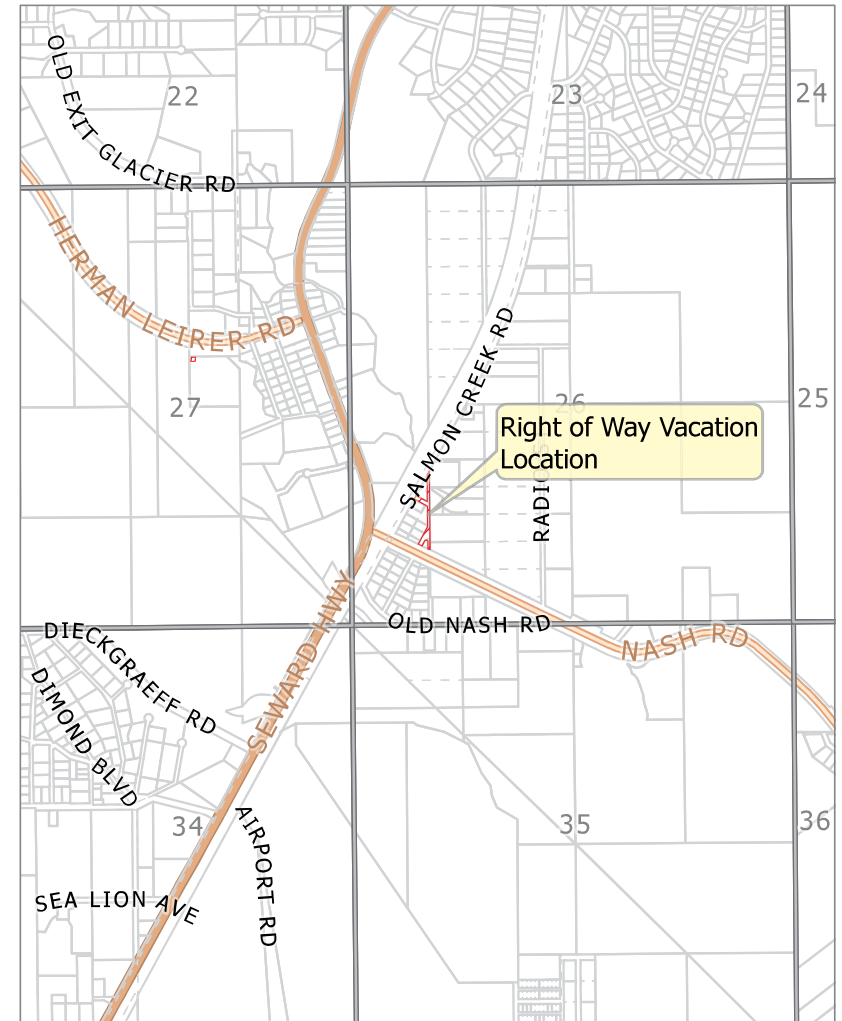
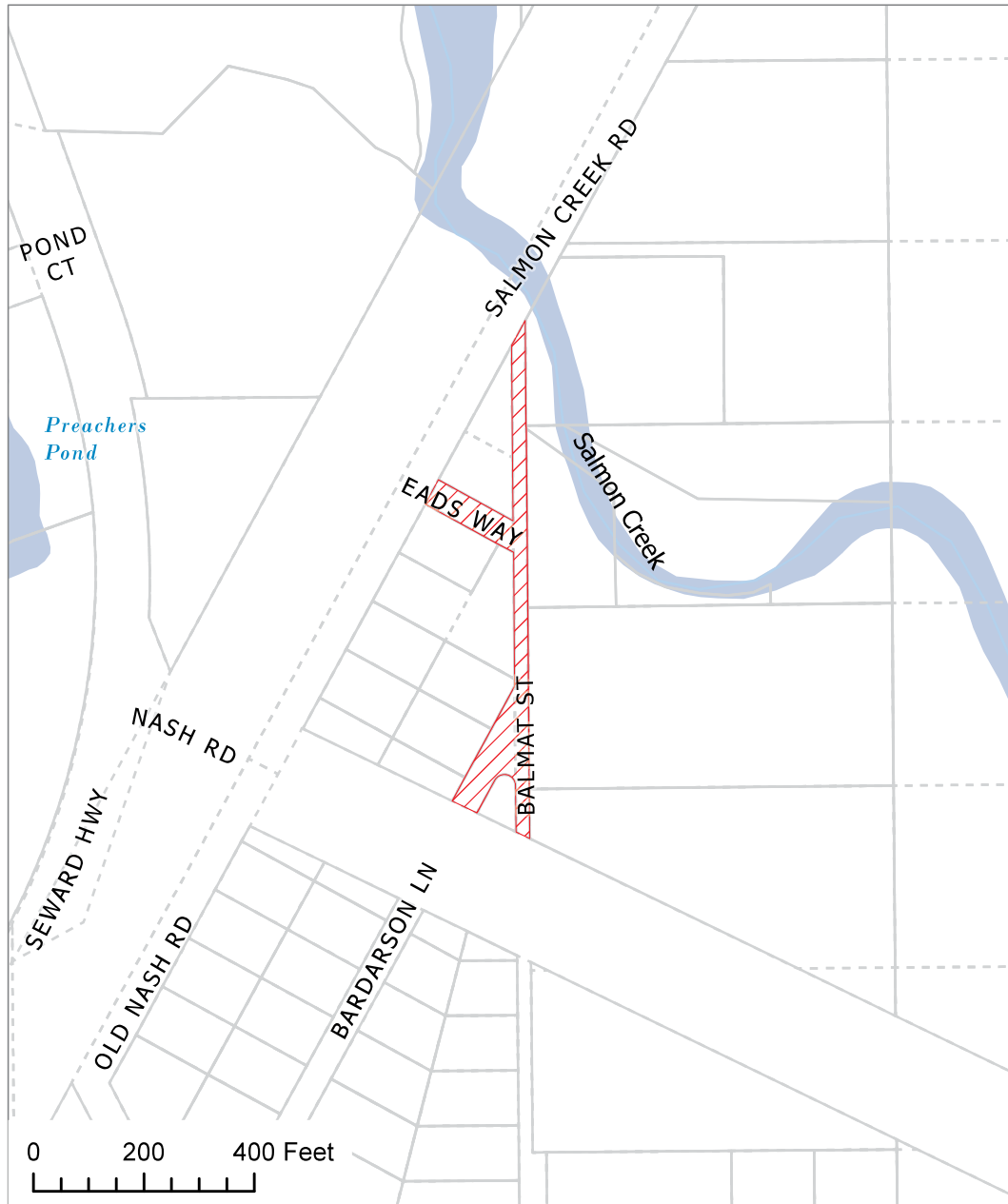


