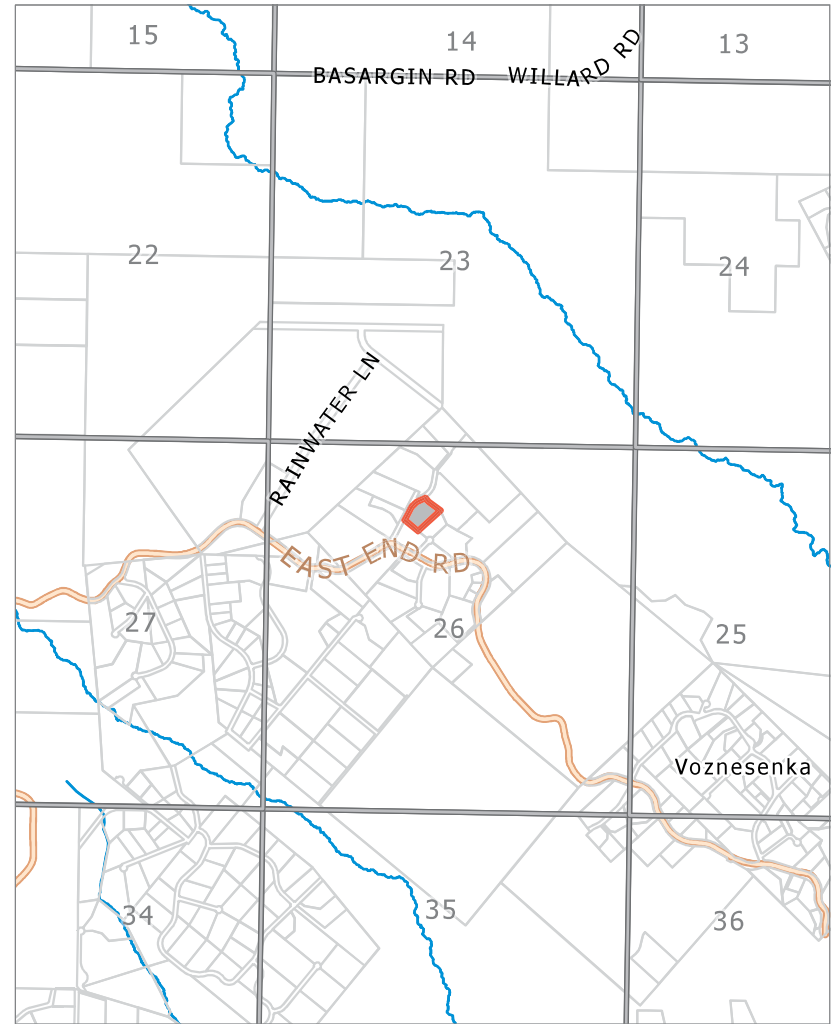
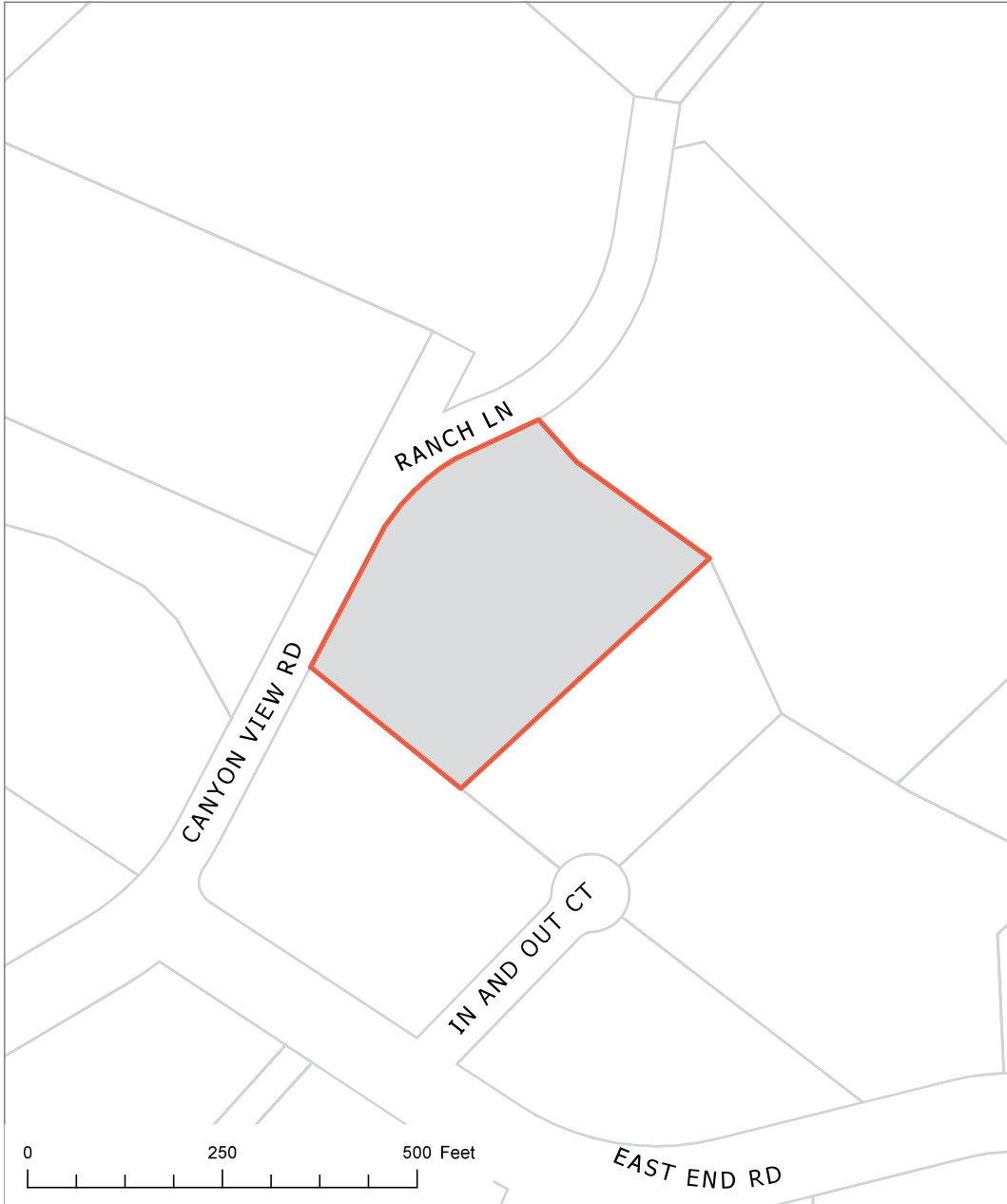


