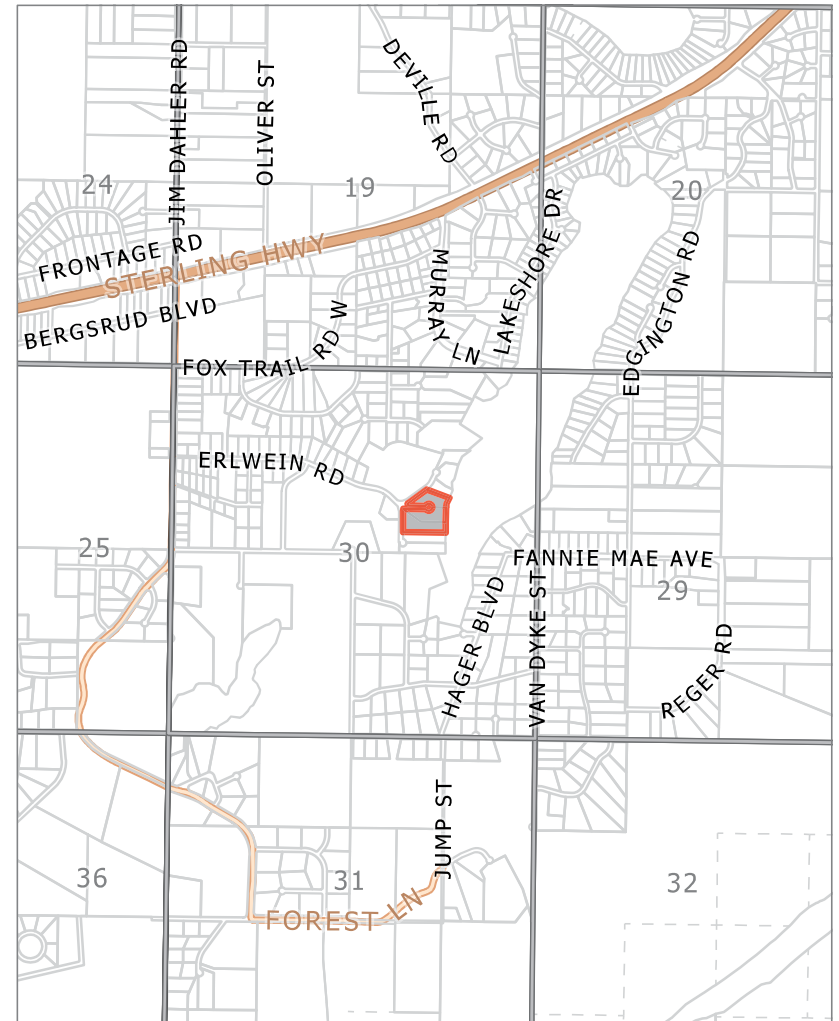
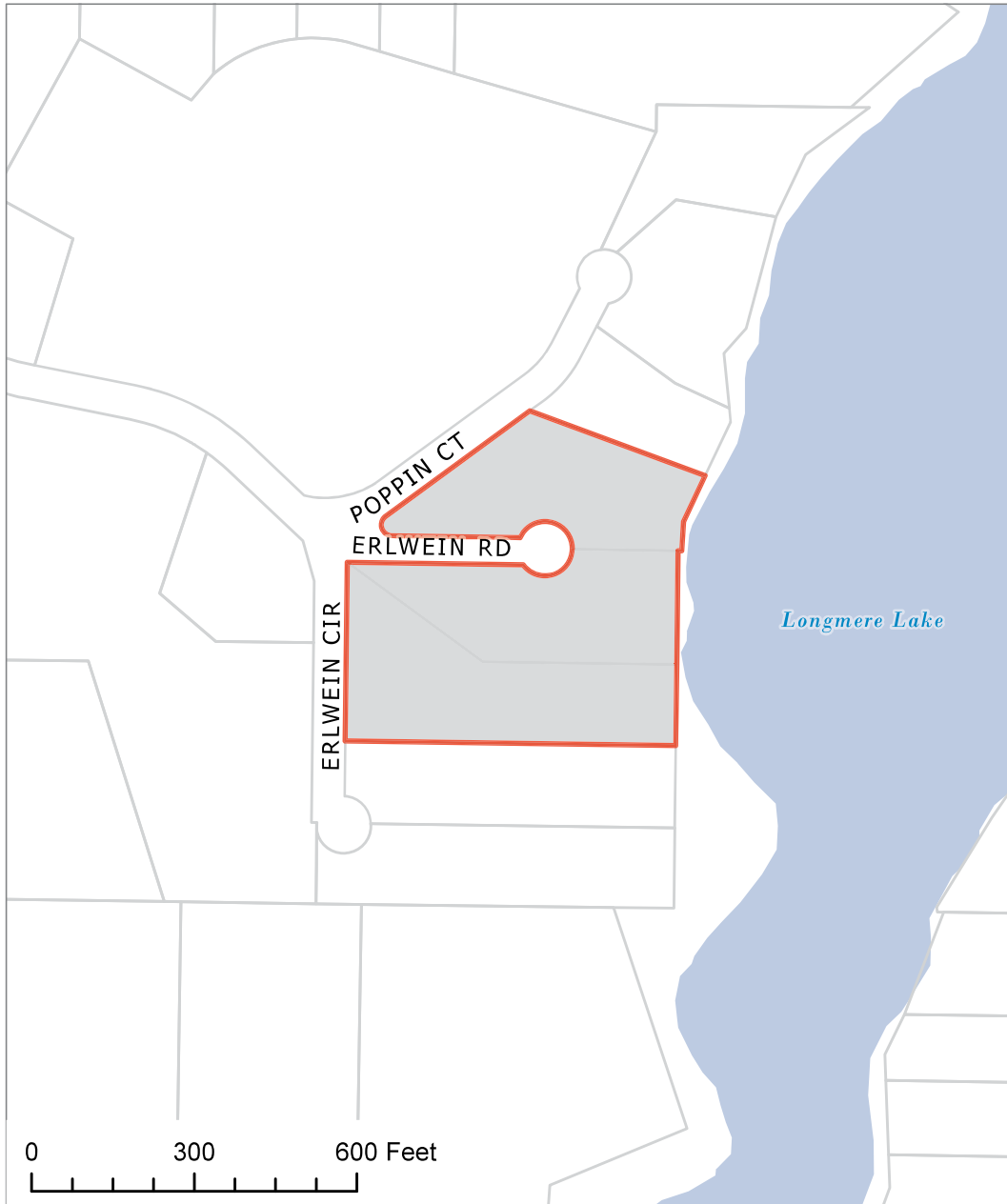


E. NEW BUSINESS

- 7. Erlwein Subdivision No. 4; KPB File 2025-047
McLane Consulting Group / Muller, Davis
Location: Erlwein Road & Poppin Court
Sterling Area**



KPB File 2025-047
T 05N R 09W SEC 30
Sterling



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.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 2-A

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT 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.