E. NEW BUSINESS

6. ROW Vacation; KPB File 2026-075V

Johnson Surveying / Unrein, Berticevich

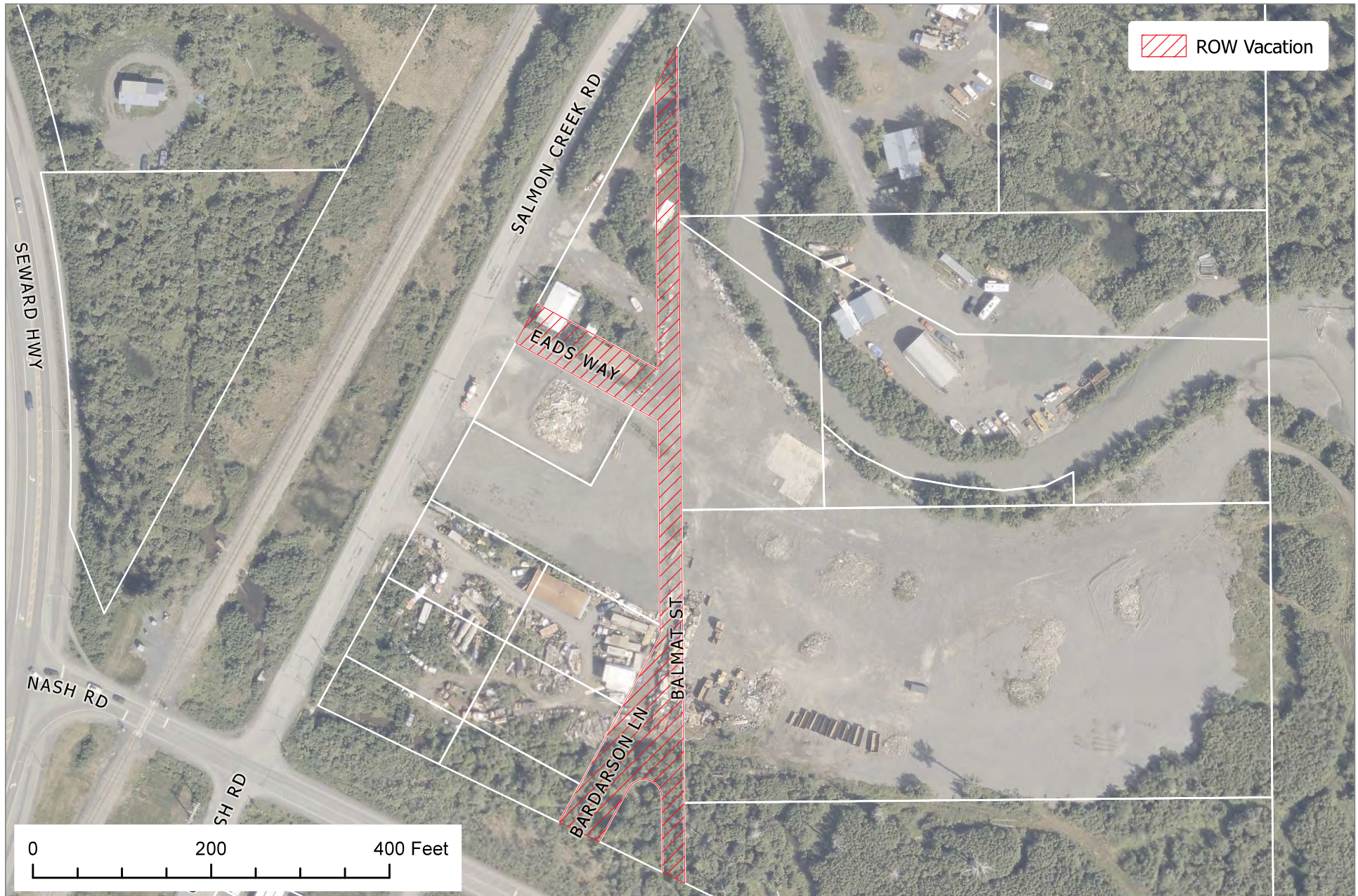
**Request: Vacate the entire Eads Way and portions of
Balmat Street & Bardson Lane, Balmat Sub, Plat SW18
Seward Area**



KPB File 2026-075V
T 01N R01W SEC 26
Bear Creek



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.



VICINITY 1" = 1 mile MAP

Unrein River Walk Preliminary Plat

A replat of Stewart Subd of Ole Martin Homestead, SWD 11, Block 4, dead parcels of Lot 5 and Lot 6, Lot 7 & Lot 8 (portion North of Nash Road), and Balmat Subd, SWD 18, Lots 1-5, 6 except portion conveyed to State of Alaska by SWD Book 340 Page 31, & Lots 23-27. Including a vacation of Eads Way, Balmat Street and Barderson Lane ROWs. Located in the SW 1/4 Section 26, T13N, R13W, S4E. Seward Recording District - Kenai Peninsula Borough.

