


Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Brent Hibbert, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Melanie Aeschliman, Planning Director 

DATE: February 23, 2021

RE: Utility Easement Vacation: PC Resolution 2021-01 – Vacating a 5' x 5' area, centered on the existing well, within the 5' underground utility easement adjoining the south boundary of Lot 14, Block 2, granted by Mackey Lake Subdivision Addition No. 1 Part 3 (Plat KN 74-92); within Section 14, Township 5 North, Range 10 West, Seward Meridian, Alaska; KPB File 2021-001V

In accordance with KPB 20.70.110, no vacation of a Borough right-of-way and/or easement within the borough outside of the limits of cities may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of February 22, 2021 the Kenai Peninsula Borough Planning Commission granted approval of the above vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

February 22, 2021 Planning Commission Draft Meeting Minutes
February 22, 2021 Agenda Item E2 Meeting Packet Materials

February 8, 2021 minutes on page 21, to reflect the correct vote on PC Resolution 2021-03; 8 Yes (Bentz, Brantley, Carluccio, Chesser, Fikes, Gillham, Martin, Morgan), 1 No (Venuti) and 2 Absent (Ecklund, Ruffner)

AMENDMENT MOTION PASSED: Hearing no discussion or objection, the motion was carried by the following vote.

Yes	9	No	0	Absent	2
Yes	Bentz, Brantley, Carluccio, Chesser, Fikes, Gillham, Martin, Morgan, Venuti				
No					
Absent	Ecklund, Ruffner				

MOTION PASSED: Hearing no discussion or objection, the motion was carried by the following vote.

Yes	9	No	0	Absent	2
Yes	Bentz, Brantley, Carluccio, Chesser, Fikes, Gillham, Martin, Morgan, Venuti				
No					
Absent	Ecklund, Ruffner				

AGENDA ITEM E. NEW BUSINESS

- Vacate a 5-foot by 5-foot portion of the 5-foot-wide by approximately 276-foot long utility easement, centered on the existing well, within Lot 14, Block 2, Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92), KPB File 2021-001V**

Staff report given by Scott Huff.

Purpose as stated in petition:

My name is Darrel W. Christensen Jr., I am the owner of Lot 14, Block 2 Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92). PIN 058-180-14. I am writing this statement requesting to vacate a portion of the utility easement that extends 5' on to the above mentioned property. I recently purchased the lot which already had a well on the property, but only 2' from the property line. The utility easement extends 5' into the property which results in the well being 3' into the easement. It is my understanding that the well on the property was drilled in the 90's and is currently being used to supply water to the 16x20 cabin. It is my intention to eventually remove the cabin from the property, but to continue using the existing well.

I am in the process of building a larger home on the property. My lending institution is telling me that AHFC (Alaska Housing Finance Corporation) guideline provides an exception if the easement is vacated/altered or reduced and letters of non-objection are received from the utility companies. I have received letters of non-objection from the following utility providers; HEA, Enstar, ACS and GCI.

To remedy this; I am requesting the borough vacate/alter the utility easement by reducing it by 2' which would then result in the well being 1' into the utility easement, thus meeting the AHFC guidelines. *(Note from staff: The petitioner has requested a 5'x5' area to be vacated rather than the initial 2' reduction.)*

I have included a copy of my Mortgage Location Survey to show the location of property lines, existing structures, the well, and utility easements on the property, as well as the portion of the easement I am requesting to have vacated. Additionally, I have provided the 4 letters of non-objection received from HEA, Enstar, ACS and GCI.

Thank you for your attention to this matter.

Petitioners: Darrel W. Christensen Jr and Susan Elizabeth Christensen

Location: Dolly Varden Way, Ridgeway area

Notification: Notice of vacation mailings were sent by regular mail to 14 owners of property within 300 feet. Notice of the proposed vacation was emailed to 7 agencies and interested parties.

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building.

Comments Received:

HEA: No comments.

ENSTAR Natural Gas: No objection.

GCI: No objection to encroachment, no response for vacation.

ACS: No objection.

KPB Roads: No objection.

