


Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Aaron Hughes, Acting Planning Director 

DATE: April 15, 2026

RE: Vacates a portion a portion of the varied width Steik Avenue; KPB File 2023-061V1

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of April 13, 2026 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (8-Yes, 1-Vacant) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

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

April 13, 2026 Planning Commission Draft Meeting Minutes
April 13, 2026 Agenda Item E5 Meeting Packet Materials

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #5 - RIGHT OF WAY VACATION

VACATE A PORTION OF THE VARIED WIDTH STEIK AVENUE, LYING WITHIN THE FOLLOWING LIMITS: THE PROJECTION OF OIL WELL ROAD AS DEDICATED IN HM 2001-80 WITH THE INTERSECTION OF THE NORTH LINE OF LOT 107 OF US SURVEY 7948 PROJECTED WEST, AND ON THE EAST LIMITED BY THE PROJECTION OF THE WEST LINE OF PROSSER ST ALONG LOT 107 HM84-115 TO THE SOUTH LINE OF LOT 5 US SURVEY 7948 HM AS SHOWN ON THE SUBMITTED SKETCH

KPB File No.	2023-061V1
Planning Commission Meeting:	April 13, 2026
Applicant / Owner:	Caribou Hills Cabin Hoppers
Surveyor:	Jason Schollenberg; Peninsula Surveying, LLC
General Location:	Steik Avenue, off Oil Well Road & Gravel Pit Trail REM SW Caribou Hills, Ninilchik
Parcel Numbers:	185-508-14 & 185-508-73
Legal Description:	<p>STEIK AVENUE</p> <ul style="list-style-type: none"> 185-508-14: T 2S R 12W SEC 2 Seward Meridian HM NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH ROW EXCLUDING STREETS 185-508-73: T 02S R 12W SEC 02 Seward Meridian HM US SURVEY 7948 LOT 5

Staff report given by Platting Manager Vince Piagentini.

Commissioner Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer granting the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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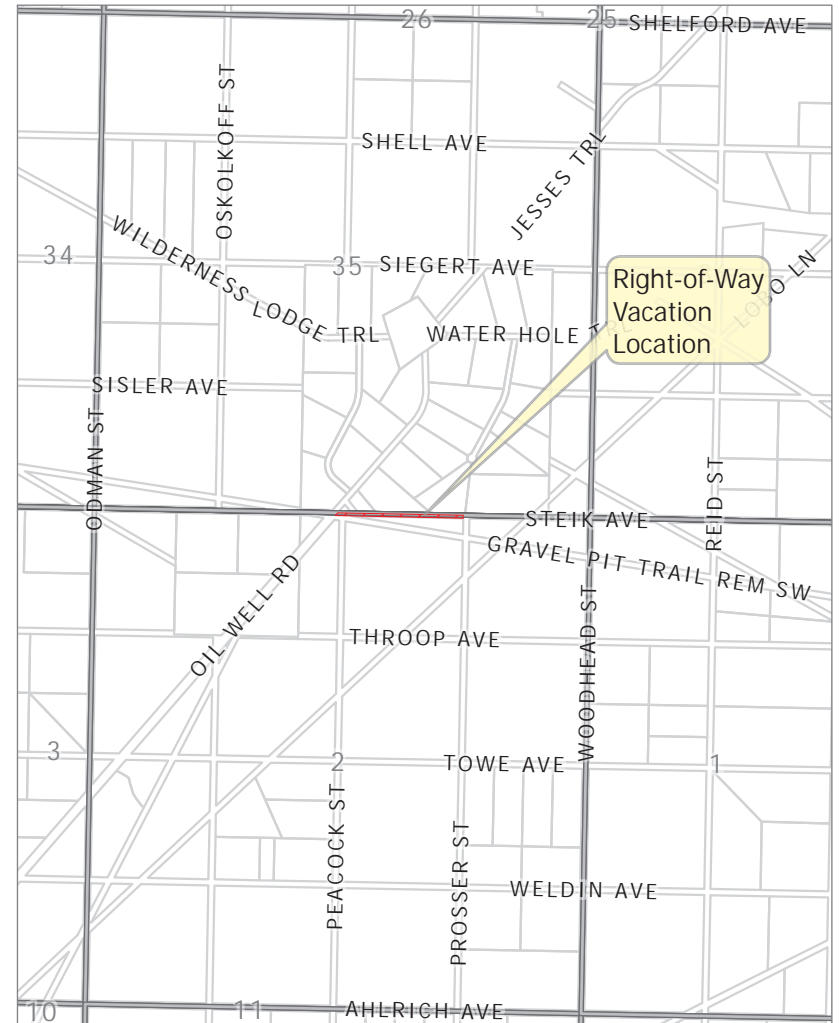
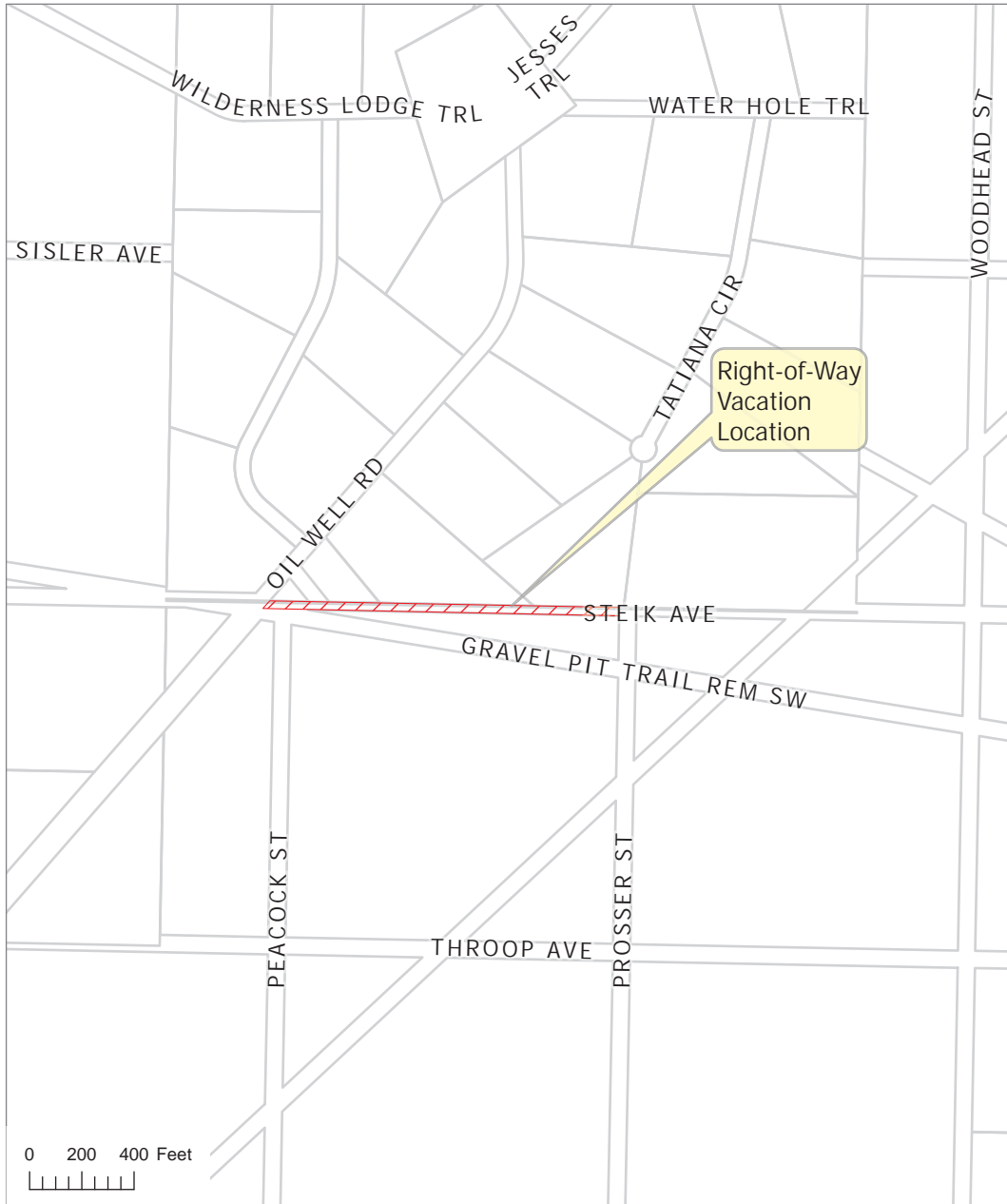
ITEM #6 - RIGHT OF WAY VACATION

VACATE THE WESTERN APPROXIMATELY 274.41-FOOT PORTION OF AUGUSTA NATIONAL ROAD AT THE INTERSECTION OF GRANT AVENUE, INCLUDING THE ADJACENT 15-FOOT UTILITY EASEMENT AS SHOWN, ADJACENT TO PARCEL3-B CREATED BY PLAT WAIVER 96-16 AND LOT 4A, BLOCK 3, AS CREATED BY PLAT KN 2002-42

KPB File No.	2026-013V
Planning Commission Meeting:	April 13, 2026
Applicant / Owner:	Samuel & Cassie Wood; Best Realty
Surveyor:	Jason Young/Mark Aimonetti, Edge Survey and Design, LLC
General Location:	Augusta National Rd., off River Hills Dr., off Ciechanski Rd. Kalifornsky Area
Legal Description:	<p>AUGUSTA NATIONAL ROAD</p> <ul style="list-style-type: none"> T 5N R 11W SEC 23 SEWARD MERIDIAN KN

E. NEW BUSINESS

5. Right-Of-Way Vacation; KPB File 2023-061V1
Peninsula Surveying / Caribou Hills Cabin Hoppers
Request: Vacates a 30-foot-wide by approximately 1,200-foot-long portion of Steik Avenue, totaling approximately 37,155 square feet
Location: T02S R12W SEC 2 S.M. HM NW1/4 NE1/4 Lying North of the Most Northernly Seismograph ROW
Ninilchik Area
Staff Person Responsible: Platting Manager Vince Piagentini



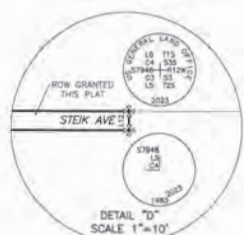
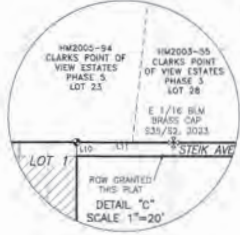
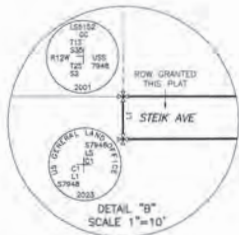
KPB File 2023-061V1
T01S R12W SEC35
Ninilchik

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.