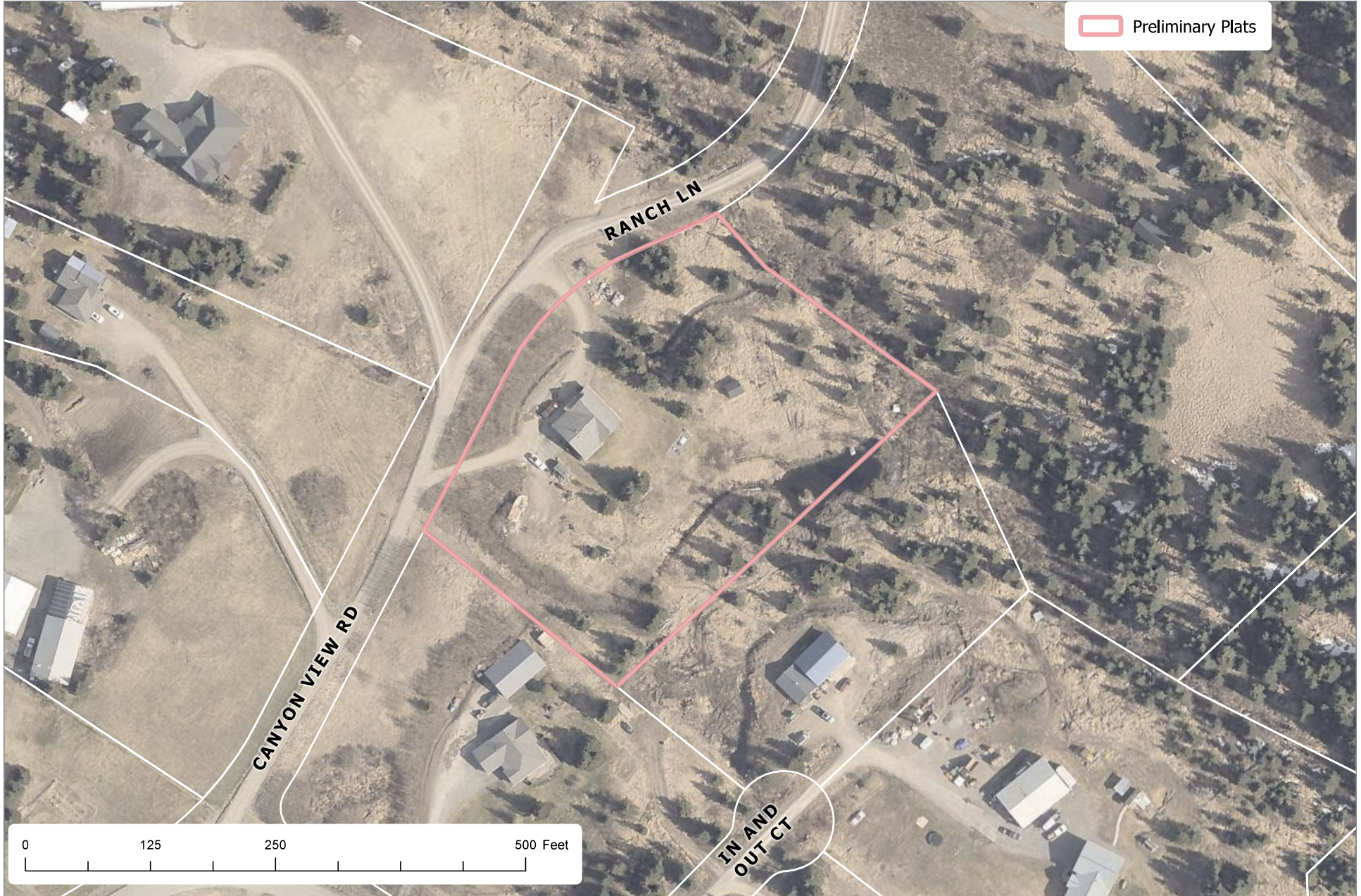
# **E. NEW BUSINESS**

- 1. Canyon View No. 6 2023 Replat; KPB File 2023-129  
Mullikin Surveys / Polushkin  
Location: Canyon View Road off East End Road  
Fox River Area / Kachemak Bay APC**



KPB File 2023-129  
 T 04S R 11W SEC 26  
 Fox River

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.



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**

- The purpose of this plat is to create Lots 1D-1 and 1D-2 by subdivision of former lot 'D'.
- Building Setback - Per HM 2003-45. A setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resubdivisor of the appropriate planning commission. The front 15 feet of this building setback is a Utility Easement, as is the entire setback within five feet of side lot lines.
- No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- There is an easement recorded on pages 270-27 of Book 24, Homer Recording District, for a water line.
- Easement for electric lines or system and/or telephone lines together with the right to enter, maintain, repair and clear shrubbery was granted to Homer Electric Association in document 2000-003405, Homer Recording District. Affects the south 15 feet of the property.
- Wastewater Disposal: Pending the Soils Engineer Report
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.110.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
- No access to State maintained Rights-of-Way permitted unless approved by the State of Alaska Department of Transportation.
- The Basis of Bearing for this plat was held from the plat of Canyon View No. 6, Plat No. HM 2003-45.

