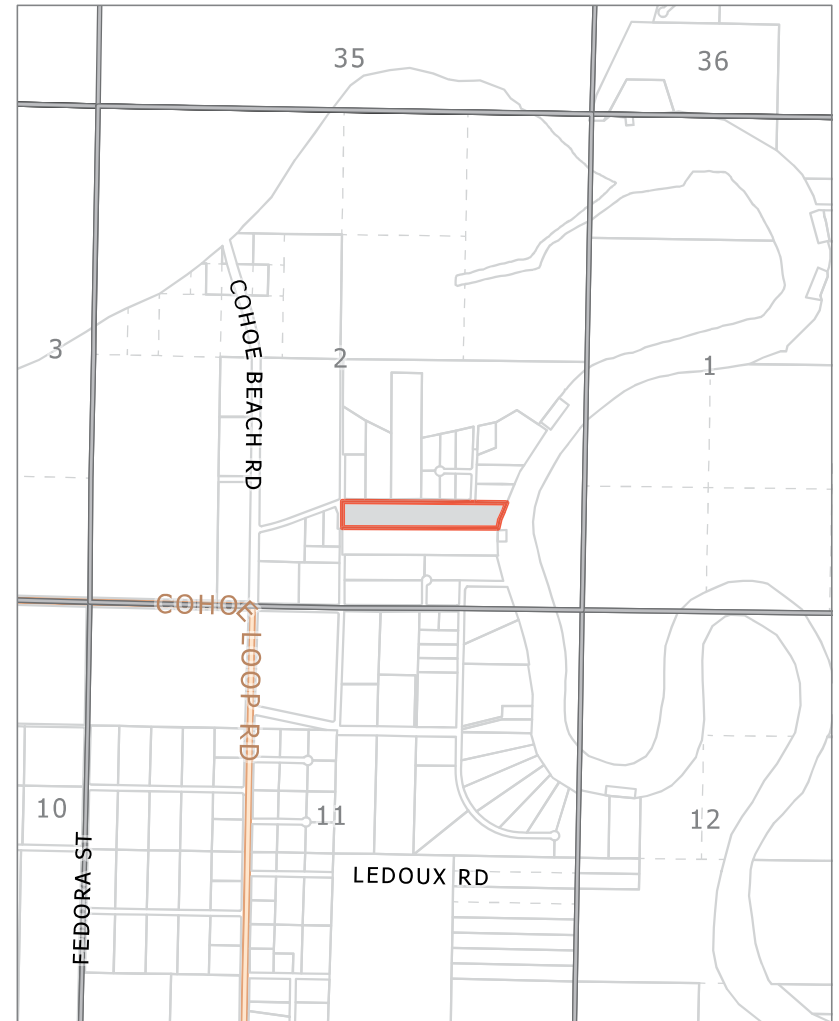
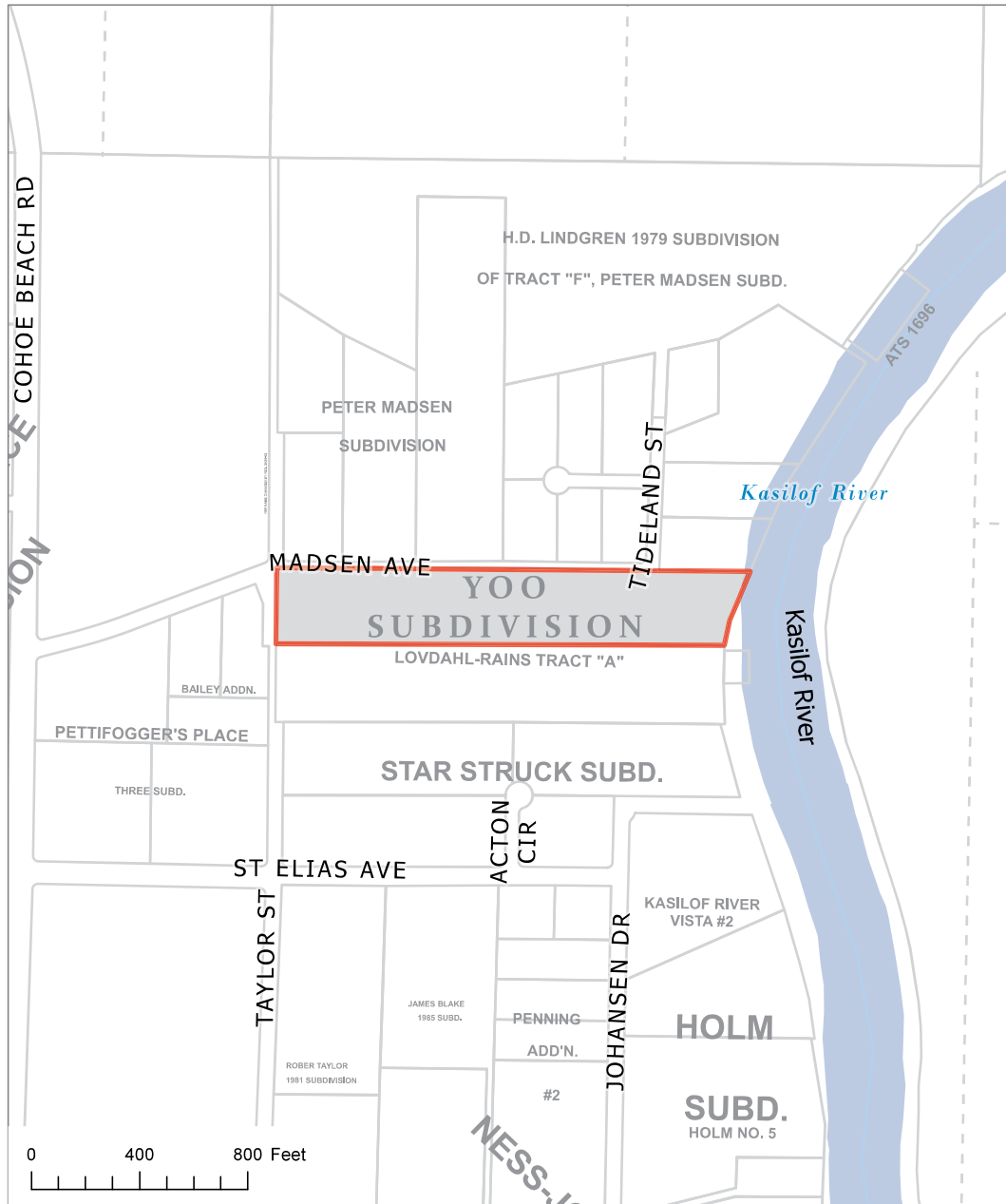


