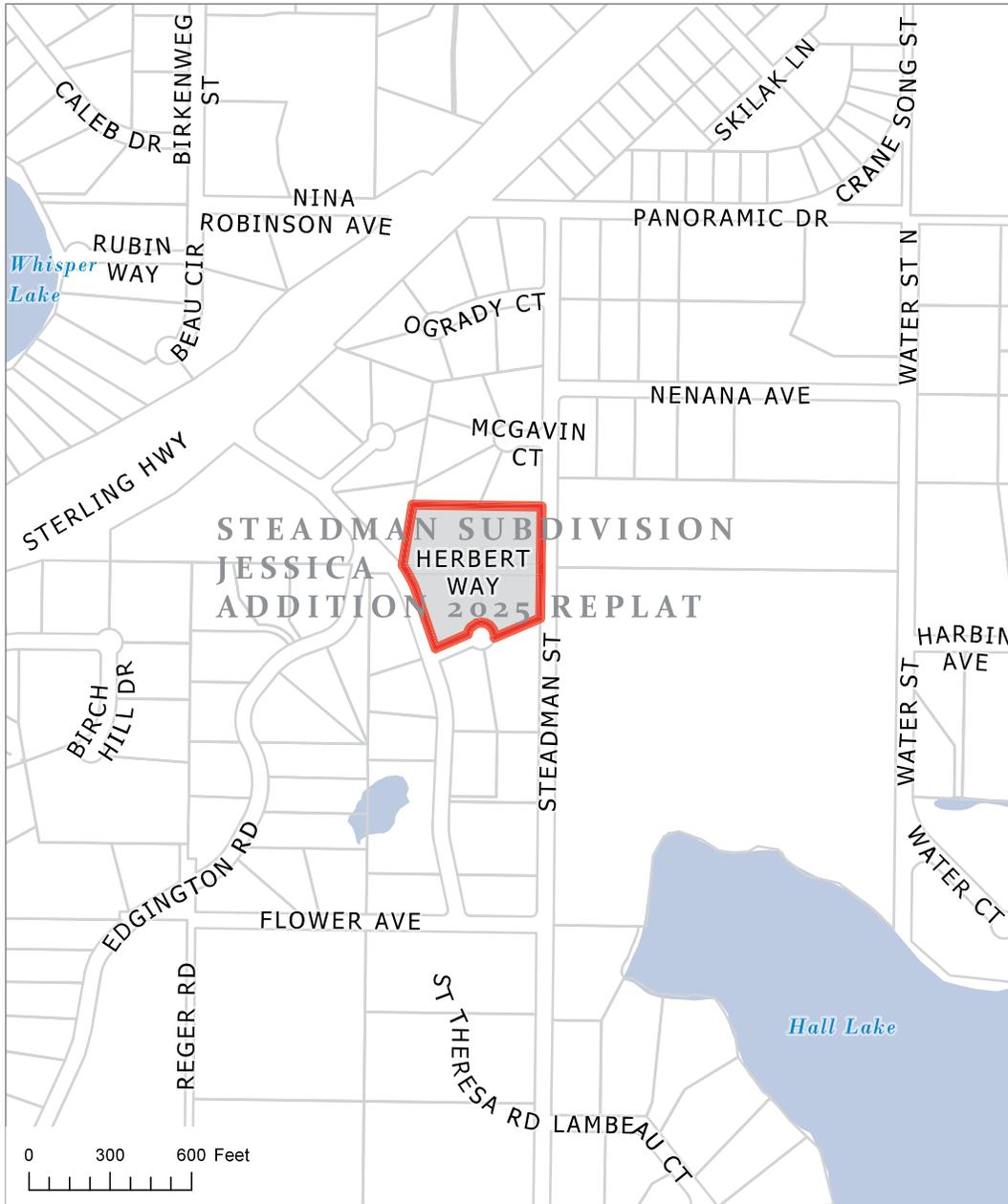


E. NEW BUSINESS

- 4. Steadman Subdivision Jessica Addition 2025 Replat
KPB File 2025-097
McLane Consulting Group / Brown, Pannell
Location: St. Theresa Rd, Blakester Ct & Herbert Way
Sterling Area**

