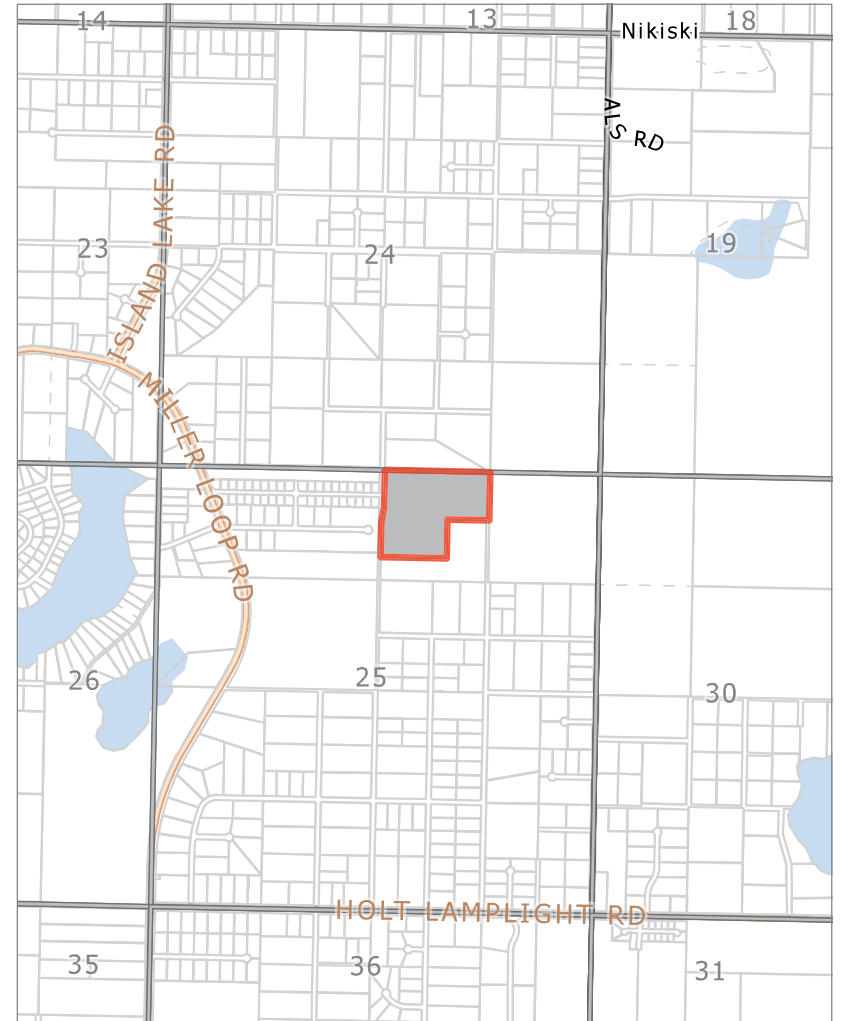
