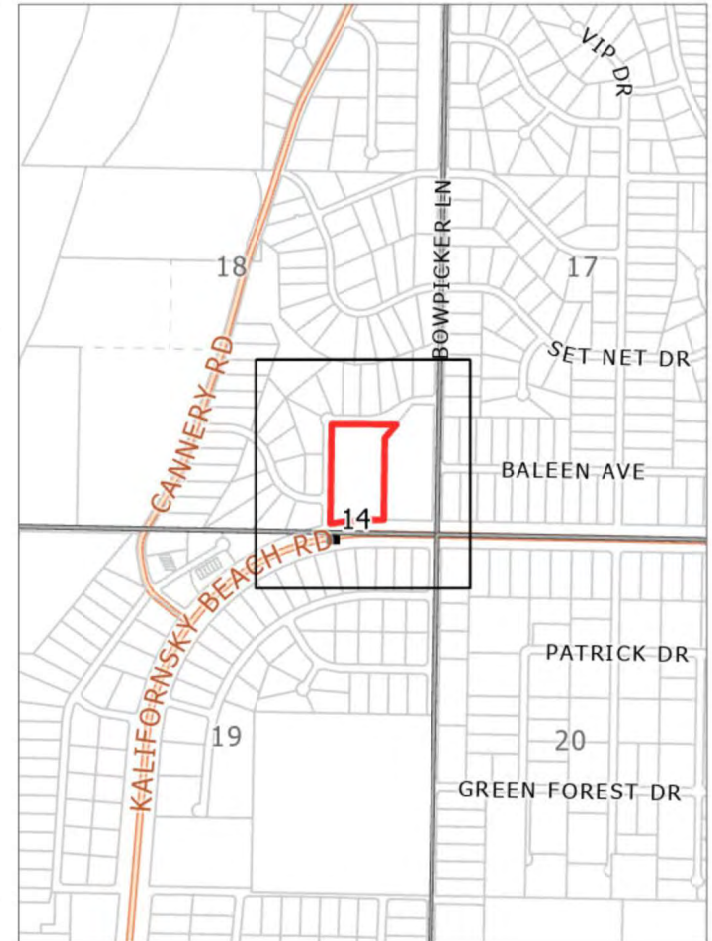
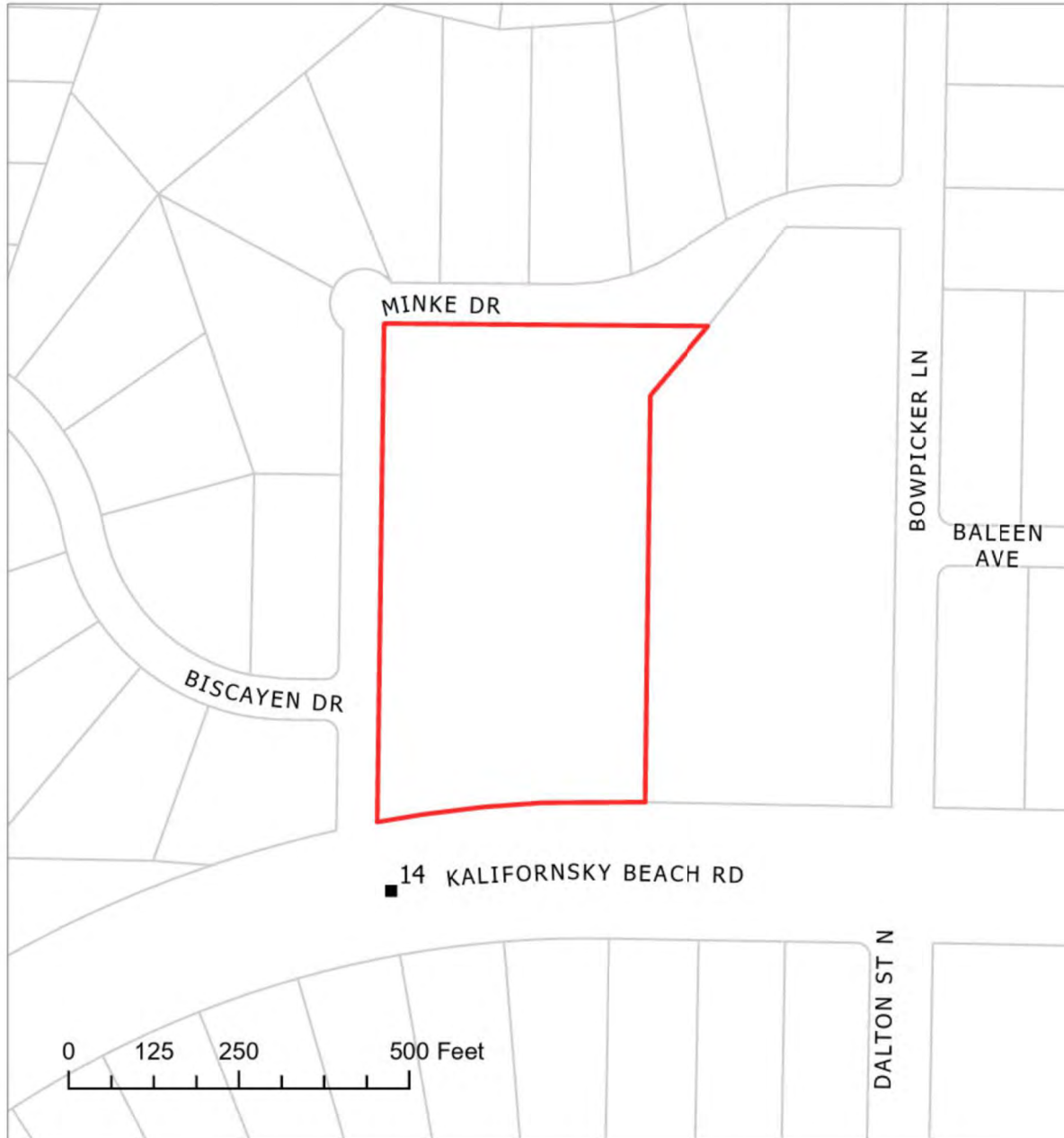