GARY L. DAVIS, OWNER
FO BOX 515, SOLDOTNA, AK 99669

SUSAN M. DAVIS, OWNER
FO BOX 515, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. DAVIS AND SUSAN M. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	9°10'25"	30.0'	17.7'	14.9'	N 28° 24' 40" E	26.1'
C2	2°10'57"	30.0'	13.58'	6.91'	S 12° 51' 30" W	13.40'
C3	2°10'59"	30.0'	14.20'	7.23'	S 98° 22' 4" W	14.00'

WASTEWATER DISPOSAL

THE EXISTING PARENT SUBDIVISIONS WERE APPROVED BY THE KENAI PENINSULA BOROUGH (JUNE 23, 1981 & JUNE 24, 2019) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OF MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CORTIGIOUS AREA, AS DESCRIBED IN KPB 20-40-010(A)(A), FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER SUB 20-40-020(1)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1-A

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT 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.

GARY L. MILLER, OWNER
198 W. MARSDALE AVE., SOLDOTNA, AK 99669

LELA K. MILLER, OWNER
198 W. MARSDALE AVE., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. MILLER AND LELA K. MILLER
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

LEGEND

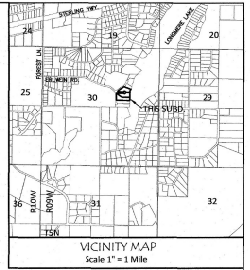
- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SETS 8"x30" REBAR w/ 1" BLUE PLASTIC CAF LS-211269
- AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%
- R/W HEREBY VACATED

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 2025.



GRAPHIC SCALE
1 inch = 40 ft.



NOTES

- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FOR LONGMERE LAKE FORM THE TRUE BOUNDS OF THE SUBDIVISION. 2025 MEANDER LINE IS SHOWN FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- BUILDING SET BACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS. RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT EXCEPT WHERE SHOWN OTHERWISE.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF ERLWEIN RD. 57' R/W AND THE ASSOCIATED UTILITY EASEMENT AT THE MEETING OF 2025.
- EXCEPTIONS TO KPB 30.30.190(A)-LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF 2025.
- ACCEPTANCE OF THIS PLAT DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
- THE PARCELS WITHIN THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION JULY 18, 1991, RECORDED IN BOOK 7 PAGE 10, KRD, LOCATION NOT DEFINED.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1991, RECORDED IN BOOK 7 PAGE 36, KRD, LOCATION NOT DEFINED.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1991, RECORDED IN BOOK 7 PAGE 37, KRD, LOCATION NOT DEFINED.
 - A PRIVATE INGRESS AND EGRESS EASEMENT RECORDED JUNE 17, 1971 IN BOOK 62 PAGE 204 AND SEPTEMBER 14, 1971 IN BOOK 61 PAGE 266, KRD.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1-B

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

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

NOTARY'S ACKNOWLEDGEMENT

FOR: BRIAN L. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #	Rec'd
	Date
	Time



ERLWEIN SUBDIVISION NO. 4

REPLAT OF LOTS 1 & 2 ERLWEIN SUBDIVISION NO. 3 (KN81-144) & LOT 1 BLOCK TWO BIRCH FOREST NO. 2 (KN2019-80) & RIGHT OF WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS OF ERLWEIN ROAD.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

GARY L. MILLER & LELA K. MILLER, OWNER
198 W. MARSDALE AVE., SOLDOTNA, AK 99669

GARY L. DAVIS & SUSAN M. DAVIS, OWNER
FO BOX 515, SOLDOTNA, AK 99669

6.859 AC. M/A, SITUATED IN THE N1/2 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

 KALANC Engineering - Testing & Surveying P.O. BOX 408 SOLDOTNA, AK 99669 PHONE: (907) 283-4218 FAX: (907) 283-3888 WWW.KALANCENGINEERING.COM	KPB File No. 2025-XXXX Project No. 24-0229
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Scale: 1" = 50' Plots: 1:50 1:100 1:200 1:400 1:800

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
ERLWEIN SUBDIVISION NO. 4**

KPB File No.	2025-047
Plat Committee Meeting:	April 28, 2025
Applicant / Owner:	Brian Davis / Anchorage, AK and Gary & Lela Muller/ Soldotna and Gary & Susan Davis / Soldotna
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Longmere Lake / Soldotna

Parent Parcel No.:	063-780-37, 063-780-02 & 063-780-03
Legal Description:	T 05N R 09W SEC 30 SEWARD MERIDIAN KN 2019080 BIRCH FOREST NO 2 LOT 1 BLK 2 & KN 0810144 ERLWEIN SUB NO 3 LOTS 1 & 2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190.A

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide finalize the vacation of Erlwein Rd and combine the vacation with three lots and realign them to create three new lots of sizes 2.363 acres, 2.566 acres and 2.676 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Poppin Ct on the northwest side of the plat to proposed Lot 1-A and by Erlwein Ct on the west to proposed lots 1-B and 2-A. both roads are 60' dedications currently partially developed. Poppin Ct and Erlwein Ct are gotten to by Erlwein Rd which runs west to Jim Dahler Rd which runs north to the Sterling Highway connecting at milepost 89.7.

This plat is finalizing the vacation of Erlwein Rd shown on the drawing as the cross hatched cul-de-sac. The vacation of the road is being heard at the Planning Commission meeting of April 28, 2025 at 7:30. Finalization of this plat is contingent on the approval of the vacation by the Planning Commission then consent by the Assembly.

Block length is not compliant on the plat. Due to the location of Longmere Lake to the east and the request of the vacation of Erlwein Rd, relief of non-compliant block length is not possible. **Staff recommends** the Plat Committee concur that an exception is not needed at this time.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: RSA has no objection at this time
SOA DOT comments	

Site Investigation:

There are structures located on the existing lots and when the vacation is finalized and the proposed plat completed the new lots will contain the respective structures relative to them. The proposed lines will not be moving substantially other than the diagonal line between lots 1 and 2 will be moved south to be more parallel with the side lines.

There are steep areas indicated on the drawing with the dark shading shown. the slope is towards the lake giving drainage to the lake.

The areas shown as inundation on the drawing are also identified as Depression wetlands by the KWF Wetlands Assessment. Staff recommends the surveyor add the designation of depression to the label of inundation for the wetland designation also. **Staff recommendation:** place a note on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

The River Center review identified the plat to be located in FEMA designated flood hazard zone of Zone X being non-regulatory. No depiction on the drawing will be needed, but the Flood Hazard Notice in KPB 20.30.280.D will need to be added and should include the FEMA Panel and Flood Zone Designation of X.

The plat is not in a habitat protection district and a note will not be needed.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within a non-regulatory X-Unshaded Zone. No depiction but a plat note with reference to the map panel.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0935F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as Government Lot 4 of Section 30, Township 5 North, Range 9 West, SM Alaska. Erlwein Subdivision No 2 K1794 subdivided the south half of a portion of Government Lot 4 and Erlwein Subdivision No 3 KN81-144 subdivided Tract B of K1794 further. Poppin Subdivision KN72-58 subdivided a portion of the north half of Government Lot 4 out as Tract A. Poppin Subdivision Number Two KN 87-8 subdivided Tract A KN72-58 into two tracts. Birch Hollow Subdivision No. 12 KN96-93 resubdivided a tract of KN87-8 and land to the north and west. Birch Forest No. 1 KN2005-13 resubdivided Tract A of KN96-93. Birch Forest No.2 KN2019-80 subdivided Tract A-1 of KN2005-13 and Tract A-2 of KN87-8 to the current layout. This platting action is finalizing the vacation of Erlwein Rd lying between Lot 1 KN2019-80 and Lot 1 KN81-144 and re-aligning the lines between Lot 1 KN2019-80 and Lots 1 & 2 KN81-144 and vacate Erlwein Rd.

