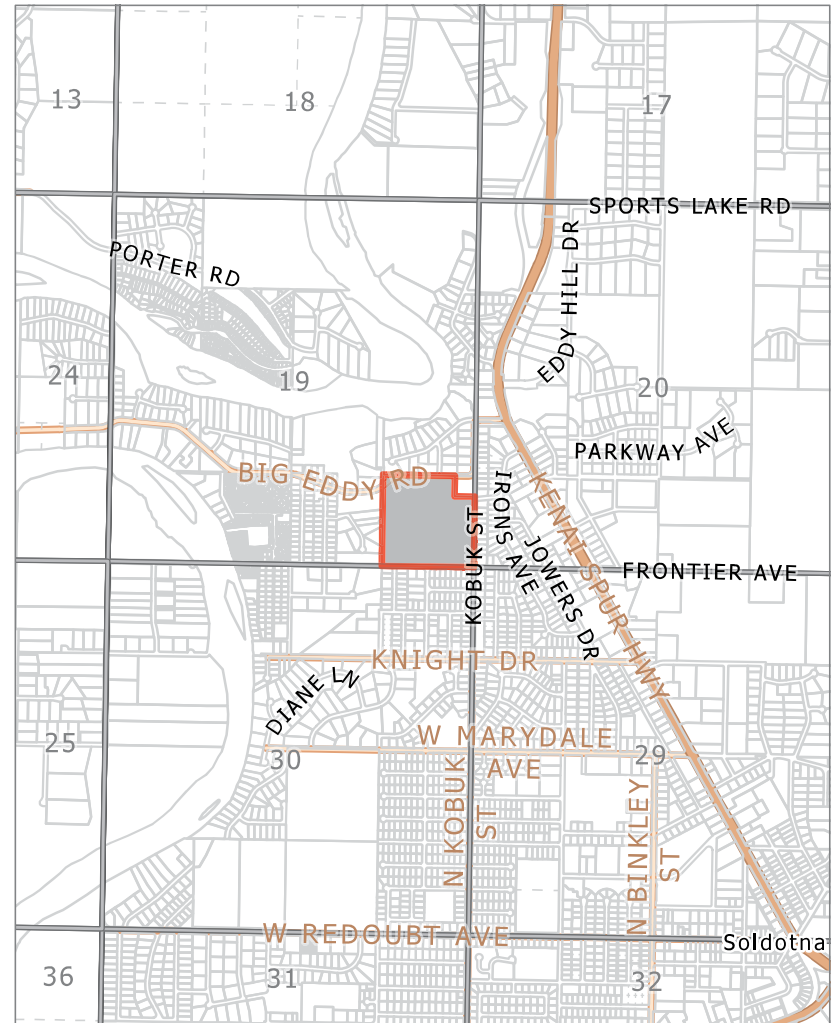
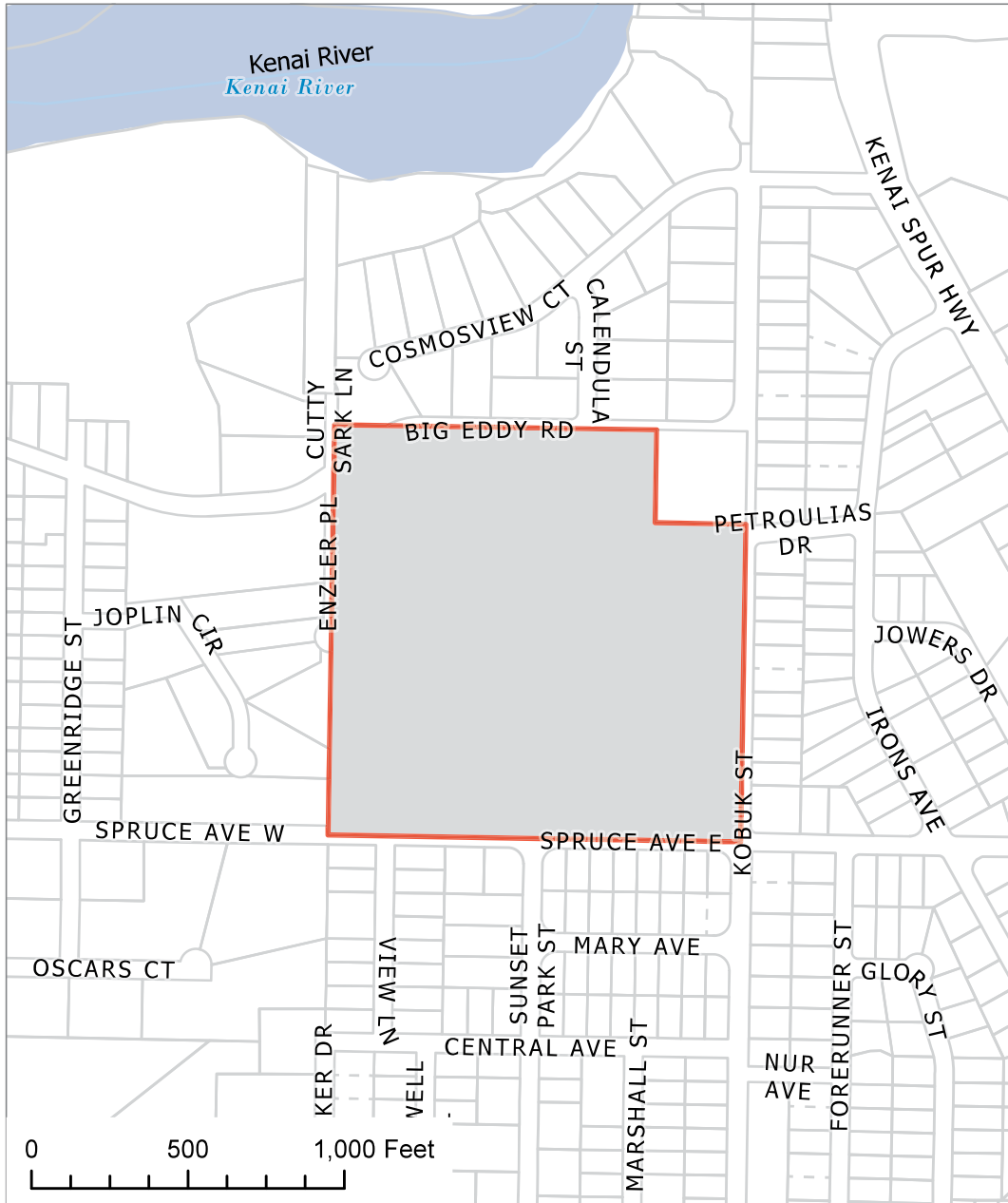