E. NEW BUSINESS

2. Yoo Subdivision; KPB File 2025-126

Edge Survey & Design / Yoo

**Location: Madsen Avenue & Taylor Street
Cohoe Area**



KPB File 2025-126
T 03N R 12W S02
Cohoe



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. 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.
2. THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, GRANTED THIS PLAT. 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 WETLANDS DETERMINATION IF APPLICABLE.
4. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
5. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
6. THESE PARCELS SUBJECT TO AN EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED AUGUST 24, 1959, MISC. BOOK 4 PAGE 28 AND June 5, 1968, MISC. BOOK 31 PAGE 148, SEWARD RECORDING DISTRICT.
5. THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
7. THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF KASLOF RIVER AND ANY QUESTIONS OF RIGHTS OF ACCESS TO THE RIVER IN THE EVENT SAID LANDS DO NOT IN FACT ADJUT THE RIVER.
8. THIS SUBDIVISION IS SUBJECT TO ANY PROHIBITIONS OR LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
9. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S 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. THIS PLAT IS AFFECTED BY FLOOD ZONES X AND AE PER MAP PANEL 02122C-0860C.
10. 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 INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
11. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18 AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
12. 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. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER

LICENSE NUMBER

DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 22, 2025.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT – SOUTH 35 FEET OF MADSEN AVE. AND EAST 7 FEET OF TAYLOR ST.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

DATE

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.

JEEYON YOO
2370 CLEO AVENUE
ALASKA, ALASKA 99516

JERRY K. YOO
2370 CLEO AVENUE
ALASKA, ALASKA 99516

NOTARY ACKNOWLEDGEMENT

FOR: JEEYON YOO
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

NOTARY
STAMP
AREA

NOTARY ACKNOWLEDGEMENT

FOR: JERRY K. YOO
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

NOTARY
STAMP
AREA

PRELIMINARY

KPB FILE No. 2025-XXX

YOO
SUBDIVISION

A SUBDIVISION OF
DEED PARCEL
SERIAL NUMBER 2021-010588-0
KENAI RECORDING DISTRICT

LOCATED WITHIN:
SE 1/4 SECTION 2,
T.3N., R.12W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
JEEYON AND JERRY K. YOO
2370 CLEO AVENUE
ALASKA, ALASKA 99516

CONTAINING 10.187 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 544-5590 Fax (907) 544-7734
AEOLE# 1392 www.edgesurvey.net

DRAWN BY: LY	DATE: 08/21/2025	PROJECT: 25-566
CHECKED BY: MA	SCALE: 1" = 60'	SHEET: 2 OF 2

KPB 2025-126

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
YOO SUBDIVISION**

KPB File No.	2025-126
Plat Committee Meeting:	September 22, 2025
Applicant / Owner:	Jeeyon & Jerry Yoo / Anchorage
Surveyor:	Jason Young / Edge Survey and Design, LLC
General Location:	Cohoe Loop - Kasilof River

Parent Parcel No.:	133-022-06
Legal Description:	T 3N R 12W SEC 2 SEWARD MERIDIAN KN BEGINNING AT THE 1/4 CORNER COMMON TO SEC 2 & 11 TH N 0 DEG 51 MIN W 855.80 FT TO POB TH N 89 DEG 30 MIN E 1590 FT TO THE LINE OF MEAN HIGH WATER OF THE KASILOF RIVER TH N 16 DEG 20 MIN E 248 FT TH N 80 DEG 10 MIN W 1634 FT TO A POINT ON THE CENTERLINE OF SEC 2 TH S 0 DEG 51 MIN E 284.2 FT TO THE POB
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 10.187 acres parcel into 4 lots and two dedications

Location and Legal Access (existing and proposed):

Legal access to the plat and all four lots is along Madsen Ave on the north side currently a 25' right-of-way. The plat is dedicating 35 feet to complete the right-of-way to 60 feet. Along the west is Taylor St giving access to Lot 4. Taylor St is a varied width right-of-way but at the south end of Lot 4 it is 53 feet. The plat is dedicating 7 feet to meet the 60 foot right-of-way width requirement of KPB 20.30.120.

To gain access to these roads is from North Cohoe Loop Road near milepost 10 to Cohoe Beach Rd to Madsen Ave.

No vacations are being finalizes and no section line easements affect the plat.

There is an old road crossing the property that other adjacent and nearby plats note as 'old road' that should be shown on the drawing. The road does not appear to be in use, but the old road cut through the timber is visible still, which should be noted also.

Block length is not compliant with no complete block created around the plat. The connection from Madsen Ave to Kasilof River is not complete to create the block. With the steep terrain between the road and the river, there is possible way o complete to connection for the complete block. ***Staff recommends*** the Plat Committee concur that due the circumstances, an exception to KBO 20.30.170 Block – Length requirements is not needed at this time.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comment

Site Investigation:

There does not appear to be any structures located on the property. KPB Assessing has the property being vacant.

There is a steep area noted on the drawing with a top of slope line and arrows indicating the direction of the down slope towards the river.

The KWF Wetlands Assessment indicated there are wetlands on the plat on the east end. They are located all in the area designated as Flood Zone AE on the drawing, and to show them would be very congested. **Staff recommends** the surveyor note on the drawing, the area of wetlands and a plat note with the three wetland designations listed.

The River Center review did identify the plat to be located in a FEMA designated Flood Hazard Area of Zones X and AE. The zones are labeled on the drawing and the correct note of KPB 20.30.280(D) is listed at plat note 9. Plat note 10 may be removed as the River Center noted the plat to **not** be in a floodway.

The River Center review also identified the plat to be located in a Habitat Protection District. Plat note 10 from KPB 20.30.290 shall remain and as noted below; work within these parcels will require River Center permits.

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.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Portions of this subdivision is within an AE Zone and X Zone. Portions of the subdivision do not have flood data available. The boundary for the AE Zone should be depicted and the code required note be placed on the plat.</p> <p>Flood Zone: AE, X Zone Map Panel: 02122C-0860E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: portions of this parcel lie within the boundaries of KPB 21.18 and River Center permits must be obtained before work occurs</p>
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed by the Bureau of Land Management in 1920 as W1/2 SE1/4 and Lot 9 of Section 2, Township 3 North, Range 12 West SM Alaska. This parcel has been described by deed description until this platting action. This platting action is now creating 4 lots and two dedications.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. The wastewater disposal note on the plat currently may need changed to match the results of the soils report results.

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.

There does not appear to be any encroachments onto the plat. Staff recommends the surveyor note any encroachments when doing the field survey and note them to staff and how they will be addressed prior to final approval of the plat.

Utility Easements

The Certificate to Plat list easement with no defined location listed in the plat notes.

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 a comment concerning several overhead primary and secondary service lines and easements needed for them. The comment is included in the packet for viewing.

The plat is granting a 10' utility easement adjacent to all right-of-ways, listed in plat note 2 and shown in the typical detail along with the 20' building setback.