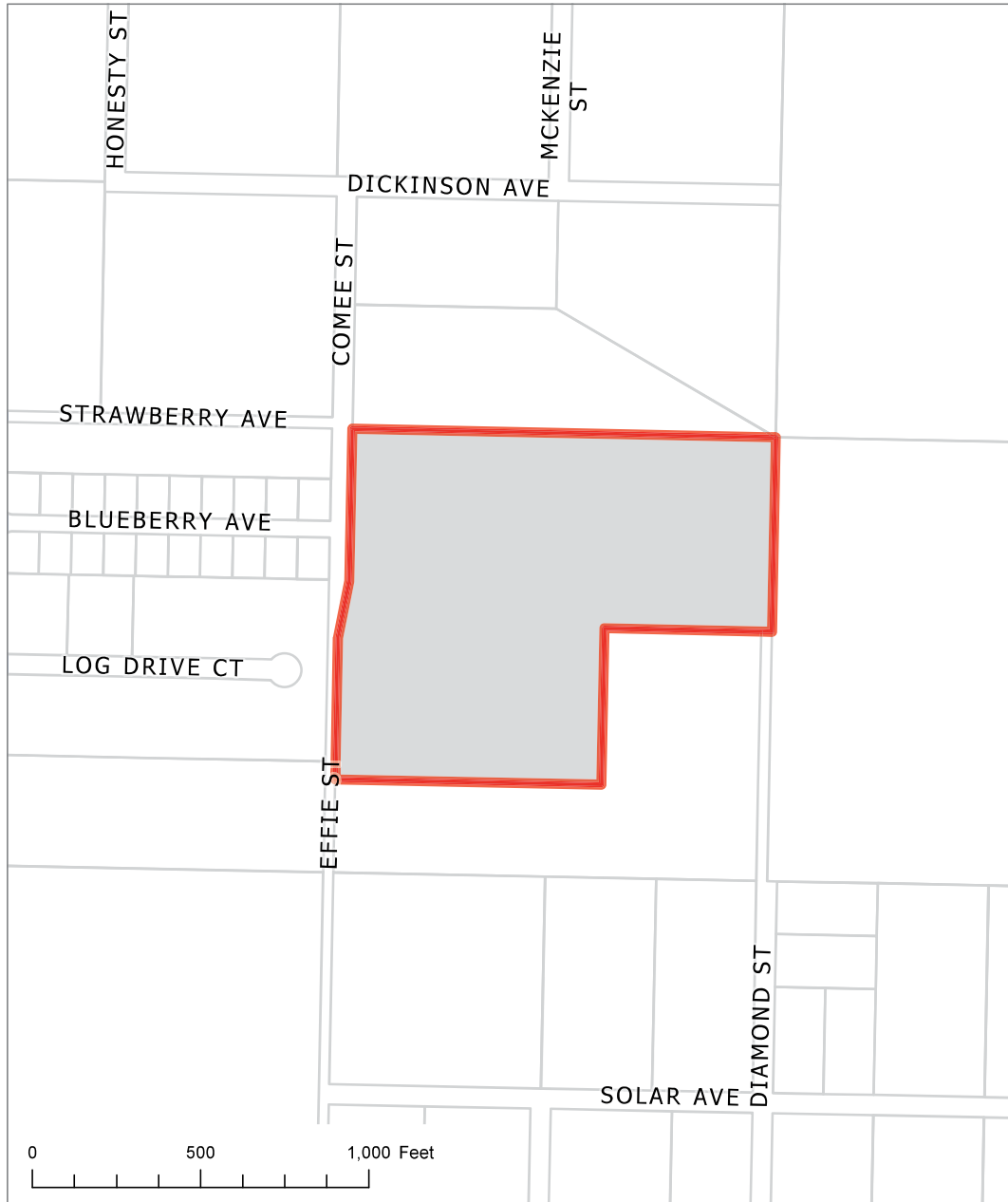


