 33' SLE through Tract C
 - Add label Pathfinder Rd along the 'private access easement'
- 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:
- Modify Lot 6A to Lot 4-A (HM 93-28)
 - Add a hyphen to the Lot label for Lot 5-A (HM 93-28)
 - Modify Fuhr Road to Fuhr Street
 - Modify Lot 3 (HM 2003-83) to Lot 2-A (HM 2016-19)
 - Provide a label for the unsubdivided parcel abutting the east of the plat, adjacent to Sterling Highway.
- 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:
 Flood Hazard Notice added as plat note #8
 Add to Tract C, area of inundation
- I. Approximate locations of areas subject to tidal inundation and the mean high-water line;
Staff recommendation:
- Need to include meander line of Cook Inlet

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

EXCEPTIONS REQUESTED:

A. KPB 20.30.030 Proposed Street Layout

Surveyor's Discussion:

Requesting an exception to the proposed street layout requirements, specifically regarding the absence of additional street connections or stubs within and the Cosmo Pad and Tract B.

Surveyor's Findings:

1. The Cosmo Pad is an active oil and gas facility operated by BlueCrest Energy, and the proposed subdivision is intentionally designed to isolate this industrial use from adjacent residential areas.
2. Extending or introducing new rights-of-way into or adjacent to the pad site would interfere with industrial operations, create safety conflicts, and provide no public benefit.
3. To the east of the development, Stariski Creek, wetlands, and steep terrain create natural barriers, while the western boundary is defined by Cook Inlet, making street extensions impractical.
4. There are no existing or platted rights-of-way along key boundary areas that would require continuation, and adjacent parcels do not support or anticipate future connectivity.
5. The subdivision continues to provide adequate and reasonable access via existing road system without introducing unnecessary or no-functional roadway segments.

Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

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

Staff Findings:

6. Fuhr St is not in use at this time and intersects the north property line at a steep upgrade of 30% and then a downhill slope towards Stariski Creek.
7. C.H. Miller St would project into the industrial site if extended.
8. C.H. Miller St intersects Pathfinder Rd as it enters the proposed plat creating a physical drivable loop back out to the east.
9. By granting this exception, the public will not be denied access their properties.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (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 commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-6, appear to support this standard.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-5 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 1-3 & 9 appear to support this standard.

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

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

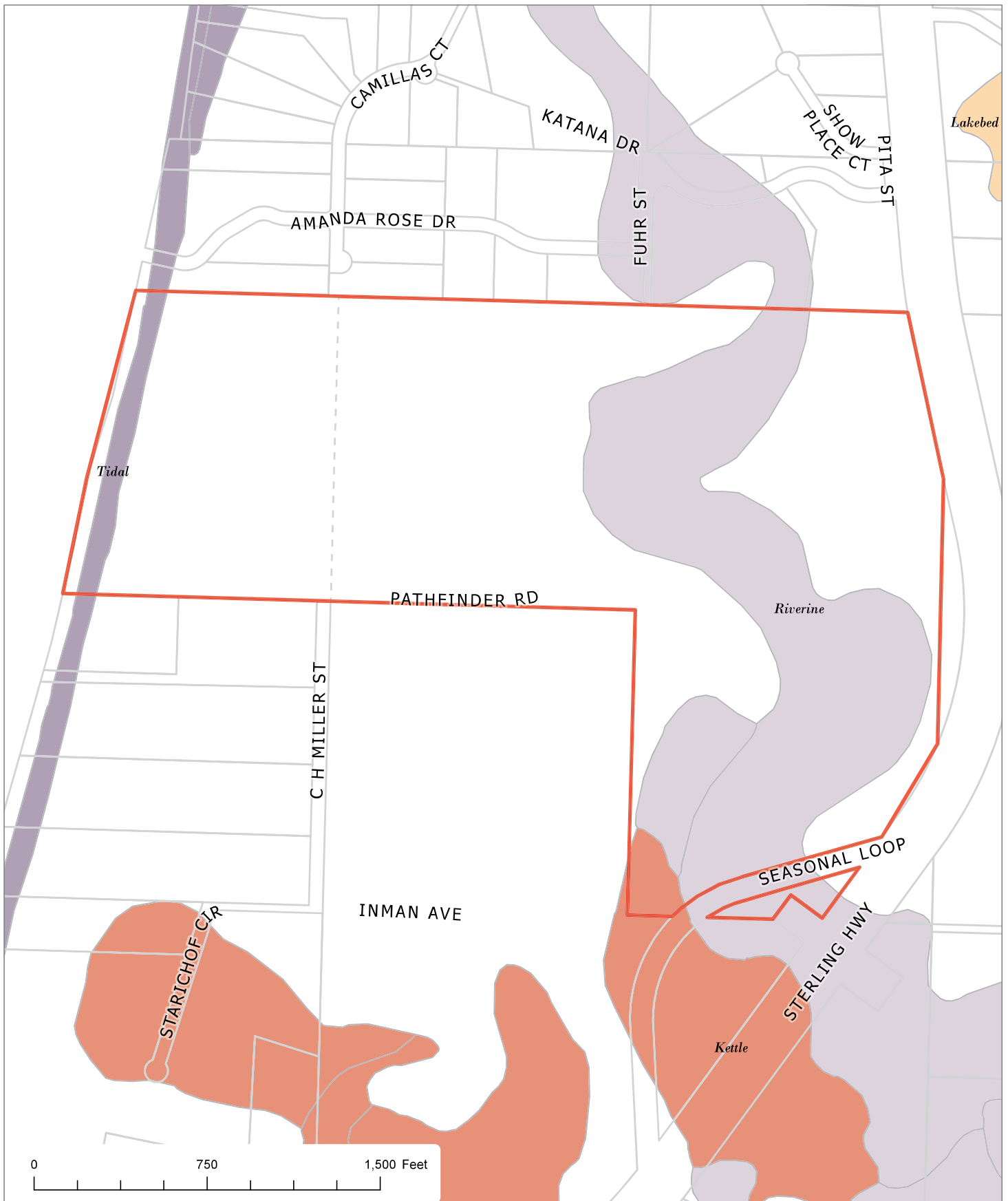
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

