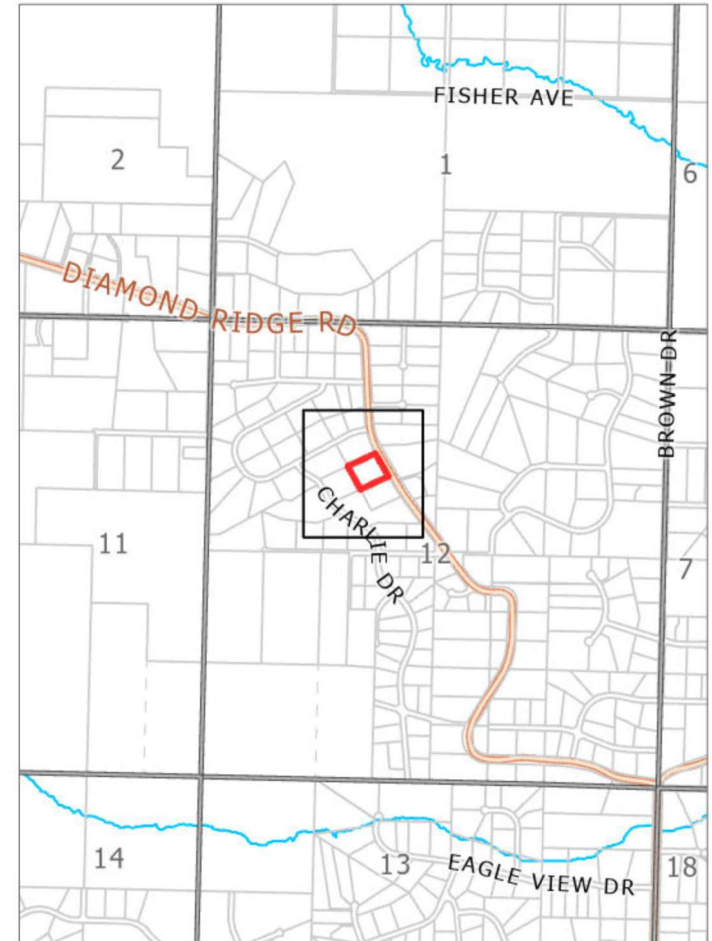


E. NEW BUSINESS

- 2. Bay Ridge Estates Caron Addition; KPB File 2024-135
Fineline Surveys / Caron
Location: Diamond Ridge Road
Diamond Ridge Area / Kachemak Bay APC**

