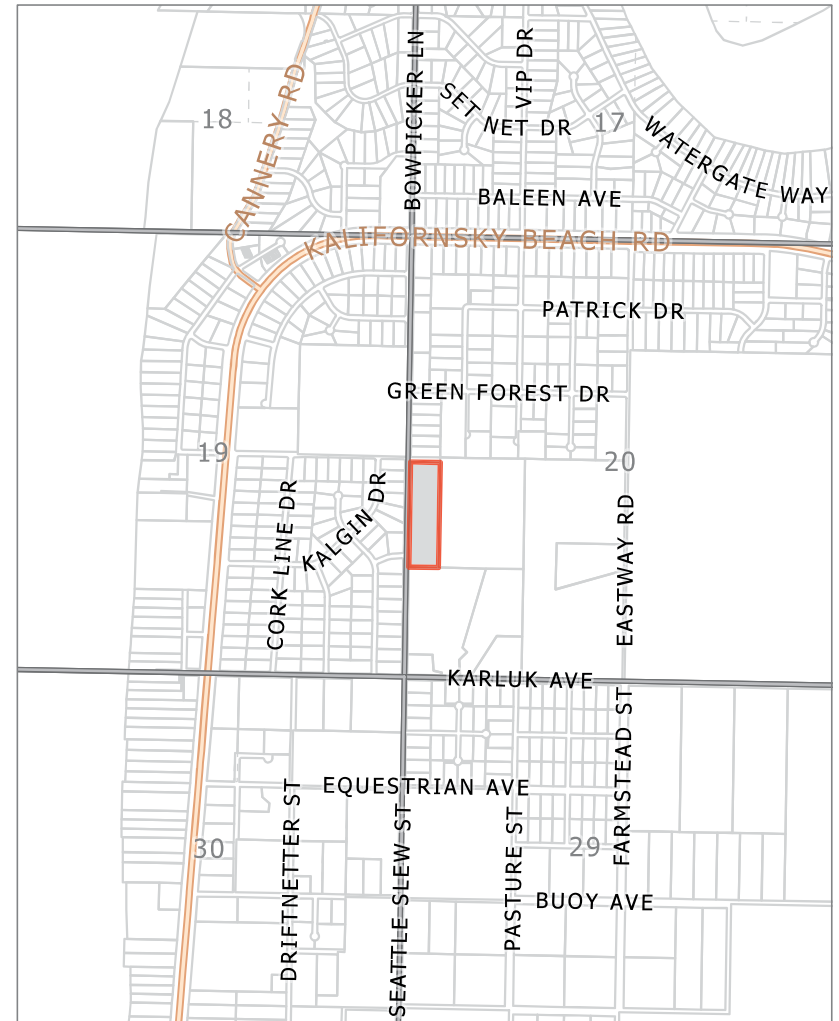


E. NEW BUSINESS

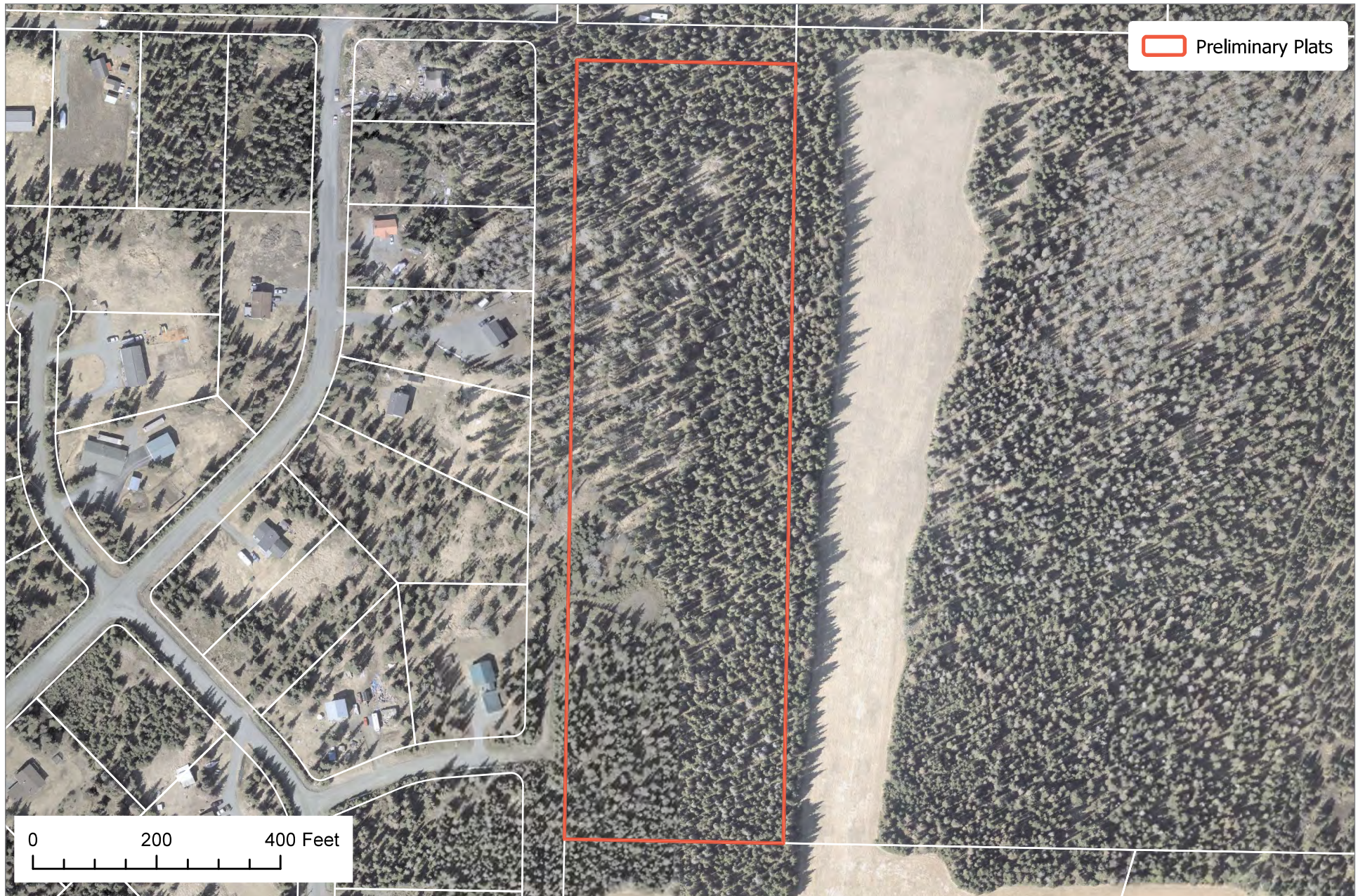
- 2. Doyle Estates Subdivision Eighth Addition; KPB File 2026-086
McLane Consulting Group / Doyle
Location: Dalton Street S & Helmsman Avenue
Kalifornsky Area**



KPB File 2026-086
T 05N R11W SEC 20
Kalifornsky



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.