E. NEW BUSINESS

- 2. Peninsula Commercial Ventures Estates; KPB File 2025-014
Peninsula Surveying / Peninsula Commercial Ventures, LLC
Location: Big Eddy Road, Kobuk Street, Spruce Avenue E., Enzler
Place & Cutty Sark Lane
Ridgeway Area**



KPB File 2025-014
T 05N R 10W SEC 19
Ridgeway

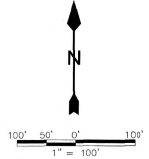
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial Map



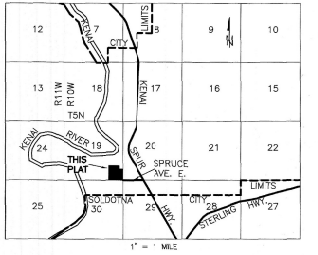
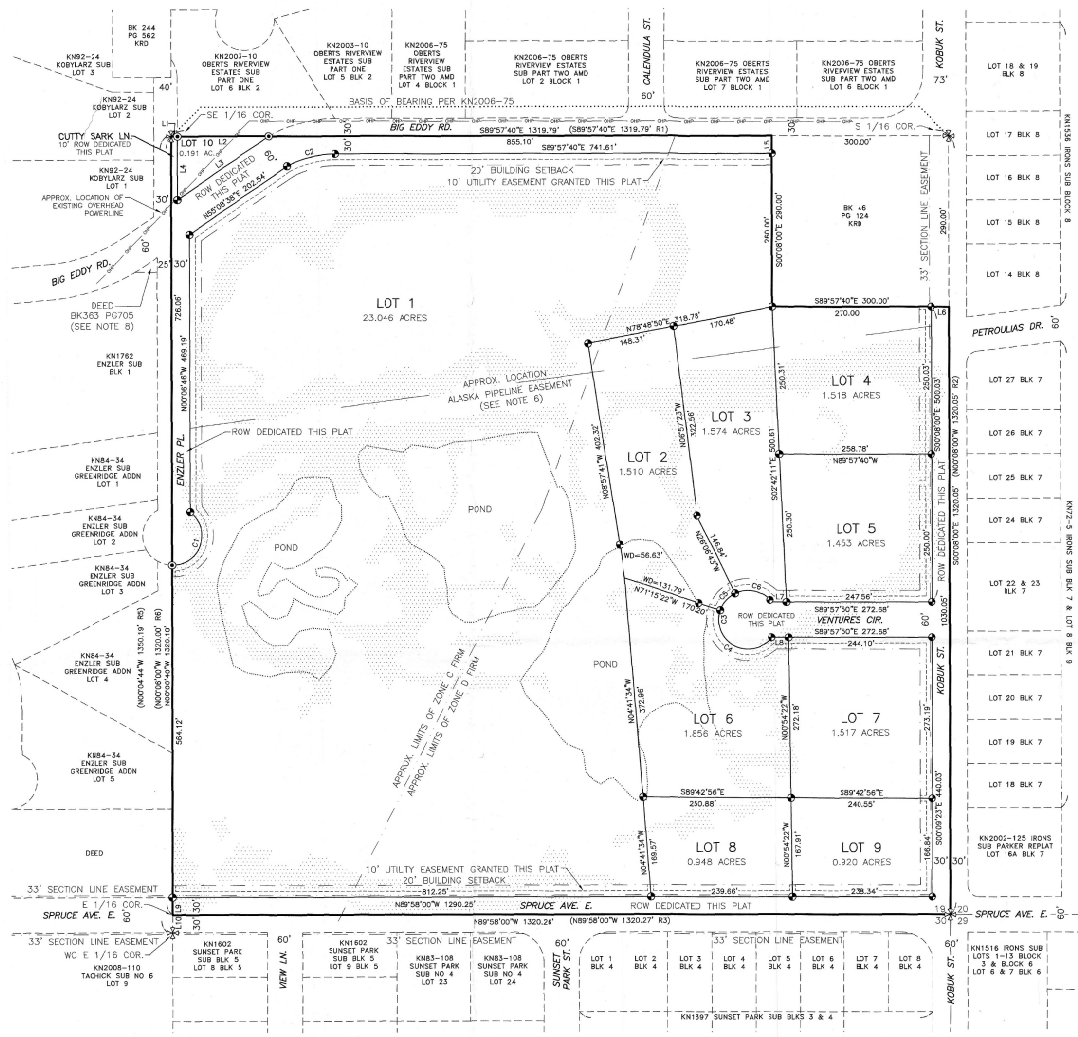
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- NOTES**
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 - NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
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 - SUBJECT TO A 60 FOOT WIDE RIGHT-OF-WAY PERMIT CENTERED ON THE EXISTING GAS PIPELINE, GRANTED TO THE ALASKA PIPELINE COMPANY PER BOOK 5 PAGE 159, RECORDED JUNE 13 1980, KENAI RECORDING DISTRICT.
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 - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPEZ FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.26 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 02D612-2045C FOR INFORMATION ON FLOODPLAIN ZONES C AND D.
 - UPON RECORDING OF THE FINAL PLAN FOR THIS SUBDIVISION, THE PRIOR EXISTING USES MATERIAL SITE WITHIN LOTS 2 THROUGH 10 OF THIS SUBDIVISION, WILL BE CONSIDERED VOID, AND A CONDITIONAL LAND USE PERMIT MUST BE OBTAINED FOR EACH PARCEL INTENDED FOR FURTHER MATERIAL SITE OPERATIONS. LOT 1 MAY CONTINUE TO PERFORM MATERIAL EXTRACTION UNDER THE PRIOR EXISTING USE PROVISIONS OF KP3 21.25.130.
