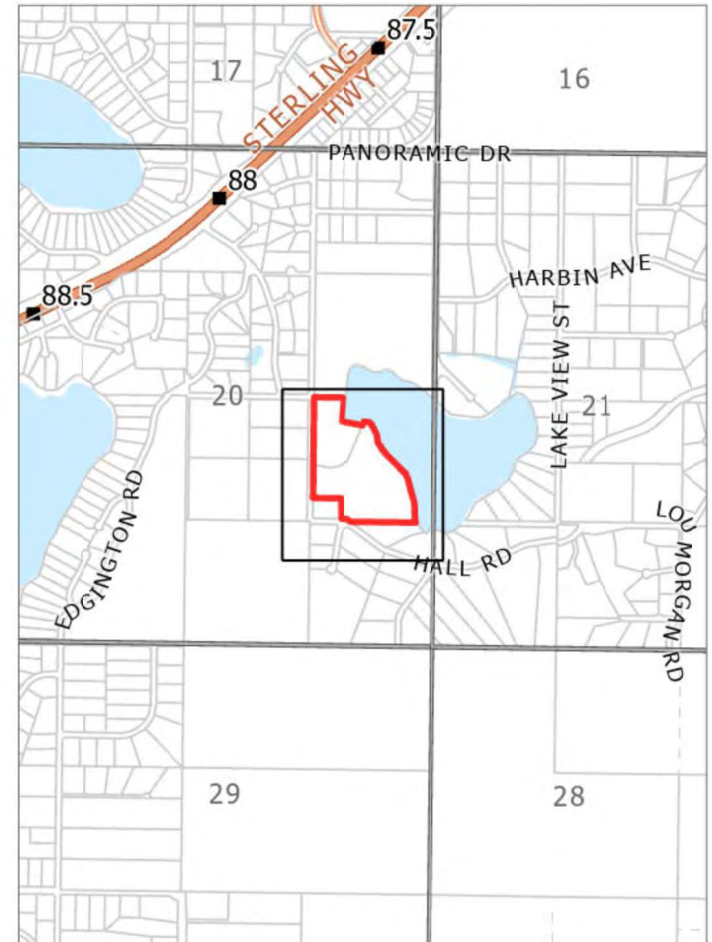


E . NEW BUSINESS

- 1. St. Theresa Subdivision Merkes Addition
KPB File 2025-003
Johnson Surveying / Ande, LLC
Location: Steadman Street & Hall Road
Sterling Area**



KPB FILE 2025-003
T05N R09W
Sec 20
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.



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.

St. Theresa Subdivision Merkes Addition Preliminary Plat

A subdivision of Tract 1 St Theresa Subd. (KRD 2001-74) and Tract 2B St. Theresa Subd. No. 2 (KRD 2018-65), Located in the SE 1/4 Section 20, T5N R9W, SM, Alaska. Kenai Recording District Kenai Peninsula Borough

Prepared for
ANDE, LLC
P.O. Box 404
Soldotna, AK 99669

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 282-5772

SCALE 1" = 100' 21.964 acres 27 November, 2024

LEGEND

- - 3 1/2" alcap monument, 610-S, 1978, per KRD 2018-65, found.
- ⊕ - 2" alcap, 4538-S, 1982, per KRD 2018-65, found.
- - 5/8" rebar with plastic cap, LS 8859, per KRD 2018-65, found
- - 1/2" x 4" rebar with plastic cap, 7328-S, per KRD 2018-65, found.
- ≡ - indicates swamp

NOTES

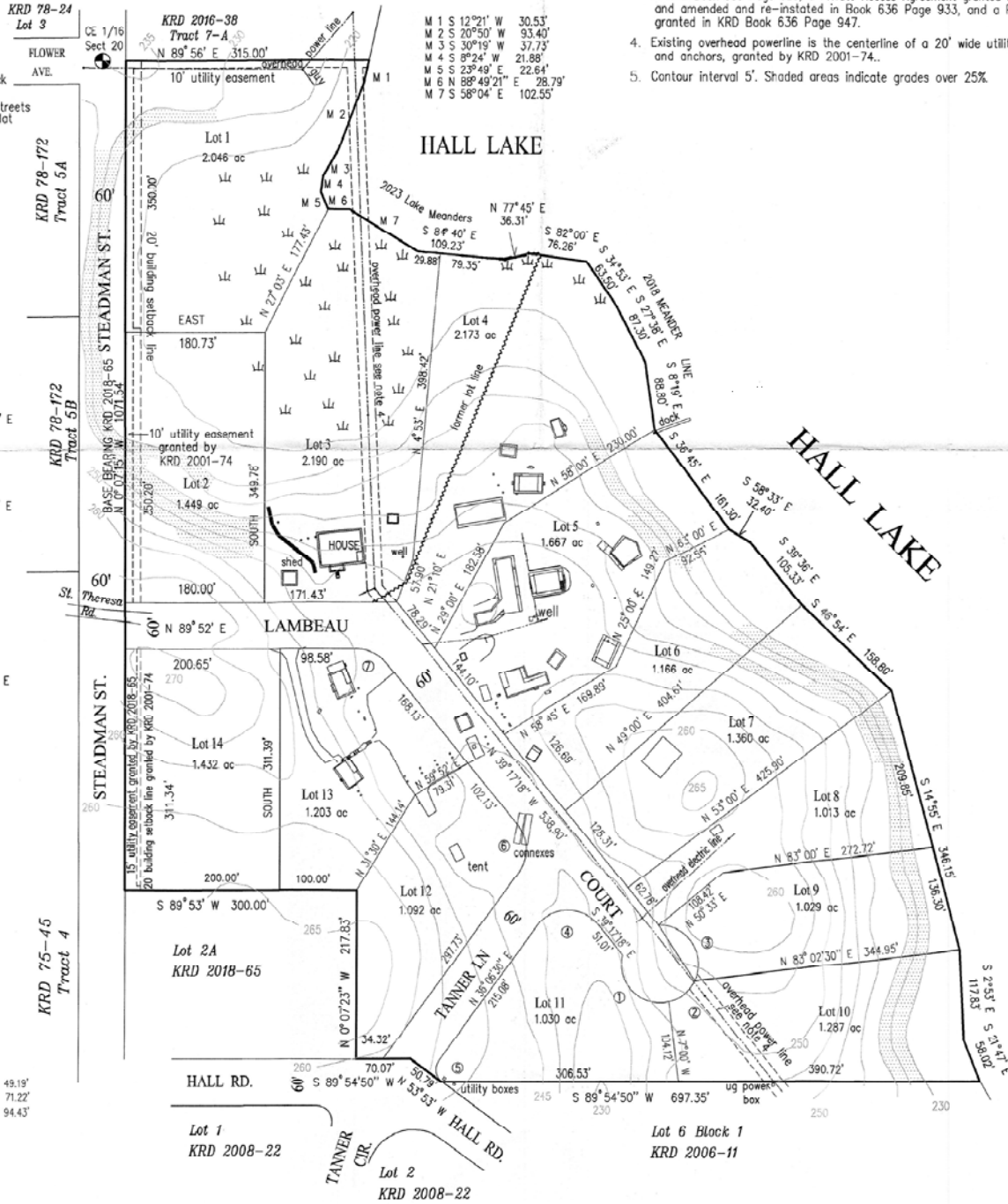
1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines. Existing structures within the new setback and easement predate these and are not subject to them. Any new or replacement construction will be subject to the setback and easement.
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. This property is in benefit of a Right of Way Agreement per KRD Book 267 Page 713, a Right of Way Limit per KRD Book 580 Page 987, a Private Access Agreement granted in KRD Book 599 Page 625, a Private Access Agreement granted in KRD Book 613 Page 743 and amended and re-instated in Book 636 Page 933, and a Private Access Easement granted in KRD Book 636 Page 947.
4. Existing overhead powerline is the centerline of a 20' wide utility easement, including guys and anchors, granted by KRD 2001-74.
5. Contour interval 5'. Shaded areas indicate grades over 25%.