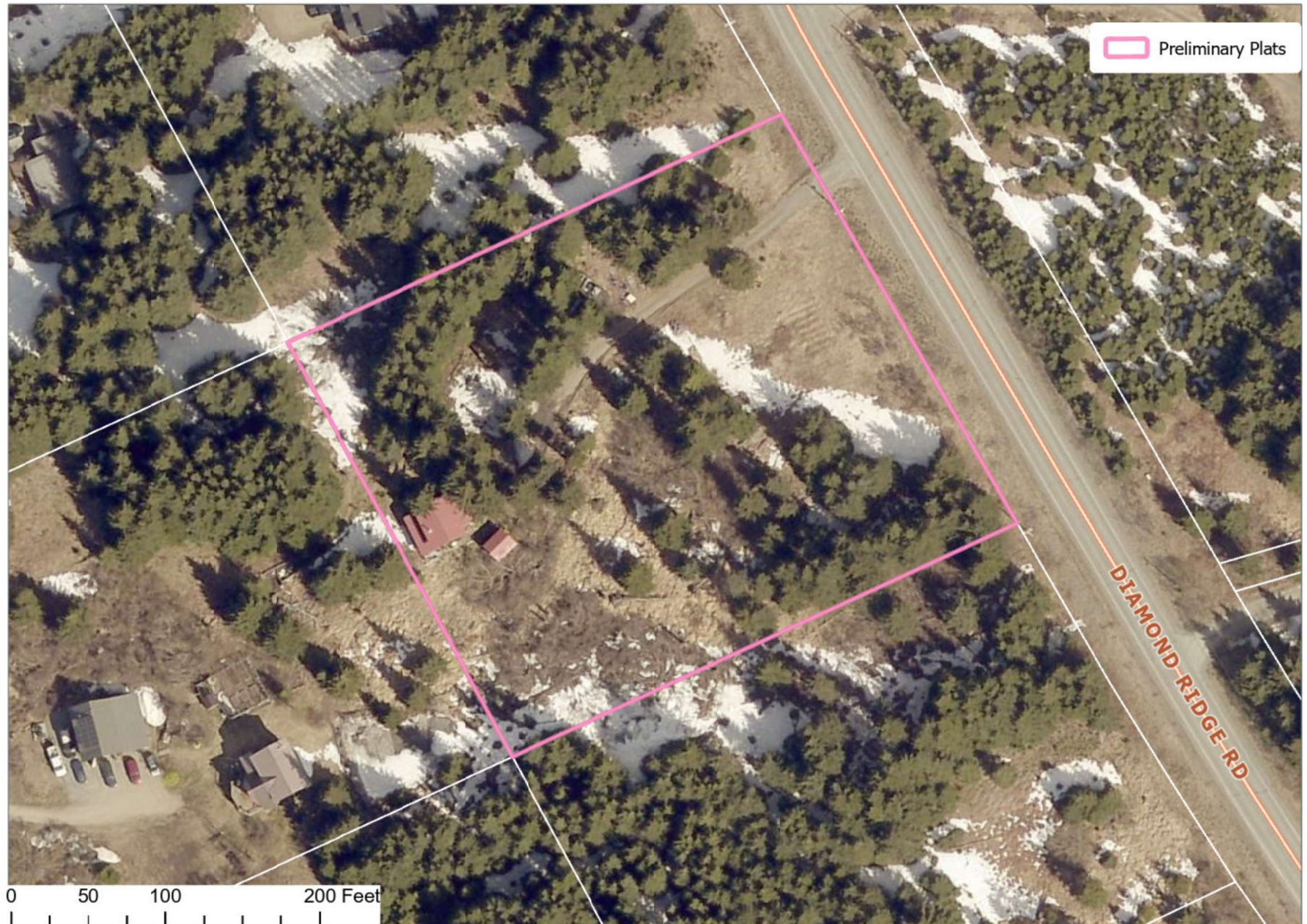


KPB FILE 2024-135
T06S R14W SEC 12
Diamond Ridge

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



Aerial Map



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

NOTES:

- NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
- THE FRONT 10 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' 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.
- PROPERTY SUBJECT TO RESERVATION OF AN EASEMENT FOR ALL MINERALS, OIL, GAS, AND HYDROCARBONS BELOW THE DEPTH OF 50 FEET. (SERIAL NUMBER 2004-001090-0 03/15/2004 H.R.D.)
- THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, OR DEED RESTRICTIONS. (SERIAL NUMBER 2004-002402-0 05/25/2004 H.R.D.)
- HOMER ELECTRIC ASSOCIATION, INC. WAS GRANTED AN EASEMENT (BK. 32, PG. 12 03/02/1964 H.R.D.) FOR ELECTRIC LINES AND SYSTEM, WITH THE RIGHT TO ENTER, MAINTAIN, OR REPAIR AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KP.B. 20.60.170.
- POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
- 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.
- NO SLOPES GREATER THAN 20%. NO WETLANDS DESIGNATION.
- ACCESS WILL BE THROUGH SHARED EXISTING DRIVEWAY.

PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, / / 2024

KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL:

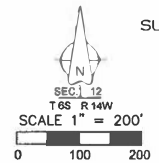
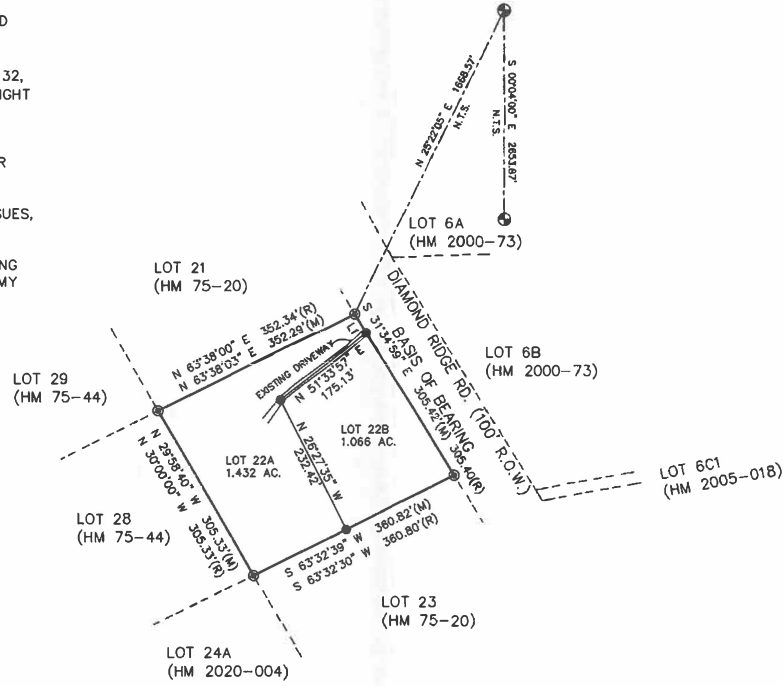
WASTEWATER DISPOSAL:

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 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.

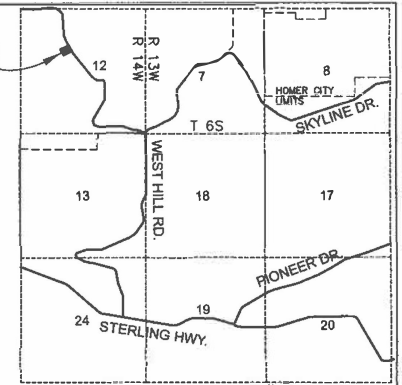
LEGEND:

- BRASS CAP MONUMENT (PER HM75-20)
- ⊙ FOUND 1/2" PIPE
- SET 5/8" REBAR WITH ALUMINUM CAP (10771-S 2024)

LINE	BEARING	DISTANCE
LT	S 31°34'58" E	35.57'



THIS SURVEY



VICINITY MAP SCALE 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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 GRANT ALL RIGHTS-OF-WAY AN PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PATRICIA A. CARON
PO BOX 1202
HOMER, AK 99603

NOTARY'S ACKNOWLEDGEMENT:

FOR: PATRICIA A. CARON
ACKNOWLEDGED BEFORE ME THIS DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

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.

BAY RIDGE ESTATES - CARON ADDITION,
K.P.B. FILE # 2024-
A SUBDIVISION OF LOT 22, BAY RIDGE ESTATES SUBD (HM075-0020), E 1/2 OF NE 1/4 SECTION 12, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT. containing 2.492 acres.
OWNER: PATRICIA A. CARON
PO BOX 1202 HOMER, AK 99603

FINELINE SURVEYS
P.O. Box 774
Anchor Point, Alaska 99556
Dmitri D. Kimbrell, RLS (907) 360 6382
SCALE: 1"=200' DATE: 9/24/2024

ENGINEER LICENSE # DATE

KPB 2024-135

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
BAY RIDGE ESTATES – CARON ADDITION**

KPB File No.	2024-135
Plat Committee Meeting:	January 13, 2025
Applicant / Owner:	Patricia Caron / Homer, Alaska
Surveyor:	Dmitri Kimbrell / Fineline Surveys
General Location:	Diamond Ridge Rd in Kachemak Bay APC

Parent Parcel No.:	173-500-04
Legal Description:	T 6S R 14W SEC 12 SEWARD MERIDIAN HM 0750020 BAY RIDGE ESTATES SUB LOT 22
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 2.492 acre lot into two new lots of size 1.066 acres and 1.432 acres.