Utility provider review:

HEA	See comment in packet.
ENSTAR	No comment or recommendations
ACS	
GCI	Approved as Shown

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: 53275 MADSEN AVE</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: TIDELAND ST, MADSEN AVE, TAYLOR ST</p> <p>Existing Street Name Corrections Needed: TIDELAND ST IS LABELED AS MADSEN AVE</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: 53275 MADSEN AVE WILL REMAIN WITH LOT 1</p>
-------------------	---

Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment
Central Emergency Services	No conflicts or issues

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

On west line between 1/4 corner and WC C1/4, (R2) after 2040.20' should be (R3), please verify.

Plat note 10 can be removed

The monument at the 1/4 S2 / S11, all other plats including 2014-102 indicate it to be a BLM cap set in 1920 stamped, please verify cap data.

PLAT NOTES TO ADD

- 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 (KPB 14.06).

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 KPB File No to 2025-126

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:

An old road crosses the plat that needs shown and labeled.

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:

label Cohoe Beach Rd to the map

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 propose 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:

Add depiction of ATS 1507 Plat 98-30 to the southeast

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Three area of wetlands per KWF Wetlands Assessment on plat to be shown all within flood zone area, could be congested to show all together. Flood zone more important so label wetlands area and add plat note.

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

Staff recommendation:

Drive on south appears to encroach up into subdivision, surveyor should confirm and send notice to staff of results

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.

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.

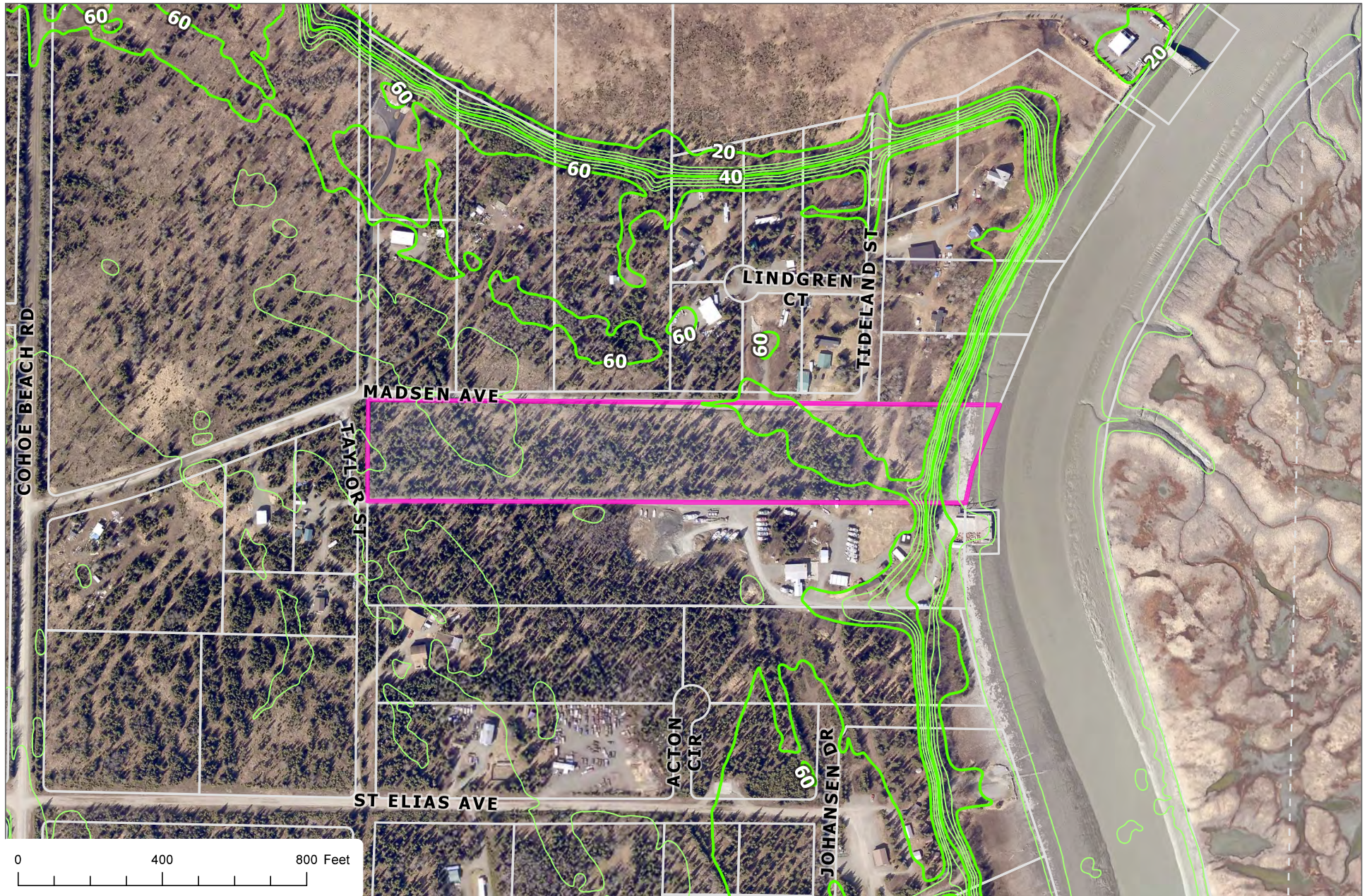
NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

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.



