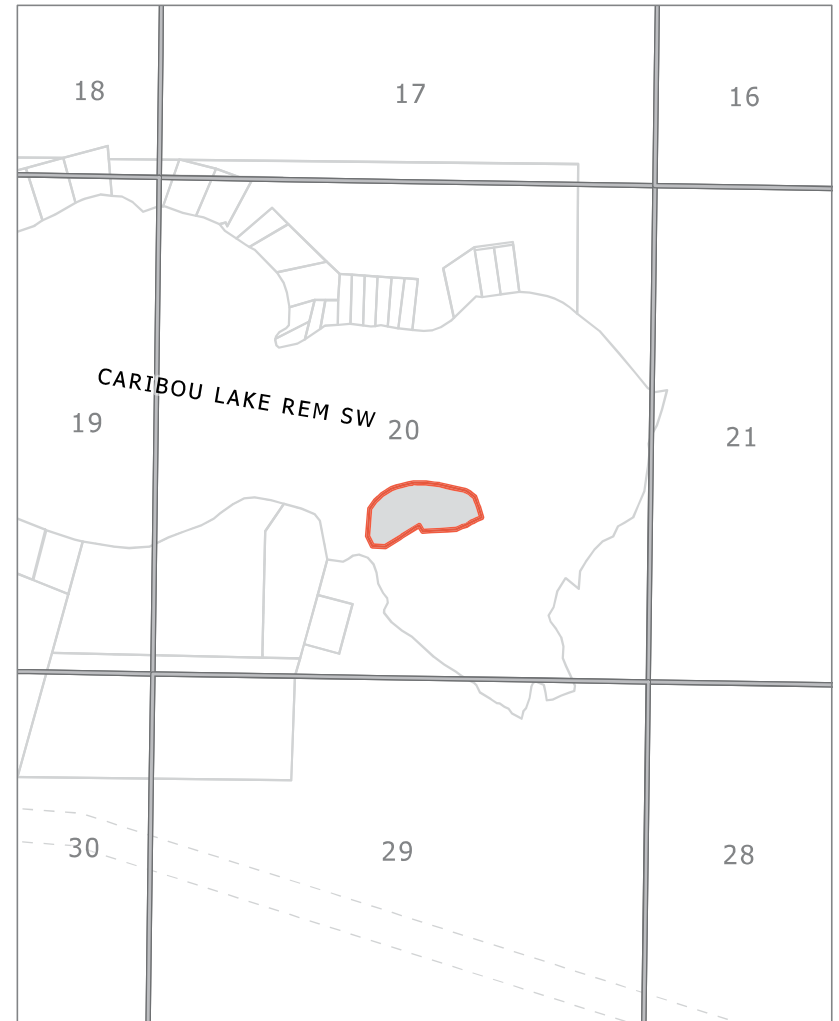


E. NEW BUSINESS

- 1. Willard Island; KPB File 2026-036
Seabright Survey & Design
Robert B & Joann B Butt Family Revocable Living Trust
Location: Caribou Lake
Fox River Area**

