

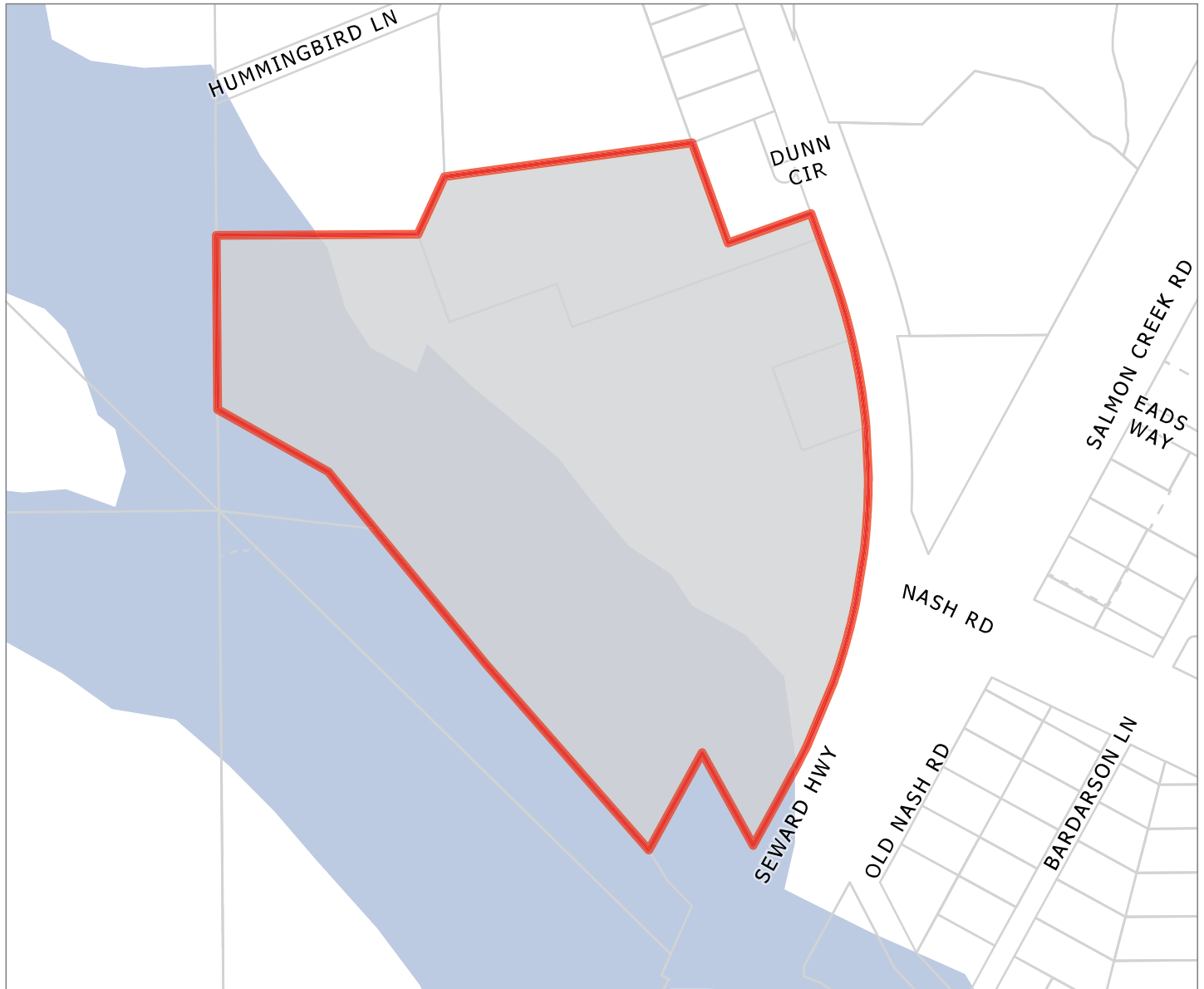
## **E. NEW BUSINESS**

- 3. Folz Subdivision 2023 Replat; KPB File 2023-085R1  
McLane Consulting Group / ZPA, LLC  
Location: Seward Highway  
Bear Creek Area**



