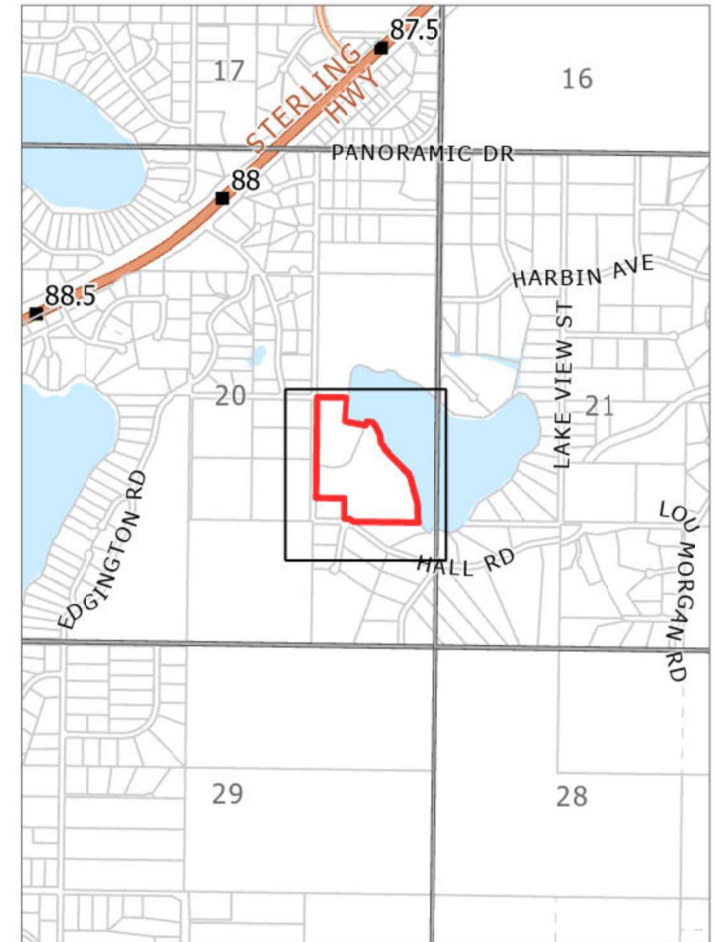