SUPPORTING INFORMATION:

The owners of the property are working on building a new structure on the property. The financial institution has concerns and restrictions regarding a well that is within the utility easement. The owner received letters from the utility companies stating they did not object to the encroachment but the lender requested that the easement altered. The owner originally asked for the minimum vacation to satisfy the lender but it would have resulted in a portion still within the utility easement. The owner contacted all the utility companies with a proposal to vacate a 5 foot by 5 foot portion of the utility easement and all utility providers responded with reviews of no objection. The owner is requesting a 5 foot section of the full 5 foot width of the utility easement be vacated around the existing well.

The easement was dedicated on Plat KN 74-92, Mackey Lakes Subdivision Addition No. 1 Part 3. A 5 foot typical clearing or underground easement to include pedestals, splice boxes and other necessary appurtenances was granted along the southern boundary of Lot 14 Block 2. The well is located approximately 55 feet from the western property line and within the utility easement. The 5 foot easement will remain along the southern boundary of Lot 14 Block 2, excluding the proposed vacation around the well, if approved.

A 10 foot by 106 foot utility easement will remain in place along the western boundary.

There are currently power poles located on the property with overhead lines.

The vacation, if approved, is proposed to be finalized by Resolution 2021-01. The surveyor has given written permission to use the as-built provided as the required sketch for recording.

Findings:

1. The petition does not state that the utility easement proposed to be vacated is in use by a utility company.
2. ACS, ENSTAR, GCI, and HEA provided written non-objection to the proposed vacation.
3. Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92), granted a 5 foot wide utility easement adjoining the south boundary of Lot 14 Block 2.
4. No surrounding properties will be denied utilities.
5. The KPB Roads Department stated they had no issue as long as there was no vacation of public right of way.
6. The existing utility easement adjoins 60 foot wide, and KPB maintained, Dolly Varden Way.
7. Excluding the area being vacated, the 5 foot utility easement will remain within Lot 14 along Dolly Varden Way.

Staff reviewed the vacation request and recommends granting approval with Findings 1, 4, 5, and 7 supporting the vacation request.

STAFF RECOMMENDATION: Based on the above means of evaluating public necessity established by KPB 20.70, the merits of the proposed vacations, and staff findings, staff recommends approval of the vacations as petitioned, subject to:

Finalize the approval of the vacation by either

1. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).

OR

2. Recording of a resolution within 90 days of adoption of the resolution by the Planning Commission, with the following requirements
 - a. Provide an exhibit drawing, prepared by a licensed land surveyor, clearly indicating the portion of the utility easement being vacated to be recorded with KPB Planning Commission Resolution 2021-01, becoming Page 2 of 2.
 - b. The applicants will provide the recording fee for the resolution and its attachment to the Planning Department.
 - c. The Planning Department is responsible for filing the Planning Commission resolution.

KPB 20.70.120:

- A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.
- B. Upon denial by the planning commission, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

END OF STAFF REPORT

Chair Martin opened the item for public comment. Hearing no one wishing to comment, Chair Martin closed public comment and opened discussion among the Commission.

MOTION: Commissioner Venuti moved, seconded by Commissioner Morgan to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, subject to staff recommendations and compliance with borough code.

MOTION PASSED: Hearing no discussion or objection, the motion was carried by the following vote.

Yes	9	No	0	Absent	2
Yes	Bentz, Brantley, Carluccio, Chesser, Fikes, Gillham, Martin, Morgan, Venuti				
No					
Absent	Ecklund, Ruffner				

2. ~~Vacate a 10' utility easement and anchor easement within Lot 6 and Lot 7 Kimbrel Subdivision KN 82-63, granted by Kimbrel Subdivision KN 76-68 located within Section 27, Township 4 North, Range 11 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-150V.~~

Staff report given by Scott Huff.

Purpose as stated in petition: Our site plan was based on the plat (dated 1981 KN 82-63) that was on file with the Borough, which does not show the easement. Additionally, the site plan is based on the one suitable building site of what both parcels consist of, resulting in the structure being within the easement in question. The remainder of both parcels is either lowland or an excavation pit from homestead roadbuilding days.

I dug a bit deeper knowing that there was another parcel south of our parcels and across the creek/wetland that may be affected by vacating the easement. That parcel shows the original Kimbrel Subdivision (1976 KN 76-68)) and the easement. That easement looks to be accessible from the south.

Petitioners: Amundsen Educational Center

Location: The easement is located on two parcels off of Tote Road, a state maintained right of way, in the Kalifornsky Beach APC area.