E. NEW BUSINESS

- 9. Shamrock Subdivision No. 3; KPB File 2024-015
McLane Consulting Group / Heite
Location: Effie Street
Nikiski Area / Nikiski APC**

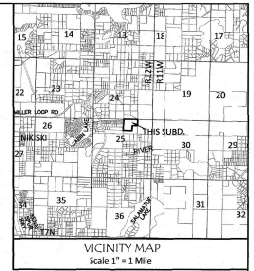
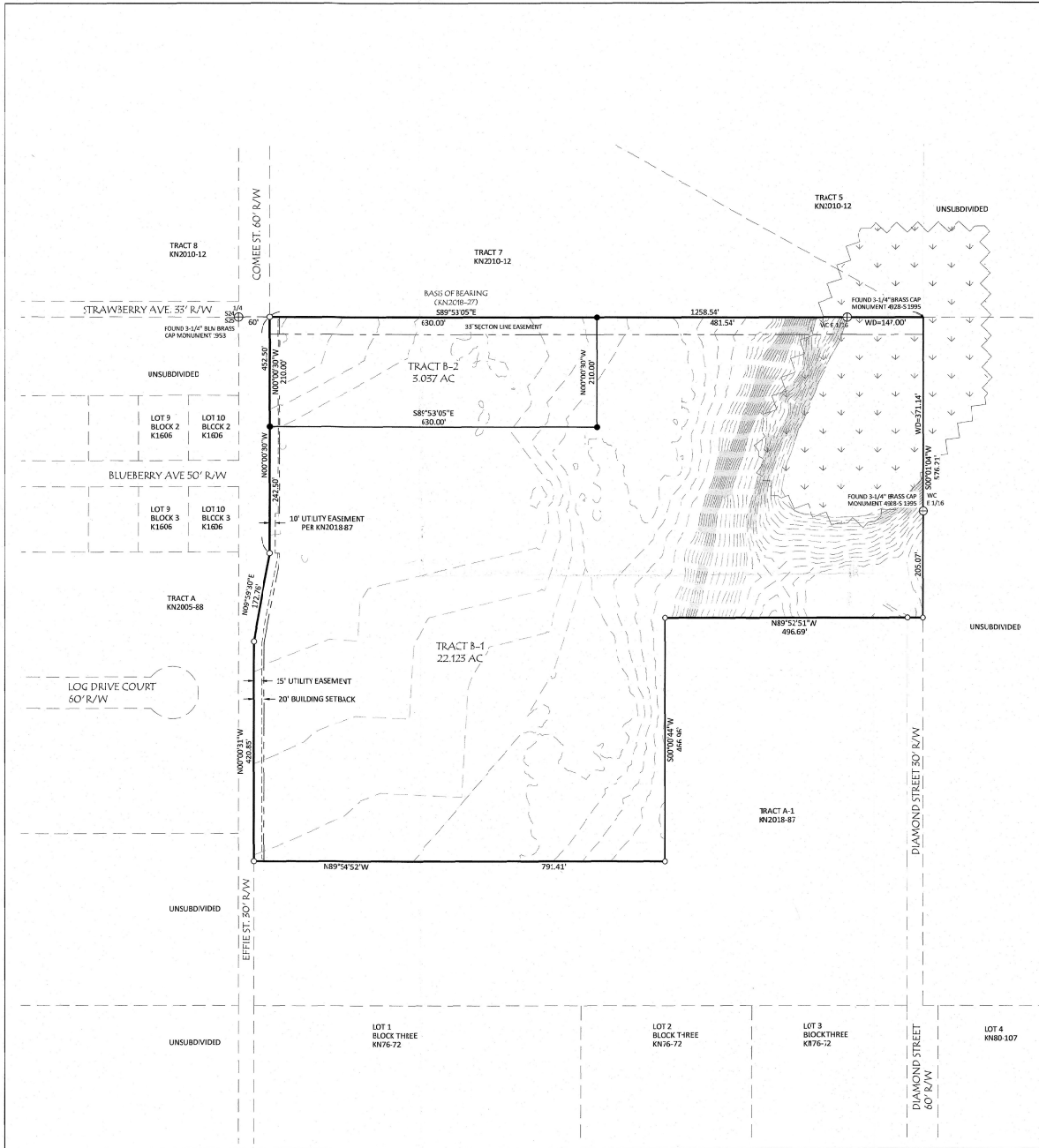


KPB File 2024-015
 T 07N R 12W SEC 25
 Nikiski

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



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



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS UTILITY EASEMENT EXCEPT AS SHOWN IN DETAIL A, PER KN2018-87.
4. 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.
5. 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 (P.B. 4.06).
6. 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.

CERTIFICATE OF OWNERSHIP

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.

LOUISE B. HEITE
PO BOX 1199
KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR LOUISE B. HEITE
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2024
MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

WASTEWATER DISPOSAL: TRACT B-1

THESE LOTS 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.