Prepared for

James Unrein
P.O. Box 3474
Seward, AK 99664

Sheila Ruth Berticevich
P.O. Box 3012
Seward, AK 99664

William H McLean
P.O. Box 1098
Seward, AK 99664

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99668
(907) 882-0772

SCALE 1" = 100'
23 June, 2026

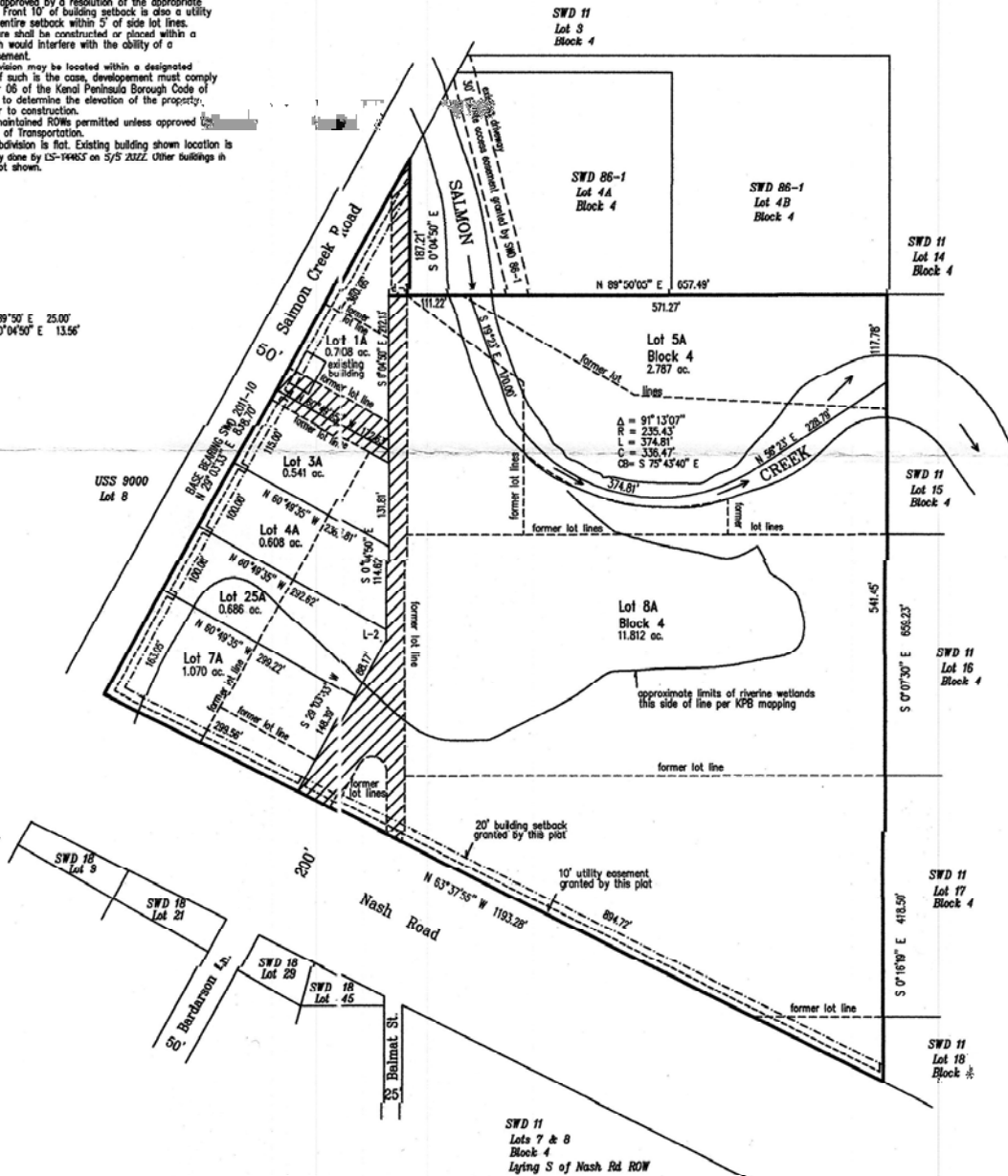
AREA = 18.178 acres

- Indicates ROW being vacated.

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. 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. Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property, may be required prior to construction.
4. No access to state maintained ROWs permitted unless approved by State of Alaska Dept of Transportation.
5. Topography of the subdivision is flat. Existing building shown location is from an on-site survey done by US-14463 on 5/5/2022. Other buildings in Eads Way ROW are not shown.

L-1 N 89°50' E 25.00'
L-2 S 0°04'50" E 13.56'



KPB 2026-075V

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - RIGHT OF WAY VACATION
VACATE EADS WAY LYING EAST OF SALMON CREEK ROAD AND PORTIONS OF BALMAT STREET AND
BARDARSON LANE LYING NORTH OF NASH ROAD**

KPB File No.	2026-075V
Planning Commission Meeting:	August 10, 2026
Applicant / Owner:	James Unrein AKA James Daniel Unrein and Sheila Ruth Berticevich of Seward, Alaska
Surveyor:	Jerry Johnson; Johnson Land Surveying
General Location:	Eads Way, Balmat Street, and Bardarson Lane, Seward Area
Legal Description:	Eads Way, Balmat Street, and Bardarson Lane T 1N R 1W SEC 26 Seward Meridian SW 0000018 BALMAT SUB NELY OF NASH RD

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Vacate Eads Way and portions of Balmat Street and Bardarson Lane all in Balmat Subdivision

Notification:

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Seward

Post Office of Seward

Twelve certified mailings were sent to owners of property within 300 feet of the proposed vacation. ____ receipts had been returned when the staff report was prepared.

Nineteen public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game

State of Alaska DNR

State of Alaska DOT

State of Alaska DNR Forestry

Emergency Services of Bear Creek

Seward Kenai Peninsula Borough Office

Kenai Peninsula Borough Land Management

Seward Bear Creek Fire Service Area

Alaska Communication Systems (ACS)

ENSTAR Natural Gas

General Communications Inc, (GCI)

Homer Electric Association (HEA)

Chugach Electric

Seward Utilities

TelAlaska

Access (existing and proposed):

Access is provided by Nash Rd on the south, a 200-foot-wide dedication maintained by the State. On the west Salmon Creek Rd, a 60-foot-wide dedication provides access and is also maintained by the State.

Bardarson Lane and Eads Way were dedicated as 50-foot rights-of-way and Balmat St was dedicated as a 25-foot right-of-way, all being dedicated by Balmat Subdivision (SW 18).

Balmat Street accesses Salmon Creek Road to the north and Bardarson Lane and Nash Road to the south. Eads Way connects Salmon Creek Road from the west and intersects Balmat Street to the east. Bardarson Lane accesses Nash Road to the south and merges with Balmat Street to the north.

A 30-foot private access easement is shown on Eads Subdivision (SW 86-1) through Lot 4A to access Lot 5, Block 4, of Stewart Sub-division of Ole Martin Homestead (SW 11). The easement appears to be accessed at the northern side of the Salmon Creek bridge.

The proposed reconfigures adjacent parcels, resulting in the following legal access:

- Proposed Lots 1A, 3A, 4A, 25A and 7A- legal access via Salmon Creek Road.
- Proposed Lots 7A and 8A- legal access via Nash Road.
- Proposed Lot 5A- no legal access; access is confined to the 30-foot private access easement shown on plat 86-1. **Staff recommends** the surveyor provide documentation of the private easement on the preliminary plat submittal.

No section line easements affect the subject area. No new right-of-way dedication is proposed.

Block length is not compliant along Nash Rd as the length from Salmon Creek Rd to Radio St is just over 2,000 feet. With a majority of the land being riverine, subject to inundation and with Salmon Creek along the north side of the property **staff recommends** the Planning Commission concur that installation of a road to break the block length is not feasible and an exception to 20.30.190 will not be needed on the plat.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objection at this time.
SOA DOT comments	

Site Investigation:

Available imagery indicates that parcels adjacent to the proposed vacation area appear to be used as parking, encompassing most of the right-of-way area petitioned for vacation. The southernmost portions of Balmat Street and Bardarson Way appear undeveloped with existing vegetation. Eads Way appears to be a driveway from Salmon Creek Road to access parcels to the east.