E. NEW BUSINESS

- 7. Kyzer Subdivision; KPB File 2024-130
Edge Survey & Design / Carlson
Location: Kalifornsky Beach Road & Minke Drive
Kalifornsky Area**



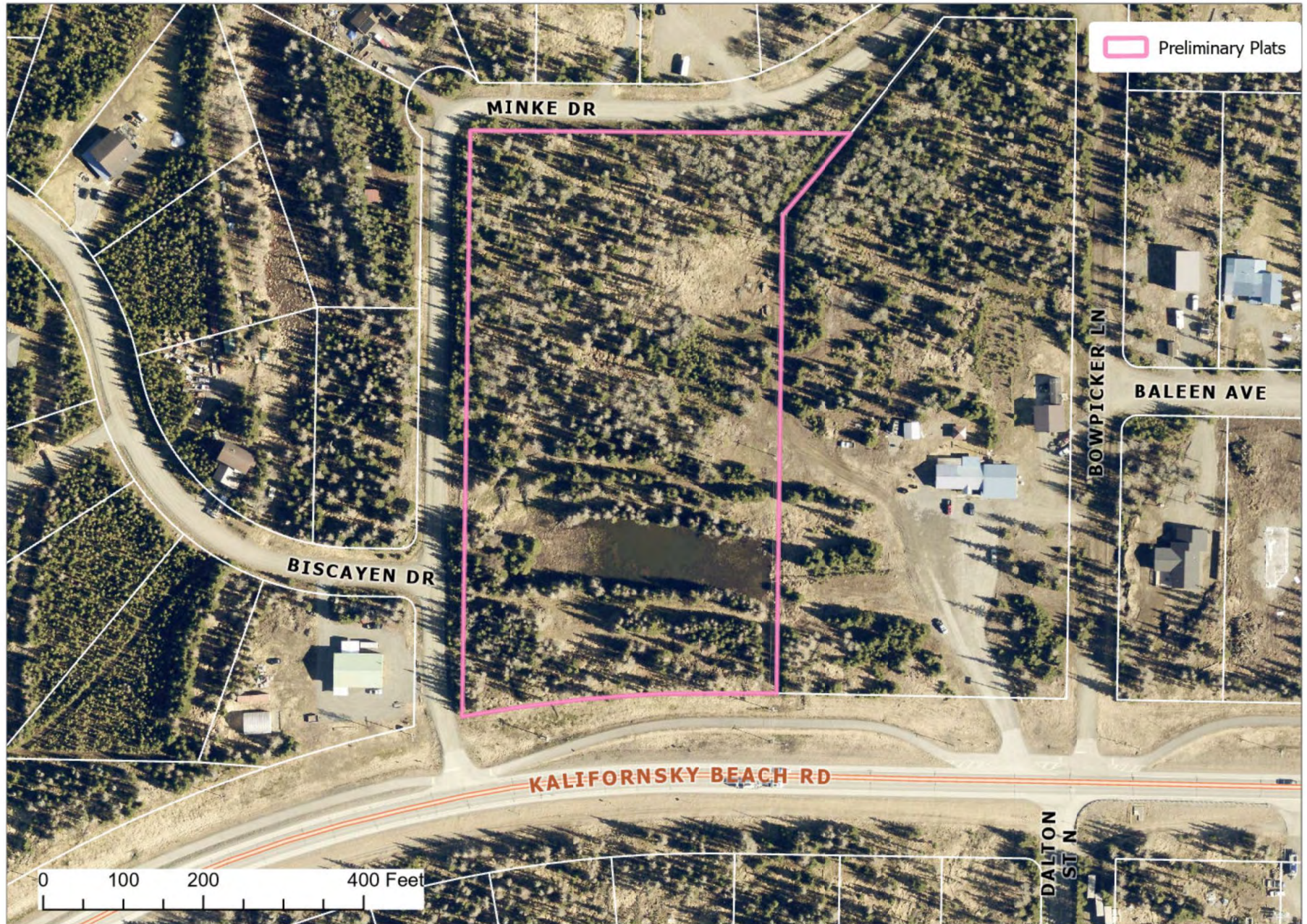
KPB File 2024-130

T05N R11W
Sec 18
KALIFORNISKY

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.