 - THERE ARE NO WETLANDS IDENTIFIED BY THE KENAI WATERSHED FORUM WITHIN THIS SUBDIVISION PER KPB GIS DATA. THE PONDS SHOWN HAVE BEEN DIGITIZED FROM KPB GIS IMAGERY AND APPEAR TO BE THE RESULT OF MATERIAL EXTRACTION WHICH MAY CHANGE.
 - THE STIPPLED HATCH PATTERN REPRESENTS APPROXIMATE SLOPES GREATER THAN 20% BASED ON KPB GIS 5' CONTOUR DATA. ACTUAL GROUND CONDITION AND TOPOGRAPHY MAY CHANGE DUE TO MATERIAL EXTRACTION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT PENINSULA COMMERCIAL VENTURES, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF PENINSULA COMMERCIAL VENTURES, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GLEN MARTIN, OWNER
 PENINSULA COMMERCIAL VENTURES, LLC
 P.O. BOX 1389
 SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: GLEN MARTIN
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL

LOT 1: LOTS WHICH ARE AT LEAST 20,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 2-9: TBD

PLAN APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC
 10255 KATRINA BOULEVARD, NINILCHIK, AK 99639
 (907)556-7625

PLAT OF
PENINSULA COMMERCIAL VENTURES ESTATES

A SUBDIVISION OF
 THE SE1/4 OF THE SE1/4 EXCEPTING THEREFROM THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTHERLY ALONG THE EAST SECTION LINE FOR 1020 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY TO SAID EAST SECTION LINE OF SAID SECTION 19 FOR 300 FEET TO THE 1/16TH CORNER; THENCE WESTERLY ALONG SAID 1/16TH LINE FOR 290 FEET; THENCE SOUTHERLY, PARALLEL TO SAID EAST LINE OF SAID SECTION 19 FOR 300 FEET; THENCE EASTERLY FOR 290 FEET TO THE POINT OF BEGINNING.