VICINITY 1" = 1 mile MAP

Detail
Of building setback and 10' utility easement along streets granted by this plat

- Curves**
- ① Δ = 117°10'
CR = 50.00'
OR = 102.25'
CB = 85.34'
CB = S 44°44'41" E
 - ② Δ = 5°00'41"
CR = 50.00'
OR = 44.52'
CB = 43.06'
CB = N 51°09'35" E
 - ③ Δ = 118°03'
CR = 50.00'
OR = 103.02'
CB = 85.74'
CB = N 33°23' W
 - ④ Δ = 104°35'44"
CR = 50.00'
OR = 91.28'
CB = 79.12'
CB = N 88°24'38" E
 - ⑤ Δ = 90°00'
CR = 20.00'
OR = 31.41'
CB = 28.28'
CB = N 8°53'30" W
 - ⑥ Δ = 75°23'45"
CR = 50.00'
OR = 65.88'
CB = 61.15'
CB = S 1°35'22" E
 - ⑦ Δ = 50°50'42"
CR = 50.00'
OR = 44.37'
CB = 42.93'
CB = S 64°42'33" E

- Lines**
- L 1 N 50°45' C 49.19'
 - L 2 N 19°00' W 71.22'
 - L 3 N 71°00' E 94.43'



AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
St. Theresa Subdivision Merkes Addition**

KPB File No.	2025-003
Plat Committee Meeting:	January 27, 2025
Applicant / Owner:	ANDE, LLC / Soldotna, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Steadman St east of Soldotna

Parent Parcel No.:	063-580-71 & 063-580-80
Legal Description:	T 5N R 9W SEC 20 SEWARD MERIDIAN KN 2001074 ST THERESA SUB TRACT 1 & KN 2018065 ST THERESA SUB #2 TRACT 2B
Assessing Use:	Residential & Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two large tracts and resubdivided them into fourteen lots and two dedications.

Location and Legal Access (existing and proposed):

Legal access to the property is currently via St. Theresa Rd from the west. This is located off of Sterling Highway near mile marker 88. At Flower Ave, St. Theresa Rd uses a Right of Way Agreement, two Private Access Agreements and a Private Access Easement to cross three properties to get to the west line of the plat on Steadman St and the start of proposed Lambeau Ct. Steadman St, a 60' undeveloped dedication runs along the west side of the plat for access to lots 1, 2 and 14. On the south is Hall Rd and Tanner Cir giving access to proposed Tanner Ln.

Within the plat are two proposed 60' dedications. Lambeau Ct starts on the west and elbows down to the southeast ending in a cul-de-sac bulb. Tanner Ln. comes in from the south from Hall Rd and intersects with Lambeau Ct just above the cul-de-sac bulb.

At plat note 3 are listed the Agreements and Easement for access to the property. **Staff recommends** the surveyor add reference to the plat note near St. Theresa Rd on the west side of the plat and in the plat note reference to these being located along St. Theresa Rd.

Block length is compliant as best possible due to the location of Hall Lake. Steadman St and Hall Rd create an outer block and Lambeau Ct creates a break in the block at a 660' point to meet requirements and then connecting back with Tanner Ln.

KPB Roads Dept RSA review	<p>Out of Jurisdiction: No</p> <p>Roads Director: Griebel, Scott</p> <p>Comments: We (RSA) anticipate this development to introduce a substantial impact to Panoramic Drive. However, we recognize that the developer has gone to extensive lengths to find an improved solution that is simply not supported by the area topography and existing available ROWs. No further RSA comments or objections.</p>
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SOA DOT comments	
------------------	--

Site Investigation:

There are several structures located on the property, that when the plat is complete will be located on Lots 3, 4, 5, 7, 8, 12 and 13. Plat note 1 indicates some of the structures to be within the 20' building setback and predating it's establishment therefore not subject to it. **Staff recommends** the surveyor show the buildings in to the setback with dimensions and distances encroached for reference to the ones predating the setback creation. The plat note should be revised to state '*Several existing structures are located within the building setback and utility easement as shown, which predate the limitations creation. Any additional, new or replacement construction to the structures, will be subject to the 20' building setback and easement requirements.*'

There are structures in the shown in the right-of-way of proposed Lambeau Ct. these structures will need to be removed prior to the finalization of the plat. **Staff recommends** the surveyor to provide proof of the removal prior to Admin Approval of the Final Plat.

