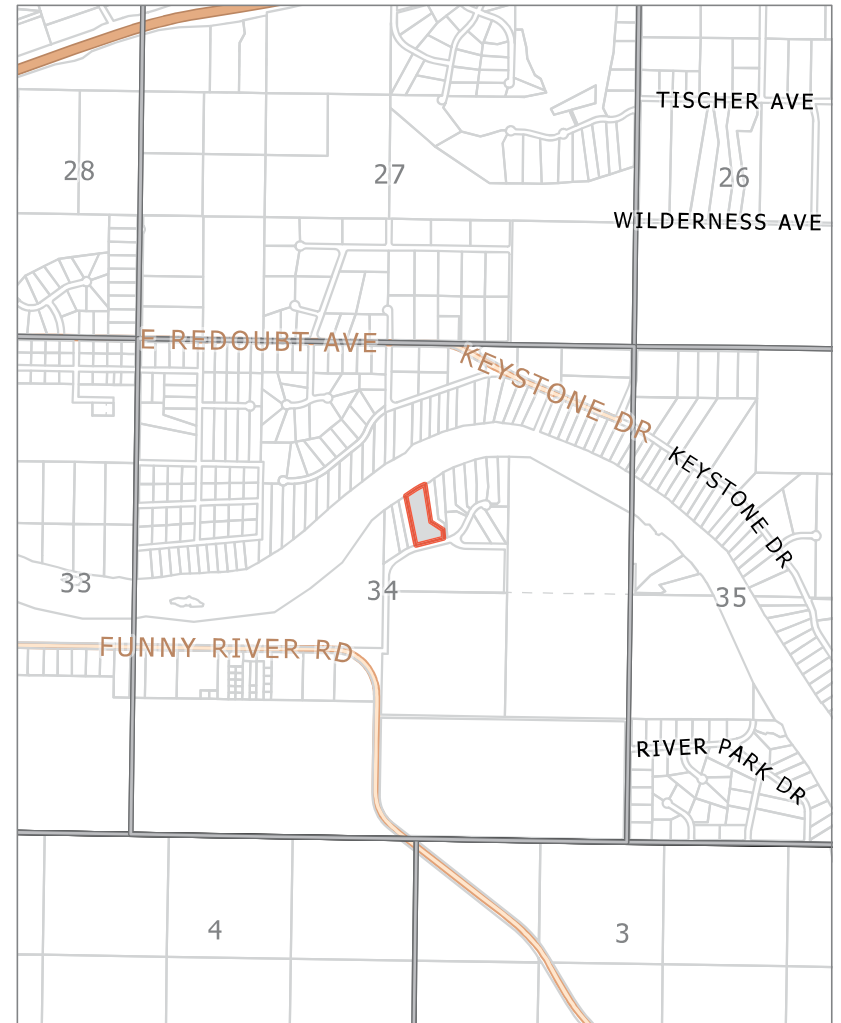
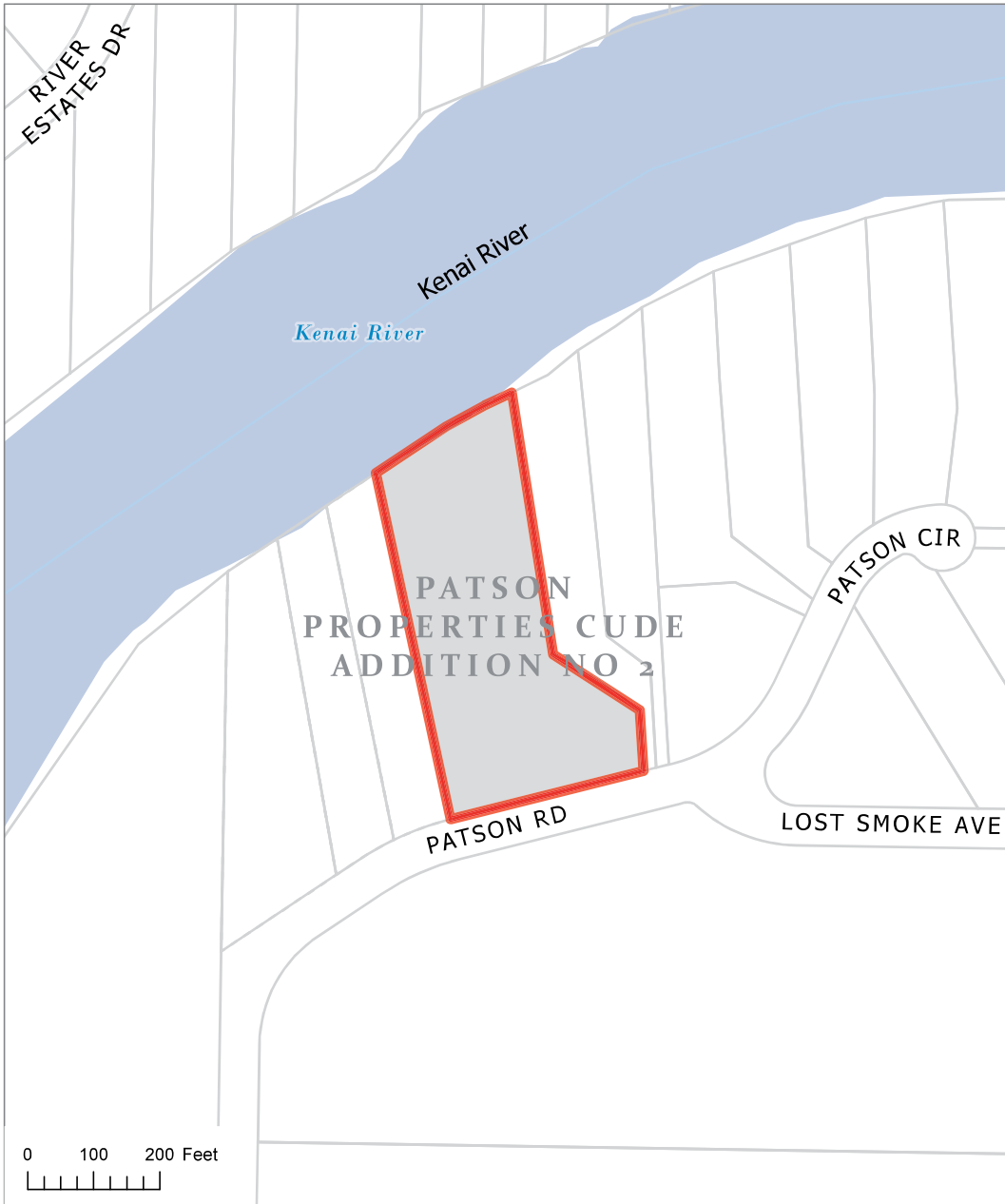