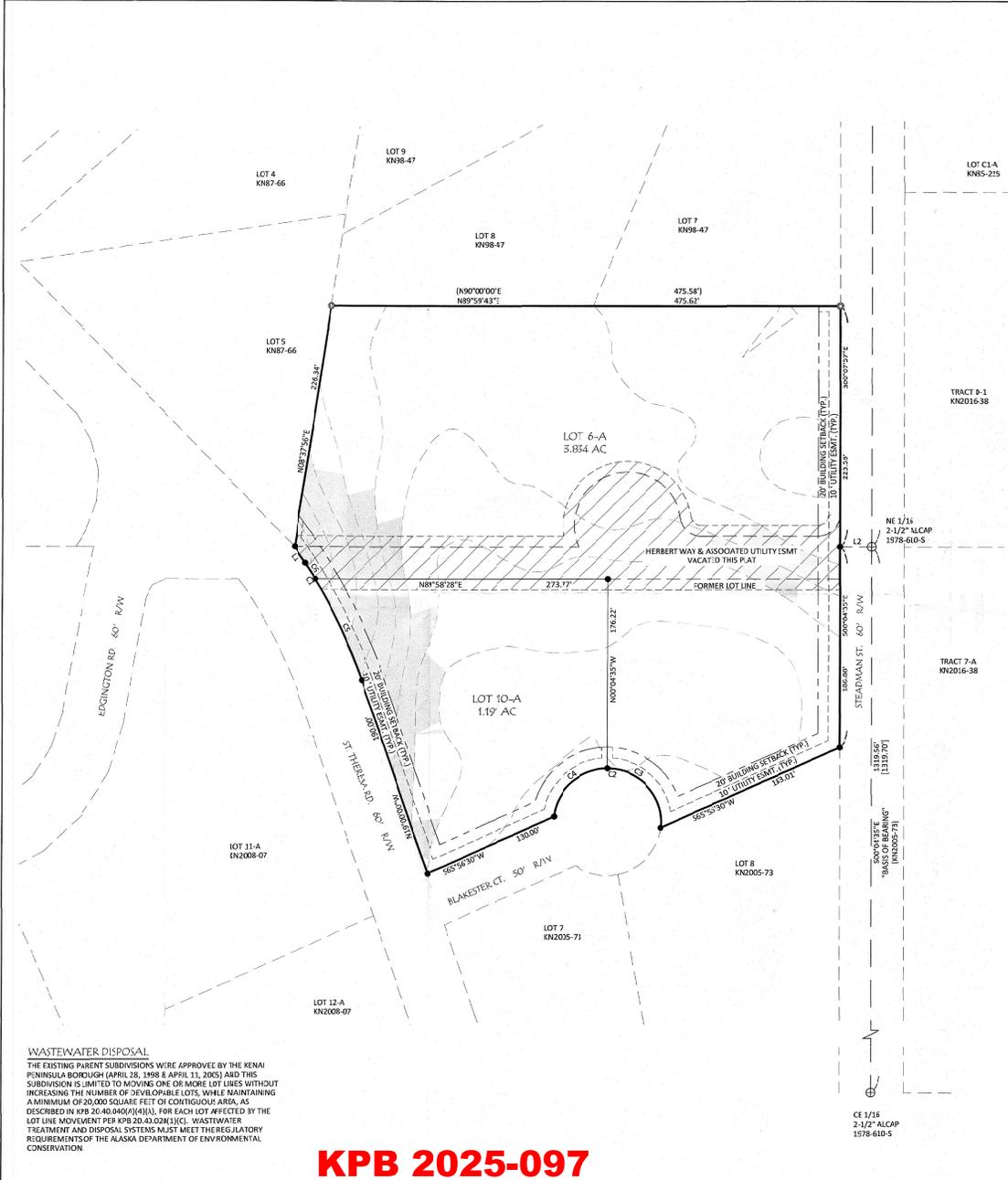


KPB File 2025-097
T05N R09W SEC20
Sterling

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.



