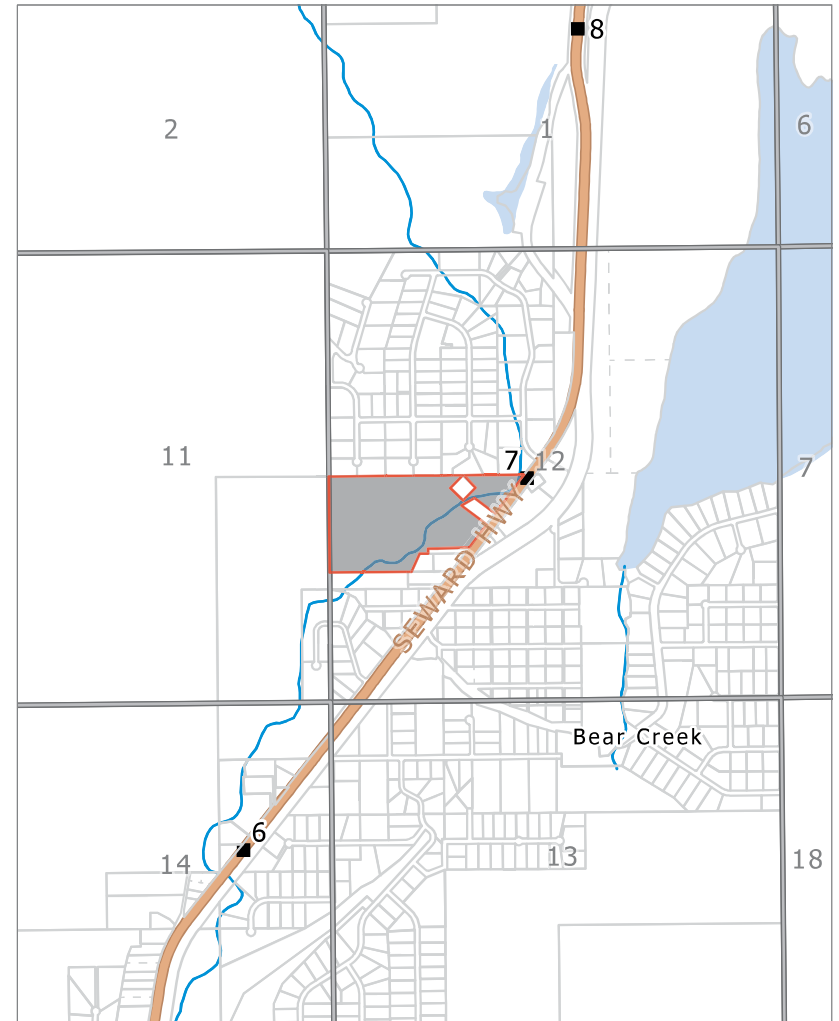
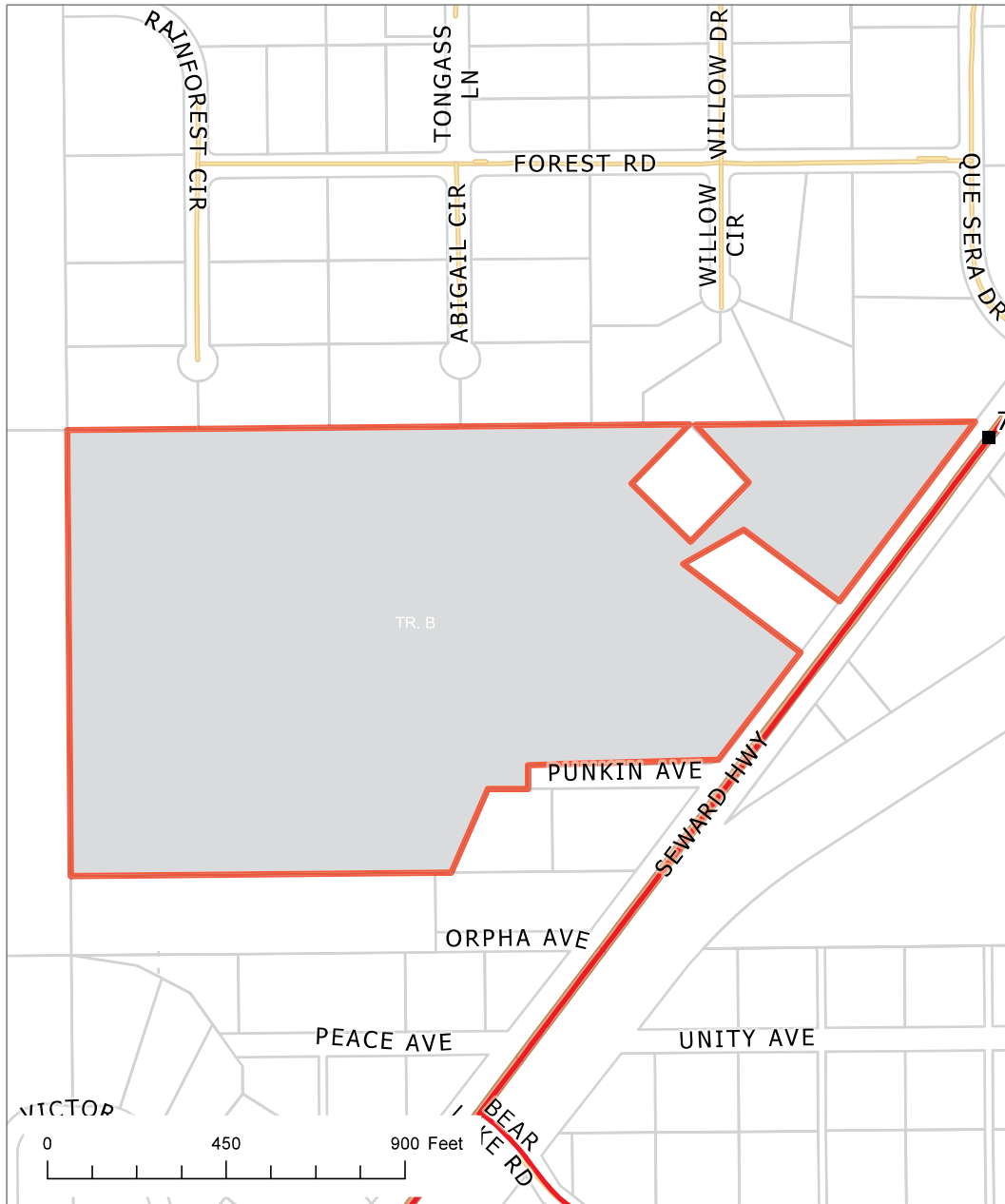