A structure is depicted on the submitted preliminary plat within Eads Way. Imagery also shows outbuildings within the southern portion of Balmat Street and the northern portion of Bardarson Lane.

Salmon Creek, an anadromous stream, is located just north of Balmat Street. The KWF Wetlands Assessment identifies riverine wetlands within the southern portions of Bardarson Lane and Balmat Street.

KPB data indicates the subject area is relatively flat with no steep slopes.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Staff has no objection to the vacation of these rights-of-way. Regulatory floodway is present within the existing dedications. Remainder is within regulatory AE Zone and within KPB Adopted SMFDA. While roads
-------------------------	--

	could be developed they would require no-rise analysis and would be prone to flooding. Depiction requirements will be provided on the plat review. Flood Zone: AE,X Zone,SMFDA,Floodway Map Panel: 02122C-4543E In Floodway: True Floodway Panel: *same as FIRM Panel B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: "There is a salmon-bearing waterbody along Salmon Creek that is listed in the ADFG Anadromous Waters Catalog, but it is within the Seward-Bear Creek Flood Service Area. This area is excluded per 21.18.025(C)(1), and therefore a setback from the waterbody is not regulated by the KPB. Any work in or near the waterbody may need approval from ADFG."
SOA ADF&G	Although Salmon Creek (AWC #231-30-10080-2010-3019) supports the rearing and spawning of coho salmon, the vacation of portions of Balmat Street and Badarson Lane will not impact access to the creek as these roads go through private property and are not directly along the water.

Staff Analysis:

The land originally consisted of an aliquot portion of the SW1/4 of Section 26, Township 1 North, Range 1 West, Seward Meridian. In 1916, Stewart Sub-division of Ole Martin Homestead (SW 11) subdivided the area into four blocks including Lots 4-7, Block 4. In 1953, Balmat Subdivision further subdivided a portion to the west, creating 45 lots and dedicating the petitioned rights-of-way. In 1986, Eads Subdivision subdivided Lot 4 Block 4 (SW 11) into two lots, Lots 4A and 4B.

The proposed preliminary plat, Unrein River Walk, will finalize the right-of-way vacations and reconfigure deeded portions of Lot 5 and Lot 6 (SW 11), Lots 7 and 8 (SW 11), and Lots 1-5; 6, and Lots 23-27 (SW18) into seven lots.

A 20-foot utility easement is located centered on the poles in at the northwest corner of the plat along proposed Lot 1A. the poles are mostly in the right-of-way Salmon Creek Rd. **Staff recommends** the surveyor locate the poles on the proposed plat and reference the easement in SWD Book 57, Page 190, on the drawing and in a plat note.

No utility easements were granted by the parent plats. The associated plat, Unrein River Walk, will grant a 10-foot utility easement adjacent to Salmon Creek Road and Nash Road.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Applicant comments: Roads are not constructed. They are in a difficult place for roadbuilding due to swampy ground.

Rights of Way to be vacated are not being used for public access.

Staff comments: Based on available imagery, portions of Balmat Street, Bardarson Lane, and Eads Way appear to be used as parking areas, and outbuildings are located within portions of the petitioned rights-of-way. A structure is also depicted within Eads Way.

2. A road is impossible or impractical to construct, and alternative access has been provided;
Applicant comments: Roads are not constructed. They are in a difficult place for roadbuilding due to swampy ground.
Many parts of rights of way being vacated are nearly impossible to construct due to swamp and location in flood hazard area. These do not provide any access that needs alternate access provided.

Staff comments: KPB River Center reviewers confirm the petitioned right-of-way lie within regulatory floodway, AE Zone, Zone X, and SMFDA. Roads could only be constructed with no-rise analysis and they would be prone to flooding. Portions contain riverine wetlands. All proposed lots have legal access via Salmon Creek Road or Nash Road, except Lot 5A, which is served by an existing 30-foot private access easement.
3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
Applicant comments: Adjoining lots are undersized and would benefit from the additional area obtained. Some of the lots were further reduced in size by the construction of Nash Road. This area is outside the city and this vacation is in line with petitioners' plans. All practical needed Right of Ways, Salmon Creek Road and Nash Road are constructed. Utilities that serve the area are in place and any additional utility easements needed will be provided with the replat process.

Staff comments: The surrounding parcels appear to be developed, with parking areas and outbuildings occupying portions of the petitioned rights-of-way. Salmon Creek Road and Nash Road provide constructed access.
4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;
Applicant comments:
Right of ways proposed for vacation do not provide access to any public water body. Salmon Creek is not public and is not Navigable.

Staff comments: Vacating the petitioned rights-of-way does not reduce public access to Salmon Creek.
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
Applicant comments:
Proposed vacations do not limit opportunities for interconnectivity with adjacent parcels. Salmon Creek is what limits interconnectivity.

Staff comments: Interconnectivity is already limited by: Salmon Creek, the regulatory floodway, areas of inundation, and existing structures.
6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Applicant comments:
Other rights of way, Salmon Creek Road and Nash Road, provide only feasible access.

Staff comments:

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Applicant comments:

All existing and future utility easements are in place or will be met with the replating process with input from the utility companies.

Staff comments: A 20-foot utility easement exists within Eads Way. The associated plat grants a 10-foot utility easement adjacent to Salmon Creek Road and Nash Road.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Applicant comments:

In the case of Eads Way, there are encroachments into the ROW this would eliminate. Right of ways being vacated are becoming unneeded due undersized lots being combined with the replating process. Also, these rights of way would be very expensive to build due to swamp and location in flood hazard area.

Staff comments: Any work near Salmon Creek may require ADFG approval.

Applicant conclusion:

Reasons for vacating Eads Way, Balmat Street and Bardarson Street.

Roads are not constructed; they are in a difficult place for roadbuilding due to swampy ground.

Adjoining lots are undersized and would benefit from the additional area obtained. Some of the lots were further reduced in size by the construction of Nash Road.

In the case of Eads Way, there are no encroachments into the ROW this would eliminate.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The KPB Assembly will hear the vacation at their scheduled August 18, 2026 meeting.