Location and Legal Access (existing and proposed):

Access to the two lots in the plat is along Diamond Ridge Rd, a 100' dedicated right-of-way and developed State maintained road located on the east side of the plat.

This plat is not dedicating any more right-of-way nor is it finalizing a vacation of right-of-way.

There is not a section line easement affecting the proposed plat.

Block length is compliant around this plat being completed by Pitzman Ave to the south, Charlie Dr on the west, Da Mar Loop to the north and Diamond Ridge Rd on the east.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Adjacent ROW is managed by AK DOT. No RSA comments or objections
SOA DOT comments	Wrong legal in the title block: E1/2 of the NW1/4

Site Investigation:

There is a dwelling and storage structure in the rear area of the plat that will be located on Lot 22A when the plat is complete. The structures are close to the rear lot line. The surveyor should be aware of any encroachments when doing the field survey and note them on the final plat if found. There is an existing drive on the property that is being split by the joint line of the proposed lots as it heads back off Diamond Ridge Rd. Staff recommends the owner consider creating access easements for the lots to alleviate issues of use. Since these would be private easements the borough has no enforcement over them. An exception to KPB 20.30.190 Lot -Dimensions has been requested for the flag lot being shown for proposed Lot 22A, the exception will be detailed later in the staff report

The terrain of the lot is generally flat, having a slope to the west at approximately 2 percent across the plat.

There are no wetlands shown to be on the plat. The River Center review did identify the plat to be located in a FEMA designated flood hazard area. The Flood hazard Notice as shown in KPB 20.30.280(D) should be included on the plat along with the FEMA Panel and flood zone. Staff recommends the surveyor contact the KPB River Center Flood Admin to get the current data for the mylar at the time as FEMA Maps will be in transition this year. The River Center review did not identify the plat to be in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within a non-regulatory mapped floodplain. No depiction required. Code required plat note should be added with a reference to the map panel.</p> <p>Flood Zone: X Zone Map Panel: 02122C-2015E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The land was originally part of the NW1/4 of Section 12, Township 6 South, Range 14 West S.M., Alaska. Bay Ridge Estates HM 75-020 was the first division of this portion of land and created 25 lots. This platting action will replat Lot 22 into two new lots.

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

Notice of the proposed plat was mailed to the beneficial interest holder on December 12, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Kachemak Bay Advisory Planning Commission is currently not active.

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

Utility Easements

The plat is proposing a 10' utility easement adjacent to the right-of-way that needs to be 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.

HEA has sent a comment concerning plat note 5 and an underground electric service needing an easement on the plat. The comment is included in the packet. Plat note 5 does not appear to affect this plat as noted by HEA comment, please confirm and correct as needed.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comment or recommendation
ACS	
GCI	

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 64609 DIAMOND RIDGE RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: DIAMOND RIDGE RD</p> <p>Existing Street Name Corrections Needed:</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: 64609 DIAMOND RIDGE RD WILL REMAIN WITH LOT 22A</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan 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 Review	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add plat notes for any easements not already listed.
 Plat note 3 does not appear to be for this property, please remove.
 Plat note 4 does not appear to affect this property, but Bk 83 Pg 602 does. Change the note to reflect correct documents as needed.
 Add certificate to the surveyors note
 Change the date in the Plat Approval to January 13, 2025

PLAT NOTES TO ADD

- No structures are permitted within the panhandle portion of the flag lot.
- 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 the KPB File No to 2024-135

In the legal the filing of the subdivision should be HM75-0020

In the legal description change the NE1/4 to NW1/4

- 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:

Label Diamond Ridge Rd

- 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:

Several of the lot labels should have hyphens added.