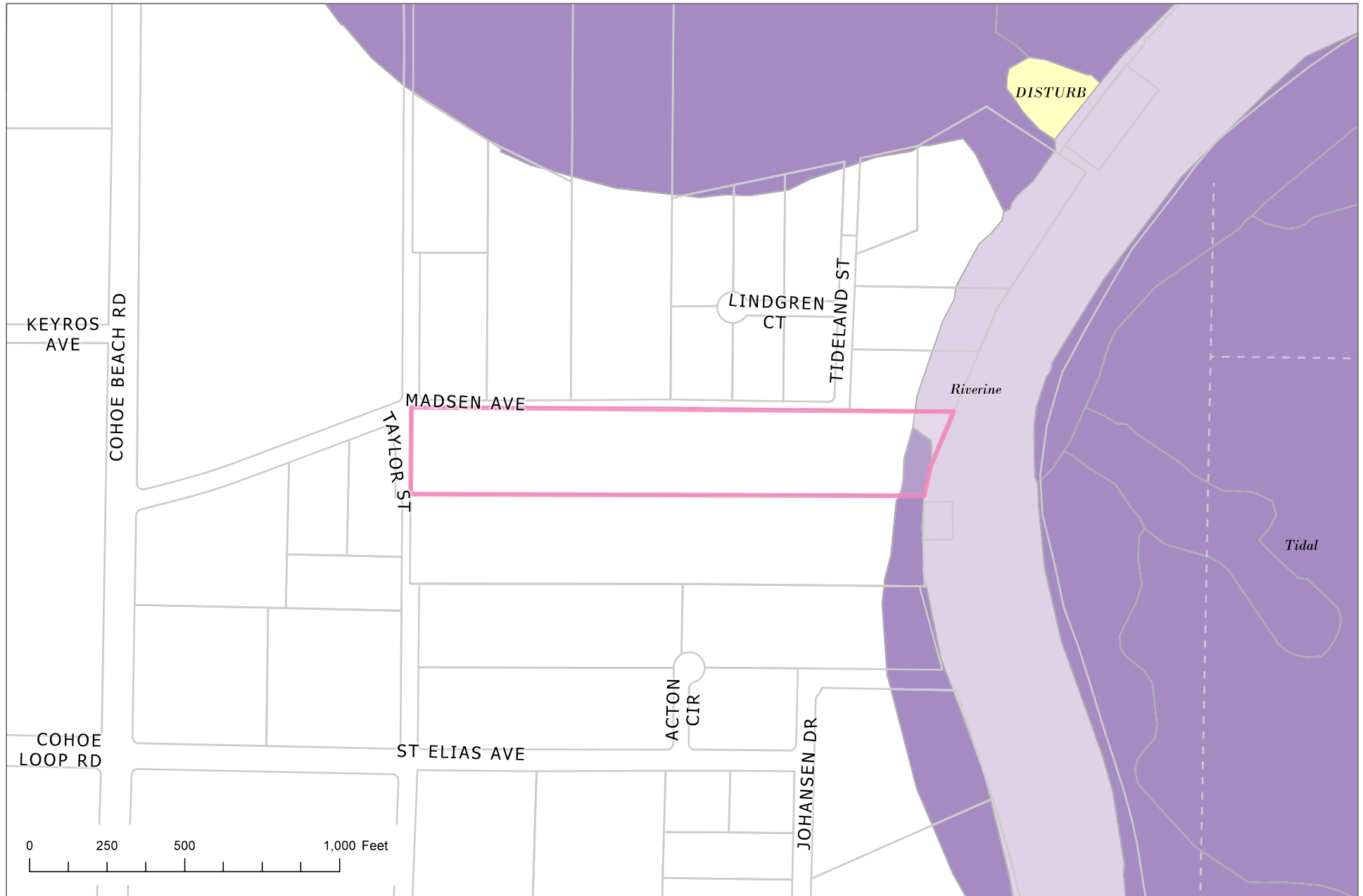
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.



Wetlands



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.

PETER MADSEN SUBDIVISION

LOCATED IN W1/2 SE1/4 AND IN SEC. LOTS 8 AND 9, SEC. 2, T3N R12W S.M.

COHOE, ALASKA

AREA = 76.931 AC.

DEC-1, 1975

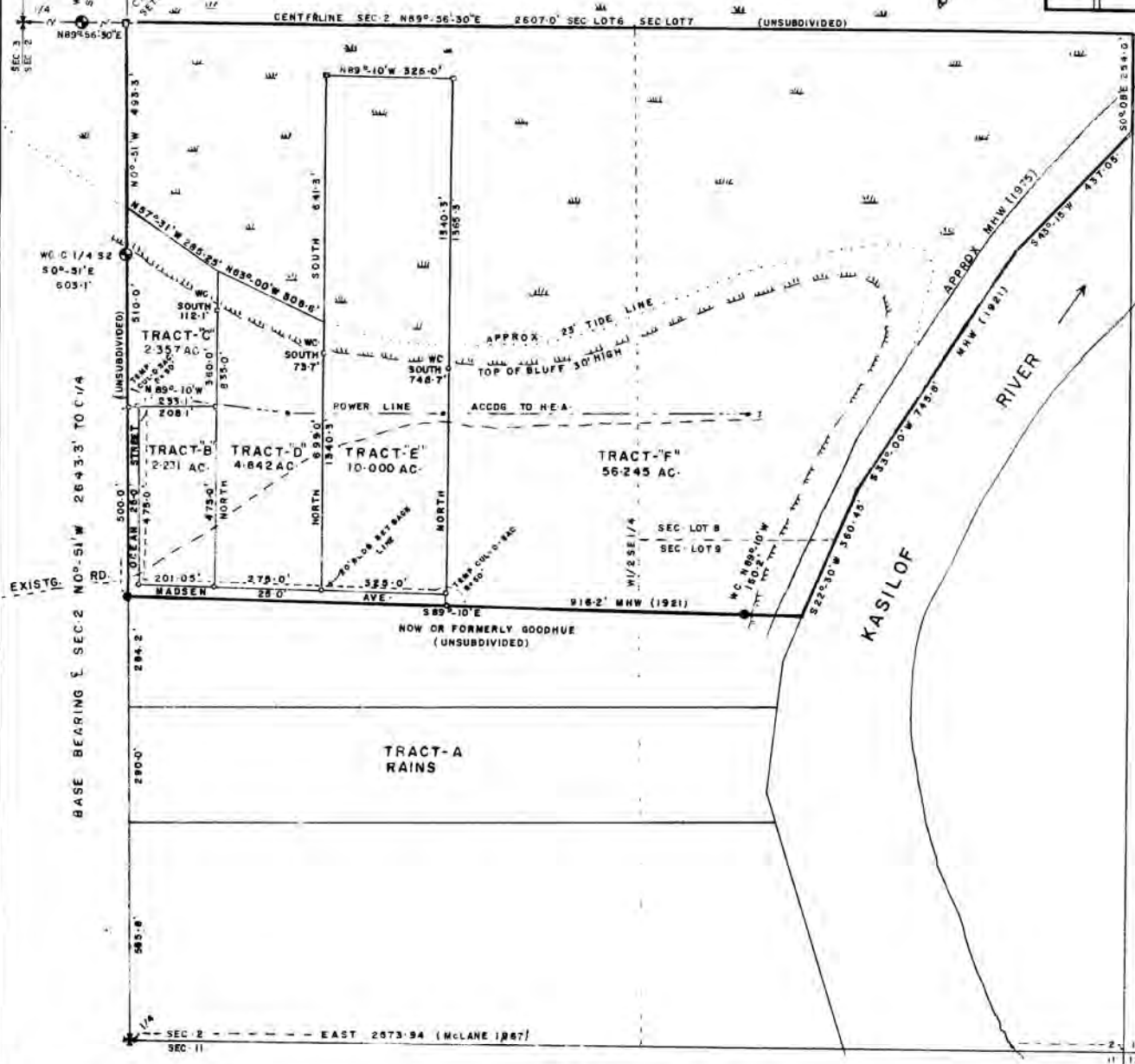
BY: M. D. LINDGREN, D. OSWAL, M. JULIASSON, COHOE, ALASKA

LEGEND

- ✕ --- Ind. GLO 1921 mon. "found"
- ⊙ --- Standard KPB brass cap on 3/4"x3' G.I. pipe set
- --- 3/4" I.P. found
- --- 5/8"x24" rebar set
- --- 1"x3"x4' stk. set



VICINITY MAP
1" = 1760'



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 streets to public use and to the use of public utilities.