If approved, Unrein River Walk will finalize the proposed right of way vacations. A complete preliminary plat submittal is required prior to review by the Plat Committee.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 11540 Salmon Creek Rd, 11332 Balmat St, 11274 Balmat St, 32164 Eads Way, 11210 Balmat St, 11162 Balmat St, 11163 Balmat St, 11215 Bardarson Ln, 11235 Bardarson Ln, 11252 Salmon Creek Rd Existing Street Names are Correct: Yes List of Correct Street Names: Salmon Creek Rd, Nash Rd, Bardarson Ln, Balmat St, Eads Way Existing Street Name Corrections Needed: All New Street Names are Approved: No
------------	---

	List of Approved Street Names: List of Street Names Denied: Comments: 11540 Salmon Creek Rd will remain, all other addresses will be removed.
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

Utility provider review:

HEA	This plat is not within HEA's service area. HEA has no comments at this time.
ENSTAR	
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	No comment.
TELALASKA	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Modify the KPB file no to 2026-075

Modify the ROW of Salmon Creek Rd to 60'

Add not for Seward Bear Creek Flood Area

Add ROW Widths and road names to proposed vacations

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends **APPROVAL** as petitioned, subject to:

1. Consent by KPB Assembly.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
3. Grant utility easements requested by the utility providers.
4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
 - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

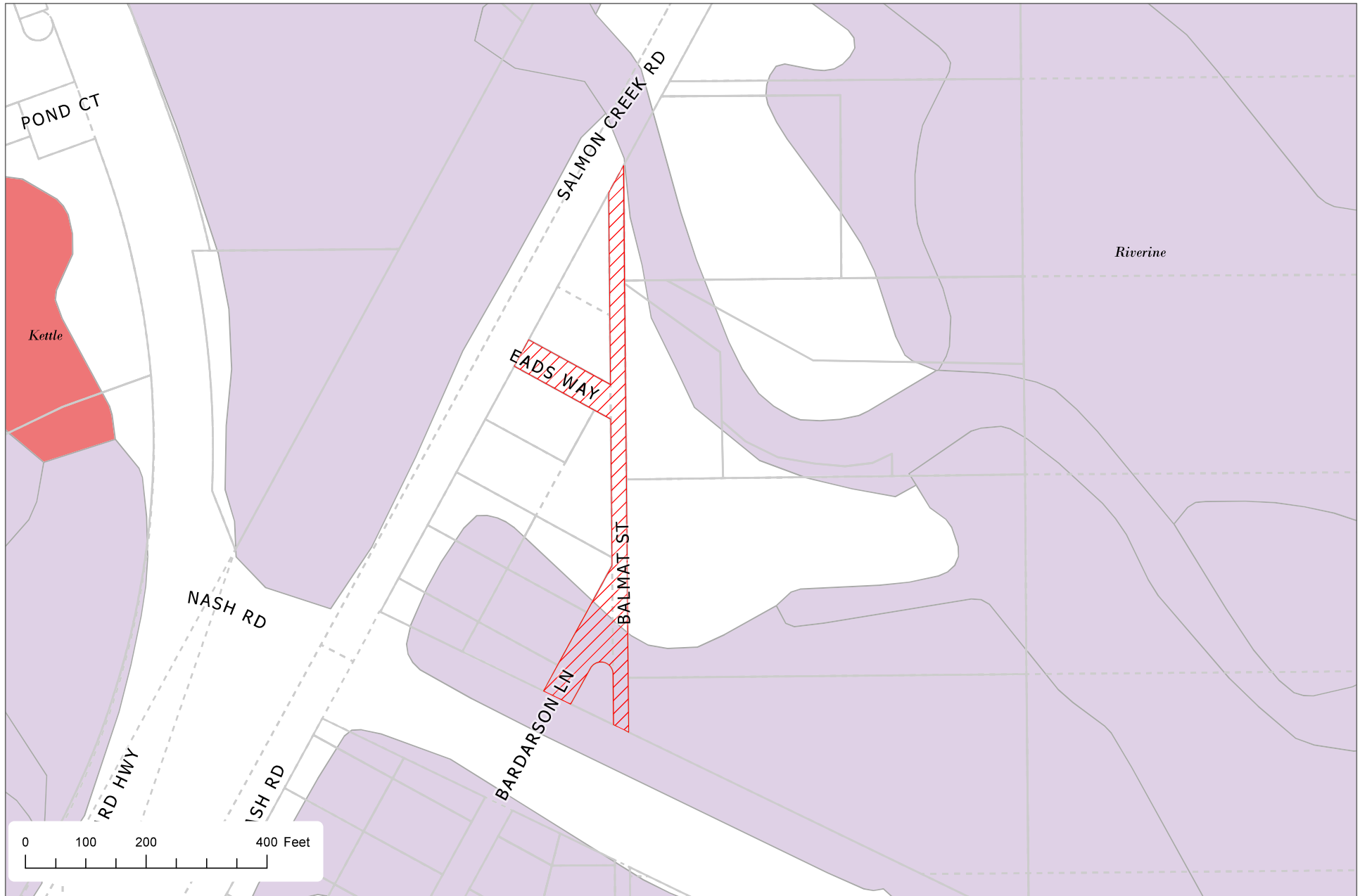
END OF STAFF REPORT



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.