LOCATED WITHIN
 SE1/4 SEC. 19, T5S, R10W, S1N,
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 38.0072 ACRES

OWNERS: PENINSULA COMMERCIAL VENTURES, LLC
 P.O. BOX 1389
 SOLDOTNA, AK 99669

SCALE: 1" = 100' DATE: JANUARY 30, 2025
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



- LEGEND**
- ⊗ PRIMARY MONUMENT OF RECORD
 - ⊗ OTHER MONUMENT OF RECORD
 - ⊗ TO BE SET R/P ON 5/8" X 36" REBAR BY LS14488
 - (R1) RECORD DATA PER KN2001-10
 - (R2) RECORD DATA PER KN72-5
 - (R3) RECORD DATA PER KN2008-110
 - (R4) RECORD DATA PER KN84-34
 - (R5) RECORD DATA PER KN92-24
 - (R5) RECORD DATA PER KN-76C

KPB 2025-014

AGENDA ITEM E. NEW BUSINESS

ITEM #2 - PRELIMINARY PLAT
SUBDIVISION NAME

KPB File No.	2025-014
Plat Committee Meeting:	February 24, 2025
Applicant / Owner:	Peninsula Commercial Ventures, LLC
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Big Eddy Road, Kobuk Street and Spruce Avenue E, Soldotna, Alaska

Parent Parcel No.:	057-100-07
Legal Description:	Township 5 North, Range 10 West, Section 19, Seward Meridian, Kenai, SE1/4 SE1/4 Excluding that parcel described in Warranty Deed Book 46 Page 124
Assessing Use:	Industrial Mining
Zoning:	Unrestricted
Water / Wastewater	On-Site / On-Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 38-acre parcel into ten parcels: one of 23.046 acres, one of 1.510 acres, one of 1.574 acres, one of 1.518 acres, one of 1.453 acres, one of 1.856 acres, one of 1.517 acres, one of 0.948 acres, one of 0.920 acres and another of 0.191 acres.

Location and Legal Access (existing and proposed):

Legal access to this subdivision is provided by Big Eddy Road to the North, Kobuk Street to the East, Enzler Place on the west and Spruce Avenue E to the south. Enzler PI is borough maintained. Big Eddy Rd is State maintained. Kobuk St and Spruce Ave are currently privately maintained. In the northwest corner is Cutty Sark Lane currently a 30' dedication being privately maintained.

The proposed plat is dedicating several roads. There is a 30' dedication for both Kobuk St and Spruce Ave to complete the previous dedications. Ventures Cir a 60' cul-de-sac is proposed for access for five lots in the plat. there is a 30' dedication on the north expanding to 60; as it continues west across the north end of the plat and Lot 1 for Big Eddy Rd, completing a previous dedication on the north and connecting to another dedication on the west.

The plat is also proposing a 10' dedication along Cutty Sark Lane in the northwest corner of the plat. KPB Code 20.30.120 Street – Width Requirements state that minimum width shall be 60 feet. **Staff recommends** the dedication for Cutty Sark Lane be widened to 30-feet to conform to KPB code.

The plat is also proposing to finish Enzler PI, a cul-de-sac, currently a 25' dedication. as noted above, a 60' road width is code requirement. The plat is showing a dedication of 30'. **Staff recommends** the dedication be widened to 35' to meet KPB Code requirements

The plat is affected by a 33' section line easement on the east and south sides, which is shown on the drawing.

Block length is compliant around the plat with Spruce Ave on the south, Kobuk Ln on the east, Big Eddy Rd on the north and the cul-de-sac of Enzler PI on the west completing the block.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA objection to the subdivision. However, there are concerns relative to the upland water accumulations on the parent parcel. Discussion of managing the water, while limiting impact to adjacent properties would be welcome
SOA DOT comments	Correct the township in the title block Add a certificate of acceptance for Big Eddy Rd

Site Investigation:

There are structures on the site and the site is currently being used as a gravel pit. When complete the structures will be located on Lot 1.

Per KPB GIS data there are steep areas located on the plat, the steep areas have been identified by the dotted pattern on the drawing covering most of the plat.

The ponds located on the plat have been shown and identified on the drawing. there are no other wetlands according to the KWF assessment to be shown.

The River Center review did not identify the plat to be in a floodplain. Review of the FEMA website as indicated by the zone identification on the drawing reveled that the plat is locate in Zones C and D on FEMA FIRM Community Panel # 020012 2045C Map Revised December 6, 1999. Plat note 9 should remain o the final plat.

The River Center reviewer did not identify the plat to be in a habitat protection district.

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
State of Alaska Fish and Game	

Staff Analysis

The land is described as being part of the SE1/4 SE1/4 of Section 19, township 5 North, Range 10 West, S.M., Kenai Peninsula Borough, Alaska. Except a portion in the northeast corner. This is the first platting of the land.

A soils report will be required and an engineer will sign the final plat for Lots 2-9.

A soils report will not be needed for Lot 1, as it is over 200,000 sq ft in size.

Notice of the proposed plat was mailed to the beneficial interest holder on February 6, 2025. The beneficial interest holder has returned a letter of non-objection to the proposed subdivision. With this letter, the subdivision may continue.

The property is not within an advisory planning commission.

It was noted by the River Center Planner that this platting action will adjust the current permit of use on the lots. The Planner has asked that the applicant contact the Planner prior to finalizing the plat. Staff recommends the surveyor relay the planners note below to the owner / applicant for them to have this information for the final mylar submittal as necessary.

