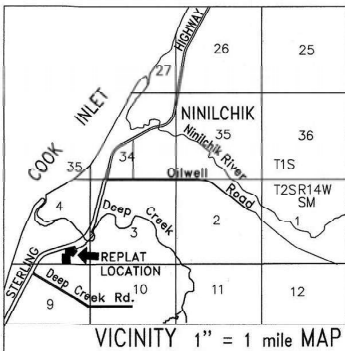


DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

E. NEW BUSINESS

- 8. Lucason Subdivision 2025 Replat; KPB File 2025-016
Johnson Surveying / Stokes, Demidoff
Location: MP 137 Sterling Highway & Auntie Mae Drive
Happy Valley Area**



Lucason Subdivision 2025 Replat PRELIMINARY PLAT

A subdivision of Tract 5A Lucason Subd. 2002 Addn., HRD 2002-80 and Parcels 1 & 2 of HRD deed 2023-0100221-0 Located in the SE1/4 Section 4, T2S R14W, SM, Ninilchik, Alaska.
 Homer Recording District Kenai Peninsula Borough File

Prepared for
 Peter J & Mary L Stokes
 2705 Arlington Dr.
 Anchorage, AK 99517

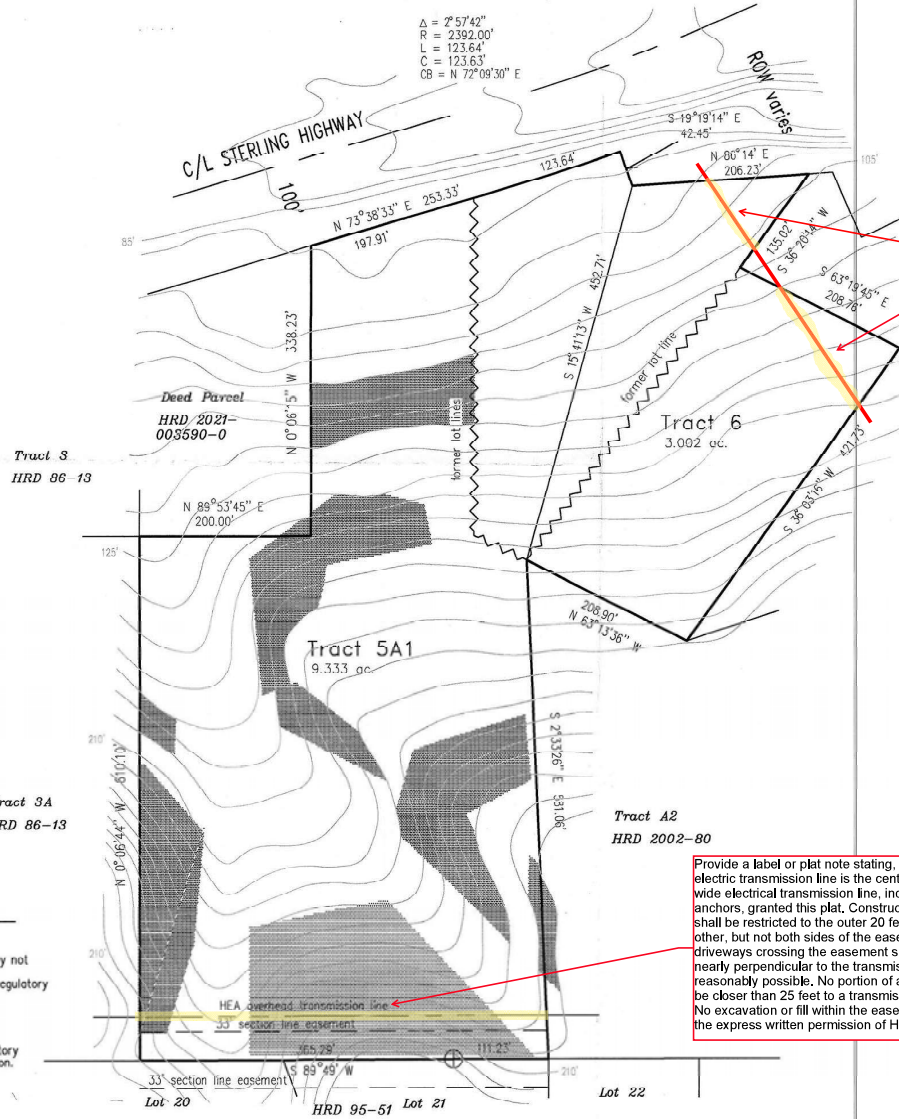
Prepared by
 Ruben C Demidoff
 38646 Leif St.
 Sterling, AK 99672

Johnson Surveying
 P.O. Box 27
 Clam Gulch, AK 99568
 (907) 262-5772

SCALE 1" = 100' 12.335 Acres 11 February, 2025

HEA REVIEWED - SEE COMMENTS

 Scott Huff 3/13/2025
 Land Management Officer



The approximate location of an overhead primary electric line has been shown. Please depict the overhead electric line on the final plat and 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."

Tract B1
 HRD 97-81

NOTES

1. A building setback of 20' from all street ROWs 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.
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 subject to a Reservation of Easement for highway purposes, and any assignments or uses thereto for recreational, utility, or other purposes as described by Public Land Order No. 601, dated August 10, 1949 and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order 1613, dated April 7, 1958, and Department of the Interior Order No. 2665, dated July 17, 1951, and Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.
4. This property is affected by an electric easement granted to Homer Electric Association, Inc. by Homer Recording District book 17 page 223. This is a general easement, no definite location given.
5. Contour interval 5'. Shaded areas indicate grades over 25%.

Provide a label or plat note stating, "The existing overhead electric transmission line is the centerline of a 100-foot-wide electrical transmission line, including guys and anchors, granted this plat. Construction of public roads shall be restricted to the outer 20 feet of one side or the other, but not both sides of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of a road or driveway shall be closer than 25 feet to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA."

WASTEWATER DISPOSAL

Tract 5A1
 20.40.030
 This lot is at least 200,000 square feet 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.

Tract 6
 20.40.020
 Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. This platting action is providing more per lot available wastewater disposal area.

KPB 2025-016