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Planning Commission

Meeting Packet

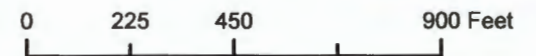
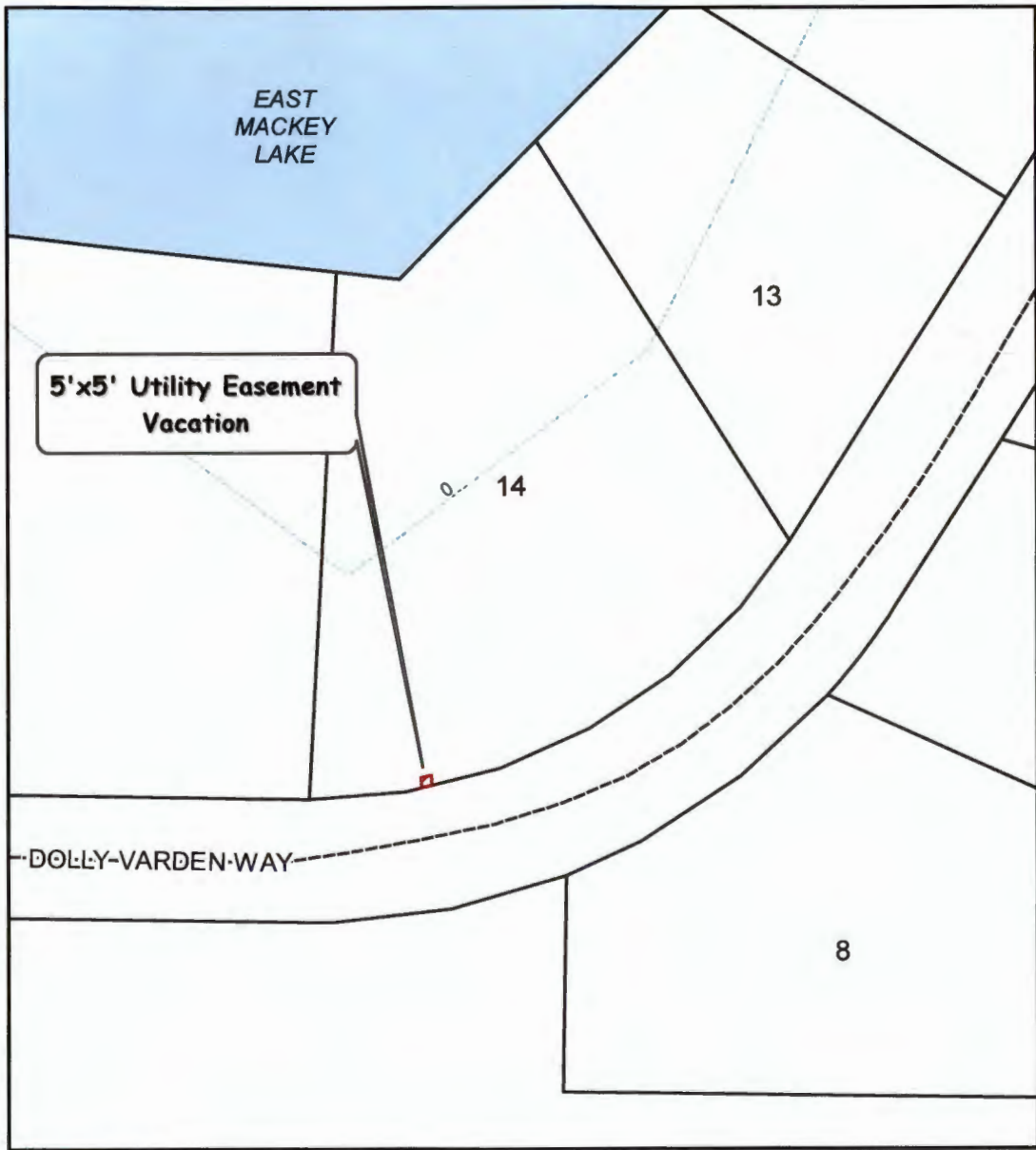
February 22, 2021

7:30 p.m.