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
DOYLE ESTATES SUBDIVISION EIGHTH ADDITION**

KPB File No.	2026-086
Plat Committee Meeting:	August 24, 2026
Applicant / Owner:	Kevin M. Doyle of Kenai, Alaska
Surveyor:	Andrew Hamilton; McLane Consulting, Inc.
General Location:	Dalton Street S and Helmsman Avenue, Kalifornsky Area

Parent Parcel No.:	055-181-18
Legal Description:	T 05N R 11W SEC 20 Seward Meridian KN 2022066 DOYLE ESTATES SUB SIXTH ADDN TRACT A-1-B
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.40.040 Proposed Lot 1

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 10.244-acre parcel into three parcels ranging in size from 2.700 acres to 3.785 acres.

Location and Legal Access (existing and proposed):

The subdivision is accessed by Helmsman Avenue to the north and Dalton Street S to the west.

Helmsman Avenue is a varying width right-of-way, partially constructed, and not currently borough-maintained. The parent plat (KN 2022-66) dedicated 60 feet of right-of-way adjacent to the subdivision. Helmsman Avenue is intended to function as a through road and is anticipated to be dedicated further east in future platting actions. To the west, it connects to Kalifornsky Beach Road, a state-maintained right-of-way.

Dalton Street S is a 66-foot-wide platted right-of-way. Most of the right-of-way is currently unconstructed. To the north, it transitions into a partially borough-maintained segment of Dalton Street S, and to the south it connects to Karluk Street, a borough-maintained road.

KPB records indicate a 66-foot section line easement (33 feet on either side of the section line) within the Dalton Street S dedication. **Staff recommends** depicting and labeling the section line easements on the final plat.

No right-of-way vacations or dedications are proposed with this platting action.

A private airstrip is present on the adjacent parcel, Tract A-1-C.

The parent plat granted exceptions to KPB 20.30.170 Block Length Requirements and KPB 20.30.030 Proposed Street Layout. These exceptions allowed flexibility in right-of-way dedication in areas where the private airstrip may create conflicts. A structure is depicted on the eastern boundary of proposed Lot 1, and the drive appears to be a continuation of Passage Drive; requiring dedication in this location would interfere with existing improvements.

Staff recommends The Plat Committee concur with carrying forward the exceptions granted by the parent plat. If the Committee agrees, a plat note should be added to the final plat, carrying forward plat note 6 (KN 2022-66) with acknowledgement of Plat Committee approval on this meeting date.

If the Committee does not concur, the plat should be returned as a revision with additional right-of-way or new exception requests.

KPB Roads Dept. comments	Out of Jurisdiction: No
--------------------------	-------------------------

	Roads Director: Uhlin, Dil Comments: THE RSA has no objection at this time.
SOA DOT&PF comments	No comments

Site Investigation:

The preliminary plat depicts a drive and structure located on proposed Lot 1 and a drive on proposed lot 2. There does not appear to be any encroachment issues.

According to KPB data, no areas of inundation are identified within the subject area.

The KPB River Center reviewer indicates the subdivision is located within a non-regulatory flood zone, an area of minimal flood hazard. **Staff recommends** adding the Flood Hazard Notice required by KPB 20.30.280 (d), referencing flood zone X-U, FIRM panel 02122C0120F.

The subdivision is not within a habitat protection district.

KPB data indicates no steep slopes within the subdivision.

A private grass airstrip is located directly east of the subdivision.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This is within a non-regulatory zone which is an area of minimal flood hazard and outside the 500 year flood levels. No depiction or notes required. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

The land originally consisted of the W1/2 W1/2 SW1/4 of Section 20, Township 5 North, Range 11 West. The first subdivision was recorded in 1981. Multiple plats have been recorded since, with the most recent being Doyle Estates Subdivision Sixth Addition (KN 2022-66), which created Tracts A-1-B and A-1-C. The proposed plat will further subdivide Tract A-1-B into Lots 1-3.

All proposed lots are less than 200,000 square feet each, requiring a soils report and an engineer signature on the final plat. The Wastewater Disposal note will be reviewed upon submittal of the soils report.

An exception request has been submitted for proposed Lot 1 to be excluded from requiring a soils report. This request is addressed in the exceptions requested section.

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 Kalifornsky Advisory Planning Commission which is inactive at this time.

Utility Easements

Parent plats granted utility easements, some of which were vacated as lot lines were adjusted. The utility easements currently depicted on the preliminary plat are correct and properly labeled.

According to the certificate to plat, no additional utility easements have been granted by recorded document. No new easements are proposed with this platting action.

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.

Utility provider review:

HEA	No Comments
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 36310 Dalton St S Existing Street Names are Correct: Yes List of Correct Street Names: Passage Dr, Dalton St S, Helmsman Ave Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 36310 Dalton St S will remain with lot 1
Code Compliance	Vacant
LOZMS 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	Reviewer: Windsor, Heather Comments: No comment

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

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

- Modify the KPB File No to 2026-086
- Modify the Plat Approval Date to August 24, 2026

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.

- 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:

- Depict and label the 66' SLE within Dalton St. S

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.

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.

Parent plat granted exception request.

20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Parent plat granted exception request.

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

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 20.40.040- Conventional Onsite Soil Absorption Systems

Surveyor's Discussion:

Requesting exception to requiring a soils analysis and report for proposed Lot 1 of this subdivision.

Surveyor's Findings:

1. Proposed Lot 1 has an existing well and septic to serve the house that is occupied on a full-time basis.
2. The proposed lot meets the required 40,000 square foot minimum lot size and exceeds the minimum 20,000 square feet of contiguous usable land as described in 20.40.040 (4) (a).
3. It would be redundant and not economically responsible to produce a soils analysis and report for a lot that has an existing well/septic.