There are steep areas shown on the plat with shading being the indicator within the contours. Staff recommends on the final submittal the surveyor remover the contours and leave the shading, adding to the legend an icon of the shading over 20%.

There are wetlands on the plat as shown. KWF wetlands Assessment indicates more wetlands to be shown along the lake and in the southeast corner of the plat. **Staff recommends** the surveyor review the assessment and necessary labeling to the drawing. Add the note "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."

The River Center review did not identify the plat to be located in a flood hazard area or a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</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	

Staff Analysis

The parcel of land was originally surveyed as Government Lot 6 of the NE1/4 SE1/4 Section 20, Township 5 North, Range 9 West, SM, KRD, KPB, Alaska. St. Theresa Subdivision KN2001-74 was the first subdivision of Government Lot 6, into two lots St. Theresa Subdivision #2 KN2018-65 replatted Lot 2 of KN2001-74 into two new lots. This platting action is replating Lot 1 of KN2001-74 and Lot 2B of KN2018-65 into fourteen lots and two dedications.

Some of the lots being created are elongated in comparison to the width and the surveyor has requested an exception to KPB 20.30.190, which will be discussed later in the staff report.

With this plating action, a soils report will be required and an engineer will sign the final plat, as these lots are now below 200,000 square feet.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 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.

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

Utility Easements

The proposed plat is carrying forward the utility easements shown on both KN2001-74 and 2018-65 along Steadman St. An existing overhead power line easement coming from the south is also shown and being carried forward from previous plats.

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 sent comments in concerning the utility line on the north property line and the utility boxes near Hall Rd and Tanner Ln. the comment is included in the packet for viewing.

Utility provider review:

HEA	See comments in packet
ENSTAR	
ACS	
GCI	

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 36270 ST THERESA RD, 36275 ST THERESA RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: STEADMAN ST, ST THERESA RD, HALL RD, TANNER CIR</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes</p> <p>List of Approved Street Names: LAMBEAU COURT, TANNER WAY - PLEASE CHANGE SUFFIX</p> <p>List of Street Names Denied:</p> <p>Comments: 36270 ST THERESA RD, 36275 ST THERESA RD WILL BE DELETED AND NEW ADDRESSES ASSIGNED UPON OWNER REQUEST. NEW STREET SIGNS WILL NEED TO BE POSTED. PLEASE UPDATE SUFFIX FOR TANNER FROM LANE TO WAY. THANK YOU.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>

LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Check the font of the plat notes for consistency.

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).
- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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:

Add to Kenai Peninsula Borough 'File No 2025-003'

- 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:

Add the right-of-way width to Tanner Cir to the south, and Flower Ave to the west.

Add the Bk and Pg of the access easement for St. Theresa Rd going west to the drawing and reference to a plat note.

Add the other access easement for St Theresa Rd, listed in the Certificate to Plat as a plat note.

- 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:

Label Hall Lake

Change label for plat from 'Location' to 'Plat Location'

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Per KWF Wetlands Assessment, there are areas of Lake and Riverine to be shown on the drawing

N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

Staff recommendation:

There are encroachments shown in Lambeau Ct right-of-way that need to be removed Structures locate within the 20' building setback, even though existing need dimensions documenting the distances into the setback and size of the structure.

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.

EXCEPTIONS REQUESTED:

A. KPB 20.30.190 Lots - Dimensions

Surveyor's Discussion:

3:1 length/depth ratio for lots 6, 7 & 8

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. ROW is limited by location of powerline
2. Lots are between ROW and steep hill to lake
3. Portion of lots above steep hill conform to ratio
4. Granting the exception will not impact adjoining lots and cause no hazards or public nuisances.

Staff Discussion:

20.30.190. - Lots—Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Staff reviewed the exception request and recommends granting approval for the reasons stated in the following proposed Findings.

5. Dedication of Lambeau Ct is mostly following the existing drive and westerly side of the power line.
6. For just lots 6, 7 & 8, staff gets the ratio of 315 to 300 above the steep slope.
7. For just lots 6, 7 & 8, staff gets the ratio of 401 to 300 for the full lots.
8. For all 14 lots, staff gets the ratio of 362 to 523 with complies overall.

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee (or Commission, as applicable) may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee (or Commission, as applicable) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee (or Commission, as applicable) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