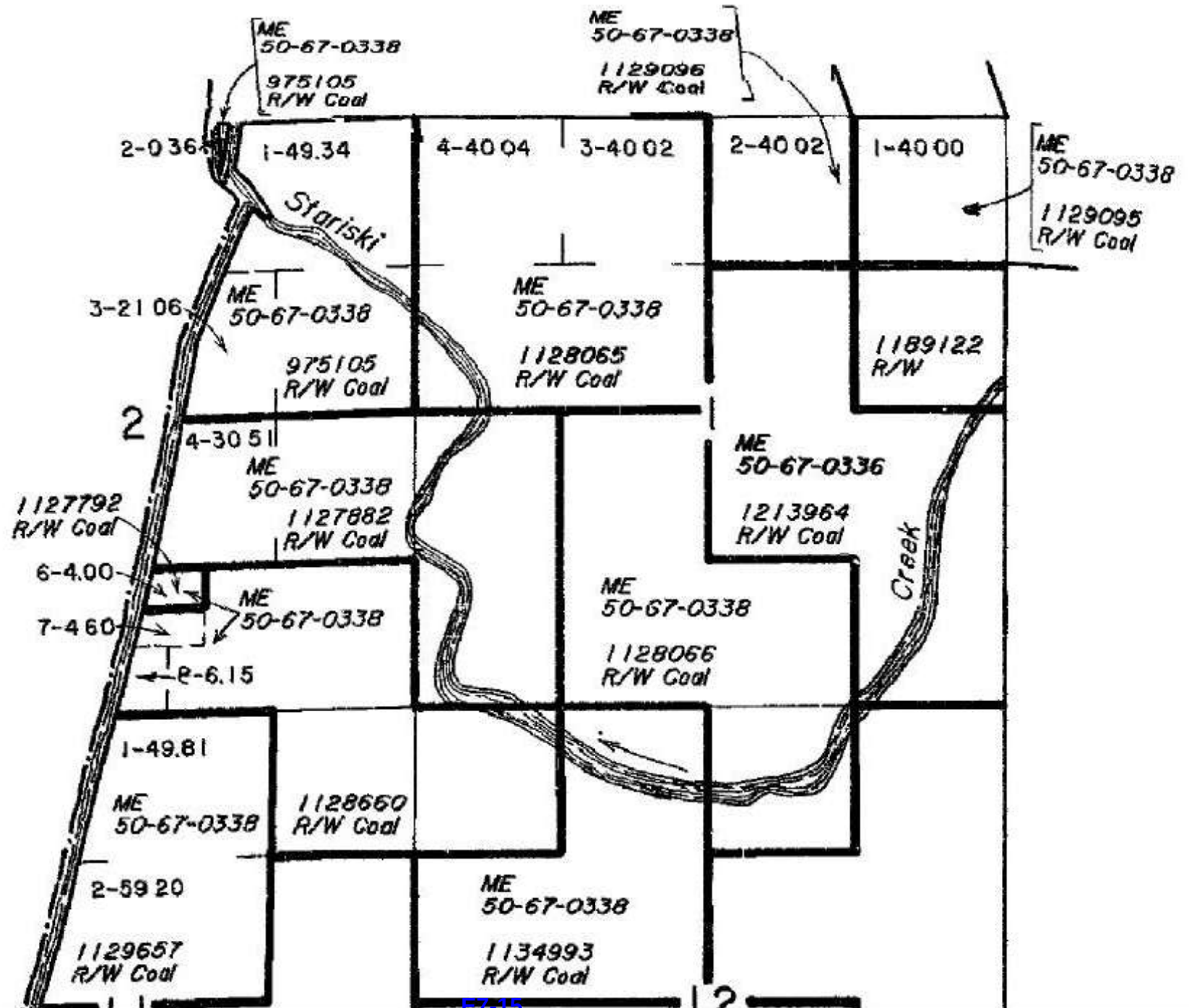
END OF STAFF REPORT







15 WEST OF THE SEWARD MERIDIAN, A



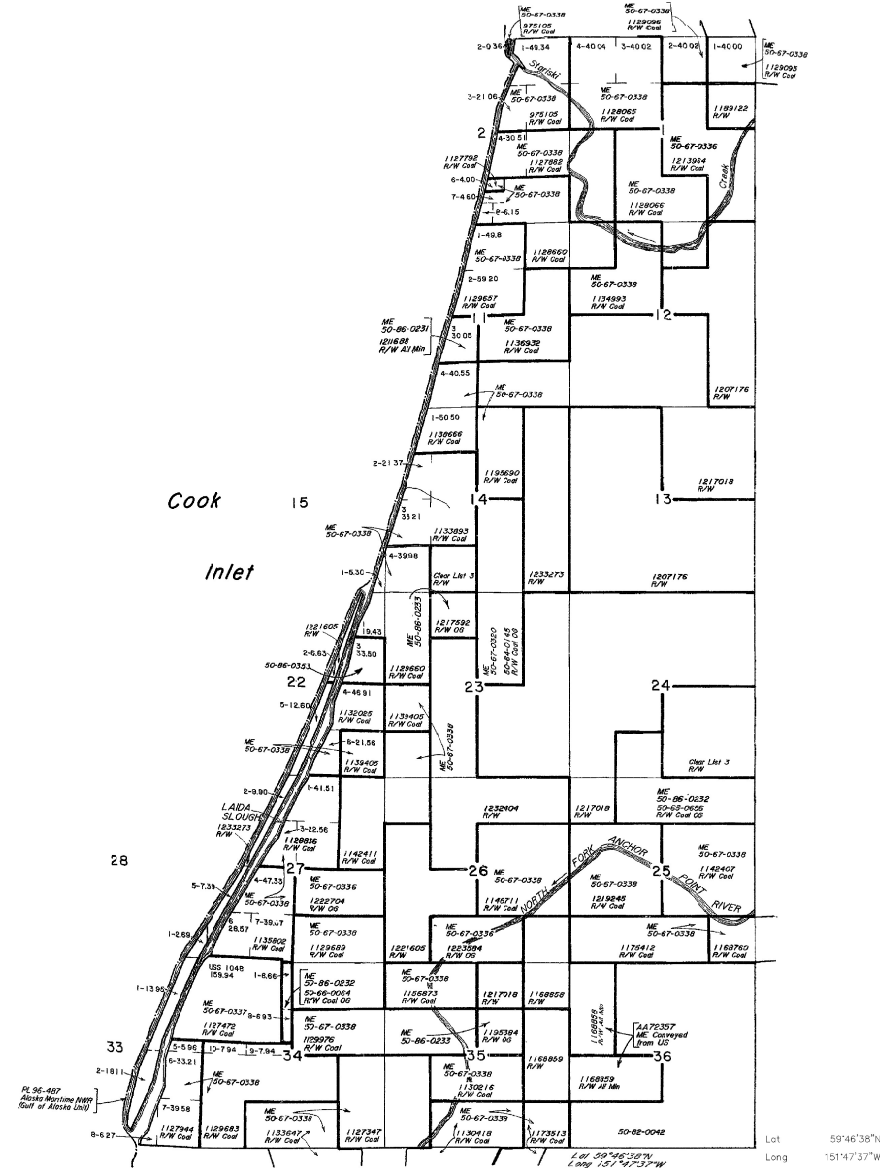
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STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