LINE	LENGTH	BEARING
L1	7.44'	N40°08'18"E
L2	34.67'	N40°12'36"E
L3	8.43'	S40°12'38"W
L4	117.89'	N40°12'36"E
L5	181.09'	N40°12'36"E
L6	117.24'	S39°47'38"E
L7	42.87'	S00°00'00"E
L8	88.30'	N81°48'18"W
L9	111.42'	N89°50'15"W
L10	4.82'	N00°01'10"W
L11	35.40'	S89°52'25"E
L12	3.30'	S00°02'36"W
L13	67.11'	S00°01'10"E
L14	67.07'	S00°04'02"W
L15	46.70'	N45°08'11"W



WASTEWATER DISPOSAL

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

RIGHT-OF-WAY VACATION PLAT APPROVAL

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

BOROUGH OFFICIAL: _____ DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

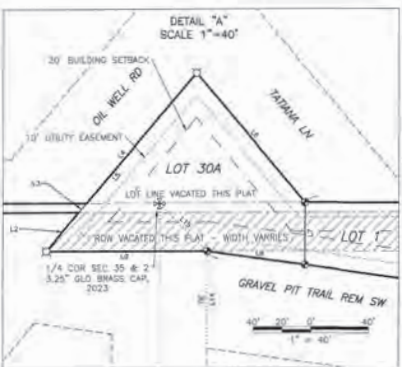
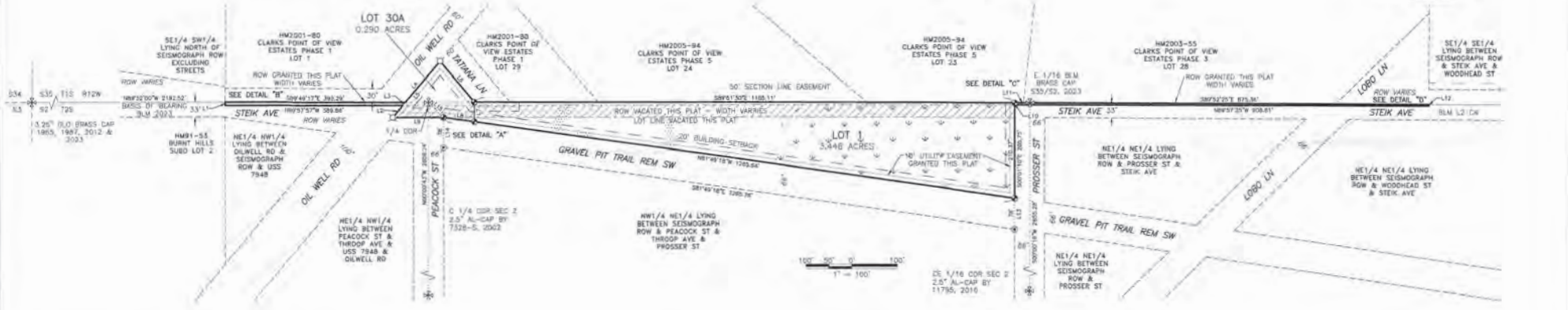
I, THE UNDERSIGNED, HEREBY CERTIFY THAT CARIBOU HILLS CABIN HOPPERS IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF CARIBOU HILLS CABIN HOPPERS, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JASON SCHOLLENBERG
PO BOX 375
CLAM CREEK, AK 99568

NOTARY ACKNOWLEDGMENT

FOR: JASON SCHOLLENBERG
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
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. VACATION OF A PORTION OF STEIK AVENUE RIGHT-OF-WAY WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE JUNE 29, 2023 MEETING.
4. THE LOCATION OF THE GRAVEL PIT TRAIL REM SW RIGHT-OF-WAY AS DIMENSION ON H42017-36.

LEGEND

- PRIMARY MONUMENT AS DESCRIBED
- FOUND 3/8" REBAR
- REWORKED 1" STAINLESS CAP BY L5107707
- RD SET RVC-DW 5/8" x 3/4" SEC REBAR BY L514485
- WETLAND/UPLAND COMPLEX PER THE WEAH WATERSHED FORUM 2013 COOR INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 30% FROM KPR CONTOUR GIS DATA

APR FILE NUMBER: 2026-XXXX

PENINSULA SURVEYING, LLC
(535) KATINA BOULEVARD, WENGER, AK 99591
(907) 836-7035

PLAT OF
**CLARKS' POINT OF VIEW CHCH
RIGHT-OF-WAY VACATION PLAT**

A SUBDIVISION OF
VACATING A PORTION STEIK AVENUE & LOT 30 CLARKS' POINT OF VIEW
ESTATES PHASE 1, HM 2001-80 & THE NW1/4 NE1/4 LYING NORTH OF
THE MOST NORTHERLY SEISMOGRAPH RIGHT-OF-WAY IN SECTION 2
& LOT 5, U.S.S 7948

LOCATED WITHIN
SW1/4, SEC 35, T1S, R12W, AND NW1/4 SEC 2, T2S,
R12W SEWARD MERIDIAN, HOMER RECORDING DISTRICT,
KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 3.892 ACRES

OWNERS: CARIBOU HILLS CABIN HOPPERS
PO BOX 375
CLAM CREEK, AK 99568

SCALE: 1" = 150'
DRAWN: BLT
CHECKED: JLS

DATE: FEBRUARY 3, 2026
SHEET: 1 OF 1



KPB 2023-061V1

ITEM #5 - RIGHT OF WAY VACATION

VACATE A PORTION OF THE VARIED WIDTH STEIK AVENUE, LYING WITHIN THE FOLLOWING LIMITS: THE PROJECTION OF OIL WELL ROAD AS DEDICATED IN HM 2001-80 WITH THE INTERSECTION OF THE NORTH LINE OF LOT 107 OF US SURVEY 7948 PROJECTED WEST, AND ON THE EAST LIMITED BY THE PROJECTION OF THE WEST LINE OF PROSSER ST ALONG LOT 107 HM84-115 TO THE SOUTH LINE OF LOT 5 US SURVEY 7948 HM AS SHOWN ON THE SUBMITTED SKETCH

KPB File No.	2023-061V1
Planning Commission Meeting:	April 13, 2026
Applicant / Owner:	Caribou Hills Cabin Hoppers of Clam Gulch, Alaska
Surveyor:	Jason Schollenberg; Peninsula Surveying, LLC
General Location:	Steik Avenue, off Oil Well Road and Gravel Pit Trail REM SW Caribou Hills, Ninilchik
Parcel Numbers:	185-508-14 and 185-508-73
Legal Description:	STEIK AVENUE 185-508-14: T 2S R 12W SEC 2 Seward Meridian HM NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH ROW EXCLUDING STREETS 185-508-73: T 02S R 12W SEC 02 Seward Meridian HM US SURVEY 7948 LOT 5

STAFF REPORT

Specific Request / Purpose as stated in the petition:

This is a vacation of Steik Avenue and associated utility easements located east of Oil Well Road between the lots owned by Caribou Hills Cabin Hoppers. Vacating the road would make for a continuous piece of land between the four parcels they own. The parcels are used for an access point to the over 120 miles of trails in the Caribou Hills and is currently used to host community events. It will make it easier to provide a safe landing location for Central Emergency Service helicopters with the road being vacated also. Access to the east will continue along Gravel Pit Trail REM SW. At its meeting of June 26, 2023, the Kenai Peninsula Borough Planning Commission unanimously approved to vacate the proposed Steik Avenue right-of-way and associated utility easement.

Notification: The public hearing notice was published in the April 13, 2026 issue of the Peninsula Clarion and the April 12, 2026 issue of the Homer News as part of the Commission’s tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building.

Twelve certified mailings were sent to owners of property within 300 feet of the proposed vacation. Four receipts had been returned when the staff report was prepared.

Eleven public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game
 State of Alaska DNR
 State of Alaska DOT
 State of Alaska DNR Forestry
 Western Emergency Services
 Homer Kenai Peninsula Borough Office

Ninilchik Traditional Council
 Alaska Communication Systems (ACS)
 ENSTAR Natural Gas
 General Communications Inc, (GCI)
 Homer Electric Association (HEA)

Legal Access (existing and proposed):

The proposed right-of-way vacation is located within the Caribou Hills area.

Multiple legal access routes serve the surrounding parcels including, Oil Well Road to the west, Tatiana Lane to the northwest, Steik Avenue to the east and west, Gravel Pit Trail REM SW to the south, and Prosser Street on the east.

