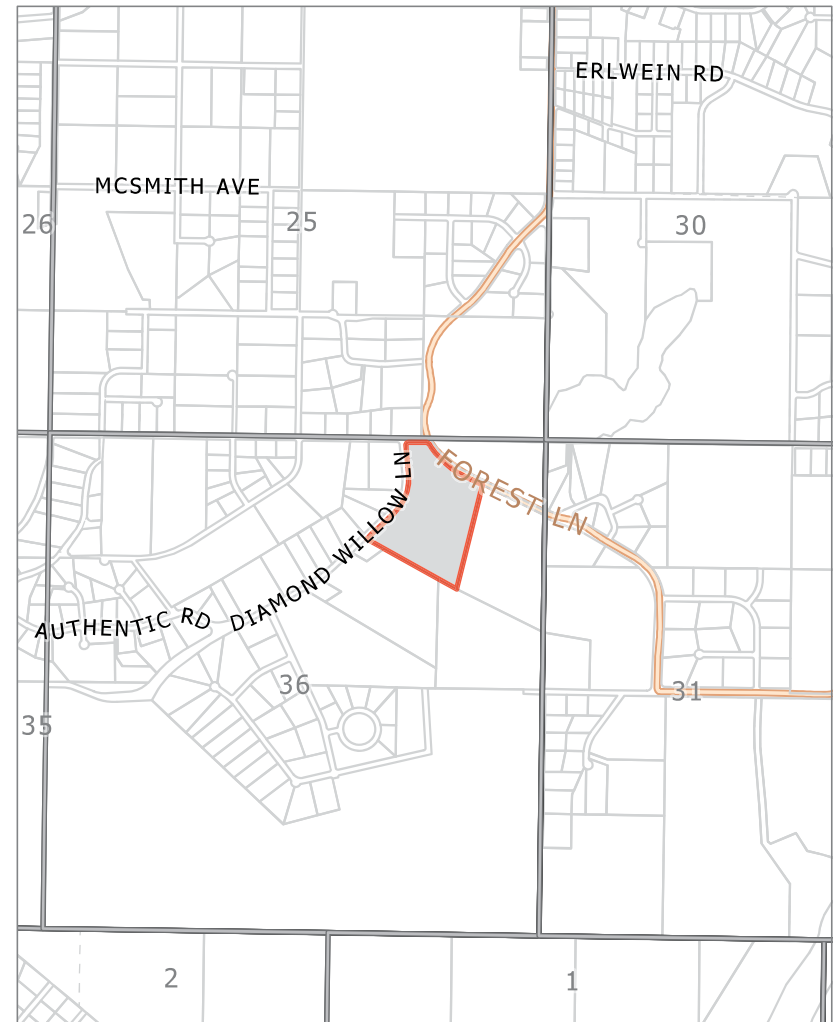
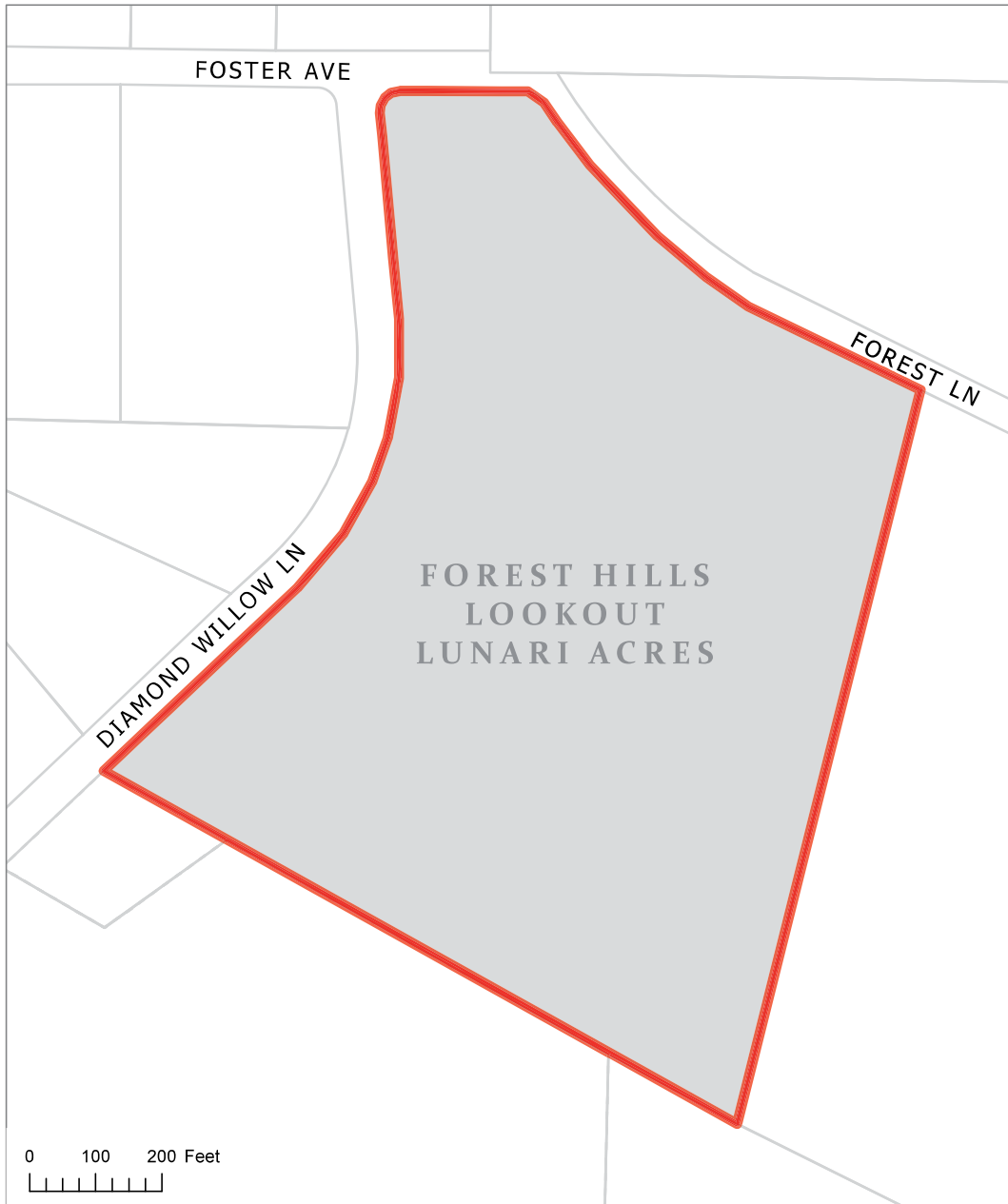