WASTEWATER DISPOSAL: TRACT B-2

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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- ▨ AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 4'
- ▩ SLOPES GREATER THAN 20%



COZY R. McLANE C.E. 11510 AK DATE _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2024.

AUTHORIZED OFFICIAL _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPE 20.05.040.

AUTHORIZED OFFICIAL _____

Plat #	
Sec	Dist
10	20
10	20

SHAMROCK SUBDIVISION NO. 3
(REPLAT OF TRACT B SHAMROCK SUBDIVISION NO. 2 (KN2018-87))

LOUISE B. HEITE, OWNER
PO BOX 1199, KENAI, AK 99611

25.180 AC N/4 S/4 SITUATED IN THE 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 12 WEST, SEWAGE MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 466 SOLDOTNA, AK 99589 VOICE: (907) 284-4118 FAX: (907) 283-2855 WWW.MCLANECES.COM	KPB File No. 2024-XXX
	Project No. 242005	

Scale 1" = 100' Date: JAN 2024 BOOK NO: 24-XX Drawn by: AHH

KPB 2024-015

AGENDA ITEM E. NEW BUSINESS

**ITEM #9 - PRELIMINARY PLAT
SHAMROCK SUBDIVISION No 3**

KPB File No.	2024-015
Plat Committee Meeting:	February 26, 2024
Applicant / Owner:	Louise Heite of Kenai
Surveyor:	James Hall / McLane Consulting, Inc
General Location:	Blueberry Ave in Nikiski APC

Parent Parcel No.:	015-150-59
Legal Description:	T 07N R 12W SEC 25 SEWARD MERIDIAN KN 2018087 SHAMROCK SUB NO 2 TRACT B
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide 25.160 acre tract into two new tracts having sizes o 3.037 acres and 22.123 acres.

Location and Legal Access (existing and proposed):

Access to the plat is by Blueberry Ave a 50 foot dedication coming from Miller Loop Rd. Blueberry Ave intersects with Effie St which gives access to both tracts.

There is a 33 foot section line easement located on the north side of the plat as shown on the drawing.

Block length is compliant along the plat. With the size of Tract B-1 future development could give a cul-de-sac if the developer did have plans to.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA protest to the tract subdivision
SOA DOT comments	

Site Investigation:

There are structures on the plat. On the parent plat, the main structure was given exceptions to the building setback and utility easement requirements. The notes for the exceptions should be carried forward to this plat. All structures near the front should be located for compliance to setbacks as there appears to be other structures that may be close to the building setback lines currently.

There appears to be steep areas in the back of Tract B-1 as shown on the plat. the contours can be removed for the final submittal.

Wetlands appear to be limited to the pond area as shown. No plod hazard area was identified. Proper wetland appear on the plat.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	

Staff Analysis

Shamrock Subdivision No 1 KN 95-78 was the first division of the NW1/4 NE1/4 Section 25, Township 7 North, Range 12 West, SM Alaska. Shamrock Subdivision No 2 KN 2018-87 divided the remainder of the NW1/4 NE1/4 into two tracts and two dedications. This platting action is subdividing the north tract of KN 2018-87.

A soils report will be required for Tract B-2 and an engineer will sign the final plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The Nikiski Advisory Planning Commission recommended approval of the plat Shamrock Subdivision No 3 at their meeting of February 8, 2024. There were no notes, just a notification from the representative.

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

Utility Easements

There are no easements noted in the certificate to plat

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	No comment
ENSTAR	No comment
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 52400 BLUEBERRY AVE Existing Street Names are Correct: Yes List of Correct Street Names: COMEE ST, STRAWBERRY AVE, BLUEBERRY AVE, LOG DRIVE CT, EFFIE ST, DIAMOND ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 52400 BLUEBERRY AVE IS SUBJECT TO CHANGE AS DEVELOPMENT IN THIS AREA OCCURES.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- KPB File No is 2024-015
- Label some of the adjacent streets to the plat on the vicinity map

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.