Owner
Daniel F. Madsen
Michael Juliasen
James H. Osward

Owner
James H. Osward
Michael Juliasen

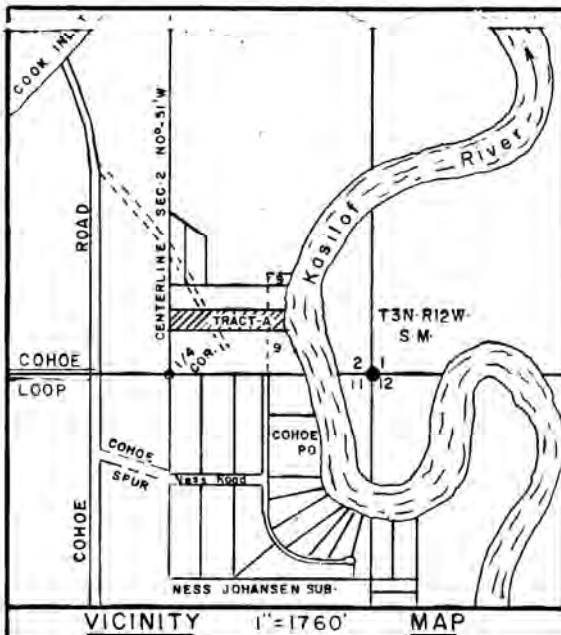
STATE OF ALASKA THIRD JUDICIAL DISTRICT

Subscribed and sworn before me this 5th day of January 19 76
Connie Wilson
NOTARY PUBLIC FOR ALASKA
My commission expires September 26, 1979

KENAI PENINSULA BOROUGH

Approved 1-6-76
By: Donald E. Simon
Mayor





LOVDAHL — RAINS TRACT "A" *CONCE 2*

LOCATED IN SW 1/4 SE 1/4, AND IN SEC. LOT 9, SEC. 2, T3N R12W S.M. COHOE, ALASKA

SCALE = 1" = 300' AREA = 11.078 AC. 4/9/75

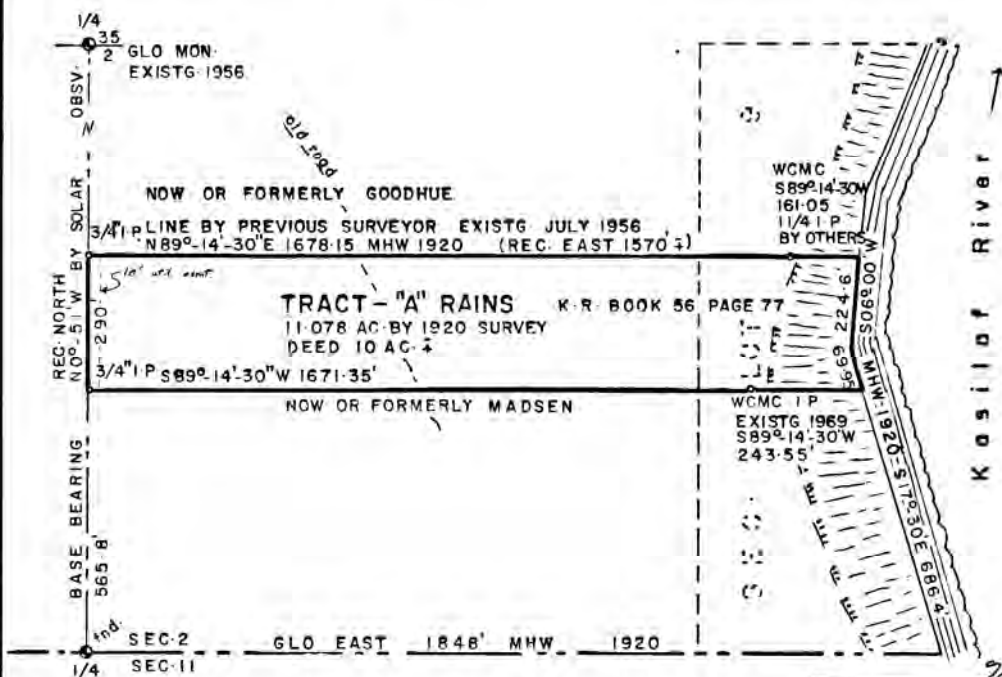
BY: EVERETT K. AND LUCILLE RAINS
BOX 10116 ANCHORAGE, ALASKA 99502
KLATT STATION

NOTE: APPROX. 1 ACRE OF EROSION
SINCE 1920

KENAI PENINSULA BOROUGH

Approved April 24, 1975

By Donald E. Gilman
Mayor



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision:

Owner Lucille E. Rains
Helen Carlson

STATE OF ALASKA, THIRD JUDICIAL DISTRICT

Subscribed and sworn before me this 12th day of March 1975

R. La Frazee
NOTARY PUBLIC FOR ALASKA

My commission expires September 12, 1977

76-21
RECORDS - FILED 300
Kenai REC. DIST.
2-25-76
TIME 4:17 P.M.
Submitted by KPB
Address



H. D. LINDGREN 1979 SUBDIVISION OF TRACT "F", PETER MADSEN SUBDIVISION

LOCATED IN W1/2 SE1/4 AND SEC. LOTS 8 AND 9, SEC. 2 T3N-R12W-S.M., COHOE, ALASKA.
SCALE 1" = 150' AREA = 56.270 AC. DEC. 11, 1979

PLAT APPROVAL

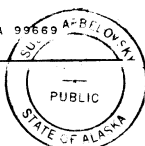
This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION
at the meeting of, September 10 1979
KENAI PENINSULA BOROUGH

By Philip Warner

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.

Herman D. Lindgren
HERMAN D. LINDGREN
BOX 560 SOLDOTNA, ALASKA 99669
Sarah P. Lindgren
SARAH P. LINDGREN



NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this
24th day of August 1980
Sue A. Arlensky
NOTARY PUBLIC FOR ALASKA
My commission expires September 13, 1981

LEGEND

- ⊕ - 1975 brass cap by 268-S, found
- - 3/4" iron pipe, found
- - 5/8" rebar, found
- ◻ - 1/2" x 2" rebar set
- - 1" x 3" wood stake
- ⊙ - Brass cap by 268-S set.