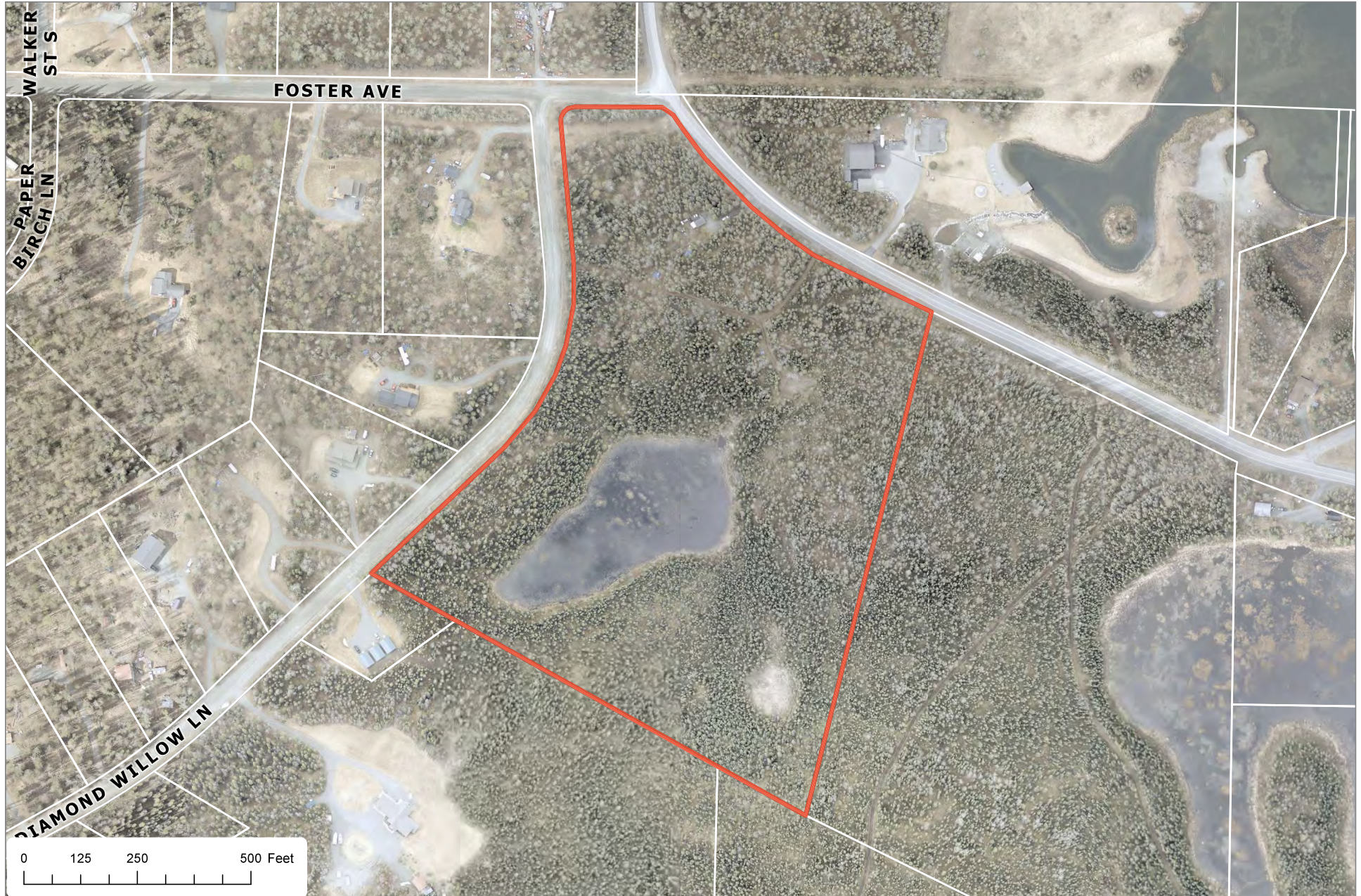
E. NEW BUSINESS

- 4. Forest Hills Lookout Lunari Acres; KPB File 2026-058
McLane Consulting Group / Atkinson
Location: Foster Avenue & Diamond Willow Lane
Sterling Area**

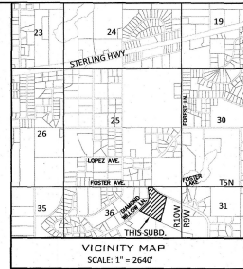
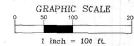


KPB File 2026-058
T05N R10W SEC36
Sterling

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

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 38 AAC 72 AND 18 AAC 80.
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. BUILDING SETBACK - 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. SEE TYPICAL DETAIL.
4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. ALL BOUNDARY MONUMENTS OF RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN REMONUMENTED IN ACCORDANCE WITH KPB 20.40.200(D).