Other issues noted concern the drainage and water on the site. The applicant shall keep in mind the regulations of KPB 21.29.060 Reclamation plan for this site.

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

Utility Easements

There are three easements listed in the certificate to plat that are noted in the plat notes. Two have physically identifiable locations, one being under the dedication of Big Eddy Rd and the other follows the center line of the shown gas pipeline as a 60' on center following the pipe.

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.

The plat is proposing a utility easement along the front 10' adjoining rights-of-way, increasing to 20' within 5' of side lot lines.

HEA has sent in a comment which is included in the packet request a couple easements along existing power lines coming onto or crossing the plat.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comment or recommendations
ACS	
GCI	

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 45124 SPRUCE AVE E</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: SPRUCE AVE E, KOBUK ST, BIG EDDY RD, ENZLER PL, CUTTY SARK 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>
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	<p>List of Street Names Denied: VENTURES CIR, ADVENTURE CIR IS ALREADY IN USE IN THE SAME ESN. PLEASE CHOOSE ANOTHER NAME.</p> <p>Comments: 45124 SPRUCE AVE E WILL REMANIN WITH LOT 1</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: This parcel is a PEU gravel pit. there are potential hazards. It is recommended a mitigation plan be created for the replat.</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use PEU Recognized Date: 5/24/1999 Material Site Comments: According to KPB 21.25.130, Prior-Existing Uses, it states, "Where a parcel subject to a pre-existing use is further subdivided after May 21, 1996, the use may not be expanded beyond the boundaries of the lots, tracks, or parcels it occupies on February 16, 1999 to new parcels created by the subdivision." Per KPB Code, after subdividing, the applicant will lose the Prior Existing Use designation on all subdivided lots except the parent parcel, which is Lot 1. A recording certificate will be created that states, "Upon recording of the final plat for this subdivision, the Prior Existing Uses Material Site within Lots 2 through 10 of Peninsula Commercial Ventures Estates, will be lost, and a Conditional Land Use Permit must be obtained for each parcel intended for further material site operations. Lot 1 may continue to perform material extraction under the prior existing use provisions of KPB 21.25.130." This recording certificate will be recorded separately from the plat. Please let the Planner (Ryan Raidmae) know before the final plat is recorded.</p>
Assessing Review	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

PLAT NOTES TO ADD

- 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 (KPB 14.06).

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to

mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.

2. Legal description, location, date, and total area in acres of the proposed subdivision;

3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Modify the KPB File No to 2025-014
- Correct Township to 5N

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:

Correct Spruce Ave E to the SW of the plat to Spruce Ave W

Show only a 30' ROW on Kobuk St next to the parcel in the northeast of this plat

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- Add Sports lake and other lakes

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:

- Correct the block # on Lots in KN 2006-75 to the north

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED),

KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND

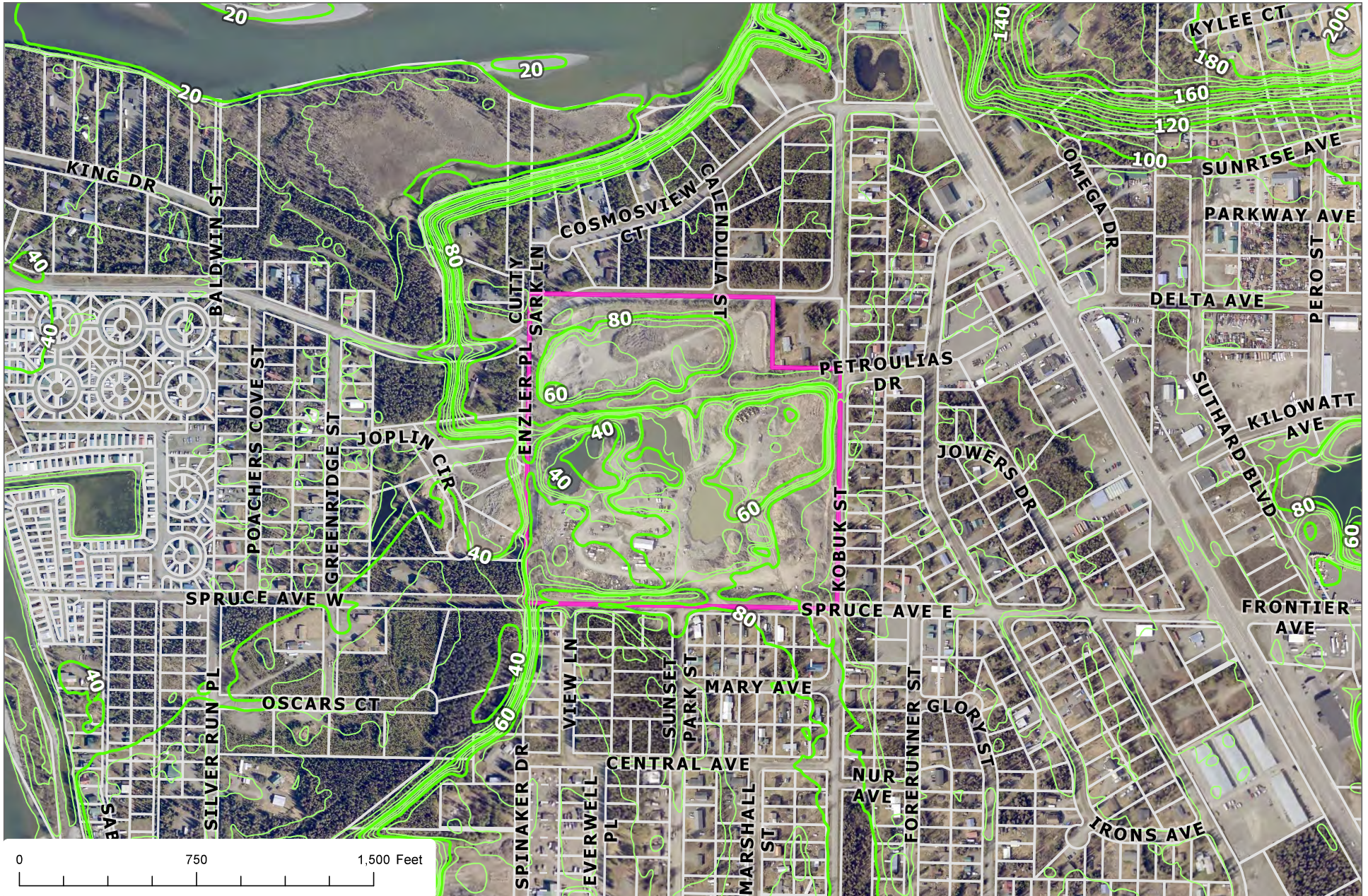
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