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	202.44'	270.00'	42.57'	N48° 17' 44"E
C2	67.08'	330.00'	11.39'	N63° 57' 22"E

Curve Table Record per HM 2003-45				
Curve #	Length	Radius	Delta	Chord Direction
C1 (R)	202.63'	270.00'	43.00'	N48° 15' 36"E
C2 (R)	68.85'	330.00'	11.36'	N63° 57' 24"E

**SURVEYORS CERTIFICATE**

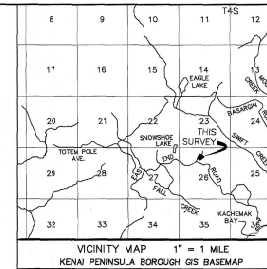
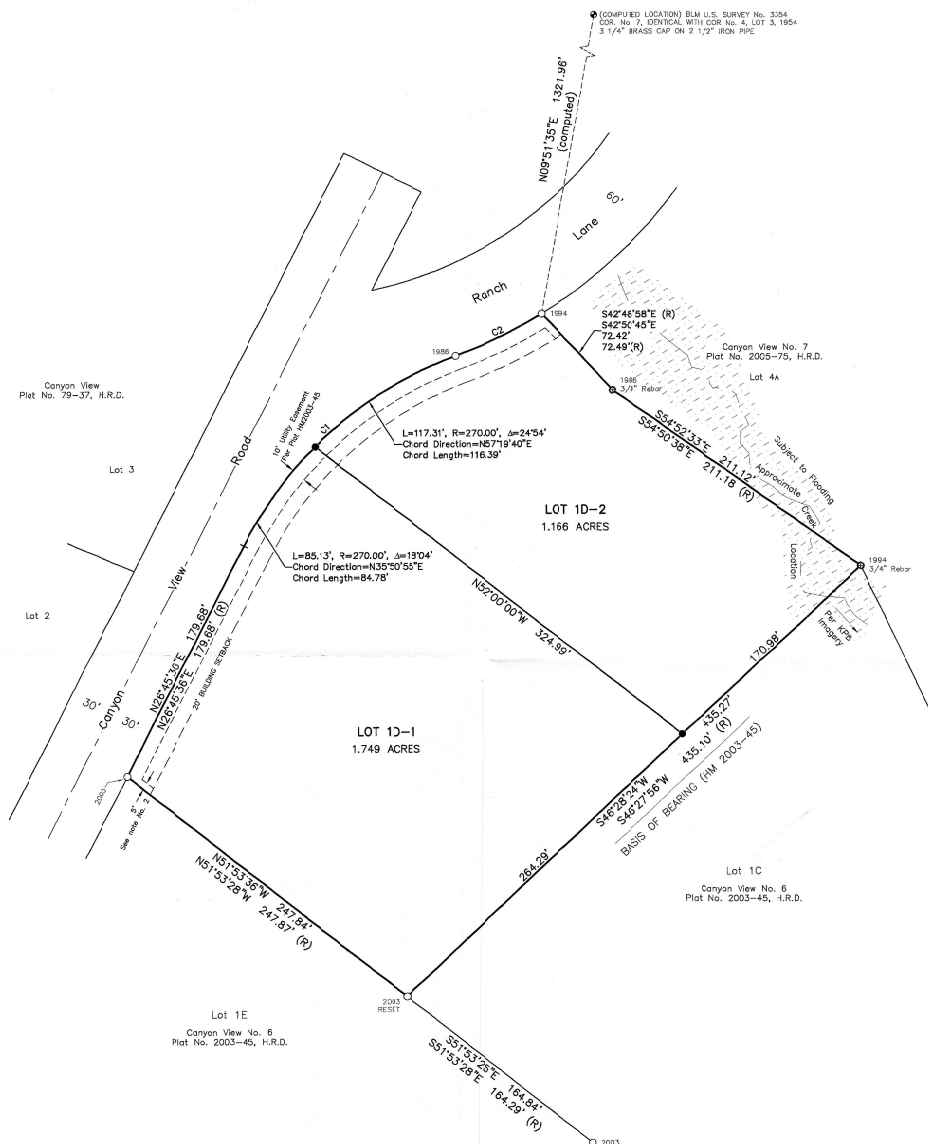
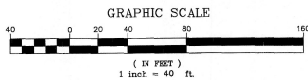
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: \_\_\_\_\_  
 Registration No.: 14449-S  
 Christopher L. Mullikin  
 Professional Land Surveyor



**LEGEND**

- Found 2" Aluminum Cap on 5/8" Rebar, 4469-S (dates noted)
- Found Rebar no Cap (as noted)
- Se: 2" Aluminum Cap on 5/8" Rebar, 4468-S 2C23
- Computer Bureau of Land Management (BLM, Corner, per HM 68-90, Canyon View No. 2)
- (R) Rebar Per Plat HM 2003-45, Canyon View No. 6
- Easement Line
- Building Setback Line
- Area Subject to Flooding 10' Plus or Minus Either Side of the Unnamed Creek



**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 by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Arseny Polushkin PO Box 65 Homer, AK 99603  
 Arifisa Polushkin PO Box 62 Homer, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

For: \_\_\_\_\_  
 AND  
 Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public for Alaska  
 My Commission expires: \_\_\_\_\_

**PLAT APPROVAL**  
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of \_\_\_\_\_, 2023

Kenai Peninsula Borough Authorized Official

**MULLIKIN SURVEYS**  
 P.O. BOX 1023  
 HOMER, ALASKA 99603  
 (907) 299-2289

**CANYON VIEW No. 6 2023 REPLAT**  
 CREATING LOTS 1D-1 AND 1D-2

A SUBDIVISION OF  
 LOT 1D, CANYON VIEW No. 6  
 (PLAT No. 2003-45)

LOCATED WITHIN  
 THE NE 1/4 NW 1/4 OF SECTION 26'  
 TOWNSHIP 4 SOUTH; RANGE 11 WEST;  
 SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,  
 KENAI PENINSULA BOROUGH,  
 HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 2.915 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603 907-299-2289	ARSENY POLUSHKIN ARIFISA POLUSHKIN P.O. BOX 62 HOMER, AK 99603
SURVEY DATE: 9/27/2023	SCALE: 1" = 40'
PLAT DATE: 10/30/2023	BOOK No.: NA
CHECKED BY: CLM	FILE: CANYON #EW.dwg
DRAWN BY: MRS	KPB FILE No.: 2023-##

**KPB 2023-129**

**PRELIMINARY PLAT**



AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
Canyon View No 6 2023 Replat**

<b>KPB File No.</b>	2023-129
<b>Plat Committee Meeting:</b>	December 11, 2023
<b>Applicant / Owner:</b>	Arseny and Anfisa Polushkin Homer Alaska
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys
<b>General Location:</b>	Voznesenka area / Kachemak Bay APC

<b>Parent Parcel No.:</b>	185-330-31
<b>Legal Description:</b>	Lot 1D Canyon view Subdivision No 6
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	City / onsite
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 2.915 acre lot into 2 lots ranging in size from 1.166 acres to 1.749 acres.