CURVES

- | | | |
|---|--|---|
| ①
A = 88°-50'
R = 20.00'
C = 27°-55'
T = 19.60'
L = 31.01' | ②
A = 60°-50'
R = 50.00'
C = 50.83'
T = 29.55'
L = 53.09' | ③
A = 89°-10'
R = 50.00'
C = 70°-19'
T = 49.28'
L = 77.81' |
| ④
A = 90°-50'
R = 50.00'
C = 71.22'
T = 20.75'
L = 78.27' | ⑤
A = 59°-10'
R = 50.00'
C = 49.37'
T = 28.38'
L = 51.65' | ⑥
A = 90°-10'
R = 50.00'
C = 28.57'
T = 20.41'
L = 31.82' |
| ⑦
A = 88°-50'
R = 20.00'
C = 27°-55'
T = 19.60'
L = 31.01' | | |

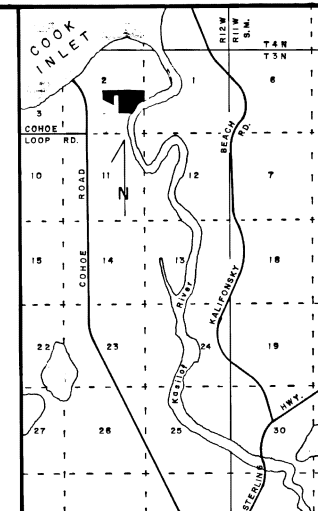
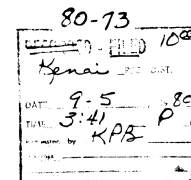
COVENANT

No waste water disposal system shall be placed on Lot II-F
without approval of State Department of Environmental Conservation.