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.

20.30.240. Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

B. The setback shall be noted on the plat in the following format:
Building setback- A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.

C. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:

Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

Staff recommendation:

- Locate the structures as they exist now, when the field work is done to be shown on the drawing. The exception to setback was for future development and was not to exceed closer than 10 feet.
- The 10' utility is also a setback as granted by exception and should be noted as on parent plat.

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.

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

B. The following note shall be shown on the final 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.

Staff recommendation: comply with 20.60.150.

Label the front utility easement “granted by 2018-87” where flagged to line.

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.*

- Carry forward all notes from the parent plat that are necessary
- Plat note #5 is not needed as there are no roads being dedicated.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Add February 26 to the Plat Approval

Remove the lower Plat Approval

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



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.

LEGEND:

- ⊕ 3 1/4" BLM MONUMENT 1955 FOUND
- ⊕ 3 1/4" BRASS CAP MON. 4928-S 1995 FOUND
- ⊕ 3 1/2" BRASS CAP MON. 3808-S 1978 FOUND
- 1/2" REBAR w/PLASTIC CAP MOLINE FOUND
- 1/2" REBAR w/PLASTIC CAP 15738 FOUND
- 5/8" REBAR w/PLASTIC CAP 15889 SET
- () RECORD DATUM PLAT 95-78 KRD

NOTES:

- 1) Basis of bearing taken from Shanrock Subdivision No. 1, Plat 95-78, Kenai Recording District.
- 2) Building setback-A setback of 30 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission except as shown in the detail.
- 3) Easements to KPH 20.30.240, Building setback, and KPH 20.60.150, Utility easement, were granted by the Plat Committee at the meeting of October 22, 2018.
- 4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) 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.
- 6) Front 15 feet of the 30 foot building setback and the entire setback within 5 feet of the side lot line is a utility easement except as shown in the detail. 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.
- 7) **WASTEWATER DISPOSAL.** These lots are at least 900,000 square feet or normal 10 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.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 22, 2018.