MONUMENT SUMMARY

- 1. FOUND 3-1/4" ALUMINUM MONUMENT FLUSH WITH GRADE GOOD CONDITION
- 2. FOUND 1/2" REBAR IN MONUMENT CASE GOOD CONDITION
- 3. FOUND 3-1/4" ALUMINUM MONUMENT 0.2' BELOW GRADE GOOD CONDITION

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND PROPERTY CORNER 1/2" REBAR - NO CAP
- FOUND RIGHT-OF-WAY MONUMENT RAILROAD RAIL ON END-SHOT CENTER
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
- Ⓜ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- MONUMENT TIE LINE
- (M) MEASURED AND FIELD
- (C) COMPUTED
- (R#) RECORD DATA, SEE REFERENCE
- (NT) NON-TANGENTIAL

NOTES

1. BUILDING SETBACK - 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.
2. THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, 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. 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.
4. NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. THESE PARCELS SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951; AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
6. THESE PARCELS SUBJECT TO AN EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED MARCH 25, 1967, MISC. BOOK 25 PAGE 344, KENAI RECORDING DISTRICT.
7. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30'-FOOT-WIDE ELECTRICAL EASEMENT INCLUDING GUYS AND ANCHORS, GRANTED THIS PLAT.
8. 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 PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

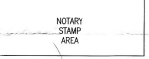
ENGINEER _____ LICENSE NUMBER _____ DATE _____

NOTARY ACKNOWLEDGEMENT

FOR: LEIF CARLSON
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025
PUBLIC NOTARY SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

FOR: BLANCHE MICHELLE CARLSON
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025
PUBLIC NOTARY SIGNATURE _____
MY COMMISSION EXPIRES: _____



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (OA)	1836.93	394.21'	12°17'45"	S83°35'12"W	393.45'
C2	1836.93	332.95'	10°23'07"	S84°32'32"W	332.50'
C2 (R1)	1837.00	333.01'			
C2 (R3)	1836.93				
C3	1836.93	61.26'	1°54'38"	N78°23'39"E	61.25'

REFERENCES

- (R1) TRACTS A&B KYZER PROPERTY, PLAT 77-106, KENAI RECORDING DISTRICT
- (R2) BELUGA BAY ESTATES SUBDIVISION PART THREE, PLAT 80-09, KENAI RECORDING DISTRICT

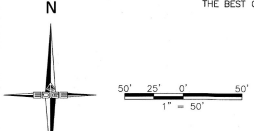
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 13, 2025, KENAI PENINSULA BOROUGH

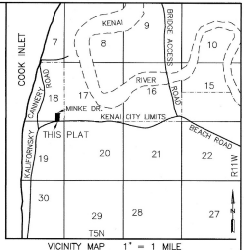
AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 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.



PRELIMINARY PLAT



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.

LEIF CARLSON
37116 MINKE DRIVE
KENAI, ALASKA 99611

BLANCHE MICHELLE CARLSON
37116 MINKE DRIVE
KENAI, ALASKA 99611

KPB FILE No. 2024-1XX

KYZER SUBDIVISION CARLSON ADDITION

A SUBDIVISION OF
TRACT A
TRACTS A & B KYZER PROPERTY
PLAT 77-106 KENAI RECORDING DISTRICT
LOCATED WITHIN:
SE 1/4 SECTION 18,
T.5N., R.11W., S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
LEIF & BLANCHE MICHELLE CARLSON
37116 MINKE DRIVE
KENAI, ALASKA 99611

CONTAINING 6.598 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone: (907) 344-5090 Fax: (907) 344-7754
AECL# 1392

DRAWN BY: _____ DATE: 11/21/2024 PROJECT: 24-625
CHECKED BY: _____ SCALE: 1" = 50' SHEET: 1 OF 1
MA: _____

KPB 2024-130

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
KYZER SUBDIVISION CARLSON ADDITION**

KPB File No.	2024-130
Plat Committee Meeting:	December 16, 2024
Applicant / Owner:	Leif & Blanche Michelle Carlson / Kenai, AK
Surveyor:	Jason Young / Edge Survey and Design, LLC
General Location:	Kalifornsky Beach area / Kalifornsky APC

Parent Parcel No.:	055-340-05
Legal Description:	T 5N R 11W SEC 18 SEWARD MERIDIAN KN 0770106 KYZER PROPERTY SUB TR A & B TRACT A
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 6.598 acre tract into 5 lots ranging in size from 0.999 acres to 1.837 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Minke Drive running the west and north side of the plat giving access to all five of the proposed lots. Minke Drive comes off Kalifornsky Beach Rd at mile post 14, which is along the south side of the plat. Minke Drive is a mostly 60' right-of-way that is borough maintained. Kalifornsky Beach Rd is a 200' right-of-way that is state maintained, but there is no direct access to the road.