Oil Well Road is accessed near milepost 136 of the Sterling Highway, a state-maintained road. Oil Well Road is state-maintained until just before milepost 6, where maintenance transitions to the borough for the remainder of its length just past mile 18. Oil Well Road as it crossed through the area shown in the Ninilchik Right-of-way Map was designated as 100 feet wide. The area with the Right-of-way Map that contained US Surveys 7947 & 7948 were not included in the map and not subject to the designated width. The Subdivision of Lot 6 US Survey 7948 dedicated a 60-foot width for Oil Well Rd on HM 2001-80.

Steik Avenue varies in width, with most of the right-of-way measuring approximately 33 feet. The portion of Steik Avenue proposed for vacation was originally dedicated by the Ninilchik Right-of-Way Map, (Plat HM 84-115). Along this portion being vacated, Lot 5 of US Survey 7948 was not included in the right-of-way map HM84-115, and Lot 5 lies on the south side of the township line and was not included in the plat of Lot 6 HM84-115 which became Clark’s Point of View Estates – Phase 1 HM2001-80 which lies on the north side of the township line.

The Ninilchik Right-of-Way Map (HM 84-115) also dedicated a seismograph trail, now known as Gravel Pit Trail REM SW. This 66-foot right-of-way is currently constructed and privately maintained.

Tatiana Lane, located between Lots 29 and 30 to the north, is a 60-foot right-of-way dedicated by Plat HM 2001-80. It provides a connection between Oil Well Road and Steik Avenue.

All parcels will continue to have legal access via Gravel Pit Trail REM SW, Oil Well Road, Tatiana Lane, and Prosser Street, adjacent parcels will not be affected.

The preliminary plat, Clarks’ Point of View CHCH Right-of-Way Vacation Plat, proposes to dedicate parts of Lot 5 US Survey 7948 that project in the existing dedications of Steik Ave surrounding it, located to the east of Prosser St and west of Oil Well Rd.

Block length is compliant with Oil Well Rd, Gravel Pit Trail, Prosser St, Steik Ave, Lobo Ln, Woodhead St and Water Hole Trail circling around the block. Even though Water Hole Trail is not shown it does connect to Woodhead St with a trail connection.

KPB records indicate section line easement exist on both sides of the township line. **Staff recommends** the applicant verify the existence of section line easements within the project area and depict them on the plat as they apply, with documentation in the notes.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	No comments
SOA DNR Survey comments	<ul style="list-style-type: none"> • Research to verify the existence of the 50’ SLE on the north side of the township line within Section 35 • DNR Survey Section has no comments or objections to the ROW portion proposed for vacation

Site Investigation:

There are small steep areas shown by the contour map that are identified on the drawing with the dotted hatch.

According to KPB GIS data, wetlands classified as a Wetland/Upland Complex are present within the western and eastern portions of the proposed vacation area.

KPB contour data indicates a gradual slope from west to east across the vacation area.

KPB reviewers have confirmed that the proposed vacation is not located within a flood hazard area and is not within a habitat protection district.

Staff recommends the vacation area be adjusted to be along the extension of Gravel Pit Trail as it goes west to the intersection with Oil Well Rd for the limits. Having a bend in the vacation as proposed will not be effective

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
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Staff Analysis:

Originally, the land was surveyed as US Survey 7948. The surrounding area was later included in the Ninilchik Right-of-Way Map (HM 84-115). This plat dedicated rights-of-way and identified aliquot parts of the section as tracts, excluding the dedicated rights-of-way; however, no ground survey was performed. Clarks’ Point of View Estates Phase 1 (HM 2001-80) subsequently subdivided a portion of Lot 6 (USS 7948), creating Lot 30.

The proposed vacation is located between Lot 5 (USS 7948) and a portion of Tract 107 (HM 84-115) lying north of Gravel Pit Trail REM SW, and the west limits of Prosser St. Staff recommends the surveyor review the limits of the vacation to using the defined widths of right-of-way from Ninilchik Right-of-way Map for the west limits

On June 26, 2023, the KPB Planning Commission reviewed and approved the proposed right-of-way vacation. The KPB Assembly unanimously consented to the vacation on July 11, 2023. During the plat submittal process to the Platting Department, additional research regarding Lot 5 (USS 7948) was conducted, resulting in the original vacation file expiring pursuant to KPB 20.70.130. As a result, this request is considered a new submittal.

The preliminary plat, Clarks’ Point of View CHCH Right-of-Way Vacation Plat, will finalize the vacation and create Lots 30A and Lot 1. The plat will be reviewed at the Plat Committee meeting of April 13, 2026.

The platting action is located within the Caribou Hills, a recreational area primarily used for snowmachining. According to aerial imagery, much of the surrounding area appears undeveloped. The involved parcels are situated within an area that functions as a central parking location. Public imagery indicates that portions of the area proposed for vacation are being used as an entrance to the parking area. Other portions appear to function as pedestrian or atv/snomachine trails, while some areas remain undeveloped. Imagery also shows that Gravel Pit Trail REM SW serves as the primary east-west access route and is included on the Caribou Hills Cabin Hoppers trail map.

The parent plat (HM 84-115) granted a 15-foot utility easement adjacent to all rights-of-way. The original request was to vacate a 10’ utility easement along Steik Ave in Lot 30 originally. Staff does not believe there is an easement on the south line of Lot 30, as Lot 5 of US Survey 7948 was located south of Lot 30 and north of the right-of-way of

Steik Ave, having not been dedicated in the Ninilchik Right-of-way Map HM84-115. **Staff recommends** the surveyor correct the easement on the west and east side of proposed Lot 30A to 15 feet.

The applicant's submittal states that the adjacent parcels are used to host community events and serve as an access point to recreational trails. The applicant further notes that vacating the right-of-way will provide additional landing area for CES helicopters.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Applicant comments:

Staff comments: Overall, in an east/west direction the right-of-way is not being used. There is usage of the right-of-way being crossed from Gravel Pit Trail to Lot 30 and 29 and Tatiana Ln as access to the parking area on these lots.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Applicant comments: Access to the east will continue along Gravel Pit Trail REM SW.

Staff comments: All parcels will continue to have legal access via Gravel Pit Trail REM SW, Oil Well Road, Tatiana Lane, and Prosser Street. Imagery indicates that Gravel Pit Trail REM SW serves as the primary east-west access route and is included on the Caribou Hills Cabin Hoppers trail map.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Applicant comments: Vacating the road would make for a continuous piece of land between the four parcels Caribou Hills Cabin Hoppers own. The parcels are used for an access point to over 120 miles of trails in the Caribou Hills and easier to provide a safe landing location for Central Emergency Service helicopters. Access to the east will continue along Gravel Pit Trail REM SW.

Staff comments: The location of this platting action is within the Caribou Hills, a recreational area primarily used for snowmachining. Much of the surrounding area appears undeveloped. The involved parcels are situated within an area used as a central parking location. Gravel Pit Trail REM SW serves as the primary east-west access route and is included on the Caribou Hills Cabin Hoppers trail map. Adjacent rights-of-way include utility easements granted by parent plats.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Applicant comments: The parcels are used for an access point to over 120 miles of trails in the Caribou Hills. Access to the east will continue along Gravel Pit Trail REM SW.

Staff comments: The location of this platting action is within the Caribou Hills, a recreational area primarily used for snowmachining. Gravel Pit Trail REM SW serves as the primary east-west access route and is included on the Caribou Hills Cabin Hoppers trail map. The vacation of Steik Ave will not affect the movement of traffic or recreational vehicles.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Applicant comments: Access going east/west will continue along Gravel Pit Trail REM SW.

Staff comments: The majority of the surrounding area appears undeveloped. All parcels will continue to have access via Gravel Pit Trail REM SW, Oil Well Road, Tatiana Lane, and Prosser Street. Gravel Pit Trail REM SW is the primary east-west access route for the area.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Applicant comments: Vacating the road would make for a continuous piece of land between the four parcels Caribou Hills Cabin Hoppers own. The parcels are used for an access point to over 120 miles of trails in the Caribou Hills and is currently used to host community events. Vacating the road would make it easier to provide a safe landing location for Central Emergency Service helicopters.

Staff comments: This platting action is located within the Caribou Hills, a recreational area primarily used for snowmachining. The involved parcels appear to be part of a central parking area. Public imagery shows that portions of the area proposed for vacation area used as an entrance to the parking area, while other portions function as small pedestrian or atv/snomachine trails. Remaining areas on the east part appear undeveloped.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Applicant comments:

Staff comments: Adjacent rights-of-way include utility easements granted by parent plats.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.
Applicant comments: Involved lots are owned by Caribou Hills Cabin Hoppers. Vacating the road would make for a continuous piece of land between the four parcels they own. At its meeting of June 26, 2023, the Kenai Peninsula Borough Planning Commission unanimously approved to vacate the proposed Steik Avenue right-of-way and associated utility easement.

Staff comments:

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled May 5th meeting.

If approved, Clarks' Point of View CHCH Right-of-Way Vacation Plat will finalize the proposed right of way vacations. The Plat Committee is scheduled to review the associated plat on April 13th at 6:30 PM.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: Steik Ave, Oil Well Rd, Gravel Pit Trail Rem SW, Prosser St, Tatiana Ln. Existing Street Name Corrections Needed:
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	<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: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Conditional Land Use Permit CLUP Resolution Number: 2017-36 CLUP Approval Date: 10/23/2017</p> <p>Material Site Comments: There is an existing material site, MS2017-006, PID:185-508-12, that is directly south of the parcel in question, separated by Gravel Pit Trail REM SW.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

Utility provider review:

HEA	No objection or comments regarding the ROW vacation
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Modify the date within plat note 3 to April 13, 2026.
- Correct the utility easement to 15' along the rights-of-way
- Modify plat note 2 to exclude increase of 20' within 5' of side lot lines.
- Include utility easements and building setback within applicable details.
- Add a label for former Lot 5 within all details.
- On all southern adjacent lots, include reference to the Tracts as documented on Plat HM 84-115.