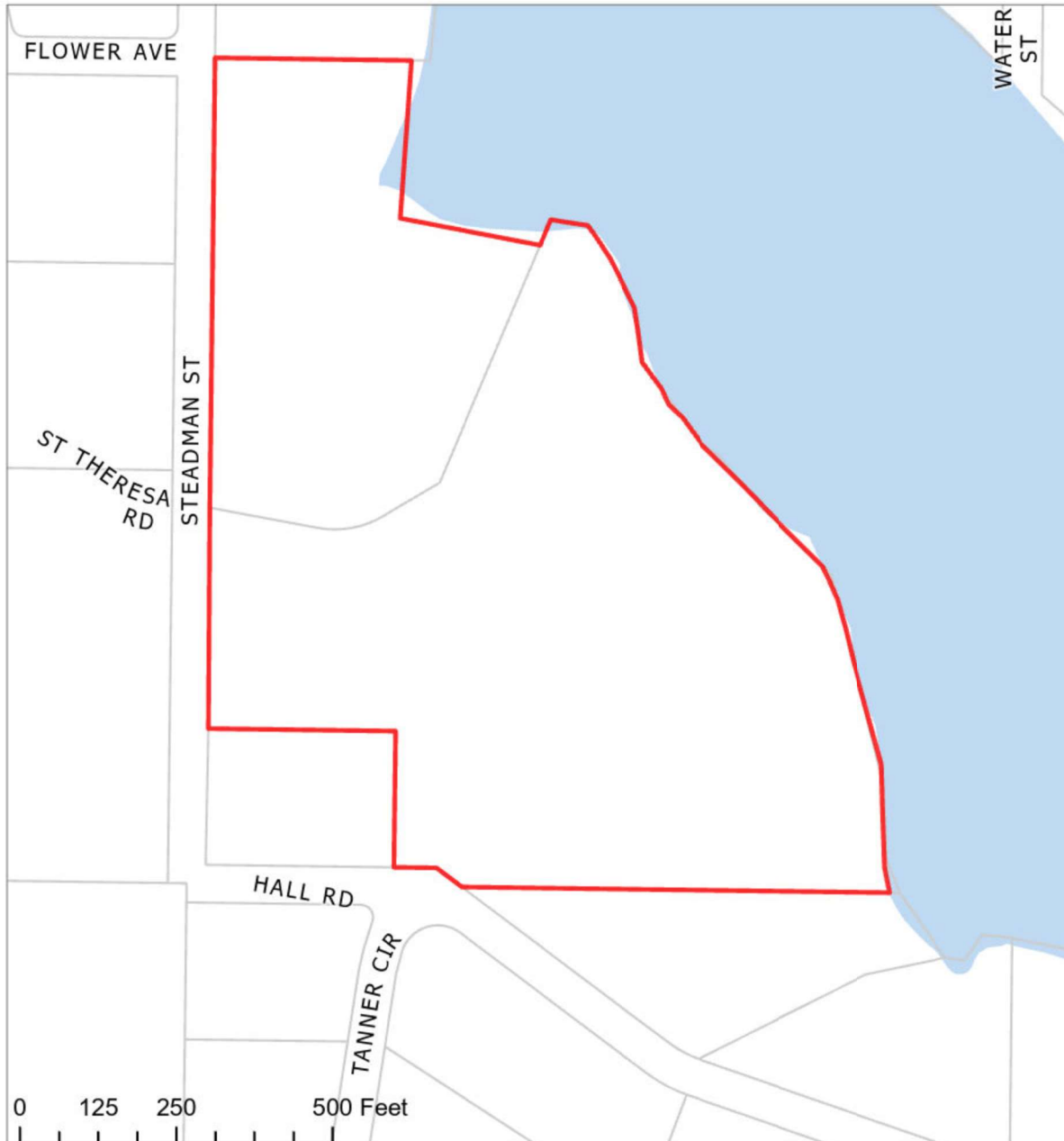