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 Lots - Dimensions

Surveyor's Discussion:

There is an existing driveway on the property that is planned to be used as shared access. The panhandle portion of Lot 22a would vary in width (36'-72')

Findings:

1. The special circumstance is the intent to use the existing D/W to access both lots, the property line will be centered on the D/W
2. The exception is necessary for the preservation and enjoyment of a substantial property right. The owner wishes to develop and perhaps market lot 22B
3. Grant of the exception will not be detrimental to the public welfare or injurious to other property as this action will result in only 2 lots with no new D/W construction

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.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

Findings:

4. The flag lot widens as it extends back.

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 & 4 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 2 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 3 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 DECISION OF THE PLAT COMMITTEE MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

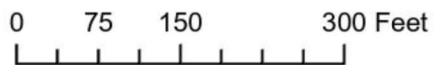
END OF STAFF REPORT



Aerial Map



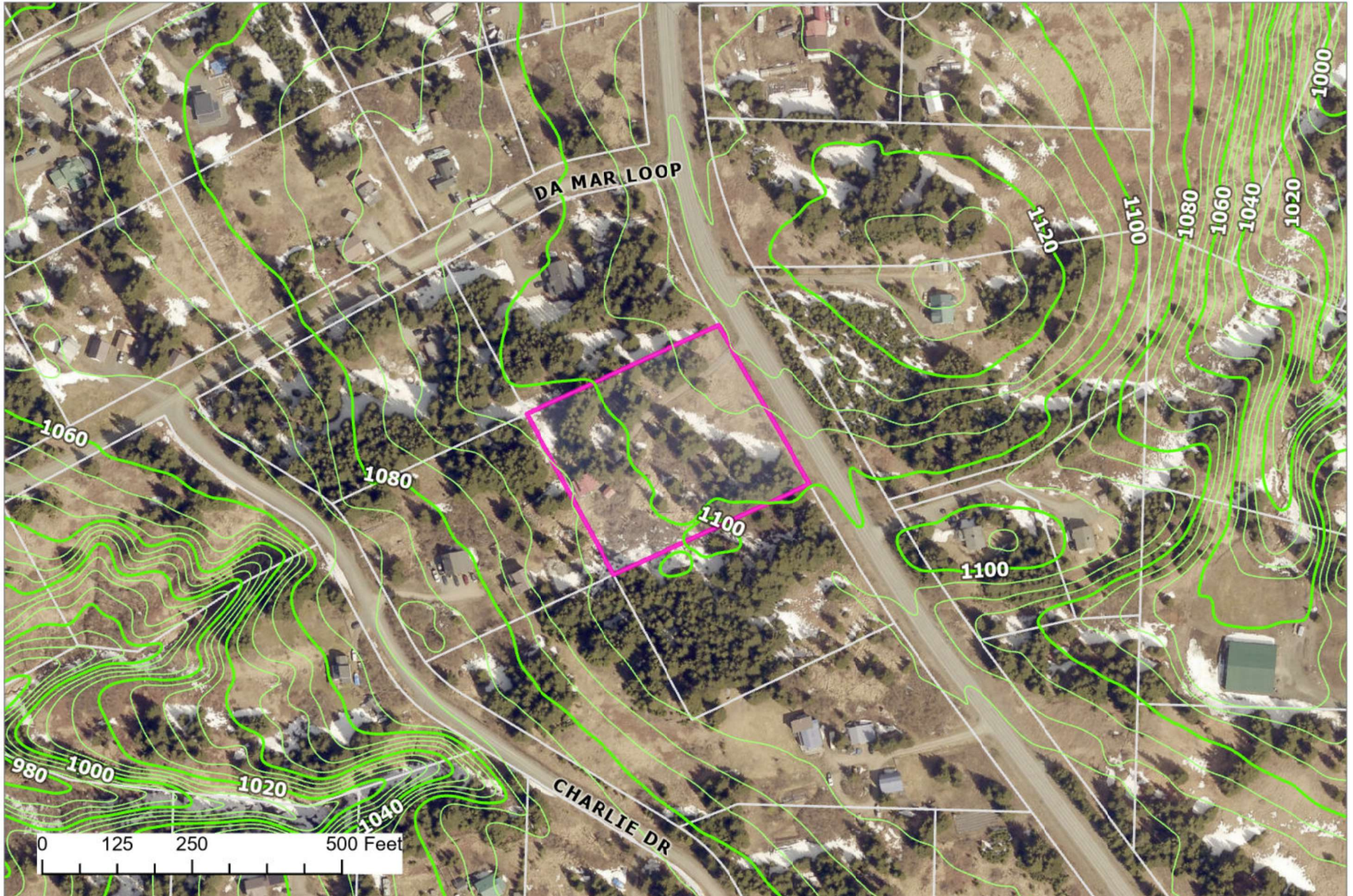
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Aerial with 5-foot Contours