The new lots created will be long narrow lots. The surveyor has requested an exception to KPB 20.30.190.A Lot Dimension Requirements 3:1 ratio. If the exception is not granted, the plat would need to be resubmitted as a vacation plat and the lot 2-A would be excluded from the new plat and the lots adjacent to the road would still need the exception requested.

A soils report will not be required as the plat is increasing the lot sizes of all three lots by more than 1000 sq ft. **Staff recommends** the wastewater disposal note be revised to remove the reference to the previous subdivision approvals as this has nothing to do with the approval of the wastewater disposal systems.

There does not appear to be any encroachment issues. Staff recommends the surveyor be aware of any issues that may be notices when doing the field survey with the new lines and outer boundary and if any issues are found to show them on the final drawing with resolution prior to final approval and notify staff with a letter.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

Utility Easements

Birch Forest No 2 KN2019-80 references a 15' utility easement at plat note 2. This easement should be carried forward for proposed Lot 1-A. Staff recommends the surveyor has the choice to apply the 15' easement to the rest of the plat at the front of the two other lots.

There are utility easements being requested on the vacation application that should be noted on the drawing.

Verify how document at Bk 54 Pg 210 may still be affecting property and make note.

Verify how the perpetual easement in document at Bk 63 Pg 262 may still be affecting property and make note.

Plat note 7.3 does not affect this plat, is located in Government Lot 1. Note may be removed.

There is an HEA power line easement crossing the southwest corner of existing Lot 2 KN81-144. Surveyor should contact HEA concerning this easement and if no longer in use it maybe be requested for removal by Utility Easement Vacation Petition and finalized on this plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA has sent in a comment requesting the location of the overhead electric lines on the plat with two different sized easements and noted the easement at plat note 7.3 can be removed.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: 35524 ERLWEIN CIR, 35520 ERLWEIN CIR, 39290 ERLWEIN RD Existing Street Names are Correct: Yes List of Correct Street Names: POPPIN CT, ERLWEIN RD, ERLWEIN CIR
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	<p>Existing Street Name Corrections Needed:</p> <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: 39290 ERLWEIN RD WILL NEED A POPPIN CT ADDRESS IF ROW VACATION IS APPROVED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comments</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

The Certificate of Ownership and Dedications should list the original lots not the proposed lots.

Add to the Plat Approval the date of April 28, 2025.

Upon consent, add to plat note 5 reference to the consent of the KPB Assembly and date for the Vacation of Erlwein Rd.

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:

Modify the KPB File no to 2025-047

Include both parent plats names. Staff suggestion: Erlwein Subdivision No. 4 Birch Forest Addn.

The total area does not match the acreage on the plat

Modify the legal description to be in the NE1/4

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:

In the Erlwein Cir ROW there is an extra 60' after Erlwein

- 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:
Staff suggests adding a label to Foster Lake
Add more street labels to the map
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
Staff recommendation:
Verify if CTP # 14 & 15 should be added to plat
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Plat Parent KN 81-144 shows an HEA powerline easement- Verify
Plat Parent KN 2019-80 granted a 15-foot utility easement adjacent to ROW's
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
 - Structure on former lot 2, KN 81-144 will now be on lot 1-B.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30,190.A Lot – Dimensions 3:1

Surveyor's Discussion:

Requesting exception to 3:1 Lot Dimensions – Lot 1-B & Lot 2-A

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Proposed lots exceed the required 40,000 square feet per KPB 20.30.200.
2. The approximate easterly 130-190' of Lot 21-B is subject to inundation, and the property lines extend to the ordinary highwater line of Longmere Lake.
3. The approximate easterly 190-400' of Lot 2-A is subject to inundation and the property lines extend to the

ordinary highwater line of Longmere Lake.

4. The proposed lot configuration creates equitable right-of-way frontage on Erlwein Circle assuming that Erlwein Road will be approved for vacation as shown on the preliminary plat.

Staff Discussion:

20.30.190. - Lots—Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Findings.

5. The ratio for the lots is avg D vs 3 x avg W = 635' : 540' => not compliant.
6. The swamp area limits the development potential of the lots.
7. By granting the exception, the public will not be hindered with its application.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1-4 & 6 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 & 6 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 7 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**

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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

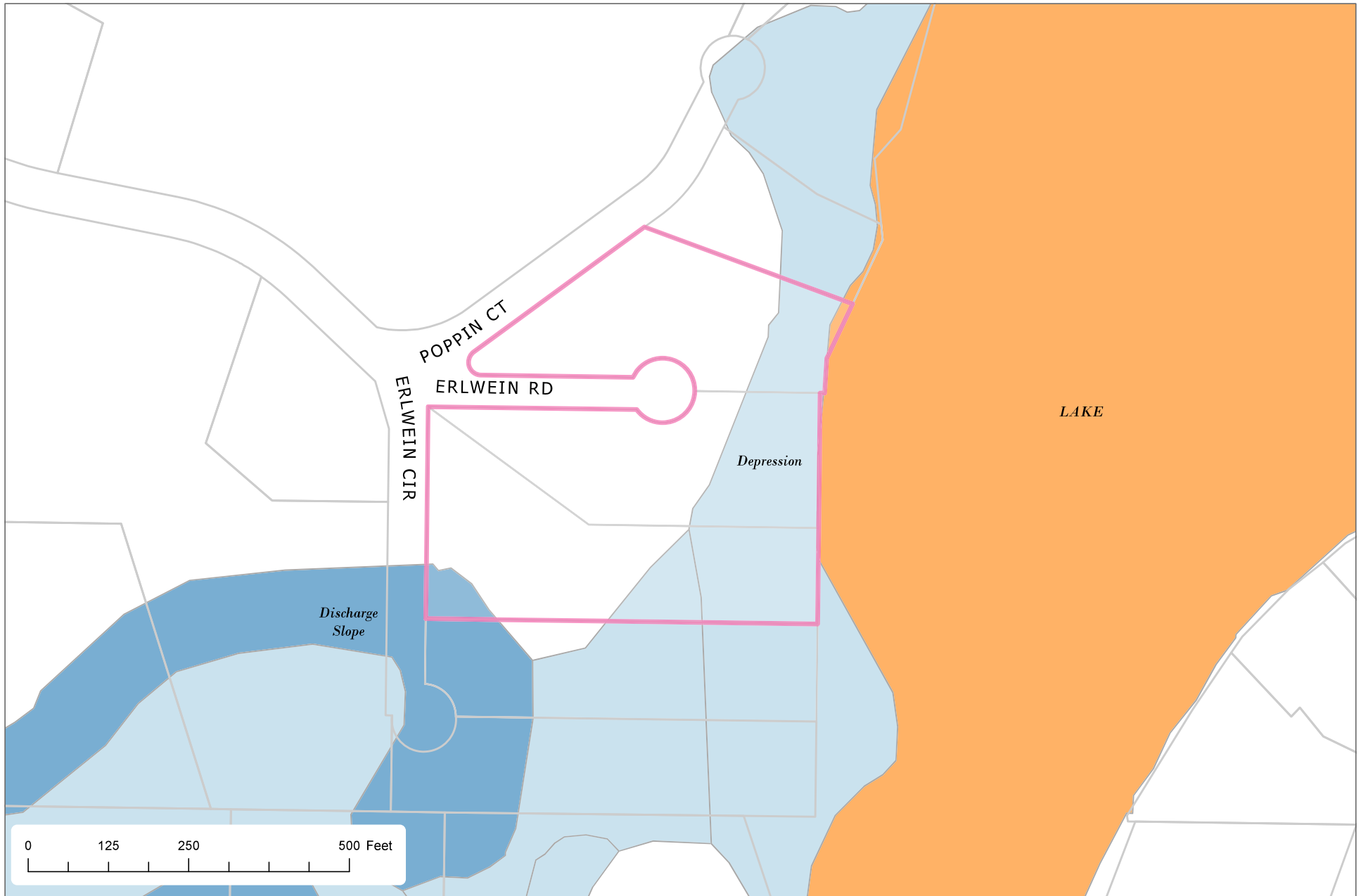
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