E. NEW BUSINESS

- 5. Patson Properties Cude Addition No. 2; KPB File 2026-059
McLane Consulting Group / SBC 2012 Family Trust
Location: Patson Road**

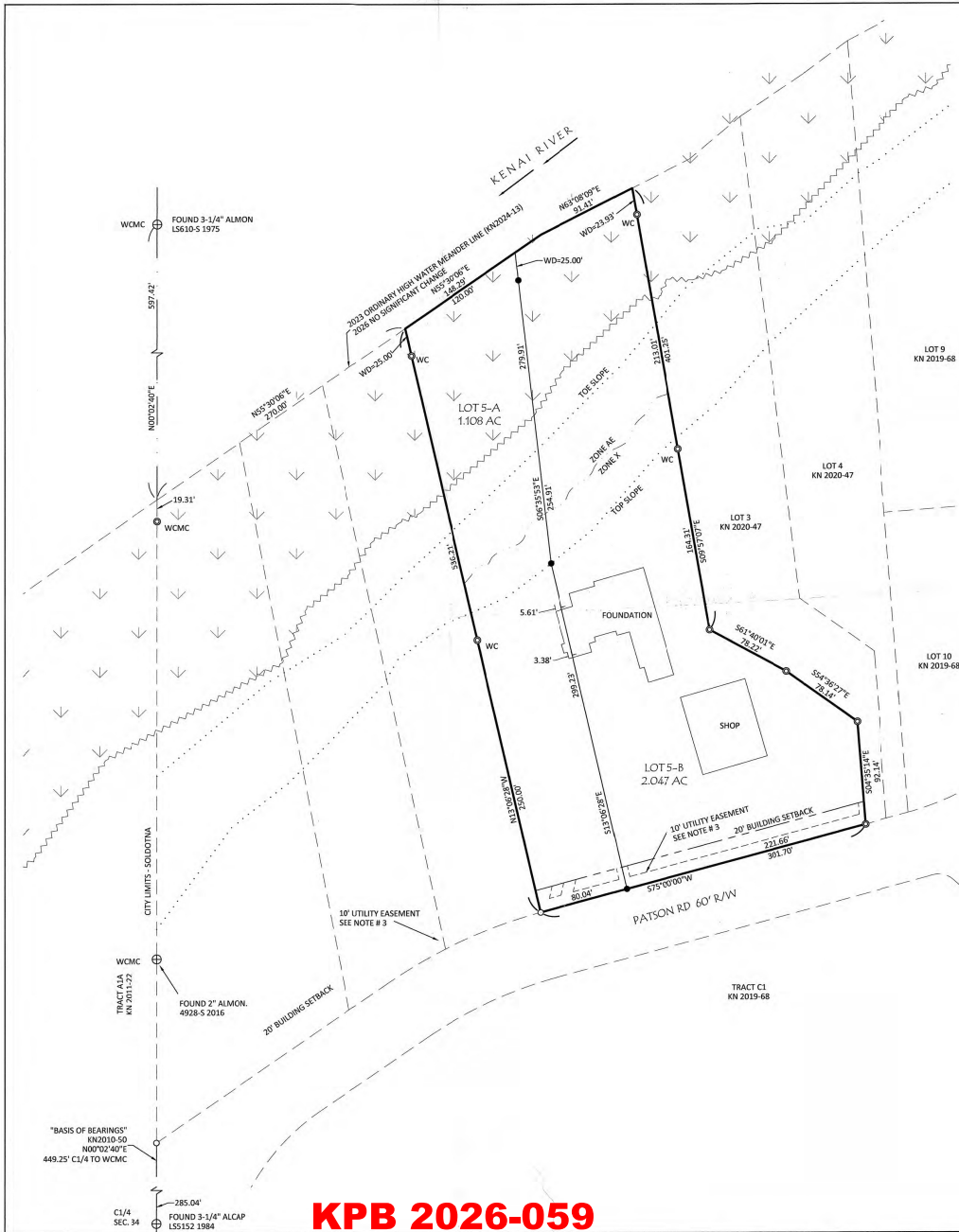


KPB File 2026-059
T05N R10W SEC34
Funny River

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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KPB 2026-059

WASTEWATER DISPOSAL LOTS 5 - 8
 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.

CODY R. McLANE C.E. 11510 AK DATE

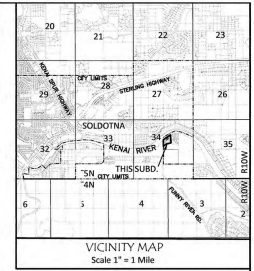
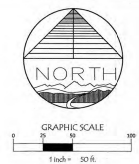
- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 1/2" REBAR w/ PLASTIC CAP 3128-S UNLESS NOTED
 - FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-211269
 - ▭ AREA SUBJECT TO INUNDATION
- RECORD AND MEASURED AGREE UNLESS NOTED OTHERWISE

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SBC 2012 FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE SBC 2012 FAMILY TRUST, 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.

SEAN BRADLEY CUDE, TRUSTEE, THE SBC 2012 FAMILY TRUST
 42115 KALIFORNISKY BEACH ROAD, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
 FOR: SEAN BRADLEY CUDE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF _____



- 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 - BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 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. THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE "TRUE BOUNDS OF LOTS 5A & 5B. THE 2020 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 6. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT APPLY TO DEVELOPMENT IN THIS SUBDIVISION.
 7. FLOOD HAZARD NOTICE:
 - 7.1. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN 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 TITLE 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
 - 7.2. FLOOD ZONE: AE, X (SHOWN HEREON)
 - 7.3. MAP PANEL: 0322C-0209E
 8. FLOODWAY NOTICE:
 - 8.1. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB TITLE 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
 9. 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.
 10. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 10.1. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 23, 2020 IN DOCUMENT NO. 2020-011597-0 KENAI RECORDING DISTRICT AND AMENDED JULY 26, 2024 RECORDED AS DOCUMENT NO. 2024-006431-0. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS FOR KPB 2016.120.B
 11. EXCEPTION GRANTED TO LOT DIMENSIONS (KPB 20.10.190A) BY THE KPB PLAT COMMITTEE AT THE _____, 2026 MEETING.