There is a pedestrian pathway running between the plat and the driving pavement of Kalifornsky Beach Rd.

No dedication or vacation of right-of-way is being proposed with this platting action and the plat is not affected by a section line easement either.

Block length is compliant being completed by Kalifornsky Beach Rd, Minke Dr and Bowpicker Ln.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: This property has some interaction with the vicinity drainage runoff. No additional RSA comments.
SOA DOT comments	

Site Investigation:

There are no improvements or structures on the plat.

The land is relatively flat across the plat. there is a low area on the plat in the proximity between Lots 4 & 5. It shows up on the aerial photos but is not shown on the plat. this should be noted on the drawing as drainage from the east looks to be collecting in this pond. Staff recommends the surveyor should investigate the drainage issue further possibly.

The River Center review did not identify the plat to be in a FEMA flood hazard area or a habitat protection district and there are no wetlands on the land according the KWF wetlands assessment.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Per new map panel 02122C0120F, not within a regulatory floodplain.</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 plat was originally part of the SE1/4 SE1/4 of Section 18, Township 5 North, Range 11 West, SM, AK Kenai Peninsula Borough. Tracts A & B Kyzer Property KN 77-106 divided the approximately 17 acre portion into the two tracts and two dedications that now exist as the parent subdivision.

A soils report will be required and an engineer will sign the final plat, as these lots are subject to the requirements of KPB Chapter 20.40 and under 200,000 sq ft in area.

Notice of the proposed plat was mailed to the beneficial interest holder on November 25, 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.

The Kalifornsky Beach Advisory Planning Commission is inactive at this time.

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

Utility Easements

There is a Right-of-way Easement listed at Bk 25 Pg 344 that needs to be referenced on plat, possibly associated to the easement on the east side of the plat. **Staff recommends** the surveyor verify the easement location and show on the plat and note it also.

The plat is granting a 10’ utility easement along all right-of-way as shown and noted and plat note #2. **Staff recommends** moving the drawing note to inside the easement, as it currently looks to be labeling the out 10’ as the easement.

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 commented and requested that the overhead electric line be located and shown on the plat and noted as the center of the 30’ electric easement at plat note #8.

Utility provider review:

HEA	Recommends the overhead electric line be located and shown in 30' easement noted in plat note #8
ENSTAR	No comments of recommendations
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

KPB department / agency review:

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: 37116 MINKE DR Existing Street Names are Correct: Yes List of Correct Street Names: MINKE DR, KALIFORNSKY BEACH RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 37116 MINKE DR WILL REMAIN WITH LOT 3.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Change the date in the plat Approval to December 16, 2024

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:

Revise KPB number to 2024-130

- 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:

Add the name and ROW of Biscayen Dr to the west on the drawing.

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.

RECOMMENDATION:

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



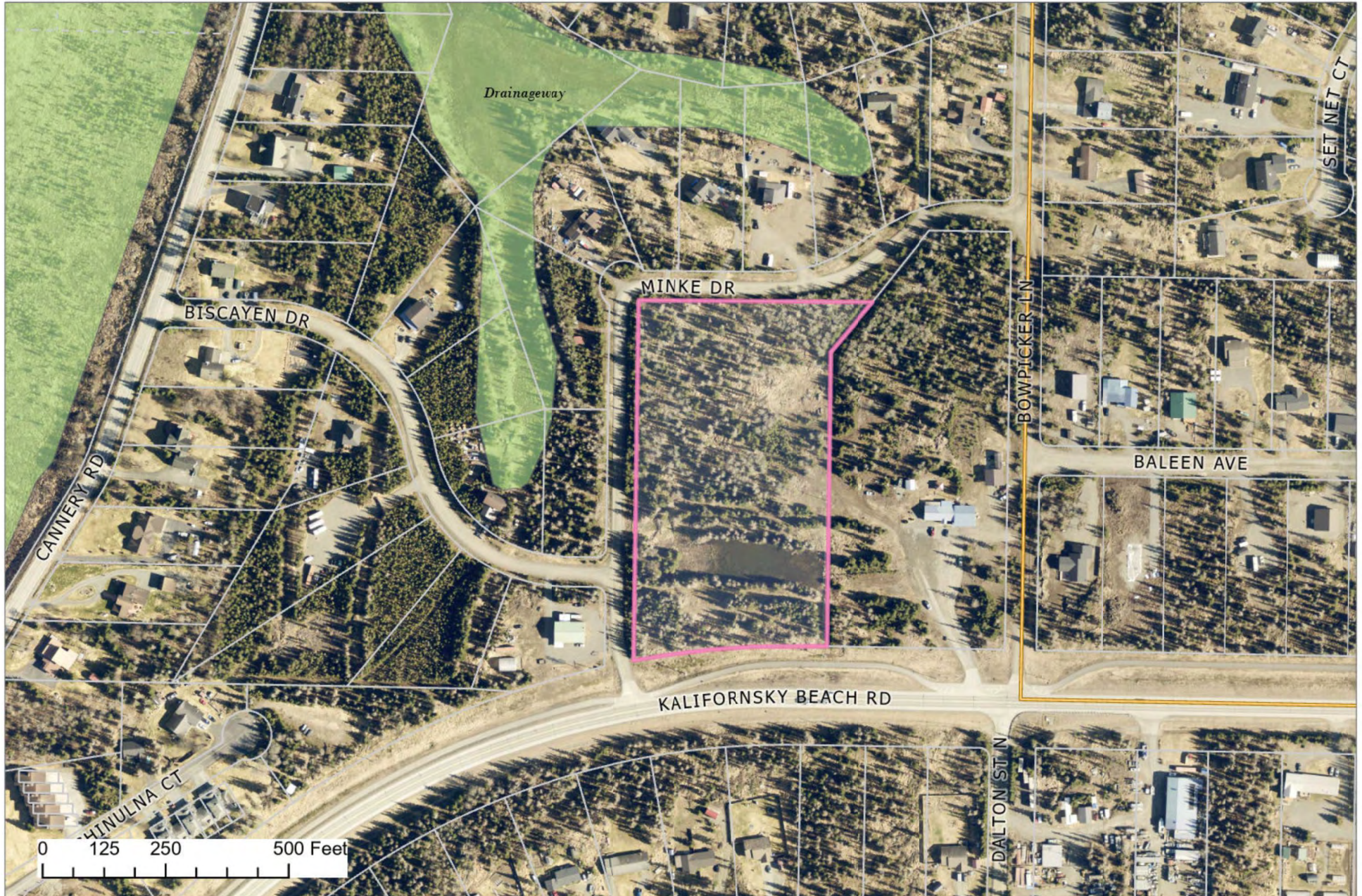
Aerial Map



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.



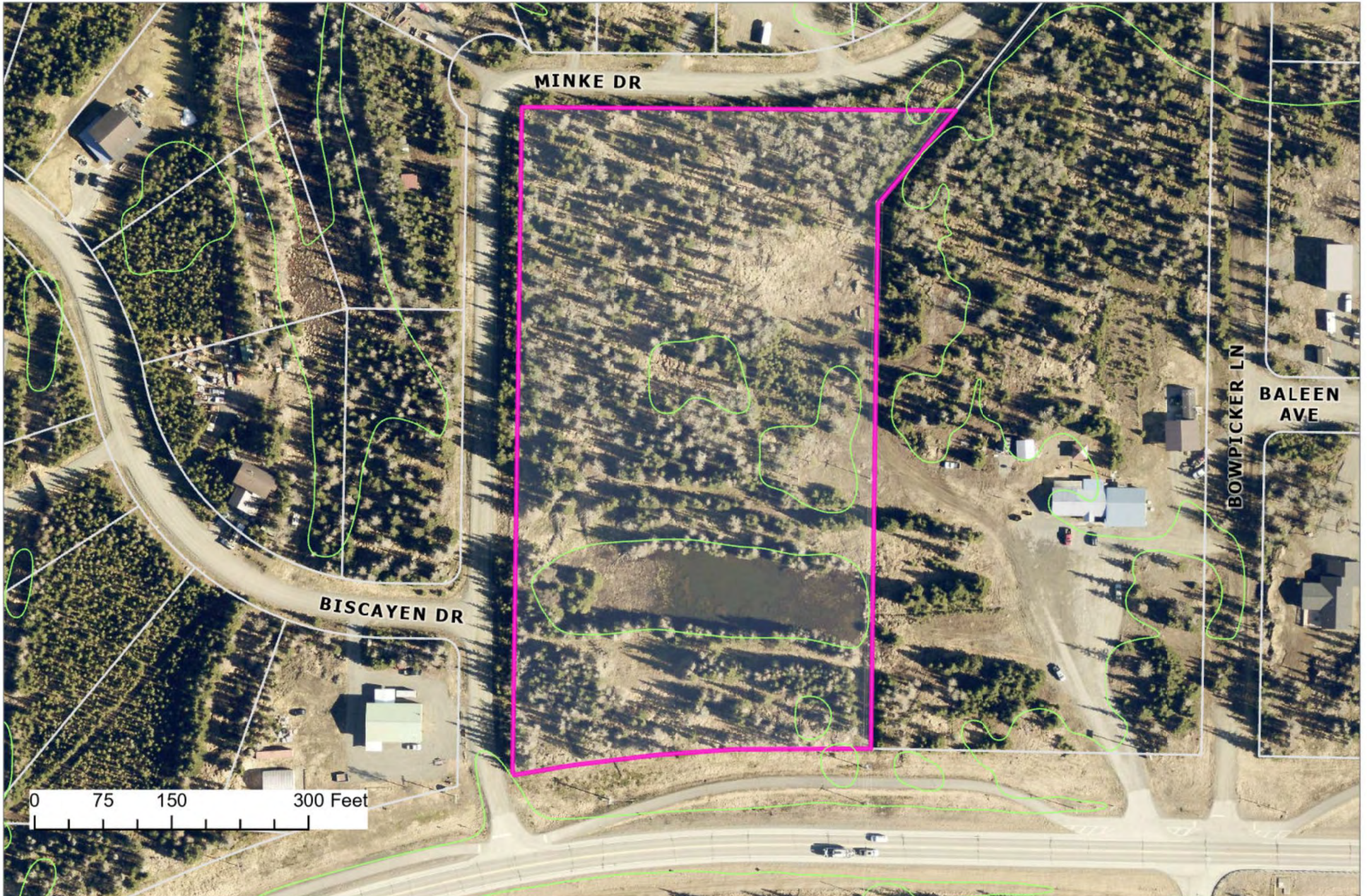
Wetlands



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.