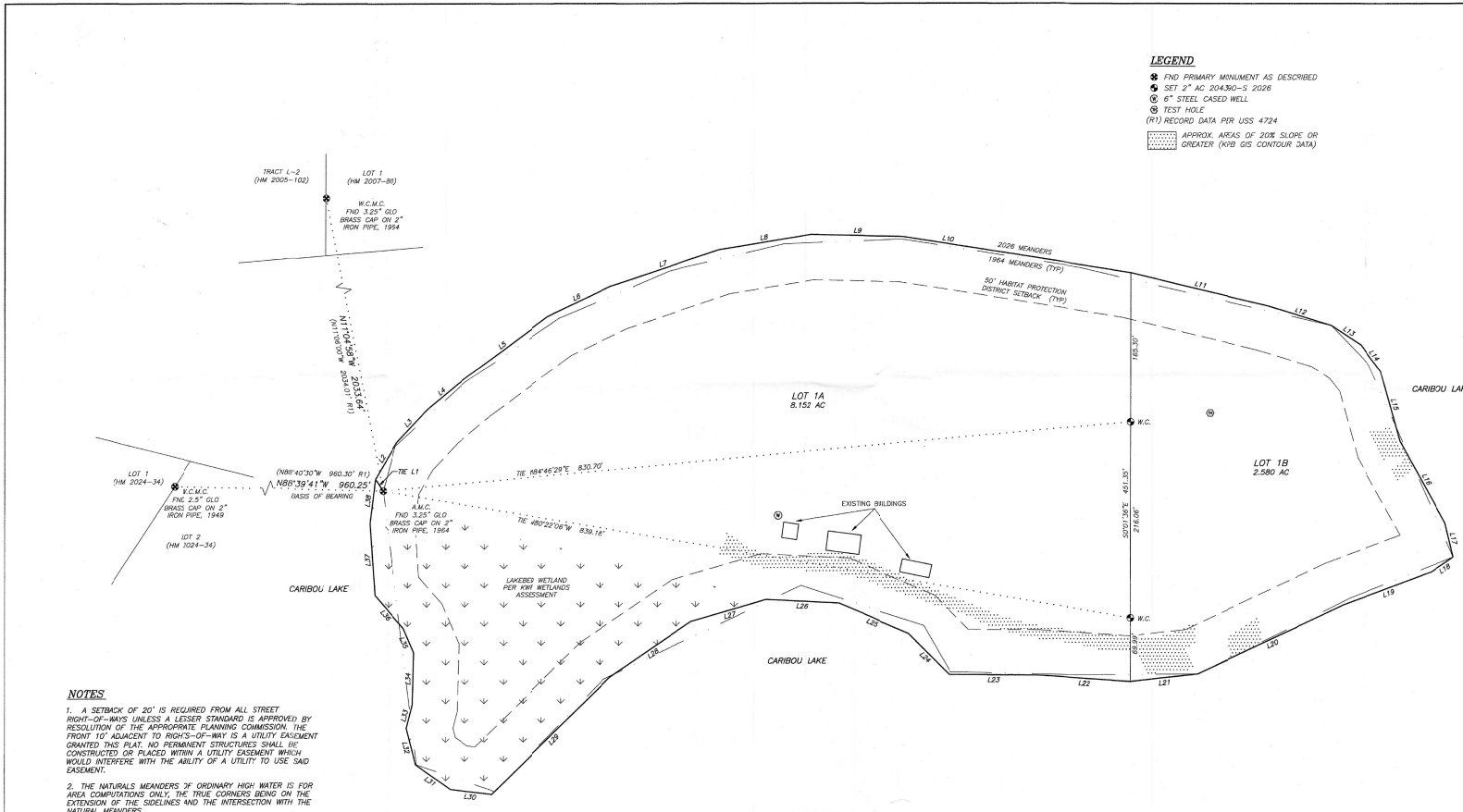


KPB File 2026-036
T03S R10W SEC20
Fox River

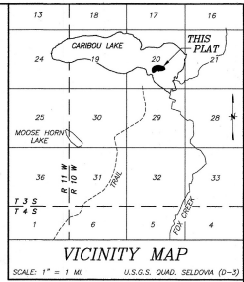
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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- LEGEND**
- ⊗ FND PRIMARY MONUMENT AS DESCRIBED
 - ⊙ SET 2" AC 204390-S 2026
 - ⊕ 6" STEEL Cased WELL
 - ⊙ TEST HOLE
 - (R1) RECORD DATA PER USS 4724
 - ▨ APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS CONTOUR DATA)



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT THE ROBERT B. BUTT AND JOHANN B. BUTT FAMILY REVOCABLE LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT ON BEHALF OF THE ROBERT B. BUTT AND JOHANN B. BUTT FAMILY REVOCABLE LIVING TRUST, 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 HEREON.