Plat # _____

Rec Date _____

Date _____

Time _____



PATSON PROPERTIES CUDE ADDITION NO. 2
 A REPLAT OF LOT 5 PATSON PROPERTIES CUDE ADDITION (KN2024-13)
 THE SBC 2012 FAMILY TRUST, OWNER
 42115 KALIFORNISKY BEACH ROAD, SUITE B
 SOLDOTNA, AK 99669
 3.155 AC. M/L SITUATED IN FORMER GOV'T LOT 6 IN THE NE1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

 ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 466 SOLDOTNA, AK 99669 PHONE: (907) 283-8414 FAX: (907) 283-3262 WWW.MLANC.COM	KPB File No. 2026-XXX
	PROJECT NO. 262023
SCALE 1" = 50'	DATE: MAY 2026
	BOOK NO.: XXXXX
	DRAWN BY: AHH

PLAT APPROVAL
 THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL _____

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
PATSON PROPERTIES CUDE ADDITION NO 2**

KPB File No.	2026-059
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	The SBS 2012 Family Trust
Surveyor:	Andrew Hamilton/ McLane Consulting Inc
General Location:	Patson Dr off Funny River Rd /

Parent Parcel No.:	135-243-35
Legal Description:	T 5N R 10W SEC 34 SEWARD MERIDIAN KN 2024013 PATSON PROPERTIES CUDE ADDN LOT 5
Assessing Use:	Accessory Building
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 a 3.155-acre lot into two new lots of size 1.108 acres and 2.047 acres.

Location and Legal Access (existing and proposed):

The plat is located on Patson Rd a 60-foot dedication privately maintained. Patson Rd is located off of Funny River Rd near mile post 2.5.

The plat is not proposing to dedicate any right-of-way nor is it vacating any right-of-way.

There are no section line easements affecting the property either.

Block length is not compliant neither is cul-de-sac length. Due to the Kenai River to the north **Staff recommends** the Plat Committee concur an exception to block length and cul-de-sac length is not required as this plat is unable to supply relief.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: The foundation encroaches the new property line.
SOA DOT comments	No comment

Site Investigation:

The subdivision is located along the Kenai River and has steep slopes over 20 percent as indicated with the top of slope and toe of slope. **Staff recommends** the top and toe of slopes remain on the final plat.

There are improvements shown on the drawing of a shop and the start of a foundation for a house. The owner stopped work on the foundation when it was found that the new division crossed through the edge of the foundation. The owner has stated they plan to cut the foundation back from the new property line. **Staff recommends** prior to final approval of the plat that an as-built survey of the foundation be submitted to staff verifying the location of the foundation and clearance from the new property line.

Per the River Center review the plat is located in both a FEMA designated Flood Hazard Area and Flood Zone. Notes from KPB 20.30.280 (D) and (E) should be included on the drawing. They should include the FEMA FIRM Panel and the Flood Zones should be included in 20.30.280(D). **Staff recommends** the FRIM Panels be corrected to the current as listed by the River Center Administrator as noted below.

The plat is also in a Habitat Protection District and the drawing should include the plat note from KPB 20.30.290.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This property has regulatory and non-regulatory zones present. The Floodway needs to be depicted and labeled. The AE zone requires depictions and labeling. Code required plat notes must be present for both floodplain and floodway.</p> <p>Flood Zone: AE, X (shaded), X (unshaded), Floodway Map Panel: 02122C-0910F In Floodway: True Floodway Panel: *same as FIRM 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 plat lie within the jurisdiction of KPB 21.18 and River Center must be consulted prior to any work.</p>
<p>State of Alaska Fish and Game</p>	

Staff Analysis

These parcels have been replatted several times. Originally the land was surveyed as Government Lot 6 in Section 34, Township 5 North, Range 10 West. SM, Alaska. The first subdivision was Patson Properties Part 1 KN2007-24, creating Tract A and B and dedicated Patson Road. Patson Road was partially vacated and realigned by Patson Properties #2, KN 2010-50. Patson Properties McBride Addition KN 2020-47 replats the lots into 4 new lots and a tract. Patson Properties Cude Addition KN2024-13 replated two lots and the tract into four new lots including Lot 5. This platting action is replating Lot 5 into two new lots.

A soils report will not be needed as the report for Patson Properties Cude Addition KN 2024-13 covered this same area. The engineer who completed the soils report for the parent plat was consulted on the report and he noted that they had done the adjacent testing for plats that overlapped into this one also. The same results were achieved for a conventional onsite wastewater treatment system. Staff recommends the Wastewater Disposal note be revised to match the note in KPB 20.40.020(B)(1)

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.

Funny River Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

All the easements of record are shown on the drawing. The easements shown have all been carried forward from previous plats.

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.

Utility provider review:

HEA	No comment
ENSTAR	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 34639 Patson Rd</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Patson Rd</p> <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: 34639 Patson Rd will remain with lot 5B</p>
Code Compliance	
Planner	<p>Reviewer: Raidmae, Ryan 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	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

10' Utility Easement and Boulding Setback notes hanging to the west for no reason, please remove
Add dimensions to the section line to the west to complete line and connect front and back corners of Lot 8.
Change the date in plat note 11 to June 22, 2026
In the Plat Approval, change the date to June 22, 2026

PLAT NOTES

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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 2026-059
In the name, move 'owner' to the first line as the Title.
Verify the mailing address, Suite B is not given on the mailing of the Assessors page.
- 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:
Label Lost Smoke Ave & ROW width to the southeast
- 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:
Vicinity map is showing larger area than being platted, please refine area.
Label Patson Rd
- 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:
Lots to the west need labeling
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Encroachment shown. Owner plans to cut foundation back. Will need asbuilt prior to final approval.