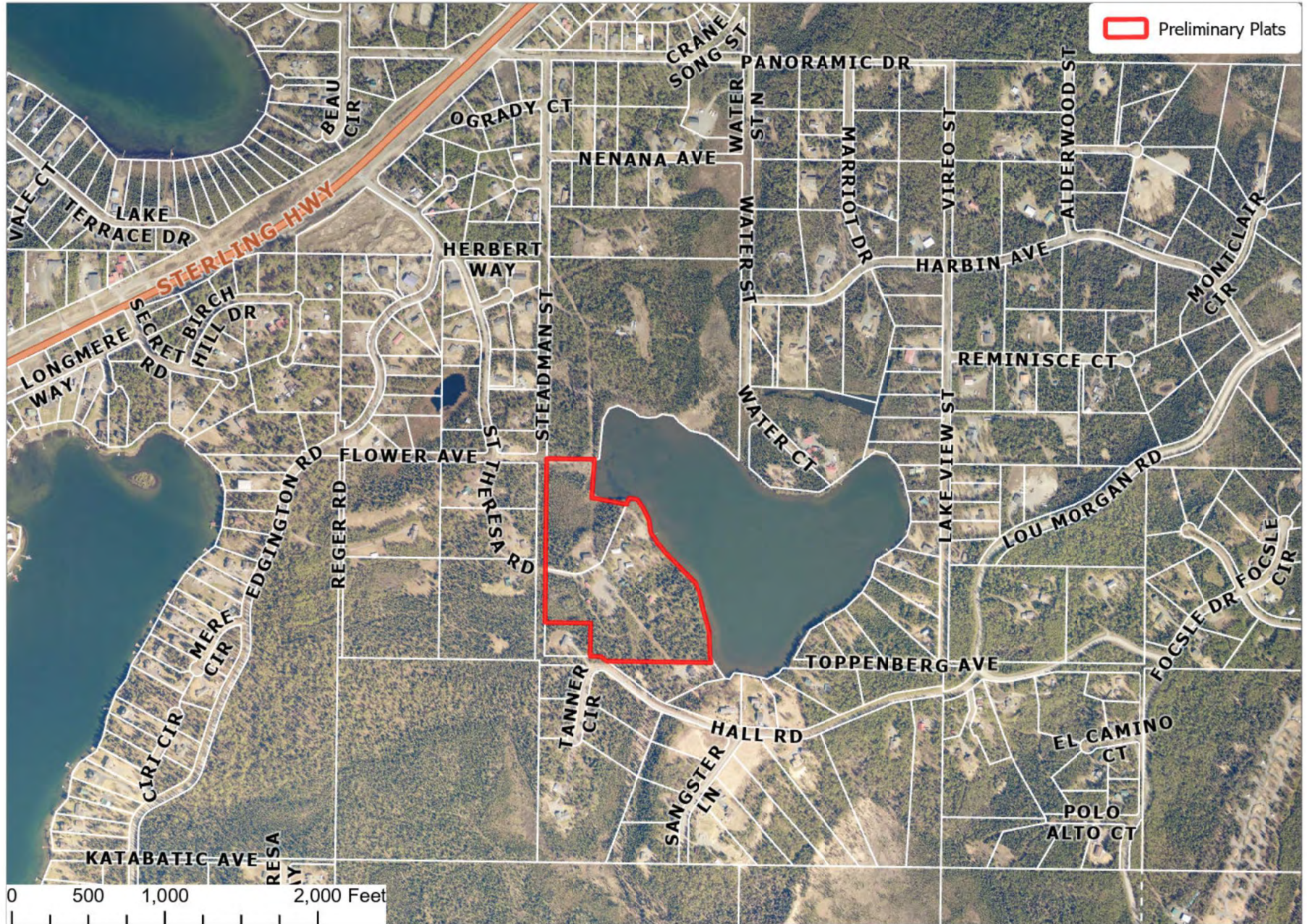
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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