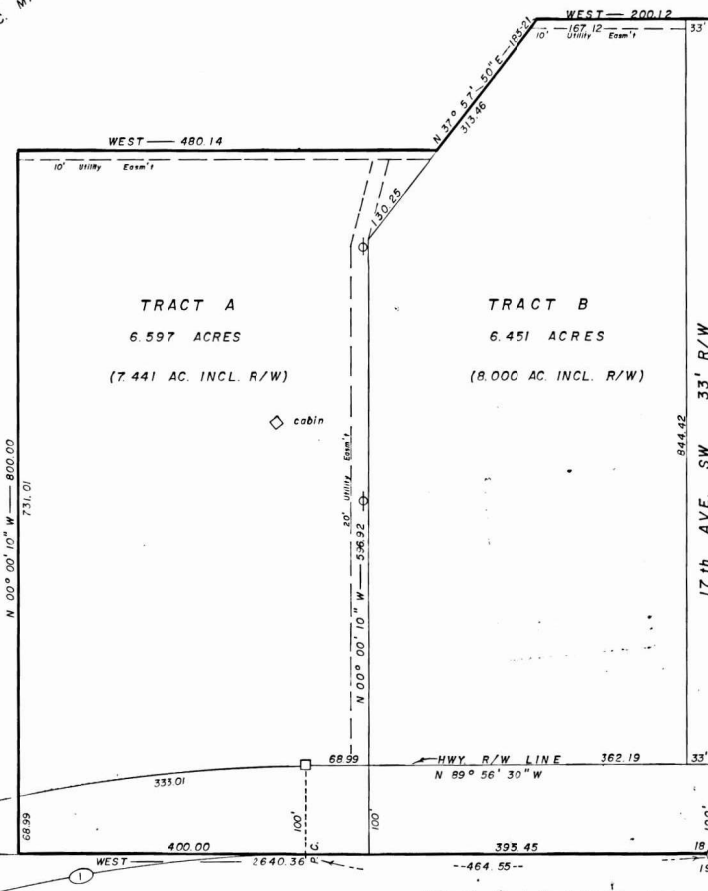
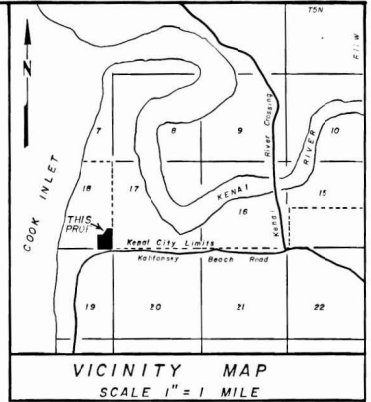


Aerial with 5-foot Contours



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.

UNSUBD. REMAINDER
129 AC. M/L



LEGEND & NOTES

- Found GLO B.C. monument
- Found Dept. of Hwy.'s B.C. monument in monument box
- Power Pole
- Set 1/2" x 24" steel rebar at all property corners
- Found Dept. of Hwy.'s conc. R/W marker

All tracts are subject to a 20' bldg setback along dedicated R/W's.

All bearings refer to the South boundary of Section 18 as being West — GLO DATUM

All wastewater disposal systems shall comply with existing law at time of construction.

77-106
RECORDED - FILED
Kyer REC. DIST.
DATE 8-1-77
BY Ed Bennett

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of June 20, 1977, 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: Arnold E. Gilman

☉ CURVE DATA ①

Δ = 86° 22' 30"
R = 1637.00
L = 2467.80
T = 1536.60

NOTE: The E of the Kalifornsky Beach Road bears N 89° 56' 30" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Barney C. Kyser
Barney C. Kyser — owner — 503 Westwood Drive, Prescott, Ariz. 86301

Charlotte E. Kyser
Charlotte E. Kyser — owner —

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 21st day of July, 1977

My commission expires 8-20-77.

Jean L. Bailey
notary public for Alaska

NOTARY'S ACKNOWLEDGEMENT

James A. Barr
James A. Barr — owner — Box 2600 Kenai, Ak. 99611

Kathleen L. Barr
Kathleen L. Barr — owner —

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 21 day of July, 1977

My commission expires 8/27/78.