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RAWLEY ATKINSON
PO BOX 2624
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: RAWLEY ATKINSON
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

Plat #
Rec'd: _____
Date: _____
Time: _____



FIRST HILLS LOOKOUT LUNARI ACRES
REPLAT OF LOT 16 FOREST HILLS LOOKOUT SUBDIVISION AMENDED (KN88-204)
OWNER:
RAWLEY ATKINSON
PC BOX 2624, SOLDOTNA, AK 99669
23.072 AC. +/- SITUATED IN THE NE 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 13 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99669
VOICE: (907) 263-4218
FAX: (907) 263-3266
WWW.MCLANES.COM

KPB File No. 2026-XXX
Project No. 262000

Scale: 1" = 100' Date: MAY 2016 BOOK: 26-02 Drawn by: AHH

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

AUTHORIZED OFFICIAL

WASTEWATER DISPOSAL: LOT 16E
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE 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.

WASTEWATER DISPOSAL: LOTS 16A-16D
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

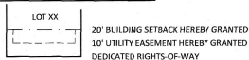
LINE #	BEARING	DISTANCE
1	N 0° 03' 30" W	32.87

CURVE #	DELTA	CHORD	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	96°25'24"	30.00	50.50	83.34°	N 41° 30' 59" E	44.75
C2	60°30'30"	30.00	31.88	17.50	S 54° 54' 40" E	30.23
C3	35°18'08"	722.26	44500	229.82	S 47° 18' 19" E	438.01
C4	51°49'24"	467.20	488.71	241.55	N 31° 20' 33" E	434.34
C5	9°34'19"	722.26	114367	57.30	S 34° 11' 15" E	114.34
C6	1018°50'	722.26	130057	65.18	S 47° 53' 09" E	129.84
C7	155°45'38"	722.26	209947	109.97	S 5° 10' 49" E	159.97
C8	32°16'22"	467.20	326721	84.37	N 01° 04' 12" E	146.46
C9	32°33'02"	467.20	382477	145.16	N 20° 59' 34" E	276.68

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR w/ YPC 2234-S UNLESS NOTED
- FOUND 3-1/4" ALMON 2234-S 1985
- SET 5/8"x30" REBAR w/ 1" BLUE PLUSTIC CAP LS-211169
- AREAS SUBJECT TO INUNDATION PERKWF WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'

TYPICAL SETBACK DETAIL (TSD)



KPB 2026-058

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
FOREST HILLS LOOKOUT LUNARI ACRES**

KPB File No.	2026-058
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Rawley Atkinson of Soldotna, Alaska
Surveyor:	Andrew Hamilton; McLane Consulting, Inc.
General Location:	Foster Avenue and Diamond Willow Lane off Forest Lane, Sterling Area

Parent Parcel No.:	058-360-16
Legal Description:	T 5N R 10W SEC 36 Seward Meridian KN 0860204 FOREST HILLS LOOKOUT SUB AMENDED LOT 16
Assessing Use:	Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 23.09-acre lot into five new lots being sized at 1.006 acres, 1.020 acres, two at 1.047 acres, and one at 18.956 acres.

Location and Legal Access (existing and proposed):

The subdivision is located at the intersection of Forest Lane, Foster Avenue, and Diamond Willow Lane.

Legal access is provided by Foster Avenue, a 66-foot right-of-way located to the north, which connects to Diamond Willow Lane to the south, a 60-foot right-of-way. Both rights-of-way are borough-maintained. Foster Avenue is accessed by Forest Lane to the east, a 60' state-maintained right-of-way coming down from Sterling Highway.

The SOA DOT&PF has restricted proposed Lots 16A, 16B, 16D and 16E to only access Foster Avenue and Diamond Willow Lane. **Staff recommends** Adding a plat note to the final plat noting the restricted access to these proposed lots.

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

KPB records indicate a section line easement located within Foster Avenue, with 33 feet on the north portion and either 33' or 50' on the south portion. **Staff recommends** the applicant confirm and verify the width of the section line easement and provide confirmation with the final plat submittal. The section line easement must be depicted and labeled on the final plat and referenced with a plat note.

There are two trails visible in the KPB GIS aerial viewer. One on the north, just south of Foster Ave that looks like an ATV trail. This should be addressed by the surveyor to staff with how the owner plans to handle this trail, as an easement, or to leave as is. The other trail is located in proposed Lot 16C coming from Forest Ln and crossing Lot 16D to Diamond Lake Ln. The surveyor should note to staff how the owner plans to address this trail also.

The block is irregular in shape and consists of Foster Avenue to the north, Forest Lane to the east, and Diamond Willow Lane to the west. The south end of the block is open, consisting of Bright Side Loop and Bubbas Avenue. The surrounding parcels are at least 20 acres in size and appear to be currently undeveloped. Future subdivision of these parcels could allow Bubbas Avenue to the south. Due to the pond located in the southwest portion of the subject parcel and the parcels' location at the intersection of three roads, **staff recommends** the Plat Committee

concur that an exception to 20.30.170 is not required, but a plat note be added that future development of Lot 16E will add dedication from Diamond Lake Ln.

KPB Roads Dept. comments	<p>Out of Jurisdiction: No</p> <p>Roads Director: Uhlin, Dil</p> <p>Comments:</p> <p>No comments</p>
SOA DOT comments	<ul style="list-style-type: none"> ○ No direct access onto Forest Lane for Lot 16A, Lot 16B, Lot 16D, and Lot 16E. ○ These lots must take access from Foster Avenue and Diamond Willow Lane. ○ Lot 16C must apply for a driveway permit. ○ Apply for driveway permits at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. <p>All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.</p> <p>We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.</p> <p>If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.</p> <p>If there are any questions regarding these comments, please feel free to contact me at (907) 269-0514 or romoreno.marasigan@alaska.gov.</p>
SOA DOT&PF comments	<p>Plat 2026-58- centerline of Foster Avenue is not parallel to the property line and 33' offset is not being held</p>

Site Investigation:

A structure is shown on the preliminary plat located on Lot 16C. According to available imagery, there appears to be no encroachment issues.

