

# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)**

## **C. CONSENT AGENDA**

- \*5. Plat Amendment Request**
  - a. Binkley Subdivision Back Replat; KPB File 2023-074**

AGENDA ITEM E. NEW BUSINESS

**Amended FINAL PLAT  
BINKLEY SUBDIVISION BACK REPLAT**

<b>KPB File No.</b>	2023-074
<b>Plat Committee Meeting:</b>	December 11, 2023
<b>Applicant / Owner:</b>	Pauline Back and Estates of J Edwin Back
<b>Surveyor:</b>	John Segesser /Segesser Surveys
<b>General Location:</b>	Soldotna

<b>Parent Parcel No.:</b>	060-083-11
<b>Legal Description:</b>	Lot 22, 23 and 25 of Binkley Subdivision & Lot D of Ralph Soberg Property
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Residential
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	

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**STAFF REPORT**

This is a plat that was approved as an abbreviated plat per KPB Code 20.10.040 and recorded with the State of Alaska Recorder's Office, after which it was found to need a correction. This is being brought to the Commission for approval as an Amended Plat, to add ownership and a signature for the Estate of J Edwin Back to the plat.

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
SUPPORT SERVICES DIVISION  
STATE RECORDER'S OFFICE  
550 WEST 7<sup>TH</sup> AVENUE, SUITE 1210  
ANCHORAGE, ALASKA 99501-3564  
(907) 269-8882




SUBDIVISION NAME: Binkley Subdivision Back Replat

I WOULD LIKE TO WITHDRAW FROM THE RECORDING OFFICE THE ORIGINAL RECORDED / FILED POLYESTER FILM OF PLAT No. 2023-49, Kenai RECORDING DISTRICT, FOR THE PURPOSE OF MAKING A CORRECTION. PRIOR TO MAKING THIS CORRECTION AND RE-RECORDING / FILING THE ORIGINAL PLAT, I WILL SUBMIT A DUPLICATE MYLAR OF THE ABOVE PLAT WHICH WILL SUBSTITUTED FOR THE ORIGINAL PLAT IN YOUR FILES. I UNDERSTAND YOU ARE ALLOWING THIS FOR THE SOLE PURPOSE OF CORRECTING A SURVEYOR'S MINOR TECHNICAL ERROR ON THIS ORIGINAL PLAT AND THAT I MUST REFILE IT ALONG WITH A SURVEYOR'S AFFIDAVIT WHICH WILL EXPLAIN WHAT HAS BEEN CORRECTED, AND CONTAIN THE FOLLOWING STATEMENT:

THE ABOVE REVISION CONSTITUTES THE SOLE CHANGE MADE TO THE PLAT ASIDE FROM ITS NOTATION IN THE REVISION BLOCK ON THE PLAT. THE ABOVE REVISION DOES NOT AFFECT ANY VALID EXISTING RIGHTS. I AM THEREFORE SUBMITTING THIS PLAT FOR REILING AS CORRECTED.

THE CORRECTION(S) TO BE MADE IS / ARE: Inclusion of J Edwin Back's interest in the Certificate of Ownership

SURVEYOR'S SIGNATURE:  DATE: 12-5-23  
REGISTRATION NO.: LS8859  
FIRM NAME: Segesser Surveys Inc. PHONE: 907-262-3909  
ADDRESS: 30485 Rosland St Soldotna AK 99669

PLATTING AUTHORITY APPROVAL: \_\_\_\_\_  
AGENCY: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE RECORDER APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

DATE / TIME ORIGINAL MYLAR RELEASED: \_\_\_\_\_

DATE / TIME DM RETURNED: \_\_\_\_\_  
(DM MUST BE RETURNED WITHIN 24 HOURS)

DATE / TIME ORIGINAL RE-RECORDED: \_\_\_\_\_, PLAT NO. \_\_\_\_\_



**LEGEND:**

- 3 1/4" BRASS CAP MON. RECORD PLAT K-332
- 5/8" REBAR RECORD PLAT K-1148
- ( ) RECORD DATUM PLAT K-332 KR
- { } RECORD DATUM PLAT K-1148 KR
- [ ] COMPUTED DATUM