**Location and Legal Access (existing and proposed):** The proposed plat is located on Canyon View Road in the Voznesenka area. Ranch Lane starts at the northerly end of the proposed plat. Borough maintenance of Canyon View Road appears to end at the start of the curve in the lot of Lot 1D-1 of the proposed plat. This portion of Canyon View Road is a 60 foot dedication originally dedicated by Canyon View Subdivision 79-37 HRD. Canyon View Road is accessed to the south near mile 20.5 of state maintained East End Road.

There are no proposed dedications or vacations on this plat.

Block length is compliant in the area

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: No department comments
SOA DOT comments	

**Site Investigation:**

The subdivision contains a low wet area on the north end classified as Riverine which is following along an unnamed creek. At the request of the surveyor, a floodplain determination was requested from the KPB River Center. Determination from the RC was the property is not in a regulatory floodplain area. The report is in the packet for viewing.

Improvements are located on the property being a house and a few shed structures. The house and one shed will be on Lot 1D-1 and the other shed will be on Lot 1D-2. There is a horseshoe driveway that appears will outlet on both lots. It is suggested this if it is to remain as such, a joint access agreement be made when ownership changes of either lot.

KPB River Center review	A. Floodplain
-------------------------	---------------

	Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments  B. Habitat Protection  Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments  C. State Parks  Reviewer: Comments:
State of Alaska Fish and Game	

**Staff Analysis**

The proposed plat was originally divided by US Survey 3354 by the Bureau of Land Management in 4 lots, this land being in Lot 3. Canyon View No 4 94-31 HRD was the first division of this property being Lot 1. Canyon View No 6 2003-45 HRD created the current Lot 1D being subdivided by the proposed plat creating two new lots.

It is noted that some plat notes from the parent plat were not carried forward to the proposed plat. **Staff recommends:** the surveyor review and compare plat notes and carry forward relevant notes to the proposed plat.

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 holders on November 15, 2023. 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 meeting for December 4, 2023 has been cancelled and minutes will not be available.

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

**Utility Easements** The 10 foot utility easement along the road right-of-way has been carried forward and shown on the proposed plat.

Homer Electric Association has requested that the 15 foot electric easement referenced in plat note #5 be shown on the drawing. Staff recommends to accommodate request.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	Requested to depict and label the 15 foot electric easement per 2020-003405-0
ENSTAR	
ACS	No objections
GCI	

SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  32178 CANYON VIEW RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  CANYON VIEW RD, RANCH LN</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:  32178 CANYON VIEW RD WILL REMAIN WITH LOT 1-D1</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
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	<p>Reviewer: Windsor, Heather  Comments: No comment</p>
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Add 129 to KPB File No 2023-xxx.  
Check plat notes for spelling, plat note #2 in the plat label HM 2003-45.

**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.

- 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:**

Lots to north and west need labeling added or adjusted.

---

**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.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** comply with 20.60.190.

Add date of December 11 to Plat approval

Change date on Notary Acknowledgement to 2024

---

**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 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





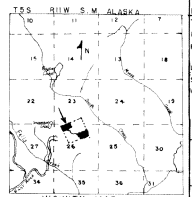
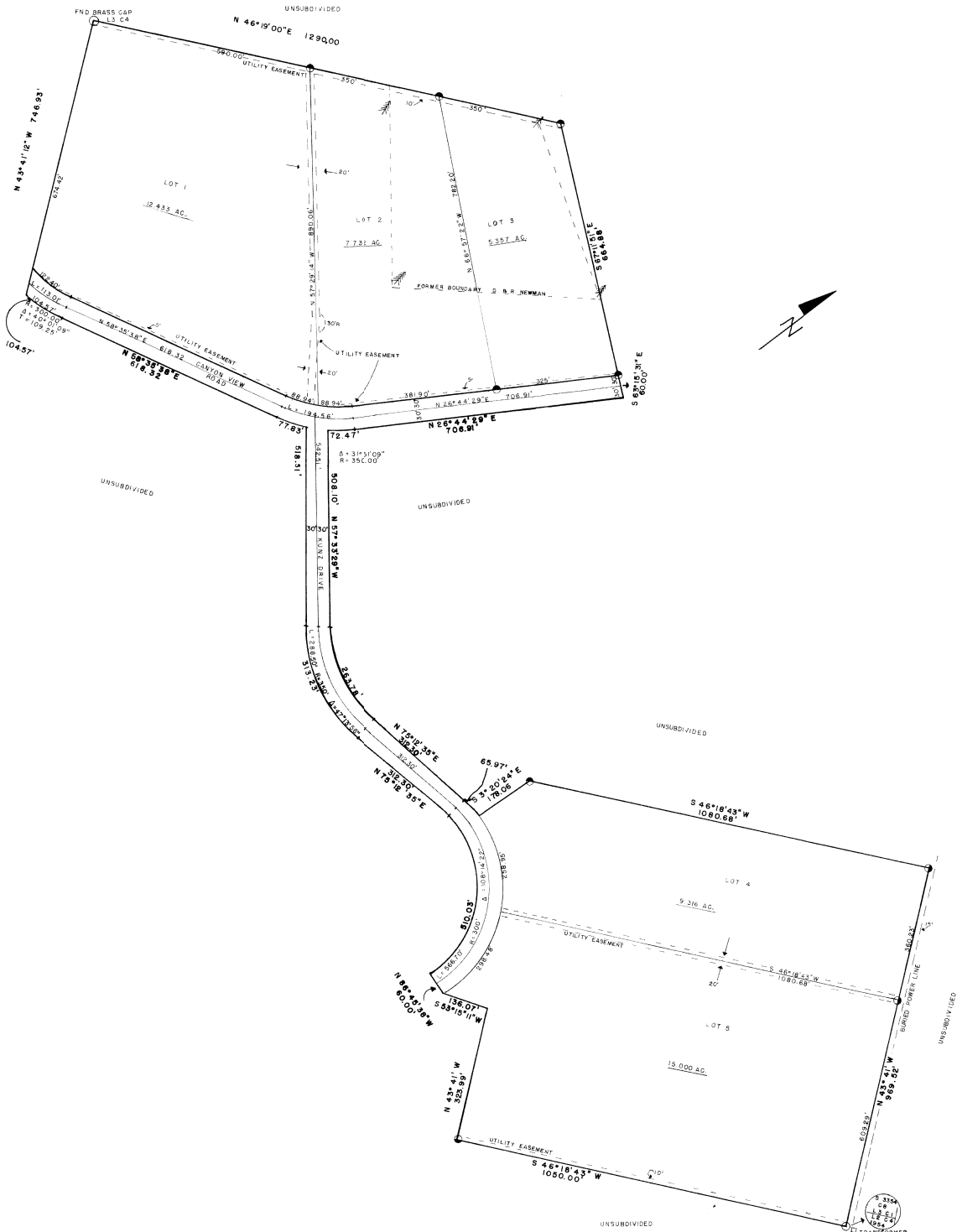
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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.