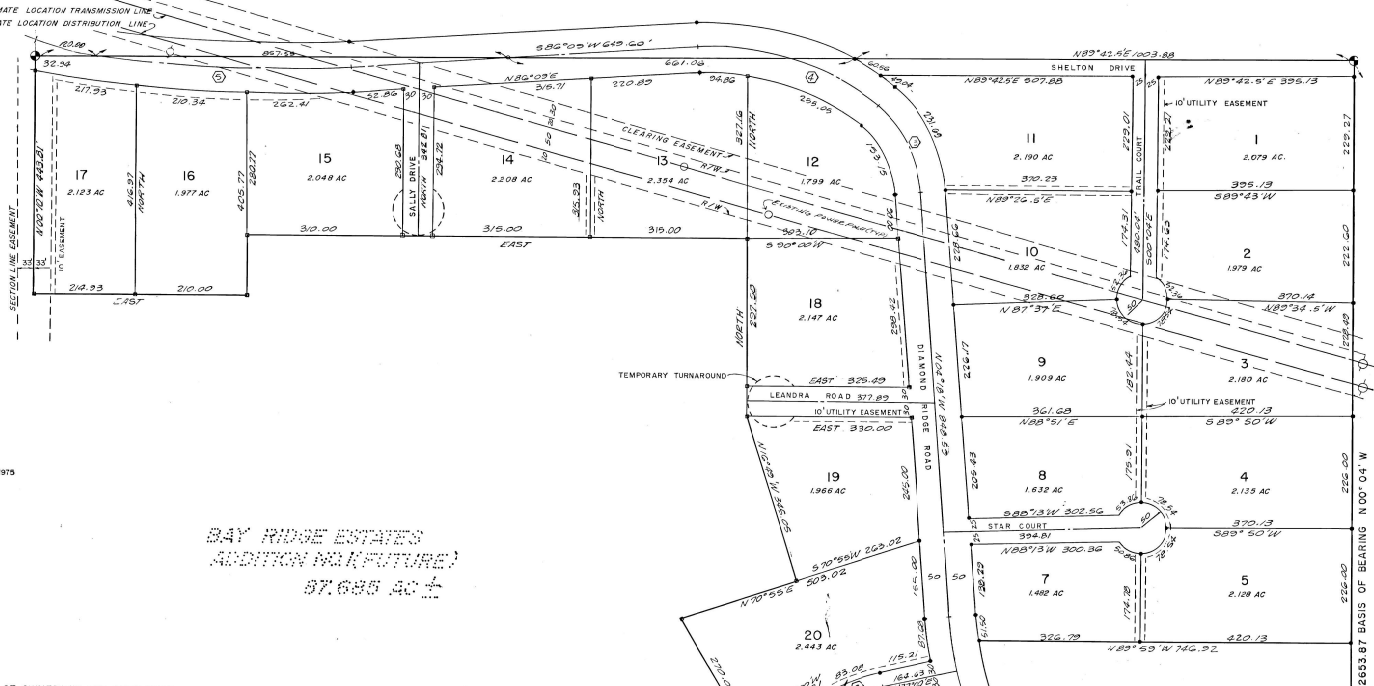


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CURVE DATA

①	Δ = 106°13'	R = 2665.0	L = 286.92
②	Δ = 27°17'	R = 725.00	L = 245.25
③	Δ = 45°00'	R = 245.00	L = 192.42
④	Δ = 44°33'	R = 500.00	L = 168.78
⑤	Δ = 15°00'	R = 3000.00	L = 687.54
⑥	Δ = 11°00'	R = 250.00	L = 74.18

- LEGEND**
- FOUND BRASS CAP MONUMENT
 - 1/2" X 30" IRON PIPE SET
 - 1" X 3" STAKE TO BE REPLACED BY 1/2" X 30" I.P. BEFORE JUNE 30, 1975
 - △ FND HBT
 - ⊙ EXISTING POWER POLE



BAY RIDGE ESTATES
ADDITION NO. 1 (FUTURE)
87.685 AC ±

CERTIFICATE OF OWNERSHIP AND DEDICATION.
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

SUBSCRIBED & SWORN BEFORE ME THIS 30th DAY OF March, 1975
Ronald J. Huseret
NOTARY PUBLIC
My Commission Expires _____
MY COMMISSION EXPIRES _____

SUBSCRIBED & SWORN BEFORE ME THIS 30th DAY OF March, 1975
David L. Rosen
NOTARY PUBLIC
My Commission Expires _____
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED & SWORN BEFORE ME THIS _____ DAY OF _____, 1975

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

SUBSCRIBED & SWORN BEFORE ME THIS _____ DAY OF _____, 1975
L. Jane Peterson
NOTARY PUBLIC