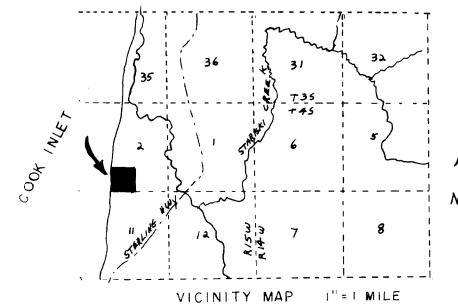
A058132 SS Reserved Mfr. Estate Only



Lot 59°46'38"N
Long 151°17'37"W

CURRENT TO		Sew Mer
7-17-2007		T 4 S
		R 15 W

78-81
 RECORDED FILE 3-
 HOMER, AK. DIST.
 DATE 9-11-78
 TIME 9:56 AM
 BY KPB



I AFFIRM THAT I AM THE OWNER OF THIS PROPERTY AND HEREBY DEDICATE ALL ROADS AND EASEMENTS FOR PUBLIC USE.

Evelyn Marie Steinberger
 ATTORNEY-IN-FACT FOR DOROTHY H. MILLER
 EVELYN MARIE STEINBERGER
 RT. 1, BOX 231 A
 OROVILLE, CA.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF August 1978.

Robert Shaw
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 11-4-81

CERTIFICATE OF APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF August 21, 1978, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

KENAI PENINSULA BOROUGH

BY *Elyse Bayley*

DATE - AUGUST 1978

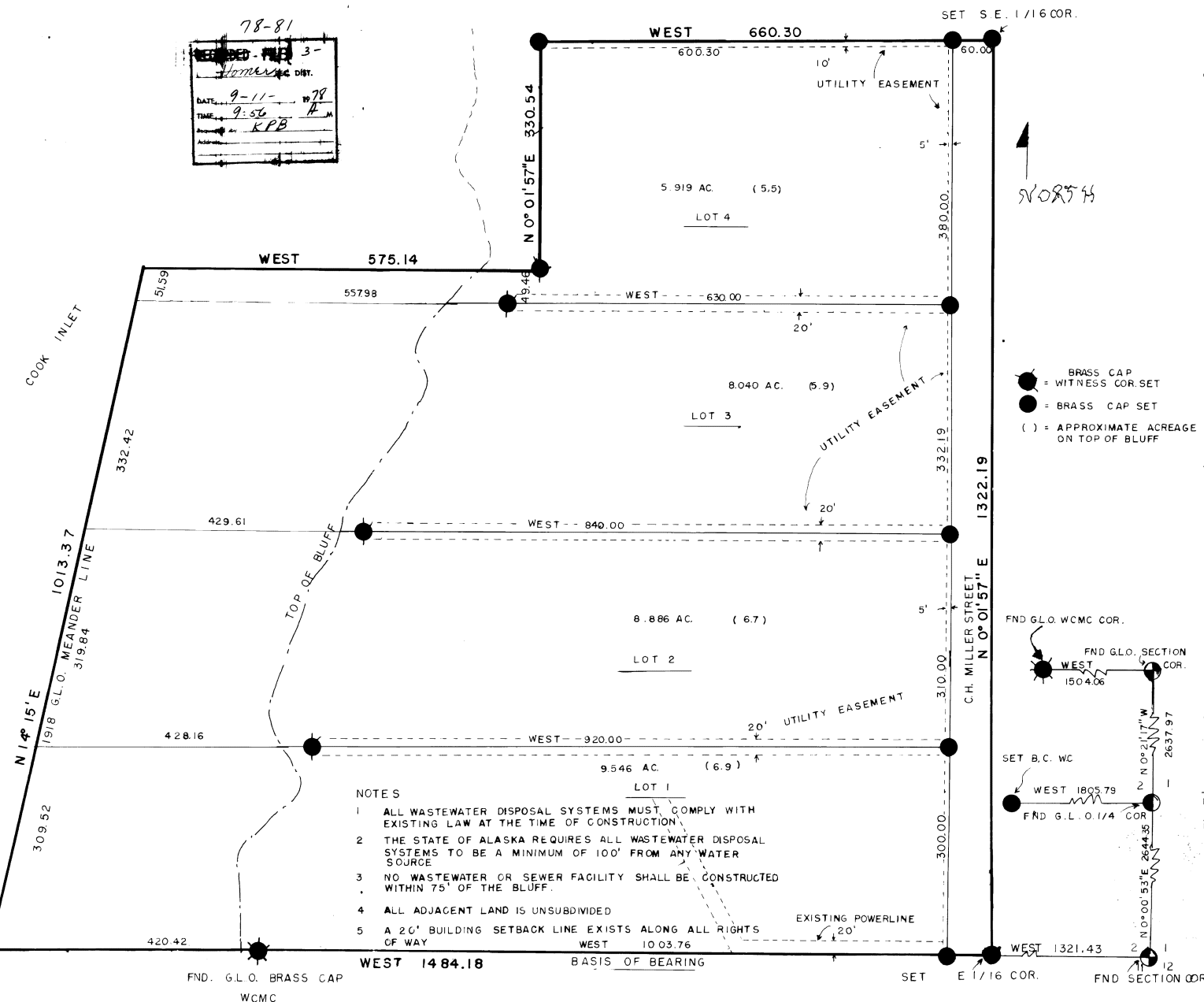
SURVEYED BY -
 DONALD E. MULLIKIN
 BOX 790
 HOMER, ALASKA



C. H. MILLER SUBDIVISION

LOCATED IN THE SW 1/4 SE 1/4 AND GOVERNMENT LOTS 7 & 8 ALL IN SECTION 2, T4S, R15W, S.M., ALASKA

CONTAINING 34.914 ACRES & 4 LOTS.