Staff Discussion:

KPB 20.40.040. - Conventional onsite soil absorption systems.

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

1. A soils analysis and report, sealed by a qualified engineer, which meets the requirements of KPB 20.40.100;

KPB 20.40.100.-Soils Analysis and Report

- A. The soils analysis and report required by this chapter must demonstrate subsurface conditions and soils are suitable for designation as a usable wastewater disposal area under KPB 20.40.040 (A) (4).

Staff Findings:

4. Proposed Lot 1 is approximately 117,612 square feet (2.700 acres).
5. KPB Assessing records indicate the house was constructed in 2023.
6. An exhibit depicting the existing well and septic system was submitted.
7. No septic records were located on the DEC website.
8. A well log from the Alaska Well Log Tracking System (WELTS) was submitted.
9. No areas of inundation affect proposed Lot 1.
10. No steep slopes affect proposed Lot 1.

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 and 4-10 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 1-3 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 9 and 10 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

Exception Request Application
Kenai Peninsula Borough
Planning Department

144 N. Binkley Street
Soldotna, Alaska 99669
planning@kpb.us

Phone: (907) 714-2200
Fax: (907) 714-2378

For Official Use Only

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

NAME OF PRELIMINARY PLAT: DOYLE ESTATES SUBDIVISION EIGHTH ADDITION

LEGAL DESCRIPTION ADJOINING LAND

Lot, Block, Subd. or Street Address: TRACT A-1-B DOYLE ESTATES SUBDIVISION SIXTH ADDITION

Section, Township, Range: S20, T5N, R11W

General area: K-BEACH

City (if applicable): N/A

SUBMITTAL REQUIREMENTS

- ☒ Identify the exceptions being requested including the section identifier of KPB code. Provide evidence justifying the requested exceptions that fully states the grounds for the exception request and the facts relied upon. A letter can be attached to this application if needed.

PLEASE SEE ATTACHED LETTER

Received by:

Date Submitted:

KPB File #:

20.50.010. - EXCEPTIONS TO REGULATIONS—PROCEDURE—COMMISSION AUTHORITY.

- A. Unless prohibited under this title, the commission may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. The commission 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;
 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;
 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.
- B. Where a design requirement of this title is addressed by a zoning regulation adopted by the borough assembly or city council, the variance procedures of the applicable zoning code shall be utilized in lieu of the exception procedures.
- C. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.
- D. Upon reconsideration of a plat committee decision following the procedure in KPB 20.25.120, an appeal of a decision of the planning commission made under this section shall be taken to the

Doyle Estates Subdivision Eighth Addition

KPB 20.40.040 – Conventional onsite soil absorption systems.

Exception Request 7/21/2026

Requesting exception to requiring a soils analysis and report for proposed Lot 1 of this subdivision.

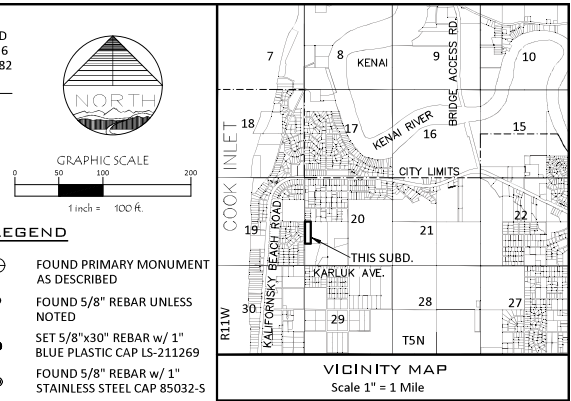
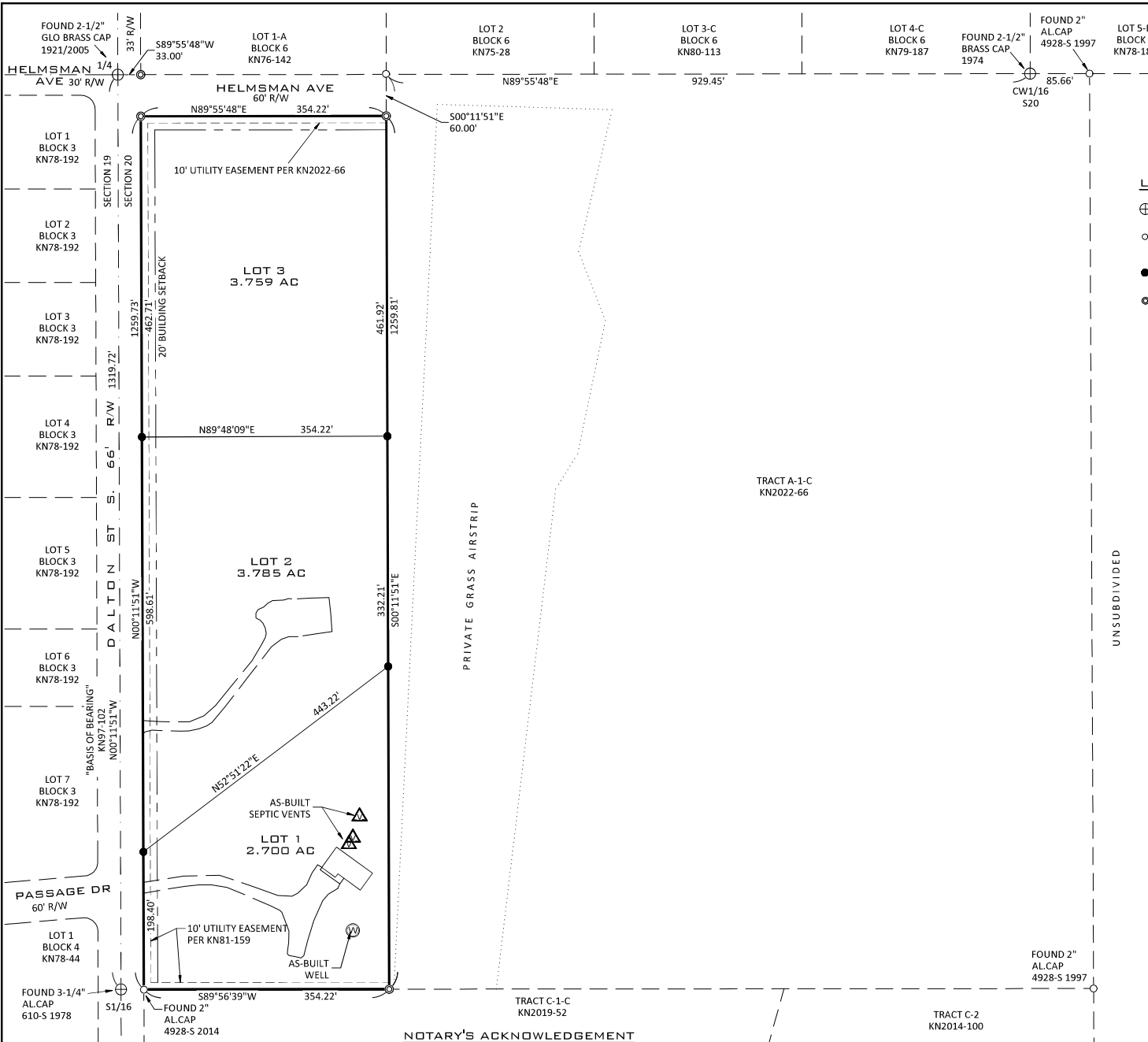
Reasoning:

Proposed Lot 1 has an existing well & septic to serve the house that is occupied on a full-time basis.

The proposed lot meets the required 40,000 square foot minimum lot size and exceeds the minimum 20,000 square feet of contiguous usable land as Described in KPB 20.40.040(4)(a)

It would be redundant and not economically responsible to produce a soils analysis and report for a lot that has an existing well/septic.

Prepared By:
Andrew Hamilton, PLS
McLane Consulting Inc
907-283-4218



- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
 - FOUND 5/8" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

- NOTES**
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 - BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT PER KN2022-66 & KN81-159.
 - 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.
 - EXCEPTIONS GRANTED TO CONVENTIONAL ONSITE SOIL ABSORPTION SYSTEMS (KPB 20.40.040) AND STREET LAYOUT (KPB 20.30.030) BY THE PLANNING COMMISSION AT THE _____, 2026 MEETING FOR LOT 1.

WASTEWATER DISPOSAL: LOTS 2 & 3

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.

CODY R. McLANE C.E. 11510 AK DATE

Plat #

Rec Dist _____

Date _____ 20 _____

Time _____ M

CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

KEVIN M DOYLE, OWNER
PO BOX 2251, KENAI, AK, 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: KEVIN M DOYLE
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL _____ DATE _____

DOYLE ESTATES SUBDIVISION EIGHTH ADDITION

A RESUBDIVISION OF TRACT A-1-B DOYLE ESTATES SUBDIVISION SIXTH ADDITION (KN2022-66)

KEVIN M DOYLE, OWNER
PO BOX 2251, KENAI, AK 99611
10.244 AC. M/L - SITUATED IN THE SW1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK, 99669
VOICE: (907) 283-4218
FAX: (907) 283-0265
WWW.MCLANECG.COM

KPB FILE NO. 2026-XXX

PROJECT NO. 262030

SCALE 1" = 100'