Contours at 5-foot intervals have been depicted and labeled appropriately on the preliminary plat. Proposed Lot 16E contains areas subject to inundation, appearing to be a low area or pond according to public imagery and identified as a depression by KWF. This has been labeled and depicted on the preliminary plat.

The proposed plat lies entirely within a non-regulatory flood zone, Zone X-Unshaded, an area of unknown flood risk. **Staff recommends** Adding the plat note requested by the KPB Floodplain Reviewer to the final plat with the FEMA FIRM panel and flood zone, no depiction on the drawing is needed.

The proposed plat is not within a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Non-regulatory zone. Unknown flood risk. No floodplain depiction required. Request the following plat note: "Some or all of the property shown on this plat may have areas subject to inundation. Per FEMA FIRM panel 02122C-0930F, the flood risk is currently unknown. Flooding potential should be considered with development. Contact the Kenai Peninsula Borough floodplain administrator for additional information."</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No Response

Staff Analysis

In 1985, Forest Hills Lookout Subdivision (KN 85-103) subdivided the area, creating the subject lot and dedicating the surrounding rights-of-way. In 1986, the plat was amended to correct dimensions and typographical errors.

A soils report will be required, and an engineer must sign the final plat for proposed Lots 16A, 16B, 16C, and 16D, as they are all less than 200,000 square feet. The Wastewater Disposal Note will be reviewed upon receipt and review of the soils report.

A soils report will not be required for proposed Lot 16E, as it is greater than 200,000 square feet. The appropriate Wastewater Disposal Note (KPB 20.40.030) has been added to the preliminary plat.

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 property is not within an advisory planning commission.

Utility Easements

The parent plat (KN 86-204) granted a 10-foot utility easement along all dedicated rights-of-way. The proposed plat carriers forward this easement but labels it granted this plat. The plat note and detail indicate additional easement to 20' within 5' of the sidelines. If this is to be granted this plat, modify the detail and plat note to specify such granting.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

HEA has requested the applicant locate and depict the existing overhead service line that supplies power to the structure located on proposed Lot 16C, where the line crosses neighboring lots. **Staff recommends** the easement be located and added to the final plat along with the requested plat note.

Utility provider review:

HEA	See comments in staff packet
ENSTAR	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 34785 Forest Ln</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Forest Ln, Foster Ave, Diamond Willow 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: 34785 Forest Ln will remain with lot 16C</p>
Code Compliance	Vacant
LOZMS 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>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB file number to 2026-058
- Modify the Plat Approval date to June 22, 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:
- Verify SLE located with Foster Avenue. Depict and label on final plat.
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
- 10' utility easement is granted per KN86-204.
 - 20' building setback was granted per KN86-204. Please modify detail.
- 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:
- Modify lot labels to the north: Lot C-2 (KN 94-81), Lot 13, (KN 2021-93), and Government Lot 1 Unsubdivided.
 - Remove one label for Lot 8B (KN 2007-65)

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.*

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: *The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. Grant utility easements requested by the utility providers.*

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.

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:

- RC Review:

Request the following plat note: "Some or all of the property shown on this plat may have areas subject to inundation. Per FEMA FIRM panel 02122C-0930F, the flood risk is currently unknown. Flooding potential should be considered with development. Contact the Kenai Peninsula Borough floodplain administrator for additional information."

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.*

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation:

- 10' utility easement adjacent to ROW's granted by KN 86-204. This plat is extending the easement to 20' within 5' of side lot lines.
- HEA easement requested.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

- Per AKDOT&PF: Restricted access to Lots 16A, 16B, 16D, and 16E.

RECOMMENDATION:

STAFF RECOMMENDS:

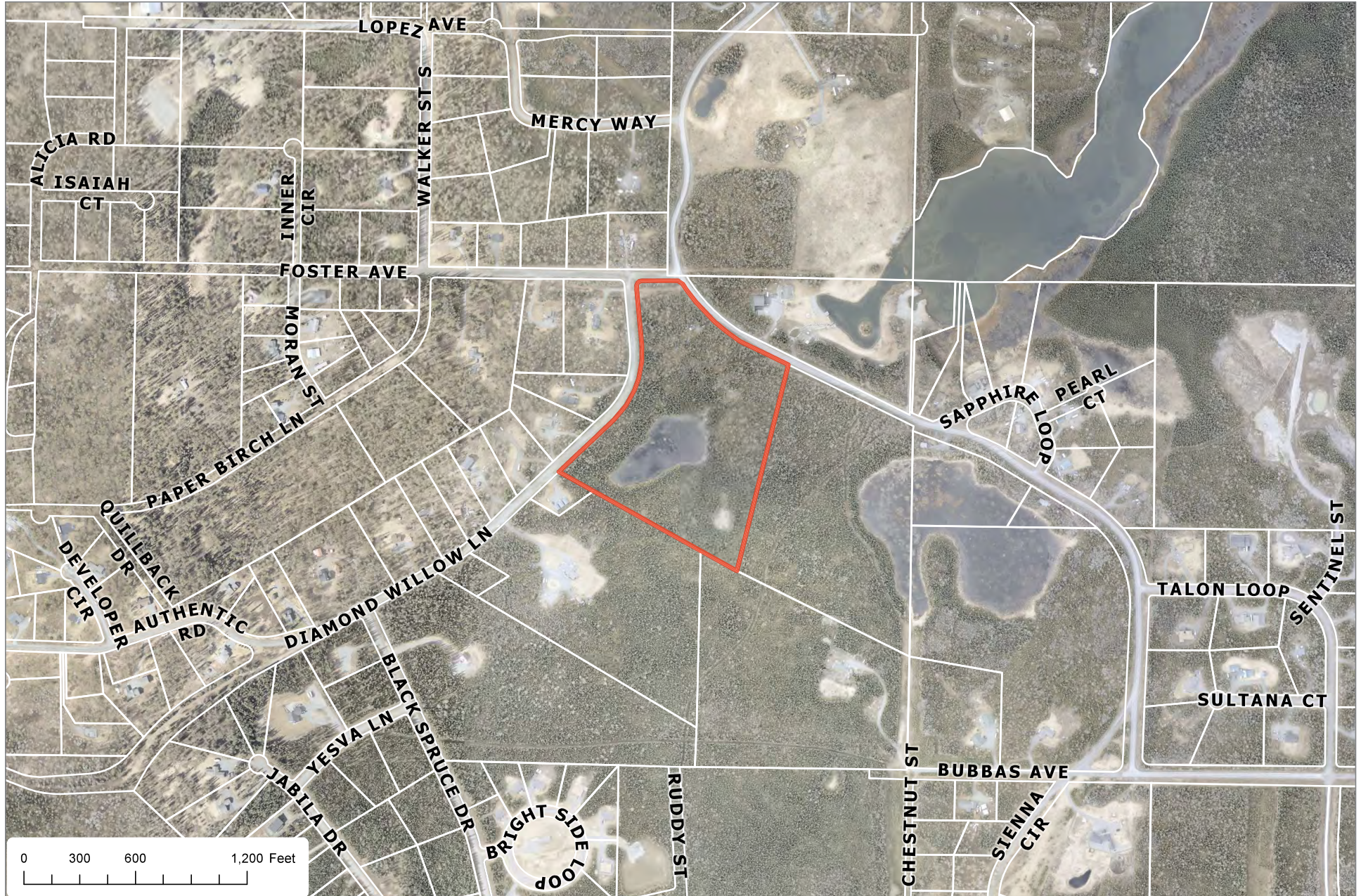
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL 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.