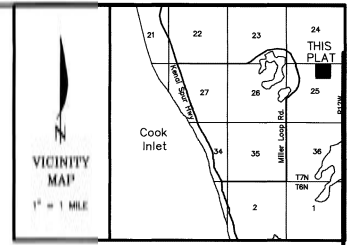
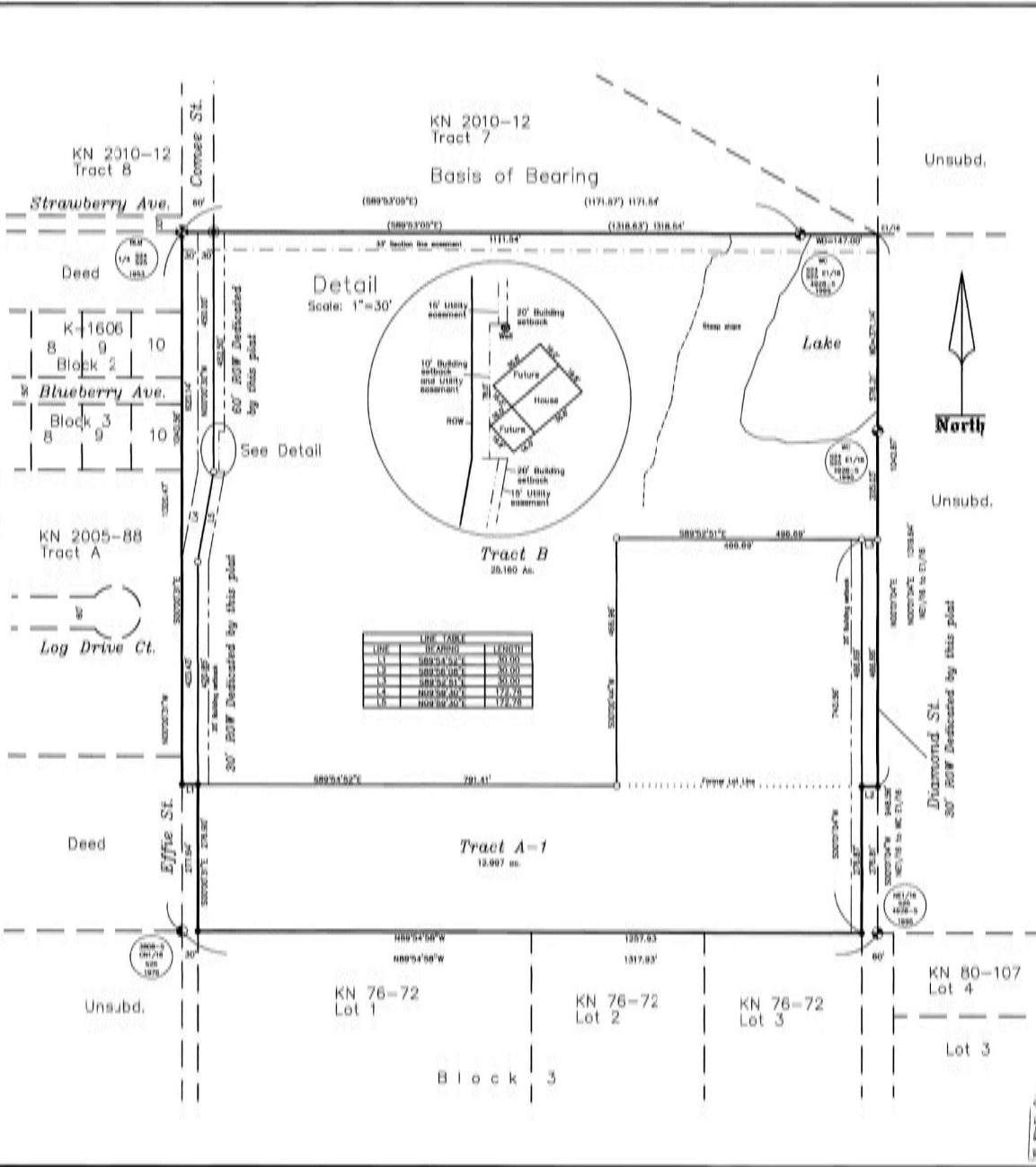
KENAI PENINSULA BOROUGH
 AUTHORIZED OFFICIAL *[Signature]* 12/18/2018



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 herein actually exist as described; and all dimensions and other details are correct.

Date 12-11-18.



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT 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.

[Signature]
 JORDAN B. HELLO
 REALTOR
 REAL ALASKA 08811
 NW 1/4 NE 1/4 SECTION 28

CERTIFICATE of OWNERSHIP and DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DENNIS AND JANET ZIEMKE LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN, AND ON BEHALF OF THE DENNIS AND JANET ZIEMKE LIVING TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

[Signature]
 DENNIS ROBERT ZIEMKE
 JANEET LEE ZIEMKE
 TRUSTEES, DENNIS AND JANET ZIEMKE LIVING TRUST
 47765 DIAMOND ST.
 KENAI, ALASKA 99611
 TRACT A

NOTARY'S ACKNOWLEDGMENT

FOR Jordan B. Hello
 ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 2018.

[Signature]
 JORDAN B. HELLO
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 02-17-19

[Signature]
 JORDAN B. HELLO
 Notary Public
 State of Alaska
 My Commission Expires September 17, 2019

NOTARY'S ACKNOWLEDGMENT

FOR Dennis Robert Ziemke and Janet Lee Ziemke
 ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2018.