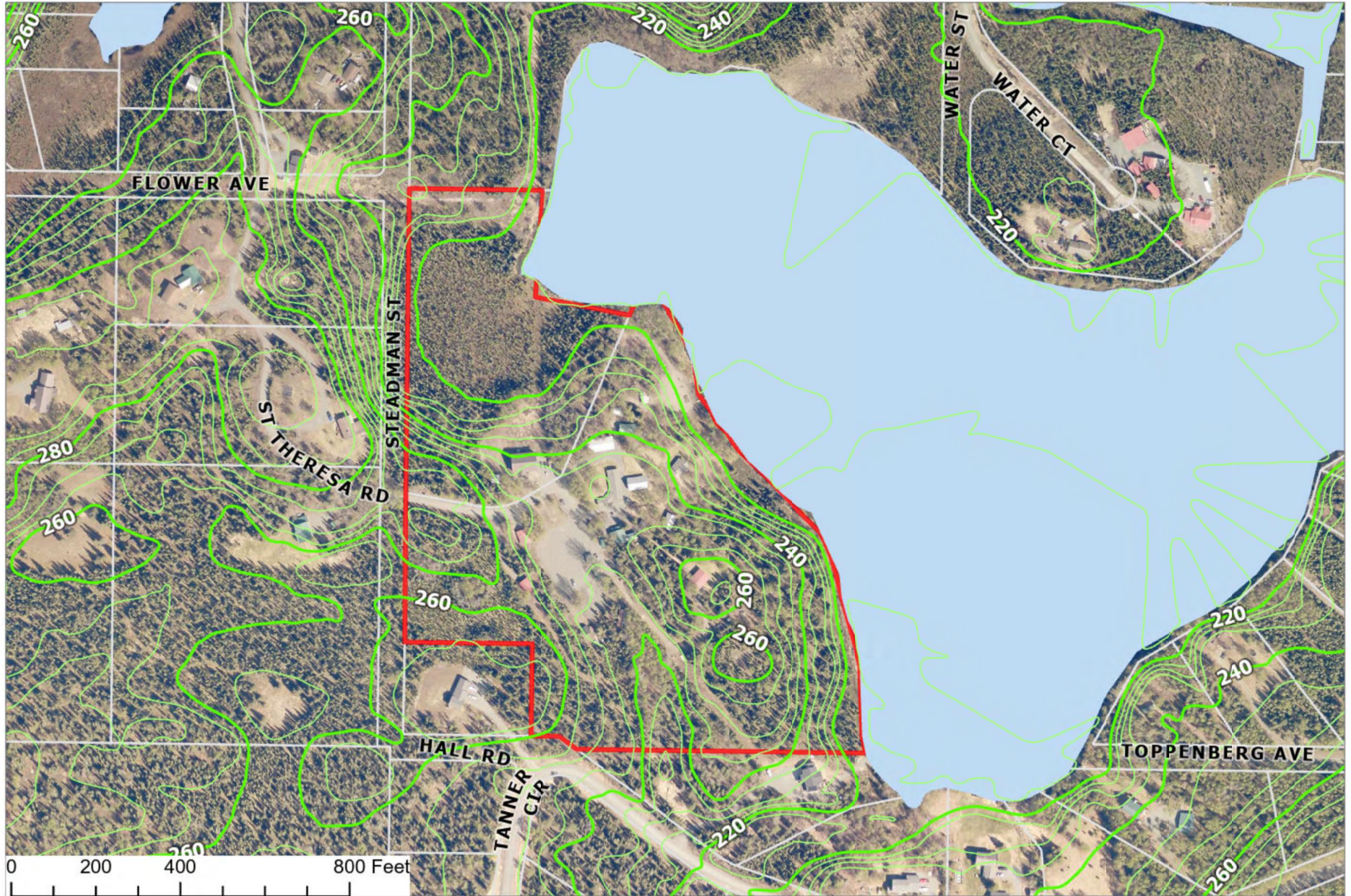
END OF STAFF REPORT



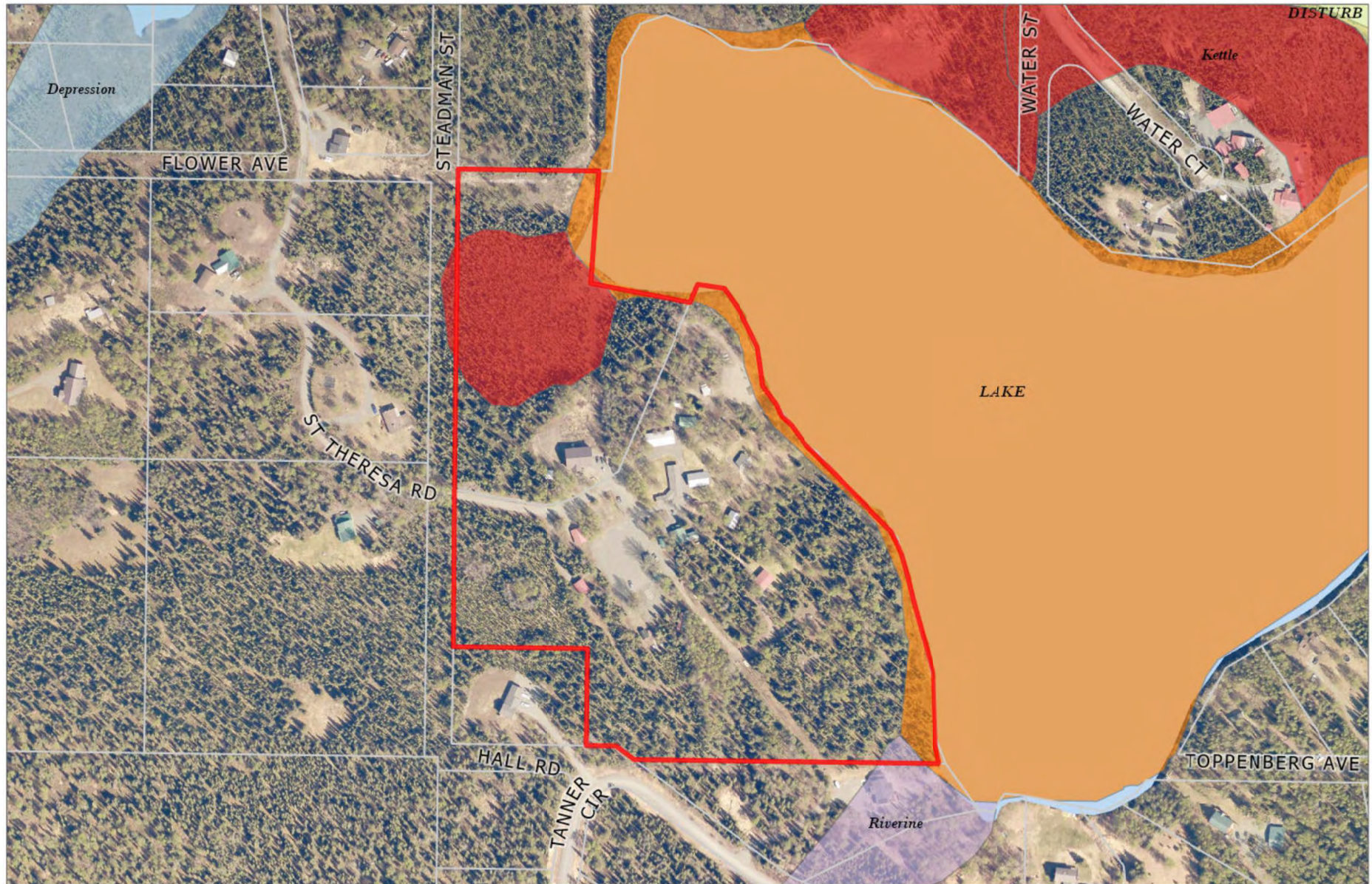
Aerial Map



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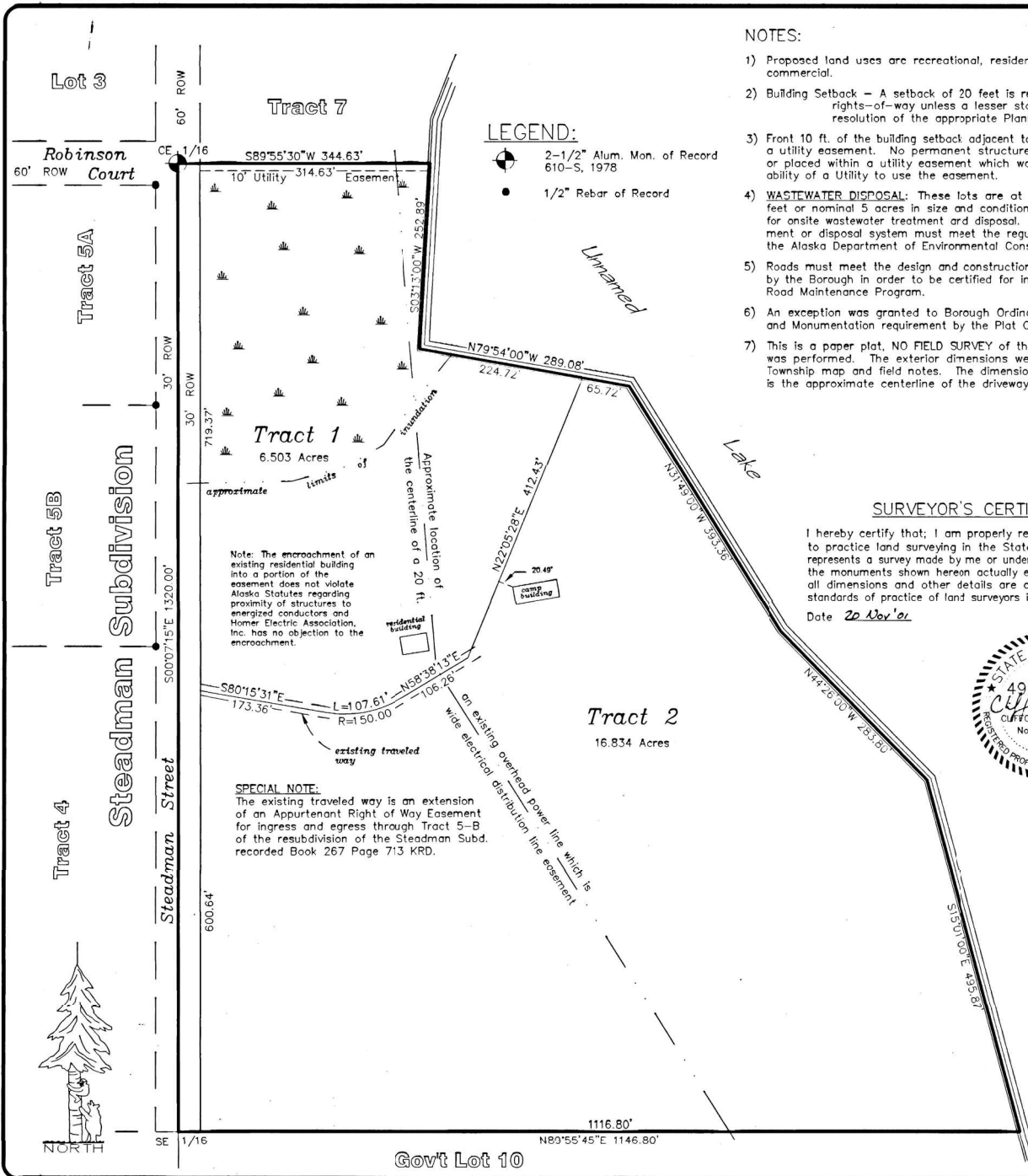


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0 150 300 600 Feet

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:

- Proposed land uses are recreational, residential, agricultural, and commercial.
- 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.
- Front 10 ft. of the building setback adjacent to rights-of-way 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.
- WASTEWATER DISPOSAL:** 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.
- Roads must meet the design and construction standards established by the Borough in order to be certified for inclusion in the Borough Road Maintenance Program.
- An exception was granted to Borough Ordinance 20.16.160 Survey and Monumentation requirement by the Plat Committee April 10, 00.
- This is a paper plat, NO FIELD SURVEY of the subdivision boundary was performed. The exterior dimensions were obtained from G.L.O Township map and field notes. The dimensions between the Tracts is the approximate centerline of the driveway and building offset.

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 hereon 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.
 Date 20 Nov '01



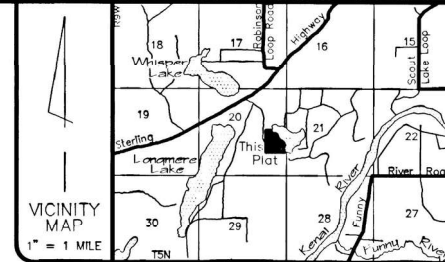
NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2/14/05

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 10, 2000

KENAI PENINSULA BOROUGH

Mary J. Burt
 AUTHORIZED OFFICIAL



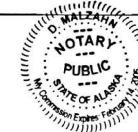
CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNER(S) 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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Timothy M. Crowley
 Timothy M. Crowley
 St. Theresa's Camp, Inc.
 225 Cordova St.
 Anchorage, Alaska 99501

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF November
 2001 FOR Timothy M. Crowley



D. Malzahn