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
3. Grant utility easements requested by utility providers.

4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

KPB 20.65.050 – Action on vacation application

- H. **A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. **Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. **A planning commission decision denying a vacation application is final. 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.**
- K. **An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

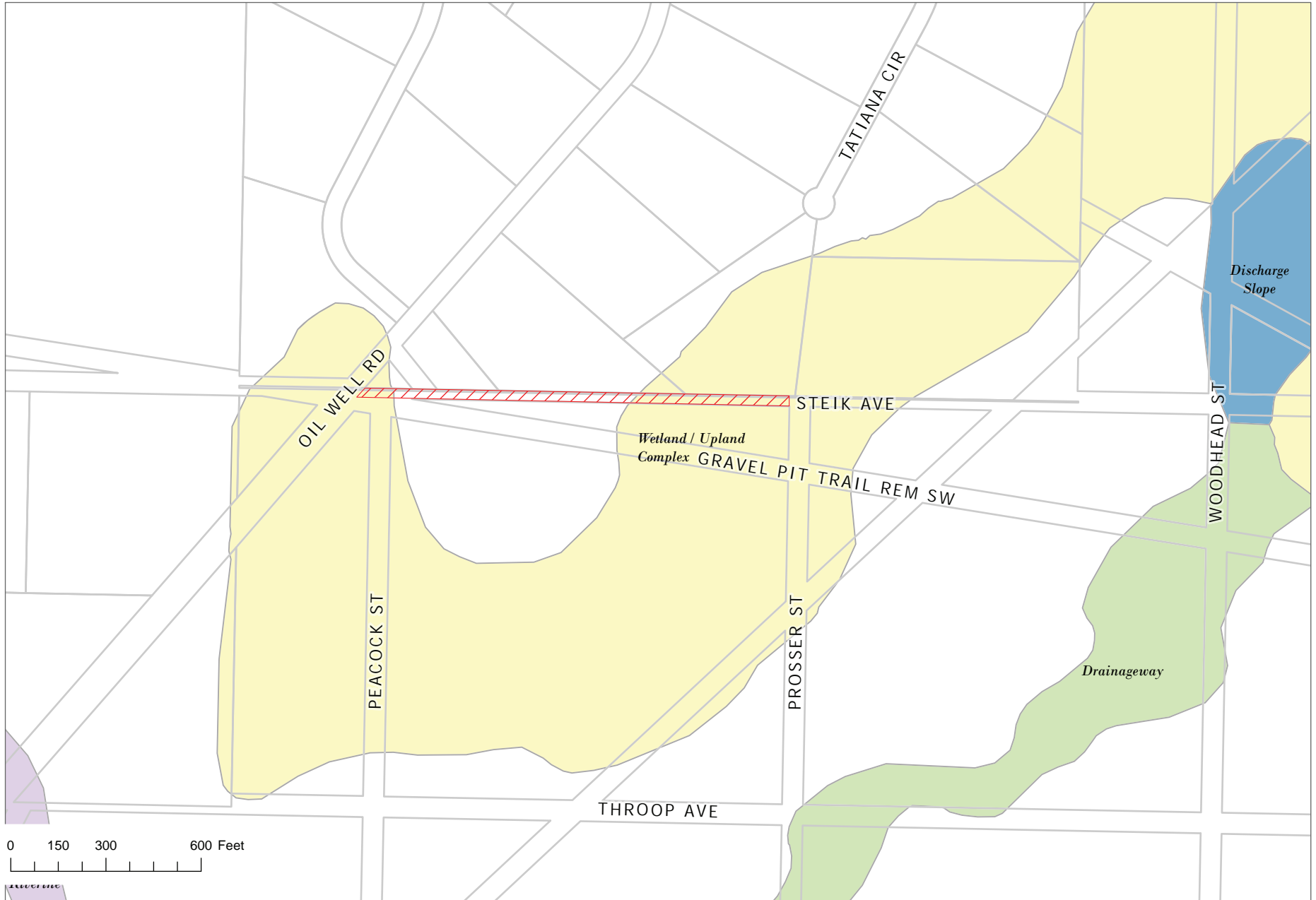
- *Focus Area: Transportation*

- *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

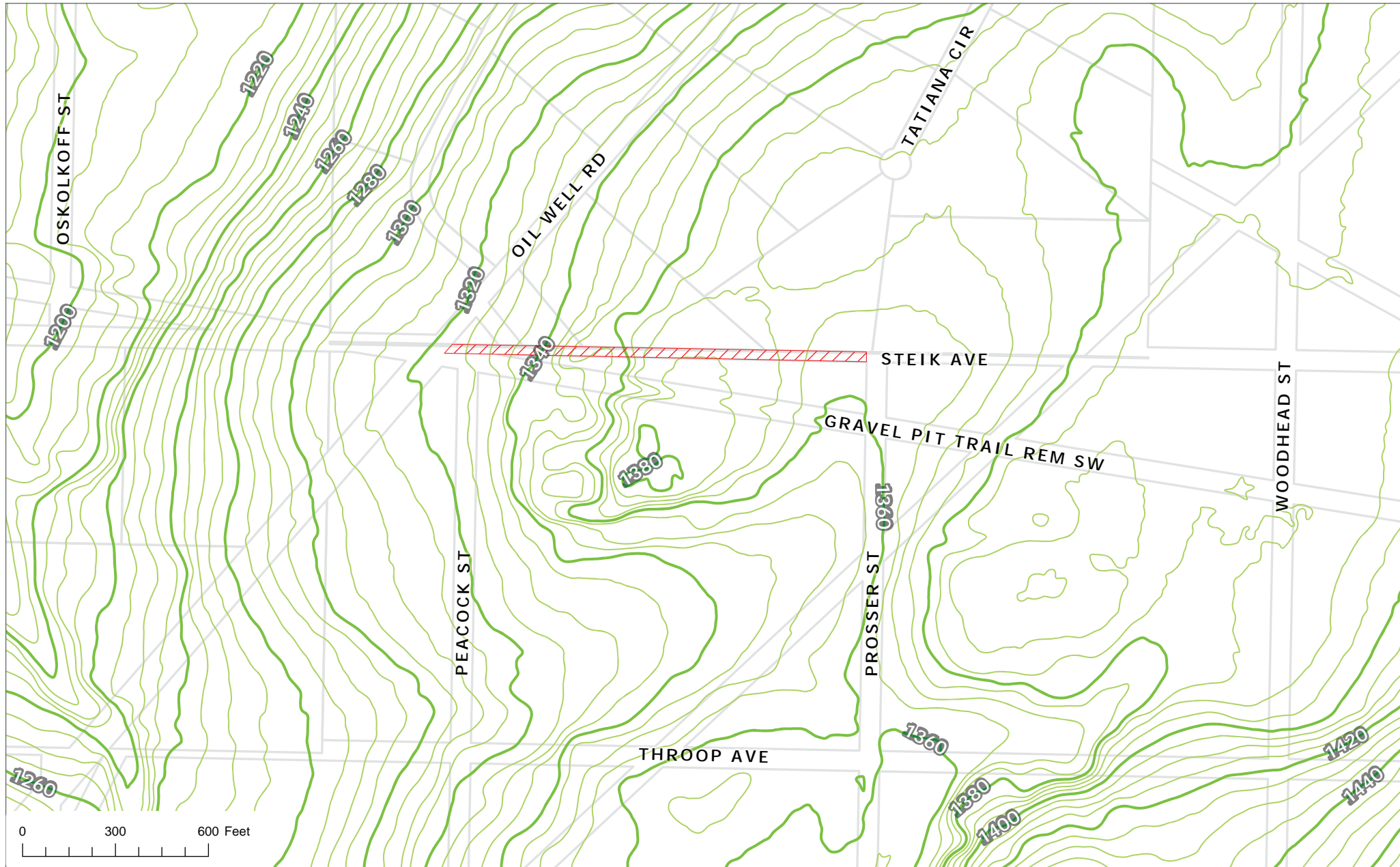
END OF STAFF REPORT



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.



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.

NOTES:

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) **Building Setback** - A setback of 20 feet is required from all street rights-of-way unless a lesser setback is approved by resolution of the appropriate Planning Commission.
- 3) No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 4) **Restriction Comments** that may affect the development of these parcels are recorded in Book 742, Page 118, N001.
- 5) Front 15 ft. adjacent to rights-of-way and lots fronting on Tract B is also a utility easement. The outer most 10 ft. of Tract B 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.
- 6) Roads must meet the design and construction standards established by the through in order to be considered for certification and inclusion in the road maintenance program.
- 7) **WASTEWATER DISPOSAL:** No wastewater will be generated or disposed of on lots 29, 30, Tract B. These parcels are designated for paving and road construction. Conditions might not be suitable for on-site wastewater treatment and disposal systems. Any on-site wastewater treatment and disposal system must meet the wastewater disposal requirements of the ARES Chapter 20.14 and regulatory requirements of the Alaska Department of Environmental Conservation.
- 8) **WASTEWATER DISPOSAL:** All remaining lots are at least 200,000 SF, or having 5 acres in size and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 9) **Beats of Bearing to Well** between C1 and C4 of the original Lot 2 as shown on the US Survey 7948. Record and found distances in 2640' / 2640.89' respectively.
- 10) An exception was granted to KPB Subdivision Ordinance No. 2014 & 2020.100 for Lots 29 & 30 and Tract B. No. 20.20.100 Half SI & 20.20.110 Minimum Right-of-Way widths for Siegart & Steik Aves. no. 20.20.030 Extension of Steik Ave, Peacock & Prosser Streets. no. 20.20.200 Frontage on a dedicated street for lots fronting on Tract B; No. 20.20.080 Minimum Grade for roads dedicated by plat.