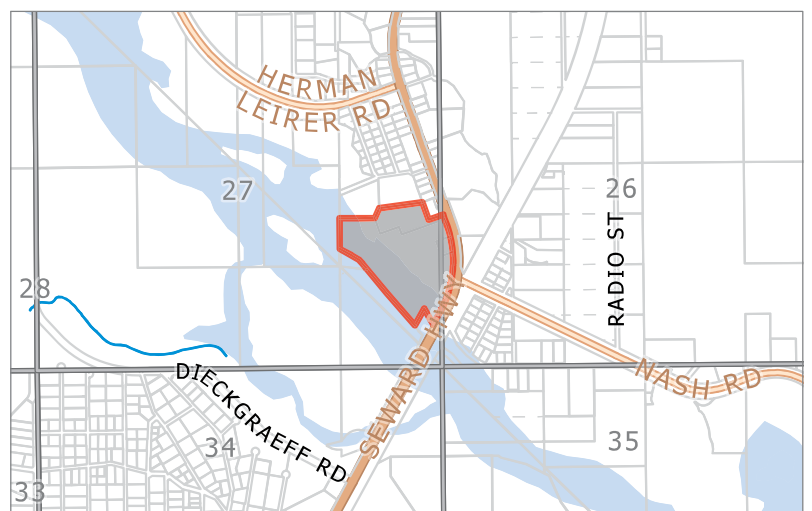
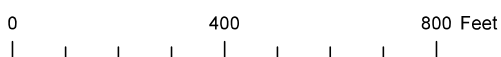
# Kenai Peninsula Borough Planning Department

