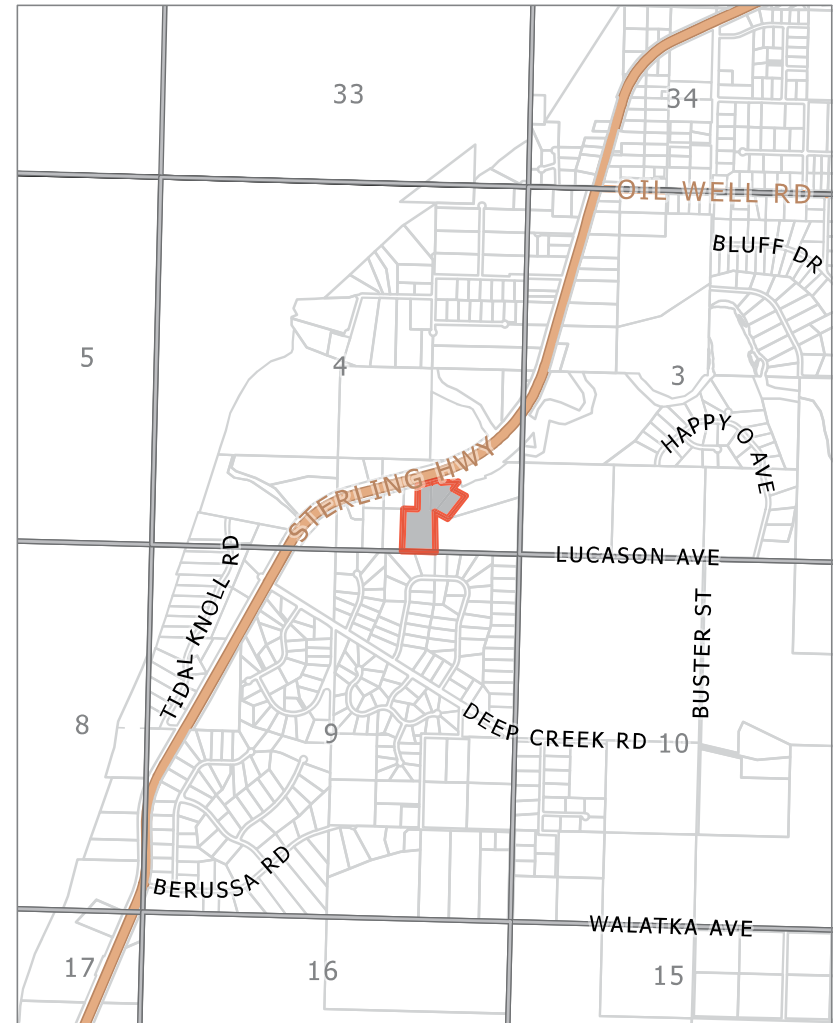


E. NEW BUSINESS

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



KPB File 2025-016
T 02S R 14W SEC 04
Happy Valley

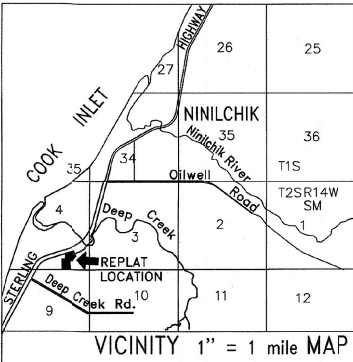
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.



Lucason Subdivision 2025 Replat PRELIMINARY PLAT

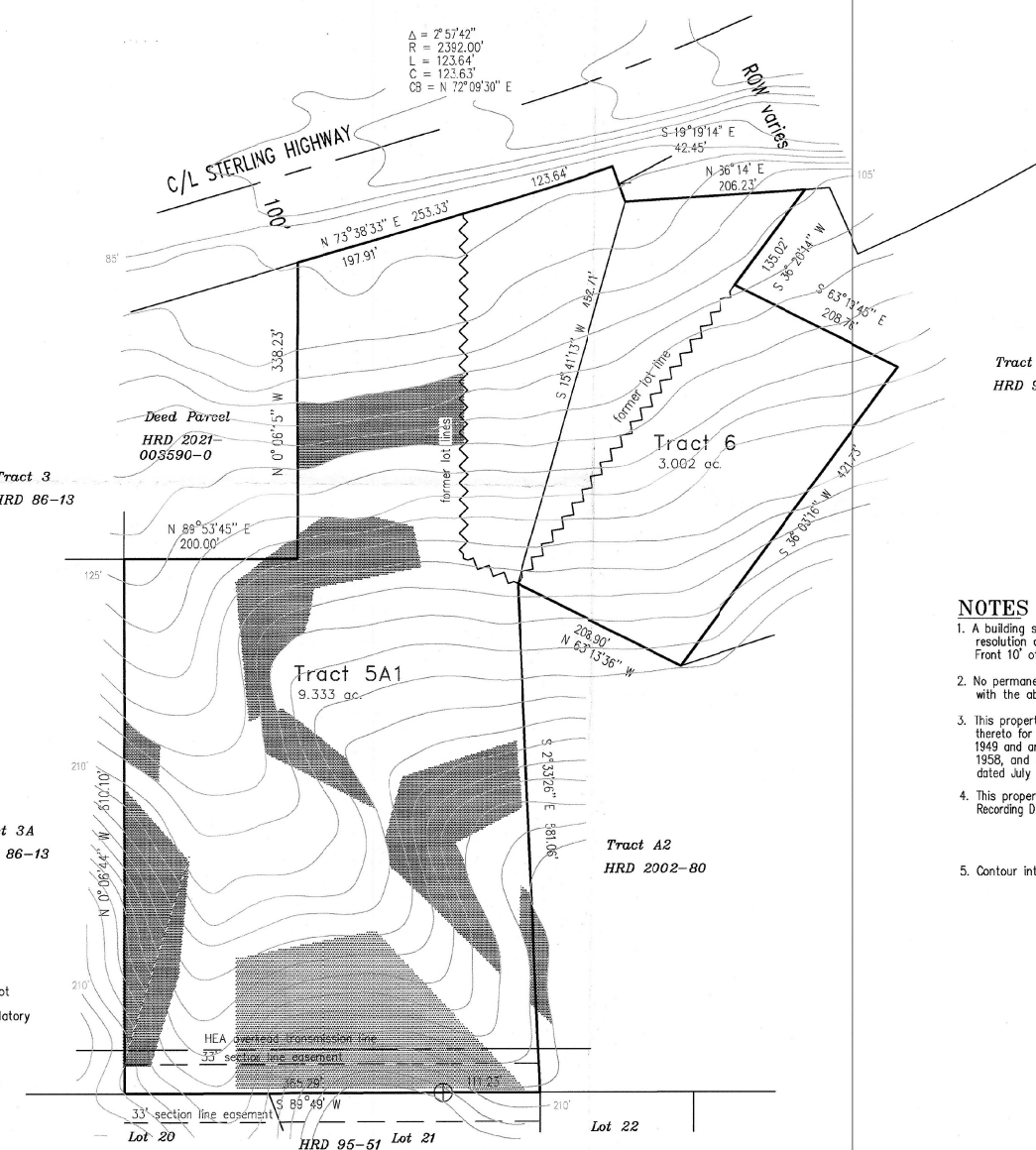
A subdivision of Tract 5A Lucason Subd. 2002 Adm., HRD 2002-80 and Parcels 1 & 2 of HRD deed 2023-0100221-0
 Located in the SE1/4 Section 4, T2S R14W, SM, Ninilchik, Alaska.
 Homer Recording District Kenai Peninsula Borough File