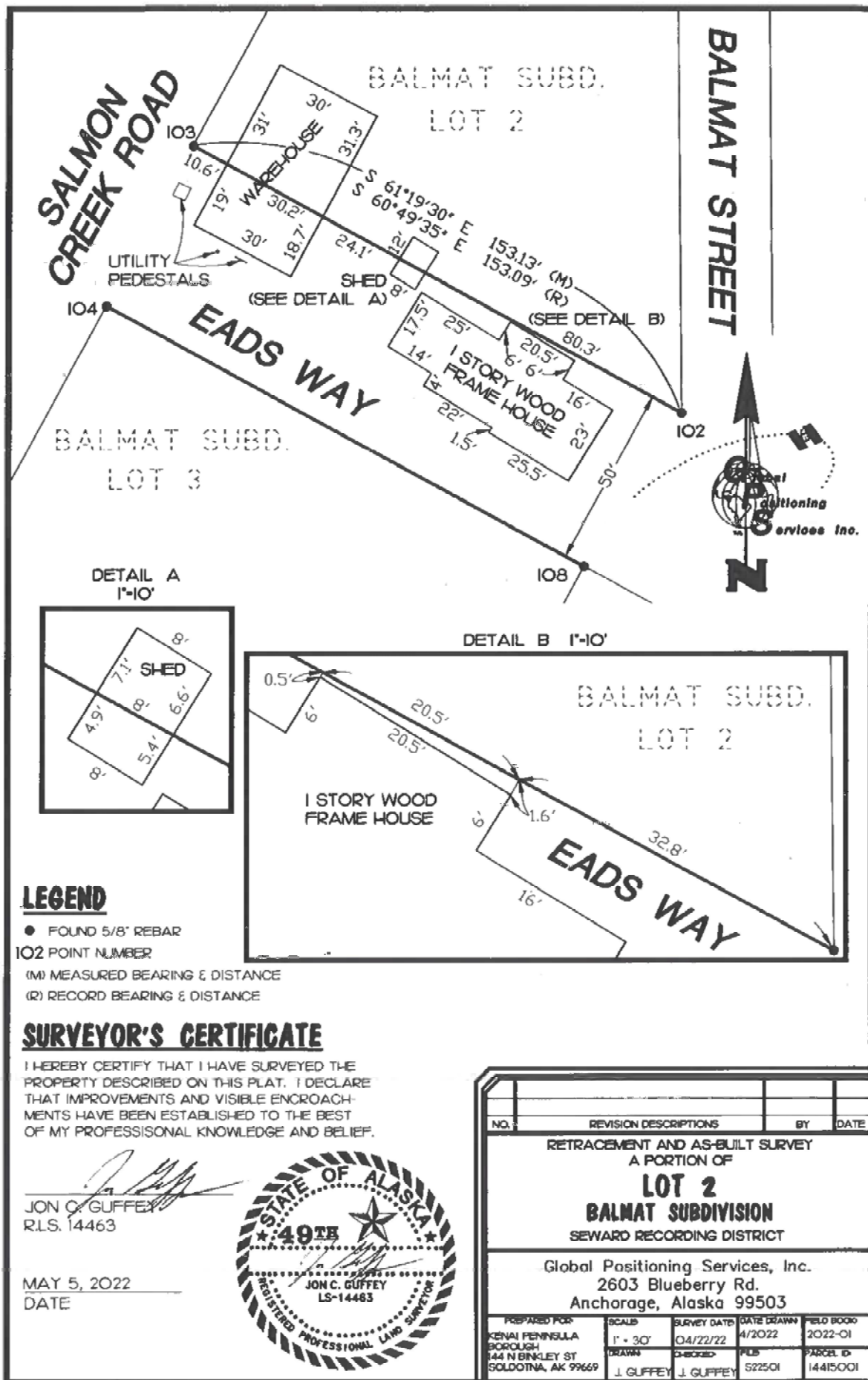
Wetlands



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.



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NOTES:

LAND USE

Residential

BUILDING SETBACK

A building setback of 20 feet is required from all street right of way unless a lesser standard is approved by resolution of the appropriate planning commission.

WATER SYSTEM

Individual wells. All well placement shall be in accordance with the location designated in the Sanitary Engineering Report. See note under Sewer System. No individual water supply system or sewage system shall be permitted on any lot unless such system meets the applicable requirements of 18 AAC70 18AAC72, and 18AAC80.

SEWER SYSTEM

A Sanitary Design Report for this subdivision will be recorded. Specific wastewater designs shall be delineated in that report or as otherwise approved by the Department of Environmental Conservation.

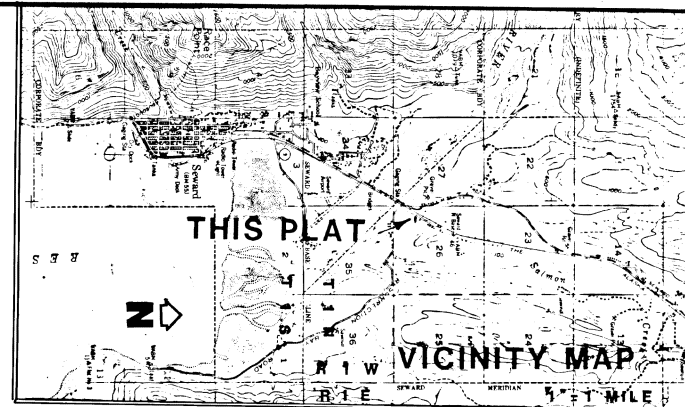
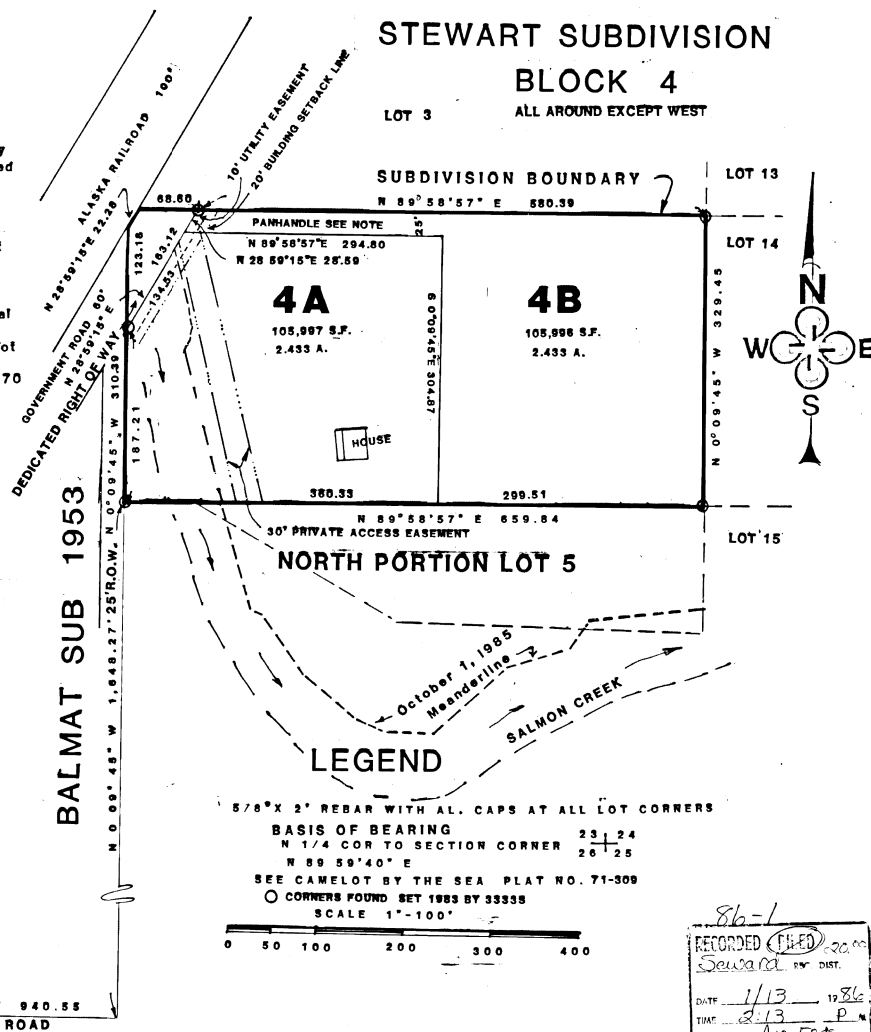
FLAG LOT

No structures permitted within panhandle portion of Lot 4B.