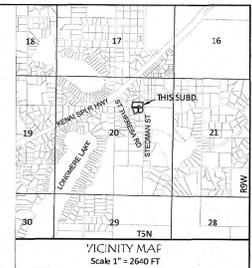
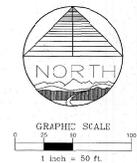
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



WASTEWATER DISPOSAL
 THE EXISTING PARENT SUBDIVISIONS WERE APPROVED BY THE KENAI PENINSULA BOROUGH (APRIL 26, 1998 & APRIL 11, 2005) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20.04.040(A)(4)(A), FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 20.43.020(1)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

KPB 2025-097

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR W/ 2" ALCAP LS-5152
 - SETS 5/8"x30" REBAR W/ 1" BLUE PLASTIC CAI LS-211289
 - CONTOUR INTERVAL = 5'
 - SLOPES GREATER THAN 20%



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN 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.

SCOTT W. BROWN, OWNER LOT 6 LAKE VIEW TERRACE #1 PHASE 2 (KN2005-73) & LOT 7 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73)
 38252 BLAKESTER CT.
 SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN 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.

JACQUELINE PANNELL, OWNER LOT 10 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73)
 38272 BLAKESTER CT.
 SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	13°40'00"	500.00'	123.18'	61.18'	N 75° 54' 33" W	122.47'
C2	179°09'40"	50.00'	157.00'	137.61/13.53	N 84° 01' 33" W	106.00'
C3	90°00'00"	50.00'	88.79'	55.55'	N 42° 04' 00" W	74.32'
C4	83°58'48"	50.00'	73.29'	45.00'	S 47° 55' 58" W	66.90'
C5	11°48'54"	500.00'	104.12'	52.24'	N 74° 54' 27" W	103.93'
C6	2°00'00"	500.00'	17.45'	8.82'	N 31° 48' 59" W	17.65'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 84° 01' 33" W	18.30'
L2	N 89° 58' 27" E	30.00'

Plat #
 Rec. Dist. _____
 Date _____ 20____
 Time _____



STEADMAN SUBDIVISION JESSICA ADDITION 2025 REPLAT
 REPLAT OF LOT 9 & 10 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73) & LOT 6 LAKE VIEW TERRACE #1 PHASE 2 (KN2005-73) & THE VACATION OF HERBERT WAY WITH THE ASSOCIATED UTILITY EASEMENTS

SCOTT W. BROWN, OWNER
 38252 BLAKESTER CT., SOLDOTNA AK 99669

JACQUELINE PANNELL, OWNER
 38272 BLAKESTER CT., SOLDOTNA AK 99669

5.024 AC, M/L SITUATED IN THE W1/2 OF SECTION 20 TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEER-IN-CHARGE: ESTERINA SURVEYING & MAPPING P.O. BOX 488 SOLDOTNA, AK 99669 PHONE: (907) 283-4378 FAX: (907) 283-2285 WWW.MCJANESCO.COM

KPS File No. 2025-097V
 Project No. 252013

Scale 1" = 50' Date: MAY 2025 FB: 25-07 Drawn by: BGF

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ 2025.

AUTHORIZED OFFICIAL

CE 1/16
 2-1/2" ALCAP
 1578-610-5

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
STEADMAN SUBDIVISION JESSICA ADDITION 2025 REPLAT**

KPB File No.	2025-097
Plat Committee Meeting:	December 8, 2025
Applicant / Owner:	Scott W. and Amy S. Brown and Jacqueline Pannell of Soldotna, Alaska
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	St. Theresa Road and Steadman Street, Sterling Area

Parent Parcel No.:	063-293-07, 063-670-35, and 063-670-36
Legal Description:	063-293-07: T 5N R 9W SEC 20 Seward Meridian KN 0980047 LAKE VIEW TERRACE #3 PHASE 2 LOT 6 063-670-35 and 063-670-36: T 5N R 9W SEC 20 Seward Meridian KN 2005073 STEADMAN SUB JESSICA ADDN LOT 9 AND LOT 10
Assessing Use:	063-293-07: Residential Improved Land 063-670-35 and 063-670-36: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On Site / On Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure three existing lots comprising of 1.192-acres, 0.959-acres and 2.358-acres into two new lots of 3.834-acres and 1.191-acres.

Location and Legal Access (existing and proposed):

The subdivision is situated between St. Theresa Road and Steadman Street in Sterling, lying north of Blakester Ct.

Legal access to the lots is provided via Steadman Street to the east, Blakester Court to the south, St. Theresa Road to the west, and Herbert Way centrally. All adjacent rights-of-way are 60-foot platted roads.