DATE: JUL, 2026

BOOK NO.: 26-03

DRAWN BY: AHH

2062

WELL CONSTRUCTION LOG

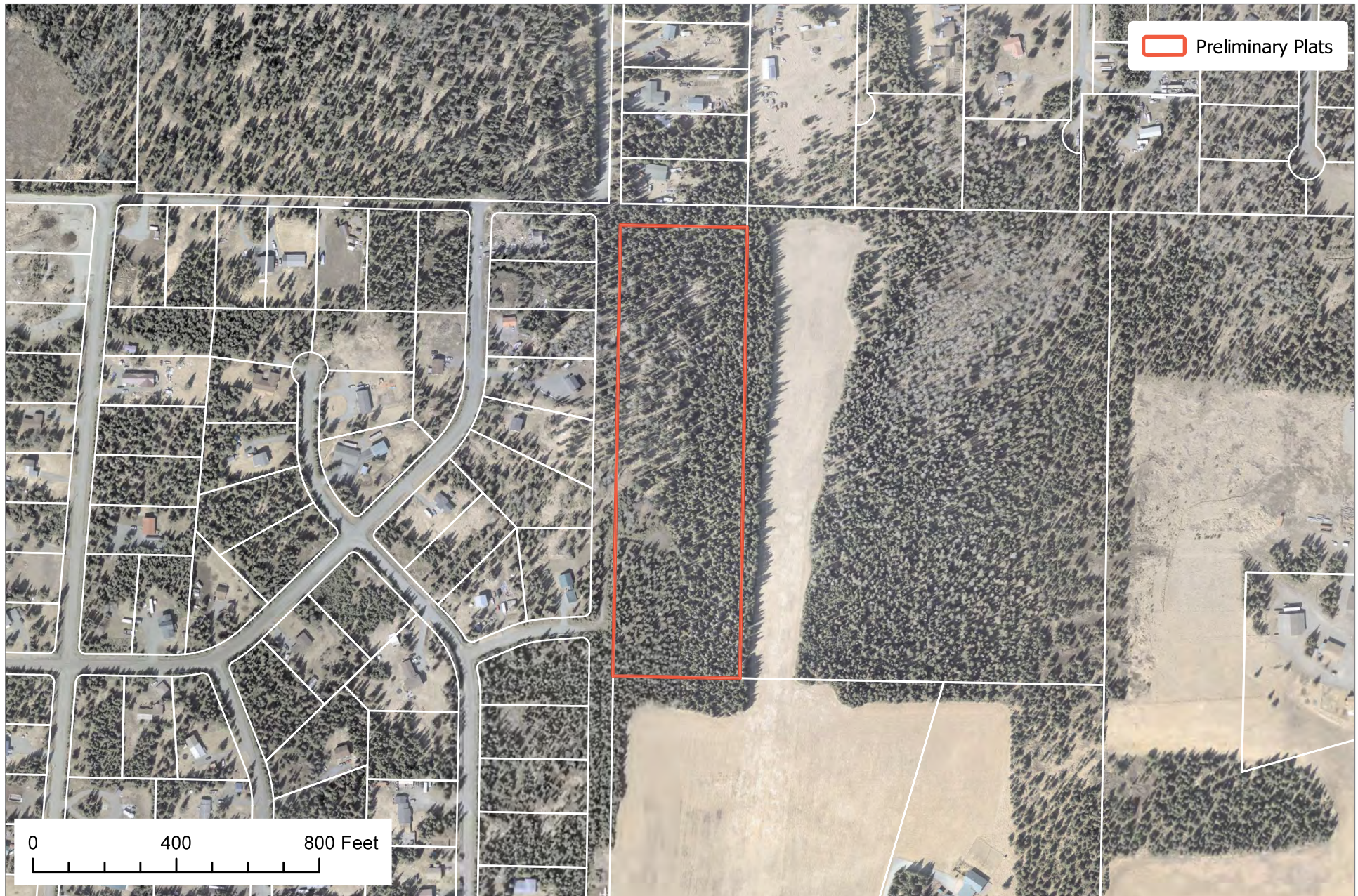
DRILLER'S MATERIAL LOG

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603025151153101



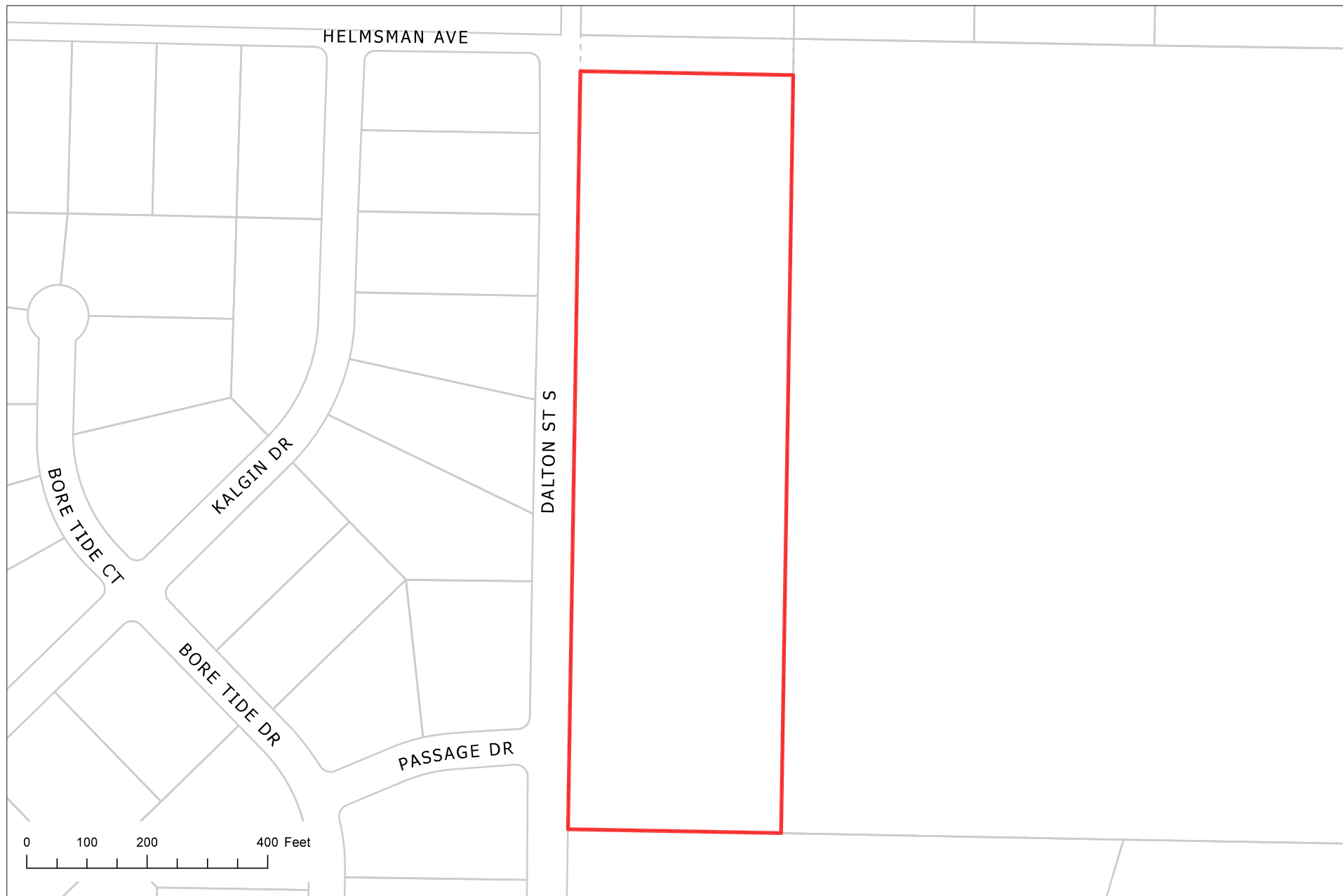
Aerial Map



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.