LINE	DIRECTION	DISTANCE
L1	N 70°00'00" W	20.92
L2	S 58°00'00" W	124.34
L3	S 40°39'20" W	93.55
L4	N 70°00'00" W	20.92
L5	S 58°00'00" W	124.34
L6	S 40°39'20" W	93.55

No.	Delta	Radius	Length	Chord	Bearing
C1	78°22'47"	50.00	88.47	63.25	N39°13'53"W
C2	90°00'00"	50.00	78.54	70.71	N45°00'00"E
C3	15°25'25"	330.00	88.83	88.56	N82°17'18"W
C4	18°58'07"	270.00	89.39	88.99	S80°10'56"E
C5	31°56'41"	270.00	150.54	148.59	N74°01'50"W
C6	16°31'06"	330.00	85.14	84.81	N66°19'03"W
C7	12°58'23"	270.00	61.13	61.00	S64°32'41"E
C8	31°56'41"	330.00	181.99	181.62	S74°01'50"E
C9	90°00'00"	20.00	31.42	28.28	N45°00'00"E
C10	20°00'00"	130.00	45.38	45.15	S80°00'00"E
C11	52°00'00"	70.00	63.53	61.37	S84°00'00"W
C12	17°20'40"	170.00	51.48	51.27	S49°19'40"W
C13	03°46'53"	130.00	8.57	8.57	N42°32'37"E
C14	90°00'00"	20.00	31.42	28.28	N45°00'00"E
C15	20°00'00"	70.00	24.43	24.31	S80°00'00"E
C16	17°20'40"	230.00	69.62	69.36	S49°19'40"W

LEGEND:

- LINETYPE SHOWING LOT LINES VACATED THIS PLAT.
- SET 2-1/2" DIA. RED PLASTIC CAP ON 5/8" REBAR
STAMPED "LS 7610 1985"
- ⊕ FOUND 5/8" REBAR W.C.M.C.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of May 24, 1993.

KENAI PENINSULA BOROUGH

By Rick P. Torgerson
Authorized Official

SURVEYORS CERTIFICATE

I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown herein is true and correct to the best of my knowledge and belief.

Gary D. Nelson
Gary D. Nelson PLS No. 7610

6-1-93
Date

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the real property shown and described hereon, and that 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.

Duglas D. Bundy
DUGLAS D. BUNDY
P.O. BOX 4004
SOLDOTNA ALASKA 99669

Diane L. Bundy
DIANE L. BUNDY

NOTARY'S ACKNOWLEDGEMENT FOR DUGLAS & DIANE BUNDY
Subscribed and sworn to before me this 3rd day of JUNE, 1993.

Notary public for Alaska

June 17, 1993
My Commission Expires

Virginia R. Talley
My Commission Expires

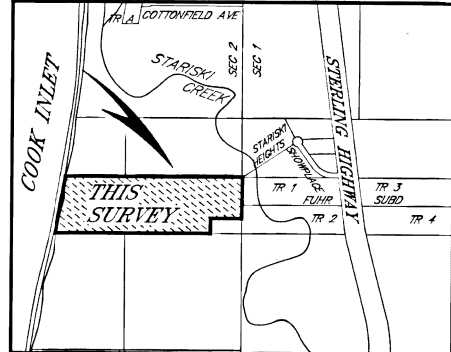
MR. & MRS. B.B. TALLEY; APPROVES THIS SUBDIVISION AS BENEFICIARY TO DEED OF TRUST BK. 215 PG. 642 H.R.D.

NOTARY'S ACKNOWLEDGEMENT FOR MR. & MRS. B.B. TALLEY
Subscribed and sworn to before me this 3 day of JUNE, 1993.

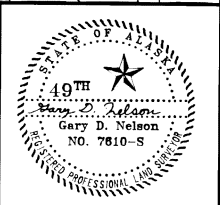
May M. Talley
Notary public for Alaska

Postmaster
My Commission Expires

VICINITY MAP SCALE: 1" = 1000'



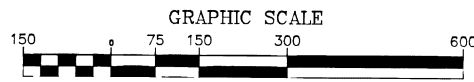
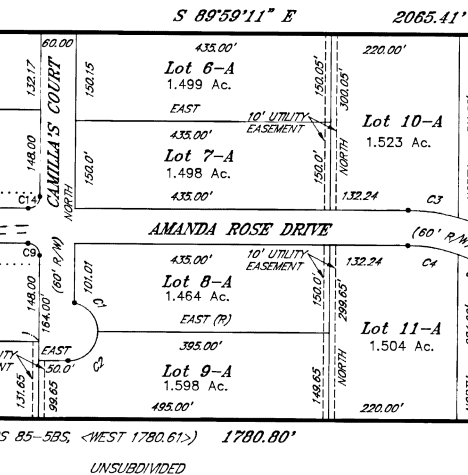
DATE	MAY 1993
SCALE	1" = 150'
GRID No.	AR-1
FLD. BK. No.	204/4
DWG. No.	2301A.DWG
JOB No.	2301



DUGWAY SUBDIVISION REPLAT
A REPLAT OF DUGWAY SUBDIVISION PLAT NO. 92-54 H.R.D. INTO 12 LOTS
IN THE NE 1/4, Sec 2, Twp 4S, Rge 15W, S.M. ALASKA
NORTH OF THE COMMUNITY OF ANCHOR POINT
HOMER RECORDING DISTRICT
CONTAINING 30.287 ACRES

ABILITY SURVEYS
GARY D. NELSON PLS
(907) 235-8440
184 W. CITYVIEW, HOMER ALASKA 99603

HUTCHINS - SPIES TRACT
92-32 RS, H.R.D.