[Signature]
 DENNIS ROBERT ZIEMKE
 JANEET LEE ZIEMKE
 TRUSTEES, DENNIS AND JANET ZIEMKE LIVING TRUST
 47765 DIAMOND ST.
 KENAI, ALASKA 99611
 TRACT A

OFFICIAL SEAL
 NOTARY PUBLIC
 PEGGY CLEMENTS
 STATE OF ALASKA
 MY COMMISSION EXPIRES 7-31-2022

NOTARY'S ACKNOWLEDGMENT

FOR _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

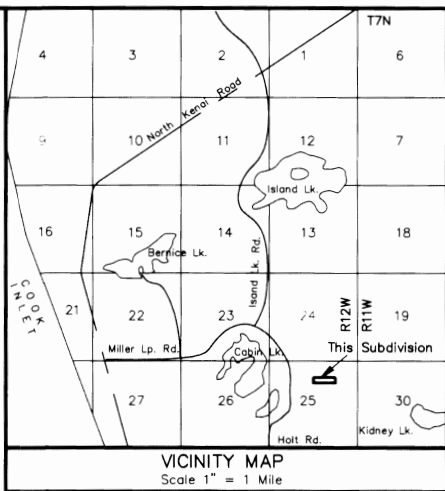
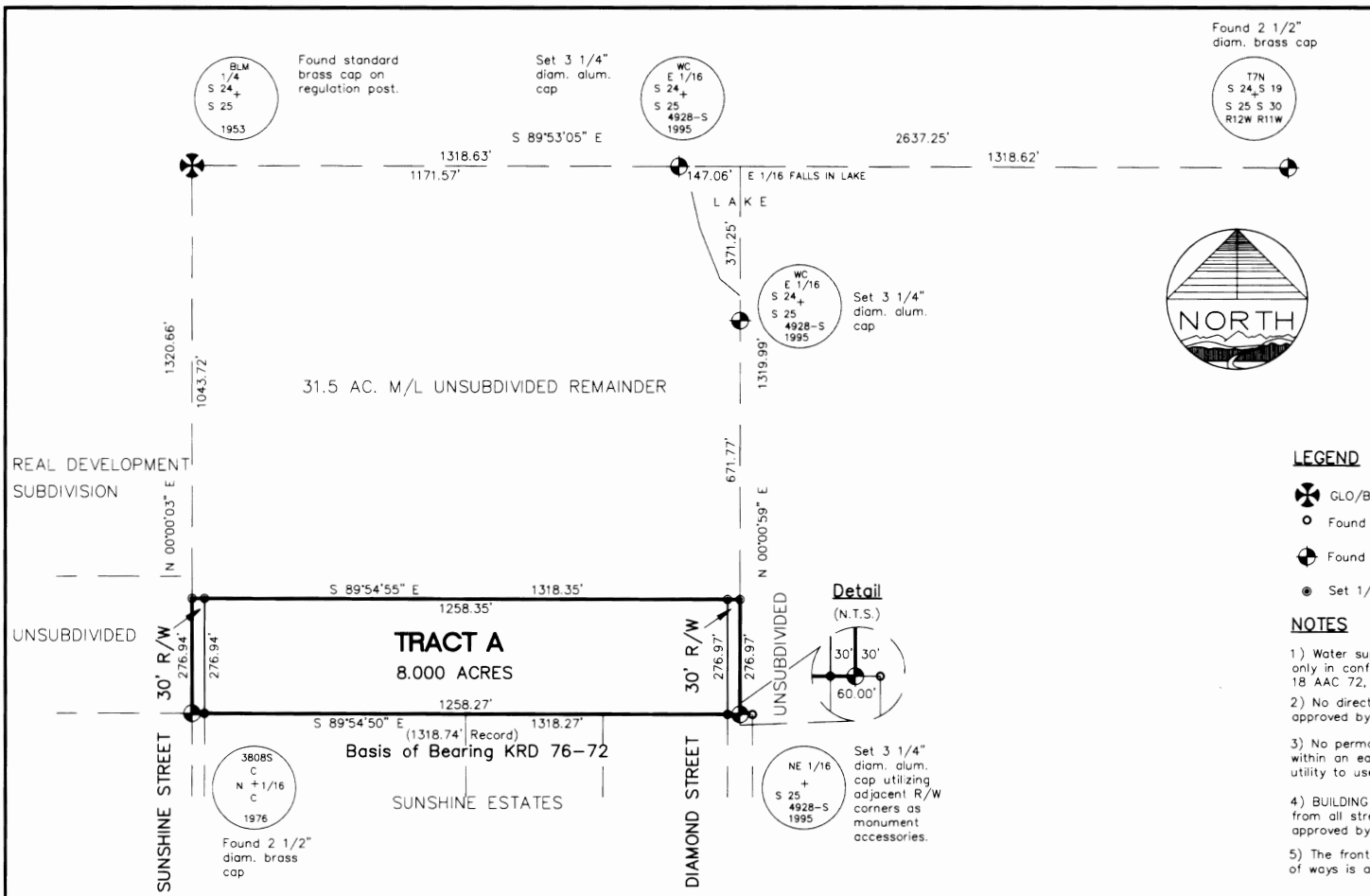
KPD FILE No. 2018-06681