STEWART SUBDIVISION BLOCK 4

LOT 3 ALL AROUND EXCEPT WEST

SUBDIVISION BOUNDARY



CERTIFICATE OF DEDICATION AND OWNERSHIP

We hereby certify that we are the owners 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. We hereby certify that we are aware of the waste water disposal regulations contained in 18 AAC 72, Amended, and hereby request approval of the plat in accordance with AS 29.40.110.

LOT 4A Ava L. Eads
AVA L. EADS P.O. BOX 1107 SEWARD, ALASKA 99664 907-224-5790

LOT 4B Holly G. Eads
HOLLY G. EADS SAME ADDRESS

NOTARY ACKNOWLEDGEMENT

For Ava L. Eads and Holly G. Eads subscribed and sworn before me this 28th day of December, 1985

Laura Smith
NOTARY PUBLIC FOR ALASKA
My commission expires 1-14-88

STATE OF ALASKA
NOTARY PUBLIC
LAURA SMITH

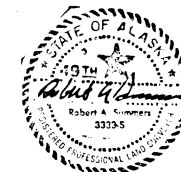
PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of Dec. 16, 1985.

KENAI PENINSULA BOROUGH
By: Richard D. Taylor
Authorized Official

EADS SUBDIVISION

A SUBDIVISION OF LOT 4 STEWART SUBDIVISION LOCATED IN THE SE 1/4 SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN CONTAINING 4.99 ACRES MORE OR LESS.



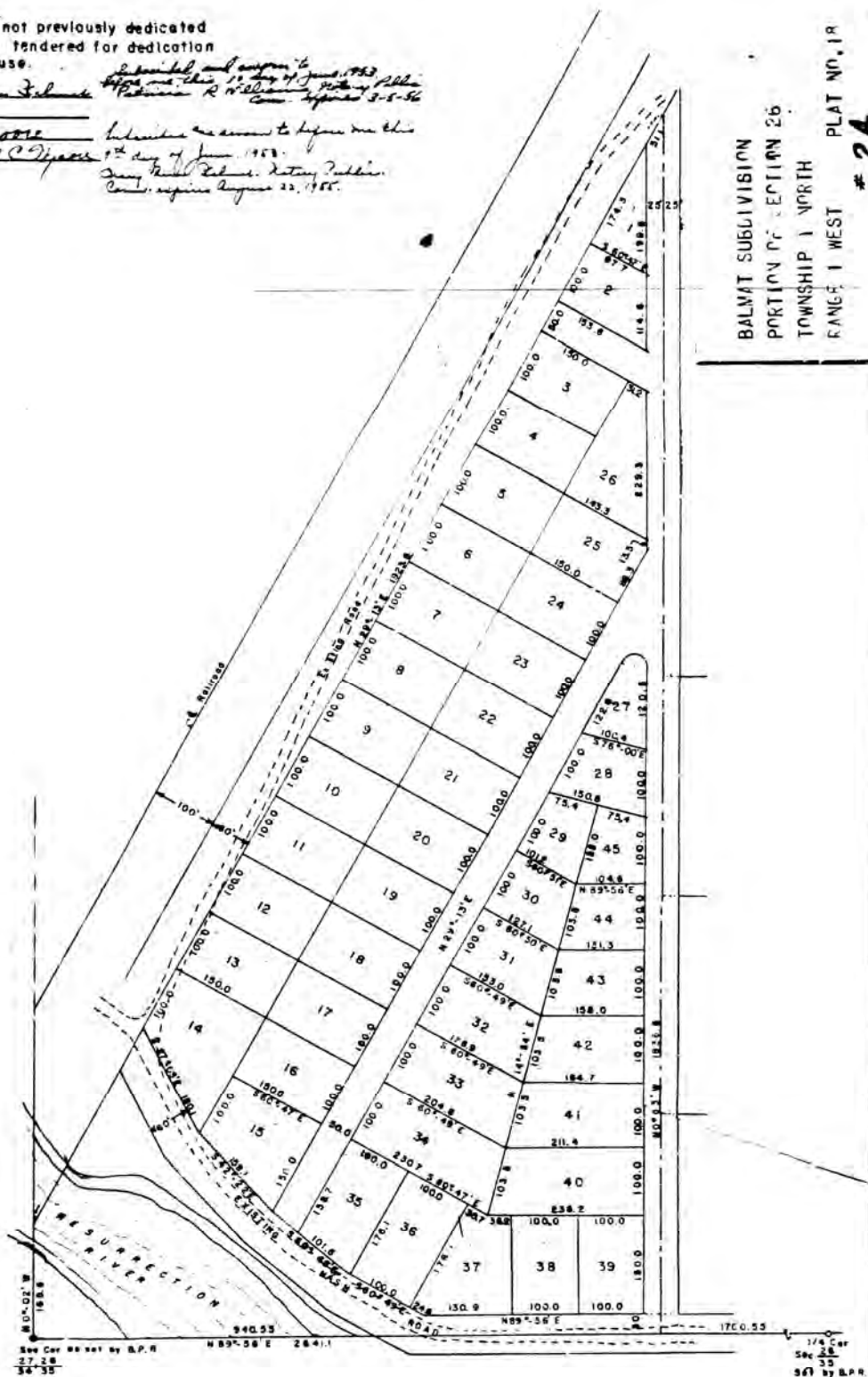
Dec 23, 1985

SUBDIVIDED BY:
Ava L. Eads
P.O. Box 1107
Seward, Alaska 99664
907-224-5790

SURVEYED BY:
Robert A. Summers, P.E.
P.O. Box 757
Seward, Alaska 99664
907-224-5558
DATES OF SURVEY
OCT 1, 1985 AND DEC 18, 1985

Roll 2000 Includes as shown to before me this
Wm Earl C. Nye 9th day of June 1968.
Jury Room Bldg., Rotary Building,
Canton, expires August 22, 1968.