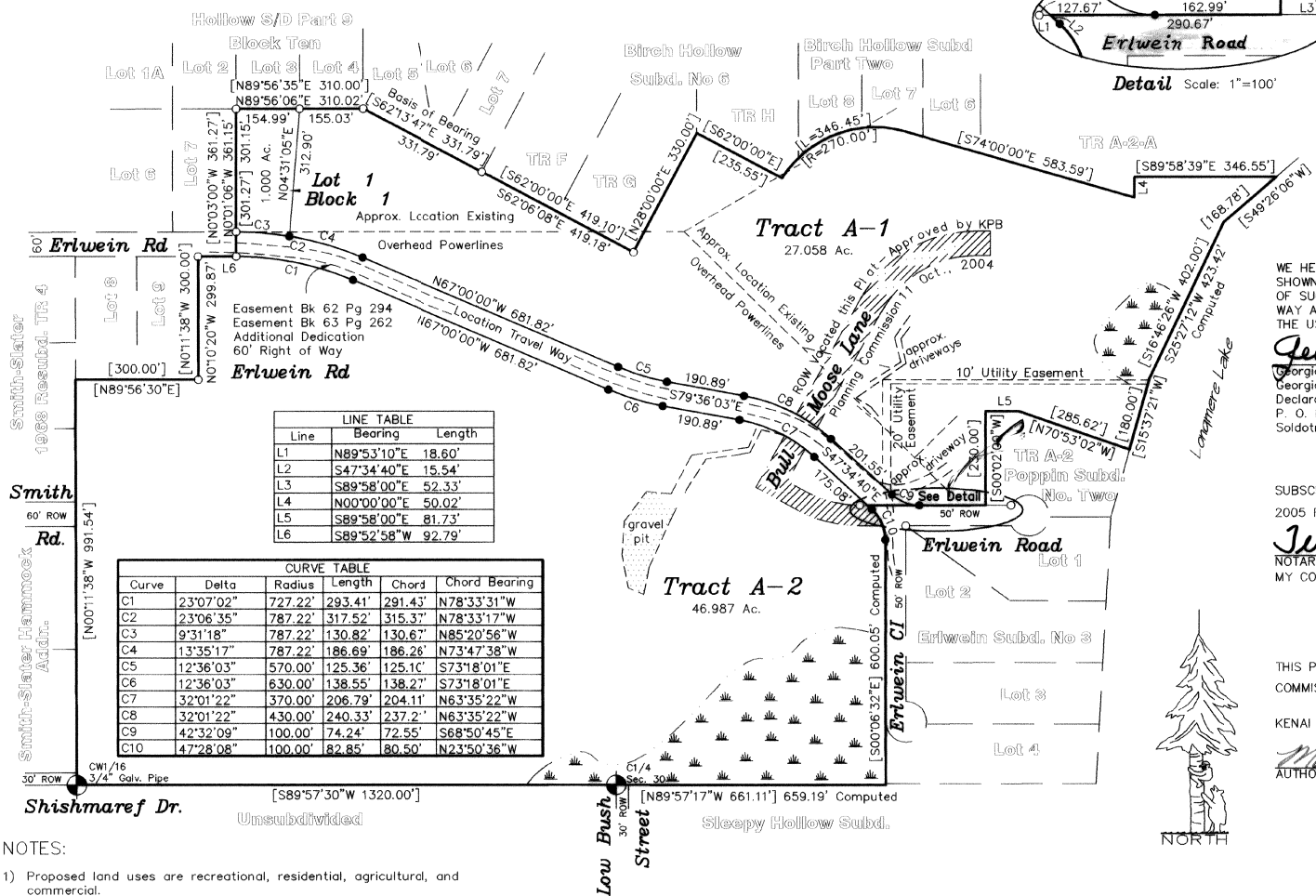
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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Line	Bearing	Length
L1	N89°53'10"E	18.60'
L2	S47°34'40"E	15.54'
L3	S89°58'00"E	52.33'
L4	N00°00'00"E	50.02'
L5	S89°58'00"E	81.73'
L6	S89°52'58"W	92.79'

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	23°07'02"	727.22'	293.41'	291.43'	N78°33'31"W
C2	23°06'35"	787.22'	317.52'	315.37'	N78°33'17"W
C3	9°31'18"	787.22'	130.82'	130.67'	N85°20'56"W
C4	13°35'17"	787.22'	186.69'	186.26'	N73°47'38"W
C5	12°36'03"	570.00'	125.36'	125.10'	S73°18'01"E
C6	12°36'03"	630.00'	138.55'	138.27'	S73°18'01"E
C7	32°01'22"	370.00'	206.79'	204.11'	N63°35'22"W
C8	32°01'22"	430.00'	240.33'	237.21'	N63°35'22"W
C9	42°32'09"	100.00'	74.24'	72.55'	S68°50'45"E
C10	47°28'08"	100.00'	82.85'	80.50'	N23°50'36"W

- NOTES:
- Proposed land uses are recreational, residential, agricultural, and commercial.
 - 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.
 - Existing powerline(s) is centerline of a 20' wide electrical distribution line easement.
 - Front 10 ft. of the building setback adjacent to rights-of-way and entire setback within 5' of side lot lines 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.
 - WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

- WASTEWATER DISPOSAL:** Both Tracts are at least 200,000 square feet or 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.

- LEGEND:**
- Monument of Record
 - 1/2" Rebar (found)
 - 5/8" Rebar (set)
 - Record Datum - Birch Hollow Subd. No. 12, Plat # 96-93 KRD
 - Record Datum - Poppin Subd. No. 2, Plat # 87-8 KRD
 - Low Wet Area

SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown 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.

Date 9 March 05



2005-13

RECORDED

Kenai REC. DIST.

DATE: 3-15 2005

TIME: 10:03 A.M.

REQUESTED BY: INTEGRITY SURVEYS

605 SWIRES DRIVE

KENAI, ALASKA 99611

CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF 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.