St. Theresa Road lies near milepost 88 of the Sterling Highway, a state-maintained road, and connects to Herbert Way on the west side. Steadman Street intersects Herbert Way from the east.

On July 14, 2025, the Kenai Peninsula Borough Planning Commission reviewed and approved the vacation of the entire Herbert Way right-of-way, including associated utility easements. On August 5, 2025, the Kenai Peninsula Borough Assembly unanimously consented to the vacation. The vacation will be finalized on the proposed plat. as indicated by the hatched markings. A notarized agreement, signed by all parties adjacent to Herbert Way, was submitted to the Platting Department agreeing to the vacated portion of Herbert Way to be incorporated into Lot 6-A and none to go to Lot 10-A. Adjacent parcels will retain legal access via Blakester Court to the south and Steadman Street to the east.

The block is defined by existing roads: Panoramic Drive to the north coming off the Sterling Highway, Steadman Street to the east, Flower Ave to the south, St. Theresa Road to the west, and the Sterling Highway connecting the block to the northwest. Multiple cul-de-sacs are present in the area: Miss Vanessa Court to the northwest, O’Grady Court and McGavin Court to the north and Blakester Court to the south, all the listed roads create compliance with KPB 20.30.170 block length requirement.

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

Site Investigation:

According to the KPB GIS Contours layer, steep slopes appearing to exceed 20% exist to the east and west on the plat. The contours have been shown on the preliminary plat with grades over 20% shaded.

No wetlands are present in the subject area per the KWF Wetlands Assessment.

The KPB River Center Reviewers confirmed the area is not within a Flood Hazard Area or Habitat Protection District. Therefore, no notes from KPB 20.30.280 will be needed.

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	No response

Staff Analysis

The subject property originally was surveyed as part of the W1/2 NE1/4 of Section 20, Township 5 North, Range 9 West, Seward Meridian, Alaska. In 1975, Steadman Subdivision (KN 75-45) subdivided the land into seven large tracts. In 1978, the Resub. Of Tract 6 Steadman Subdivision (KN 78-204) platted the south end of Tract 6 and dedicated the south half of Harbin Ave now Herbert Way, leaving a remainder parcel of approximately 11 acres. In 2005, Steadman Subdivision Jessica Addition (KN 2005-73) subdivided the remainder of Tract 6. To the north, Lake View Terrace # 3, Phase 2 (KN 98-47) subdivided a portion of the NW1/4 NE1/4 in 1998, creating 13 lots and the north dedication of Harbin Ave now Herbert Way.

The proposed plat will reconfigure the lot lines between Lots 9 and 10 of Steadman Subdivision Jessica Addition (KN 2005-73) and Lot 6 of Lake View Terrace #3, Phase 2 (KN 98-47). It will also finalize the vacation of Herbert Way, including all associated utility easements. The reconfiguration will result in two new parcels: Lot 6-A and Lot 10-A.

As the parent subdivisions were previously approved by the Kenai Peninsula Borough, and the proposed subdivision reduces the number of lots through lot line vacations, a soils report is not required and an engineer is not required to sign the plat. A Wastewater Disposal note has been included on the plat, referencing the applicable sections of KPB 20.40.

Notice of the proposed plat was mailed to the beneficial interest holder on November 15, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

Utility Easements

Steadman Subdivision (KN 75-45) granted a 5-foot clearing easement adjacent to Herbert Way (formerly Harbin Avenue) on the south, as well as along the east boundary of former Tract 6.

Steadman Subdivision Jessica Addition (KN 2005-73) carried forward the 5-foot clearing easement from Steadman Subdivision (KN75-45). The vacation of Herbert Way will vacate that portion, but the part along Steadman St in Lot 9 needs to be carried forward and the source noted along with the 10' utility easements from both parent plats. The 10' utility easement in vacated Herbert Way would be considered new by this plat.

Additionally, Steadman Subdivision Jessica Addition (KN 2005-73) included a 20-foot powerline easement and a gas line easement of unknown width, both situated along the south boundary of former Lot 9. HEA has requested that the powerline easement be carried forward. **Staff recommends** that both easements be shown on the final plat, with labels referencing their granting source.