#24



JUNE 1953



Local Sales & Advertising
Territory - 1914
1740 Duane St.
Seward Nebraska

The present rate is \$11.00
per copy per year
for 12 copies per year
\$132.00 per year
for 12 copies per year
\$132.00 per year
for 12 copies per year

Wm. B. Fairbank



LINE DATA

LINE	ANGLE	DISTANCE
L1	S29°03'33"W	28.59' (28.59' R/L)
L2	S29°03'33"W	51.35' (51.35' R/L)
L3	S00°04'50"E	13.96' (13.96' R/L)
L4	S50°49'35"E	31.19' (31.19' R/L)
L5	S29°03'33"W	35.78' (35.78' R/L)
L6	S29°03'33"W	16.26' (16.26' R/L)
L7	S26°22'05"W	21.00' (21.00' R/L)
L8	N29°03'33"E	67.56' (67.56' R/L)
L9	S63°37'55"E	78.60' (78.60' R/L)
L10	S00°04'50"E	84.28' (84.28' R/L)
L11	N26°22'05"E	23.79' (23.79' R/L)
L12	S63°37'55"E	27.93' (27.93' R/L)

CURVE DATA

No.	DELTA	RADIUS	LENGTH
C1	150°51'37"	20.00'	52.66'

NOTES

1. This Survey does not constitute a Subdivision as defined by AS 40.15.190(2).
2. The Northeast corner of Balmat Subdivision was established at the record distance from the Northwest corner of Lot 4B Eads Subdivision. The bearing of the east boundary was determined by existing monuments to the south. The bearing of the Northwest boundary was established by the existing BLM monuments on U.S.S. 9000.
3. The lot lines in Balmat Subdivision were established at the record distances from the Northeast subdivision corner along the East and Northwest boundaries.
4. The North R.O.W. line of Nash Road was established at the record distance from the centerline as determined by the existing monuments from R.S. 2004-1.
5. The North end of the line between Lots 4A and 4B Eads Subdivision was set at record distance from the west and the south end was set by proportion along the south boundary.

SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

05/02/2011
DATE



LEGEND

- Found BLM Monument U.S.S. 9000
- Found Monument 610-S
- Found Rebar & Al. Cap L53333
- Found Rebar & Al. Cap L54409
- Found Rebar
- Found Rebar & Pl. Cap L57569
- Set 5/8x30" Rebar & Plastic Cap, L57569
- Record Data Plat 18
- Record Data Plat 11
- Record Data 86-1
- Record Data Plat 76-8
- Record Data U.S.S. 9000
- Record Data R.S. 2004-1
- WC Witness Corner
- WD= Witness Distance

Plat #	SENMRP
Rec Dist	G-2
Date	05/20/11
Time	11:26 A.M.

RECORD OF SURVEY
BALMAT-STEWART-EADS SUBDIVISIONS
PORTIONS OF:
LOTS 1,2,3,5,6,7,24,25,27 BALMAT SUBDIVISION, PLAT 18
LOTS 7 & 8, BLOCK 4, STEWART SUBDIVISION, PLAT 11
LOT 4B, EADS SUBDIVISION, PLAT 86-1
LOCATED NORTH OF NASH ROAD R.O.W., PLAT 76-8
LOCATED WITHIN:
SECTION 26, T1N, R1W, S.M., ALASKA
SEWARD RECORDING DISTRICT

CLINE AND ASSOCIATES
LAND SURVEYORS

416 4th AVENUE P.O. BOX 2703 SEWARD, AK 99664
(907) 224-7324 FAX (907) 224-6088

DATE: 05/29/11	SCALE: 1"=100'
DRAWN: WNC	F.D. BK.: 11-02
DRAWING NO.: 11-16RS	DATE OF SURVEY: 05/25/11

NOTES:

- 1) THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900(A).
- 2) ONLY EXTERIOR BOUNDARY CORNERS WERE MARKED DURING THIS SURVEY. NO MONUMENTATION WAS SET AT THE INTERIOR LOT CORNER POSITIONS.

LEGEND

- PRIMARY MONUMENT SET THIS SURVEY
- 2 1/2" ALUM. MON. ON ALUM. PIPE
- ⊕ PRIMARY MONUMENT RECOVERED AS NOTED
- SECONDARY MONUMENT RECOVERED AS NOTED
- DOT/PP CONCRETE ROW MARKER
- ▲ SPIKE RECOVERED
- () RECORD PER GLO SURVEY
- [] APPROVED JUNE 18, 1914
- [] RECORD PER STEWART SUBDIVISION OF OLD MARTIN HOMESTEAD
- [] PLAT NO. SW-11
- [] RECORD PER AVALON SUBDIVISION
- [] PLAT NO. 85-15 UND
- [] RECORD PER DOT & PF SURVEY CONTROL SHEET
- [] PLAT NO. 2004-01 UND RECORD OF SURVEY
- < > RECORD PER EADS SUBDIVISION
- [] PLAT NO. 66-1 UND

CERTIFICATE OF SURVEY
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND ALL DIMENSIONS AND OTHER DETAILS ARE (VERIFIED TO) THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.



2014-7
Plat #
Saward
1-17-2014
Time 8:10 AM

2014-9
Plat #
Saward
1-17-2014
Time 8:10 PM

AMENDED PLAT

RECORD OF SURVEY			
STEWART SUBDIVISION OF OLD MARTIN HOMESTEAD			
LOTS 12-19 BLOCK 4 & LOTS 2 & 5 BLOCK 3			
A SURVEY OF LOTS 12-19 BLOCK 4 AND LOTS 2 & 5 BLOCK 3 OF STEWART SUBDIVISION OF OLD MARTIN HOMESTEAD			
LOCATED WITHIN THE SW 1/4 SECTION 26, T1N, R1W, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA			
CONTAINING 85.471 ACRES			
INTEGRITY SURVEYS INC.			
820 SET KEY DRIVE		VERNAL, AK 99611	
SURVEYORS		PLANNERS	
PHONE - (907) 881-0882		FAX - (907) 843-8070	
E-MAIL - info@integrity-surveys.com		WWW - www.integrity-surveys.com	
JOB NO.	213101	DRAWN	JANUARY 3, 2013 SH
SURV. BY	SEPT. 2013	SCALE	1" = 300'
FIELD BY	2013-9 PD: 60-63	FILE	213101 R5LW00



Integrity Surveys, Inc.

SURVEYORS-PLANNERS

Phone (907) 283-9047 • (907) 262-5573 • Fax (907) 283-9071 • 820 Set Net Drive, Kenai, Alaska 99611

Seward Recording District
PL 2014-7

AFFIDAVIT

RECORD OF SURVEY STEWART SUBDIVISION OF OLE MARTIN HOMESTEAD LOTS 12-19 BLOCK 4 & LOTS 2-5 BLOCK 3

The above referenced subdivision plat, as filed in the office of the District Recorder, Seward Recording District, under Plat File No. 2014-1, has been amended by:

Correcting the label showing the right of way width of Nash Road. It has been corrected to show 200', which is the true width of the right of way.

The above revision constitutes the sole change made to the plat aside from its notation in the revision block on the plat. The above revision does not affect any valid existing right. I am therefore submitting this plat for refiling as corrected.

Scott Huff LS 11795
Name Surveyor Number

Date: April 21, 2014