## **E. NEW BUSINESS**

- 4. St. Theresa Subdivision Merkes Addition; KPB File 2025-003  
Johnson Surveying / Ande, LLC  
Location: St. Theresa Road  
Sterling Area**



KPB FILE 2025-003  
T05N R09W  
Sec 20  
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.



VICINITY 1" = 1 mile MAP

Prepared for  
ANDE, LLC  
P.O. Box 404  
Soldotna, AK 99669

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

### LEGEND

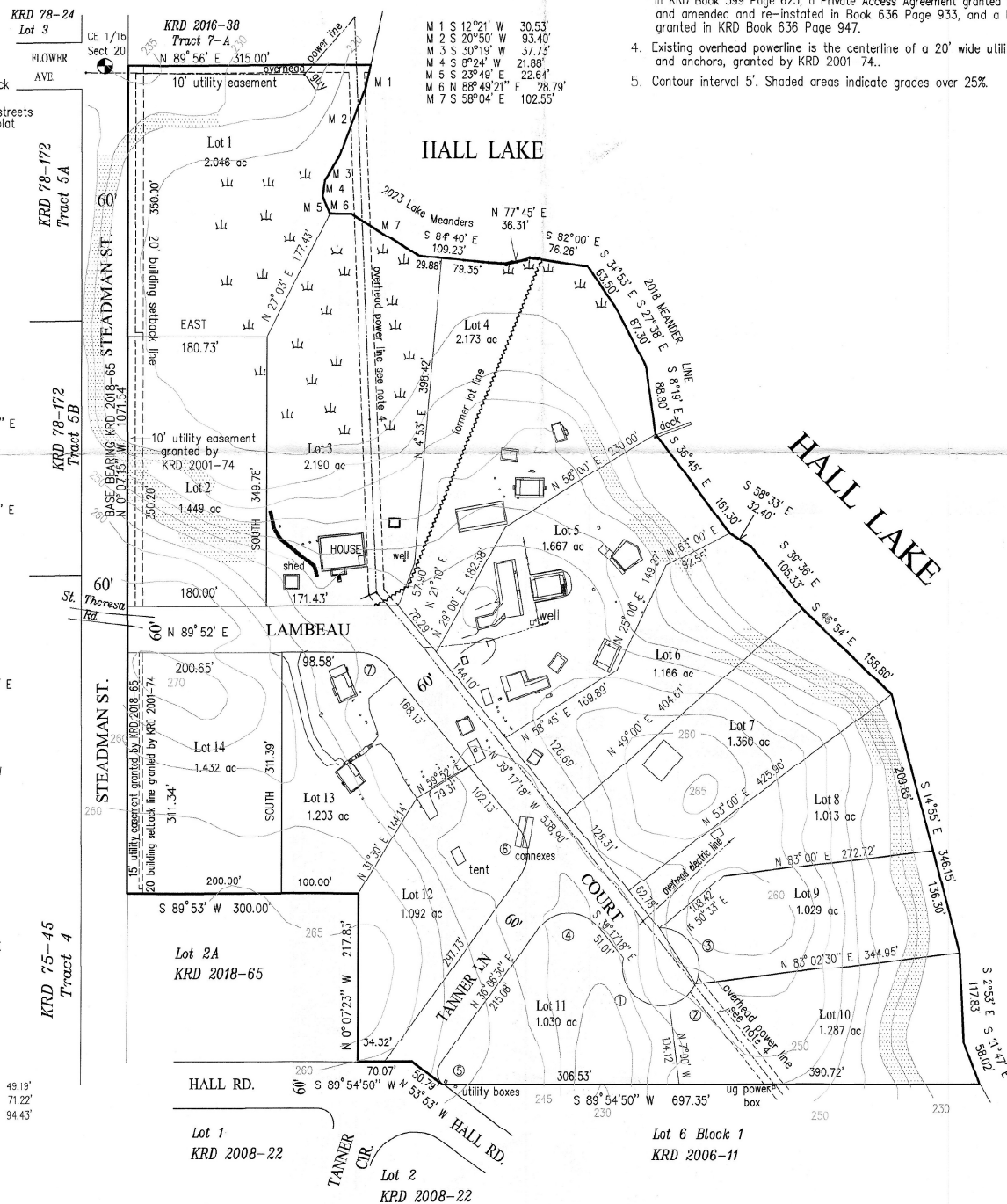
- - 3 1/2" alcap monument, 610-S, 1978, per KRD 2018-65, found.
- ⊕ - 2" alcap, 4538-S, 1982, per KRD 2018-65, found.
- - 5/8" rebar with plastic cap, LS 0059, per KRD 2010-65, found
- - 1/2" x 4' rebar with plastic cap, 7328-S, per KRD 2018-65, found.
- ∩ - indicates swamp

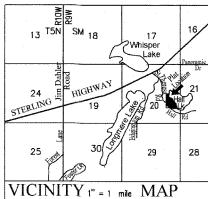
1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines. Existing structures within the new setback and easement predate these and are not subject to them. Any new or replacement construction will be subject to the setback and easement.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. This property is in benefit of a Right of Way Agreement per KRD Book 267 Page 713, a Right of Way Limit per KRD Book 580 Page 987, a Private Access Agreement granted in KRD Book 599 Page 625, a Private Access Agreement granted in KRD Book 613 Page 743 and amended and re-instated in KRD Book 636 Page 933, and a Private Access Easement granted in KRD Book 636 Page 947.
4. Existing overhead powerline is the centerline of a 20' wide utility easement, including guys and anchors, granted by KRD 2001-74..
5. Contour interval 5'. Shaded areas indicate grades over 25%.