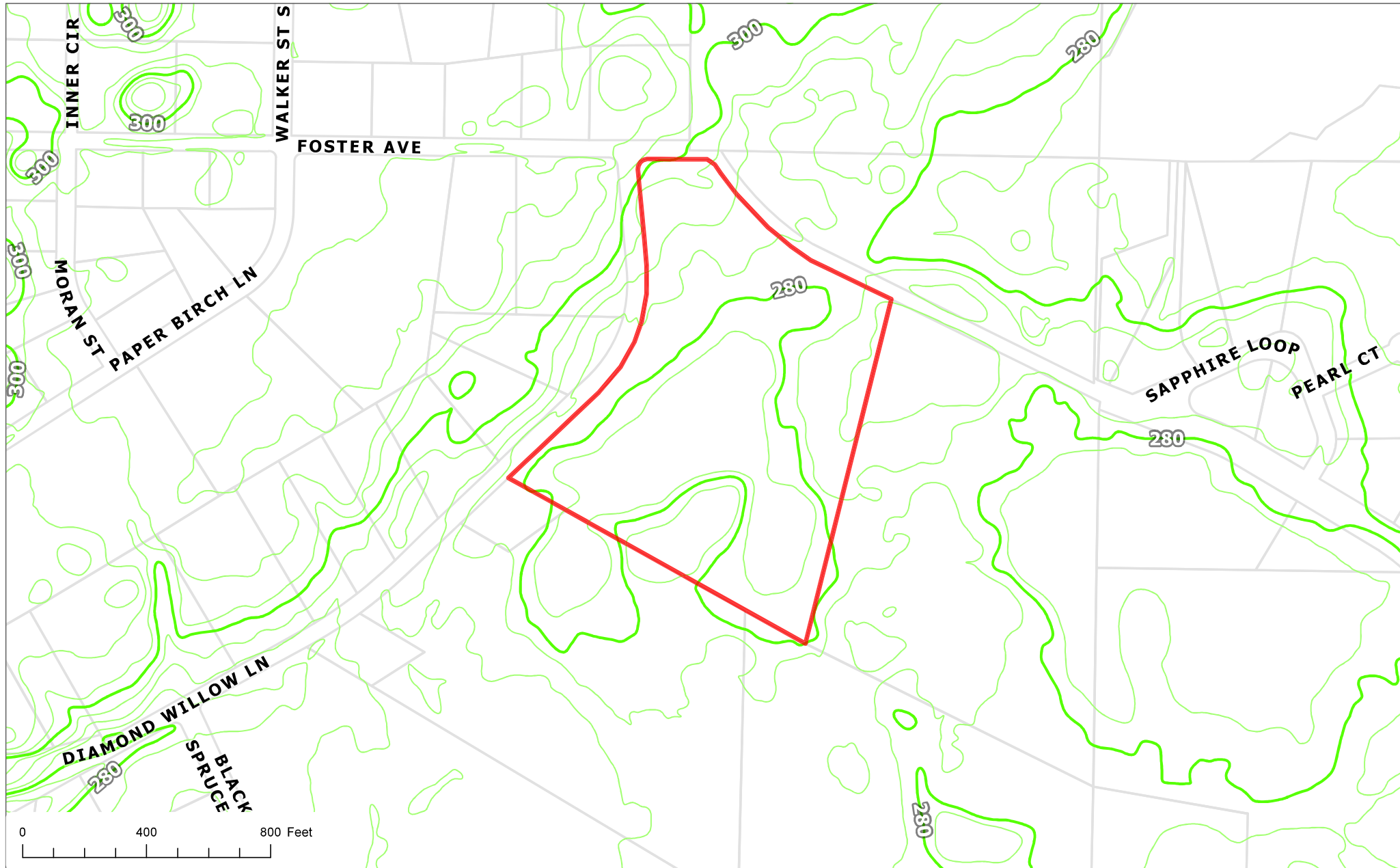
END OF STAFF REPORT



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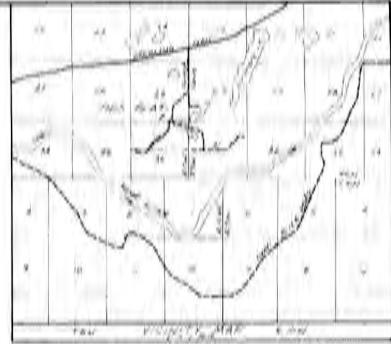
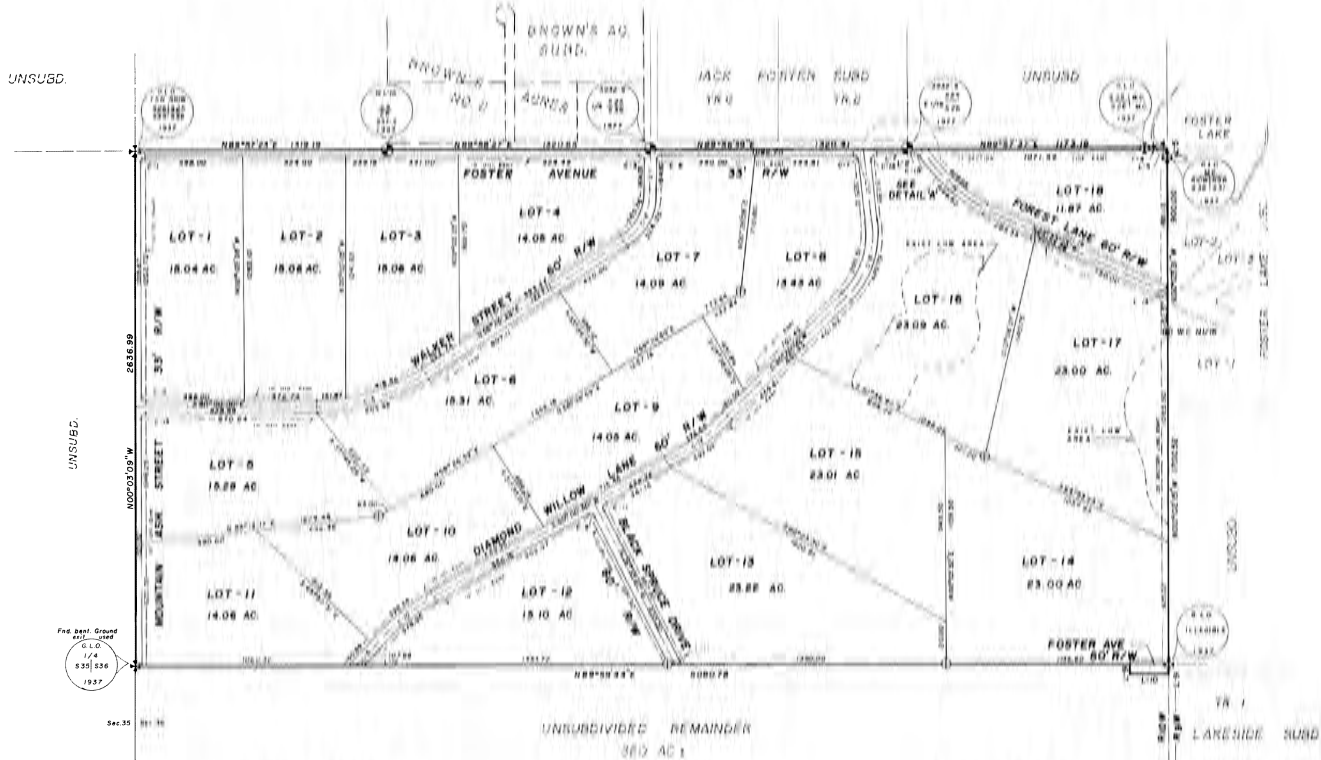


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FOREST HILLS LOOKOUT SUBDIVISION



Certificate of Ownership and Dedication

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY GRANT THIS PLAN OF SUBDIVISION AND HEREBY ALL RIGHT OF WAYS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WITNESSED AND SIGNED: Notary Public

FOR Notary Public

Notary's Acknowledgment

FOR Notary Public

SUBSCRIBED AND SIGNED BEFORE ME THIS DAY OF

AT My Commission Expires

Plan Approval

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLAN AND COMMISSION AT THE MEETING OF DATE TIME LOCATION (OR MAY BE FILED, USE PD 3700101, 10701 BY DATE TIME LOCATION authorized official)

Surveyor's Certificate

I, Surveyor, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE VALUES OF CURVING FOR THE TRANSVERSE CURVES ARE NOT EXCEEDED IN ANY PART IN WORD AND THAT ALL PERMANENT EVIDENT CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LIT POINTS HAVE BEEN SET AND STAKED.

Water Supply and Sewage Disposal

NO INDIVIDUAL WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF STATUTES AND REGULATORY ORDINANCES OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THOSE SYSTEMS.