CURVE TABLE

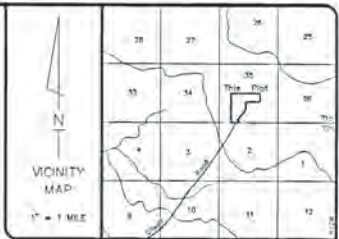
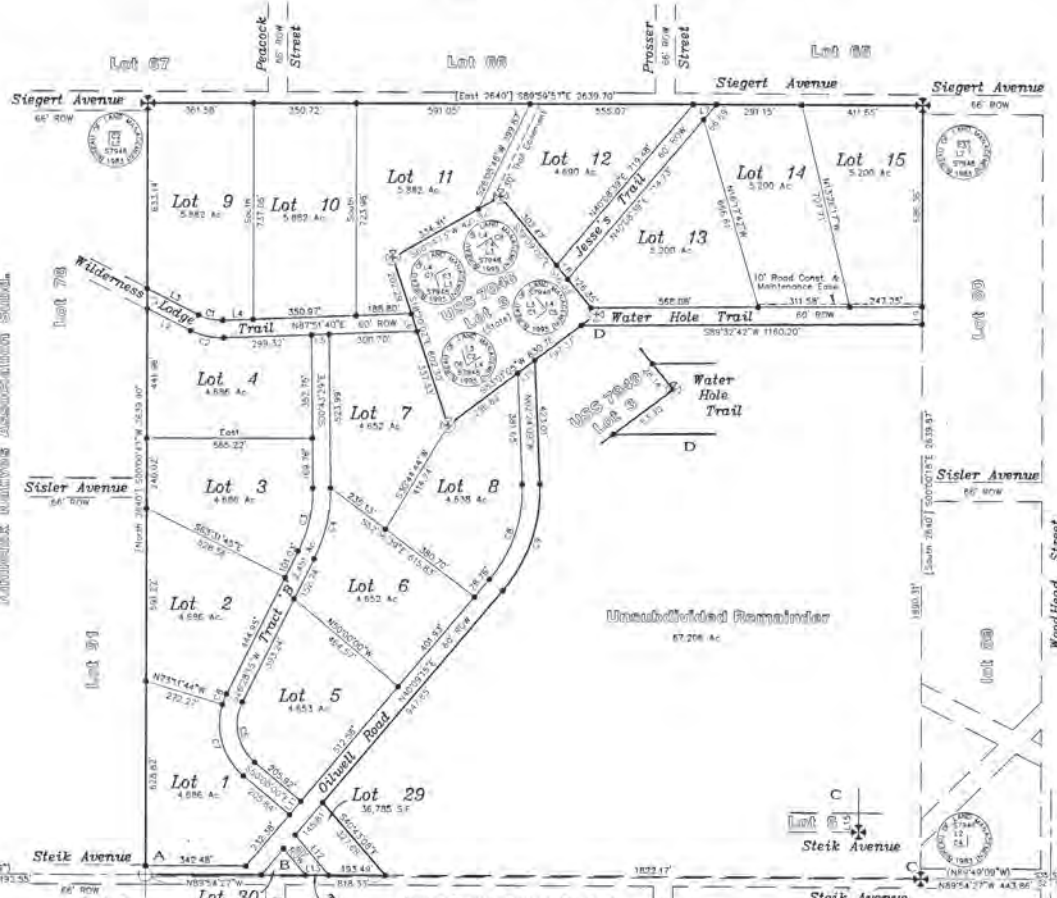
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	120°00'00"	170.00'	100.00'	170.00'	S77°30'00"W
C2	120°00'00"	170.00'	100.00'	170.00'	S77°30'00"W
C3	120°00'00"	170.00'	100.00'	170.00'	S77°30'00"W
C4	120°00'00"	170.00'	100.00'	170.00'	S77°30'00"W
C5	120°00'00"	170.00'	100.00'	170.00'	S77°30'00"W
C6	120°00'00"	170.00'	100.00'	170.00'	S77°30'00"W
C7	120°00'00"	170.00'	100.00'	170.00'	S77°30'00"W
C8	120°00'00"	170.00'	100.00'	170.00'	S77°30'00"W
C9	120°00'00"	170.00'	100.00'	170.00'	S77°30'00"W

LINE TABLE

Line	Bearing	Length
L1	S00°00'00"W	166.87'
L2	S61°03'28"E	166.87'
L3	S61°03'28"E	187.30'
L4	N87°01'40"E	182.48'
L5	N87°01'40"E	160.00'
L6	N86°20'02"W	162.40'
L7	N86°50'31"W	78.40'
L8	S39°09'50"E	81.06'
L9	N00°00'00"W	60.00'
L10	S53°01'00"W	72.87'
L11	N40°09'15"E	60.00'
L12	S39°25'33"E	167.61'
L13	S86°54'03"E	78.34'
L14	S00°00'43"W	84.44'
L15	N00°00'18"W	5.18'

- LEGEND:**
- 3-1/4" Alum. Cap Monument (found)
 - 2-1/2" Brass Cap Monument (found)
 - 2-1/2" Alum. Cap Monument (set)
 - 5/8" Rebar (set this survey)
 - Record Datum - U.S. Survey 7948
 - Details - Not to Scale

Minidohn Native Association Subd.



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS (S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ASSENT 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.

Clayton Clark
Clayton Clark

Penelope Clark
Penelope Clark

Janina Clark
Janina Clark

50153 Circle Court
Kenai, Alaska 99611

P. O. Box 1461
Kenai, Alaska 99611

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME this 17th day of December, 2001 for Clayton Clark, Penelope Clark, Garrett H. Clark, and Janina Clark.

Verolynn Schumler
Verolynn Schumler
MY COMMISSION EXPIRES 9-24-2003

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 23, 2001.

KENAI PENINSULA BOROUGH

Mark E. Smith
Mark E. Smith
BOROUGH CLERK

Clarks' Point Of View Estates - Phase 1

A subdivision of a portion of Lot 4 U.S. Survey # 7948 Located within the SE1/4 & SW1/4 of Section 35, T16R, S16W S.M., Homer Recording District, Kenai Peninsula Borough, Alaska. Containing 85.854 Acres

Integrity Surveys

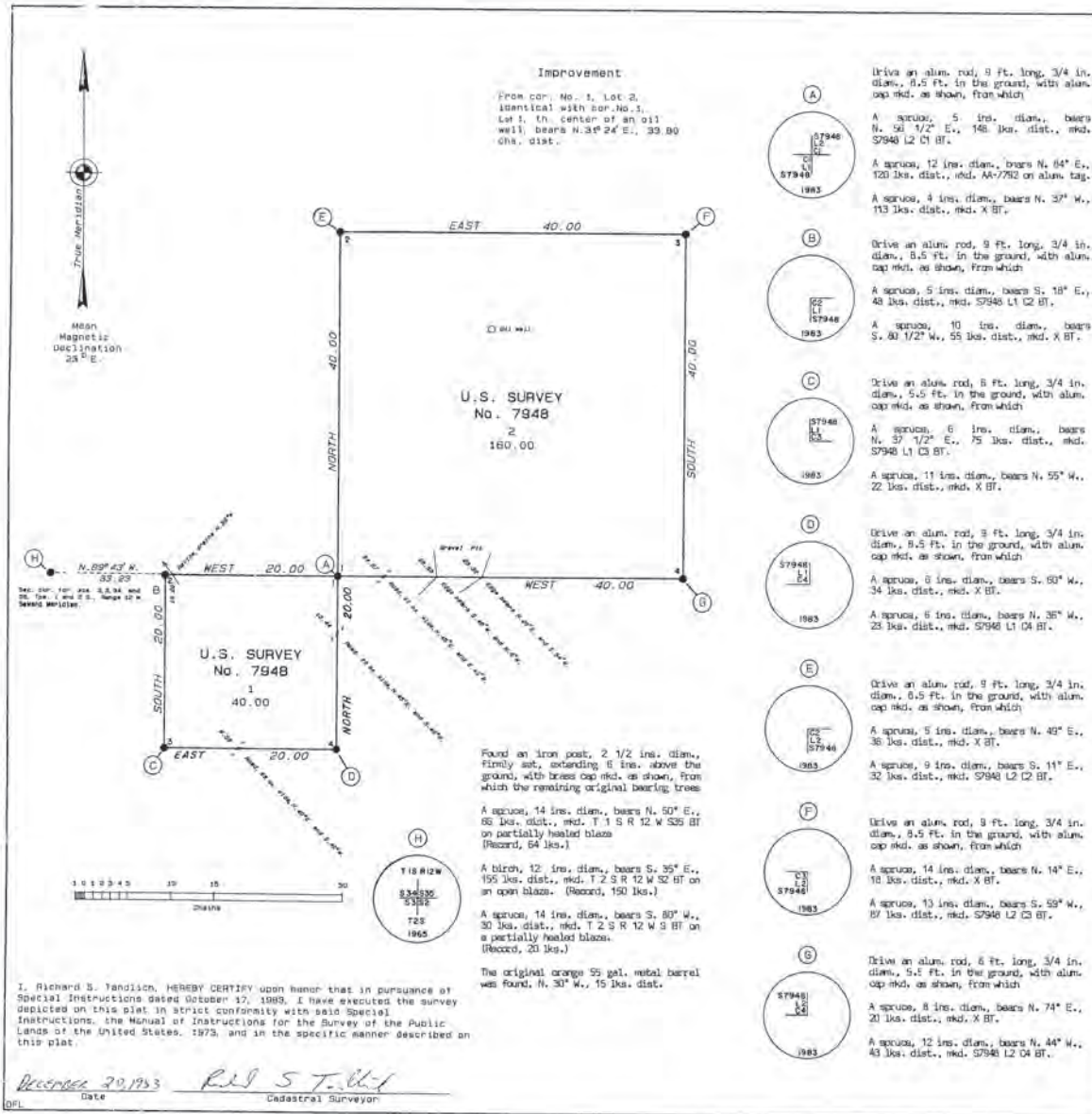
800 Sales Drive
Kenai, Alaska 99611-8363
SURVEYORS PHONE - (907) 385-9047 FAX - (907) 385-9001 PLANNERS

JOB NO. 10047 DRAWN 3 October, 2001 CR.
SURVEYED May - Sept, 2001 SCALE: 1" = 200'
FIELD BK: 2001-B, Pg 1-50 DISK: Clark's View

CERTIFICATE OF SURVEYOR

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 hereon actually exist as described; and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

12 December, 2001



**U.S. SURVEY
No. 7948, ALASKA**

This plat contains the entire survey record.
The north boundary of Township 2 South, Range 12 West, Seward Meridian, Alaska, was surveyed by Frederick W. Ward, Cadastral Surveyor, in 1965.