Of building setback \_\_\_\_\_  
and 10' utility  
easement along streets  
granted by this plat

- ①  $\Delta = 117^{\circ}10'$   
R = 50.00"  
L = 102.25"  
C = 85.34"  
CB = S 44°44'41" E
- ②  $\Delta = 5^{\circ}00'41''$   
R = 50.00"  
L = 44.52"  
C = 85.34"  
CB = N 51°09'35" E
- ③  $\Delta = 118^{\circ}03'$   
R = 50.00"  
L = 103.52"  
C = 85.74"  
CB = N 33°23" W
- ④  $\Delta = 104^{\circ}35'44''$   
R = 50.00"  
L = 91.28"  
C = 79.12"  
CB = N 68°24'38" E
- ⑤  $\Delta = 90^{\circ}00'$   
R = 79.00"  
L = 31.41"  
C = 28.28"  
CB = N 8°53'30" W
- ⑥  $\Delta = 75^{\circ}23'45''$   
R = 50.00"  
L = 79.90"  
C = 61.15"  
CB = S 3°52'22" E
- ⑦  $\Delta = 50^{\circ}50'42''$   
R = 50.00"  
L = 79.90"  
C = 42.83"  
CB = S 64°42'33" E

L 1	N	50° 45'	E	49.19'
L 2	N	19° 00'	W	71.22'
L 3	N	71° 00'	E	94.43'





VICINITY 1" = 1 mile MAP

Plat # \_\_\_\_\_  
 Rec. Dist. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 TIME \_\_\_\_\_

# St. Theresa Subdivision Merkes Addition

A subdivision of Tract 1 St. Theresa Subd. (KRD 2001-74) and Tract 28 St. Theresa Subd. No. 2 (KRD 2018-65). Located in the SE 1/4 Section 20, T3N, R9W, S4W, Alaska. Kenai Recording District Kenai Peninsula Borough File 2025-003

Prepared for  
 ANDRE, LLC  
 P.O. Box 404  
 Soldotna, AK 99669

Prepared by  
 Johnson Surveying  
 P.O. Box 27  
 Clam Gulch, AK 99508  
 (907) 282-5772



SCALE 1" = 100' 21.989 acres 9 April, 2025

## LEGEND

- 3" x 3" aluminum monument, 610-S, 1978, per KRD 2018-65, found.
- ⊕ 2" aluminum monument, 453B-S, 1982, found.
- 5/8" rebar with plastic cap, LS 8859, per KRD 2018-65, found.
- 1/2" rebar with plastic cap, 732B-S, per KRD 2018-65, found.
- ▲ 1/2" x 4" rebar with plastic cap, set.
- Indicates swamp.
- (-) Indicates record information KRD 2001-74.
- [ ] Indicates record information KRD 2018-65.

## NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. Several existing structures are located within the building setback and utility easement as shown, which predate the limitations creation. Any additional, new, or replacement construction to the structures will be subject to the 20' building setback and easement requirements. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. This property is in benefit of a Right of Way Agreement per KRD Book 267 Page 713, a Right of Way Limit per KRD Book 580 Page 887, a Private Access Agreement granted in KRD Book 599 Page 625, a Private Access Agreement granted in KRD Book 613 Page 743 and amended and re-installed in Book 636 Page 933, and a Private Access Easement granted in KRD Book 636 Page 947, all located along St. Theresa Rd.
4. Existing overhead powerline is the centerline of a 20' wide utility easement, including guy and anchors, granted by KRD 2001-74.
5. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
6. The lake meander line shown is for area computation only, the true corners being on the extensions of the side lines and the intersections with the natural meanders.
7. Acceptance of this plat by the borough does not indicate acceptance of any encroachments.
8. The borough will not enforce private covenants, easements, or deed restrictions per KPB 60.170(8).
9. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
10. Corner not set, falls in tree. Lotte labeled with corner nonexistence noted to tree.
11. Existing overhead powerline is the centerline of a 30' wide utility easement, including guy and anchors, granted by this plat.
12. All bearings and distances are measured and agree with record except as noted otherwise.