Georgia L. Poppin, Trustee
 Georgia L. Poppin - Trustee
 Georgia L. Poppin
 Declaration of Trust
 P. O. Box 796
 Soldotna, AK 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF March 2005 FOR Georgia L. Poppin

Jerusa A. Monte
 NOTARY PUBLIC FOR HAWAII
 MY COMMISSION EXPIRES 12/26/2005

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 14, 2004

KENAI PENINSULA BOROUGH

Max Burt
 AUTHORIZED OFFICIAL

KPB FILE No. 2002-126

Birch Forest No. 1

A resubdivision of Tract A, Birch Hollow S/D No. 12. Located within the N 1/2 Section 30, T5N, R9W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 77.448 Acres

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363

SURVEYORS PHONE - (907) 283-9047 FAX - (907) 283-9071 PLANNERS

JOB NO: 24042	DRAWN: 01 March, 2005 CB
SURVEYED: October 2004	SCALE: 1" = 200'
FIELD BK: 2004-6, Pg. 1	DISK: Birch Forest

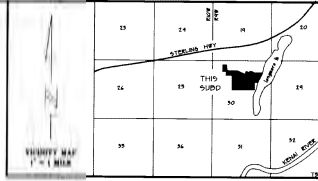
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CURVE BEARING
1	247°28'57"	50.00'	15.55'	8.18'	15.12'	S 87°18'04"E
2	247°28'57"	50.00'	15.55'	8.18'	15.12'	S 87°18'32"E
3	231°21'40"	250.00'	144.41'	201.89'	323.17'	S 89°12'25"E
4	247°28'57"	50.00'	15.55'	8.18'	15.12'	S 87°18'32"E
5	271°02'46"	250.00'	247.86'	199.18'	278.23'	S 19°33'15"E
6	271°02'46"	250.00'	247.86'	199.18'	278.23'	S 19°33'04"E
7	247°28'57"	50.00'	15.55'	8.18'	15.12'	S 87°18'32"E

LINE	BEARING	DISTANCE
1	S 89°12'25"E	208.71'
2	N 107°53'30"W	358.75'
3	S 89°58'30"W	80.58'
4	N 107°53'30"W	351.58'
5	S 89°58'30"W	80.58'
6	N 107°53'30"W	351.58'
7	S 89°58'30"W	80.58'
8	S 89°07'10"W	358.15'

LINE	BEARING	DIST	KEY
1	S 89°07'10"W	358.00'	72-87
2	S 89°07'10"W	358.00'	83-74
3	S 89°07'10"W	358.00'	80-102
4	S 89°07'10"W	358.00'	
5	S 89°07'10"W	358.00'	
6	S 89°07'10"W	358.00'	
7	S 89°07'10"W	358.00'	
8	S 89°07'10"W	358.00'	
9	S 89°07'10"W	358.00'	
10	S 89°07'10"W	358.00'	
11	S 89°07'10"W	358.00'	
12	S 89°07'10"W	358.00'	
13	S 89°07'10"W	358.00'	
14	S 89°07'10"W	358.00'	
15	S 89°07'10"W	358.00'	
16	S 89°07'10"W	358.00'	
17	S 89°07'10"W	358.00'	
18	S 89°07'10"W	358.00'	
19	S 89°07'10"W	358.00'	
20	S 89°07'10"W	358.00'	
21	S 89°07'10"W	358.00'	
22	S 89°07'10"W	358.00'	
23	S 89°07'10"W	358.00'	
24	S 89°07'10"W	358.00'	
25	S 89°07'10"W	358.00'	
26	S 89°07'10"W	358.00'	
27	S 89°07'10"W	358.00'	
28	S 89°07'10"W	358.00'	
29	S 89°07'10"W	358.00'	



- 1/2" ALUM CAP NOT REQUIRED
- REBAR REQUIRED
- 5/8" REBAR/CLAP SET THIS SURVEY
- ROUND DATA



NOTES

BIRCH HOLLOW SUBD. NO. 1: 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 permanent structure shall be constructed or placed within an easement which would interfere with the utility of a utility to use the easement.

Front 10' of building setback & entire setback within 3' of side lot lines is a utility easement.

Existing powerline(s) is centerline of a 20' wide electrical distribution line easement.

Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, maintain or operate a pressurized water system or water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.

No access to State maintained right-of-way is permitted unless approved by State of Alaska Department of Transportation.

Tract A may be subject to additional Right-of-Way easements for ingress and egress as recorded in Bk. 54, Pg. 514; Bk. 67, Pg. 294; Bk. 83, Pg. 263, R.R.D.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way in public use and grant all easements to the use shown.

George L. Poppin *Georgia L. Poppin*
 Trustee of Huk John Poppin Trust Trustee of Georgia Louise Poppin Declaration of Trust
 PO Box 708 Kilauea Kaula, Hawaii 96754

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 30th day of November, 1996.

For: *George L. Poppin* P.O.A. for N.J. Poppin & Georgia L. Poppin
Georgia L. Poppin
 Notary Public for Alaska
 My Commission Expires 1-1-97

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of December 16, 1996.

Kenai Peninsula Borough
Robert J. Poppin
 Authorized Official



BIRCH HOLLOW SUBD. NO. 1 2

A RESUBDIVISION OF
 LOTS 1 & 2, BIRCH HOLLOW S/D PART 1, TR. A-1, POPPIN S/D
 Bk. 5, Tr. A, EILMIN S/D NO. 2, A DEEDED PARCEL & AN UNDEED REMAINDER
 LOCATED WITHIN THE N 1/2 SEC. 30, T5N, R5W, S4, AK
 65.6 AC ±

WHITFORD SURVEYING
 PO BOX 4032 - SOLDOTNA, AK 99669
 (907) 260-9082

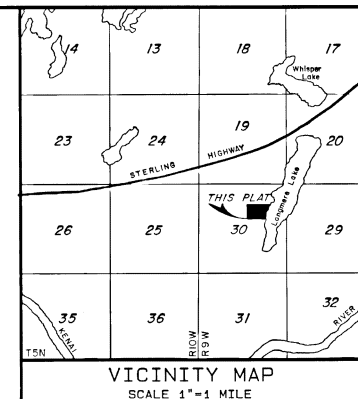
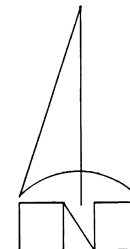
SURVEYED: 8/96 SCALE: 1" = 200'
 DRAWN BY: J. P. 100 DWG. FILE: POPPIN.DWG

LETTER OF APPROVAL BY THE ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with
18AAC72.085 and is approved, subject to any noted restrictions.