Lake View Terrace #3 Phase 2 (KN 98-47) granted a 10-foot utility easement adjacent to Herbert Way on the north. A 20-foot-wide electrical distribution line easement is also depicted in the northeast corner of former Lot 6. **Staff recommends** that the 20-foot electrical distribution easement be carried forward on the final plat, with a label referencing its granting source.

On the southern line of Lot 6-A is shown the 20' Building Setback and 10' Utility Easement, this line is not adjacent to a right-of-way and the setback and easement need removed. The easement should be adjusted to either the power line or gas easement when the surveyor determines which is applicable.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	See comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	No response

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 38272 BLAKESTER CT, 38252 BLAKESTER CT, 36765 STEADMAN ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: BLAKESTER CT, ST THERESA RD, STEADMAN ST, HERBERT WAY</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: 36765 STEADMAN ST WILL BE DELETED</p>
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Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS 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

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- o Modify the KPB File No. to 2025-097
- o Modify the Plat Approval date to December 8, 2025

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:

- o Incorporate both parent plats name into the new plat name. Recommendation could be: The Lake View Terrace Steadman Replat.
- o Modify the legal description by adding NE1/4 after W1/2
- o Add Amy S. Brown to the title block

- 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:

- o Provide a label for Whisper Lake
- o Modify Kenai Spur Highway to Sterling Highway
- o Modify Stedman Street to Steadman Street

- 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:

- o Carry forward easements granted on parent plats

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.

Plating 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.

Staff recommendation:

- Add a Certificate of Ownership and Notary's Acknowledgment for Amy S. Brown.
-

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



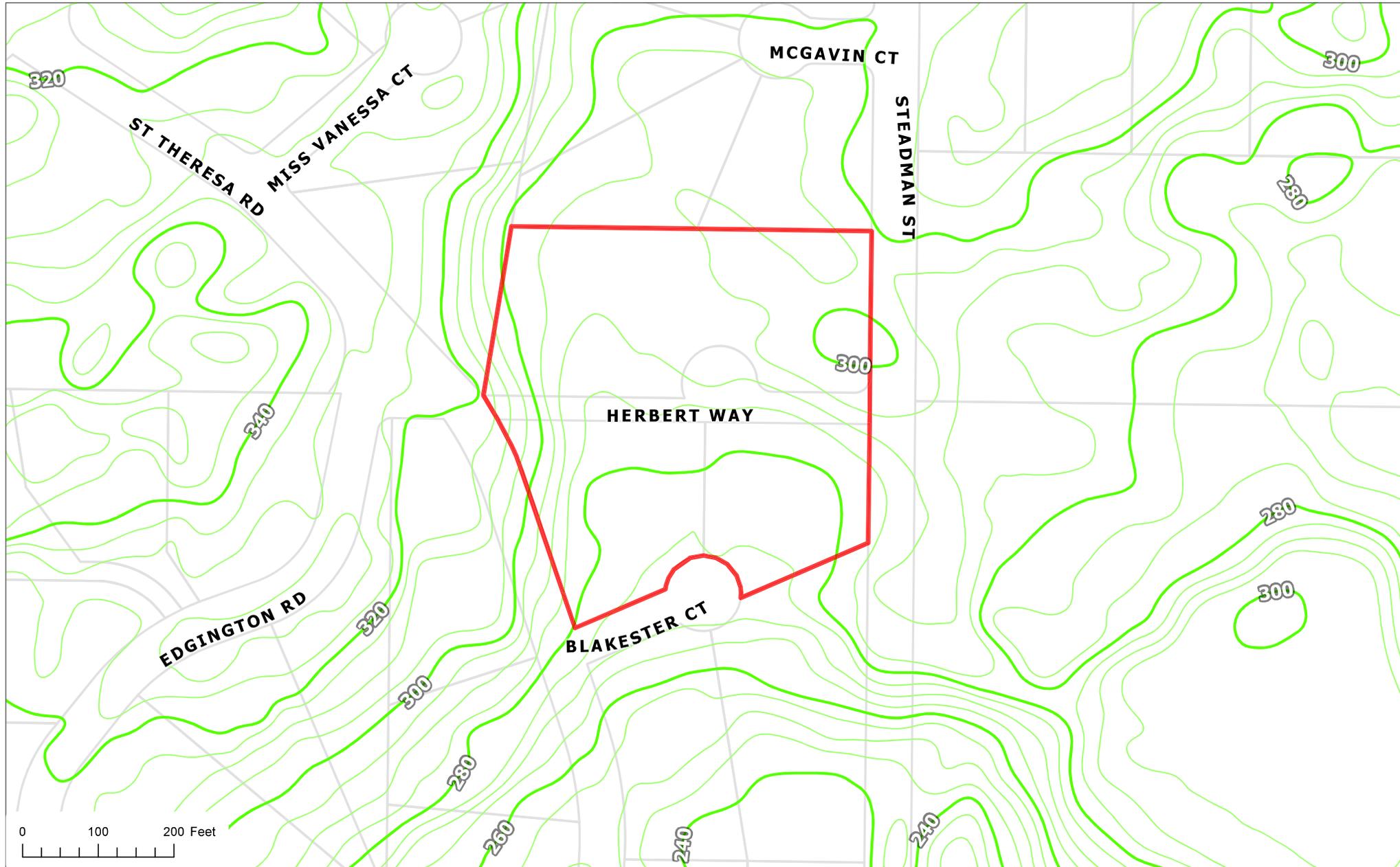
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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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.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT BEARING
C1	194°38'37"	50.00	169.86	199.18	N41°08'11"W
C2	81°29'57"	20.00	28.45	26.11	N44°17'08"E
C3	80°04'34"	20.00	31.44	28.30	N45°50'30"E
C4	90°01'22"	20.00	31.42	28.29	N45°01'31"W
C5	44°24'55"	20.00	15.90	15.12	S47°38'36"E
C6	66°40'21"	50.00	58.18	54.96	N78°23'13"E
C7	39°15'37"	50.00	34.26	33.59	S48°14'48"E
C8	44°12'25"	50.00	38.58	37.63	S56°10'41"E
C9	52°09'33"	50.00	45.90	43.95	S61°39'44"E
C10	66°32'54"	50.00	58.07	54.86	N78°29'33"W
C11	44°24'55"	20.00	15.90	15.12	S47°38'36"E
C12	89°58'36"	20.00	31.41	28.28	N45°11'38"W
C13	92°17'56"	20.00	32.22	28.85	N44°11'38"W
C14	115°3'03"	770.00	159.71	159.43	S81°38'52"W
C15	12°56'58"	770.00	174.03	173.66	S89°17'52"W
C16	46°15'24"	20.00	16.15	15.71	S89°11'40"E
C17	54°54'28"	50.00	47.92	46.10	N45°13'13"E
C18	92°36'01"	50.00	80.81	72.30	S62°17'33"E
C19	69°24'38"	50.00	60.57	56.94	S70°12'48"W
C20	51°51'27"	50.00	45.95	43.73	S73°03'43"W
C21	42°44'20"	20.00	14.92	14.58	N85°55'21"E
C22	09°21'28"	830.00	135.96	135.41	S87°12'59"W
C23	08°18'55"	830.00	120.45	120.25	S76°03'07"W
C24	07°39'04"	830.00	110.94	110.75	S64°53'07"W
C25	87°58'18"	20.00	30.71	27.78	N44°35'29"E
C26	89°56'35"	20.00	31.40	28.27	N44°04'59"E
C27	30°44'03"	800.00	142.17	142.00	S74°39'56"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.65	S00°02'00"E
L2	228.38	S00°52'00"E
L3	158.83	N89°51'13"E
L4	20.23	N89°51'15"E
L5	47.38	N45°24'24"E
L6	17.01	S42°25'25"E
L7	29.22	S70°56'13"E

NOTES:

- Proposed land uses are recreational, residential, agricultural, and commercial.
- Building Setback - A setback of 20 feet is required from all street right-of-ways unless otherwise noted or less than 10 feet is approved by resolution of the appropriate Planning Commission.
- No private access to State maintained ROW's permitted unless authorized by the State of Alaska Department of Transportation.
The front 10 ft. of the building setback 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:** Soil conditions for Lots 11, 13, 17 and 18 within this subdivision have been found unsuitable for conventional wastewater treatment and disposal systems. Plans for a typical alternative wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Site Report and are available from Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems 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 prior to construction.
- WASTEWATER DISPOSAL:** Soil conditions, water table levels and soil slopes for the remaining Lots within this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residential 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.