E. NEW BUSINESS

ITEM E3 - Grouse Creek Subdivision 2022 Addition

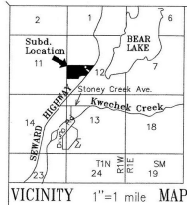


KPB File # 2022-022

Township 01N-Range 01W-Section 12

Bear Creek





Grouse Creek Subdivision 2022 Addition Preliminary Plat

A subdivision of Tract B Grouse Creek Subd., 2016 Addn, SWD 2016-7, located in the NW1/4 Section 12, T1N R1W, SM, Alaska. Seward Recording District Kenai Peninsula Borough Creating

Prepared for
Marshall & Ester Ranne Living Trust
P.O. Box 763
Seward, AK 99664

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99566
(907) 282-5772

SCALE 1" = 100'
17 October, 2015

AREA = 2.613 acres

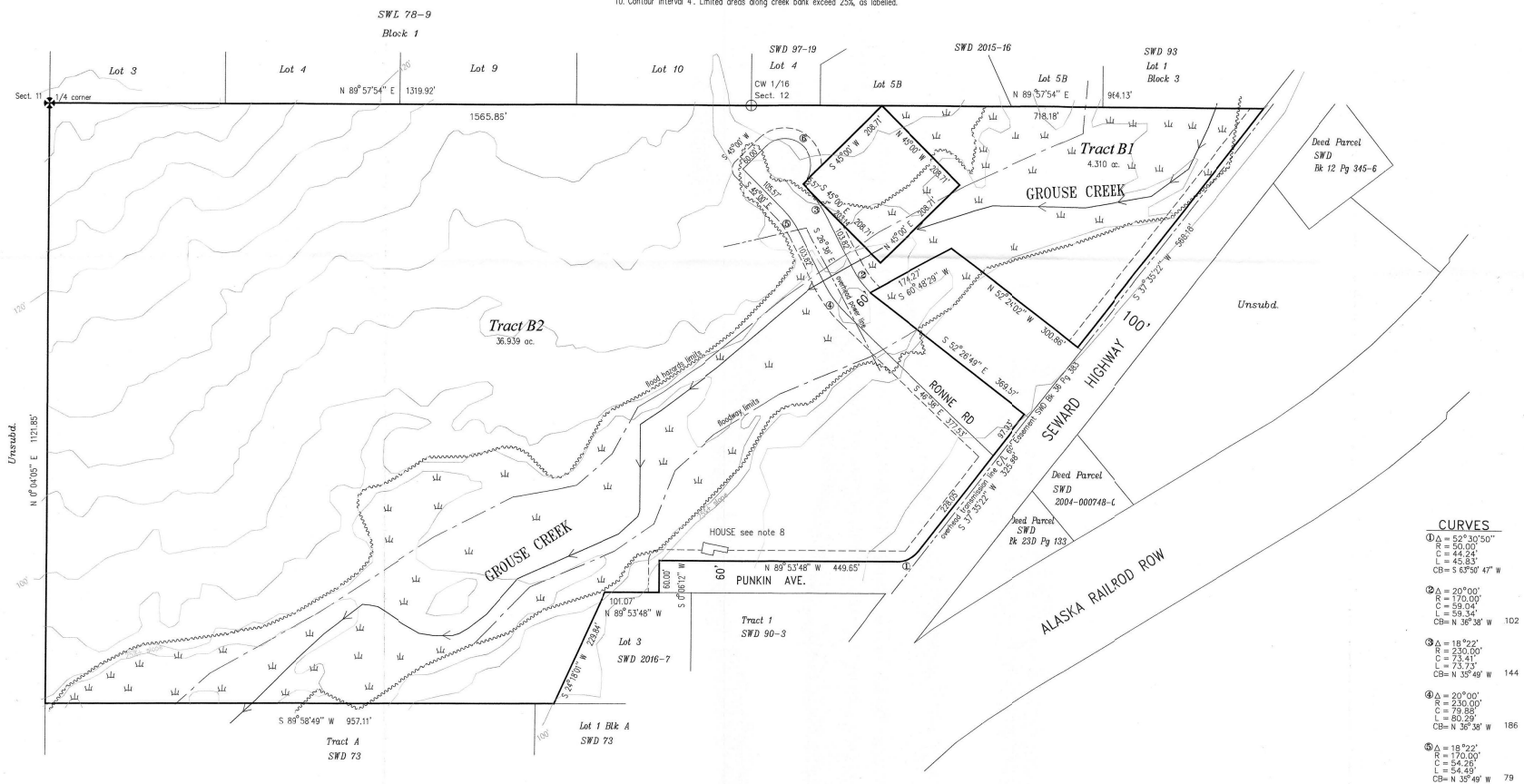
NOTES

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. SWD plot 2016-7 reserved a 15' utility easement adjacent to Seward Highway & Punkin Ave. ROWs extending to 20' within 5' of side lot lines. This plat grants a 15' utility easement adjacent to new street ROWs extending to 20' within 5' of new 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. 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.
4. No access to state maintained ROWs permitted unless approved by the State of Alaska Dept. of Transportation.
5. FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as Flood Hazard Area District as of the date this plat is filed with the District Records Office. Prior to development, the Kenai Peninsula Borough Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. A survey to determine the elevation of the property may be required prior to construction.
6. FLOODWAY NOTICE: Portions of this subdivision are within then Floodway, Pursuant to KPB Chapter 21.06, (including (b)) in the floodway is prohibited unless certification by an Engineer or Architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence of the base flood discharge.
7. Roads must meet the design and construction standards establish by the borough in order to be considered for certification and inclusion in the road maintenance program.
8. The house predates the granting of the building setback and is not subject to it. Any new or replacement will be subject to the 20' building setback. No other building setback exceptions are noted in this subdivision.
9. This property is subject to Reservation of an easement for highway purposes as disclosed 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 No. 1613, dated April 7, 1968, and Department of the Interior Order No. 2865, dated October 18, 1951, Amendment No. 1, thereto, dated July 7, 1952, and Amendment No. 2, thereto, dated September 15, 1956, filed in the Federal Register. 10. Contour interval 4'. Limited areas along creek bank exceed 25%, as labeled.