ROBERT B. BUTT, TRUSTEE
 ROBERT B. BUTT AND JOHANN B. BUTT
 FAMILY REVOCABLE LIVING TRUST
 4250 SALSBRING DR
 FERNDALE WA 98248

JOHANN B. BUTT, TRUSTEE
 ROBERT B. BUTT AND JOHANN B. BUTT
 FAMILY REVOCABLE LIVING TRUST
 4250 SALSBRING DR
 FERNDALE WA 98248

NOTARY'S ACKNOWLEDGMENT

FOR: ROBERT B. BUTT
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: JOHANN B. BUTT
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 10, 2026.

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-009

JOANN'S ISLAND

A SUBDIVISION OF USS 4724 LOT 1,
 LOCATED WITHIN THE S 1/2 OF SECTION 20, T. 3 S., R. 10 W.,
 SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
 THIRD JUDICIAL DISTRICT, ALASKA
 CONTAINING 10.732± ACRES

SEABRIGHT SURVEY + DESIGN
 KATHERINE A. KIRKSI, P.L.S.
 1044 EAST END ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 299-1580
 SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: ROBERT B. BUTT AND JOHANN B. BUTT
 FAMILY REVOCABLE LIVING TRUST
 4250 SALSBRING DR
 FERNDALE WA 98248

DRAWN BY: BT CHKD BY: KK JOB #2026-06
 DATE: 04/2026 SCALE: 1"=60' SHEET #1 OF 1

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO HIGHWAYS-OF-WAY IS A UTILITY EASEMENT. CRATERED THIS PLAT, NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THE NATURAL MEMBERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEMBERS.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
5. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF CARIBOU LAKE LYING BELOW THE HIGH WATER MARK.
6. SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
7. ANOMORPHOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANOMORPHOUS WATERS HABITAT PROTECTION DISTRICT. SEE AQB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18040.
8. FEMA FIRM PANEL 020012-3500(A) IS NOT PRINTED FOR THIS PARCEL. FLOOD HAZARD INFORMATION IS NOT AVAILABLE.

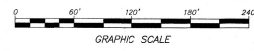
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	15.55'	N33°33'48"W	L21	75.00'	S83°36'26"W
L2	46.92'	N32°36'49"E	L22	101.55'	N88°17'39"W
L3	49.14'	N43°07'25"E	L23	99.29'	N89°38'19"W
L4	50.88'	N05°01'59"E	L24	63.55'	N44°31'50"W
L5	117.60'	N52°59'36"E	L25	84.56'	N66°41'00"W
L6	76.45'	N64°09'30"E	L26	81.05'	N86°59'06"W
L7	126.81'	N07°34'48"E	L27	86.27'	S73°44'54"W
L8	103.49'	N80°46'27"E	L28	108.94'	S50°39'51"W
L9	101.97'	S88°38'08"E	L29	182.86'	N40°20'07"W
L10	255.11'	S81°08'17"E	L30	45.70'	N83°09'38"W
L11	155.05'	S78°27'44"E	L31	47.48'	N54°41'19"W
L12	74.08'	S72°58'06"E	L32	41.48'	N14°07'41"W
L13	39.43'	S86°35'57"E	L33	26.44'	N1°11'52"E
L14	36.36'	S37°02'20"E	L34	57.19'	N70°17'47"E
L15	76.94'	S15°36'44"E	L35	29.02'	N37°16'27"W
L16	103.33'	S29°02'52"E	L36	48.51'	N41°12'45"W
L17	36.83'	S13°13'20"E	L37	29.84'	N40°17'46"W
L18	29.19'	S50°54'06"W	L38	48.89'	N70°27'41"E
L19	104.70'	S69°28'52"W			
L20	177.36'	S64°35'52"W			

WASTEWATER DISPOSAL

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

LOT 1B: TBD

ENGINEER LICENSE NO. DATE



KPB 2026-036

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
WILLARD ISLAND**

KPB File No.	2026-036
Plat Committee Meeting:	May 26, 2026
Applicant / Owner:	Robert B. and Joann B. Butt Family Revocable Living Trust of Ferndale, WA
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Caribou Lake, Fox River Area

Parent Parcel No.:	185-200-05
Legal Description:	T 3S R 10W SEC 20 Seward Meridian HM 0004724 US SURVEY 4724 LOT 1
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an existing 10.42-acre island into two new lots, consisting of 2.580 acres (Lot 1B) and 8.152 acres (Lot 1A).