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

Rueben C Demidoff
 36648 Leif St.
 Sterling, AK 99672

Prepared by
Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568
 (907) 282-9772

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



Tract B1
 HRD 97-81

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.
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%.

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

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
LUCASON SUBDIVISION 2025 REPLAT**

| | |
|--------------------------------|--|
| KPB File No. | 2025-016 |
| Plat Committee Meeting: | March 24, 2025 |
| Applicant / Owner: | Peter & Mary Stokes of Anchorage, AK and Rueben Demidorf of Sterling, AK |
| Surveyor: | Jerry Johnson/ Johnson Surveying |
| General Location: | Ninilchik in Happy Valley area |

| | |
|---------------------------|--|
| Parent Parcel No.: | 159-020-48, 159-020-07 & 159-020-08 |
| Legal Description: | T 2S R 14W SEC 4 SEWARD MERIDIAN HM 2002080 LUCASON SUB 2002 ADDN TRACT 5A AND T 2S R 14W SEC 4 SEWARD MERIDIAN HM PTN SE1/4 SE1/4 BEGIN @ 1/4 CORNER OF SECS 4 & 9 TH E 1316.6 FT; TH N 610 FT TO POB; TH N 84DEG 48'E 71.4 FT TO CORNER 2; TH N 35DEG 13'E 547.2 FT TO CORNER 3; TH N 70DEG 47'W 266.5 FT TO CORNER 4; TH S 82DEG 5'W 136.7 FT TO CORNER 5; TH S 522.3 FT TO POB EXCL THAT PTN W/IN ROW OF STERLING HWY AND T 2S R 14W SEC 4 SEWARD MERIDIAN HM PTN SE1/4 BEGIN @ 1/4 CORNER OF SECS 4 & 9 TH E 1575.76 FT; TH N 526.23 FT TO POB; TH N 35DEG 13'E 417.2 FT TO CORNER 2; TH N 64DEG 22'W 208.6 FT TO CORNER 3; TH S 35DEG 13'W 417.2 FT TO CORNER 4; TH S 64DEG 22'E 208.6 FT TO POB & ALSO HAVING BEEN SHOWN AS LT 8 UNRECORDED ROBERT C MORRIS SUB |
| Assessing Use: | Residential, Vacant Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | Onsite / Onsite |
| Exception Request | None |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine three parcels totaling 12.335 acres to create two new tracts of size 3.002 acres and 9.333 acres.

Location and Legal Access (existing and proposed):

This plat is accessed from Auntie Mae Dr which comes directly off the Sterling Highway and is located mostly within the Sterling Highway right-of-way, having a width of 232 feet. The Sterling Highway is State maintained and Auntie Mae Dr from the west to the west side of this plat is borough maintained.

The plat is not proposing any new dedication nor a vacation of right-of-way.

The plat is affected by a 33' section line easement on the south line as shown on the drawing.

The plat is affected by Auntie Mae Dr crossing the property on the two angled points in the northeastern corners near the Sterling Highway to get to the adjacent properties further to the east and to the east end of proposed Tract 6. There may need to be some access easements needed to be created between land owners to clear up any issues. **Staff recommends** the surveyor locate the portion of auntie Mae Dr crossing the property lines and address any issues as needed.

Block length is not compliant along this portion of Auntie Mae Dr but due to the location of the property on the highway and adjacent lands to the south, staff recommends the Plat Committee concur an exception is not needed for KPB 20.30.170 Block Length requirements.

| | |
|---------------------------|--|
| KPB Roads Dept RSA review | Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections. |
| SOA DOT comments | No comment |

Site Investigation:

There are structures located on the lands of the proposed plat. When the plat is finalized, a house structure will be located on each proposed tract, dividing the middle parcel between them.

There are steep areas located on the proposed plat. the steep areas are shown on the drawing as the dark shaded areas. Staff recommends the contours be removed for the final submittal and arrows be added to show direction of fall for the steep areas.

The River Center review identified the plat to be located in a FEMA designated flood hazard area. The flood hazard notice as shown in KPB 20.30.280 should be added to the plat notes, including the FEMA FIRM Panel and Zones in the note. The line of the FEMA Zones needs to also be shown on the drawing with zone identified.