WASTEWATER DISPOSAL

Tract B2
KPB 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 B1
20.40.080
This lot to be used for flood control only. No wastewater will be generated or disposed of on this lot. Conditions might not be suitable for onsite wastewater treatment and disposal systems. Any onsite wastewater treatment and disposal systems must meet the wastewater disposal requirements of KPB Chapter 20.14 and regulatory requirements of the Alaska Dept. of Environmental Conservation.



CURVES

- ① $\Delta = 52^\circ 30' 50''$
 $R = 24.24'$
 $C = 45.83'$
 $CB = S 63^\circ 58' 47'' W$
- ② $\Delta = 20^\circ 00'$
 $R = 170.00'$
 $C = 59.04'$
 $L = 59.34'$
 $CB = N 35^\circ 38' W$ 102
- ③ $\Delta = 18^\circ 52'$
 $R = 230.00'$
 $C = 73.41'$
 $L = 73.73'$
 $CB = N 35^\circ 49' W$ 144
- ④ $\Delta = 20^\circ 00'$
 $R = 230.00'$
 $C = 79.88'$
 $L = 80.29'$
 $CB = N 35^\circ 38' W$ 186
- ⑤ $\Delta = 18^\circ 52'$
 $R = 170.00'$
 $C = 54.28'$
 $L = 54.49'$
 $CB = N 35^\circ 49' W$ 79
- ⑥ $\Delta = 180^\circ 00'$
 $R = 50.00'$
 $C = 100.00'$
 $L = 157.08'$
 $CB = N 45^\circ 00' W$ 3927

KPB 2022-022

AGENDA ITEM E. NEW BUSINESS

ITEM 3 - Grouse Creek Subdivision 2022 Addition

KPB File No.	2022-022
Plat Committee Meeting:	March 21, 2022
Applicant / Owner:	Marshall and Ester Ronne Living Trust of Seward, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Mile 7 Seward Highway, Bear Creek

Parent Parcel No.:	125-033-28
Legal Description:	Tract B Grouse Creek Subdivision 2016 Addition Plat No SW 2016-7
Assessing Use:	Lodge - Multiple Cabins
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 42.49 acre tract into two tracts that will be 4.31 acres and 36.939 acres. A right of way dedication is proposed that will provide access to a deed parcel located within the parent parcel.

Location and Legal Access (existing and proposed): The preliminary plat is located near mile 7 of the Seward Highway in the Bear Creek Area. Additional access is available on Punkin Avenue, a 60 foot wide right of way that appears constructed but is not maintained by the Kenai Peninsula Borough.

The plat is proposing to dedicate a new right of way, Ronne Road, a 60 foot wide right of way ending in a cul-de-sac. This dedication will provide access to a deed parcel located in the middle of the parent tract. Additional access will be made available to Lot 1 of Grouse Subdivision, Plat SW 88-11. Proposed Tract B1 will have access available via the Seward Highway and the new dedication. Proposed Tract B2 will have access available by the new dedication, Punkin Avenue, and the Seward Highway.