Location and Legal Access (existing and proposed):

The proposed subdivision is located in a remote area, 7 miles north of the end of East End Road on Caribou Lake.

There is no direct road access to the subdivision by land. Legal access is available only by aircraft or by watercraft via Caribou Lake to the island. **Staff recommends** that the Planning Commission concur that the subdivision meets the criteria for a waiver of legal access requirements under KPB 20.30.050(B) (1). If the Committee agrees, a plat note should be added specifying the approved modes of access.

No right-of-way dedications are proposed as part of this platting action.

There are no section line easements affecting the subject property.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	

Site Investigation:

Structures are present on the subject parcel based on available imagery. These structures are depicted on the preliminary plat and are located on proposed Lot 1A. No encroachment issues are apparent.

Wet areas classified as “lakebed” are shown on the preliminary plat, consistent with the KWF Wetlands Assessment layer. The appropriate plat note has been added as note 3.

Areas with slopes exceeding 20% are shaded on the preliminary plat along the southern and eastern lake edges, as confirmed by available contour data.

The subject area is not located within a flood hazard area. **Staff recommends** that plat note 8 be removed from

the final plat.

Available data indicates the property lies within an anadromous lake area, and the appropriate plat note has been included as plat note 7. **Staff recommends** the applicant confirm with the KPB River Center Reviewer whether the parcel is within an anadromous waters habitat protection district and provide written confirmation with the final plat.

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 land was first surveyed in 1964 as US Survey 4724, creating Lot 1. The proposed plat subdivides the existing lot into two new lots.

Lot 1A exceeds 200,000 square feet, and therefore a soils report will not be required. The appropriate Wastewater Disposal Note has been added to the preliminary plat.

Lot 1B will require a soils report, and an engineer must sign the final plat. **Staff recommends** that the Wastewater Disposal note be revised on the final plat, and staff will review the updated note once the soils report has been submitted.

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

No utility easements are recorded for the subject parcel.

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.

Utility provider review:

HEA	No comments
ENSTAR	
ACS	
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: None</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:</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: No other comments</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 the KPB File Number to 2026-036
- Name was changed by surveyor and owner, please be sure to make revision.

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.*

- 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:
- Provide a label for the trail “Eagle Lake-Caribou Lake Trail”
- 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:
- Depict and label the line of ordinary high water

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.

20.30.050. Legal access.

The following situations may qualify for a waiver of the legal access requirement:

1. Upon finding that no practical means of providing road access to a proposed subdivision exists and upon presentation of credible and convincing evidence by the applicant that permanent public access by air, water, or railroad is both practical and feasible, the planning commission may waive the legal access requirements of KPB 20.30.050(A). If access other than by road is approved, the mode of access shall be noted on the plat.

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.

- o Within the Notary's Acknowledgment, correct the misspelling of Robert B. Butt's name

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.