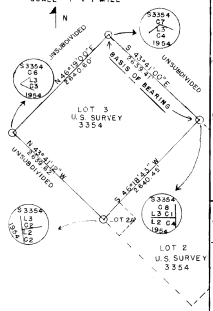
**PLAT APPROVAL**  
 THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF March 13, 1979, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPLICABLE THEREON.

*Thelma Wang*

**CERTIFICATE OF OWNERSHIP**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS DEDICATED BY ME FOR PUBLIC USE.

*Charles W. Kunz*  
 CHARLES W. KUNZ

*Arlene M. Kunz*  
 ARLENE M. KUNZ



**NOTARY'S ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF March, 1979.

*Wilma Boone*

NOTARY PUBLIC FOR Alaska  
 MY COMMISSION EXPIRES: June 1, 1982

**CERTIFICATE OF OWNERSHIP**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS DEDICATED BY ME FOR PUBLIC USE.

*Ruth W. Newman*  
 RUTH W. NEWMAN

**NOTARY'S ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF March, 1979.

*Wilma Boone*

NOTARY PUBLIC FOR Alaska  
 MY COMMISSION EXPIRES: June 1, 1982

**CANYON VIEW**  
 CONTAINING 54.6394 ACRES

LOCATED IN LOT 3 U.S. SURVEY 3354 WHICH IS IN SEC. 23 & 26, T5S, R11W, S.W. ALASKA. THIS PROPERTY LIES EAST OF THE END OF EAST END ROAD, 21 MILES EAST OF HOMER.

DATE - MARCH, 1979 SCALE - 1" = 100'  
 SURVEYED BY - DONALD E. MULLIKIN JUDITH MULLIKIN  
 P.O. BOX 790  
 HOMER, ALASKA



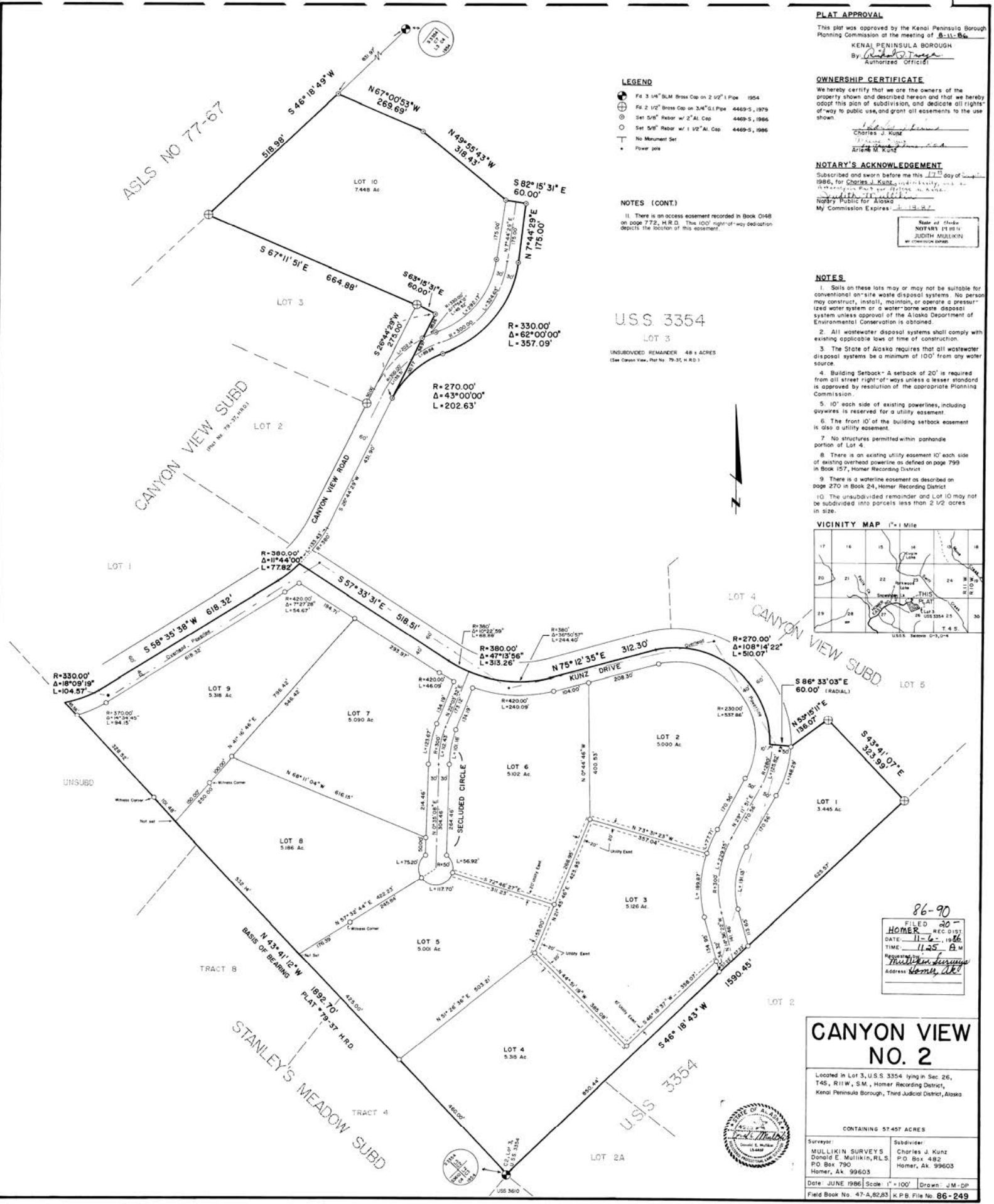
**SURVEYOR'S CERTIFICATE**  
 I, THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT THIS PLAT, AND THE INFORMATION SHOWN HEREON, IS BASED ON AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION.