The plat, along with the parent plats, indicate a creek named Grouse Creek running through the subdivision. KPB GIS data indicates the name of the creek is Lost Creek. ***Staff recommends the surveyor verify the name of the subdivision for the final plat. The River Center may be assistance in verifying the name.***

The location of the creek will limit the ability for Tract B1 to use the new dedication for access and the creek runs through the narrow portion of the tract. Tract B2 is also divided by the creek but the northern portion will have access via the dedication. There appears to be an existing travelway that is used by multiple structures located thorough out the property and the Deed Parcel and Lot 1 from SW 88-11. The dedication appears to encompass the majority of that right of way. It does appear that the intersection with the Seward Highway may not be within the dedication. This should be verified. If a common or shared access through Tract B2 is to be used for the portion outside the new dedication ***staff recommends access or shared driveway easements be recorded by separate document and noted on the plat.***

The existing drive and the proposed right of way will be crossing the creek. This is shown as an anadromous stream but is exempt from KPB management. A bridge of some type appears to be constructed and in use. It should be noted that acceptance of the road dedication does not obligate the borough or any other accepting governing body to construct, operate, or maintain improvements. If the right of way is not included within the borough road maintenance program, anyone providing improvements to the right of way must comply with all laws and regulations regarding right of ways crossing a water body.

The block does not close or contain compliant lengths. This is a large acreage tract with a 70 acre parcel owned by Alaska DNR to the west. Due to constructed improvements, terrain, floodways, flood hazard areas, and streams, the ability to get a closed block will be difficult. **Staff recommends the plat committee concur and exception is not required, as any required dedications will not improve the block.**

The Certificate to Plat indicates the subdivision is subject to 33 foot section line easements along the western boundary. KPB GIS research indicates a 50 foot wide section is present within the DNR lands. A section line easement is not present within the bounds of the subdivision. **Staff recommends the surveyor review documentation to determine if the section line easements are present and if so provide documentation to the borough and depict on the plat.**

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	The ROW for Seward Highway is generally as shown on Seward Highway MP 0-8 Right of Way Map NH-031-1(26) Seward Recording District 2013-1 and appears to be shown correctly.

Site Investigation: The proposed subdivision has slopes throughout with areas with slopes greater than 25 percent labeled. **Staff recommends the toe and/or top of any steep bluffs be depicted and labeled on the final plat if not in conflict with other required information.**

The low wet areas are depicted on the plat. The correct plat note is present that a wetlands determination may be required.

The proposed subdivision is within a flood hazard area. The flood hazards are depicted and labeled on the plat and should remain on the final plat.

Plat notes are present on the plat. Flood Hazard and Floodway notices are present as notes 5 and 6. Per the comment received by the Seward Bear Creek Flood Service Area, **staff recommends adding to the flood hazard notice or adding an additional note, "Portions of the parcel are also designated as Seward Mapped Flood Data Area as included in the Flood Risk Assessment and Hydrologic and Hydraulic Report."**

Proposed Tract B2 has multiple improvements throughout the property. There appears to be three larger structures within the portion south of the creek. Two other improvements are visible on KPB GIS imagery north of the creek.

KPB River Center review	A. Floodplain Reviewer: Carver, Nancy Floodplain Status: IS in flood hazard area Comments: Flood Zone: SMFDA, Floodway, X (shaded), AE Map Panel: 02122C-4534D In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments C. State Parks Reviewer: Russell, Pam Comments: No Comments
State of Alaska Fish and Game	No objections

Staff Analysis The proposed subdivision will create two tracts and dedicate a right of way. This is a subdivision of Tract B that was created by Grouse Creek Subdivision 2016 Addition, Plat SW 2016-7. Previously to the that plat it was an unsubdivided remainder that was not platted as it divided off Lot 1 of Grouse Creek Subdivision, Plat SW 88-11 and Tract 1 of Ronne Subdivision, Plat SW 90-03. A deed was also issued in 1965 that created the parcel located in the middle of the parent tract.

KPB GIS data shows the property within Chugach National Forest. This is common and is considered a private inholding and the laws and regulations within the Chugach National Forest do not apply to the property.

Per a wastewater disposal note, Tract B1 is “to be used for flood control only.” The note references KPB Code 20.40.080 – subdivisions with no wastewater disposal. Per 20.40.080(A), “This section applies to subdivisions where no wastewater will be generated or disposed, and the land use cannot produce wastewater.” Due to the proximity to the creek and the flood hazard areas, only a small portion may be found to provide adequate location for a wastewater disposal system. **Staff recommends the plat committee discuss to determine if they are in agreement with this tract falling under this portion of code. If agreed to by the plat committee, the plat note needs to be reworded to correct a typo and to match what is outlined in KPB Code. “WASTEWATER DISPOSAL: Conditions might not be suitable for onsite wastewater treatment and disposal systems. No wastewater will be generated or disposed of on these lots as of the date of this plat. If circumstances change to allow lawful onsite wastewater treatment and disposal systems, those systems must meet the wastewater disposal requirements of KPB Chapter 20.40 and regulatory requirements of the Alaska Departmental of Environmental Conservation.”**

If the plat committee does not agree that Tract B1 can fall under KPB Code 20.40.080, a soils report will be required for Tract B1 and an engineer will sign the final plat.

Staff would like to mention that the Certificate to Plat included a statutory warranty deed recorded in 2021. The deed attempted to deed a portion of proposed Tract B2. The deed used GPC coordinates to describe the property. Due to the description, the title company included the note “The legal description in said Warranty Deed is insufficient to determine the location, further, Grantor Ester K. Ronne, is identified as an “Agent” rather than a “Trustee” of the Trust.” They also included the note “The following condition may affect in regards to subject recorded Warranty Deed: Any question which may be raised by a government entity, as the land is a portion of a larger parcel for which no plat has been filed, as required by Alaska Statutes or local law.”