## Vicinity Map



KPB File 2023-085R1  
T 01N R 01W SEC 26 & 27  
Bear Creek

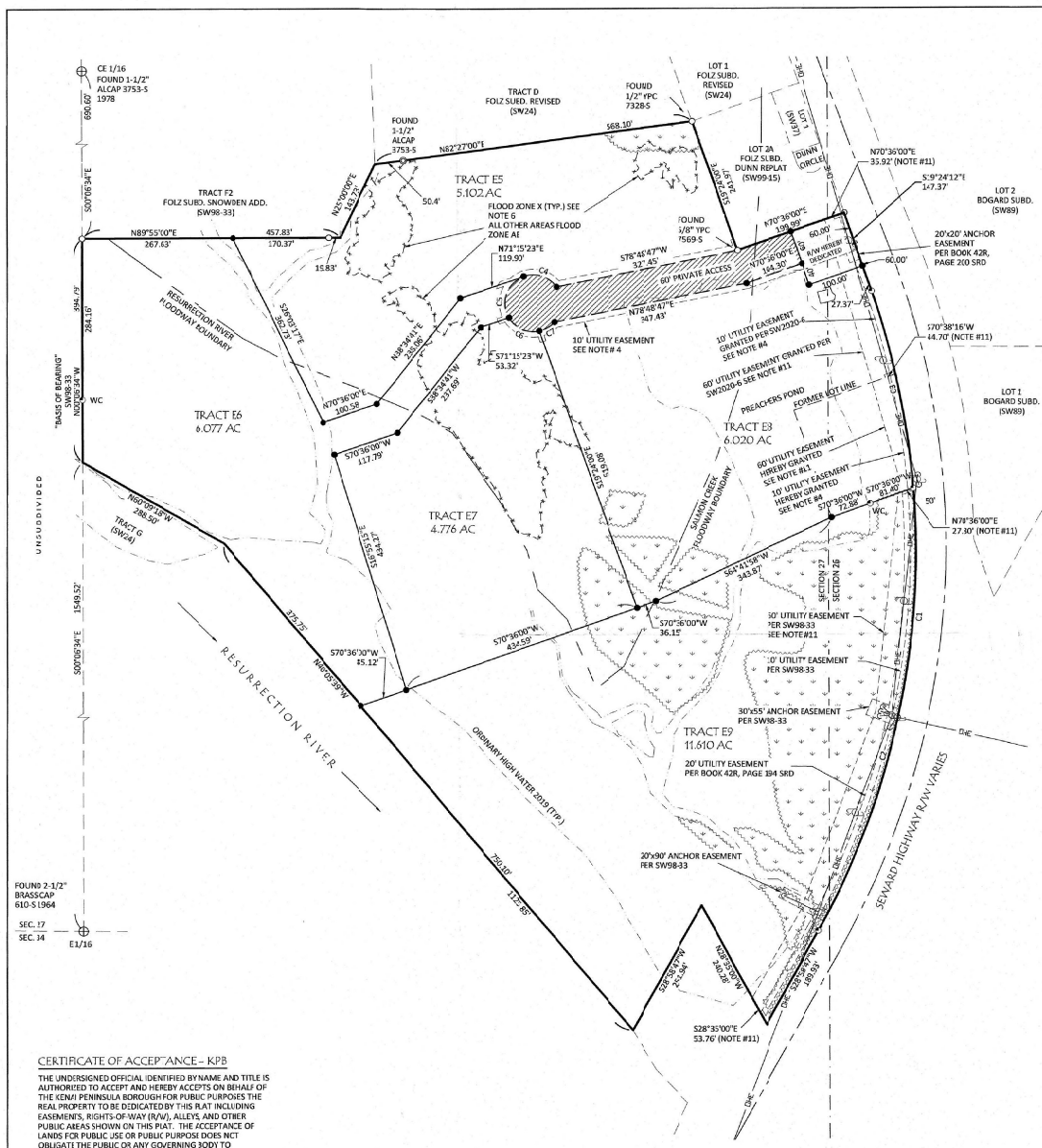
3/15/2024











# 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. 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. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL SWEET RIGHTS-OF-WAY UNLESS A LINDER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
5. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
6. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS' OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOOD ADMINISTRATION SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
6. SUBDIVISION IS LOCATED WITHIN THE SEWARD MAPPED FLOOD DATA AREA AND WITHIN FLOOD ZONE AE AND ZONE X PER FEMA MAP PANEL NUMBER K2122C-4543E.
7. FLOODWAY NOTICE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB CHAPTER 21.06, DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENDOCHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
8. 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.
9. SEWARD HIGHWAY PER ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP NH-031-1, PAGE 26 & 27 RECORDED AS PLAT SW1913-1.
10. PARENT PLAT SW24 CREATED TRACT E PROPERTY LINES EXTENDING TO THE CENTERLINE OF RESURRECTION RIVER AND THE SIDE CHANNELS. THIS IS THE TRUE BOUNDARY OF TRACT E5, AS SHOWN, AND IS FOR SURVEY COMPUTATIONS ONLY.
11. EXISTING OVERHEAD POWER LINES SHOWN IS THE CENTERLINE OF AN EXISTING 60' WIDE UTILITY EASEMENT PER SW98-33 AND A 60' WIDE UTILITY EASEMENT GRANTED PER SW2320-4.
12. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAGLOT TRACT E6.
13. BOROUGH MAINTENANCE SHALL NOT BE PROVIDED ON ANY PRIVATE STREET.
14. PRIVATE STREETS ARE NOT PUBLIC AND ARE SUBJECT TO PRIVATE CONSTRUCTION AND MAINTENANCE.
15. TO CONVERT PRIVATE STREETS BACK TO A PUBLIC RIGHT-OF-WAY KPB 14.06 - ROAD STANDARDS, MUST BE MET.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	40°22'32"	1382.34'	1187.1'	620.00'	S 04° 47' 21" W	1312.89'
C2	39°30'52"	1382.34'	1016.61'	473.76'	S 12° 07' 44" W	789.89'
C3	24°49'00"	1382.34'	596.57'	179.25'	S 12° 07' 44" E	355.50'
C4	79°32'13"	50.00'	54.46'	37.50'	N 72° 43' 31" W	60.00'
C5	180°32'13"	50.00'	88.61'	61.24'	S 20° 28' 10" W	71.46'
C6	72°18'39"	50.00'	53.10'	36.53'	S 69° 26' 07" E	50.00'
C7	39°37'38"	50.00'	51.10'	16.07'	N 59° 35' 38" E	36.60'