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 27 January, 2025.

KENAI PENINSULA BOROUGH

By: \_\_\_\_\_  
 Authorized Official Date

## CERTIFICATE OF ACCEPTANCE

The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of the Kenai Peninsula Borough for public purposes the real property to be dedicated by this plat including easements, Rights-Of-Way, identified as follows - Lambeau Ct. & Tanner Way, dregs and other public area shown on this plat. The acceptance of the lands for public use or public purpose does not obligate the public or any governing body to construct, operate, or maintain improvements.

By: \_\_\_\_\_  
 Authorized Official Date

Name \_\_\_\_\_ Title \_\_\_\_\_

## OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that ANDRE, LLC is the owner of the real property shown and described herein, and that on behalf of ANDRE, LLC we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way and public areas to public use and grant all easements to the use shown.

Dennis Merkes authorized official ANDRE, LLC.  
 P.O. Box 404 Soldotna, AK 99669

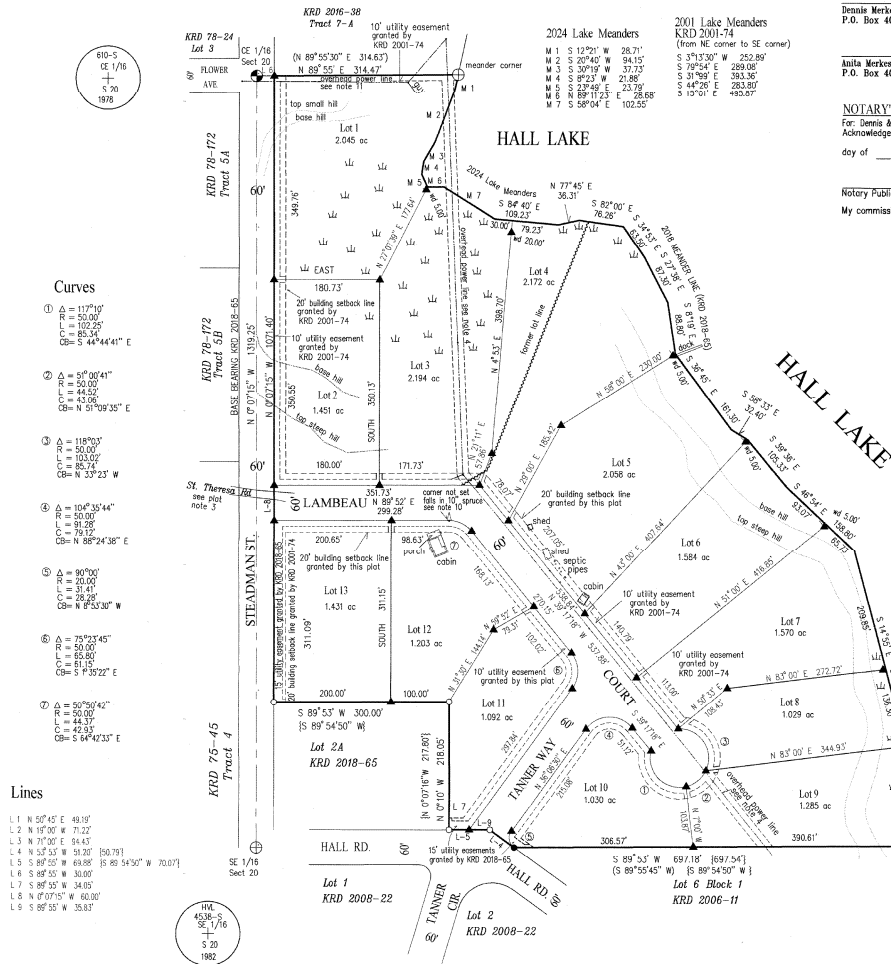
Anita Merkes authorized official ANDRE, LLC.  
 P.O. Box 404 Soldotna, AK 99669

## NOTARY'S ACKNOWLEDGEMENT

For: Dennis & Anita Merkes  
 Acknowledged before me this \_\_\_\_\_  
 day of \_\_\_\_\_, 2025.