This survey was executed by Richard S. Tandlich, Cadastral Surveyor, October 24 through November 11, 1983, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, Special Instructions dated October 17, 1983, approved October 19, 1983, and Assignment Instructions dated October 20, 1983.

Field assistants were:
Richard J. Maron, Cadastral Surveyor
Douglas J. Harrison, Cadastral Surveyor

Area: 200.00 Acres.
The azimuth was obtained from direct observation of a line using a north seeking gyrocompass.

The geographic position of corner No. 1, Lot 1, identical to the corner of sections 2, 3, 34, and 35, Townships 1 and 2 South, Range 12 West, Seward Meridian, is:

Latitude: 60°02'24.51" North
Longitude: 151°12'40.28" West

The mean magnetic declination was observed during the execution of this survey.

This survey is situated on a dirt road known locally as Oil Well Road, approximately 20 miles northeasterly of the village of Ninilchik, Alaska.

The land is gently rolling, covered with scattered mature birch and spruce.
The soil is sandy loam.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

The survey represented by this plat, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director
James D. Smith Dec. 22, 1983
Date

Deputy State Director for Cadastral Survey,
Alaska

I, Richard S. Tandlich, HEREBY CERTIFY upon honor that in pursuance of Special Instructions dated October 17, 1983, I have executed the survey depicted on this plat in strict conformity with said Special Instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, 1973, and in the specific manner described on this plat.

December 30, 1983
Date
R.S. Tandlich
Cadastral Surveyor

DATE DECEMBER 22, 1995

**U.S. SURVEY
No. 7948, ALASKA**
The subdivision of lot 2
into lots 3 and 4

This plot contains the entire survey record.
U. S. Survey No. 7948 was surveyed by Richard S. Tandlich, Cadastral surveyor, in 1983.

This survey was executed by Dominic J. Smith, Cadastral Surveyor, September 26, 1995, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, Supplemental Special Instructions dated June 26, 1995, approved July 5, 1995, and Assignment Instructions dated September 22, 1995.

Field assistant was:

Robert H. Einarson, Land Surveyor

The azimuth was obtained from direct observations of the sun, using the four angle method, and refers to the true meridian.

The geographic position of the capped well head was taken from the record of U.S. Survey No. 7948, accepted on December 22, 1983. The geographic position of corner No. 1 Lot 3, identical with corner No. 5, Lot 4, as determined by a tie to the capped well head is:

Latitude: 60° 02' 43.43" North
Longitude: 151° 17' 10.14" West

The mean magnetic declination was obtained from the record of U.S. Survey No. 7948.

This survey is situated at the end of a dirt road, known locally as Oil Well Road. It is approximately 20 miles northeasterly of Ninilchik, Alaska within Township 1 South, Range 11 West, Seward Meridian, Alaska.

The land is gently rolling, with scattered spruce and birch.

Access to the survey was by truck.

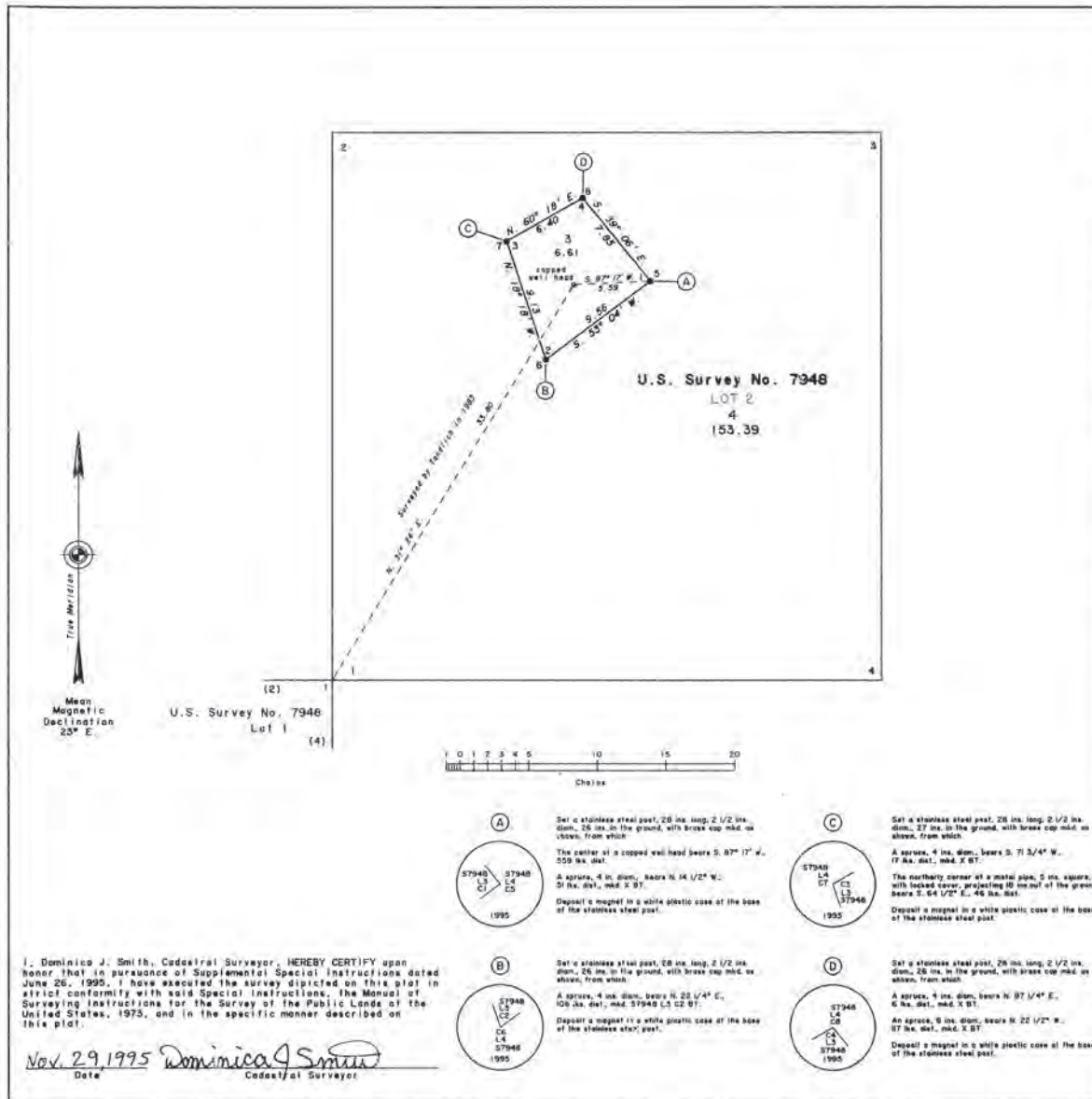
Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Filing Doctrine and Section 6(m) of the Alaska Statehood Act, P.L. 85-506, notwithstanding the use, location, or absence of meander lines to depict water bodies.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

The survey represented by this plot, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Joyce Pinkerton Dec. 4, 1995
State Director for Cadastral Survey, Alaska