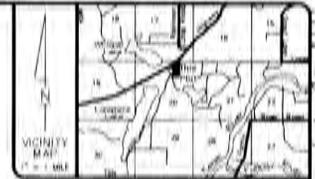
David Nelson
Engineer
CEC#121
License #
8-112-170
DOT

LEGEND:

- ⊙ Multipoint (found)
- ⊙ 1/2" Arrow (not Monument) (set)
- ⊙ 1/2" Arrow (not 5/8" Radius) (found)
- ⊙ 1/8" Arrow (not 5/8" Radius) (found)
- ⊙ 5/8" Radius (set this survey)
- ⊙ Record Station - Lake View Terrace - Unit Addition (Plat # 94-01-030)
- ⊙ Record Station - Lake View Terrace #3 - Phase One (Plat # 97-04-030)
- ⊙ Record Station - Multipoint Subst. No. 7 (Plat # 01-10-030)



98-47
RECORDED 365
Kenai, REC DIST
DATE 2/23/98
TIME 2:15 PM
REQUESTED BY
PLANNING SURVEYS
BUSINESS DIVISION
KENAI, ALASKA 99551



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACKNOWLEDGE 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.

WE FURTHER CERTIFY THAT DEEDS OF TRUST AFFECTING THE PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPEAT OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

David Nelson
Paul Marky, Managing Partner
Kenai Peninsula Borough
1400 View Parkway, Kenai, AK 99551
Architectural: Alaska 98001

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF August 1998 in the State of Alaska, Paul Marky

Paul Marky
Notary Public
STATE OF ALASKA
JOHN HERRERA
NOTARY PUBLIC

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 28, 1998

KENAI PENINSULA BOROUGH
David Nelson
Municipal Engineer

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, the plat represents a survey made by me or under my direct supervision, the monuments shown thereon actually exist in the field, and all dimensions and other data are correct to the natural standards of practice of land surveys in the State of Alaska.
Date 11 Aug 98

KPB FILE No. 97-087

Lake View Terrace #3 Phase 2
Situated within the NW1/4 NE1/4 Section 30, T9N, R9W, S.4, East Resubdividing District, Kenai, Peninsula Borough, Alaska.
Containing 15.831 Acres

INTEGRITY SURVEYS			
NO. SURVEY	DATE	BY	FOR
101	04/24/98	DAVID NELSON	PLANNERS
102	05/01/98	DAVID NELSON	PLANNERS

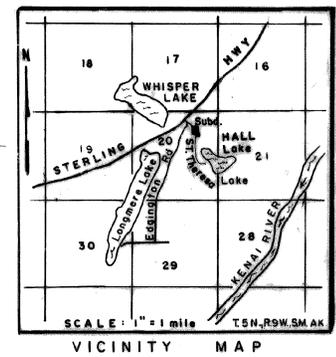
LAKE VIEW TERRACE
(1987-25) 5 (1987-66)

(1987-25) 7

CN 1/16 cor. (1971-610-S)
found
2 1/2 brass cap mon.