Staff recommendation: place a note on the final plat indicating 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 habitat protection district.

| | |
|-------------------------------|--|
| KPB River Center review | <p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: The property is within a non-regulatory X Zone and within a D Zone. Additional map panel 02122C-1620E. Plat note should be included and the x Zone marked.</p> <p>Flood Zone: X, Zone:,D Map Panel: 02122C-1615E In Floodway: False Floodway Panel:</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 part of the NW1/4 of the SW1/4 of Section 12, Township 6 North, Range 12 West S.M. Kenai Peninsula Borough, Alaska. This area was shown on Lake Vista Estates Part Three KRD 95-48 as unsubdivided remainder in the northeast corner. Lake Vista Estates Part 4 KRD 2006-71 subdivided the remainder 7 lots and a tract. This platting action is further subdividing Tract A of KRD 2006-71.

A soils report will not be required as this plat is vacating lot lines and creating fewer lots.

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

There are 10' utility easements located on Tract 5A of Lucason Subdivision 2002 Addition HM2002-80 that need to be shown on the drawing. These easements are on the front, and west line and also along the former lot line shown on the plat.

There is a 100' HEA Transmission Line Easement that needs to be properly labeled on the plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. No reviews as of the writing of this report have been received. **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.

The plat is adding 10' utility easements along the right-of-way of the Sterling Highway, east of former Tract 5A, this easement needs to also be added to the drawing. the portion that widens to 20 feet within 5 feet of side property lines needs to be added also.

Utility provider review:

| | |
|------------------|--|
| HEA | |
| ENSTAR | |
| ACS | |
| GCI | |
| SEWARD ELECTRIC | |
| CHUGACH ELECTRIC | |
| FASTWYRE | |

KPB department / agency review:

| | |
|-------------------|--|
| Addressing Review | <p>Reviewer: Leavitt, Rhealyn Affected Addresses: 67259 AUNTIE MAE DR, 67225 AUNTIE MAE DR, 67161 AUNTIE MAE DR</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: STERLING HWY, AUNTIE MAE DR,</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> |
|-------------------|--|

| | |
|----------------------|--|
| | List of Approved Street Names: List of Street Names Denied: Comments: 67225 AUNTIE MAE DR WILL BE DELETED |
| Code Compliance | Reviewer: Ogren, Eric Comments: No comments |
| 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 comments |

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Add reference to item 7 in certificate to plat on drawing
- Add reference to the easement in the certificate to plat at item #8.
- Add the 10' utility easements as shown on Lucason Subdivision 2002 Addition, including along the former lot lines.
- Correctly label the Overhead Transmission Line Easement per HM2002-80

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 the KPB File no 2025-016 to the title block
- 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:**
Auntie Mae Dr is located within Sterling Highway ROW, need to give documentation of the history of the usage and location in the notes.
Give the full ROW width of the Sterling Highway on the drawing
- 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:**
Correct Section 35 under Cook Inlet

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

Lot labels to the east and south are with a dash (A-2 and B-1)

Correct the plat filing labels on the lots across the south

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.

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: KPB 20.25.120. - REVIEW AND APPEAL.

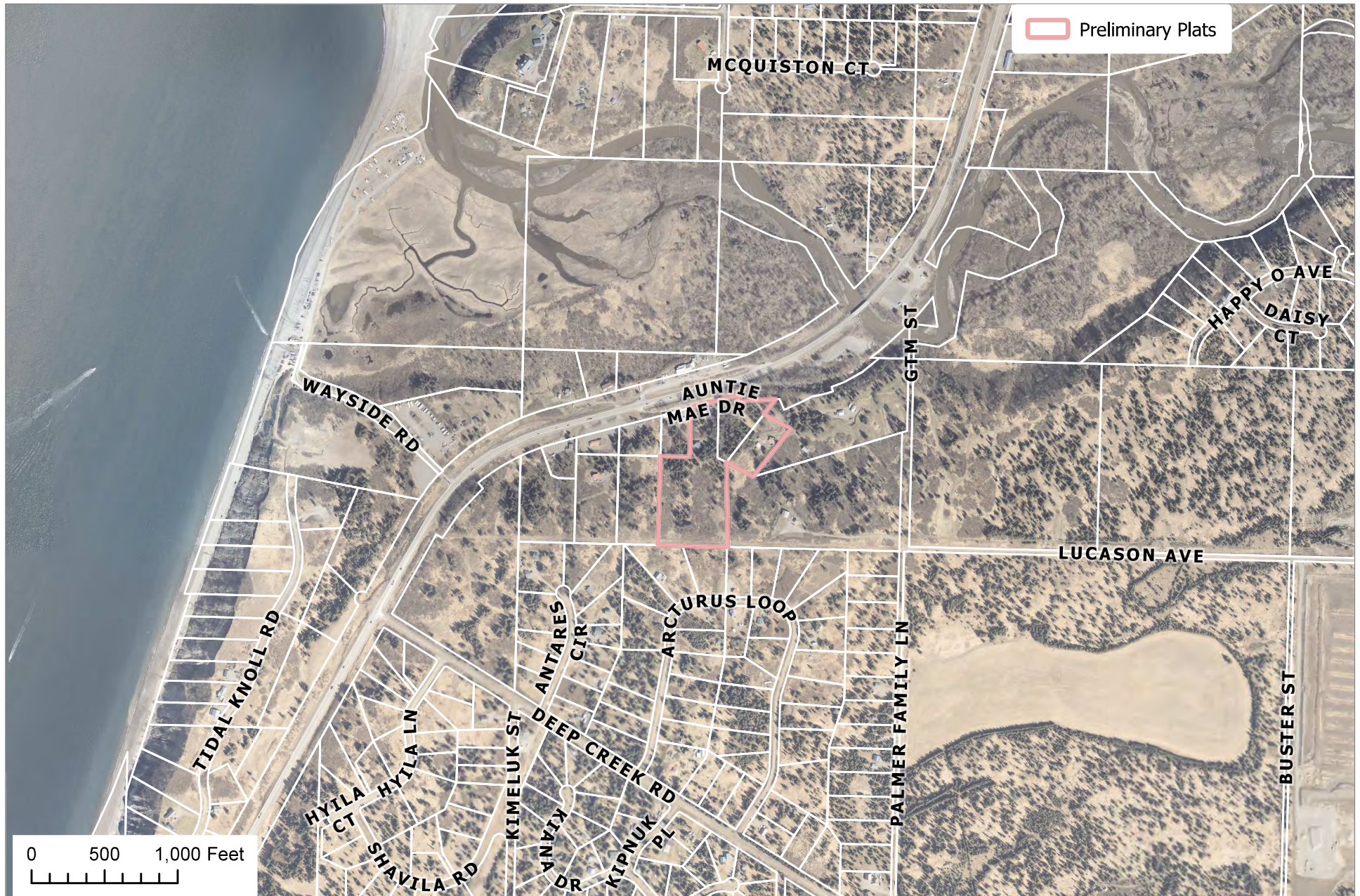
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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