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) Lots - Dimensions

Surveyor's Discussion:

Proposed Lot 5-A exceeds the 3:1 length to width ratio

Surveyor's Findings:

1. Lot 5-A is encumbered by the following:
 - a. Steep slopes exceeding 20%
 - b. Flood hazard zone AE/X per FEMA Firm panel 02122C-0290F
 - c. Anadromous Habitat Protection District KPB 21.18
2. An exception was granted to adjacent property and previous replat. Lot 5A follows similar acreage/layout as these adjacent lots.
 - a. Patson Properties 2019 Replat KN2019-68 at the meeting of 11/12/2019
 - b. Patson Properties McBride Addition KN2020-47 at the meeting of 08/10/2020
 - c. Patson Properties Cude Addition KN2024-13 at the meeting of 10/3/2023
3. The upland portion of this lot retains full residential functionality, including adequate width for driveways, structures, wastewater systems and utility placement.
4. Proposed lot has sufficient space suitable for a well and wastewater disposal system per the engineering department at McLane Consulting and will be reflected as such in a sealed soils report.
5. Granting this exception does not harm adjacent properties and is consistent with the platting/development patterns in this neighborhood.
6. This configuration will require the owner to alter the existing foundation and granting this exception will minimize how much the owner will have to cut from the existing foundation. Said foundation is shown hereon.

Staff Discussion:

20.30.190. - Lots—Dimensions.

A. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Staff Findings:

7. The proposed lot fronts the Kenai River.
8. Intent of this Code was to reduce the number of long thin lots on plats.
9. Using the usable area, the average depth to the top of the slope from the front line is greater than 3 times the average width at 282' deep by 240' wide (3x80').
10. Lot 5A is 20' wider than the largest flag lot width considered of 60'.
11. The Anadromous Waters Habitat Protection District per KPB 21.18 is the zoning ordinance effective for the area in which the proposed subdivision is located.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee 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 this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present 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 by application;
Findings 1-6, 9 & 11 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, 9 & 11 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 1-6, 9 & 11 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: 20.25.120. - REVIEW AND APPEAL.

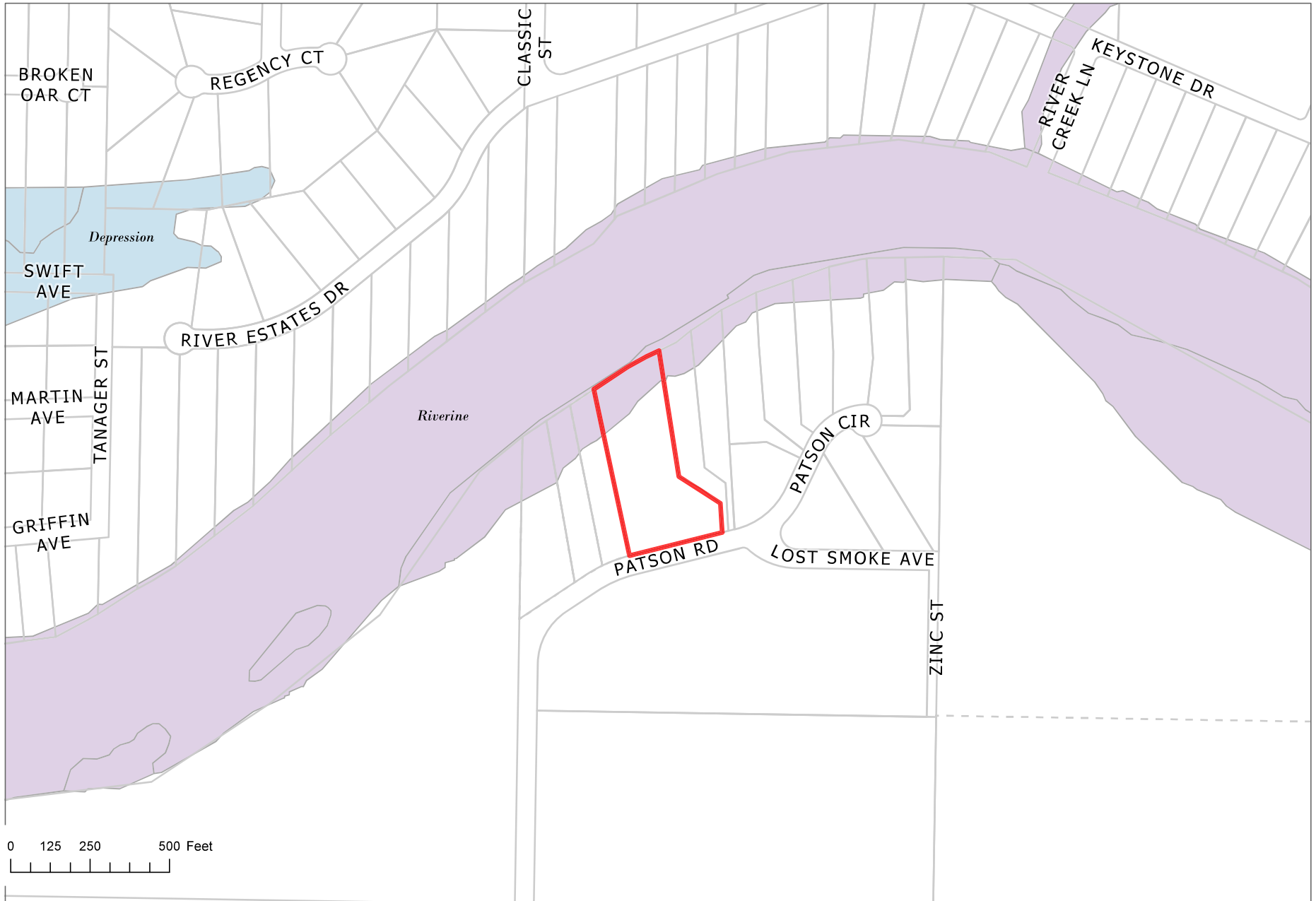
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