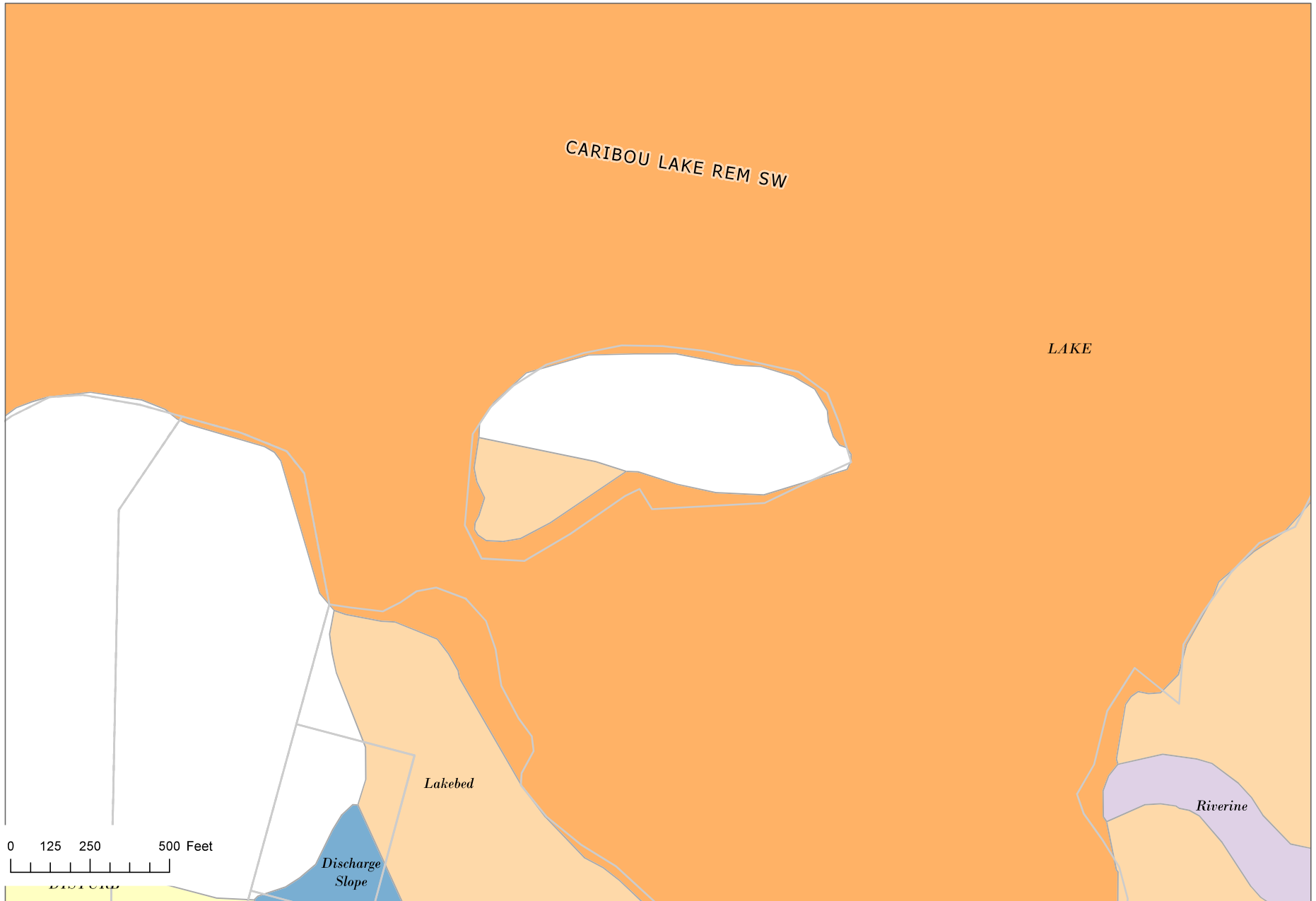
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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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ORIGINAL

U.S. SURVEY
NO. 4724, ALASKA

EMBRACING NONCONTIGUOUS
LOTS 1 AND 2

SITUATED
AT CARIBOU LAKE, KENAI PENINSULA

APPROXIMATE GEOGRAPHIC POSITION
AUXILIARY MEANDER CORNER, LOT 1,
LATITUDE $59^{\circ} 54' 00''$ N., LONGITUDE $152^{\circ} 02' 10''$ W.