LEGEND

- ① FOUND OFFICIAL SURVEY MONUMENT
- ② FOUND 2 1/2" GALV. BRASS CAP MONUMENT
- ③ SET 2" X 30" ALUMINUM MONUMENT
- ④ FOUND 2" ALUM. (IN LINE WITH)
- ⑤ ALL LOT CORNERS, ANGLE POINTS AND P.C.'S MONUMENTED WITH 3/4" REBAR AND YELLOW CAP 2000-1



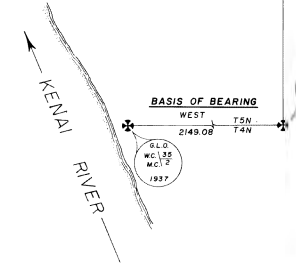
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	ANGLES
01	00°00'33"	25.00	30.07	28.01
02	00°00'51"	25.00	30.20	28.08
03	00°00'20"	25.00	30.23	28.06
04	00°01'30"	300.00	284.84	162.56
05	33°34'30"	1000.00	586.00	301.88
06	00°00'00"	00.00	00.00	00.00
07	00°00'00"	30.00	33.75	28.20
08	01°00'00"	80.00	82.85	28.00
09	01°00'00"	200.00	200.96	28.00
10	01°00'00"	500.00	500.96	28.00
11	01°00'00"	1000.00	1000.96	28.00
12	00°00'00"	25.00	30.07	28.01
13	00°00'00"	25.00	30.20	28.08
14	00°00'00"	25.00	30.23	28.06
15	00°00'00"	25.00	30.28	28.02
16	00°00'00"	25.00	30.30	28.00
17	00°00'00"	25.00	30.34	28.00
18	00°00'00"	25.00	30.38	28.00
19	00°00'00"	25.00	30.42	28.00
20	00°00'00"	25.00	30.46	28.00

- ### NOTES
1. THIS PLAN IS A 20' WIDE BOUNDING STRIP FROM ALL DEDICATED R/W'S UNLESS A LARGER STANDARD IS SPECIFIED BY INDICATION OF THE APPROPRIATE PLANNING COMMISSION.
 2. THERE SHALL BE A 10' UTILITY EASEMENT UNDER ALL DEDICATED RIGHT-OF-WAYS.
 3. ALL WATER COLLARED DOMESTIC SEWAGE SYSTEMS SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF ALASKA AND APPROVED BY THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION PRIOR TO INSTALLATION.
- Amended 10-8-88
1. BEARING ON CENTERLINE OF FOREST LANE CHANGED FROM S 00°01'00" W TO N 88°55' 21" W
 2. ADDED MISSING DIMENSION ON LOT 3, 60.00' R/W OF WILLOW STREET - 255.70' FEET
 3. CHANGED DIMENSION OF EAST BOUNDARY OF LOT 17 FROM 125.00' TO 125.00' FEET AND THE DIMENSION OF THE 50' TO CONTACT BOUNDARY OF W/1 WITH COLOR
 4. CHANGED AREA OF LOT 18 FROM 23.00 ACRES TO 23.00 ACRES TO REFLECT CORRECT AREA OF MONUMENTS
 5. CHANGED DIMENSION OF CURVE OF LOT 4 FROM 25.00' TO 25.00' FEET
 6. CHANGED THE LINE BLOCK TO REFLECT THE CORRECT BEARING OF "CONTAINING"

LINE TABLE

LINE	BEARING	DISTANCE
1.1	N 00°00'00" W	200.00
1.2	S 89°01'01" W	381.74
1.3	N 89°02'53" E	107.68
1.4	N 89°03'37" E	147.75
1.5	S 00°00'00" E	30.75
1.6	N 89°02'53" E	158.30
1.7	N 89°00'00" W	100.00
1.8	N 89°03'37" E	33.07
1.9	S 00°00'00" E	90.00
2.0	N 89°03'37" E	200.00
2.1	N 89°00'00" W	25.00
2.2	N 89°03'37" E	33.07
2.3	N 89°03'37" E	33.75



CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH REGULATORY ORDINANCES AND IS APPROVED SUBJECT TO ANY OTHER REGULATIONS.

AMENDED PLAT (see Notes)