## WASTEWATER DISPOSAL

THESE TRACTS ARE AT LEAST 100,000 SQUARE FEET 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.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ZPA, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF ZPA, LLC, 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.

CHARLES E. JACKSON Jr., (MEMBER)  
ZPA, LLC, (OWNER)  
1120 E. HUFFMAN ROAD STE 24, PMB 416  
ANCHORAGE, AK 99515

## NOTARY'S ACKNOWLEDGEMENT

FOR: CHARLES E. JACKSON Jr.  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

## CERTIFICATE OF OWNERSHIP AND DEDICATION

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TONI L. STAUSS, (MEMBER)  
ZPA, LLC, (OWNER)  
1120 E. HUFFMAN ROAD STE 24, PMB 416  
ANCHORAGE, AK 99515

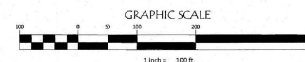
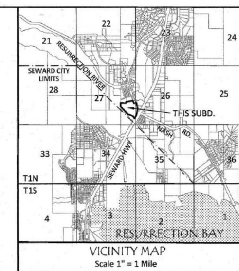
## NOTARY'S ACKNOWLEDGEMENT

FOR: TONI L. STAUSS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

## PLAT APPROVAL

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

AUTHORIZED OFFICIAL \_\_\_\_\_



## LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND 1/2" REBAR UNLESS NOTED
- ⊙ FOUND 1-1/2" ALCAP 3753-5
- ⊙ FOUND 4" 1" STAINLESS STEEL CAP 85032-5
- ⊙ SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-5
- ⊙ POWER POLE
- ⊙ OVERHEAD ELECTRIC
- ⊙ AREA SUBJECT TO INUNDATION
- ⊙ PRIVATE ACCESS
- ⊙ RECORD AND MEASURED DATA AS REE UNLESS NOTED OTHERWISE



## SETBACK DETAIL

## CERTIFICATE OF ACCEPTANCE - KPB

THE UNDERSIGNED OFFICIAL, DESIGNATED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY (R/W), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**KPB 2023-085R1**



## Plat #

For Date \_\_\_\_\_  
Date \_\_\_\_\_  
Time \_\_\_\_\_

## FOLZ SUBDIVISION 2023 REPLAT

A REPLAT OF TRACT E3 & E4 FOLZ SUBDIVISION 2021 ADDITION (SW222-5) AND TRACT C FOLZ SUBDIVISION REVISED (SW24)

ZPA, LLC, (OWNER)  
1120 E. HUFFMAN ROAD STE 24, PMB 416  
ANCHORAGE, AK 99515

84,591 AC. N/4 SITUATED IN THE SE1/4 OF SECTION 27 AND SW1/4 SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT.



ENGINEERING - TESTING  
SURVEYING - MAPPING  
P.O. BOX 408  
SEASIDE, AK 99569  
VOICE: (907) 283-4218  
FAX: (907) 283-5168  
WWW.MACANEG.COM

KPB File No. 2023-085

Project No. 232020

Scale 1" = 100' Date: JULY 2023 Book No.: 22-04 Drawn by: JAH



AGENDA ITEM E. NEW BUSINESS

ITEM #3 - PRELIMINARY PLAT  
FOLZ SUBDIVISION 2023 REPLAT

KPB File No.	2023-085R1
Plat Committee Meeting:	April 8, 2024
Applicant / Owner:	ZPA LLC / ANCHORAGE, AK
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Bear Creek Area

Parent Parcel No.:	144-130-10, 144-130-87, 144-130-88
Legal Description:	Tract C Folz Subd' Revised SW 24, Tracts E3 & E4 Folz Subd 2021 Addition SW2022-5
Assessing Use:	Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide 3 parcels into 5 tracts ranging in size of 5.102 acres to 11.610 acres. The plat is proposing to have a private access, so there is no dedication

**Location and Legal Access (existing and proposed):** The proposed plat is located along Seward Highway, north of mile maker 3. The plat is on the north side of Resurrection River and south of Hummingbird Lane.