AREA: 15.40 ACRES

SURVEYED BY:
RALPH J. ELLIS, SUPERVISORY CADASTRAL SURVEYOR
JULY 21 TO 27, 1964

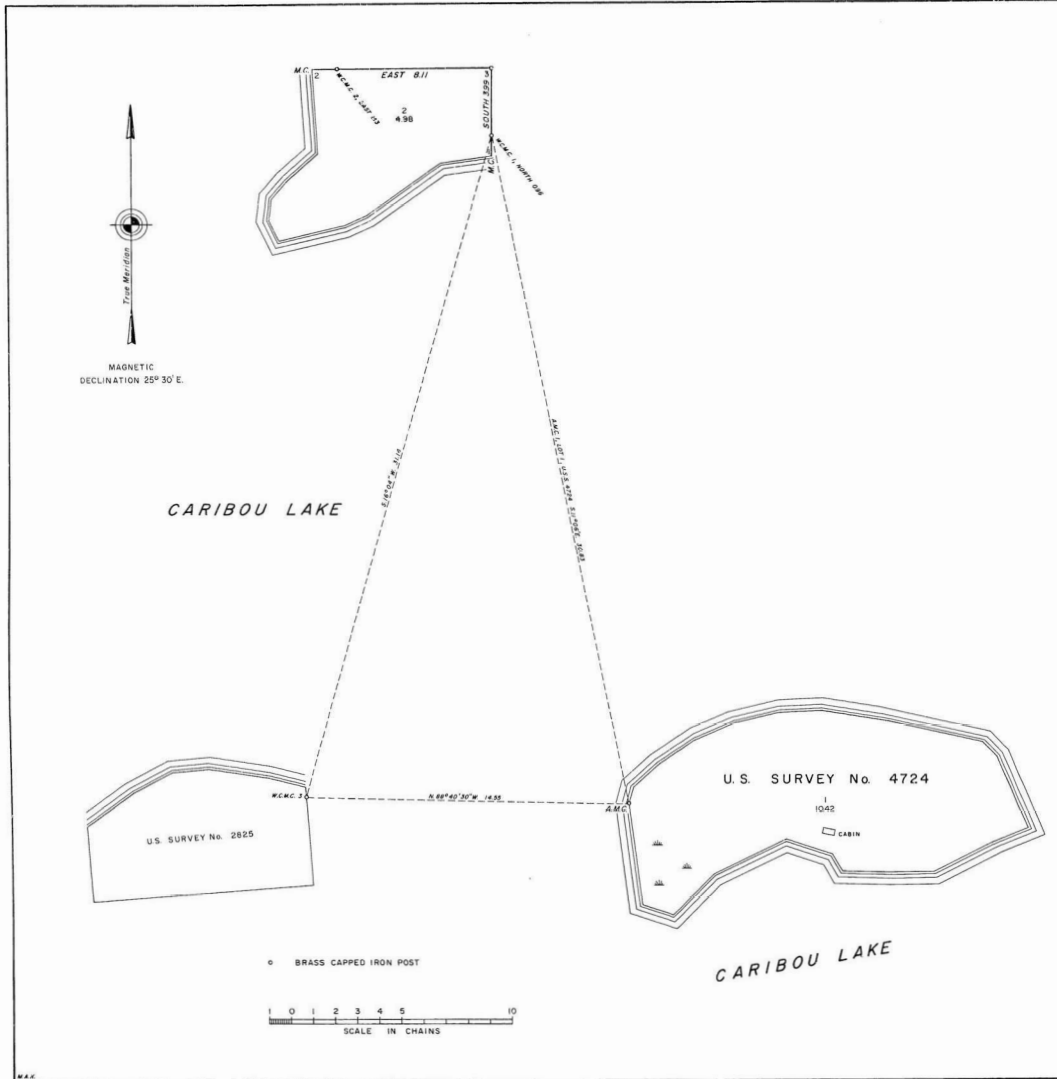
Under Special Instructions
Dated May 5, 1964, and
Approved May 13, 1964