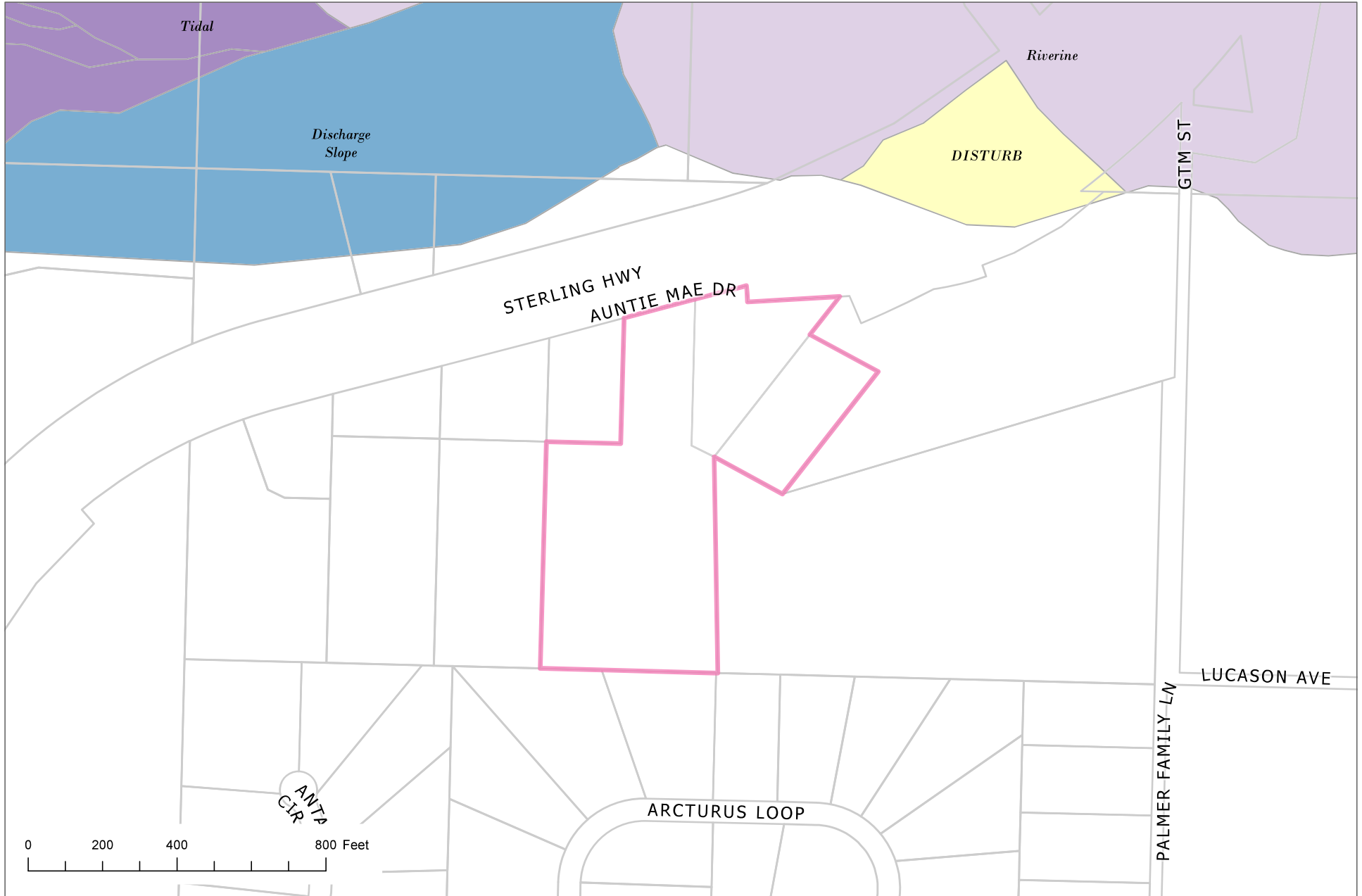
Aerial Map



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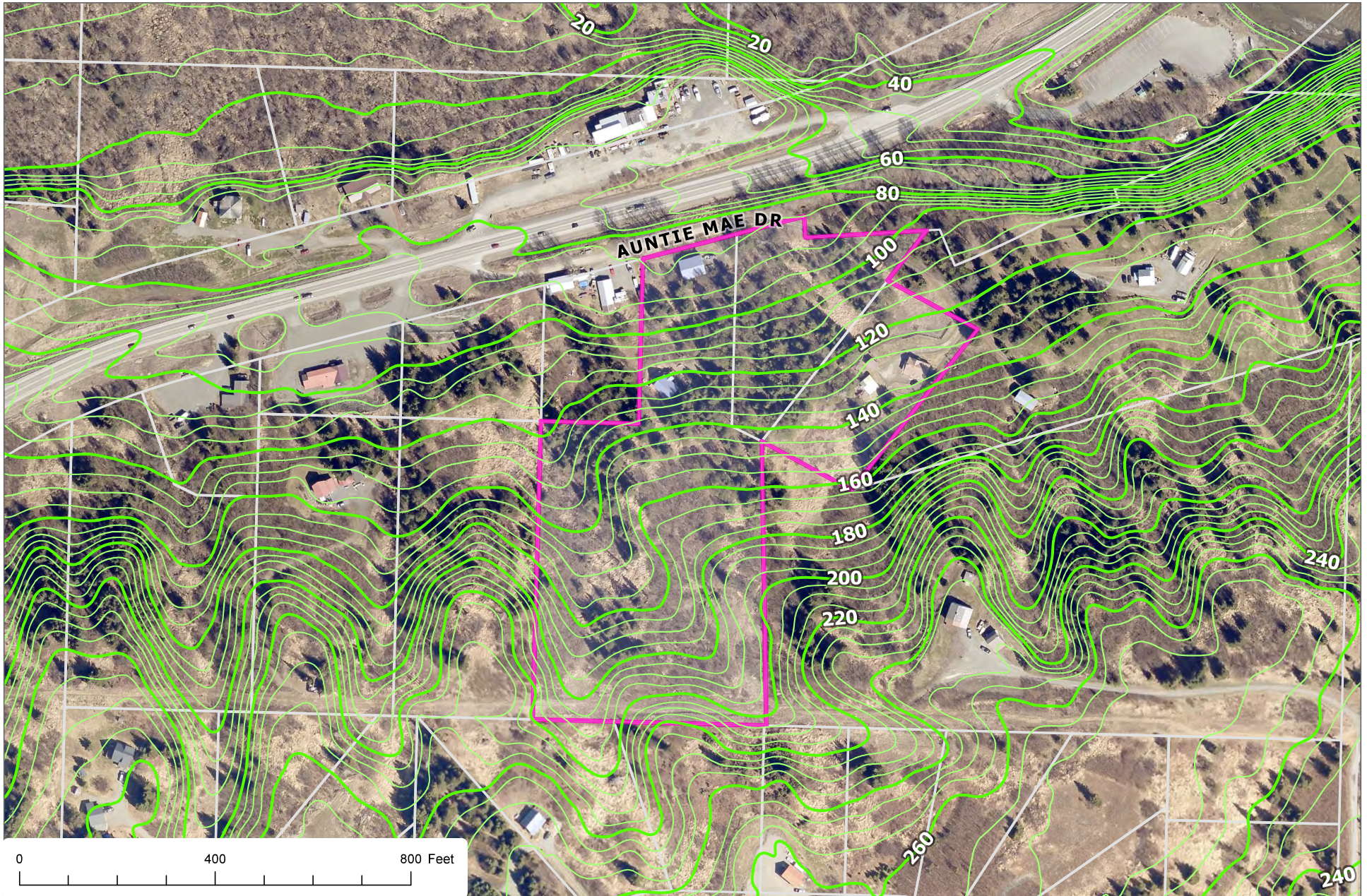
Wetlands



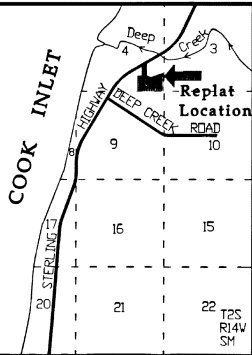
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Aerial with 5-foot Contours



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.



LUCASON SUBDIVISION 2002 ADDITION

A replot of Tract 5 Morris Subd. (HRD 81-92BS), and Tract A-1 Lucason Subd 1997 Addn. (HRD 97-81)