Ed Bennett
notary public for Alaska

TRACTS A & B KYZER PROPERTY		
Barney C. Kyser — owner 503 Westwood Drive, Prescott, Arizona		
DESCRIPTION		
15.441 ACRES SITUATED IN THE SE 1/4 SE 1/4 SEC. 18, T5N, R11W S.M., AK. AND THE KENAI PENINSULA BOROUGH.		
Surveyed by: McLane & Associates Soldotna, Alaska		
DATE OF SURVEY 5/10 - 5/18/77	SCALE 1" = 100'	BK. NO. 76 - 14

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of October 6, 1970, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law pertaining thereto.

KENAI PENINSULA BOROUGH
By: Richard W. Wasson

UNSUBD. REMAINDER
43 AC ±

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and/or streets indicated by us for public use.

Lawrence B. Paulsen by Thomas B. Schaafing and
Lawrence B. Taylor, owner 3401 Burrey Dr., Anchorage, AK

Steven D. Ellis by Thomas B. Schaafing and
Steven D. Ellis, owner 6433 Dorcas Ct., Anchorage, AK

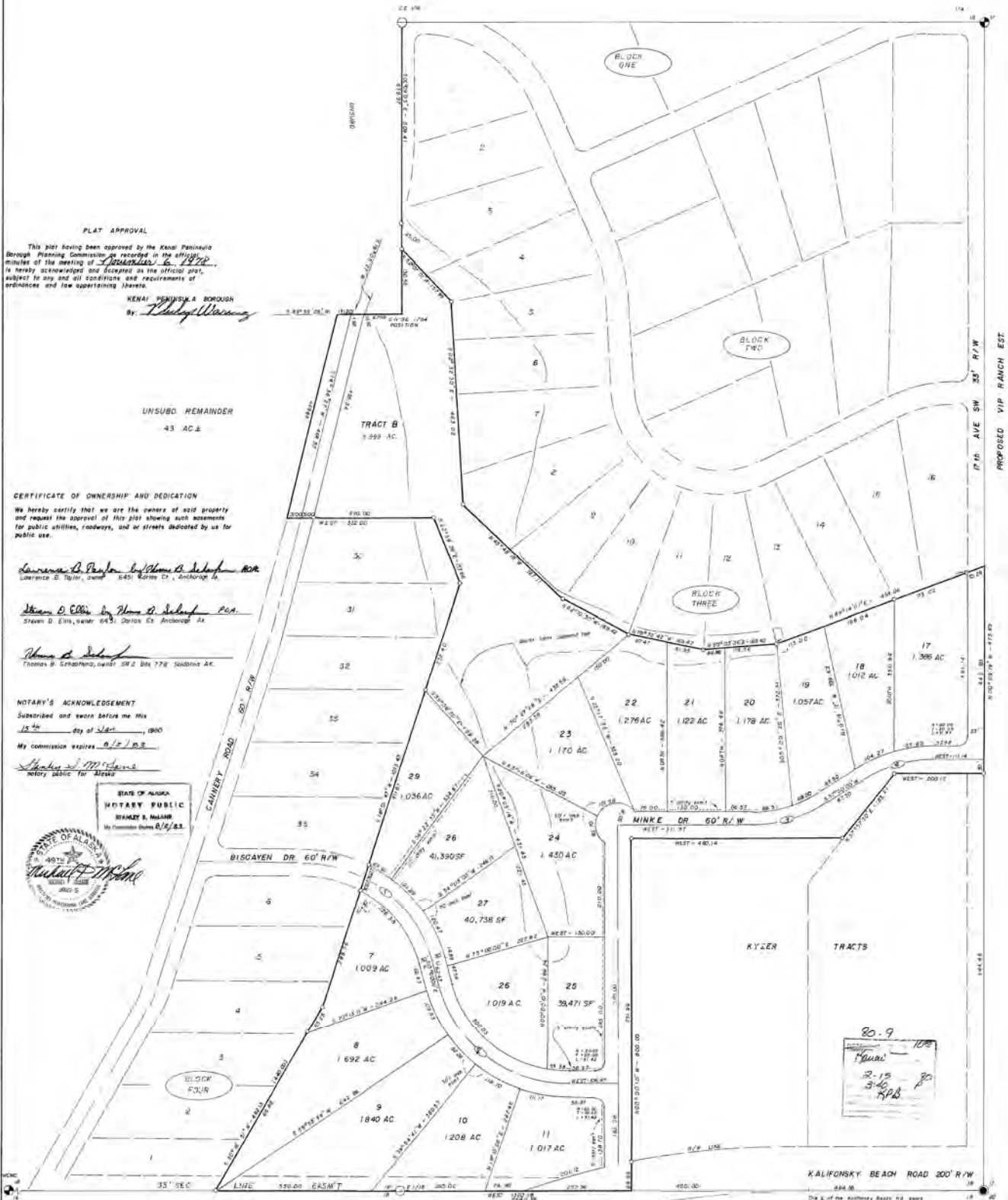
Thomas B. Schaafing
Thomas B. Schaafing, owner 3912 20th 77th Siding, AK