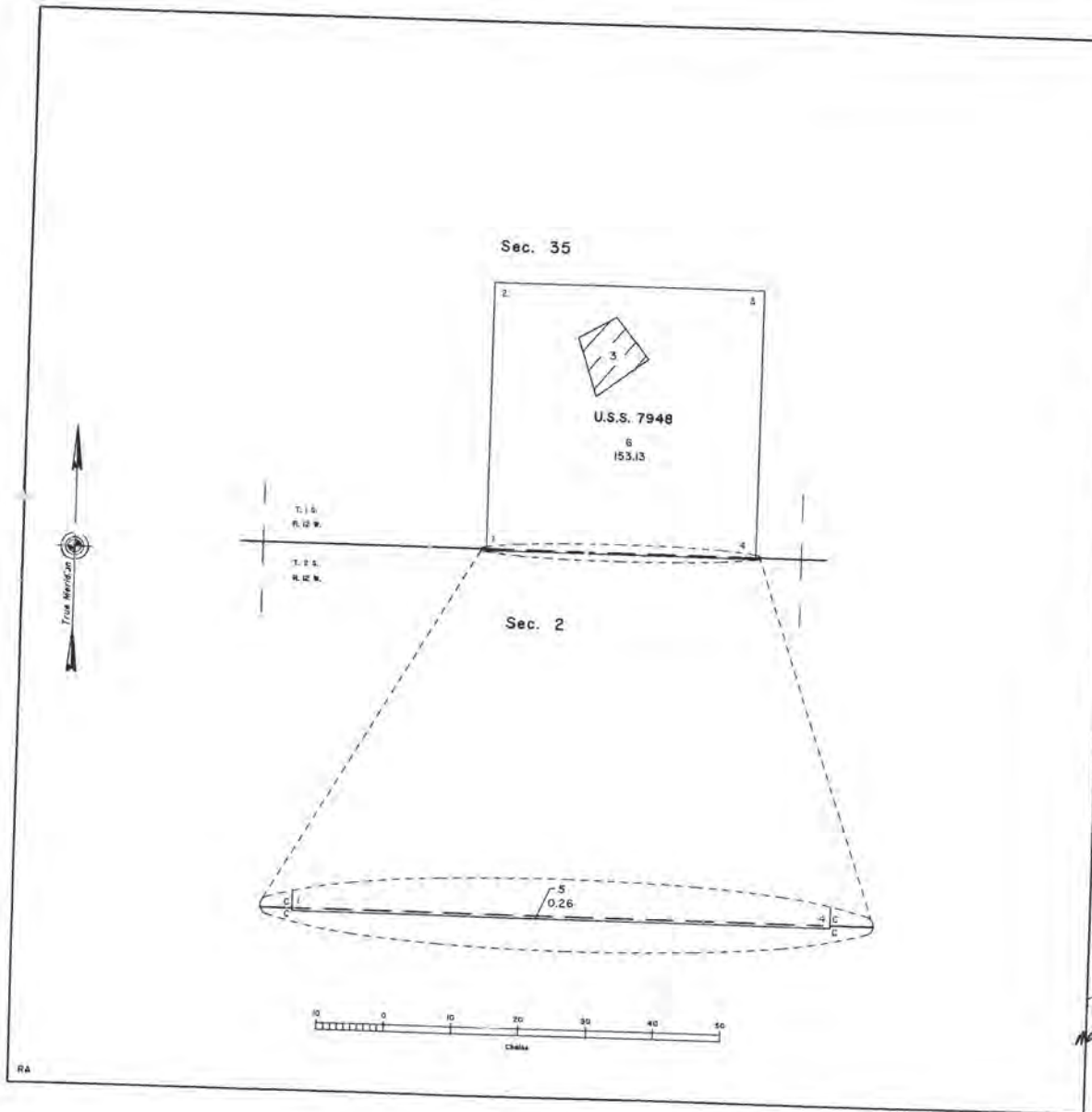
I, Dominic J. Smith, Cadastral Surveyor, HEREBY CERTIFY upon honor that in pursuance of Supplemental Special Instructions dated June 26, 1995, I have executed the survey depicted on this plot in strict conformity with said Special Instructions, the Manual of Surveying Instructions for the Survey of the Public Lands of the United States, 1973, and in the specific manner described on this plot.

Nov. 29, 1995 *Dominic J. Smith*
Date Cadastral Surveyor

565

Officially Filed
DATE MAY 9, 1997

ORIGINAL



U.S. SURVEY
No. 7948, ALASKA
SUPPLEMENTAL PLAT

This supplemental plat of U.S. Survey No. 7948, Alaska, shows amended lotting created by the subdivision of Lot 4 into Lot 5 and Lot 6. Except as indicated hereon, the lotting and areas are as shown on the plat of U.S. Survey No. 7948 accepted December 22, 1983, and the plat of U.S. Survey No. 7948 subdividing Lot 2 into Lots 3 and 4 accepted December 4, 1995. The subdivisional line between Lot 5 and Lot 6 is identical with a portion of the township line between Township 1 South, Range 12 West, and Township 2 South, Range 12 West, Seward Meridian, Alaska. These revisions are based upon the original survey records; the plat of Township 1 South, Range 12 West, Seward Meridian, Alaska, accepted February 22, 1972; the plat of the dependent resurvey and subdivision of Township 1 South, Range 12 West, Seward Meridian, Alaska, accepted June 1, 1980; the plat of Township 2 South, Range 12 West, Seward Meridian, Alaska, accepted February 22, 1972; the plat of the dependent resurvey of Township 2 South, Range 12 West, Seward Meridian, Alaska, accepted June 1, 1990; the plat of U.S. Survey No. 7948 accepted December 22, 1983; and the plat of U.S. Survey No. 7948 subdividing Lot 2 into Lots 3 and 4 accepted December 4, 1995.

Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(a) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of boundary lines to depict water bodies.

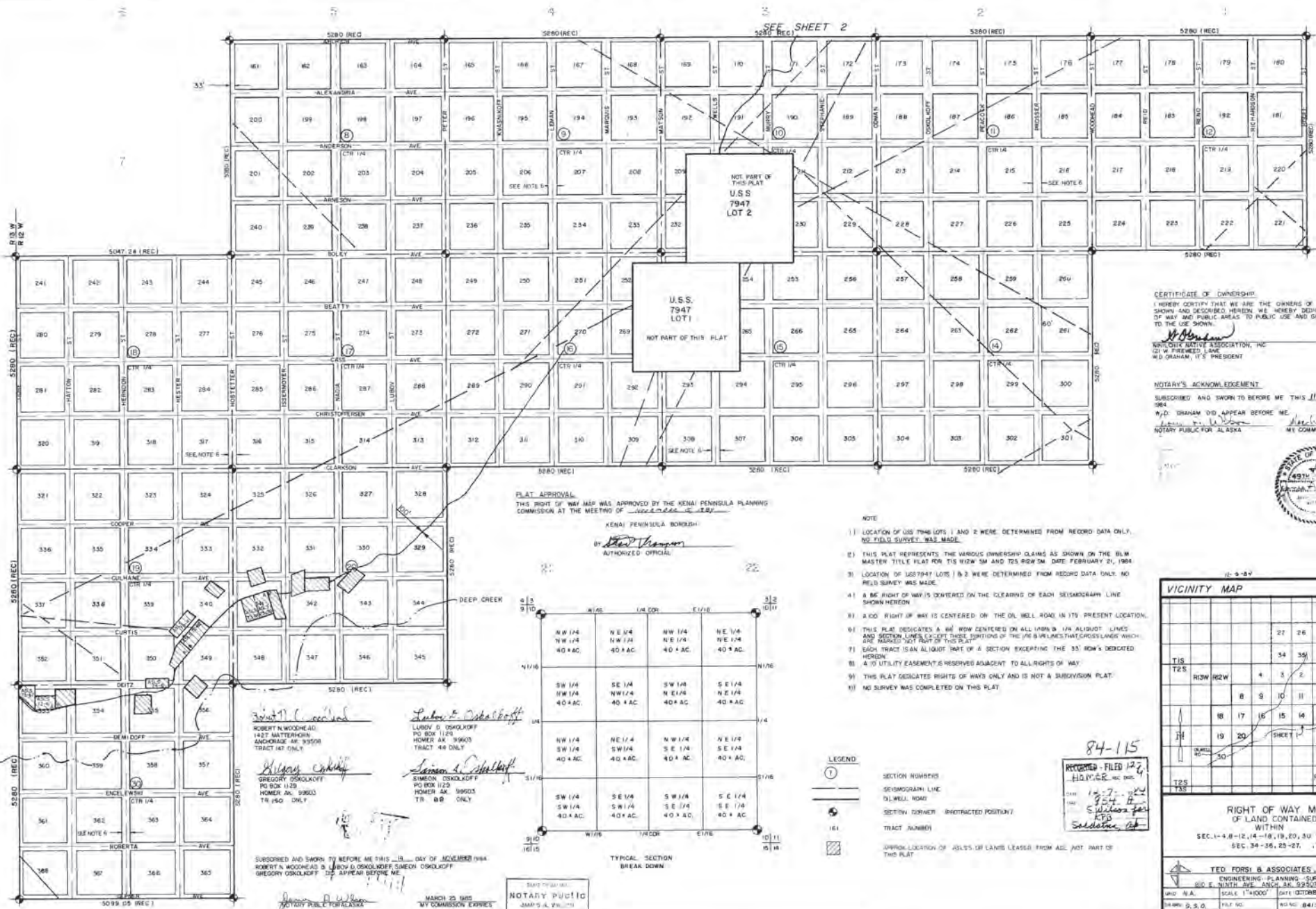
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

This supplemental plat is based upon the official records and, having been correctly prepared in accordance with the regulations of this Bureau, is hereby accepted.

For the Director:

Deputy Director April 24, 1997
Date
Deputy State Director for Cadastral Survey,
Alaska

DRC/mwb



CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, WE HEREBY DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.
W. Graham
 NATIVE ALASKA ASSOCIATION, INC.
 121 W. FIREWHEEL LANE
 W.D. GHANAM, IT'S PRESIDENT

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SHOWN TO BEFORE ME THIS 11 DAY OF NOVEMBER 1984.
 W.D. GHANAM DID APPEAR BEFORE ME *March 25 1985*
 NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES



PLAT APPROVAL
 THIS RIGHT OF WAY MAP WAS APPROVED BY THE KENAI PENINSULA PLANNING COMMISSION AT THE MEETING OF *March 25 1985*
 KENAI PENINSULA BOARD
 BY *W.D. Ghnam*
 AUTHORIZED OFFICIAL

- NOTE**
- 1) LOCATION OF U.S. TRACTS 1 AND 2 WERE DETERMINED FROM RECORD DATA ONLY. NO FIELD SURVEY WAS MADE.
 - 2) THIS PLAT REPRESENTS THE VARIOUS OWNERSHIP CLAIMS AS SHOWN ON THE 81M MASTER TITLE PLAT FOR T15 N12W 5M AND T25 R2W 5M, DATE FEBRUARY 21, 1984.
 - 3) LOCATION OF U.S. 7947 LOTS 1 & 2 WERE DETERMINED FROM RECORD DATA ONLY. NO FIELD SURVEY WAS MADE.
 - 4) A 65' RIGHT OF WAY IS CENTERED ON THE CLEARING OF EACH SE1/4S2000049M LINE SHOWN HEREON.
 - 5) A 60' RIGHT OF WAY IS CENTERED ON THE OIL WELL ROAD IN ITS PRESENT LOCATION.
 - 6) THIS PLAT DEDICATES A 66' ROW CENTERED ON ALL 1/4M & 1/4N ALLOTMENT LINES AND SECTION LINES EXCEPT THOSE PORTIONS OF THE 66' LINES THAT CROSS LANDS WHICH ARE MARKED 'NOT PART OF THIS PLAT'.
 - 7) EACH TRACT IS AN ALLOTMENT PART OF A SECTION EXCEPTING THE 35' ROW'S DEDICATED HEREON.
 - 8) A 20' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL RIGHTS OF WAY.
 - 9) THIS PLAT DEDICATES RIGHTS OF HWAYS ONLY AND IS NOT A SUBDIVISION PLAT.
 - 10) NO SURVEY WAS COMPLETED ON THIS PLAT.