**NOTES:**

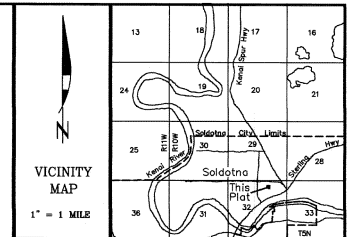
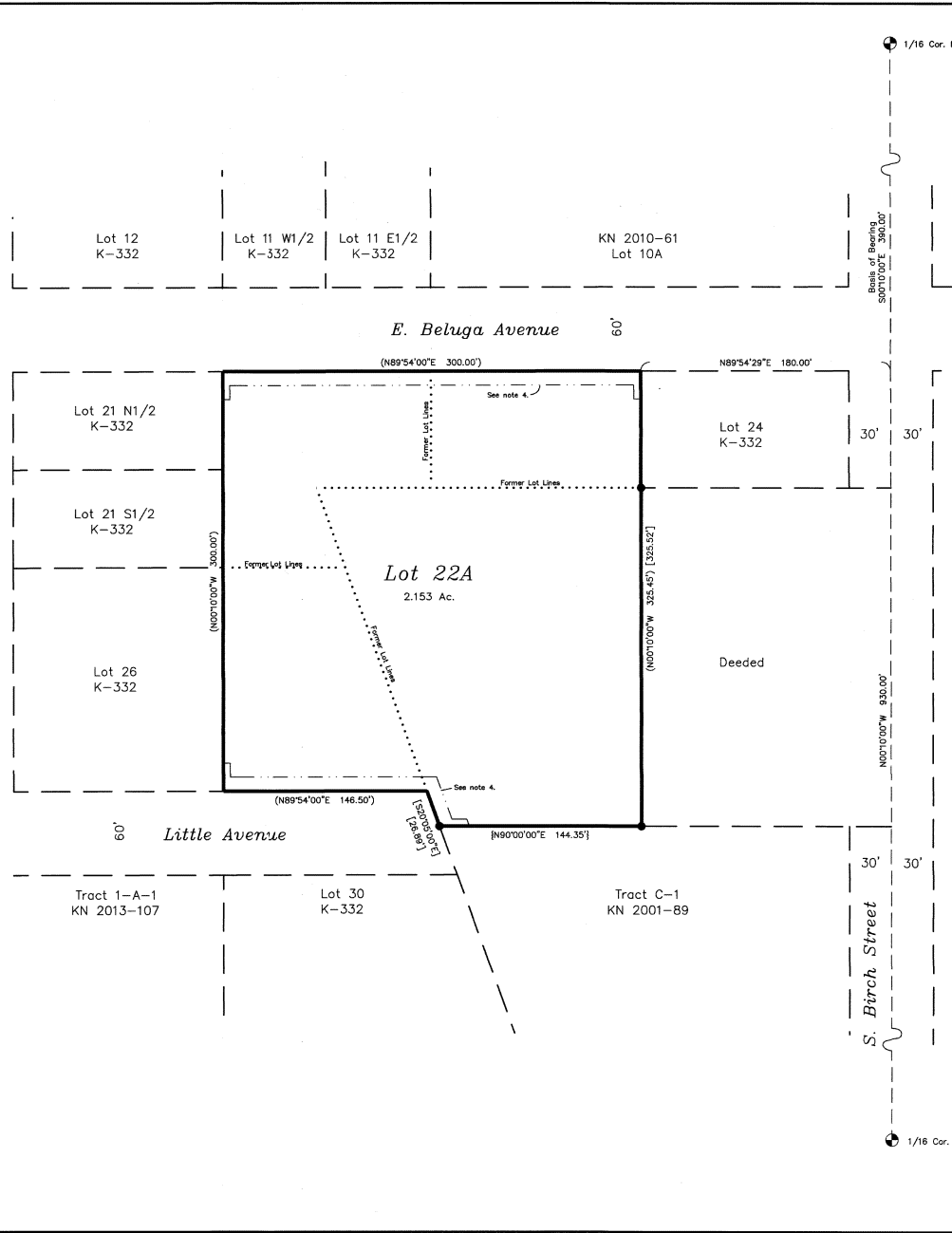
- 1) This is a paper plat. A field survey was not performed in accordance with KPB 20.60.200(A).
- 2) Basis of bearing taken from Binkley Subdivision, Plot KN-332, Kenai Recording District.
- 3) This Plat is subject to City of Soldotna Zoning Regulations.
- 4) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines 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.
- 5) **WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.



**SURVEYOR'S CERTIFICATE**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date 7-17-23



**CERTIFICATE of OWNERSHIP and DEDICATION**

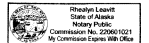
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Pauline A. Back*  
 Pauline A. Back  
 169 E BELUGA AVENUE  
 SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR Melanie J. Scribfield  
 ACKNOWLEDGED BEFORE ME THIS 16 DAY OF JULY 2023.

*Melanie J. Scribfield*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES with office



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

KENAI PENINSULA BOROUGH  
*Kenia Lagimodiere*  
 AUTHORIZED OFFICIAL

KPB FILE No. 2023-074

<b>Binkley Subdivision Back Replat</b>	
A resubdivision of Lot 22, Lot 23, and Lot 25 of Binkley Subdivision, according to Plat No. K-332, and Lot D of Ralph Soberg Property, according to Plat No. K-1148, Kenai Recording District.	
Located in NW1/4, NE1/4, Sec. 32, T5N, R10W, S.M. City of Soldotna, Kenai Peninsula Borough, Alaska.	
Containing 2.153 Ac.	
Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner <b>Pauline A. Back</b> 169 E Beluga Avenue Soldotna, AK 99669
JOB NO. 23020	DRAWN: 7-15-23
SURVEYED: N/A	SCALE: 1"=40'
FIELD BOOK: N/A	SHEET: 1 of 1