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2/14/05

2001-74
 RECORDED 20
 KENAI REC. DIST.
 DATE: 12-11-2001
 TIME: 9:43 AM
 REQUESTED BY:
 INTEGRITY SURVEYS
 605 SWIRES DRIVE
 KENAI, ALASKA 99611

KPB FILE No. 2000-066

St. Theresa Subdivision

A Subdivision of Government Lot 6 Located within the NE1/4 SE1/4, Sec. 20, T5N, R9W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 24,246 Acres

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363
 SURVEYORS PHONE - (907) 283-9047 PLANNERS
 FAX --- (907) 283-9071

JOB NO: 99189	DRAWN: 11 April, 2000 CB
SURVEYED: N/A	SCALE: 1"=100'
FIELD BK: N/A	DISK: St. Theresa

St. Theresa Subdivision #2

A subdivision of Tract 2 St. Theresa Subd., KRD 2001-74.
 Located in the SE 1/4 Section 20, T5N R9W, SM, Alaska.
 Kenai Recording District Kenai Peninsula Borough File 2018-039

Prepared for
 Steve & Mary Mussman
 36275 St. Theresa Rd.
 Soldotna, AK 99669

Prepared by
 Johnson Surveying
 P.O. Box 27
 Clam Gulch, AK 99568



VICINITY 1" = 1 mile MAP

SCALE 1" = 100' 17.198 acres 23 April, 2018

LEGEND

- - 3 1/2" alcap monument, 610-S, 1978, found.
- ⊕ - 2" alcap, 453R-S, 1982, found
- - 5/8" rebar with plastic cap *LS-8859, found
- - 1/2" x 4' rebar with plastic cap, set.
- sw - indicates swamp

2018-65
 Plat. #
 Kenai
 Rec. Dist.
 1115 2018
 DATE
 TIME 11:48 AM

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 15' 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. This property is in benefit of a Right of Way Agreement per KRD Book 267 Page 713, a Right of Way Limit per KRD Book 580 Page 987, a Private Access Agreement granted in KRD Book 599 Page 625, a Private Access Agreement granted in KRD Book 613 Page 743 and amended and re-instated in Book 636 Page 933, and a Private Access Easement granted in KRD Book 636 Page 947.
4. Lake meanders shown are for area computations only. True lot corners being on the extensions of the side lot lines and their intersections with the natural meanders.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 29 May, 2018.