Nov. 14, 1986

Date

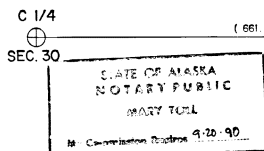
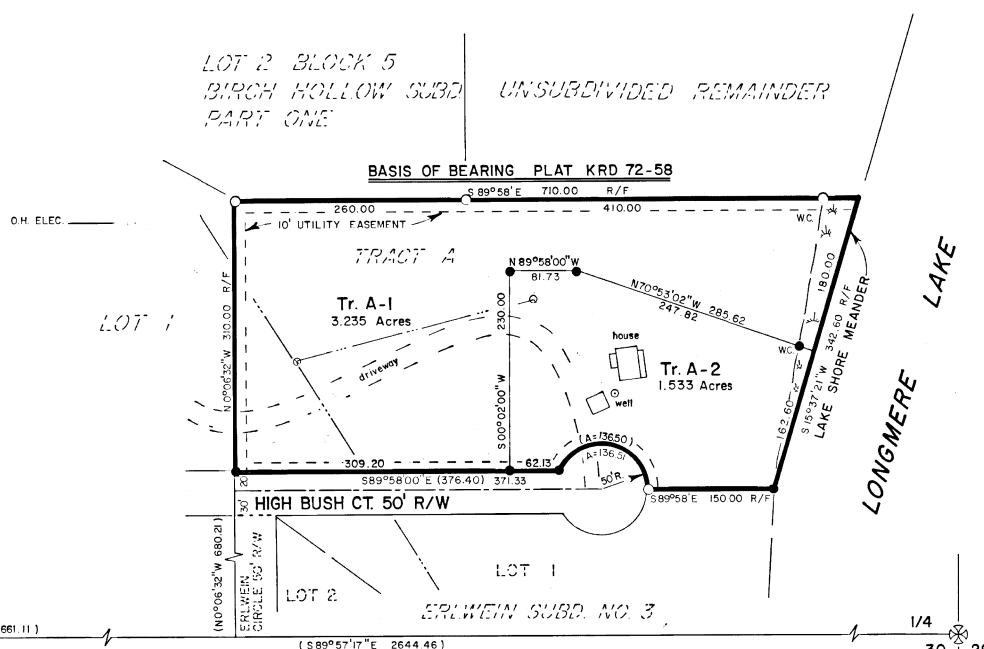


LEGEND

- BLM or GLO monument recovered
- ⊗ BLM or GLO monument not recovered
- Found official survey monument
- Set Benntsen 3 1/4" x 30" aluminum survey monument
- ⊕ Monument of record not recovered
- Found 5/8" rebar
- Set 5/8" x 30" rebar with 2" aluminum cap
- Found 1/2" rebar
- Set 1/2" x 24" rebar with plastic cap C 283
- Found 1 1/2" aluminum cap
- R/F Record and found data agree K72-58
- () Indicates record data K72-58

NOTES

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) The ordinary waterline of Longmere Lake forms the true bounds of the lake front lots. The Lake Shore Meander shown hereon is for survey computational purposes only.
- 3) No direct access to state maintained ROWs permitted unless approved by State of Alaska Dept. of Transportation.
- 4) BUILDING SET BACK - A building set back of 20 ft. is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 5) The existing powerline is the centerline of a 20' utility easement.
- 6) The front 10' of building setback is also a utility easement.



NOTARY'S ACKNOWLEDGEMENT

FOR: Georgia Poppin and Georgia L. Poppin P.O.A. for N.J. Poppin
Subscribed and sworn before me this

16th day of November, 1986.

My commission expires 9-20-90

Mary Tull
Notary Public for the State of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

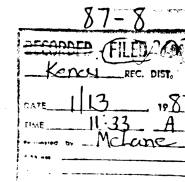
N.J. Poppin, Georgia L. Poppin
N.J. Poppin, Georgia L. Poppin

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

OCTOBER 6, 1986
KENAI PENINSULA BOROUGH

By [Signature] Authorized Official



POPPIN SUBDIVISION
NUMBER TWO

(A RESUBDIVISION OF TRACT A POPPIN SUBDIVISION)

N.J. Poppin, owner

P.O. Box 796

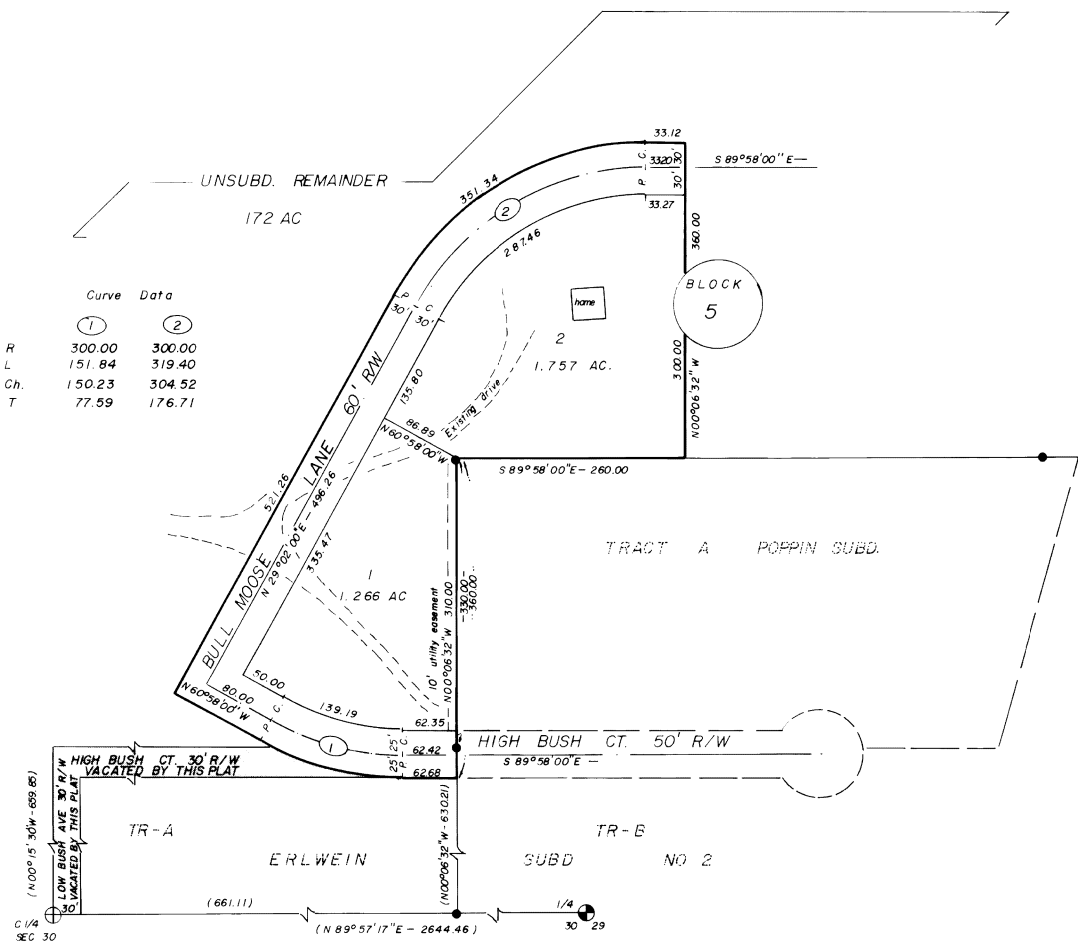
Soldotna, AK 99669

LOCATION

4.768 AC. SITUATED IN S 1/2 NE 1/4 SECTION 30, T5N, R9W, SEWARD MERIDIAN, ALASKA IN THE KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.