 Located in the SE1/4 Section 4, T2S R14W, SM, Ninilchik, Alaska
 Homer Recording District KPFB File 2002-216

Prepared For
 Peter J Stokes
 9201 Spring Hill Drive
 Anchorage, AK 99507

Prepared by
 Johnson Surveying
 Box 27
 Clam Gulch, AK 99568



SCALE 1" = 200' AREA = 25.955 ac 30 August, 2002

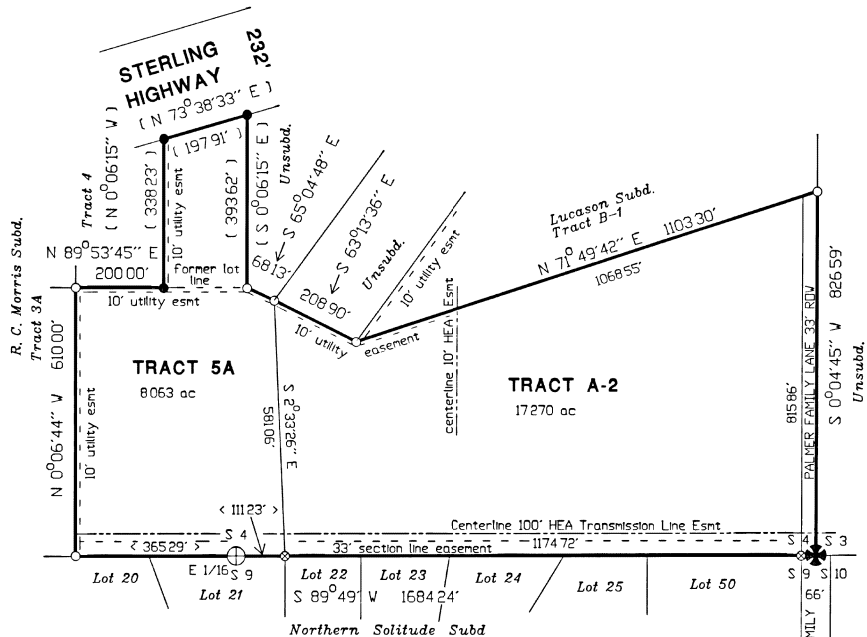
VICINITY 1" = 1 mile MAP

2002-80
RECORDED-FILED
 Home REC DIST
 DATE 12/20/2002
 TIME 11:01 AM
 Requested by:
 Johnson Surveying
 Box 27
 Clam Gulch, AK 99568