My Commission Expires _____
MY COMMISSION EXPIRES _____

SUBSCRIBED & SWORN BEFORE ME THIS _____ DAY OF _____, 1975
Jacobs Co.
NOTARY PUBLIC
My Commission Expires _____
MY COMMISSION EXPIRES _____

SUBSCRIBED & SWORN BEFORE ME THIS _____ DAY OF _____, 1975
Raymond J. Ellis
NOTARY PUBLIC
My Commission Expires _____
MY COMMISSION EXPIRES _____

SUBSCRIBED & SWORN BEFORE ME THIS _____ DAY OF _____, 1975
Arzella V. Campbell
NOTARY PUBLIC
My Commission Expires _____
MY COMMISSION EXPIRES _____

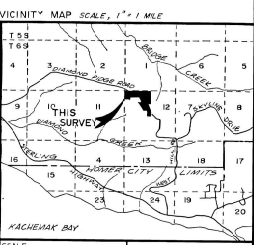
SUBSCRIBED & SWORN BEFORE ME THIS _____ DAY OF _____, 1975
Ronald M. Campbell
NOTARY PUBLIC
My Commission Expires _____
MY COMMISSION EXPIRES _____

SUBSCRIBED & SWORN BEFORE ME THIS _____ DAY OF _____, 1975
Arzella V. Campbell
NOTARY PUBLIC
My Commission Expires _____
MY COMMISSION EXPIRES _____

PLAT APPROVAL
PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS _____ DAY OF March, 1975
Jerry Anderson
BOROUGH MAYOR

BAY RIDGE ESTATES
LOCATED IN NW 1/4 SEC12, T6S, R14W, S1M

NOTES: A MINIMUM 20' BUILDING SETBACK LINE FROM ALL STREETS IS REQUIRED FOR ALL LOTS SHOWN ON THIS PLAT. ALL UTILITIES SHALL BE PLACED UNDERGROUND.