The change in property lines by a deed is regarded by the borough as an “illegal subdivision”. The borough has not recognized the deed and no ownership or property lines have changes. Platting staff requested the KPB GIS department review the deed and the description given. Staff did find some discrepancies between the distances and points mentioned in the deed but it appears to be for the eastern improvement located north of the creek within Tract B2. It does not appear that this platting action will be creating that lot. Unless the ownership of the Tract is later conveyed, including the portion described and to the owner listed in the deed, a cloud on the title may remain. The owners may need to work with a title company or seek legal counsel to clear the title and determine how to deal with the recorded deed.

The building setback along Punkin Avenue was created after the structure was in place. The structure will be exempt from the setback. Plat note 8 explains that all other setbacks have no exceptions and that any replacements or additions to that structure will abide by the setback.

Per the certificate to plat and Grouse Creek Subdivision 2016 Addition, Plat SW 2016-7, a prescriptive rights claim was recorded for the driveway for access to the Deed Parcel. The title company did note the owners did not sign the document and was signed by the owners of the Deed Parcel. **Staff recommends it be determined if the driveway within the document is now within the dedication. If so a plat note should be added, “The dedication of the right of way, Ronne Road, the access easement for driveway as described in Book 41 Page 839, SRD,**

terminates with the recording of the plat.” If the easement is outside the dedication area, carry over the plat note from the parent plat.

Notice of the proposed plat was mailed to the beneficial interest holder on February 24, 2022. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

Utility Easements Grouse Creek Subdivision 2016 Addition, Plat SW 2016-7, granted 15 foot utility easements along the right of ways of Punkin Avenue and the Seward Highway. **Staff recommends plat note 1 be revised to remove the portion “extending to 20’ within 5’ of side lot lines.”**

An easement was granted by recorded document that is 60 feet wide and centered on the overhead transmission line along the Seward Highway. This is depicted on the plat with reference to the recorded document.

An additional easement was granted by document for existing lines. Per the attachment recorded with the easement, this easement runs through portions of Tract B2 to the Deed lot. The plat is depicting some overhead lines within the proposed dedication and within portions of Tract B2. **Staff recommends the depiction of the easement as granted be shown on the plat with a reference to the recording document or provide a plat note.**

The plat will be granting 10 foot utility easements that increase to 20 feet within 5 feet of the side lot lines along the new right of way dedications.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	
ENSTAR	No comments or recommendations.
ACS	Not an ACS Service Area, no objections.
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	Chugach has no comments.
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Haws, Derek Affected Addresses: 33236 PUNKIN AVE 33276 PUNKIN AVE 14835 SEWARD HWY Existing Street Names are Correct: Yes List of Correct Street Names: SEWARD HWY PUNKIN AVE
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	<p>Existing Street Name Corrections Needed: All New Street Names are Approved: Yes</p> <p>List of Approved Street Names: RONNIE RD</p> <p>List of Street Names Denied:</p> <p>Comments: 33236 PUNKIN AVE WILL REMAIN WITH TRACT B1. 33276 PUNKIN AVE WILL REMAIN WITH TRACT B1. 14835 SEWARD HWY WILL BE DELETED AND REPLACED WITH A RONNIE RD ADDRESS ON TRACT B2.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	
Assessing	<p>Reviewer: Wilcox, Adeena Comments: No Comment</p>

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

The building setback is depicted but requires a label.

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:** *Update the description to "N1/2 SW ¼". Verify the owner's address as KPB Assessing has a Primrose Road address listed.*
- 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: *Provide a width label for the Alaska Railroad ROW.*
- 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: *Remove any overstrikes of labels. Provide a label for the Chugach National Forest.*

- 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 proposed 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 "5B" to the north, needs corrected to "5A".
- A label is needed for Lot 1 of SW 88-11.
- A label is needed for the Deed Parcel located in the middle of this subdivision.

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: Provide appropriate plat notes. Provide a soils analysis report if required by the plat committee.

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.

- 20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

Staff recommendation: An acceptance by the borough will be required for new dedicated right of ways.

- 20.60.060. Dedications within 100 feet of waterbodies. In addition to the criteria set forth in KPB 14.40.061(B), where dedications are proposed within 100 feet of a waterbody, the requirements of KPB 20.30.040 shall be met as part of the subdivision design.

Staff recommendation: Provide the plat note "Any roadway construction or improvement within Ronne Road will be subject to KPB 20.60.060 and will require review and approval by KPB Roads Department."

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: Place the following notes on the plat.

- Correct "then" to "the" within the first line of plat note 6.
- Correct the spelling of "Reservation" within plat note 9.
- Provide the plat notes as required and noted within the staff report.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *Documentation will be required to show who as signature authority for land transactions for the trust. The Owners Certificate should include the signatures are on behalf of the Trust. The signature lines should include their title, such as trustee or manager. Comply with 20.60.190.*

RECOMMENDATION:

STAFF RECOMMENDS:

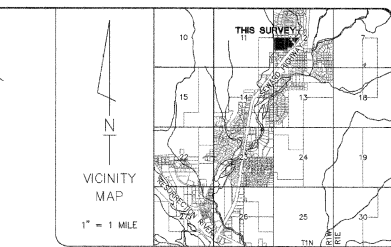
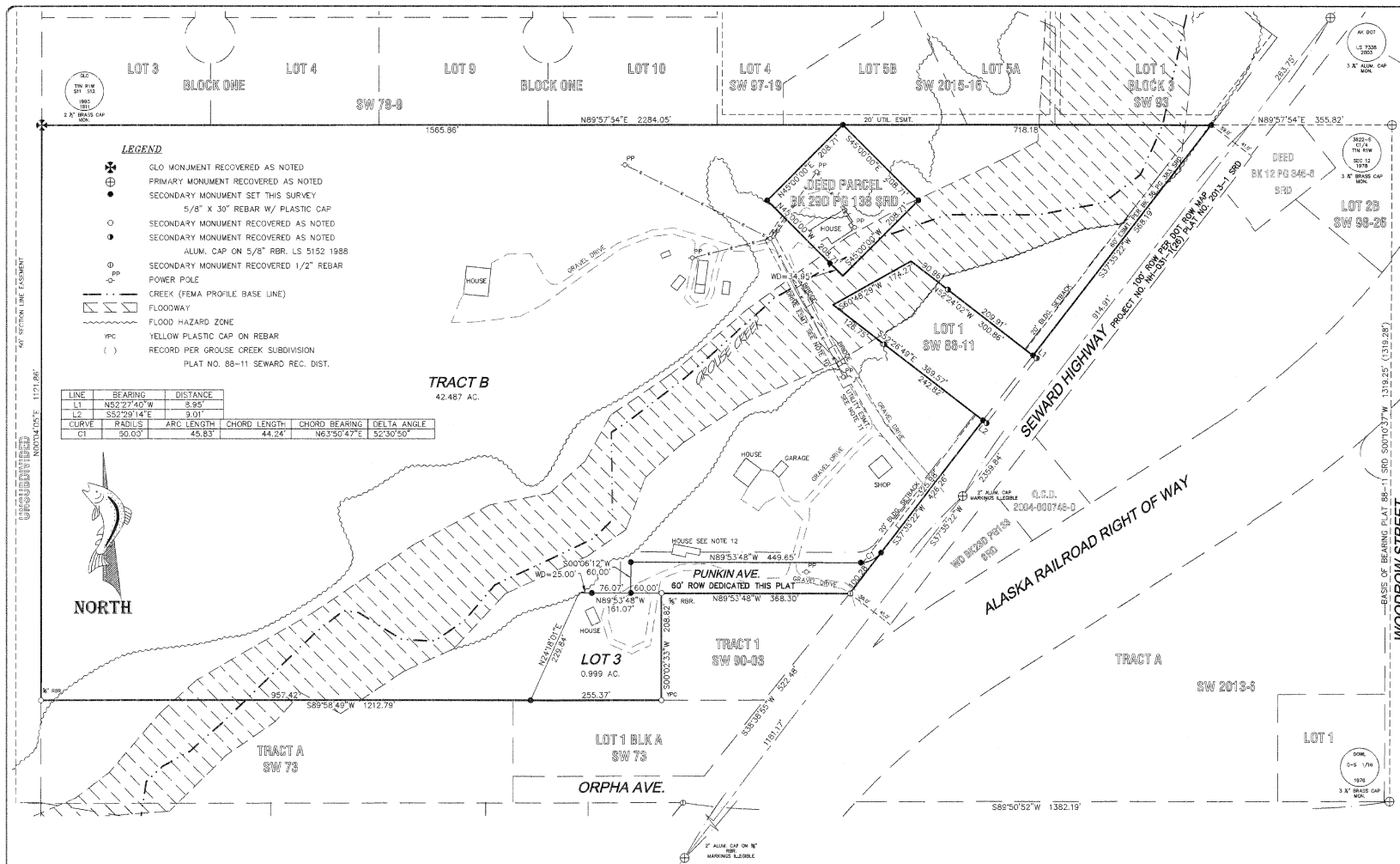
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING 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



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT MARSHALL & ESTHER RONNE LIVING TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE MARSHALL & RONNE LIVING TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEEDED ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Esther K. Ronne
 ESTHER K. RONNE
 MARSHALL & ESTHER RONNE LIVING TRUST
 P.O. BOX 723
 SEWARD, AK 99664

NOTARY'S ACKNOWLEDGMENT

FOR: ESTHER K. RONNE
 ACKNOWLEDGED BEFORE ME THIS 19 DAY OF JULY, 2016
Notary Signature
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2018

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 26, 2016

KENAI PENINSULA BOROUGH
Authorized Official
 AUTHORIZED OFFICIAL

KPB FILE NO. 2016-046

**GROUSE CREEK SUBDIVISION
 2016 ADDITION**

A SUBDIVISION OF NORTH ONE HALF OF THE SOUTHWEST ONE-QUARTER (N½ SW¼) SECTION 12, T1N, R1W, SEWARD MERIDIAN, LYING WEST OF THE SEWARD HIGHWAY RIGHT OF WAY AND NORTH OF ERV TRESSLER SUBDIVISION, EXCEPTING THEREFROM GROUSE CREEK SUBDIVISION (PLAT NO. 88-11 SRD) FURTHER EXCEPTING THEREFROM RONNE SUBDIVISION (PLAT NO. 90-3 SRD) FURTHER EXCEPTING THEREFROM WARRANTY DEED CONVEYED TO HENRY MUMSON AND LOUIS MUMSON AS RECORDED ON APRIL 29, 1965 IN BK 290 PG 135 SRD.