Notary Public for Alaska

My commission expires \_\_\_\_\_



Curves  
 ① Δ = 117°10'  
 R = 50.00'  
 L = 102.25'  
 CB = 85.34'  
 CB = 44°44'41" E

② Δ = 50°00'41"  
 R = 50.00'  
 L = 44.50'  
 CB = 43.06'  
 CB = 51°09'35" E

③ Δ = 118°30'  
 R = 50.00'  
 L = 103.00'  
 CB = 85.74'  
 CB = 53°23' W

④ Δ = 104°30'44"  
 R = 50.00'  
 L = 91.19'  
 CB = 79.17'  
 CB = 88°24'38" E

⑤ Δ = 90°00'  
 R = 50.00'  
 L = 31.41'  
 CB = 28.28'  
 CB = 8°53'30" W

⑥ Δ = 75°23'45"  
 R = 50.00'  
 L = 65.80'  
 CB = 42.33'  
 CB = 39°22' E

⑦ Δ = 50°50'42"  
 R = 50.00'  
 L = 44.37'  
 CB = 42.33'  
 CB = 54°47'33" E

## Lines

1. N 50°45' E 49.10'
2. N 10°00' W 71.22'
3. N 70°00' E 84.43'
4. N 55°55' W 51.20' (50.79')
5. N 89°20' W 69.88' (S 89°54'50" W 70.07')
6. S 81°15' W 38.65'
7. S 89°55' W 34.93'
8. N 0°07'15" W 60.00'
9. S 89°55' W 35.83'

## WASTEWATER DISPOSAL

20.40.040  
 Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences. An Engineer's Subdivision and Solls is available from 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.

Engineer \_\_\_\_\_ License # \_\_\_\_\_ Date \_\_\_\_\_

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - FINAL PLAT  
ST. THERESA SUBDIVISION MERKES ADDITION**

<b>KPB File No.</b>	2025-003
<b>Plat Committee Meeting:</b>	May 27, 2025
<b>Applicant / Owner:</b>	ANDE, LLC of Soldotna, Alaska
<b>Surveyor:</b>	Jerry Johnson; Johnson Surveying
<b>General Location:</b>	Steadman Street, East of Soldotna

<b>Parent Parcel No.:</b>	063-580-71 & 063-580-80
<b>Legal Description:</b>	T 5N R 9W SEC 20 SEWARD MERIDIAN KN 2001074 ST THERESA SUB TRACT 1 & KN 2018065 ST THERESA SUB #2 TRACT 2B

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine two large tracts and subdivide them into thirteen lots and two dedications.

This final plat is being brought back before the Plat Committee for a final review prior to Administrative Approval by the Planning Department. The plat was given preliminary approval at the January 27, 2025 Plat Committee meeting. At that meeting, a request for exception to KPB 20.30.190 Lot- Dimensions 3:1 length/depth ratio for lots 6, 7 & 8 of the preliminary plat of St. Theresa Subdivision Merkes Addition was denied, with recommendation to return for review for final approval. This review is the requested final review prior to final approval before being signed for recording.

A copy of the preliminary plat is in the packet showing the proposed 14 lots along with a copy of the final plat of St. Theresa Subdivision Merkes Addition. It can be seen when comparing the preliminary to the final that one lot has been removed and the lots are compliant with KPB 20.30.190 Lot-Dimensions 3:1 length/depth ratio.

This was the only outstanding issue to be reviewed by the Plat Committee.

**RECOMMENDATION:**

**STAFF RECOMMENDS:**

- **GRANT 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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