Surveyed by: McLANE and ASSOCIATES, INC.
Soldotna, AK 99669

DATE OF SURVEY 7/9 - 12/11/86	SCALE 1" = 100'	SHEET 1 of 1
DRAWN BY qb,mt	BK. No. 86-25,87-05	K.P.B. FILE No. 86-316
CHECKED BY msm	JOB No. 86-2072	



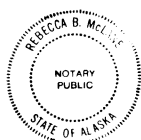
CERTIFICATE OF OWNERSHIP AND DEDICATION

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

N.J. Poppin *Georgia L. Poppin*
N.J. Poppin and Georgia L. Poppin, owners
Box 796
Soldotna, Alaska

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this
18th day of Aug., 1978
My commission expires 9-19-81
Rebecca B. McLane
notary public for Alaska



PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 7, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH
By: *Paul J. Waring*

28-155
RECORDED - FILED 300
KENAI REC. DIST
DATE 8/18 1978
TIME 2:31 P M
Requested by KPB
Address

BIRCH HOLLOW SUBDIVISION PART ONE

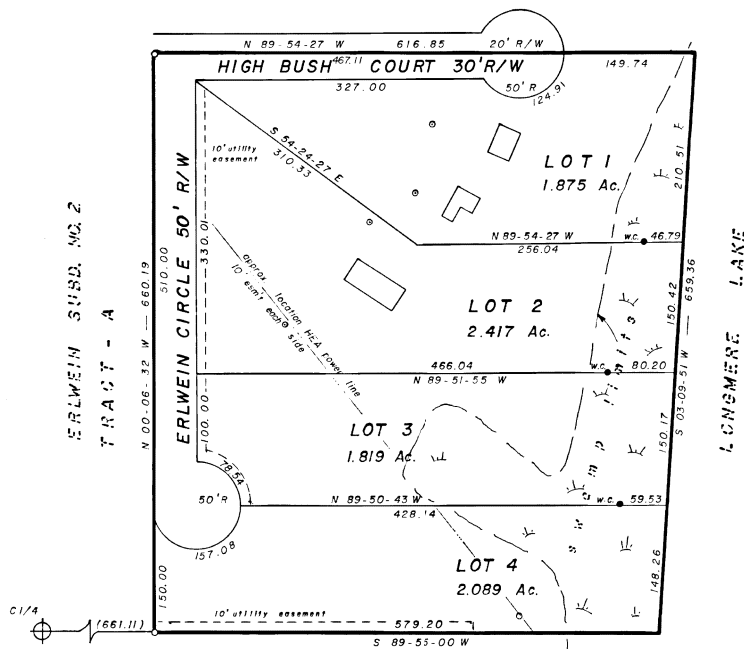
N.J. Poppin owner
Box 796
Soldotna, Alaska 99669

DESCRIPTION
4.530 AC. LOCATED IN GOV'T LOT 4, SEC. 30, T5N, R9W SM AK. AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLane and Associates
Soldotna, Alaska

Date of Survey 7/11/78	Scale 1" = 100'	Bk. No 78-18
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TRACT A
POPPIN SUBD.

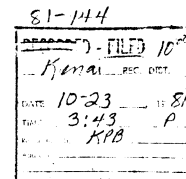
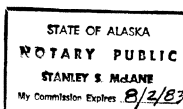


TRACT A
SLEEPY HOLLOW SUBD.

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, roadways, and/or streets dedicated by us for public use.

Gary L. Davis Susan M. Davis
Gary L. Davis & Susan M. Davis
Box 2426 Soldotna, Ak. 99669



NOTARY'S ACKNOWLEDGEMENT
Notary for Gary L. Davis and Susan M. Davis
Subscribed and sworn before me this
24th day of Aug., 1981.
My commission expires 8/2/83.
Stanley S. McLane
notary public for Alaska

LEGEND AND NOTES

- ⊕ Record Position Official Survey monument.
- Found 1/2" X 24" steel rebar.
- ⊥ Set 1/2" X 24" steel rebar at all lot corners.

All wastewater treatment and disposal systems shall comply with existing law at time of construction.

Building set back—A building set back of 20' is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.

All bearings refer to the West boundary of Tr-B Erlwein Subdivision No. 2.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of JUNE 22, 1981.

Kenai Peninsula Borough

By [Signature]
Authorized Official
ADMINISTRATIVE OFFICER

ERLWEIN SUBD. NO. 3
(SUBDIVISION OF TRACT B ERLWEIN
SUBDIVISION NO. 2)

Gary Davis, owner
Box 2426 Soldotna, Ak. 99669
LOCATION
9.051 Ac. located in the SW 1/4 NE 1/4 Sec. 30
T5N, R9W-S.M. Ak. and the Kenai Peninsula
Borough.

Surveyed By: McLane & Associates, Inc.
Soldotna, AK. 99669

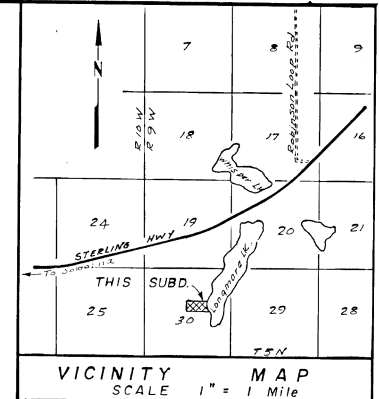
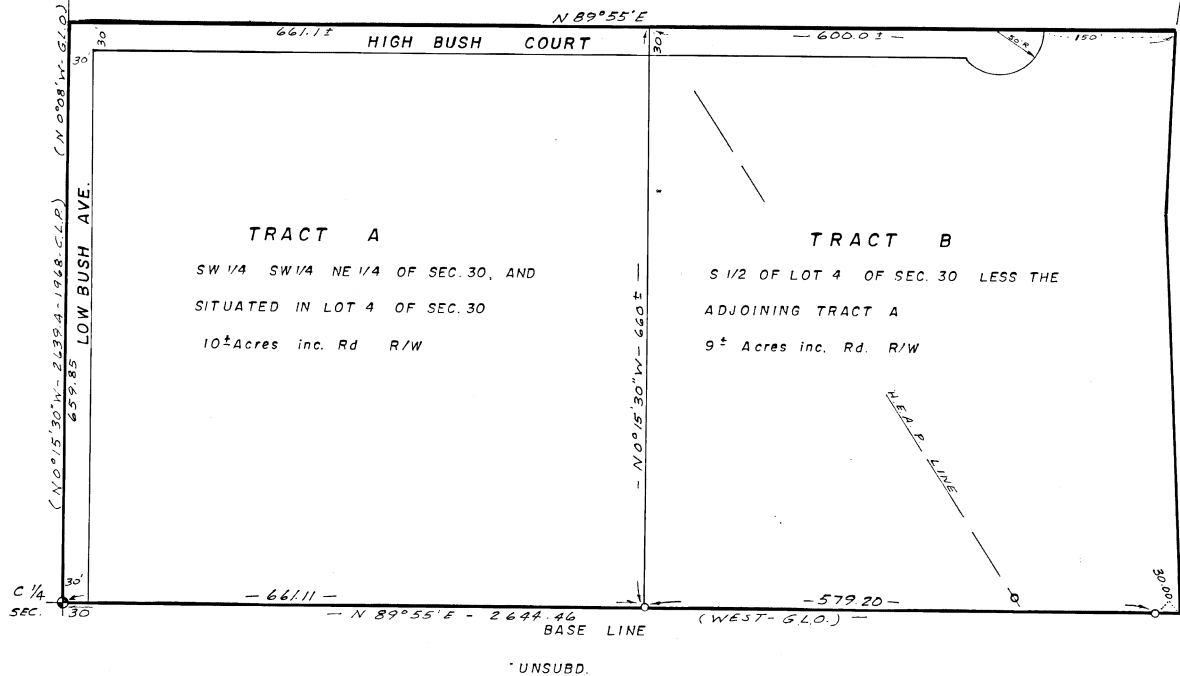
Date of Survey 6/8/81	Scale 1" = 100'	Sk. No. 80-27
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005193

K-1794

KENAI REC.
DISTRICT
Dec 27 3 57 PM '71
REQUESTED BY Kenai Pen. Bur.
ADDRESS By ESC
Soldotna, Ak

UNSUBD. REMAINDER OF LOT 4 = 20 ± AC.