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this
15th day of Jan, 1970

My commission expires 6/12/73

Stanley J. Matthews
Notary Public for Alaska



LEGEND AND NOTES

- Found 1/2" DGL Brass Cap monument
- Found 1/2" x 1/2" Brass Cap monument in monument box
- Found Official A.I. Survey monument
- Found 1/2" x 24" steel rebar
- Found 1/2" x 24" steel rebar
- All bearings refer to the South boundary of Sec 19 as being WEST G.L.O. Data
- All lots are subject to a 20' building set back along dedicated R/W's
- All wastewater disposal systems shall comply with existing law at time of construction
- 1/2 inch of record

CURVE	A	R	T	L
1	75°00'00"	300.00	250.00	392.70
2	79°00'00"	500.00	250.00	592.70
3	53°00'00"	300.00	88.86	172.79
4	33°00'00"	300.00	88.86	172.79
5	80°22'30"	187.00	186.60	240.60



BELUGA BAY ESTATES SUBDIVISION PART THREE

Tom Schaafing Etal
59 2 Box 778 Sidsing, AK

DESCRIPTION
3,000 ACRES SITUATED IN THE SE 1/4 SEC 19 T5N, R11W 23M AK AND THE KENAI PENINSULA BOROUGH.

Surveyed by: Melvin G. Gifford Associates
Registered Land Surveyors
Sedro-Walkley, Alaska

DATE OF SURVEY: 8/22/70
SCALE: 1" = 100'
SHEET NO: 26-14



MONUMENT SUMMARY

- 1. FOUND 3-1/4" ALUMINUM MONUMENT FLUSH WITH GRADE GOOD CONDITION
- 2. FOUND 2-1/2" BRASS MONUMENT IN MONUMENT CASE GOOD CONDITION
- 3. FOUND 3-1/4" ALUMINUM MONUMENT 0.5' BELOW GRADE GOOD CONDITION

NOTES

1. BUILDING SETBACK - 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.
2. THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, 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. 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.
4. NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. THESE PARCELS SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 466, DATED OCTOBER 16, 1951; AMENDMENT NO. 1 THEREOF, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THEREOF, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
6. THESE PARCELS SUBJECT TO AN EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED MARCH 25, 1987, MISS. BOOK 25 PAGE 344, KENAI RECORDING DISTRICT.
7. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30-FOOT-WIDE ELECTRICAL EASEMENT INCLUDING GUYS AND ANCHORS, GRANTED THIS PLAT.
8. 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 PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE NUMBER _____ DATE _____

NOTARY ACKNOWLEDGEMENT

FOR: LEIF CARLSON
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 2025

NOTARY ACKNOWLEDGEMENT

FOR: BLANCHE MICHELLE CARLSON
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____

NOTARY STAMP AREA

NOTARY STAMP AREA

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (A)	1836.93'	394.21'	121°17'45"	S83°35'12"W	393.45'
C2	1836.93'	332.95'	102°23'07"	S84°32'32"W	332.50'
C2 (R1)	1837.00'	333.01'			
C2 (R2)	1836.93'				
C3	1836.93'	61.26'	1°54'38"	N78°23'39"E	61.25'

REFERENCES

- (R1) TRACTS A&B KYZER PROPERTY, PLAT 77-106, KENAI RECORDING DISTRICT
- (R2) BELLUGA BAY ESTATES SUBDIVISION PART THREE, PLAT 80-09, KENAI RECORDING DISTRICT

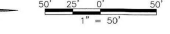
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 13, 2025, KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

CERTIFICATE OF SURVEYOR

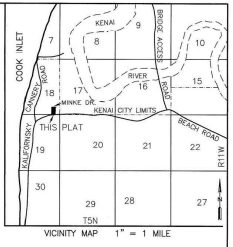
I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER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



RECORDER'S STAMP AREA

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND PROPERTY CORNER 1/2" REBAR - NO CAP
- FOUND RIGHT-OF-WAY MONUMENT RAILROAD RAIL ON END-SHOT CENTER
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
- Ⓢ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- MONUMENT TIE LINE
- (M) MEASURED AND HELD
- (C) COMPUTED
- (R#) RECORD DATA, SEE REFERENCE
- (N#) NON-TANGENTIAL



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.

LEIF CARLSON
37116 MINKE DRIVE
KENAI, ALASKA 99611

BLANCHE MICHELLE CARLSON
37116 MINKE DRIVE
KENAI, ALASKA 99611



KPB FILE No. 2024-1XX

KYZER SUBDIVISION CARLSON ADDITION

A SUBDIVISION OF TRACT A & B KYZER PROPERTY PLAT 77-106 KENAI RECORDING DISTRICT

LOCATED WITHIN:
SE 1/4 SECTION 18,
T.5N., R.11W., S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
LEIF & BLANCHE MICHELLE CARLSON
37116 MINKE DRIVE
KENAI, ALASKA 99611

CONTAINING 6.598 ACRES



8000 KING STREET ANCHORAGE, AK 99510
Phone (807) 344-5590 Fax (807) 344-7794
AEC# 1392

DRAWN BY: JH DATE: 11/21/2024 PROJECT: 24-825
CHECKED BY: MA SCALE: 1" = 50' SHEET: 1 OF 1