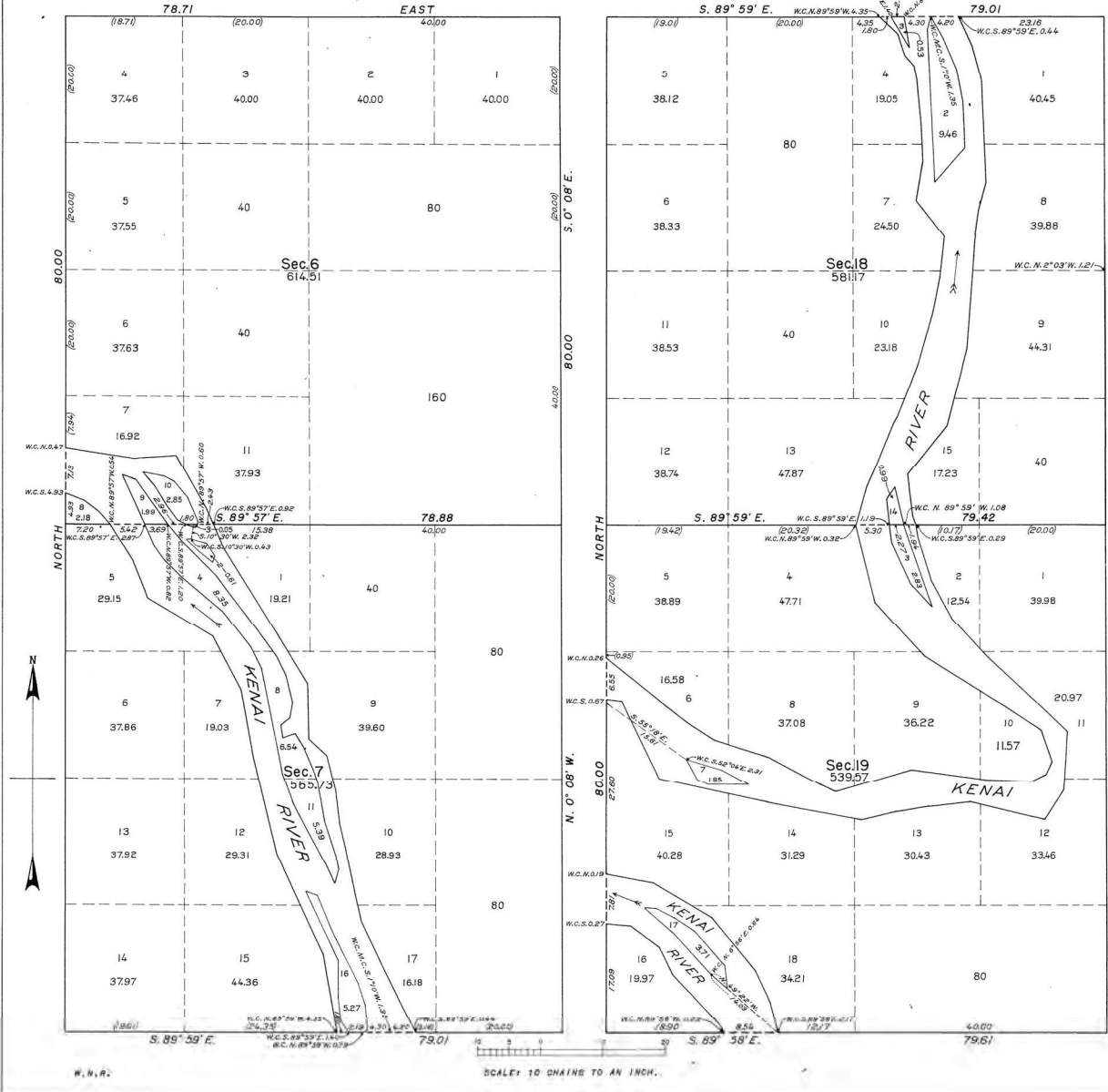
A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