**KENAI PENINSULA BOROUGH
ASSEMBLY CHAMBERS
144 NORTH BINKLEY ST.
SOLDOTNA, ALASKA 99669**

E. NEW BUSINESS

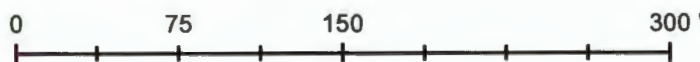
- 1. Utility Easement Vacation: PC Resolution 2021-01: Vacate a 5' x 5' area, centered on the existing well, within the 5' underground utility easement adjoining the south boundary of Lot 14 Block 2, granted by Mackey Lake Subdivision Addition No. 1 Part 3 (Plat KN 74-92); within SEC 14, T05N, R10W, S.M., AK.; KPB File 2021-001V; Petitioners: Darrel W. & Susan E. Christensen**



**KPB 2021-001V
S14 T05N R10W
RIDGEWAY**



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.

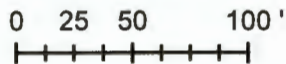


Date: 1/20/2021
PClements, KPB 2021-001V



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 View



PClements, KPB 2021-001V UTILITY EASEMENT VACATION
 Date: 1/20/2021
 Imagery Soldotna 2018

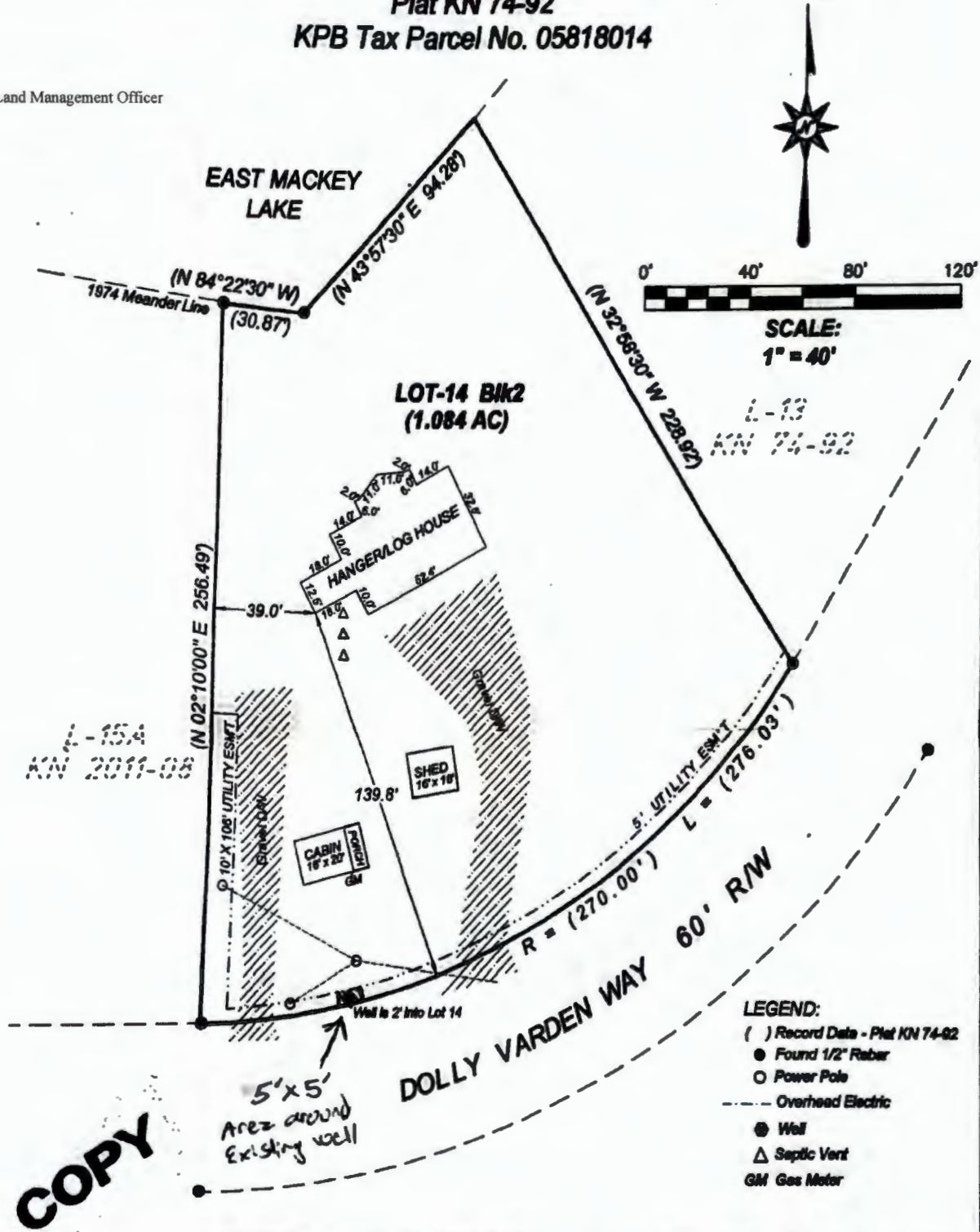
MORTGAGE LOCATION SURVEY

LOT - 14 Blk-2 MACKEY LAKES S/D ADDN No.1 Part 3

Plat KN 74-92

KPB Tax Parcel No. 05818014

Land Management Officer



COPY



ORDERED BY:
Mills Frost mfrst@fnbaleska.com
FNB ALASKA (907) 398-8023

OWNER:
Dorrel Christensen
48148 RYAN CREEK CIR
SOLDOTNA, AK 99689

FIELD WORK: 9/8-9/20
DRAWING: 9/14/20
FILE: 19-016 AB.dwg
FIELD BK: 21

Glenn Thier
TRIENER CREEK SURVEYS
108 SIERRA HEIGHTS ST
SOLDOTNA, AK 99689
glenn.thier@gmail.com 394-1827

I hereby certify that I have surveyed the following described property:

LOT-14 Blk-2 MACKEY LAKES S/D ADDN No.1 Part 3

This survey is a representation of the conditions that were found at the time the location survey was performed and that this document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose.

EXCLUSION NOTE: KPB 2021-001V

It is the responsibility of the Owner to determine the existence of any easements, covenants, or restrictions, which do not appear on the recorded subdivision plat. The information contained on this drawing shall not be used to establish any fence, structure, or other improvements.

AGENDA ITEM E. UTILITY EASEMENT VACATIONS

1. Vacate a 5-foot by 5-foot portion of the 5-foot-wide by approximately 276-foot long utility easement, centered on the existing well, within Lot 14, Block 2, Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92), KPB File 2021-001V

STAFF REPORT

PC Meeting: February 22, 2021

Purpose as stated in petition:

My name is Darrel W. Christensen Jr., I am the owner of Lot 14, Block 2 Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92). PIN 058-180-14. I am writing this statement requesting to vacate a portion of the utility easement that extends 5' on to the above mentioned property. I recently purchased the lot which already had a well on the property, but only 2' from the property line. The utility easement extends 5' into the property which results in the well being 3' into the easement. It is my understanding that the well on the property was drilled in the 90's and is currently being used to supply water to the 16x20 cabin. It is my intention to eventually remove the cabin from the property, but to continue using the existing well.

I am in the process of building a larger home on the property. My lending institution is telling me that AHFC (Alaska Housing Finance Corporation) guideline provides an exception if the easement is vacated/altered or reduced and letters of non-objection are received from the utility companies. I have received letters of non-objection from the following utility providers; HEA, Enstar, ACS and GCI.

To remedy this; I am requesting the borough vacate/alter the utility easement by reducing it by 2' which would then result in the well being 1' into the utility easement, thus meeting the AHFC guidelines. (Note from staff: The petitioner has requested a 5'x5' area to be vacated rather than the initial 2' reduction.)

I have included a copy of my Mortgage Location Survey to show the location of property lines, existing structures, the well, and utility easements on the property, as well as the portion of the easement I am requesting to have vacated. Additionally, I have provided the 4 letters of non-objection received from HEA, Enstar, ACS and GCI.

Thank you for your attention to this matter.

Petitioners: Darrel W. Christensen Jr and Susan Elizabeth Christensen

Location: Dolly Varden Way, Ridgeway area

Notification: Notice of vacation mailings were sent by regular mail to 14 owners of property within 300 feet. Notice of the proposed vacation was emailed to 7 agencies and interested parties.

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building.

Comments Received:

HEA: No comments.

ENSTAR Natural Gas: No objection.

GCI: No objection to encroachment, no response for vacation.

ACS: No objection.

KPB Roads: No objection.