LEGEND AND NOTES.

- ⊙ Found U.S.G.L.D. brass cap monument.
- ⊙ Found official survey brass cap (237-S)
- Set 1/2" x 24" Rebar
- H.E.A. Power Pole

This is a paper plot subdivision by aliquot parts of a portion of the T.D. Erlwein homestead, however the south line of Tracts A and B was surveyed Aug. 27, 1971.

All bearings refer to the E-W center line of Sec. 30 as being N 89° 55' E as established by C.L. Parker (237-S) as shown on Smith-Slater subd. plat K-1548.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND OR STREETS DEDICATED BY US FOR PUBLIC USE.

DATE Dec 27, 1971 W. J. Poppin T. D. Erlwein
DATE Dec 27, 1971 N. J. Poppin Kenai, Alaska

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF December, 1971.

MY COMMISSION EXPIRES 7-22-72
Frances R. Byrnes
NOTARY PUBLIC FOR

PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION.
THIS 13th DAY OF OCTOBER, 1971. George A. Hansen



ERLWEIN SUBDIVISION NO. 2

T. D. Erlwein P.O. Box 3138 Kenai, Ak.
N. J. Poppin Rt. 3 Kenai, Ak.
— owners —

DESCRIPTION
S 1/2 OF LOT 4 OF SECTION 30, T5N, R9W,
S.M., AK. CONTAINING 19 ± ACRES IN THE
KENAI PENINSULA BOROUGH.

PREPARED BY: S.S. McLane R.L.S.
Soldotna, Ak.

DATE Sept. 29, 1971	SCALE 1" = 100'	BK. NO. 37-70
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WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT 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.

SUSAN M. DAVIS, OWNER
P.O. BOX 535, SOLDOTNA, AK 99669

FOR: GARY L. DAVIS AND SUSAN M. DAVIS
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF ____, 2025

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	53°02'35"	30.00'	37.77'	16.93'	N 20° 24' 40" E	28.79'
C2	25°55'57"	30.00'	13.58'	6.91'	S 12° 51' 20" W	13.46'
C3	27°06'39"	30.00'	14.20'	7.48'	S 33° 22' 40" W	14.00'

WASTEWATER DISPOSAL
THE EXISTING PARENT SUBDIVISIONS WERE APPROVED BY THE KENAI PENINSULA BOROUGH (JUNE 12, 1981 & JUNE 24, 2019) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20.040.040(A)(4), FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 20.040.020(C)(3). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CW 1/16 58°5'57.30"W 1320.13' C 1/4
 FOUND 2-1/2" ALUMINUM CAP SEC. 30 FOUND 2-1/2" BRASS CAP SEC. 30
 237-5 1968








WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT 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.

LELA K. MULLER, OWNER
196 W MARYDALE AVE., SOLDOTNA, AK 99669

FOR: GARY L. MULLER AND LELA K. MULLER
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2025

NOTARY PUBLIC FOR THE
STATE OF ALASKA

 FOUND PRIMARY MONUMENT AS DESCRIBED
 FOUND 1/2" REBAR UNLESS NOTED
 SET 5/8"x30" REBAR w/ 3" BLUE PLASTIC CAP LS-213269
 AREA SUBJECT TO INUNDATION
 CONTOUR INTERVAL = 5'
 SLOPES GREATER THAN 20%
 R/W HEREBY VACATED

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA
BOROUGH PLANNING COMMISSION AT THE MEETING
OF _____, 2025.

THE NATURAL RANGES OF THE ORDINARY HIGH WATER FOR LONGERLEAKE LAKE FORM THE TRUE BOUNDARIES OF THE SURVEYED. 2023 MEASURER LINE IS SHOWN FOR SURVEY COMPLETION ONLY. THE MEASURER LINE COINCIDES ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEASUREMENTS.

BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STRAITS BOUNDARIES UNLESS A LESSER SET BACK IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

10 TO 20 FEET OF THE SET BACK FROM THE INTERIOR SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINE IS ALSO A UTILITY EASEMENT EXCEPT WHERE SHOWN OTHERWISE.

THE PENINSULA BOUNDARY PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF (REVIEWED NO. 50) 8' W/4" AND THE ASSOCIATED UTILITY EASEMENT AT THE MEETING OF 2023.

EXCEPTIONS TO KPR 203.00 LAND LOT DIMENSIONS WAS GRANTED BY THE KPR PLAT COMMISSION AT THE MEETING OF 2023.

THE VACATION OF THIS PLAT IS NOT TO BE ASSOCIATED OF ANY ENCROACHMENTS BY THE PENINSULA BOUNDARY.

THE PARTIAL WITHIN THIS PLAT IS SUBJECT TO THE FOLLOWING:

AN ELECTRICAL EASEMENT GRANTED TO THE KPR PLAT ASSOCIATION JULY 30, 2023, RECORDED IN BOOK 7, PAGE 10, AND KPR 203.00 NOT DEFINED.

AN ELECTRICAL EASEMENT GRANTED TO THE KPR PLAT ASSOCIATION AUGUST 4, 2023, RECORDED IN BOOK 7, PAGE 10, AND KPR 203.00 NOT DEFINED.

AN ELECTRICAL EASEMENT GRANTED TO THE KPR PLAT ASSOCIATION AUGUST 4, 2023, RECORDED IN BOOK 7, PAGE 10, AND KPR 203.00 NOT DEFINED.

A PLAT, INCORPORATED AND ASSOCIATED WITH THE PLAT, IS NOT DEFINED.

PAGE 29A AND SEPTEMBER 16, 2023.

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

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

FOR: BRIAN L. DAVIS
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF ____, 2025

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #
Rec Dist
Date
Time



ERLWEIN SUBDIVISION NO. 4
REPLAT OF LOTS 1 & 2 ERLWEIN SUBDIVISION NO. 3 (KNB1-144) & .0T 1
BLOCK TWO BIRCH FOREST NO. 2 (KN2019-80) & RIGHT OF WAY/VACATION
INCLUDING ASSOCIATED UTILITY EASEMENTS OF ERLWEIN ROAD.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CR., ANCHORAGE, AK 99507

GARY L. MULLER & LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

GARY L. DAVIS & SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99662

6.959 AC. M/L SITUATED IN THE N 1/2 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 408 SCLDOTNA, AK 99585 VOICE: (907) 283-4218 FAX: (907) 283-3285 WWW.MCLFIRECO.COM	KPB File No.	2025 XXX
	Project No.	142929

Scale: 1" = 50'	Date: APR 30/96	Sheet: 34 of 40	Project: 500
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