Shanrock Subdivision No. 2

A re-subdivision of Tract A and the un-subdivided remainder of Shanrock Subdivision No. 1, Plat 95-78, Kenai Recording District. Located within the NW 1/4 NE 1/4 Section 25, T7N, R12W, S.M., Kenai Peninsula Borough, Alaska.

Containing 39,567 Ac.

Surveyor Regester Surveys 81485 Rowland Hill Hotulian, AK 99569 (907) 888-0009	Owners Louise Hello P.O. Box 1199 Kenai, AK 99611	Dennis & Janet Ziemke Living Trust 47765 Diamond St. Kenai, AK 99611
JOB NO. 18084 SURVEYED June, 2018 FIELD BOOK: 18-1	DRAWN: 12-11-18 SCALE: 1"=100' SHEET: 1 of 1	



LEGEND

- ⊗ GLO/BLM monument found this survey.
- Found 5/8" diam. rebar at property corner
- ⊕ Found or set survey monument as described.
- Set 1/2" X 24" rebar with McLane cap attached

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) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
- 3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 4) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 5) The front ten (10) ft. of the building setback along all right of ways is also a utility easement.

WASTEWATER DISPOSAL

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 Environment Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

Dave Johnson Environmental Eng. 11-21-95
 Signature Title Date



95-78
 RECORDED 20
 KENAI REC. DIST
 DATE 12-21 1995
 TIME 11:31 AM
 REQUESTED BY: McLane Consulting Group
 ADDRESS: P.O. Box 468 Soldotna, AK 99669

SHAMROCK SUBDIVISION NO. 1

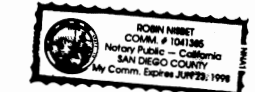
C.G. Johnson, owner
 10962 Iditarod Circle
 Eagle River, AK 99577

LOCATION

8.382 AC. M/L SITUATED IN THE NW 1/4 NE 1/4 SECTION 25, T. 7 N., R. 12 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

Surveyed by: Consulting Group
 P.O. Box 468
McLane Soldotna, AK 99669

Date: Nov. 1995	Book No.: 95-13	Project No. 952021
Drawn by: msm	Scale 1" = 200'	KPB File No. 95124



NOTARY'S ACKNOWLEDGEMENT

FOR: *Clarence George Johnson*

Subscribed and sworn before me this
 4 day of December 1995

My commission expires 6/23/98

Robin Hisset
 Notary Public for the State of California

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights of way and public area to public use and grant all easements to the use shown.

I further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiary.

Clarence George Johnson
 Clarence George Johnson

PLAT APPROVAL

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

August 28, 1995.

KENAI PENINSULA BOROUGH by
[Signature]
 Authorized Official