SUPPORTING INFORMATION:

The owners of the property are working on building a new structure on the property. The financial institution has concerns and restrictions regarding a well that is within the utility easement. The owner received letters from the utility companies stating they did not object to the encroachment but the lender requested that the easement altered. The owner originally asked for the minimum vacation to satisfy the lender but it would have resulted in a portion still within the utility easement. The owner contacted all the utility companies with a proposal to vacate a 5 foot by 5 foot portion of the utility easement and all utility providers responded with reviews of no objection. The owner is requesting a 5 foot section of the full 5 foot width of the utility easement be vacated around the existing well.

The easement was dedicated on Plat KN 74-92, Mackey Lakes Subdivision Addition No. 1 Part 3. A 5 foot typical clearing or underground easement to include pedestals, splice boxes and other necessary appurtenances was granted along the southern boundary of Lot 14 Block 2. The well is located approximately 55 feet from the western property line and within the utility easement. The 5 foot easement will remain along the southern boundary of Lot 14 Block 2, excluding the proposed vacation around the well, if approved.

A 10 foot by 106 foot utility easement will remain in place along the western boundary.

There are currently power poles located on the property with overhead lines.

The vacation, if approved, is proposed to be finalized by Resolution 2021-01. The surveyor has given written permission to use the as-built provided as the required sketch for recording.

Findings:

1. The petition does not state that the utility easement proposed to be vacated is in use by a utility company.
2. ACS, ENSTAR, GCI, and HEA provided written non-objection to the proposed vacation.
3. Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92), granted a 5 foot wide utility easement adjoining the south boundary of Lot 14 Block 2.
4. No surrounding properties will be denied utilities.
5. The KPB Roads Department stated they had no issue as long as there was no vacation of public right of way.
6. The existing utility easement adjoins 60 foot wide, and KPB maintained, Dolly Varden Way.
7. Excluding the area being vacated, the 5 foot utility easement will remain within Lot 14 along Dolly Varden Way.

Staff reviewed the vacation request and recommends granting approval with Findings 1, 4, 5, and 7 supporting the vacation request.

STAFF RECOMMENDATION: Based on the above means of evaluating public necessity established by KPB 20.70, the merits of the proposed vacations, and staff findings, staff recommends approval of the vacations as petitioned, subject to:

Finalize the approval of the vacation by either

1. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.70.130).

OR

2. Recording of a resolution within 90 days of adoption of the resolution by the Planning Commission, with the following requirements
 - a. Provide an exhibit drawing, prepared by a licensed land surveyor, clearly indicating the portion of the utility easement being vacated to be recorded with KPB Planning Commission Resolution 2021-01, becoming Page 2 of 2.
 - b. The applicants will provide the recording fee for the resolution and its attachment to the Planning Department.

c. The Planning Department is responsible for filing the Planning Commission resolution.

KPB 20.70.120:

- A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.**
- B. Upon denial by the planning commission, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**

END OF STAFF REPORT

**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2021-01
KENAI RECORDING DISTRICT**

Vacate a 5-foot by 5-foot portion of the 5-foot-wide by approximately 276-foot long utility easement, centered on the existing well, within Lot 14, Block 2, Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92) granted by Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92); within SE1/4 NW1/4 Section 14, Township 5 North, Range 10 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2021-001V

WHEREAS, Darrel W. Christensen Jr and Susan Elizabeth Christensen of Soldotna, AK requested the vacation of 5-foot by 5-foot portion of the 5-foot-wide by approximately 276-foot long utility easement within Lot 14, Block 2 Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92); and

WHEREAS, per KPB 20.30.060(A) – Easements – Requirements, the planning commission may require easements it determines necessary for the benefit of the public. Such easements include, but are not limited to, lateral support (slope) easements, drainage easements for ditching or protection of a drainage, and utility easements. Required easements do not need to be for road purposes.

