

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

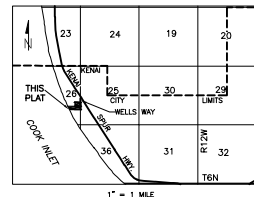
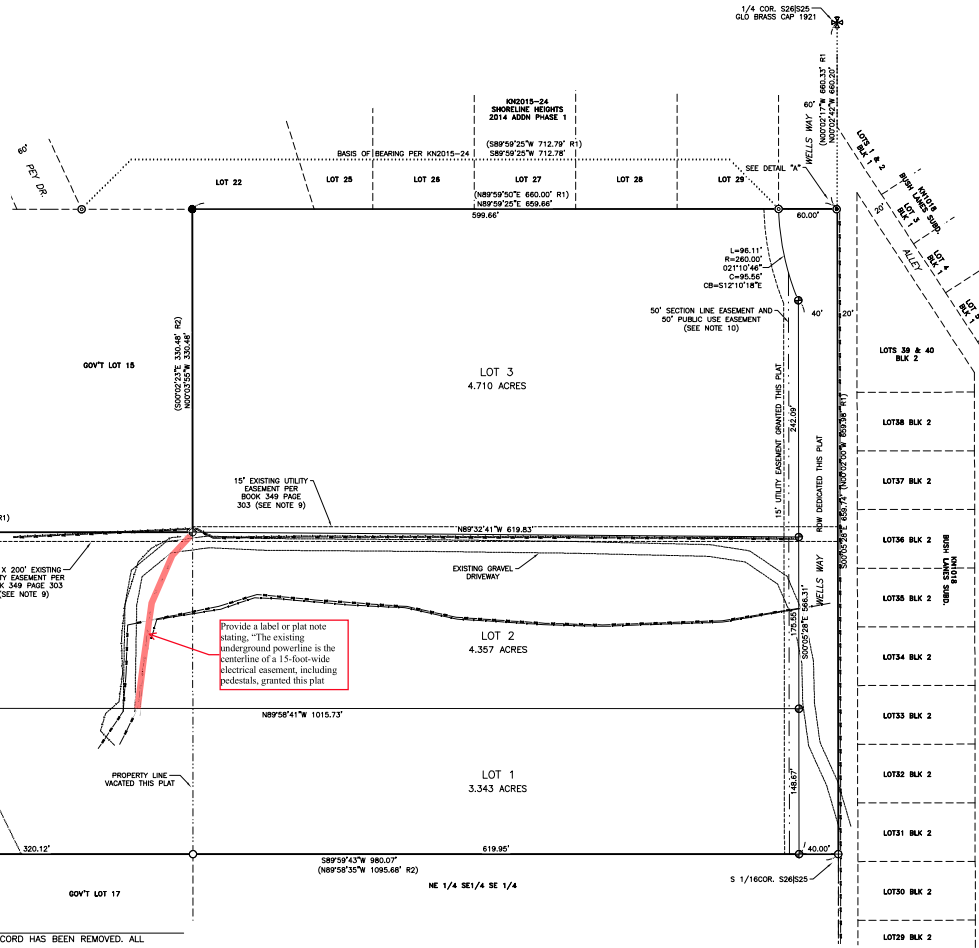
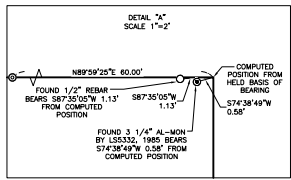
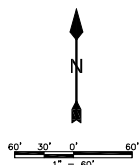
E. NEW BUSINESS

2. Ward Estates; KPB File 2025-090

Peninsula Surveying / Ward

Location: On Wells Way, Lilac Lane & Kenai Spur Highway

City of Kenai



CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

JOY M. WARD, AKA JOY MAXINE WARD
PO BOX 3414
KENAI, AK 99611

NOTARY ACKNOWLEDGMENT
FOR: JOY M. WARD, AKA JOY MAXINE WARD
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL
LOTS 1 & 2: THESE LOTS ARE CURRENTLY SERVED BY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS THAT MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
LOT 3: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)506-7065	
PLAT OF WARD ESTATES	
A SUBDIVISION OF GOVERNMENT LOT 16 & SE 1/4 SW 1/4 NE 1/4 SE 1/4 & SE 1/4 NE 1/4 SE 1/4 LOCATED WITHIN SE 1/4 SEC. 26, T6N, R12W, S.M. KENAI RECORDING DISTRICT, CITY OF KENAI, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 13.044 M/L ACRES	
OWNERS: JOY M. WARD, AKA JOY MAXINE WARD PO BOX 3414 KENAI, AK 99611	
SCALE: 1" = 60'	DATE: MAY 30, 2025
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	

- NOTES**
- THIS SUBDIVISION IS SUBJECT TO CITY OF KENAI ZONING REGULATIONS. PER KPB 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE MUNICIPAL ZONING REQUIREMENTS.
 - NO PRIVATE ACCESS TO CITY MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE CITY OF KENAI.
 - THE FRONT 15' ADJACENT TO RIGHTS-OF-WAYS IS 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.
 - 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.
 - 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 0122C-0105E FOR INFORMATION ON FLOODPLAIN ZONES D AND E.
 - THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 - SUBJECT TO EASEMENTS FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 282 PAGE 543 RECORDED MARCH 10, 1986 AND BOOK 349 PAGE 303 RECORDED JUNE 19, 1999, KENAI RECORDING DISTRICT.
 - SUBJECT TO A PUBLIC USE EASEMENT ALONG THE EAST 50 FEET OF THE SE 1/4 NE 1/4 SE 1/4 SECTION 26, T6N R12W S.M. PER BOOK 390 PAGE 729 RECORDED OCTOBER 15, 1991, KENAI RECORDING DISTRICT. THE LOCATION IS IDENTICAL TO A 50' SECTION LINE EASEMENT CREATED BY A.S. 13.10.010.
 - SUBJECT TO RIGHTS AND EASEMENTS OF THE UNITED STATES OVER AND ACROSS LANDS LYING BENEATH NAVIGABLE WATERS, TIDE LANDS NECESSARY TO ITS JURISDICTION OVER COMMERCE, NAVIGATION AND FISHERIES.
 - SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF COOK INLET AND ANY QUESTIONS OF RIGHT OF ACCESS TO COOK INLET IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE INLET.
 - KPB GIS DATA SHOWS THERE IS NO ANOMALOUS WATERS.
 - AN EXCEPTION REQUEST FOR LOT DIMENSIONS EXCEEDING 3:1 LENGTH TO WIDTH IS BEING MADE CONSIDERING ACCESS AND THE CHANGING BLUFF ON THE WEST BOUNDARY FOR PROPOSED LOTS 1 AND 2.

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 3 1/4" AL-MON BY LS5332, 1985
- FOUND 1.5" AL-CAP BY LS8895, 1998
- FOUND BLUE PLASTIC CAP BY LS11795
- FOUND YPC MCCLANE
- FOUND 1/2" REBAR
- TO SET RPC ON 5/8" X 36" REBAR BY LS14488
- (R1) RECORD DATA PER KN2015-24
- (R2) RECORD DATA PER KN83-37B5

- WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- APPROXIMATE LOCATION OF EXISTING UNDERGROUND ELECTRIC
- APPROXIMATE LOCATION OF EXISTING UNDERGROUND TELEPHONE
- APPROXIMATE LOCATION OF EXISTING UNDERGROUND GAS
- APPROXIMATE LOCATION OF EXISTING UNDERGROUND WATER

HIA REVIEWED - SEE COMMENTS
Scott Huff 7/8/2025
Land Management Officer