3-1-79  
 DATE *Donald E. Mullikin*  
 DONALD E. MULLIKIN, R.L.S.

- NOTES**
1. ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
  2. THE STATE OF ALASKA REQUIRES ALL WASTEWATER SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE.
  3. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
  4. THESE LOTS WILL BE RESIDENTIAL LOTS WITH ON SITE WATER AND SEWER.

HM 79-37

79-37  
 4-3-79  
 11:54 A.  
 KPA  
*Johnnie*



**PLAT APPROVAL**  
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 8-11-86.  
 KENAI PENINSULA BOROUGH  
 By: Richard D. Tranga  
 Authorized Official

**OWNERSHIP CERTIFICATE**  
 We hereby certify that we are the owners of the property shown and described herein and that we hereby adopt this plan of subdivision, and dedicate all rights of way to public use, and grant all easements to the use shown.  
Charles J. Kunz  
Richard M. Kunz  
 Ariene M. Kunz

**NOTARY'S ACKNOWLEDGEMENT**  
 Subscribed and sworn before me this 17th day of June 1986, for Charles J. Kunz, individually and as co-owner of the above property, and Richard M. Kunz, individually and as co-owner of the above property, and Ariene M. Kunz, individually and as co-owner of the above property.  
 Notary Public for Alaska  
 My Commission Expires 1-14-87

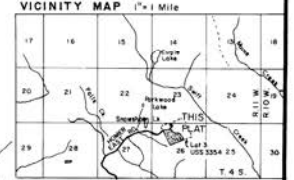


- LEGEND**
- ⊕ 3/4" Blm Brass Cap on 2 1/2" Pipe 1954
  - ⊕ 1/2" Brass Cap on 2 1/2" Pipe 4469-5, 1979
  - ⊙ Set 5/8" Rebar w/ 2" Al. Cap 4469-5, 1986
  - Set 5/8" Rebar w/ 1 1/2" Al. Cap 4469-5, 1986
  - ⊕ No Monument Set
  - ⋄ Flower pole

**NOTES (CONT.)**  
 11. There is an access easement recorded in Book 0148 on page 772, H.R.D. This 100' right-of-way dedication depicts the location of this easement.

**USS 3354**  
 LOT 3  
 UNSUBDIVIDED REMAINDER 48.8 ACRES  
 (See Census View, Plat No. 79-32, H.R.D.)

- NOTES**
1. Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or a water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.
  2. All wastewater disposal systems shall comply with existing applicable laws at time of construction.
  3. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
  4. Building Setback- A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
  5. 10' each side of existing powerlines, including guywires is reserved for a utility easement.
  6. The front 10' of the building setback easement is also a utility easement.
  7. No structures permitted within panhandle portion of Lot 4.
  8. There is an existing utility easement 10' each side of existing overhead powerline as defined on page 799 in Book 157, Homer Recording District.
  9. There is a waterline easement as described on page 270 in Book 24, Homer Recording District.
  10. The unsubdivided remainder and Lot 10 may not be subdivided into parcels less than 2 1/2 acres in size.



86-90  
 FILED  
 HOMER REC DIST  
 DATE 11-6-1986  
 TIME 11:25 AM  
 Registered Professional Surveyor  
 Address Homer, AK

**CANYON VIEW NO. 2**

Located in Lot 3, U.S.S. 3354 lying in Sec. 26, T4S, R11W, S.M., Homer Recording District, Kenai Peninsula Borough, Third Judicial District, Alaska

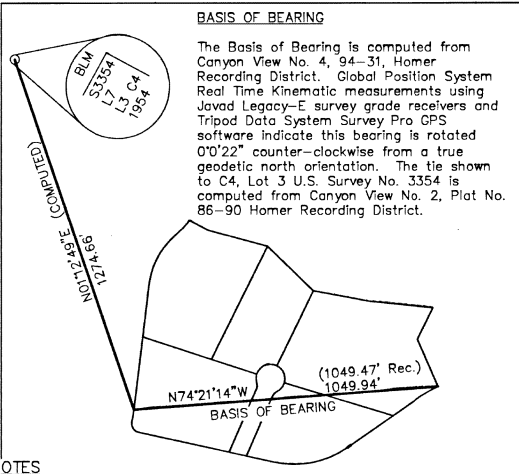
CONTAINING 57.457 ACRES

Surveyor: MULLIKIN SURVEYS, Donald E. Mullikin, R.L.S., P.O. Box 790, Homer, AK 99603  
 Subdivisor: Charles J. Kunz, P.O. Box 482, Homer, AK 99603

Date: JUNE 1986 Scale: 1" = 100' Drawn: J.M.-DP  
 Field Book No. 47-A, 8283 K.P.B. File No. 86-249

Surveyor's Seal for Donald E. Mullikin, Registered Professional Surveyor, State of Alaska, Commission Expires 1-14-87.

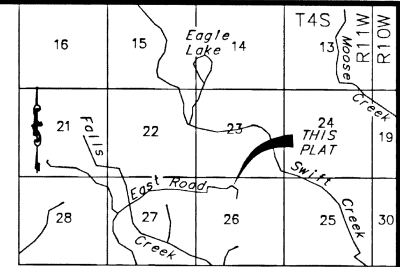
BASIS OF BEARING DETAIL NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	Delta	Chord Brg	Chord
C1	66.25	330.00	11°30'07"	S80°57'38"W	66.13
C2	263.79	320.00	47°13'56"	S81°10'27"E	256.39
C3	47.47	30.00	90°39'41"	S12°13'38"E	42.67
C3	49.65	30.00	Canyon View No. 4, 94-31 Record		
C4	42.07	380.00	6°20'36"	N29°55'54"E	42.05
C5	202.63	270.00	43°00'00"	S48°15'36"W	197.91
C6	66.85	330.00	11°36'25"	N63°57'24"E	66.74
C7	18.69	25.00	42°50'00"	N22°02'33"E	18.26
C8	32.71	50.00	37°29'00"	S19°22'02"W	32.13
C9	85.41	50.00	97°52'12"	S87°02'38"W	75.40
C10	70.51	50.00	80°47'43"	N03°37'24"W	64.81
C11	43.21	50.00	49°31'05"	N61°32'00"E	41.88
C12	18.69	25.00	42°50'00"	S64°52'33"W	18.26