NOTES:

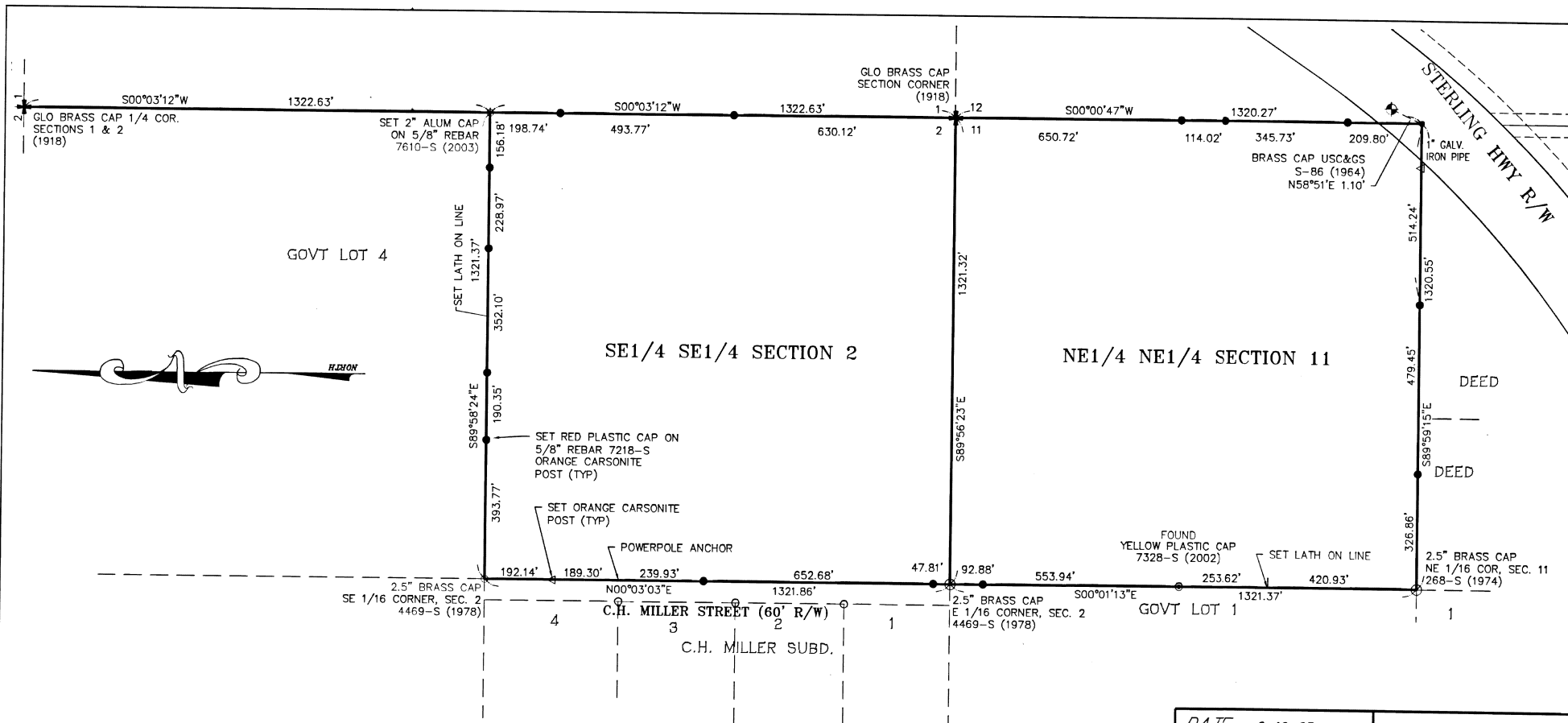
1. THE PURPOSE OF THIS REPLAT IS TO RESUBDIVIDE FORMER LOTS 2, 3, 4, AND 5 INTO LOTS 3-A, 4-A AND 5-A, AND DEDICATE A 60 FOOT WIDE RIGHT-OF-WAY WEST OF CAMILLAS COURT AS AN EXTENSION OF AMANDA ROSE DRIVE.
2. THIS REPLAT RESCINDS, TERMINATES, AND NULLIFIES THE NOTE AND THE EXCLUSIVE USE RIGHTS PERTAINING THERETO AS SHOWN ON "DUGWAY SUBDIVISION", PLAT NO. 92-54 H.R.D. REGARDING RESERVATION AND EXCLUSIVE USE OF LOT 3 BY LOT OWNERS WITHIN DUGWAY SUBDIVISION FOR ACCESS AND PARKING. LOT OWNERS WITHIN THIS SUBDIVISION HAVE NO EXCLUSIVE RIGHTS TO LOT 3-A UNLESS GRANTED BY SEPARATE INSTRUMENT AFTER RECORDATION OF THIS REPLAT.
3. A 20' BUILDING SET BACK SHALL EXIST ALONG ALL DEDICATED RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

8. THE WESTERLY EXTENSION OF AMANDA ROSE DRIVE (WEST OF CAMILLA'S COURT) IS SUITABLE ONLY FOR PEDESTRIAN, FOUR WHEEL DRIVE, OR A.T.V. USE.
4. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
5. A 10' UTILITY EASEMENT IS DEDICATED ADJACENT TO ALL RIGHTS OF WAY.
6. 5/8" x 30" REBAR WITH PVC CAP (LS-7610) SET AT ALL LOT CORNERS (EXCEPT MEANDER CORNERS) THIS SURVEY.
7. LOTS 3A, 4A, AND 5A SHALL BE SUBJECT TO SLOPE EASEMENTS SUFFICIENT TO MAINTAIN A 25% SIDE SLOPE FOR CUTS AND FILLS ALONG AMANDA ROSE DRIVE.

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 and meeting the regulatory requirements of the Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation. Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this Subdivision for platting.