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. August 4, 1966

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

E. J. ...
Chief, Division of Engineering



PARTIALLY SURVEYED TOWNSHIP 3 SOUTH RANGE 10 WEST OF THE SEWARD MERIDIAN, ALASKA

PROTRACTOR DIAGRAM NO. S15-14 OFFICIALLY FILED 5/8/1963

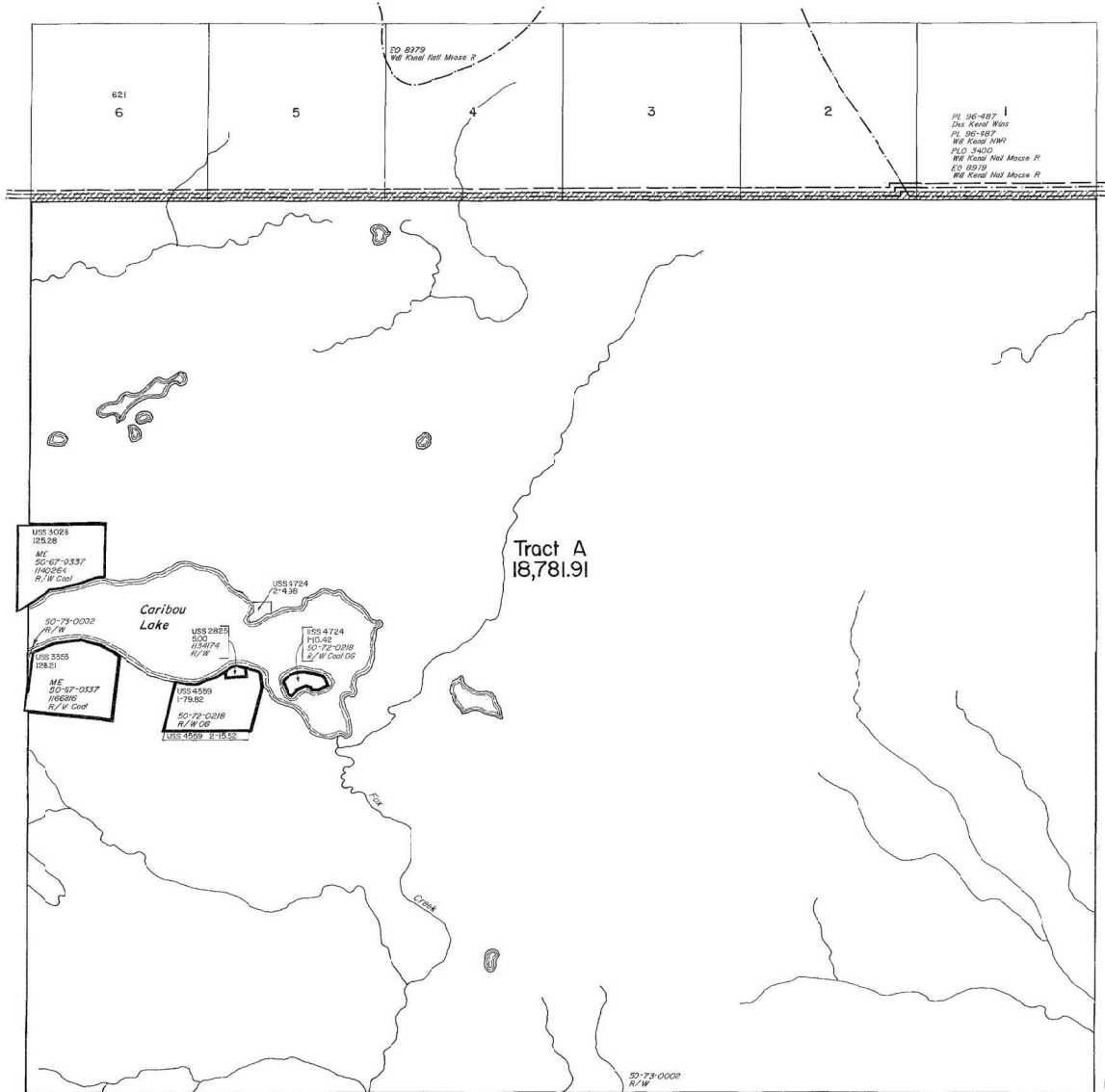
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

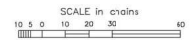
A058732 SS Reserve Mn Estate Only

PLO 5186 Well C & Public Interest affects Lds/Interests not conveyed



Tract A
18,781.91

Lot 5952'0.34"N
Long 15054'17.86"W



WARNING: This plot is the Bureau's Record or Title, and should be used only as a graphic display of the township survey data. Records version do not reflect the changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to the cadastral survey for official survey information.

CURRENT TO		Sew Mer
5-15-2007		T 3 S
		R 10 W P