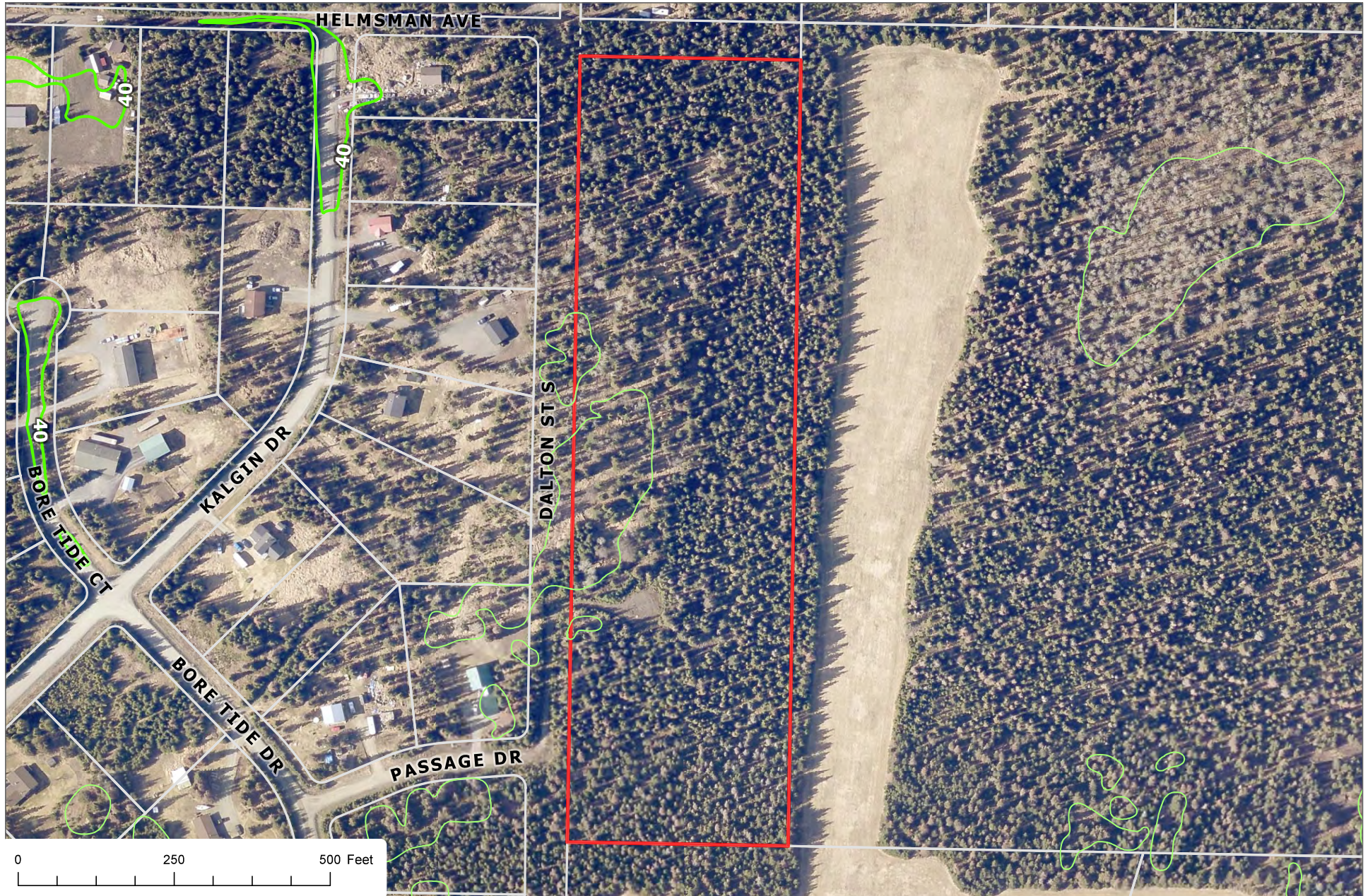
Wetlands



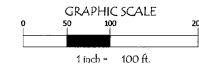
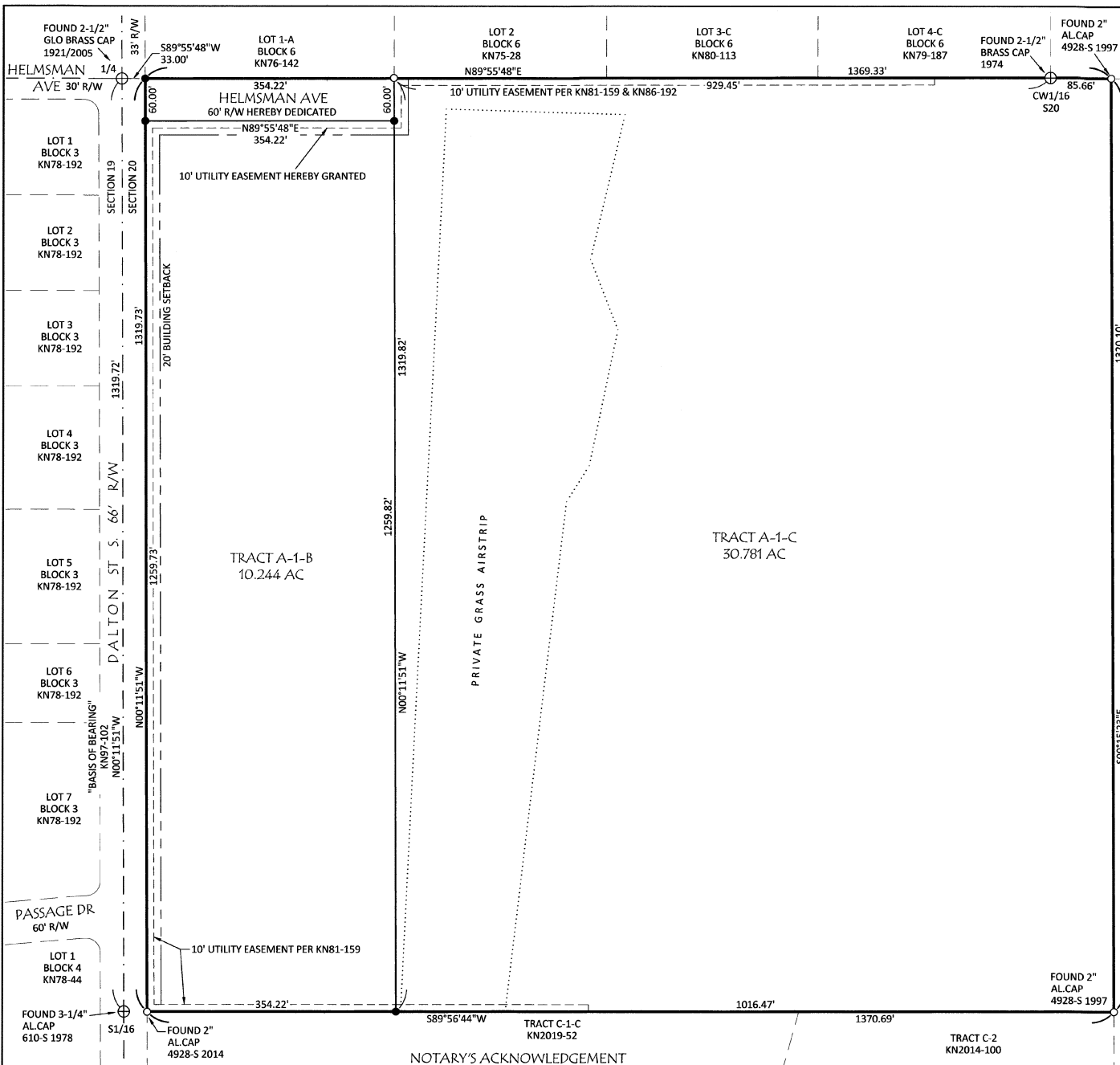
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial with 5-foot Contours

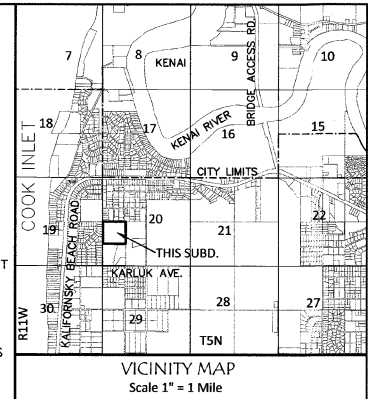


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S



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 (HELMSMAN AVE), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

Veronica 10/31/22
 AUTHORIZED OFFICIAL DATE

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT HEREBY GRANTED.
4. 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.
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 PER KPB 14.06.
6. EXCEPTIONS GRANTED TO BLOCK LENGTH (KPB 20.30.170) AND STREET LAYOUT (KPB 20.30.030) BY THE PLANNING COMMISSION AT THE JUNE 13, 2022 MEETING.