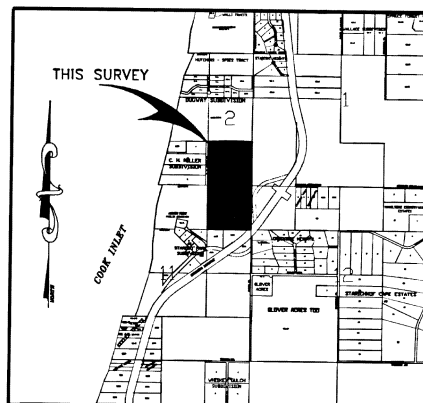
Gary D. Nelson Environmental Eng. 6-3-93
Name and Title of Alaska Department Date
of Environmental Conservation
Approving Official.

KPB FILE No. 93-069



1. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.190(2).
2. THE BASIS OF BEARINGS IS TRUE NORTH DETERMINED BY GPS OBSERVATION AND COMPUTATIONS USING TRIMBLE 4700 RECEIVERS AND TSC1 SOFTWARE VERSION 7.6.

2003-32
Homer REC DIST
Date 6/19/2003
Time 3:50 P.M.
Requested By Ability
Address



VICINITY MAP SCALE: 1" = 1/2 MILE

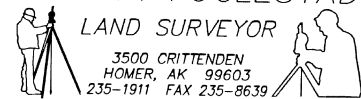
DATE	6-19-03
SCALE	1"=200'
GRID No.	AR-1
FLD. BK. No.	GPS
DWG	3715
JOB No.	3715



RECORD OF SURVEY

SHOWING RETRACEMENT AND MONUMENTATION
OF SE1/4 SE1/4 SECTION 2
AND
NE1/4 NE1/4 SECTION 11
T.4S., R.15W.,
NEAR THE COMMUNITY OF ANCHOR POINT,
IN THE HOMER RECORDING DISTRICT

ERIC P. FUGLESTAD
LAND SURVEYOR



3500 CRITTENDEN
HOMER, AK 99603
235-1911 FAX 235-8639

NOTES:

1. A BUILDING 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. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. THIS PROPERTY IS AFFECTED BY AN EXISTING BLANKET EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION (8/25/1959) (#17/234).
4. NO FORMAL SURVEY PERFORMED. INSPECTION SURVEY PERFORMED TO VERIFY EXISTING MONUMENTATION.
5. THE STARTING AND ENDING POINTS FOR LINES 7 AND 8 HAVE BEEN SCALED FROM THE PARENT PLAT. ACTUAL LOCATION MAY DIFFER.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	222.08'	170'	74°50'52"	N 89°13'27" W	208.82'
C2	178.93'	230'	44°04'31"	S 73°50'08" E	172.6'
C3	223.01'	2995.78'	4°15'54"	N 08°45'28" W	222.96'

LINE	BEARING	DISTANCE
L1	N 88°43'49" E	59.74'
L2	N 84°14'10" E	62.35'
L3	N 64°50'42" W	62.78'
L4	S 53°13'31" E	60.11'
L5	S 53°09'35" E	48.66'
L6	N 74°54'52" W	59.62'
L7	S 50°03'02" W	45.6'
L8	N 61°18'25" E	7.49'

POB FOR L1 IS A POINT 18.98' FROM THE NE CORNER OF FORMER LOT 2 ALONG THE R.O.W. LINE.

SEE NOTE 5.
SEE NOTE 5.

BOUNDARY LINE AND CURVE DATA OF RECORD (PER HM 2003-83)

LEGEND:

- DENOTES FOUND 5/8" REBAR WITH ALUMINUM CAP L37810 2003.
- DENOTES FOUND CONCRETE RIGHT-OF-WAY MONUMENT.
- ▨ DENOTES AREA WITHIN ROADWAY CUT/FILL EASEMENT.

PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, AUGUST 8, 2016

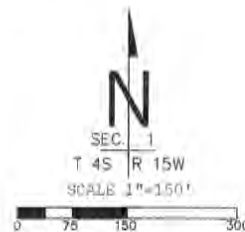
KENAI PENINSULA BOROUGH

BY: Max Burt
AUTHORIZED OFFICIAL:

WASTEWATER DISPOSAL:

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON FORMER LOT 2 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (PLAT 03-83 APPROVAL 7/28/03)

SOIL CONDITIONS ON FORMER LOT 3 HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR AN ALTERNATE WASTEWATER DISPOSAL SYSTEM ARE INCLUDED WITH THE ENGINEERS SUBDIVISION AND SOILS REPORT. ALL ALTERNATE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN THE STATE OF ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION. (PLAT 03-83 APPROVAL 7/28/03)



THIS SURVEY



VICINITY MAP SCALE 1" = 1 MILE

CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

JAMES SOPLANDA, JR. & JOLAYNE SOPLANDA
P.O. BOX 343
ANCHOR POINT, AK 98558

NOTARY'S ACKNOWLEDGEMENT:

FOR: JOLAYNE SOPLANDA

ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 2016
Mary E Trimble
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/13/16



NOTARY'S ACKNOWLEDGEMENT:

FOR: JAMES SOPLANDA, JR.

ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 2016
Mary E Trimble
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/13/16



SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

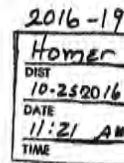
FUHR SUBDIVISION SOPLANDA ADDITION

K.P.B. FILE # 2015-081
A. LOT LINE VACATION OF THE COMMON LINE BETWEEN LOTS 2 AND 3 OF THE FUHR REPLAT 2003, (HM 2003-63), SECTION 1, TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT, containing 4.638 acres.
OWNERS: JAMES SOPLANDA, JR. & JOLAYNE SOPLANDA
P.O. BOX 343 ANCHOR POINT, AK, 98558

FINELINE SURVEYS, INC.