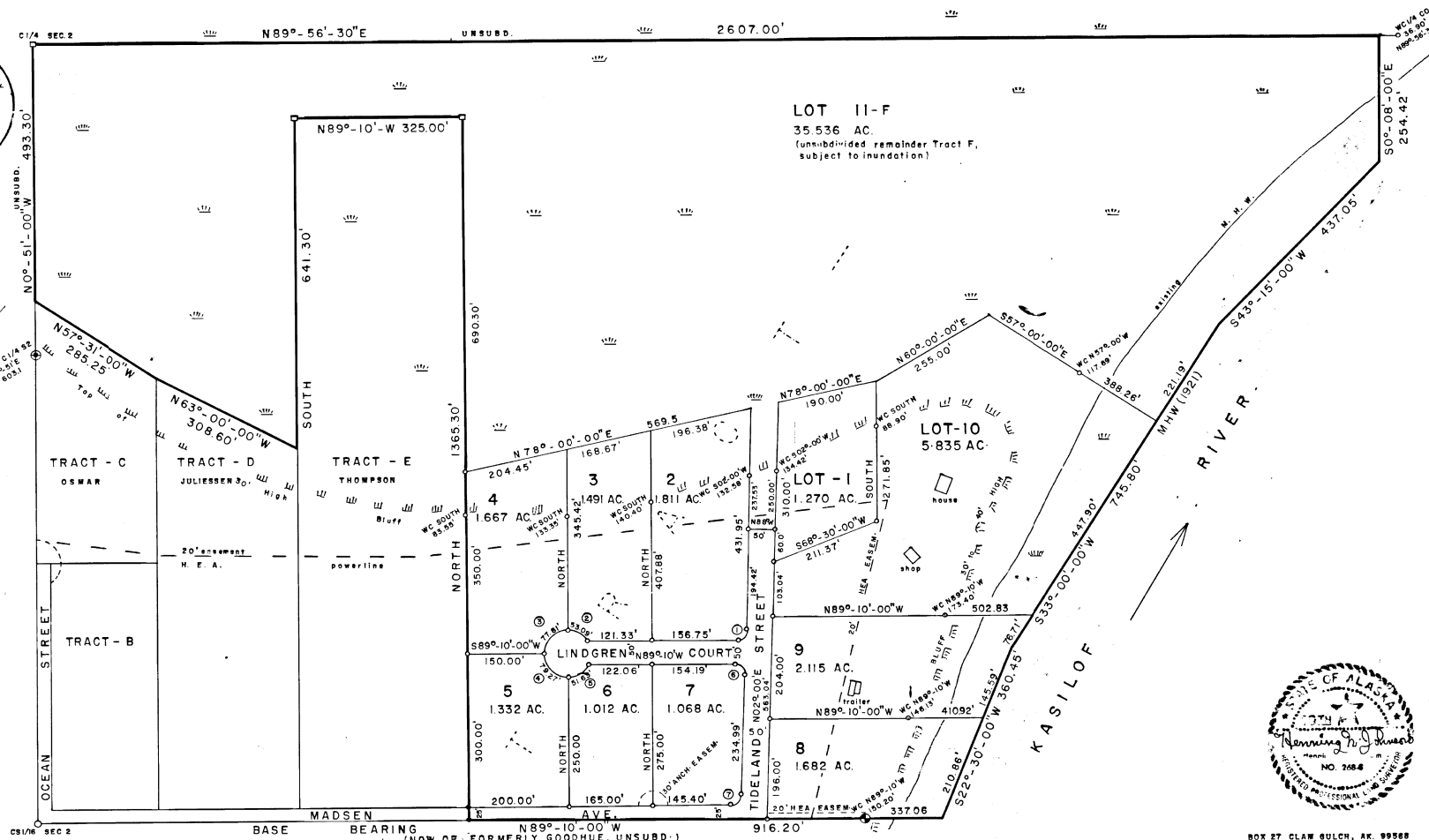
NOTE

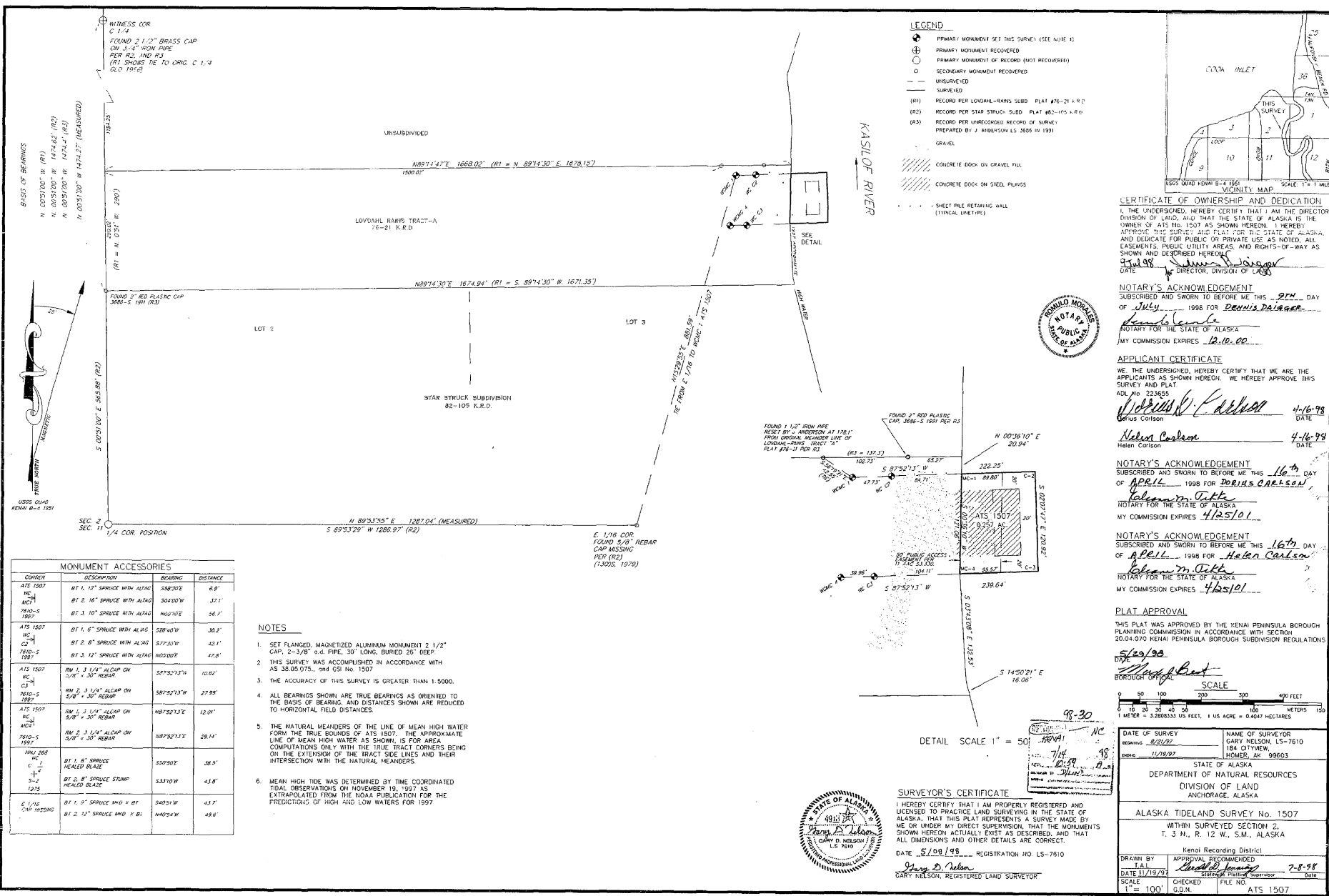
BUILDING SETBACKS -- A setback of 20 feet is required from all
street right of ways unless a lesser standard is approved by resolution
of appropriate planning commission.

Bldg. setback line to be limit of utility easements.



VICINITY SCALE 1" = 1.25 MILES MAP





MONUMENT ACCESSORIES			
CORNER	DESCRIPTION	BEARING	DISTANCE
ATS 1507	BT 1. 12" SPRUCE WITH ALTAG	358.30E	6.9'
MC-1	BT 2. 16" SPRUCE WITH ALTAG	304.80W	37.1'
MC-2	BT 3. 10" SPRUCE WITH ALTAG	N00.10E	56.1'
ATS 1507	BT 1. 6" SPRUCE WITH ALTAG	358.40W	30.2'
MC-1	BT 2. 8" SPRUCE WITH ALTAG	377.30W	42.1'
MC-2	BT 3. 12" SPRUCE WITH ALTAG	N03.00E	47.6'
ATS 1507	RM 1. 3 1/4" ALCAP ON 5/8" x 30" REBAR	S77.32.13"W	10.80'
MC-1	RM 2. 3 1/4" ALCAP ON 5/8" x 30" REBAR	S87.52.13"W	27.95'
MC-2	RM 3. 3 1/4" ALCAP ON 5/8" x 30" REBAR	N87.52.13"E	12.01'
ATS 1507	RM 1. 3 1/4" ALCAP ON 5/8" x 30" REBAR	N87.52.13"E	29.14'
MC-1	BT 1. 8" SPRUCE HEADED BLADE	S50.90E	38.5'
MC-2	BT 2. 8" SPRUCE HEADED BLADE	S33.70W	43.6'
MC-3	BT 3. 8" SPRUCE HEADED BLADE	S40.51W	43.7'
MC-4	BT 4. 8" SPRUCE HEADED BLADE	N40.51W	49.6'

- NOTES
1. SET FLANGED, MARKETIZED ALUMINUM MONUMENT 1 1/2" CAP, 2-3/8" O.D. PIPE, 30" LONG, BURIED 20" DEEP.
 2. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.075, 2nd CSI No. 1507.
 3. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
 4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 5. THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORM THE TRUE BOUNDS OF ATS 1507. THE APPROXIMATE LINE OF MEAN HIGH WATER AS SHOWN IS FOR AREA COMPUTATIONS ONLY WITH THE TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
 6. MEAN HIGH TIDE WAS DETERMINED BY TIME COORDINATED TIDAL OBSERVATIONS ON NOVEMBER 19, 1997 AS EXTRAPOLATED FROM THE NOAA PUBLICATION FOR THE PREDICTIONS OF HIGH AND LOW WATERS FOR 1997.

- LEGEND
- PRIMARY MONUMENT SET THIS SURVEY (SEE NOTE 1)
 - PRIMARY MONUMENT RECOVERED
 - PRIMARY MONUMENT OF RECORD (NOT RECOVERED)
 - SECONDARY MONUMENT RECOVERED
 - UNRECOVERED
 - SURVEYED
 - RECORD PER LONGMAN-RAND SUBD. PLAT #76-21 + R.D.
 - RECORD PER STAR STRUCK SUBD. PLAT #82-105 + R.D.
 - RECORD PER UNRECORDED RECORD OF SURVEY PREPARED BY J. ARDELSON LS 2605 IN 1991
 - GRAVEL
 - CONCRETE DOCK ON GRAVEL FILL
 - CONCRETE DOCK ON STEEL PILING
 - SHEET PILE RETAINING WALL (TYPICAL LINE-PI)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR (DIVISION OF LAND), AND THAT THE STATE OF ALASKA IS THE OWNER OF ATS NO. 1507 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE 5/19/98 BY GARY NELSON
DIRECTOR, DIVISION OF LAND

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF JULY, 1998 FOR DENNIS DAIRAGER.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 12.10.00

APPLICANT CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE APPLICANTS AS SHOWN HEREON. WE HEREBY APPROVE THIS SURVEY AND PLAT.