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TOWNSHIP NO.5 NORTH, RANGE NO.10 WEST OF THE SEWARD MERIDIAN, ALASKA. IN TWO SHEETS - SHEET 2



OFFICE OF THE SUPERVISOR OF SURVEYS.
DENVER, COLORADO, JUNE 16, 1943.

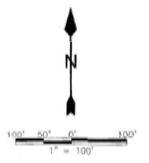
THIS PLAT OF SECTIONS 6, 7, 18, AND 19,
TOWNSHIP NO. 5 NORTH, RANGE NO. 10 WEST OF
THE SEWARD MERIDIAN, ALASKA, IS STRICTLY
CONFORMABLE TO THE FIELD NOTES OF THE SURVEY
THEREOF, WHICH HAVE BEEN EXAMINED AND
APPROVED.

Russell J. Allen
ACTING ASSISTANT
SUPERVISOR OF SURVEYS.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE
WASHINGTON, D.C., JUNE 24, 1943.

THE SURVEY REPRESENTED BY THIS PLAT,
HAVING BEEN CORRECTLY EXECUTED IN ACCORDANCE
WITH THE REQUIREMENTS OF LAW AND THE
REGULATIONS OF THIS OFFICE, IS HEREBY ACCEPTED.

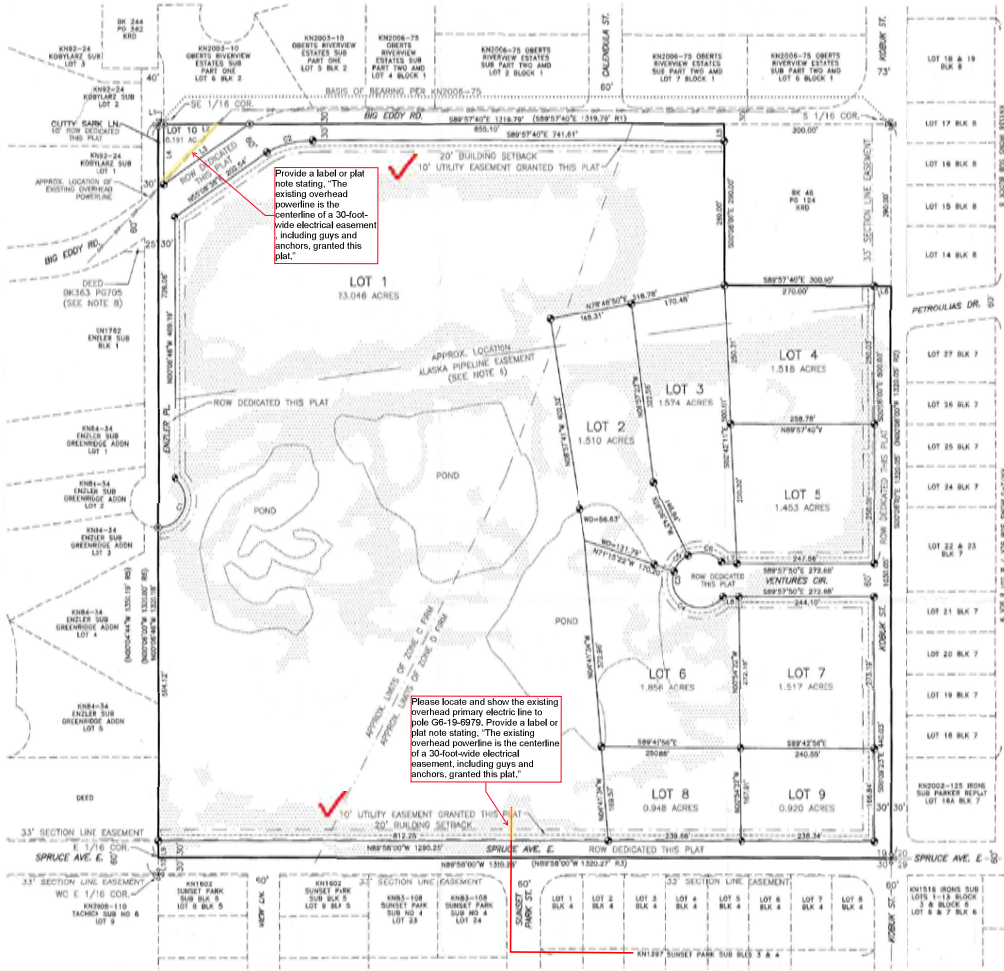
Carl Ward Wolfsohn
ASSISTANT COMMISSIONER.