- LEGEND**
- ✱ - 1919 USGLD brass cap monument, record, plat HRD 97-81
 - ⊕ - 2 1/2" alcap monument, LS 8859, 1999, record plat HRD 99-51
 - - 1/2" rebar lot corner, record, plat HRD 97-81
 - - 1/2" rebar lot corner, record, plat HRD 81-92RS
 - ⊗ - 5/8" rebar lot corner, record, plat HRD 99-51
 - () - indicates data from plat HRD 81-92RS
 - < > - indicates data from plat HRD 99-51
 - - - unmarked - data from plat HRD 97-81
 - ┆ - Lot corner position, not set

- 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 an easement which would interfere with the ability of a utility to use the easement.
 - 3 No direct access to State maintained ROWs permitted unless approved by the State of Alaska Dept of Transportation.
 - 4 Sterling Highway ROW is as shown on DOT plan F 021-1(2)
 - 5 This is a paper plat prepared from data of record plats HRD 81-92RS, HRD 97-81, & HRD 99-51. No survey was performed in conjunction with preparing this plat, no corners were found or set.
 - 6 An exception to survey & monumentation for this plat was granted by the Planning Commission at the meeting of 23 September, 2002.
 - 7 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.

WASTEWATER DISPOSAL
 These lots are at least 200,000 square feet or a nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal system must meet the regulatory requirements of the Alaska Dept of Environmental Conservation.



TRANSMISSION LINE EASEMENT:
 Construction of public roads shall be restricted to the outer 20' of one side or the other, but not both, 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' to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA.

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 23 September, 2002.
 KENAI PENINSULA BOROUGH
 BY: Max J. Best 12-18-02
 Authorized Official Date

OWNERSHIP CERTIFICATE & DEDICATION
 We hereby certify that we are the owners of the real property shown and described hereon; and that we hereby adopt this plan of replot, and by our free consent dedicate all ROWs to public use, and grant all easements to the use shown.

Peter J. Stokes
 Peter J Stokes 9201 Spring Hill Dr Anchorage, AK 99507
 Owner Tract 5 -4370

Mary L. Stokes
 Mary L Stokes 9201 Spring Hill Dr Anchorage, AK 99507
 Owner Tract 5 -4370

Robert F. Lucason
 Robert F Lucason PO Box 39274 Ninilchik, AK 99639
 Owner Tract A-1 -0274

Annia Lucason
 Annia Lucason PO Box 39274 Ninilchik, AK 99639-0274
 Owner Tract A-1

NOTARY'S ACKNOWLEDGEMENT
 For: Peter J & Mary L Stokes
 Subscribed and sworn to before me this 6th
 day of December, 2002



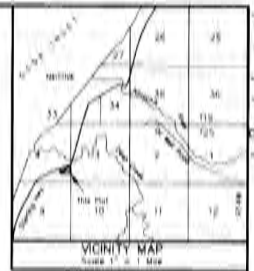
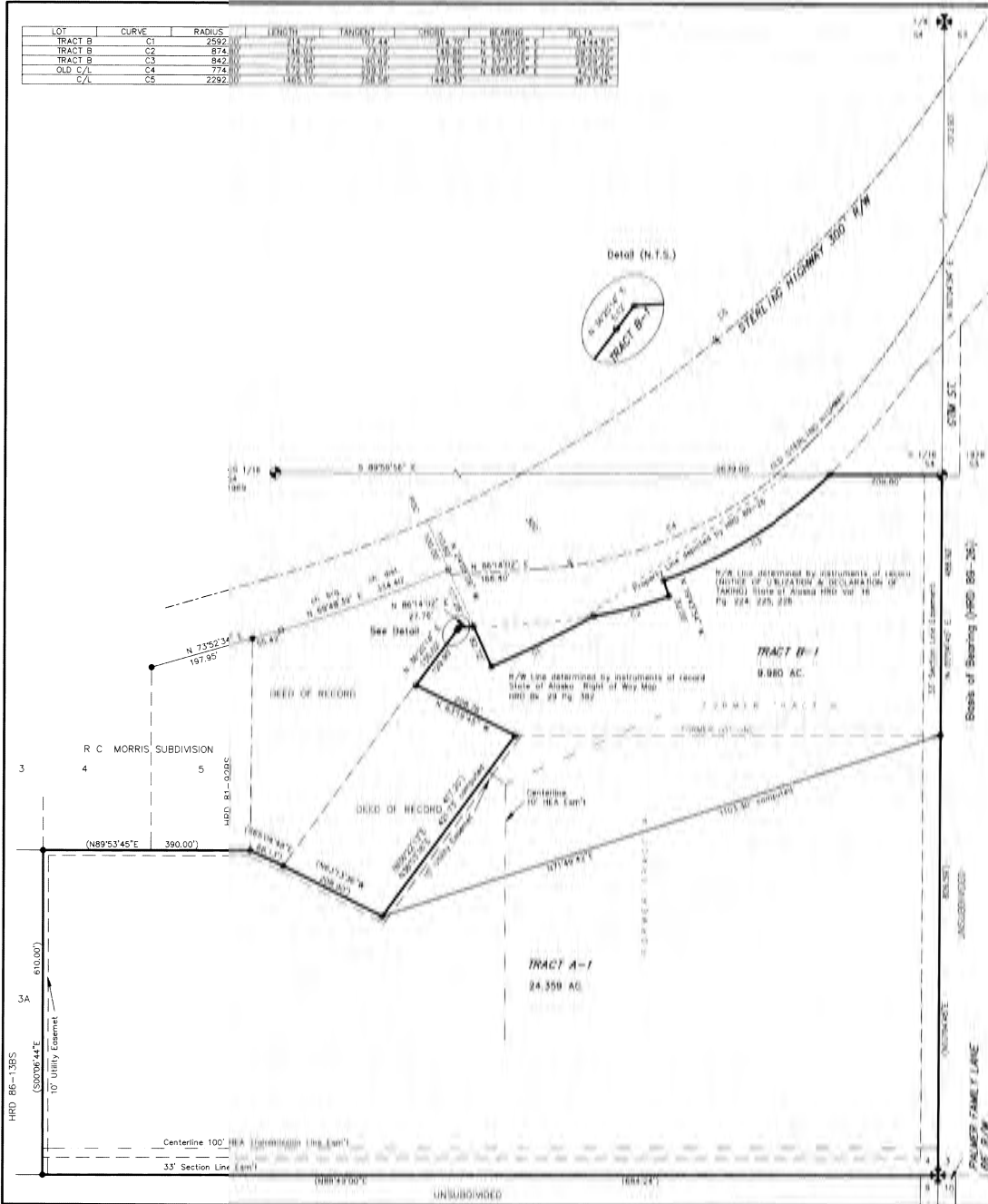
Diane Wittichell
 Notary Public For Alaska
 My commission expires August 3, 2005