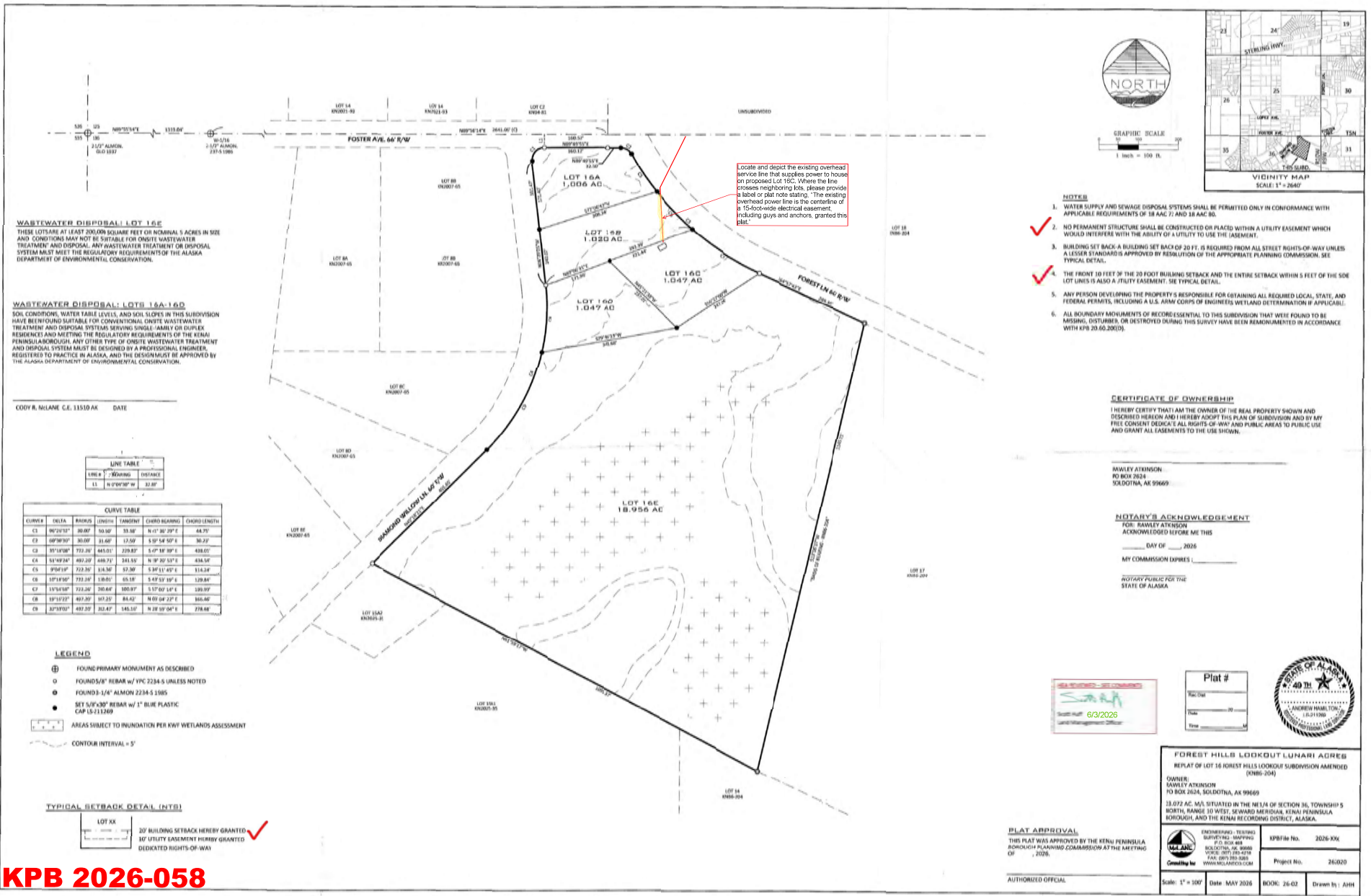
FOREST HILLS LOOKOUT SUBDIVISION

CONTAINING 30.18 ACRES MORE OR LESS AND SITUATED WITHIN THE
N 1/2 SECTION 30, T8N, R10W, S1M, AK AND THE KENAI PENINSULA BOROUGH

PREPARED FOR **SALAMATOF NATIVE ASSOCIATION INC.**
NO. 814 BIDE ROAD, AK 99501

PREPARED BY **peb** PROFESSIONAL ENGINEER
REGISTERED ALASKA No. 4400 Kenai, AK 99501

DATE: 5/28/88
CHECKED: G.G.
SCALE: 1" = 40'
P.L. FILE # 200-00000



WASTEWATER DISPOSAL: LOT 16E
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NORMAL 5 ACRES IN SIZE 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.

WASTEWATER DISPOSAL: LOTS 16A-16D
 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 RESIDENCE 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. MELANE C.E. 11510 AK DATE

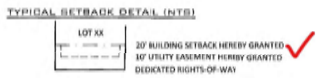
LINE TABLE

LINE #	BEARING	DISTANCE
11	N 0°00'00" W	32.88'

CURVE TABLE

CURVE	DELTA	RADIUS	CHORD	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°29'57"	30.80'	30.80'	53.30'	N 41°30'20" E	44.77'
C2	10°10'50"	30.00'	33.40'	11.50'	S 87°14'50" E	30.37'
C3	97°10'00"	722.20'	445.01'	229.82'	S 07°18'50" E	438.01'
C4	51°09'54"	492.20'	488.71'	241.55'	N 0°30'53" E	434.54'
C5	9°04'19"	722.20'	114.30'	57.30'	S 87°11'45" E	114.24'
C6	10°10'50"	722.20'	130.01'	65.18'	S 47°51'49" E	139.84'
C7	17°14'30"	722.20'	200.48'	100.87'	S 57°00'14" E	199.97'
C8	18°10'22"	440.20'	101.05'	61.42'	S 40°04'22" E	104.40'
C9	32°33'01"	492.20'	202.47'	145.10'	N 02°30'04" E	228.68'

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR w/ YPC 2234-5 UNLESS NOTED
 - FOUND 3/4" ALMON 2234-5 1985
 - SET 1/2"x3/8" REBAR w/ 1" BLUE PLASTIC CAP 12-11-1988
 - ▭ AREAS SUBJECT TO INUNDATION PER RWFF WETLANDS ASSESSMENT
 - CONTOUR INTERVAL = 5'



- NOTES**
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 7; AND 18 AAC 80.
 - 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.
 - BUILDING SET BACK A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LOWER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
 - THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
 - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 - ALL BOUNDARY MOVEMENTS OF RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN READJUSTED IN ACCORDANCE WITH KRS 20.60.200(3).

CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WAWLEY ATKINSON
 PO BOX 2624
 SELDOTNA, AK 99689

NOTARY PUBLIC ACKNOWLEDGEMENT
 FOR: WAWLEY ATKINSON
 ACKNOWLEDGED BEFORE ME THIS
 DAY OF 2026
 MY COMMISSION EXPIRES

NOTARY PUBLIC FOR THE STATE OF ALASKA

6/3/2026

Plot #
 Name
 Title



FOREST HILLS LOOKOUT LUNARI ACRES
 REPLAT OF LOT 16 FOREST HILLS LOOKOUT SUBDIVISION AMENDED (0986-204)
 OWNER:
 WAWLEY ATKINSON
 PO BOX 2624, SELDOTNA, AK 99689
 13.072 AC. M/L SITUATED IN THE NE 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

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

ENGINEER/PLANNING/TESTING
 W.M. ALC
 CONSULTING INC.
 475 4TH AVE
 SELDOTNA, AK 99686
 PHONE: 907-261-8998
 FAX: 907-261-8285
 WWW.WMALC.COM

KPB File No. 2026-XX
 Project No. 26020
 Scale: 1" = 100' Date: MAY 2026 BOOK: 26-02 Drawn by: AHH

KPB 2026-058