TYPICAL SECTION BREAK DOWN

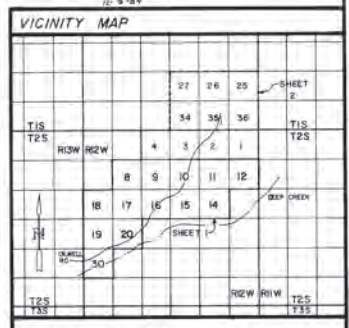
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8 1/2	NW 1/4	NE 1/4	NW 1/4	NE 1/4
	NW 1/4	NE 1/4	NW 1/4	NE 1/4
	40 * AC.	40 * AC.	40 * AC.	40 * AC.
4 1/2	SW 1/4	SE 1/4	SW 1/4	SE 1/4
	NW 1/4	NW 1/4	NE 1/4	NE 1/4
	40 * AC.	40 * AC.	40 * AC.	40 * AC.
4 1/2	NW 1/4	NE 1/4	NW 1/4	NE 1/4
	SW 1/4	SW 1/4	SE 1/4	SE 1/4
	40 * AC.	40 * AC.	40 * AC.	40 * AC.
8 1/2	SW 1/4	SE 1/4	SW 1/4	SE 1/4
	SW 1/4	SW 1/4	SE 1/4	SE 1/4
	40 * AC.	40 * AC.	40 * AC.	40 * AC.
8 1/2	SW 1/4	SE 1/4	SW 1/4	SE 1/4
	SW 1/4	SE 1/4	SW 1/4	SE 1/4
	40 * AC.	40 * AC.	40 * AC.	40 * AC.



LEGEND

- SECTION NUMBERS
- SUBDIVISION LINE
- OIL WELL ROAD
- SECTION CORNER (INTRACTED POSITION)
- TRACT NUMBER
- APPROXIMATE LOCATION OF ASSETS OF LANDS LEASERS FROM A.C. NOT PART OF THIS PLAT

84-115
 RECORDED - FILED 127
 H. J. PETERSON, INC.
 15-7-84
 5:00 PM
 S. Williams for
 KFB
 S. Williams, Jr.



RIGHT OF WAY MAP OF LAND CONTAINED WITHIN
 SEC. 14-8-12, 14-18, 19, 20, 30 T25, R12W 5M.
 SEC. 34-26, 25-27, T15, R12W 5M.

TED FORS & ASSOCIATES, INC.
 ENGINEERING, PLANNING, SURVEYING
 810 E. NINTH AVE., ANCHORAGE, ALASKA 99507 374-3017
 DRWD. N.A. SCALE 1"=400' DATE OCTOBER 84
 DRAWN D.S.O. FILE NO. 84-115 SHEET 1 OF 2

Robert N. Woodhead
 ROBERT N. WOODHEAD
 1427 WATERHORN
 ANCHORAGE AK 99508
 TRACT 147 ONLY

Ludov D. Osolkoff
 LUDOV D. OSOLKOFF
 PO BOX 1125
 HOMER AK 99603
 TRACT 44 ONLY

Simon A. Osolkoff
 SIMON A. OSOLKOFF
 PO BOX 1125
 HOMER AK 99603
 TR. 44 ONLY

Gregory Osolkoff
 GREGORY OSOLKOFF
 PO BOX 1125
 HOMER AK 99603
 TR. 150 ONLY

SUBSCRIBED AND SHOWN TO BEFORE ME THIS 13 DAY OF NOVEMBER 1984
 ROBERT N. WOODHEAD & LUDOV D. OSOLKOFF SIMON OSOLKOFF
 GREGORY OSOLKOFF DID APPEAR BEFORE ME
James D. Williams
 NOTARY PUBLIC FOR ALASKA
 MARCH 25 1985
 MY COMMISSION EXPIRES

STATE OF ALASKA
NOTARY PUBLIC
 JAMES D. WILLIAMS

22 23 24

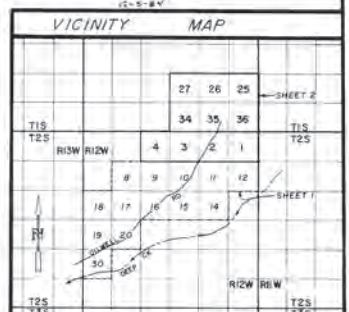
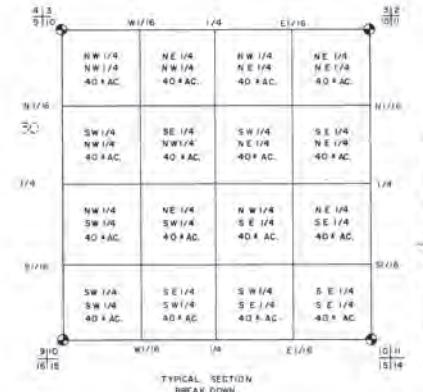
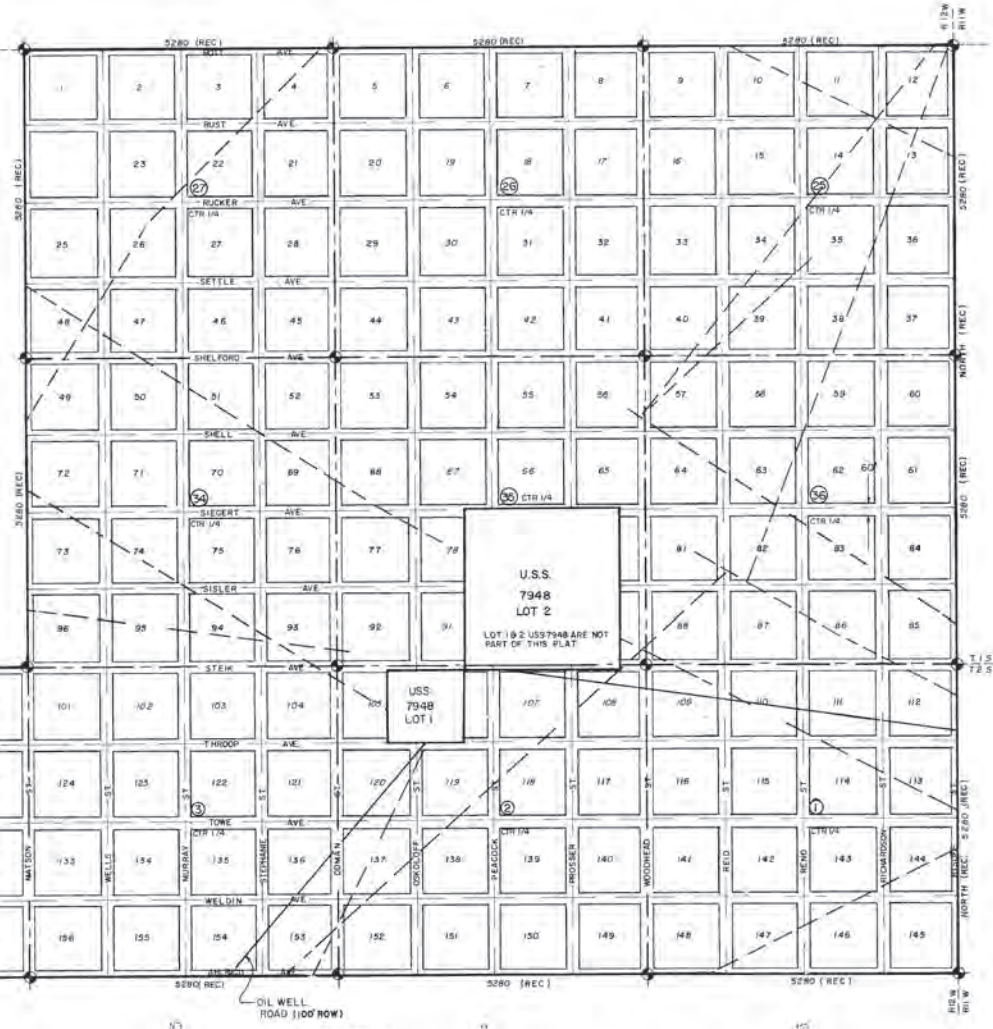
16

28

33

37

38



RIGHT OF WAY MAP
OF LAND CONTAINED
WITHIN
SEC. 34-36, 25-27, T15, R12W, S. 8M.
SEC. 1-4, 8-12, 14-18, 19, 20, 30 T25, R12W, S. 8M.

TED FORSI & ASSOCIATES, INC.
ENGINEERING - PLANNING - SURVEYING
810 E. NORTH OVE. ANCH. AK. 99501 214-5617

DRAWN: G.S.O. FILE NO. 8413 SHEET 2 of 2

84-115
2-150-12-
HOMER
12-7-24
9:24 A
S. Wilson for
KPB
Seldman, Ak.

HM 84-115

NINILCHIK ROW MAP