NOTARY'S ACKNOWLEDGEMENT
 For: Robert F & Annia Lucason
 Subscribed and sworn to before me this 6th
 day of December, 2002



Diane Wittichell
 Notary Public For Alaska
 My commission expires August 3, 2005

| LOT | CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---------|-------|--------|--------|---------|-------|---------|-------|
| TRACT B | C1 | 2592 | | | | | |
| TRACT B | C2 | 874 | | | | | |
| TRACT B | C3 | 542 | | | | | |
| OLD C/L | C4 | 374 | | | | | |
| C/L | C5 | 2292 | | | | | |



LEGEND

- ⊗ 6.0 - 1076 monument of record
- 6' x 6' wood R/W monument of record
- 5/8\"/>

NOTES

- 1) Water supply and sewage disposal systems shall be permitted only in accordance with appropriate requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access to state-maintained R/Ws, permittees, unless approved by State of Alaska Department of Transportation.
- 3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 4) BUILDING SET BACK - A building set back of 20 ft is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 5) This plat was prepared from the following data of record: H.R.D. Plat No. 89-26 and 89-55, 92-1489. No additional surveys were performed in preparing this plat.

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or contain 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any on-site treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and we hereby assign this plat of subdivision and by our 586 husband deposit all rights of way and public roads to public use and grant an easement to the use shown.

Mark A. Chihuly Susan E. Chihuly
 Mark A. Chihuly Susan E. Chihuly
Robert E. Lucason Anna Lucason
 Robert E. Lucason Anna Lucason
 owners of Tract B
 P.O. Box 39274
 Anchorage, AK 99509

NOTARY'S ACKNOWLEDGEMENT

FOR Mark A. & Susan E. Chihuly
 Subscribed and sworn before me this
 26th day of November, 1997
 My commission expires 01/01
Mark J. Chisholm
 Notary Public for the State of Alaska

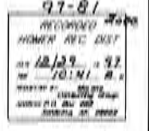


NOTARY'S ACKNOWLEDGEMENT

FOR Robert E. & Anna Lucason
 Subscribed and sworn before me this
 4th day of Dec, 1997
 My commission expires 01/01
Maynard Johnson
 Notary Public for the State of Alaska

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA SUBDIVISION PLANNING COMMISSION at the meeting of
 September 8, 1997.
 KENAI PENINSULA SUBDIVISION by
Sharon Best
 Approved 1/97



LUCASON SUBDIVISION 1997 ADDITION

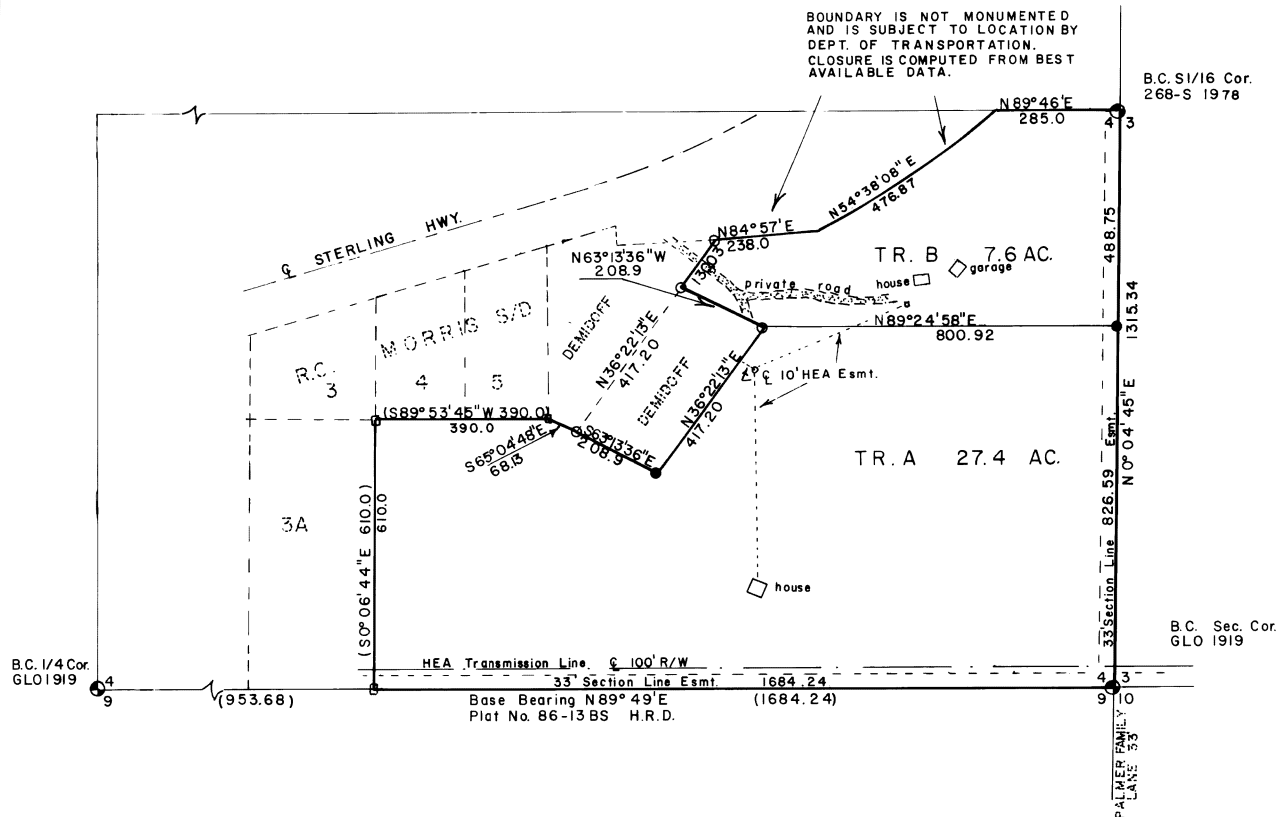
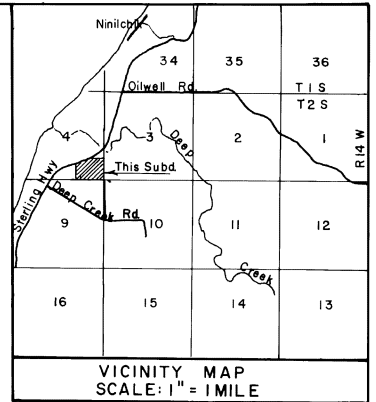
A Resubdivision of Tract A and Tract B
 Lucason Subdivision
 Mark Chihuly,
 P.O. Box 39274,
 Anchorage, AK 99509 LOCATION