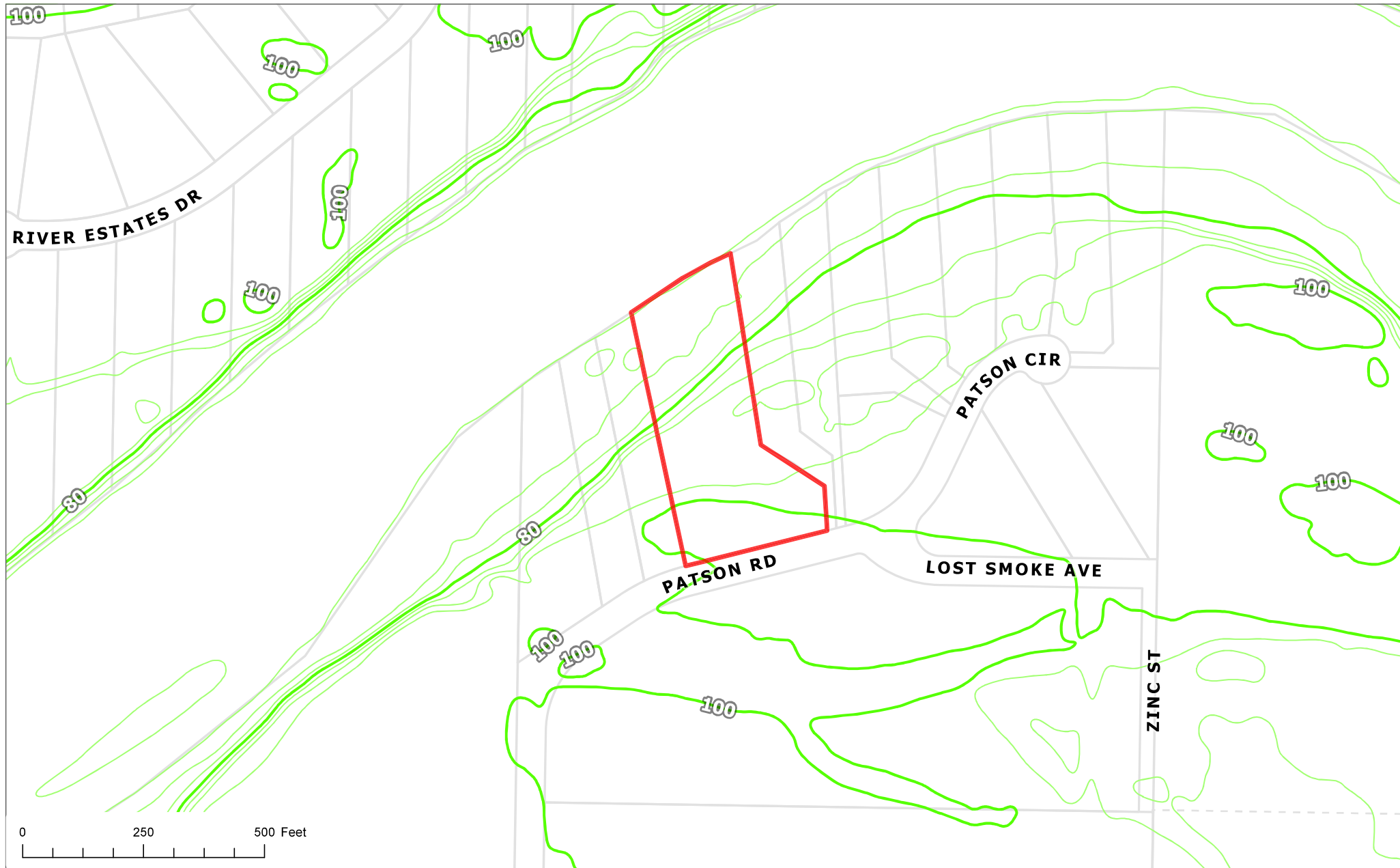
END OF STAFF REPORT



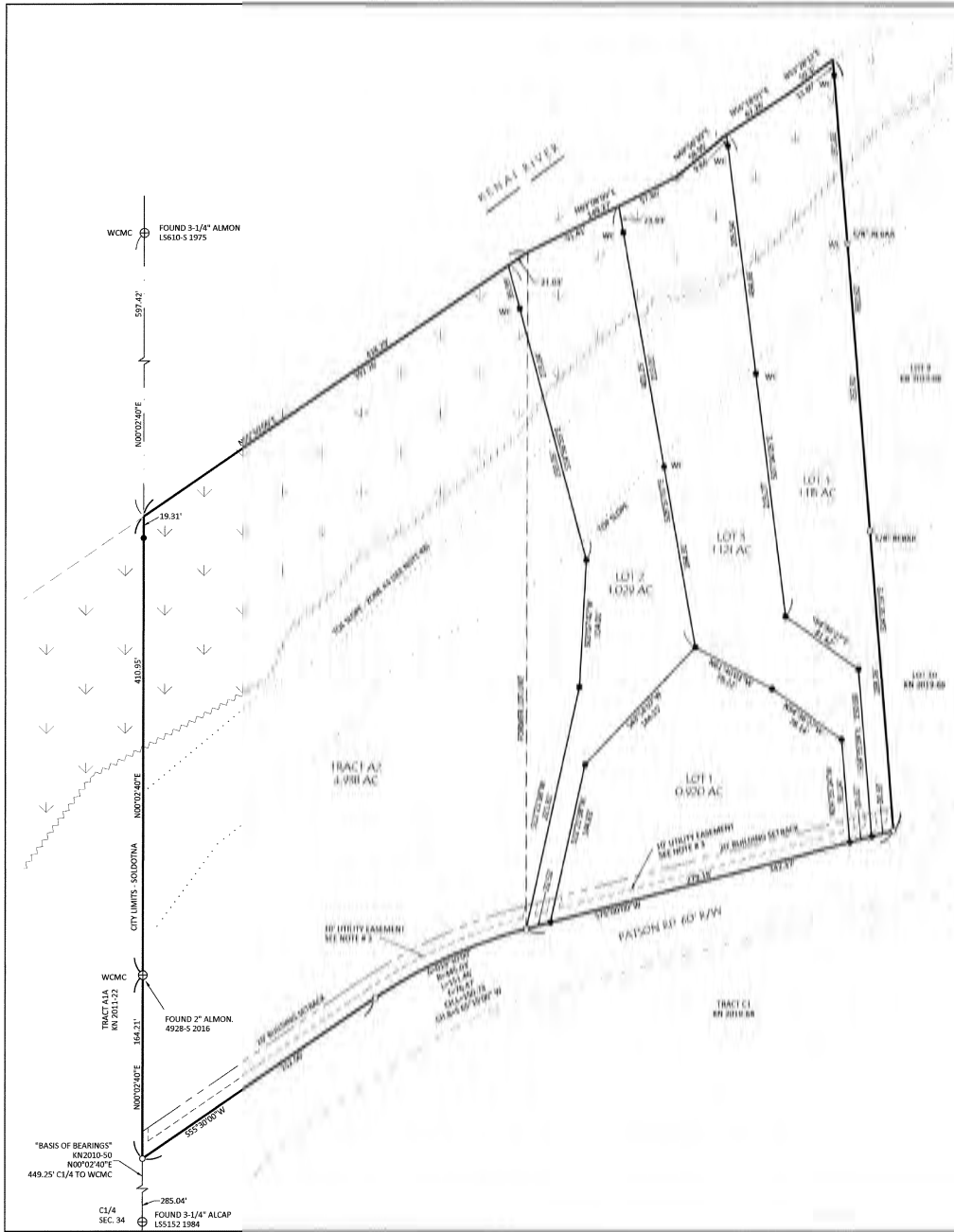
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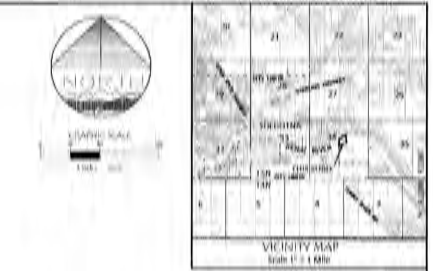