KENAI PENINSULA BOROUGH

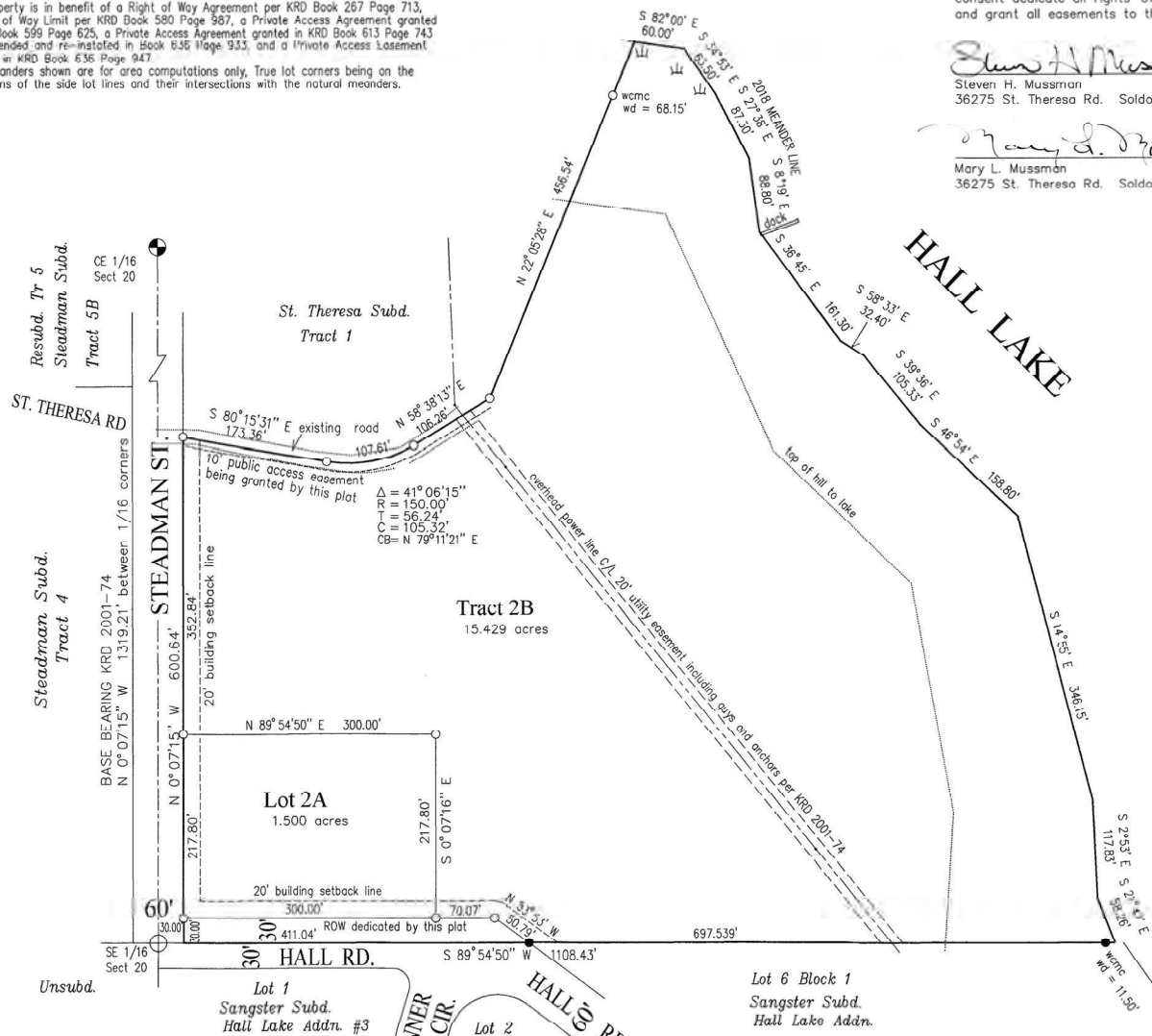
By: Scott Aki 11/14/18
 Authorized Official Date

OWNERSHIP CERTIFICATE

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.

Steven H. Mussman
 Steven H. Mussman
 36275 St. Theresa Rd. Soldotna, AK 99669

Mary L. Mussman
 Mary L. Mussman
 36275 St. Theresa Rd. Soldotna, AK 99669



WASTEWATER DISPOSAL

TRACT 2B 20.40.030
 This lot is 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 and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

LOT 2A 20.40.040
 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 Dept. of Environmental Conservation.

Johney 9814 11/11/18
 Engineer License # Date

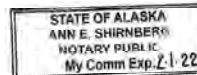
NOTARY'S JURAT

For: Steven H. Mussman & Mary L. Mussman
 Subscribed and sworn to before me this 9th

day of November, 2018.

Ann E. Shirnberg
 Notary Public for Alaska

My commission expires 02-01-22



St. Theresa Subdivision Merkes Addition Preliminary Plat

A subdivision of Tract 1 St Theresa Subd. (KRD 2001-74) and Tract 2B St. Theresa Subd. No. 2 (KRD 2018-65). Located in the SE 1/4 Section 20, T5N R9W, SM, Alaska. Kenai Recording District Kenai Peninsula Borough

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Clam Gulch, AK 99568
(907) 262-5772

HEA REVIEWED - SEE COMMENTS
Scott Huff
Scott Huff 1/7/2025
Land Management Officer

SCALE 1" = 100' 21.964 acres 27 November, 2024

LEGEND

- ⊙ - 3 1/2" alcap monument, 610-S, 1978, per KRD 2018-65, found.
- ⊕ - 2" alcap, 4538-S, 1982, per KRD 2018-65, found.
- - 5/8" rebar with plastic cap, LS 8859, per KRD 2018-65, found
- - 1/2" x 4" rebar with plastic cap, 7328-S, per KRD 2018-65, found.
- ⏟ - indicates swamp

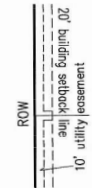
NOTES

1. A building setback of 20' from all street ROW's 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. Existing structures within the new setback and easement predate these and are not subject to them. Any new or replacement construction will be subject to the setback and easement.
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. This property is in benefit of a Right of Way Agreement per KRD Book 267 Page 713, a Right of Way Limit per KRD Book 580 Page 987, a Private Access Agreement granted in KRD Book 599 Page 625, a Private Access Agreement granted in KRD Book 613 Page 743 and amended and re-instated in Book 636 Page 933, and a Private Access Easement granted in KRD Book 636 Page 947.
4. Existing overhead powerline is the centerline of a 20' wide utility easement, including guys and anchors, granted by KRD 2001-74.
5. Contour interval 5'. Shaded areas indicate grades over 25%.



Provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

Detail
Of building setback and 10' utility easement along streets granted by this plat

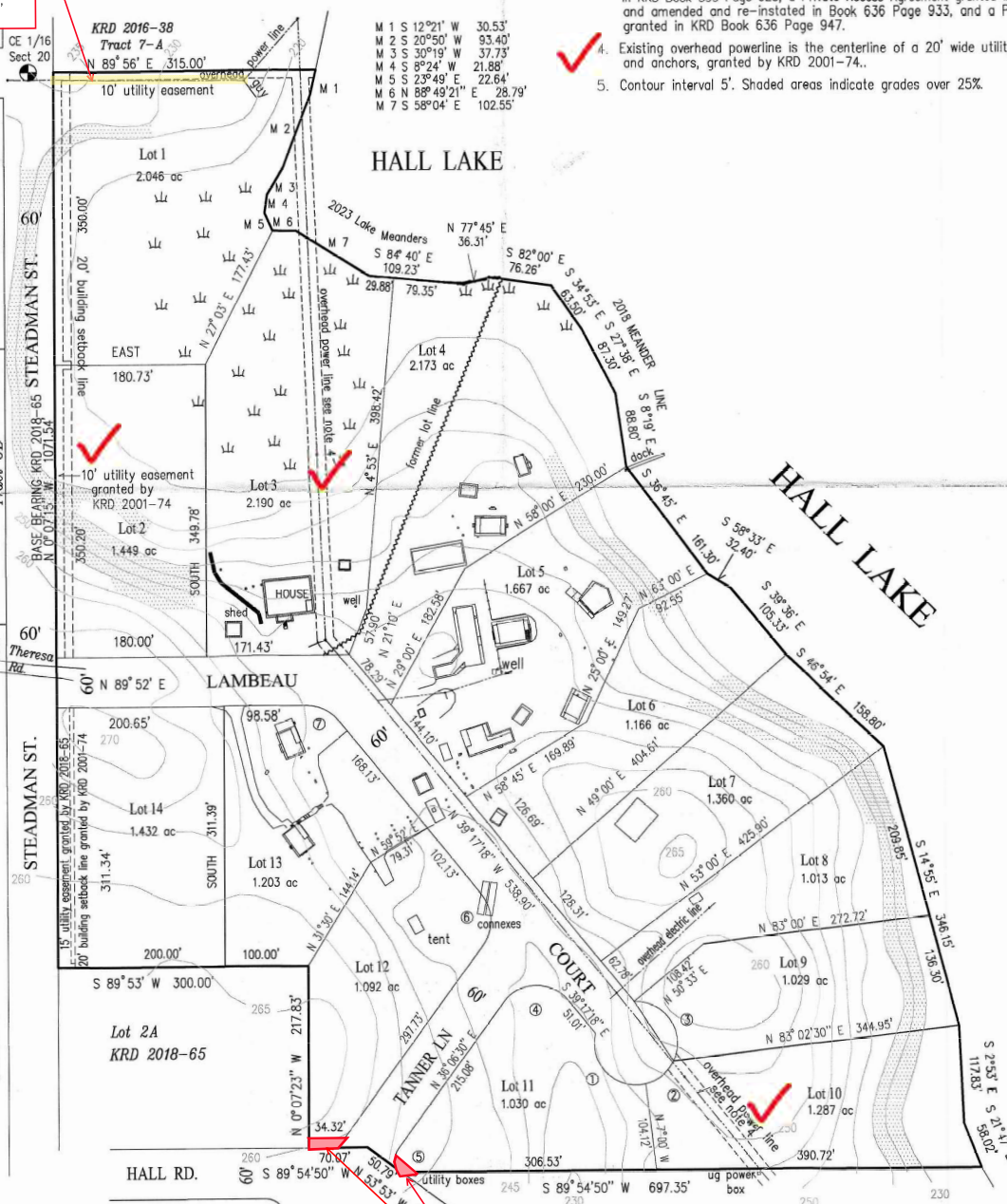


Curves

- ① Δ = 117°10'
CR = 117.00'
OR = 102.25'
CB = 85.34'
CB = S 44°44'41" E
- ② Δ = 51°00'41"
CR = 50.00'
OR = 44.50'
CB = 43.06'
CB = N 51°09'35" E
- ③ Δ = 118°03'
CR = 50.00'
OR = 103.02'
CB = 85.74'
CB = N 33°23' W
- ④ Δ = 104°35'44"
CR = 50.00'
OR = 91.28'
CB = 79.12'
CB = N 88°24'38" E
- ⑤ Δ = 90°00'
CR = 20.00'
OR = 31.41'
CB = 28.28'
CB = N 8°53'30" W
- ⑥ Δ = 75°23'45"
CR = 50.00'
OR = 65.80'
CB = 61.15'
CB = S 7°35'22" E
- ⑦ Δ = 50°50'42"
CR = 50.00'
OR = 44.37'
CB = 42.93'
CB = S 64°42'33" E

Lines

- L 1 N 50°45' E 49.19'
- L 2 N 19°00' W 71.22'
- L 3 N 71°00' E 94.43'



Depict and label the 15 foot utility easement as granted on plat 2018-65 KN.