LEGEND

- SET 2" AL. CAP ON 5/8" REBAR, 4469-S, 2003
- ✕ SET 5/8" REBAR, 4469-S, 2003, 4" BELOW SURFACE
- FOUND 2" AL. CAP ON 5/8" REBAR, 4469-S, SEE DATE SET BY SYMBOL.
- ⊙ FOUND 5/8" REBAR, 4469-S, 1994
- ⊕ FOUND 3" B.C. ON 1/2" I.D. PIPE, 3" ABOVE GROUND
- ⊖ FOUND 5/8" REBAR, 4469-S, 1986
- FOUND 1/2" REBAR, 4469-S, 1979
- △ FOUND 3/4" REBAR, 4469-S, 1994
- WC WITNESS CORNER
- R1 Record, Canyon View No. 4



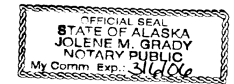
VICINITY MAP 1" = 1 MILE  
CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown. I further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiaries.

*Ilaron Polushkin*  
Ilaron Polushkin P.O. Box 1470  
Homer, AK 99603

*Jolene M. Grady*  
NOTARY'S ACKNOWLEDGEMENT

For: Ilaron Polushkin  
Subscribed and sworn before me this 29th day of July, 2003.



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of November 25, 2002

KENAI PENINSULA BOROUGH  
By: *Maui Burt*  
Authorized Official

**CANYON VIEW NO. 6**  
A SUBDIVISION OF TRACT 1, CANYON VIEW NO. 4, PLAT 94-31, HOMER RECORDING DISTRICT, ALASKA, LOCATED IN THE NE1/4 NW1/4 SEC. 26, T4S, R11W, S.M., CONTAINING 13.575 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS P.O. Box 790 Homer, AK 99603	Ilaron Polushkin P.O. Box 1470 Homer, AK 99603
Drawn By: TLM	Scale: 1" = 100'
Date: Sept. 24, 2002	File: CANYONVIEW6A
Checked By: DEM	Book No. 189, 213
Base Map: AR 21	K.P.B. File 2002-260

- NOTES**
- 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. The front 10 feet of this building setback is a Utility Easement, as is the entire setback within five feet of side lot lines.
  - No permanent structure may be constructed or placed in an easement which would interfere with the ability of the utility to use the easement.
  - There is an easement recorded on pages 270-271 of Book 24, Homer Recording District, for a water line.
  - There is a reservation in the Warranty Deed recorded on Page 554, Book 20, Homer Recording District, for water rights to the "East fork of Falls Creek".
  - 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.
  - Special Note:** Road Easement granted on the following Book and Page, Homer Recording District: Serial No. 2003-004505-0
  - No access to State maintained Rights-Of-Way permitted unless approved by State of Alaska Department of Transportation.
  - There is a road easement granted on Book 148, Page 772, location uncertain. The intent of the easement was for road construction outside the road dedication made on Canyon View Subdivision plat, 79-37, Homer Recording District, on the southeast portion of Lot 3, U.S. Survey No. 3354.

**WASTEWATER DISPOSAL:** Soil conditions in Lot 1C in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on Lot 1C in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems 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 prior to construction.

**WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in Lots 1A, 1B, 1D, and 1E 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.

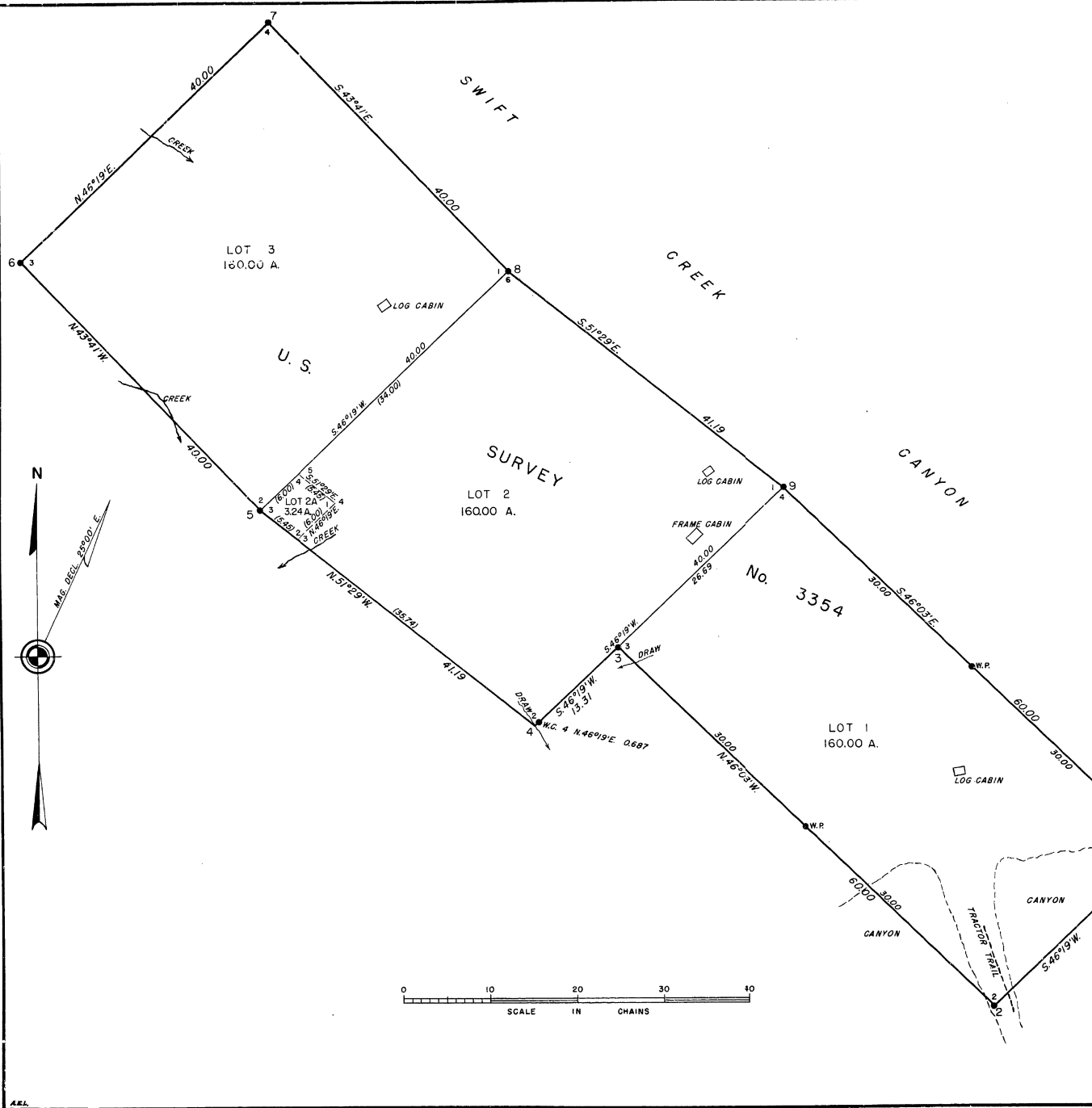
*William F. Cain* CE 9950 5-30-03  
Engineer License# Date