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 - SUBJECT TO A PUBLIC RIGHT-OF-WAY EASEMENT IN FAVOR OF STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES PER BOOK 363 PAGE 705 RECORDED APRIL 18, 1990, KENAI RECORDING DISTRICT, AS DIMENSIONED, THIS EASEMENT IS WITHIN THE DEDICATED RIGHT-OF-WAYS BIG EDDY RD. AND ENZLER PL. AND THE NORTHEAST CORNER OF BLOCK 1, ENZLER SUBD. RN 1762.
 - FLOOD HAZARD NOTICE SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 020012-2045C FOR INFORMATION ON FLOODPLAIN ZONES C AND D.
 - UPON RECORDING OF THE FINAL PLAT FOR THIS SUBDIVISION, THE PRIOR EXISTING USES MATERIAL SITE WITHIN LOTS 2 THROUGH 10 OF THIS SUBDIVISION, WILL BE CONSIDERED VOID, AND A CONDITIONAL LAND USE PERMIT MUST BE OBTAINED FOR EACH PARCEL. INTENDED FOR FURTHER MATERIAL SITE OPERATIONS. LOT 1 MAY CONTINUE TO PERFORM MATERIAL EXTRACTION UNDER THE PRIOR EXISTING USE PROVISIONS OF KPB 21.25.130.
 - THERE ARE NO WETLANDS IDENTIFIED BY THE KENAI WATERSHED FORUM WITHIN THIS SUBDIVISION PER KPB CR DATA. THE PONDS SHOWN HAVE BEEN DITCHED FROM KPB GIS IMAGERY AND APPEAR TO BE THE RESULT OF MATERIAL EXTRACTION WHICH MAY CHANGE.
 - THE STIPPLED HATCH PATTERN REPRESENTS APPROXIMATE SLOPES GREATER THAN 20% BASED ON KPB CR 5' CONTOUR DATA. ACTUAL GROUND CONDITION AND TOPOGRAPHY MAY CHANGE DUE TO MATERIAL EXTRACTION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, HEREBY CERTIFY THAT PENINSULA COMMERCIAL VENTURES, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF PENINSULA COMMERCIAL VENTURES, LLC, I HEREBY ADOPT THIS PLAT OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GLEN MARTIN, OWNER
 PENINSULA COMMERCIAL VENTURES, LLC
 P.O. BOX 1389
 SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: GLEN MARTIN
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL

LOT 1 LOTS WHICH ARE AT LEAST 20,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 2-9: TBD

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.043.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC
 10535 KATONA BOULEVARD, SELLERSVILLE, AK 99639
 (907)306-7005

PLAT OF
PENINSULA COMMERCIAL VENTURES ESTATES

A SUBDIVISION OF
 THE SE 1/4 OF THE SE 1/4 EXCEPTING THEREFROM THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTHERLY ALONG THE EAST SECTION LINE FOR 1620 FEET, MORE OR LESS; TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ON SAID EAST SECTION LINE OF SAID SECTION 19 FOR 300 FEET TO THE 1/16TH CORNER; THENCE WESTERLY ALONG SAID 1/16TH LINE FOR 290 FEET; THENCE SOUTHERLY, PARALLEL TO SAID EAST LINE OF SAID SECTION 19 FOR 300 FEET; THENCE EASTERLY FOR 290 FEET TO THE POINT OF BEGINNING.

LOCATED WITHIN:
 SE 1/4 SEC. 19, T12N, R15W, S1M
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 36,0074 ACRES

OWNER: PENINSULA COMMERCIAL VENTURES, LLC
 PO BOX 1389
 SOLDOTNA AK 99669

SCALE: 1" = 100' DATE: JANUARY 30, 2025
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

SEARCHED _____
 SERIALIZED _____
 INDEXED _____
 FILED _____
 2/6/2025
 SELLERSVILLE, ALASKA



CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

SPRUCE AVENUE E. RIGHT-OF-WAY
 KOBUR STREET RIGHT-OF-WAY
 ENZLER PLACE RIGHT-OF-WAY
 BIG EDDY ROAD RIGHT-OF-WAY
 CUTTY BARK LANE RIGHT-OF-WAY
 VENTURES CIRCLE RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: _____ DATE: _____

LEGEND

- ⊗ PRIMARY MONUMENT OF RECORD
- ⊙ OTHER MONUMENT OF RECORD
- ⊙ TO BE SET RPC ON 5/8" X 3/4" REBAR BY L514488
- (R1) RECORD DATA PER KN2003-10
- (R2) RECORD DATA PER KN172-5
- (R3) RECORD DATA PER KN2008-110
- (R4) RECORD DATA PER KN84-34
- (R5) RECORD DATA PER KN62-24
- (R6) RECORD DATA PER KN1762

KPB 2025-014