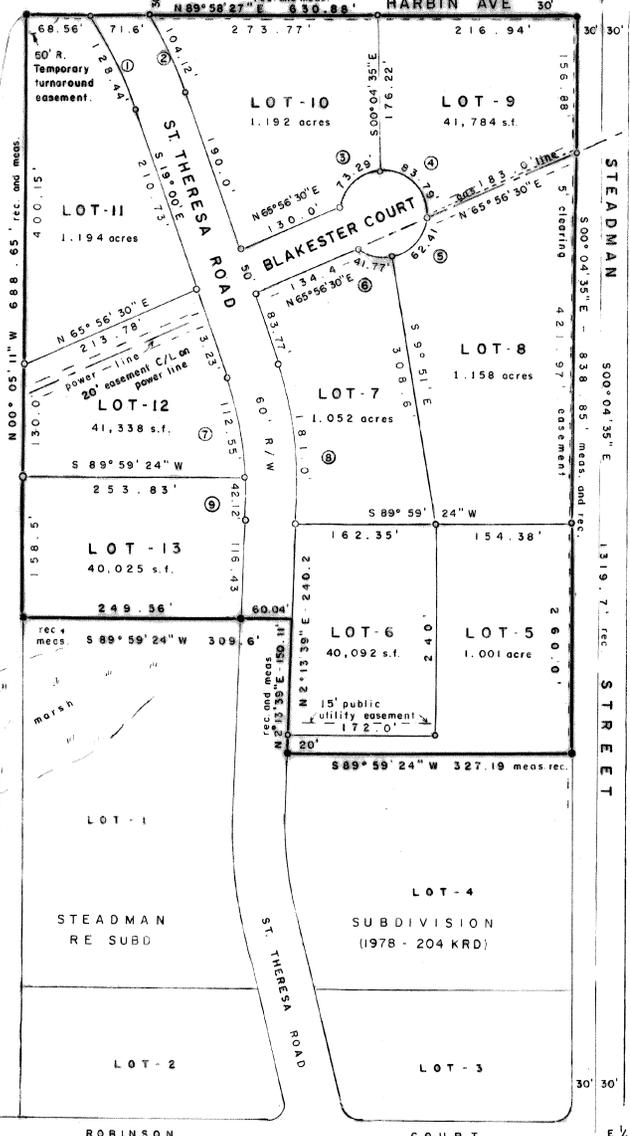
(base bearing from plat 1978-204 KR D)
N 89° 58' 27" E - 1320.76' rec
rec and meas
N 89° 58' 27" E - 630.88'

PLAT APPROVAL:
This subdivision plat was approved by the
Kenai Peninsula Borough Planning Commission
at the meeting of April 11, 2005
Kenai Peninsula Borough by Max J. Dent
Authorized Official



MISTY SUBD.
NO. 2 (96-87)

LOT-5



CERTIFICATION OF OWNERSHIP AND DEDICATION
We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision and by our free consent dedicate all right of ways to public use and grant all easements to the use shown.

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 4 day of August 2005
for: Darren R. Jones
Becky Jones

DRR
Darren R Jones

Becky Jones
Becky Jones



Patricia Hartley
Notary Public for Alaska
My commission expires March 7, 2009

NOTES:

1. A building setback of 20ft. is required from all street right of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
2. Roads must meet the design construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
3. The existing power line is center line of an electrical distribution line easement. No structures permitted in panhandle portion of lot 5.
4. The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within the utility easement which would interfere with the ability to use the easement.
5. Wastewater Disposal: 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.

Sean J. Fourn
(signature of Engineer)

AA-696
License No.

9/30/2005
Date

2005-73
KENAI REC DIST
Date 10-4-05
Time 3:30 PM
Requested by Eastham
Address _____



STEADMAN SUBDIVISION
JESSICA ADDITION
Comprised of 11.090 acres; the unsubdivided remainder of TRACT-6
STEADMAN SUBDIVISION
plat no. 1975 - 45 in the SW 1/4 NE 1/4 Sec. 20
T.5N., R.9W., Kenai Recording District, Alaska.
Owner: Darren Jones
P.O. Box 1346 Soldotna, AK 99669
Surveyor: Terry T. Eastham 7629 S
P.O. Box 2891, Soldotna AK 99669
March 2005, Scale: 1" = 100', KP.B. no. 2005-082

LEGEND TR - B
2 1/2" al. cap mon found (1978-610 S)
1/2" rebar rod found
1/2" x 24" rebar rod set
MISTY SUBDIVISION (78-106 KR D)

CURVE DATA		ARC BEARING		CORD	
Δ	R	ARC	BEARING	CORD	
1.	16° 32' 27"	441.9'	128.44'	S 27° 16' 14" E	128.80'
2.	11° 48' 55"	504.9'	104.12'	S 24° 54' 27" E	103.94'
3.	85° 58' 55"	50.0'	73.29'	N 47° 55' 58" E	66.90'
4.	96° 01' 10"	50.0'	83.79'	S 42° 03' 56" E	74.32'
5.	72° 07' 45"	50.0'	62.41'	S 42° 20' 23" W	58.62'
6.	47° 52' 10"	50.0'	41.77'	N 78° 32' 27" E	40.40'
7.	15° 26' 13"	417.75'	112.55'	S 11° 16' 59" E	112.21'
8.	21° 42' 27"	477.75'	181.0'	S 8° 09' 04" E	179.92'
9.	5° 46' 37"	417.75'	42.12'	S 0° 39' 30" E	42.10'