WASTEWATER DISPOSAL

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



2022-666
 Plat #
Veronica
 Rec'd
 Date 10/31/2022
 Time 12:23 P.M.

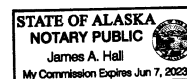
CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DOYLE FAMILY REVOCABLE TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE DOYLE FAMILY REVOCABLE TRUST, 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.

Trina Doyle
 TRINA DOYLE, TRUSTEE
 PO BOX 582, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: TRINA DOYLE
 ACKNOWLEDGED BEFORE ME THIS
 22ND DAY OF AUGUST, 2022
 MY COMMISSION EXPIRES: JUNE 7, 2023
James A. Hall
 NOTARY PUBLIC FOR THE
 STATE OF ALASKA

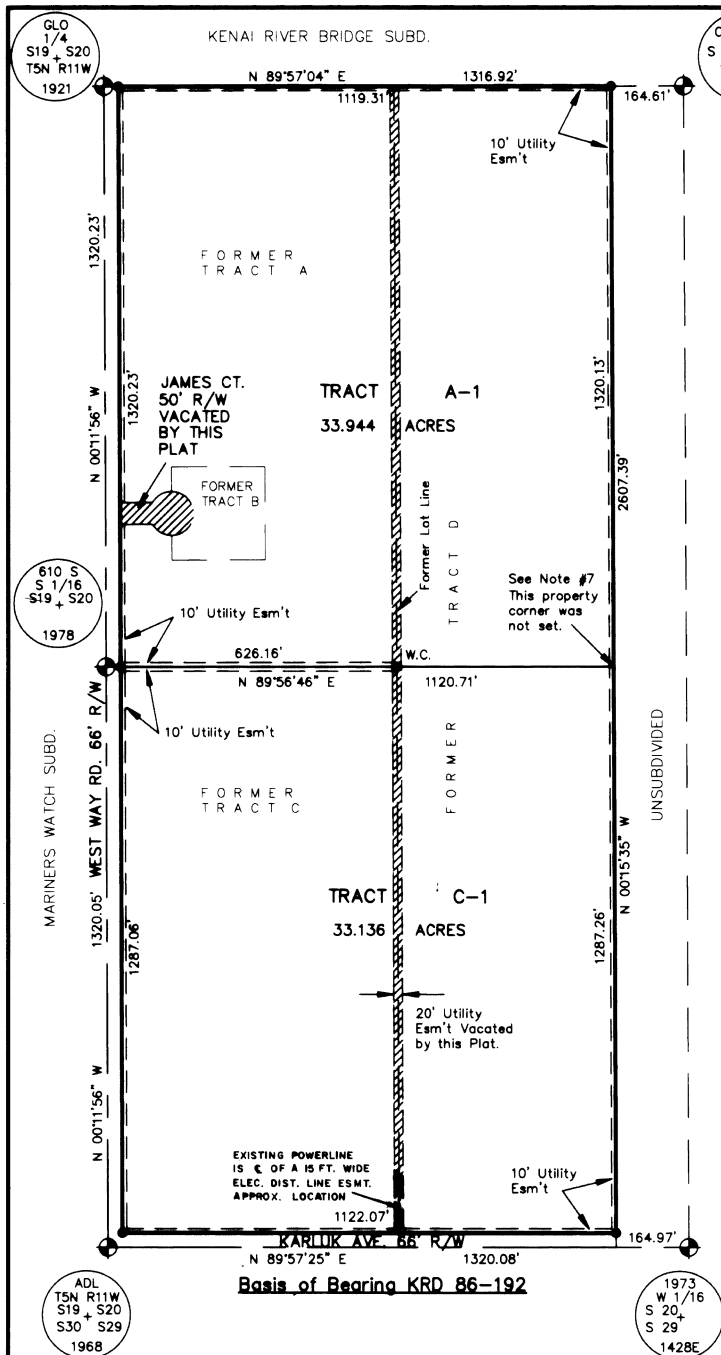


PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 13, 2022.

Veronica 10/31/22
 AUTHORIZED OFFICIAL DATE

DOYLE ESTATES SUBDIVISION SIXTH ADDITION A RESUBDIVISION OF TRACT A-1A DOYLE ESTATES SUBDIVISION THIRD ADDITION (KN97-102) THE DOYLE FAMILY REVOCABLE TRUST, OWNER PO BOX 582, KENAI, AK 99611 41.513 AC. M/L - SITUATED IN THE SW1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT, ALASKA.		
ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MLANECG.COM	KPB FILE NO. 2022-062 PROJECT NO. 222013	
SCALE 1" = 100' DATE: APR. 2022	BOOK NO.: 22-02 DRAWN BY: JAH	



WASTEWATER DISPOSAL

Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

The Alaska Department of Environmental Conservation approves this subdivision for platting.

Signature Title Date 10-19-95

LEGEND

Survey Monument of Record.

5/8" x 30" Rebar of Record.

All survey data is of record (KRD 86-192 & 81-159)

Indicates Utility Easement or R/W Vacation

NOTES

1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.

2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.

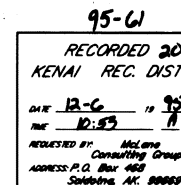
3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

4) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.

5) The right of way vacation shown hereon was approved by the Kenai Peninsula Borough Planning Commission at the meeting of October 23, 1995.

6) The utility easement vacation shown hereon was approved by Kenai Peninsula Planning Commission at the meeting September 25, 1995.

7) A partial survey and monumentation waiver was approved by Kenai Peninsula Planning Commission at the meeting August 28, 1995.