P.O. Box 774
ANCHOR POINT, ALASKA 98558
DMITRI D. KIMBRELL, R.L.S. (907) 360 6382

SCALE: 1"=150' DATE: 10/5/2016



PLAN NOTES

1. THERE IS A 20' BUILDING SET BACK ADJOINING ALL DEDICATED RIGHTS OF WAY WITHIN A LEGAL STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION, THE FRONT 10' OF THE 20' BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT UNLESS IT DOES NOT INTERFERE WITH THE UTILITY TO USE THE EASEMENT.
2. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE ALASKA DEPARTMENT OF HIGHWAYS IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM IN ACCORDANCE WITH THE REQUIREMENTS OF ANY ROAD WHEN THE RIGHT-OF-WAY REQUIRES THE DEVELOPMENT OF THE ROAD TO MEET ALL NECESSARY LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. ACCESS TO STATE MAINTAINED ROADS IS PROHIBITED WITHOUT PRIOR APPROVAL OF ALASKA DOT/AD.
4. REFERENCE SHOULD BE MADE TO BOOK 17, PAGE 234 FOR A BULKHEAD EASEMENT IN RELATION TO CONSTRUCTION, OPERATION AND MAINTENANCE OF AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR CABLE.
5. WASTEWATER DISPOSAL FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 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2176, 2177, 2178,

KENAI PENINSULA BOROUGH
PLANNING COMMISSION RESOLUTION

RESOLUTION SN 2011-02

**NAMING UNNAMED PRIVATE ACCESS ROADS WITHIN T 5S R 15W SECTION 13 & T 4S R 15W
SECTIONS 2, 11 & 12, SEWARD MERIDIAN, AK; WITHIN EMERGENCY SERVICE NUMBER (ESN) 401**

WHEREAS, a request has been received to name an unnamed road; and

WHEREAS, on January 24, 2011, a public hearing was held by the Kenai Peninsula Borough Planning Commission to address all concerns about the proposed road name; and

WHEREAS, per KPB 14.10.060, private streets may be officially named by the Planning Commission upon finding that special circumstances merit a name assignment and that the public interest is not harmed; and

Findings

1. The goal of 911 Street Naming and Addressing Methods is to enable 911 Emergency Services to respond to emergencies in an efficient timely manner, thereby avoiding delays in providing necessary emergency services.
2. By following the Street Naming Procedures Petition Process the unnamed private road can be officially entered into the MSAG and a street sign can be placed at the start of the road.
3. The unnamed private road is constructed and in use.
4. Naming private roads allows physical addresses to be assigned to adjoining properties.
5. Assigning physical addresses along unnamed private roads allows emergency service providers to more quickly and efficiently locate 911 callers.
6. The new names are in compliance with KPB 14.10 and 911 Street Naming and Addressing Methods.
7. Naming these private roads will not be detrimental to the public interest.

WHEREAS, per KPB 14.10.060, the naming of unnamed roads do not constitute a legal dedication for public right-of-way or for road maintenance purposes; and

WHEREAS, Chapter 14.10 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish street name requests by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the unnamed road listed below is named as follows:

DESCRIPTION	FROM	TO	BASE MAP
a. Unnamed private road within NW1/4 NE1/4 EXCLUDING S1/2 SW1/4 NW1/4 NE1/4 and HM0830037 Anchor Valley Estates Subdivision Lot 1 Block 1; T5S R15W SECTION 13 Seward Meridian; off of the Sterling Hwy in the community of Anchor Point; ESN 401	Unnamed Road	Motor Way	AR32
b. Unnamed private road within SE1/4 SE1/4 in section 2 & NE1/4 NE1/4 in Section 11 and NW1/4 NW1/4 in Section 12 & Government lot 4 and NE1/4 SE1/4 of Section 2; T4S R15W SECTIONS 2, 11, 12 Seward Meridian; off of the Sterling Hwy in the community of Anchor Point; ESN 401	Unnamed Road	Pathfinder Rd	AR01

Section 2. Those according to Kenai Peninsula Borough Code of Ordinance 14.10.030, the official street name maps, 1:500 scale, Anchor River Series Base Maps 01 & 32 are hereby amended to reflect this change.

Section 3. That the map showing the location of the named road be attached to, and made a permanent part of this resolution.

Section 4. That this Resolution takes effect immediately upon adoption.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS
14 DAY OF February 2011.