WASTEWATER DISPOSAL LOTS 1-4
 SOIL CONDITIONS, WATER TABLE LEVELS, AND TONNAGE LOADS IN THIS SUBDIVISION HAVE BEEN FIELD SURVEYED FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE ALABAMA PENINSULA BOROUGHS. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALABAMA, AND THE DESIGN MUST BE APPROVED BY THE ALABAMA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Stan A. Melani
 STAN A. MELANI, C.E. 7683 AS DATE

WASTEWATER DISPOSAL TRACTS A-C
 THIS TRACT IS AT LEAST 200.00 SQUARE FEET OR MINIMAL AS PER THE RULES AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. AND WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALABAMA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- EXISTING PRIMARY MONUMENTS AS DEPICTED
 - FOUND LOT BOUNDARY MARKERS UNLESS NOTED
 - SET BACK MARKERS BY 1" STAINLESS STEEL CAP MARKS
 - ▨ AREA SUBJECT TO HOUSING



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 10 AAC 27 AND 10 AAC 80.
 2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER SETBACK IS APPROVED BY REGULATION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT SETBACK OF THE 20 FOOT BUILDING SETBACK AND THE FRONT SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 4. NO PERMITTED STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 5. THE NATURAL BOUNDARIES OF SURFACE HIGH WATER FOR THE KENAI RIVER FORM THE LINE BOUNDS OF LOTS 2 & 4 AND FRONT 42' OF THE REAR BOUNDARY OF LOT 1. THIS SURVEY COMPUTATIONS ONLY. THE TRUE CORNER BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL BOUNDARY.
 6. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGHS SUBJECT ANTIHAIL WATERS HAZARD PROTECTION DISTRICT. SEE RMC CHAPTER 27.36, AS MAY BE AMENDED, FOR MORE INFO. THIS AFFECTS DEVELOPMENT IN THIS SUBDIVISION.
 7. SOME OR ALL THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDS OFFICE. THE USE OF SLOPE AS SHOWN IS LIMITED TO FLOOD ZONE AS PER FEMA PANEL 0801-2-0006. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGHS FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENTS MUST COMPLY WITH TITLE 21, CHAPTER 6 OF THE KENAI PENINSULA BOROUGHS CODE OF ORDINANCES.
 8. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. THE USE OF SLOPE AS SHOWN IS LIMITED TO FLOODWAY FOR FEMA PANEL 0801-2-0006 PURSUANT TO RMC CHAPTER 27.02. ALL DEVELOPMENT (INCLUDING TALL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT EXISTING CONDITIONS WILL NOT BEADH IN ANY MANNER TO THE LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
 9. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL RELEVANT LOCAL STATE AND FEDERAL PERMITS, INCLUDING A 55 ADRM COMPLIANCE ENGINEER WETLAND DETERMINATION IF APPLICABLE.
 10. EASEMENTS GRANTED TO LOT 1, 2 AND 3 BY THE PLANNING COMMISSION AT THE AUGUST 10, 2020 MEETING.
 11. NO STRUCTURES ARE PERMITTED WITHIN THE EASEMENT PORTION OF LOTS 1, 2 & 4.

CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT BARBARES LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF BARBARES LLC, I HEREBY ACKNOWLEDGE THIS PLAN OF SUBDIVISION AND BY NOT PRESENTING THEREIN ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE THEREON.

Rob R. Melani
 ROB R. MELANI, BARBARES LLC OWNER
 PO BOX 187
 BRISTOL TOWNSHIP, WV 26025

NOTARY'S ACKNOWLEDGMENT
 FOR DATE & NUMBER ACKNOWLEDGED BEFORE ME THIS

DAY OF 2020
 MY COMMISSION EXPIRES 1/14/2021

NOTARY PUBLIC FOR THE STATE OF WV

2020-477
 Plat #
 16004
 10/15/20
 11:51 AM

PLAT APPROVAL
 THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGHS PLANNING COMMISSION AT THE MEETING OF AUGUST 10, 2020.

Stan A. Melani
 AUTHORIZED BY PLAT

PATSON PROPERTIES ALABAMA ADDITION <small>(A RE-RECORDING OF 2016-7-1-111 BY EXTENSION OF THE RECORDS OFFICE)</small>	
BARBARES, LLC OWNER PO BOX 187 BRISTOL TOWNSHIP, WV 26025	2020-477-460-3000-0175
0.113 AC. SITUATED IN FORMER GOVT LOT 6 IN THE REAR OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 10 WEST, SHERMAN MERIDIAN, ALABAMA AND THE KENAI PENINSULA BOROUGHS, IN THE KENAI RECORDING DISTRICT.	PROJECT ID: 0000111
BARBARES, PLATTING SURVEYOR 2701 2ND AVE BRISTOL TOWNSHIP, WV 26025 PHONE: 202-477-4600 WWW.BARBARES.COM	PROJECT ID: 0000111 SHEET NO. 1 OF 1