OWNER: MARSHALL & ESTHER RONNE LIVING TRUST
 P.O. BOX 723
 SEWARD, AK 99664

LOCATED WITHIN THE N½ SW¼ SECTION 12, T1N, R1W, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 44.110 ACRES

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611
 PHONE - (907) 283-5047
 FAX - (907) 283-5071
 info@integritysurveysinc.com

SURVEYORS
 JOB NO.: 215250
 SURVEYED: NOV. 2015-MAY 2016
 FIELD BK: 2015-9 PG: 6-12

PLANNERS
 DRAWN: JUNE 27, 2015 SH
 SCALE: 1" = 100'
 FILE: 215250 PP.DWG

Sheet 1 of 1

NOTES:

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY 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 EXCLUDING AREAS WITH EXISTING STRUCTURES.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY F.E.M.A. AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. A SURVEY TO DETERMINE THE ELEVATION OF THE PROPERTY MAY BE REQUIRED PRIOR TO CONSTRUCTION. THE FLOODWAY AND FLOOD HAZARD AREA HAS BEEN DEPICTED PER FEMA FLOOD MAP NO. 020222 PANEL 4534 SURF D.
- FLOODWAY NOTICE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.

- THIS PROPERTY MAY BE AFFECTED BY LOW WET AREAS. 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.
- 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.
- AN EXCEPTION TO KPB CODE 20.30.050 LEGAL ACCESS (FOR DEED PARCEL BK 290 PG 183 SRD), KPB 20.30.150 STREETS - INTERSECTING ANGLE AND KPB 20.30.170 BLOCK LENGTH WERE GRANTED AT THE PLAT COMMITTEE MEETING OF APR. 26, 2016.
- RIGHT OF WAY EASEMENT FOR UTILITIES AS RECORDED ON DEC. 7, 1984 IN BK 36 PG 383 SEWARD RECORDING DISTRICT.
- A PRESCRIPTIVE RIGHTS CLAIM FOR AN ACCESS EASEMENT IS RECORDED IN BK 41 PG 839 SEWARD REC. DIST. ON DEC. 26, 1965. THE PRESCRIPTIVE RIGHTS CLAIM IS CENTERED ON THE EXISTING DRIVEWAY WITH NO DEFINED WIDTH.
- THIS PROPERTY IS AFFECTED BY A UTILITY EASEMENT AS RECORDED ON FEB. 22, 1999 IN BK 94 PG 884 SRD. THE LOCATION OF SAID EASEMENT IS SHOWN PER FIELD SURVEY AND RECORD DOCUMENT.
- THE STRUCTURE PREDATE THE CREATION OF THE BUILDING SETBACK AND IS NOT SUBJECT TO THE RESTRICTION. ANY NEW OR REPLACEMENT CONSTRUCTION WILL BE SUBJECT TO THE 20 FOOT SETBACK. THE 20 FOOT BUILDING SETBACK WILL APPLY TO THE REMAINDER OF THE SUBDIVISION.

- THIS PROPERTY MAY BE SUBJECT TO A HIGHWAY RESERVATION AS CLAIMED BY THE STATE OF ALASKA PURSUANT PUBLIC LAND ORDERS 601, 757, AND 1613 AND DEPARTMENT ORDER 2865.
- ANY ROADWAY CONSTRUCTION OR IMPROVEMENT WITHIN PUNKIN AVENUE WILL BE SUBJECT TO KPB 20.60.080 AND WILL REQUIRE REVIEW AND APPROVAL BY KPB ROADS DEPARTMENT.
- WASTEWATER DISPOSAL: TRACT B - THIS TRACT IS 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 OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOT 3 - SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Notary Signature
 ENGINEER
 3380-E
 LICENSE #
 28 Jun 16
 DATE



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.

No.	Delta	Radius	Arc Length
C1	01°18'40"	1398.34	32.00
C2	18°35'36"	1398.34	453.79
C3	18°45'50"	1575.95	516.11