WHEREAS, per plat KN 74-92 a 5 foot typical clearing or underground easement to include pedestals, splice boxes and other necessary appurtenances was granted by the land owner; and

WHEREAS, affected utility companies provided written non-objection to the proposed vacation; and

WHEREAS, per the petition, the easement is not in use by any utility companies; and

WHEREAS, the proposed vacation will not deny utility easement(s) to surrounding properties; and

WHEREAS, on February 22, 2021, the Kenai Peninsula Borough Planning Commission considered the background information, all comments received, and recommendations from KPB Planning Department staff regarding the proposed vacation; and

WHEREAS, the Planning Commission has found that vacating the utility easement will not be detrimental to the public interest; and

WHEREAS, 20.70.140 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish vacations by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. The 5-foot by 5-foot portion of the 5-foot-wide by approximately 276-foot long utility easement, centered on the existing well, within Lot 14, Block 2 Mackey Lakes Subdivision Addition No 1 Part 3 and Replat of Lot 23 Block 2 Part 2 (Plat KN 74-92), is hereby vacated.

Section 2. That an exhibit drawing or asbuilt survey, prepared by a licensed surveyor, showing the location of the portion of the utility easement being vacated be attached to, and made a part of this resolution, becoming Page 2 of 2.

Section 3. That this resolution is eligible for recording upon being signed by the Planning Commission chairperson and will be deemed void if not recorded within 90 days of adoption.

Section 4. That this Resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fee.

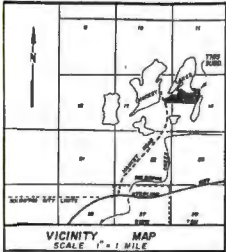
ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 22nd DAY OF FEBRUARY 2021.

Blair J. Martin, Chairperson
Planning Commission

ATTEST:

Ann Shirnberg
Administrative Assistant

Return to:
Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669

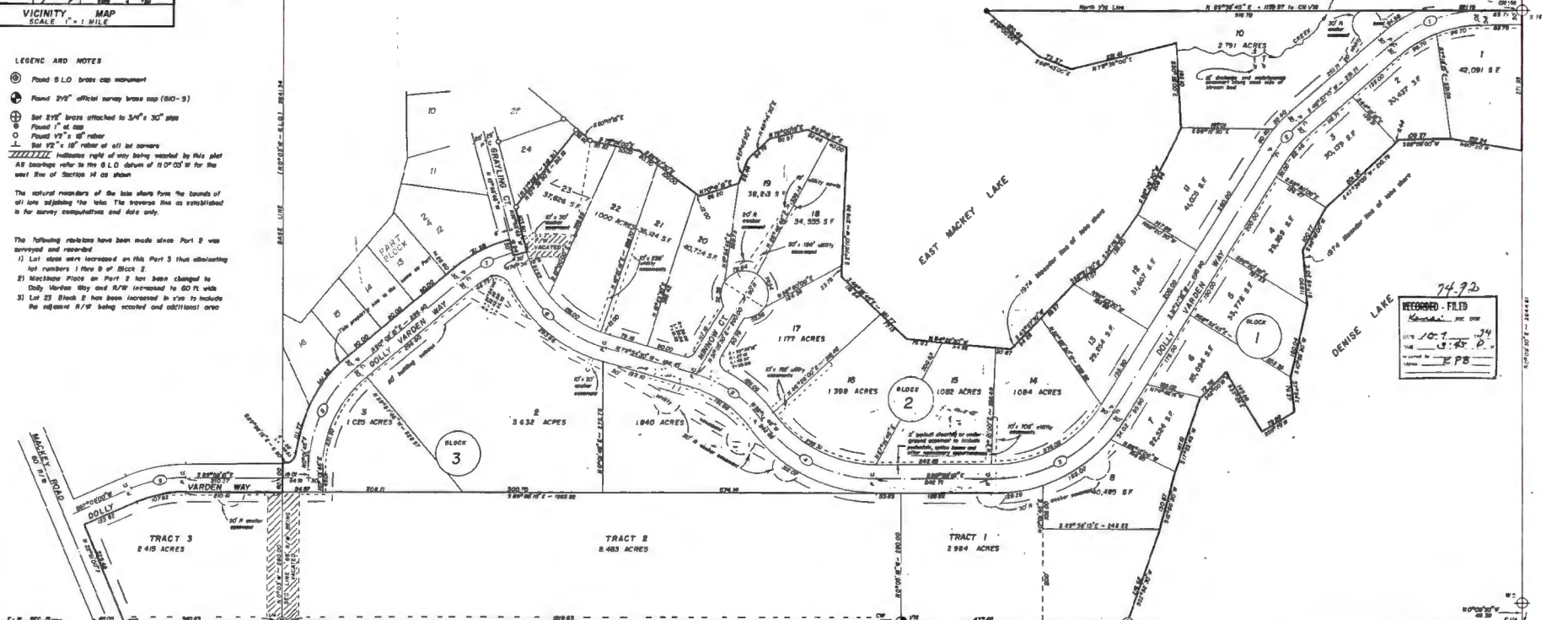


LEGEND AND NOTES

- ⊙ Found S.L.O. brass cap monument
 - ⊕ Found 2 1/2" official survey brass cap (SLO-S)
 - ⊕ Set 2 1/2" brass attached to 3/4" x 30" pipe
 - ⊙ Found 1" x 1" cap
 - ⊙ Found 1/2" x 1/2" rebar
 - ⊕ Set 1/2" x 1/2" rebar of all lot corners
 - Inducement right of way being recorded by this plat
 - All bearings refer to the S.L.O. datum of 11° 05' W for the west line of Section 14 as shown.
- The natural meanders of the lake shown form the bounds of all lots subjecting the same to the traverse line as established in the survey computations and data only.

- The following revisions have been made since Part I was surveyed and recorded:
- 1) Lot areas were increased on this Part 3 that eliminating lot numbers 1 thru 9 of Block 2.
 - 2) Metcalf Place on Part 2 has been changed to Dolly Varden Way and 62'W increased to 82'W wide.
 - 3) Lot 23 Block 2 has been increased in size to include the adjacent N/W being vacated and additional area.

CURVE	A	B	L	CS	T
①	49°42'10"	300.00	314.89	310.39	180.89
②	17°34'10"	300.00	30.43	61.87	43.47
③	89°34'10"	300.00	306.70	292.52	189.57
④	84°42'10"	300.00	293.88	278.23	183.44
⑤	84°42'10"	276.26	17.43	165.83	88.28
⑥	57°36'40"	300.00	305.29	290.79	186.22
⑦	82°04'10"	199.00	118.81	89.00	60.23
⑧	80°30'10"	210.00	207.46	240.39	187.69
⑨	80°30'10"	300.00	88.80	118.00	80.71



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadsways, and or streets designated by us for public use

Date Sept 4, 1974 Baril B. Babbidge
owner

NOTARY'S ACKNOWLEDGMENT.
Subscribed and sworn before me this 4th day of October, 1974.
My commission expires Sept 1, 1977
John J. ...
Notary Public for Alaska

SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION
STATE DEPARTMENT OF RESOURCES
The section indicated on above plat has been reviewed by the District Survey Office and is hereby recommended for approval by the Commissioner.

RECOMMENDED BY: Richard ... DATE: 9-27-74
TITLE: ...

STATE DIVISION OF LANDS
The section indicated on above plat has been reviewed by the Director of Lands and is hereby recommended for approval by the Commissioner.

RECOMMENDED BY: ... DATE: 9-27-74
TITLE: ...

The State of Alaska, acting by and through the Commissioner of the Department of Natural Resources and the Commissioner of the Department of Highways, does hereby verify and declare that the State of Alaska consents and releases all rights and title to any and all portions of section line easements for public highways reserved to it under Alaska Statute 19 05 00. (specific area delineated)

DATE: 9/27/74 APPROVED: ...
DATE: 9/16/74 APPROVED: ...
COMMISSIONER DEPARTMENT OF NATURAL RESOURCES

PLAT APPROVAL
Plat approved by the Commissioner of the Department of Natural Resources.

DATE: 9/27/74 APPROVED: ...
DATE: 9/27/74 APPROVED: ...

MACKEY LAKES SUBDIVISION
ADDITION NO. 1 PART 3 AND
REPLAT OF LOT 23 BLOCK 2 PART 2

Baril B. Babbidge - owner
Rt 1, Starving, AK 99672

DESCRIPTION
8,474 ACRES SITUATED IN SOV'T LOTS 5 AND 6
SECTION 14 AND SOV'T LOT 8 OF SECTION 18, T24N,
R10W, 3rd AN. AND KENAI PENINSULA BOROUGH.

Surveyed by: S S McLean R.L.S.
DATE OF SURVEY: June 13 - July 12, 1974 SCALE: 1" = 100' BK NO: 34-89

74-92
RECORDED - FILED
DATE: 10-7-74
BY: ...
OFFICE: ...