PATSON PROPERTIES #2

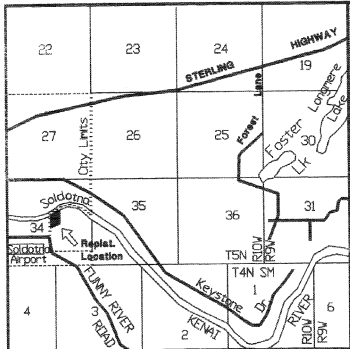
A Replat of Tracts A & B Patson Properties Part 1, KRD 2007-24, including a, vacation and rededication of Patson Drive. Located in Gov. Lot 6 in NE1/4 Section 34, T5N R10W, S1M, Alaska. Kenal Recording District: Kenal Peninsula Borough File 2010-125

Prepared for
Elmer & Ellen Patson
1334 Sunrise Drive
Anchorage, AK 99508

Prepared by
Johnson Surveying
Box 27
Clan Gulch, Ak 99568



SCALE 1" = 200' **AREA = 37.430 acres**
28 July, 2010

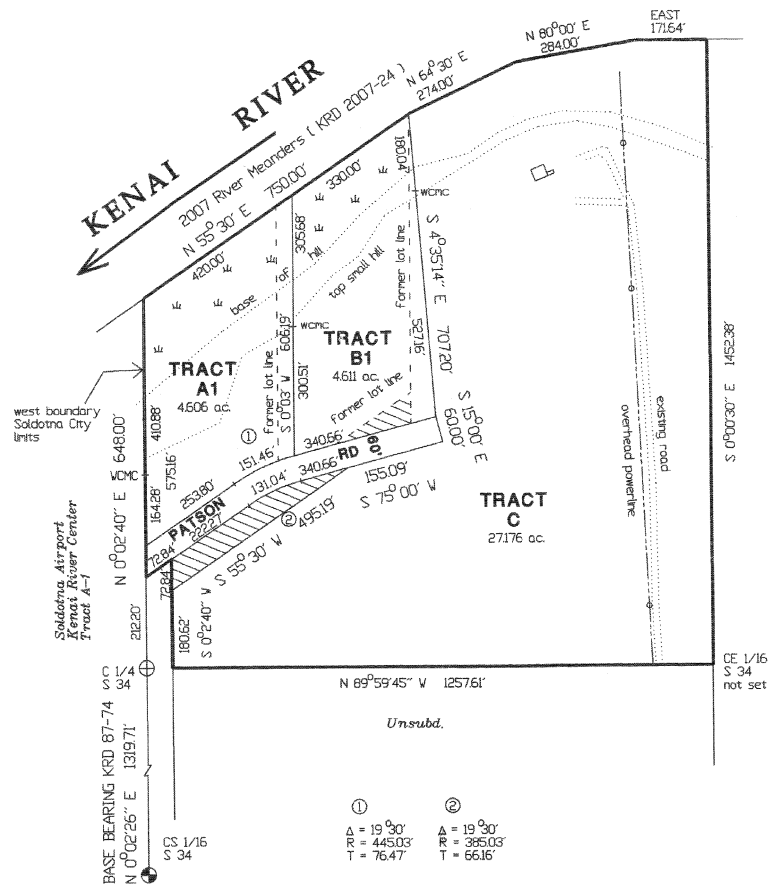


VICINITY 1" = 1 mile MAP

2010-50
RECORDED-FILED
Kenal REC. DIST.
DATE 10/14/2010
TIME 9:13 AM
Requested by:
Johnson Surveying
Box 27
Clan Gulch, Ak 99568

LEGEND

- ⊙ - 2 1/2" brass cap, 4725-S, 1987, found
- ⊕ - 3 1/2" alcap monument, LS-5152, 1984, found
- ⊥ - 1/2" x 4" rebar with 1" plastic cap, set
- ⊞ - indicates swamp
- () - indicates record information, plat KRD 84-43
- ▨ - indicates RDW being vacated by this plat, approved by KPBB Planning Commission at the meeting of 13 September, 2010.



WASTEWATER DISPOSAL

These Tracts are at least 200,000 sq ft or nominal 5 acres in size and conditions may not be suitable for conventional onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

PLAT APPROVAL

This plat was approved by the Kenal Peninsula Borough Planning Commission at the meeting of 23 August, 2010.

KENAI PENINSULA BOROUGH

BY: Mary Beth October 13, 2010
Authorized Official Date

NOTES

1. A building setback of 20' from all street RDW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. 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.
4. Base of bluff shown is limit of Flood hazards (FIRM 1981).
5. Lots within this subdivision may be located within a designated Flood hazards area; if such is the case development must comply with Title 21, Chapter 06 of the Kenal Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction. (FIRM Floodplain panel 020012-2045-C, Zones A4 & C, effective date 12/06/99).
6. This property is affected by a Floodway, FIRM Floodplain panel 020012-0012. Parcels within this subdivision are within the floodway, therefore in accordance with KPBB Chapter 21.06, all development (including fill) in the floodway is prohibited unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in Flood levels during the occurrence of a base Flood discharge.
7. Portions of this subdivision are within the Kenal Peninsula Borough 50-Foot Anadromous Stream Habitat Protection Area. See Chapter 21.18 Borough Code of Ordinances for restrictions that affect development of this subdivision.

OWNERSHIP CERTIFICATE & 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 replat, and by our free consent dedicate all RDW's to public use and grant all easements to the use shown.

Elmer A. Patson by Arlene Bishop POA
Elmer A. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts
By: Arlene Bishop, Attorney-in-Fact

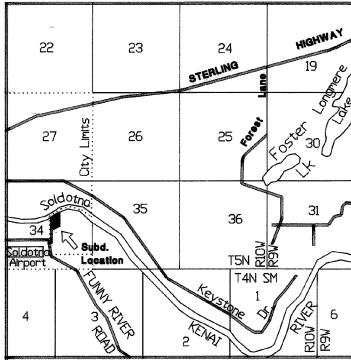
Ellen L. Patson by Arlene Bishop POA
Ellen L. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts
By: Arlene Bishop, Attorney-in-Fact

NOTARY'S ACKNOWLEDGEMENT

For Arlene Bishop
Subscribed and sworn to before me this 13
day of October, 2010.