AS 58 AC, M/A, SITUATED IN THE SE 1/4 OF 1/4 SECTION 4, T. 2 S., R. 14 W., S. 80 AC AND THE KENAI PENINSULA SUBDIVISION IN THE HUMPHREYS DISTRICT

Surveyed by Consulting Group
 P.O. Box 468
MCLANE Anchorage, AK 99509

Date: August 1997 Book No. 81-16 Project No. 972015

Drawn by: Scale 1" = 100' - 075 File No. 97168



NOTES

- 1) A SETBACK OF 20 FEET IS REQUIRED FROM ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 2) NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY ALASKA DEPARTMENT OF TRANSPORTATION.
- 3) SOILS ON THESE LOTS MAY OR MAY NOT BE SUITABLE FOR CONVENTIONAL ON SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN OR OPERATE A PRESSURIZED WATER SYSTEM OR WATER BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION IS OBTAINED.
- 4) PROPOSED LAND USE IS RESIDENTIAL AND RECREATIONAL.

LEGEND

- () = Record data
- = 1" Iron pipe found
- = 5/8" x 36" Rebar set this survey
- ⊙ = Monument of record found
- = 1/2" Rebar found



CERTIFICATE OF OWNERSHIP

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 DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Robert F. Lucason Annia Lucason
 ROBERT F. LUCASON ANNIA LUCASON
 P.O. BOX 39274
 NINILCHIK, AK. 99639

NOTARYS' ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 25 DAY OF JUNE 1989 FOR ROBERT AND ANNIA LUCASON.

David M. Bear
 NOTARY PUBLIC FOR ALASKA
 MY COMM. EXPIRES 1 AUG 89

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 19, 1989.

KENAI PENINSULA BOROUGH
 BY: Carroll Taylor
 AUTHORIZED OFFICIAL

LUCASON SUBDIVISION
 A SUBDIVISION OF THE SE1/4 SE1/4, SEC. 4, T2S R14W, S.M., AK., INTO TWO TRACTS HAVING A TOTAL AREA OF 35 ACRES.

OWNERS: ROBERT & ANNIA LUCASON
 P.O. BOX 39274
 NINILCHIK, AK. 99639

SURVEYED BY: DAVID M. BEAR
 P.O. BOX 39283
 NINILCHIK, AK. 99639

DATE: JUNE 1989
 SCALE: 1" = 200'
 HOMER RECORDING DISTRICT

89-26
 HOMER 20-
 7-31-89
 413 P.
 Bear
 NINILCHIK

HM 89-26

R.C. MORRIS SUBDIVISION
Peter and Helen Bagoy (1981)

BOUNDARY SURVEY, DEED OF RECORD H.R.
 BOOK 108 PAGE 9, BOOK 82 PAGE 532-534
 LOCATED IN S1/2 SE1/4, SEC. 4, T2S R14W, S.M., AK.
 SCALE 1"=60' AREA = 1.596 AC. DEC. 10, 1980

By Peter and Helen Bagoy 2522 McKenzie Dr. Anchorage, Ak 99503

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION on February 16, 1981 for recording by the State Recorder as a Deed of Record Boundary Survey.
 KENAI PENINSULA BOROUGH BY [Signature]

CERTIFICATE 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.

[Signature] PETER J. BAGOY
[Signature] HELEN BAGOY
[Signature] JOHN P. BAGOY
[Signature] THELMA BAGOY

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 15 day of February, 1981 at ANCHORAGE, ALASKA

[Signature]
 My commission expires June 15, 1982

JANICE S. LAIRD
 NOTARY PUBLIC
 STATE OF ALASKA

LEGEND

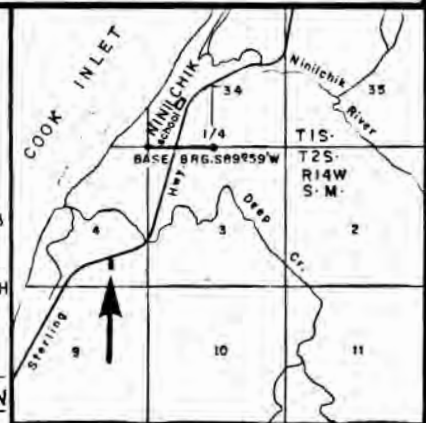
- + - 1919 brass cap man. by GLO
- ⊙ - brass cap by 268-S, fnd.
- o - 1/2" x 2' rerod set

81-92 BS

RECORDED - FILED IN
 HOMER REC. DIST.
 DATE 12-29-81
 TIME 9:14 AM
 REQUESTED BY [Signature]
 ADDRESS _____



BOX 27 CLAM GULCH, AK. 99568



VICINITY SCALE 1"=1 MILE MAP