ADL No. 223655
Nelson Carlson 4/16/98
DATE
Nelson Carlson 4/16/98
DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF APRIL, 1998 FOR DAVID CARLSON.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 4/25/01

NOTARY'S ACKNOWLEDGEMENT

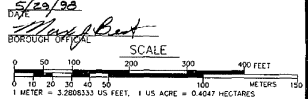
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF APRIL, 1998 FOR Helen Carlson.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 4/25/01

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION IN ACCORDANCE WITH SECTION 20.04.010 KENAI PENINSULA BOROUGH SUBDIVISION REGULATIONS

DATE 5/29/98
BY Max Burt
BOROUGH CLERK

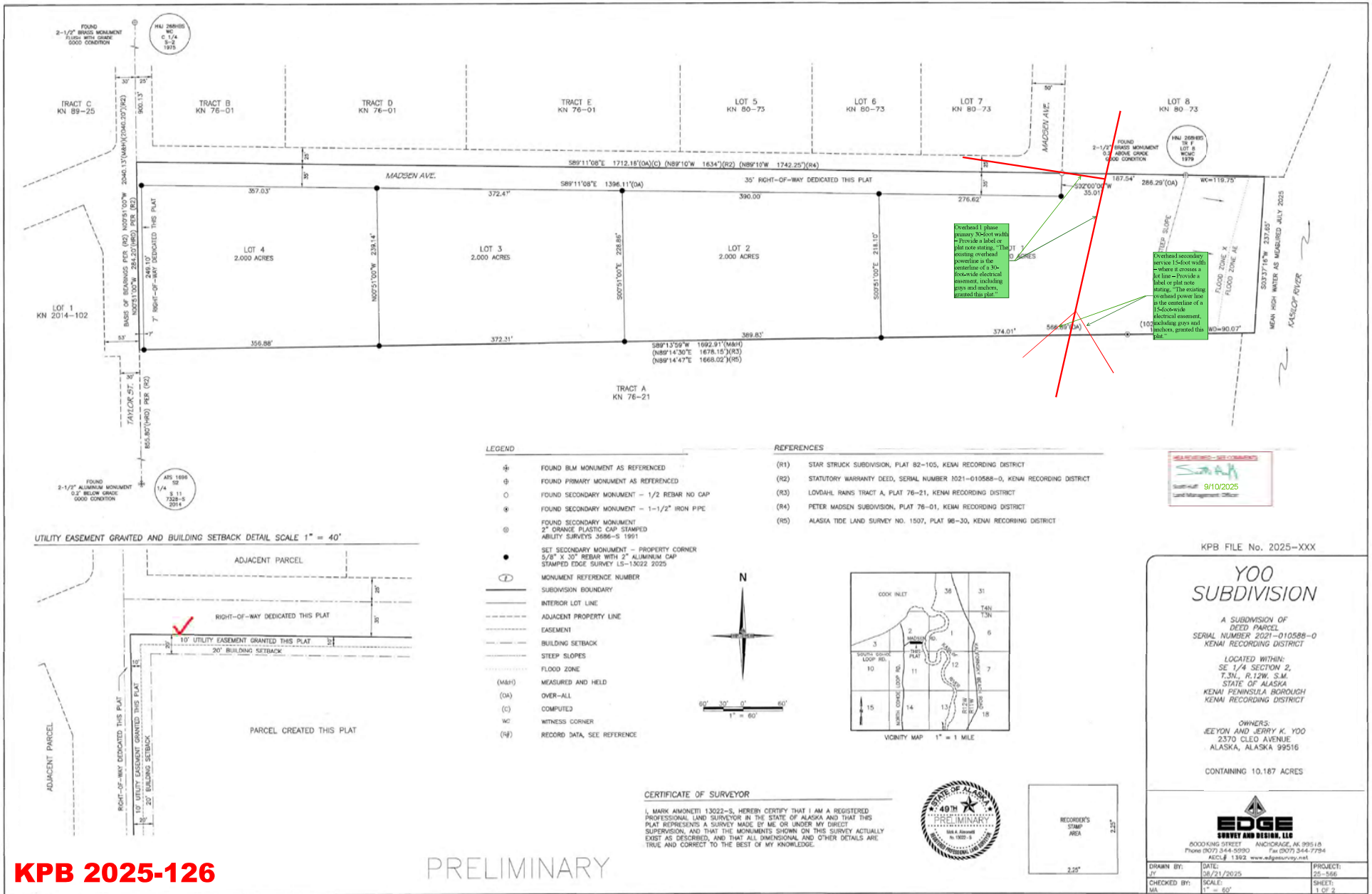


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 5/08/98 REGISTRATION NO. LS-7510
Gary Nelson
GARY NELSON, REGISTERED LAND SURVEYOR

DATE OF SURVEY 5/22/97	NAME OF SURVEYOR GARY NELSON, LS-7510 184 CITYVIEW, ANCHORAGE, AK 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA TIDELAND SURVEY No. 1507 WITHIN SURVEYED SECTION 2, T. 3 N., R. 12 W., S.M., ALASKA	
Kenai Recording District APPROVAL RECOMMENDED DATE 11/19/98 SCALE 1" = 100'	
FILE NO. ATS 1507	



KPB 2025-126

NOTES

- ✓ 1. 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.
2. THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, GRANTED THIS PLAT. 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 WETLANDS DETERMINATION IF APPLICABLE.
4. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
5. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
- ✓ 6. THESE PARCELS SUBJECT TO AN EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED AUGUST 24, 1959, MISC. BOOK 4 PAGE 26 AND June 5, 1968, MISC. BOOK 31 PAGE 148, SEWARD RECORDING DISTRICT.
7. THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
8. THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF KASLOF RIVER AND ANY QUESTIONS OF RIGHTS OF ACCESS TO THE RIVER IN THE EVENT SAID LINES DO NOT IN FACT ABUT THE RIVER.
9. THIS SUBDIVISION IS SUBJECT TO ANY PROHIBITIONS OR LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
10. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S 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. THIS PLAT IS AFFECTED BY FLOOD ZONES X AND AE PER MAP PANEL 02122C-0806C.
11. 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 INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
12. ANDROMEDUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANDROMEDUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18 AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
13. WASTE/WATER USE/SAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL, ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE NUMBER DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 22, 2025.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - SOUTH 35 FEET OF MADSEN AVE. AND EAST 7 FEET OF TAYLOR ST.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

DATE

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.

JEEYON YOO
2370 CLEO AVENUE
ALASKA, ALASKA 99516

JERRY K. YOO
2370 CLEO AVENUE
ALASKA, ALASKA 99516

NOTARY ACKNOWLEDGEMENT

FOR: JEEYON YOO
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

NOTARY ACKNOWLEDGEMENT

FOR: JERRY K. YOO
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

PRELIMINARY

KPB FILE No. 2025-XXX

YOO
SUBDIVISION

A SUBDIVISION OF
DEED PARCEL
SERIAL NUMBER 2021-010588-0
KENAI RECORDING DISTRICT

LOCATED WITHIN:
SF 1/4 SECTION 2,
T.3N., R.12W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
JEEYON AND JERRY K. YOO
2370 CLEO AVENUE
ALASKA, ALASKA 99516

CONTAINING 10.107 ACRES



9000 KING STREET ANCHORAGE, AK 99518
Phone (907) 544-5395 Fax (907) 544-7734
AEC# 1392 www.edgesurvey.net

DRAWN BY: JF	DATE: 08/21/2025	PROJECT: 25-556
CHECKED BY: MA	SCALE: 1" = 80'	SHEET: 2 OF 2

KPB 2025-126