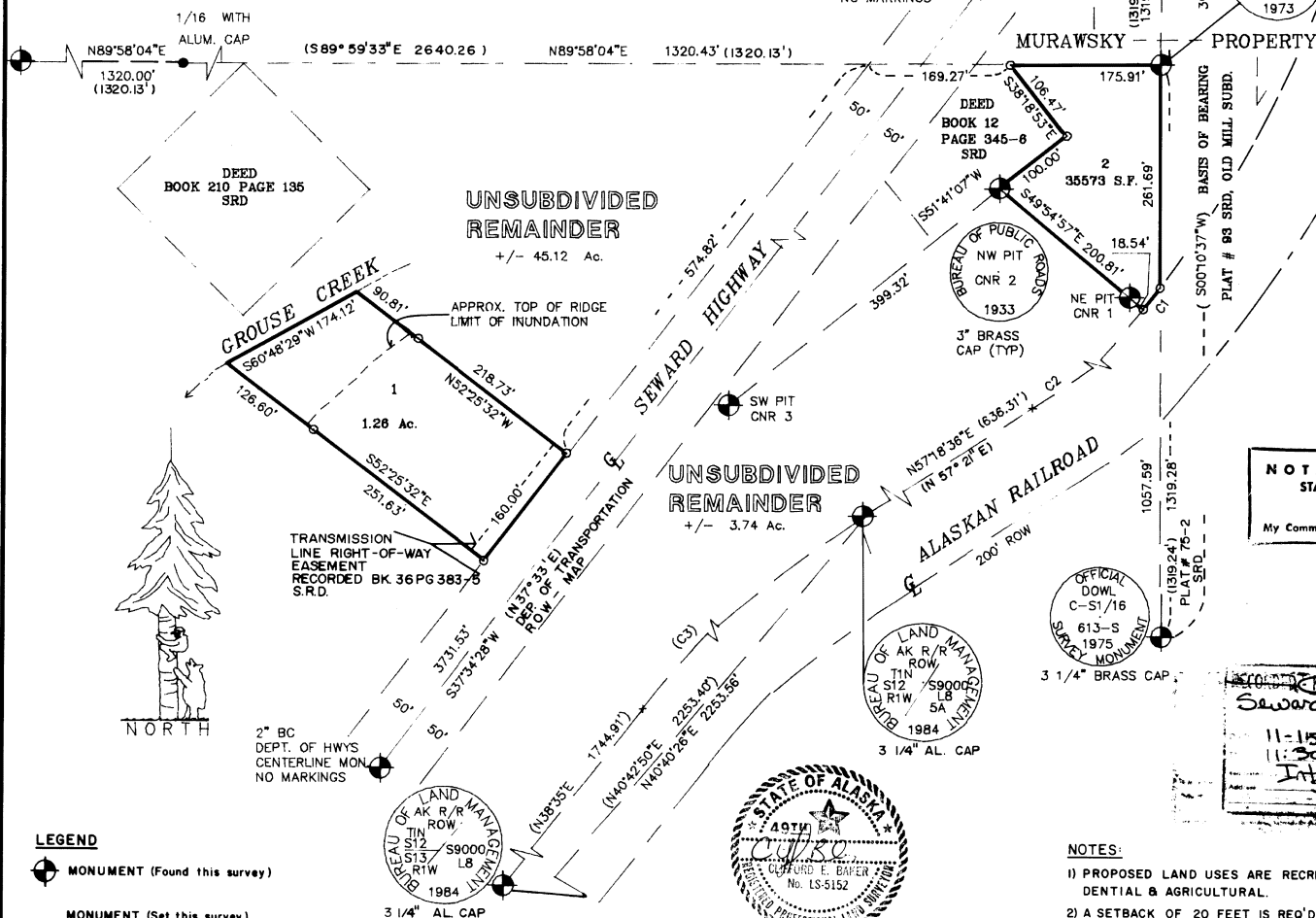
RADIUS USED AND RECORD INFORMATION SHOWN FOR ALASKA RAILROAD ROW OBTAINED FROM BLW U. S. SURVEY No. 9000, FILED FEBRUARY 9, 1988.

2 1/2" BRASS CAP



FROM WHICH FOUND BT's
17" SPRUCE N4°W 11.3'
15" SPRUCE S82°E 11.4'

OLD MILL SUBDIVISION

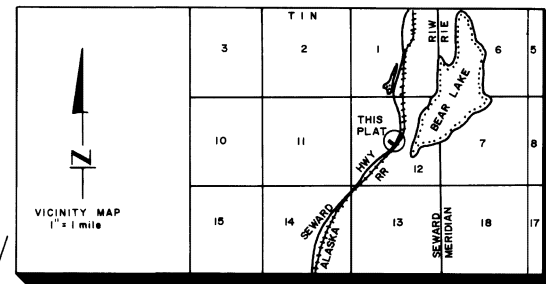


LEGEND

- MONUMENT (Found this survey)
- MONUMENT (Set this survey)
- 5/8" REBAR (Found this survey)
- 5/8" x 30" REBAR (Set this survey) WITH 1 1/2" ALUM. CAP
- () RECORD DATUM

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 72.065 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

Paul D. Horvath *EE* *10/31/88*
SIGNATURE TITLE DATE



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

Marshall G. Ronne
MARSHALL G. RONNE

Esther K. Ronne
ESTHER K. RONNE

P.O. BOX 723
SEWARD, ALASKA 99664

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 4 DAY OF November, 1988 FOR *Marshall G. Ronne & Esther K. Ronne*

NOTARY PUBLIC
STATE OF ALASKA
CLIFF BAKER
My Commission Expires *8/12/91*

Cliff Baker
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES *8/12/91*

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF *August 22, 1988*

KENAI PENINSULA BOROUGH
Cliff Baker
AUTHORIZED OFFICIAL

KPB. FILE NO. 88-066

GROUSE CREEK SUBDIVISION

LOCATED WITHIN THE NE 1/4 SW 1/4 SEC. 12, T1N, R1W, S12E, WOODROW, SEWARD RECORDING DISTRICT, KENAI PENINSULA BOROUGH, AK.

CONTAINING 2.08 Ac. INTO 2 LOTS

INTEGRITY SURVEYS

P.O. BOX 1831 SOLDOTNA, ALASKA 99669	
SURVEYORS 262 - 9461	PLANNERS
JOB NO.: 88-27	FIELD BOOK: 88-2
DISK NO.: OLD MILL	FILE NAME: OLD MILL
SURVEYED: AUG.-OCT. 88	PLATTED: OCTOBER 88
DRAFTED: CB	SCALE: 1" = 100'
CHECKED: CB	SHEET:

NOTES:

- PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL.
- A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
- NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- LOT 2 IS RESTRICTED TO A ONE-TIME CONVEYANCE TO MURAWSKY PROPERTY, ADJOINING NORTH AND EAST OF SAID LOT 2.