DOYLE ESTATES SUBDIVISION SECOND ADDITION

(A Resubdivision of Tracts A, B, C & D Doyle Estates)

Jim Doyle
P.O. Box 582
KENAI, AK. 99611

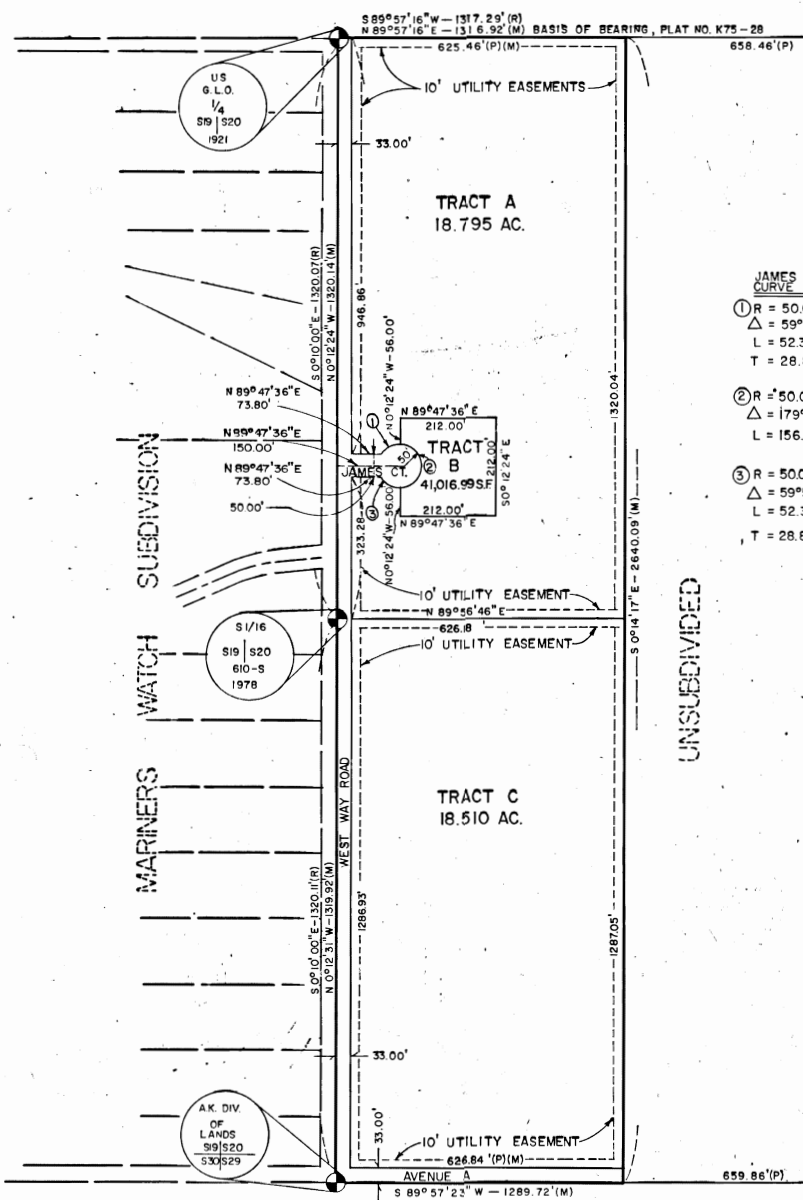
LOCATION

67.08 AC. M/L SITUATED IN THE W 1/2 SW 1/4 OF SECTION 20, T. 5 N., R. 11 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

Surveyed by: Consulting Group
P.O. Box 468
Soldotna, AK 99669

Date : Oct. 1995	Book No. : N/A	Project No. 952017
Drawn by : mmm	Scale 1" = 200'	KPB File No. 95123

KENAI RIVER BRIDGE SUBDIVISION



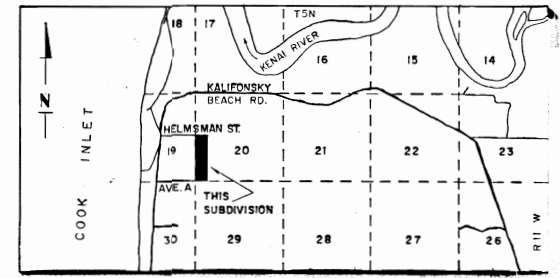
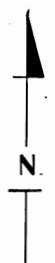
JAMES COURT CURVE DATA

① R = 50.00'
 $\Delta = 59^{\circ}56'36''$
 L = 52.36'
 T = 28.87'

② R = 50.00'
 $\Delta = 179^{\circ}50'17''$
 L = 156.94'

③ R = 50.00'
 $\Delta = 59^{\circ}56'36''$
 L = 52.36'
 T = 28.87'

- LEGEND**
- MONUMENT (Existing)
 - REBAR #5x30" (Set this survey)
 - HUB & TACK (Existing)
 - REBAR #5x30" (Found this survey)
 - BRASS CAP MONUMENT (Set this survey)
 - (M/R/P) MEASURED, RECORD, PROPORTIONED



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

James H. Doyle
 JAMES H. DOYLE
 BOX 582
 KENAI, AK.

James C. Doyle
 JAMES C. DOYLE
 BOX 582
 KENAI, AK.

Trina M. Doyle
 TRINA DOYLE
 BOX 582
 KENAI, AK.

NOTARY'S ACKNOWLEDGEMENT

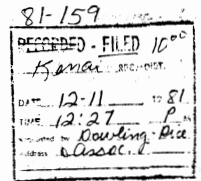
SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF Nov, 1981, FOR JAMES C. DOYLE, TRINA DOYLE & JAMES H. DOYLE.

Donna L. Doyle
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 4-21-84

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPT 21 1981.

KENAI PENINSULA BOROUGH
 BY: *[Signature]*
 AUTHORIZED OFFICIAL



James K. Dowling
 JAMES KARL DOWLING, R.L.S.
 REGISTRATION NO. 1564-S



NOTES:

1. PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL AND AGRICULTURAL.
2. A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.

DOYLE ESTATES TRACTS A, B & C

LOCATED IN THE W1/2 W1/2 SW1/4
 SEC. 20, T5N, R11W, S.M.
 CONTAINING 38.25 ACRES

DOWLING-RICE and ASSOCIATES
 P.O. BOX 1974 SOLDOTNA, ALASKA 99669
 ENGINEERS 262-9011 SURVEYORS

DATE: AUGUST 27, 1981	SCALE: 1" = 200'
DRAWN: JRS.	SHEET: 1 of 1
CHECKED:	