*William F. Cain* CE 9950 5-30-03  
Engineer License# Date

2003-45  
Homer REC DIGT  
Date 9/8/03  
Time 11:56  
Requested By Mullikin  
Address \_\_\_\_\_







U.S. SURVEY  
 No. 3354 ALASKA  
 EMBRACING LOTS 1, 2, 2A, & 3  
 Situated  
 On the north side of Kachemak Bay west of Swift Creek  
 Area: 483.24 Acres  
 Latitude 58°47'38" N., Longitude 151°05'11" W.,  
 At Corner No. 1  
 Surveyed By  
 Harold Radcliffe, Cartographer, (Cadastral)  
 September 3 to 18, 1954  
 Under Special Instructions Dated  
 July 6, 1954 and Approved  
 July 13, 1954

UNITED STATES DEPARTMENT OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT  
 Washington, D. C. August 19, 1955  
 This plat is strictly conformable to the approved  
 field notes, and the survey, having been correctly  
 executed in accordance with the requirements of law  
 and the regulations of this Bureau, is hereby accepted.

For the Director  
*Carl G. Harrington*  
 Cadastral Engineering Staff Officer



# Donald E. Gilman River Center

514 Funny River Road, Soldotna, Alaska 99669 • (907) 714-2460 • (907) 260-5992 Fax



*A Division of the Planning Department*

Peter A. Micciche  
Borough Mayor

11/2/2023

Dear Christopher Mullikin:

Thank you for requesting a floodplain determination from the Kenai Peninsula Borough (KPB) Floodplain Management Office at the River Center. The current regulatory floodplain is determined by KPB 21.06.030 and is based on the most current flood hazard information available, including the Flood Insurance Study (FIS) published by the Federal Emergency Management Administration (FEMA) for our community as well as the Flood Insurance Rate Map (FIRM) panels and Flood Boundary and Floodway Map (FBFM) panels that accompany the FIS. This letter provides information on the flood zone designations that pertain to the below-described parcel. For more information on this determination and the development regulations that apply, please contact the Floodplain Administrator at the River Center.

### **Property Location**

KPB Parcel ID#: 18533031  
Legal Description: T 4S R 11W SEC 26 Seward Meridian HM 2003045 CANYON VIEW SUB NO 6  
LOT 1D  
Physical Address: 32178 CANYON VIEW RD

### **Floodplain Determination**

Flood Zone(s): \*None  
Floodway: See attached map  
Map Panel: See attached map

### **Understanding the Flood Zones**

The attached map shows where your property is located in the flood zones, represented by colored areas superimposed on your parcel. The following flood zone descriptions pertain to the location of your property.

None: Your property is entirely outside of the current KPB regulatory floodplain. The KPB Assembly may update the extent of the regulatory floodplain as new information on flood risks to our community becomes available.

### **Properties within the City Limits**

The cities of Homer, Seward, Kenai and Soldotna are considered independent communities by the National Flood Insurance Program (NFIP) and are not within the jurisdiction of the KPB Floodplain Management Program. Homer, Kenai and Seward administer their own floodplain management programs. For information on the floodplain regulations and required permits in Homer, please contact the Homer Planning Department at (907) 235-3106 or at [planning@ci.homer.ak.us](mailto:planning@ci.homer.ak.us). The City of Kenai may be reached at (907) 283-8237 or at [planning@kenai.city](mailto:planning@kenai.city) for information on floodplain regulations and permits required within Kenai city limits. For information on the floodplain

regulations and required permits in Seward, please contact the Seward Planning and Zoning Department at (907) 224-4020 or at [planning@cityofseward.net](mailto:planning@cityofseward.net).

The City of Soldotna is in a non-participating community in the NFIP and do not administer floodplain management programs. If the referenced property is located within the Soldotna city limits, the flood hazard information provided here is for information purposes only as there is no regulatory floodplain. Please contact the City of Soldotna directly for information regarding any development regulations or any required permits.

#### **Advisories**

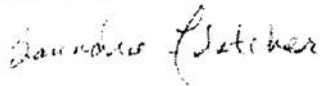
Any development in the regulatory floodplain requires that you first submit a permit application to the River Center for review. The base flood elevation at your location will be calculated as part of the review of your permit application.

The regulatory floodplain does not include all areas of the peninsula that may be subject to flood hazard. This document does not imply the referenced project areas will or will not be free from flooding or damage, nor does it imply that the location of this project may not be within the regulatory floodplain in the future; as new information becomes available, the regulatory floodplain can be amended through approval by the Kenai Peninsula Borough Assembly. This information does not create liability on the part of Kenai Peninsula Borough, or its officers or employees, for any damage that may result from reliance on this information.

All properties within the Kenai Peninsula Borough, with the exception of the City of Soldotna, who do not participate, can obtain flood insurance through the National Flood Insurance Program (NFIP). For questions regarding flood insurance, please contact your insurance agent or visit [www.floodsmart.gov](http://www.floodsmart.gov).

If you have any questions about this determination, please contact the KPB Resource Planner at the River Center. We can provide information on the regulations that apply to development on your property, how to obtain any required permits and on property protection and flood mitigation measures. The Resource Planner can be reached at (907) 714-2463 or at [jhindman@kpb.us](mailto:jhindman@kpb.us).

Respectfully,



Sandra Fletcher  
Assistant Planner