Karen Fuller
Notary Public for Alaska
My commission expires 9-25-2012





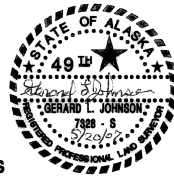
VICINITY 1" = 1 mile MAP

PATSON PROPERTIES PART 1

Located in Gov. Lot 6 in NE1/4 & NW1/4 SE1/4 Section 34, T5N R10W, S1 Alaska.
Kenai Recording District Kenai Peninsula Borough File 2007-045

Prepared for
Elmer & Ellen Patson
1334 Sunrise Drive
Anchorage, AK 99508

Prepared by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568



SCALE 1" = 100' AREA = 11.366 acres
23 January, 2007

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 26 February, 2007.

KENAI PENINSULA BOROUGH

By: Mary J. Best May 23, 2007
Authorized Official Date

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. 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.
4. No access to State maintained ROW's permitted unless approved by the State of Alaska Dept. of Transportation.
5. Funny River Road ROW is according to plat KR D 87-74.
6. Base of bluff shown is limit of Flood hazards (FIRM 1981).
7. Lots within this subdivision may be located within a designated Flood hazards area; if such is the case development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction. (FIRM floodplain panel 020012-2045-C, Zones A4 & C.).
8. This property is affected by a Floodway, FIRM floodplain panel 010012-0012A. Parcels within this subdivision are within the Floodway, therefore in accordance with KPB Chapter 21.06, all development (including fill) in the Floodway is prohibited unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in Flood levels during the occurrence of a base flood discharge.
9. Portions of this subdivision are within the Kenai Peninsula Borough 50-foot Anadromous Stream Habitat Protection Area. See Chapter 21.18 Borough Code of Ordinances for restrictions that affect development of this subdivision.

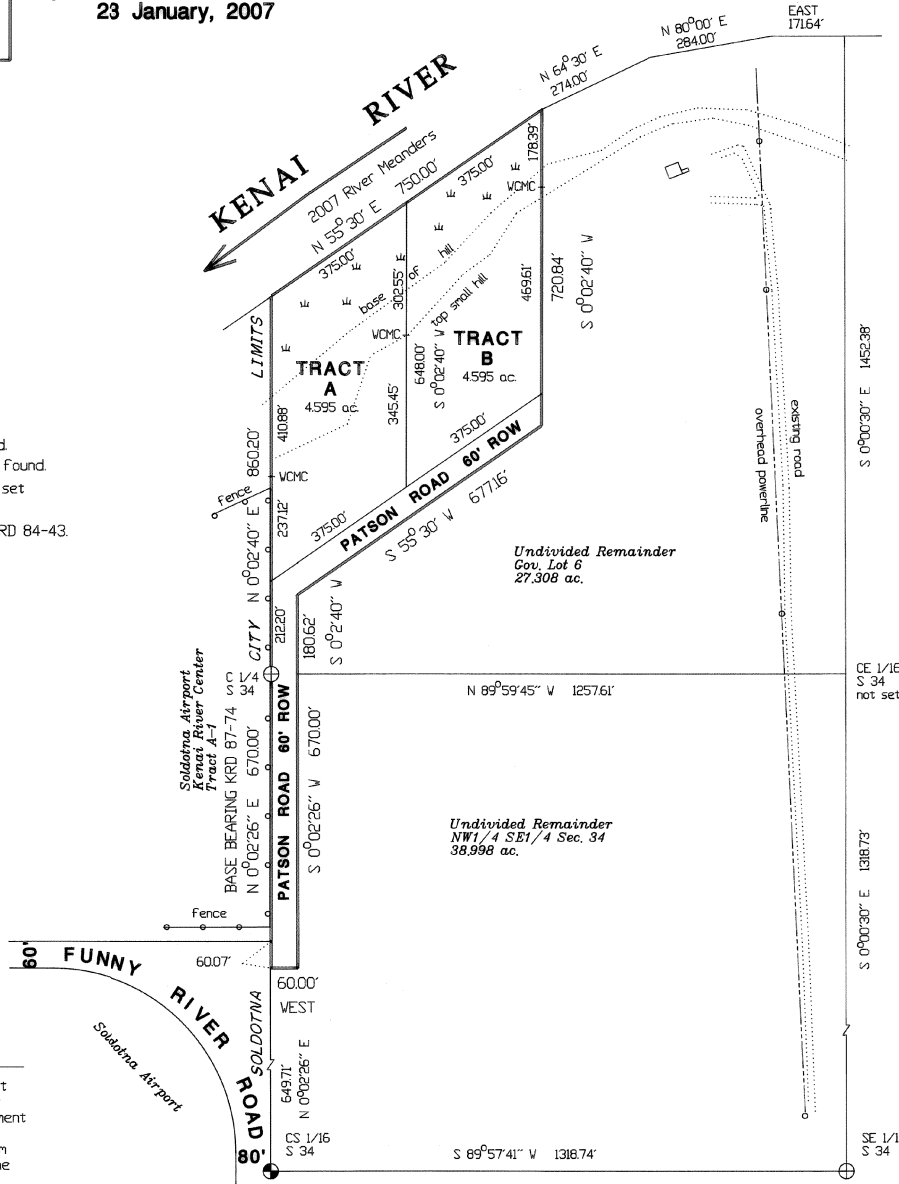
2007-24
RECORDED-FILED
Kenai REC. DIST.
DATE 5-24 2007
TIME 10:27 A M
Requested by:
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

LEGEND

- ⊕ - 2 1/2" brass cap, 4725-S, 1987, Found.
- ⊕ - 3 1/2" alcap monument, LS-5152, 1984, Found.
- ⊕ - 1/2"x 4' rebar with 1" plastic cap, set
- sw - indicates swamp
- () - indicates record information, plat KR D 84-43.

WASTEWATER DISPOSAL

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 Dept. of Environmental Conservation.



OWNERSHIP CERTIFICATE & 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 ROW's to public use and grant all easements to the use shown.

Elmer A. Patson
Elmer A. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts

Ellen L. Patson
Ellen L. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts

NOTARY'S ACKNOWLEDGEMENT

For: Elmer A. & Ellen L. Patson
Subscribed and sworn to before me this 17th

day of May, 2007.

Jesse L. Wolf
Notary Public for Alaska
My commission expires August 17, 2008