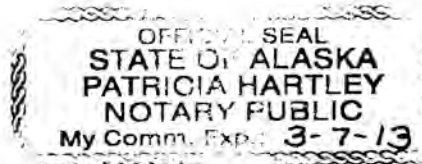

Blair Martin, Vice Chairperson
Planning Commission

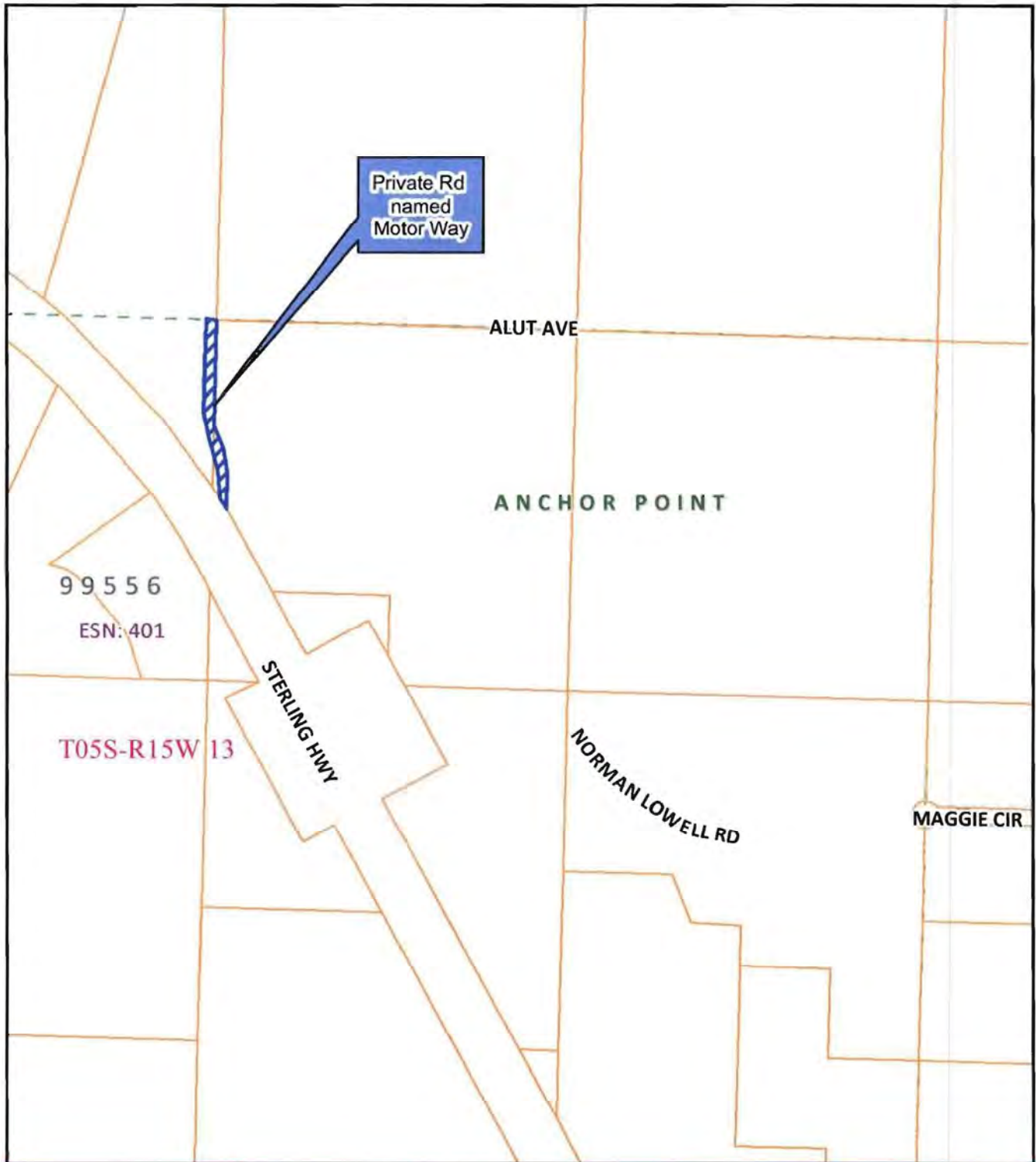
State of Alaska
Kenai Peninsula Borough

Signed and sworn to (or affirmed) in my presence this 14 day of February 2011 by
Blair Martin


Notary Public

My Commission expires 3-7-13





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.

01/25/2011

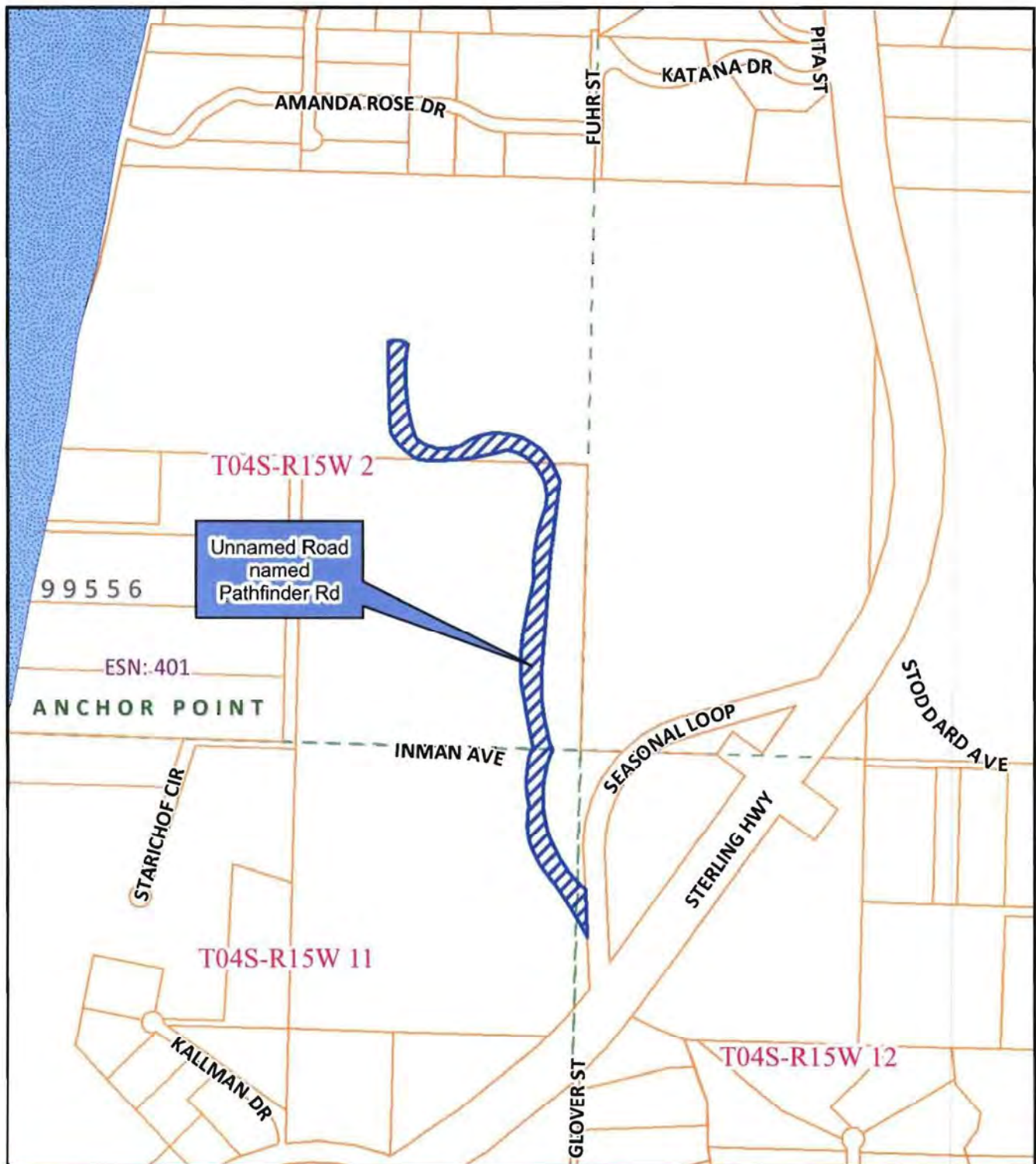
Kenai Peninsula Borough Planning Commission

Street Name Resolution 2011-02

Unnamed Road to Motor Way



0 205 410 820 Feet



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.

01/25/2011

Kenai Peninsula Borough Planning Commission

Street Name Resolution 2011-02

Unnamed Road to Pathfinder Rd



0 265 530 1,060 Feet