SCALE: 1" = 100'

SHEET NO. 1 OF 1

DATE: Feb., 1975
DESIGNED BY: JJ
CHECKED BY: JA
DRAWN BY: DS

BAY RIDGE ESTATES

ABILITY SURVEYS
JERRY ANDERSON L.S. BOX 1263 HOMER, ALASKA

#75-20
FILED (FILED) 98
DATE: 5-2 - 1975
BY: 307
SIGNED: JA
SHERIFF

APPROVED FOR FILING
DATE: 5-2 - 1975
BY: 307
SIGNED: JA
SHERIFF

NOTES:

- NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
- THE FRONT 10 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' 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.
- PROPERTY SUBJECT TO RESERVATION OF AN EASEMENT FOR ALL MINERALS, OIL, GAS, AND HYDROCARBONS BELOW THE DEPTH OF 50 FEET. (SERIAL NUMBER 2004-001090-0 03/15/2004 H.R.D.)
- THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, OR DEED RESTRICTIONS. (SERIAL NUMBER 2004-002402-0 05/25/2004 H.R.D.)
- ~~HOMER ELECTRIC ASSOCIATION, INC. WAS GRANTED AN EASEMENT (BK. 32, PG. 12 03/02/1964 H.R.D.) FOR ELECTRIC LINES AND SYSTEM, WITH THE RIGHT TO ENTER, MAINTAIN, OR REPAIR AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.~~
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
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- NO SLOPES GREATER THAN 20%. NO WETLANDS DESIGNATION.
- ACCESS WILL BE THROUGH SHARED EXISTING DRIVEWAY.

PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, / / 2024

KENAI PENINSULA BOROUGH

BY: _____

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 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.

LEGEND:

- BRASS CAP MONUMENT (PER HM75-20)
- ⊙ FOUND 1/2" PIPE
- SET 5/8" REBAR WITH ALUMINUM CAP (10771-S 2024)

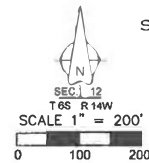
LINE	BEARING	DISTANCE
L1	S 31°34'59" E	35.57'

This easement of record is not located within Sec. 12. Please remove the plat note or verify that there was a typo.

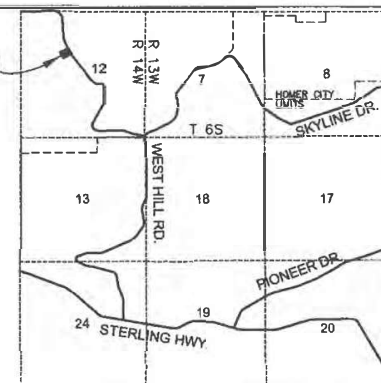
There is an underground electric service line. The approximate location has been depicted. Please depict the location on the final plat and provide a plat note stating, 'The existing underground powerline is the centerline of a 15-foot wide electrical easement, including pedestals, granted this plat.'

HEA REVIEWED - SEE COMMENTS

Scott Huff
 Scott Huff 12/27/2024
 Land Management Officer



THIS SURVEY



VICINITY MAP SCALE 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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 GRANT ALL RIGHTS-OF-WAY AN PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PATRICIA A. CARON
 PO BOX 1202
 HOMER, AK 99603

NOTARY'S ACKNOWLEDGEMENT:
 FOR: PATRICIA A. CARON

ACKNOWLEDGED BEFORE ME THIS DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

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.

BAY RIDGE ESTATES - CARON ADDITION,

K.P.B. FILE # 2024-
 A SUBDIVISION OF LOT 22, BAY RIDGE ESTATES SUBD (HM075-0020), E 1/2 OF NE 1/4 SECTION 12, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT. containing 2.492 acres.
 OWNER: PATRICIA A. CARON
 PO BOX 1202 HOMER, AK 99603

FINELINE SURVEYS

P.O. Box 774
 Anchor Point, Alaska 99556
 Dmitri D. Kimbrell, RLS (907) 360 6382

SCALE: 1"=200' DATE: 9/24/2024

KPB 2024-135