The plat is proposing a private cul-de-sac with a public turn around at the entrance to be dedicated to the Borough. This is a requirement of 20.80.020.C as part of Chapter 20.80 Private Streets and Gated Communities. The three notes of 20.80.020.F are listed at 13, 14 and 15. A Certificate of Acceptance with dedication to the Borough for the turnaround needs to be added to the final.

The plat is affected by a section line easement running north / south through the property. A portion was vacated by KPB Resolution 2017-13 but the part lying north in Tract B & C was not vacated. **Staff recommends:** the surveyor verify if the section line easement still exist and if so, show on the plat.

Block length is not compliant. The block consists of the Seward Highway, Hummingbird Lane and Resurrection River. The property has low wetlands and the river restricting it. **Staff recommends:** the committee concur that and exception to KPB 20.30.170 is not needed as an extension of the cul-de-sac is not possible to complete a block connection.

PER DOT: The platting action voids any previous issued permits. You need to reapply for driveway access permits to state ROW.

KPB Roads Department Comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Proposed abuts SOA ROW and all platted access is listed as private. No RSA objections.
SOA DOT Comments	

**Site Investigation:**

There are no steep areas located within this subdivision.

There are low wet areas as most of the plat is located in a flood hazard zone and floodway per FEMA flood data. There is a pond located in the northeast corner of the plat on Tract E8. Resurrection River is located along the southwest side of the plat. The correct floodway notice and flood hazard notice are listed on the plat.

There are improvements on the property. There is a structure located on proposed Tract E5 and one on proposed Tract E8. There appears to be a structure from the neighboring Tract F2 to the north possibly encroaching on to proposed Tract E5. **Staff recommends:** when doing the field survey, the surveyor watch for any encroachment issues and note them on the final.

KPB River Center Review	See attachments
	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: AE,X (unshaded),SMFDA,Floodway Map Panel: 02122C-4543E In Floodway: True Floodway Panel: *same as FIRM Panel
	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: i:0#.w kpb\maldridge
	C. State Parks Reviewer: Comments:
State of Alaska Fish and Game	

**Staff Analysis** This is a subdivision of three pieces of land originally part of the government surveys located in Sections 26 & 27 of Township 1 North, Range 1 West SM, Seward Alaska. The first subdivision of the land was Folz Subdivision and revised by Folz Subdivision Revised SW24, creating Tract B, C, E and F. Tracts E & F were then replats by Folz Subdivision, Snowden Addition SW98-33. Folz Subdivision 2019 Replat SW2020-6 followed by Folz Subdivision 2021 Addition SW2022-5 replatted Tract E2 into Tracts E3 and E4.

A soils report will not be required as the tracts are all over 200,000 sq ft in area.

Notice of the proposed plat was mailed to the beneficial interest holder on March 15, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

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

**Utility Easements**

There are multiple easements that have been granted from the various platting processes. These easements appear to be properly shown on the plat. The existing 10' utility easements have been labeled correctly as per the plats granting them.



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

**Utility Provider Review:**

HEA	
ENSTAR	
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	No comments
TELALASKA	

**KPB Department / Agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses: 11385 SEWARD HWY, 11325 SEWARD HWY</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: SEWARD HWY</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names: NO STREET NAME PROVIDED</p> <p>List of Street Names Denied:</p> <p>Comments: ADDRESSES WILL STAY WITH STRUCTURES AS ASSIGNED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: These properties have had code compliance issues, regarding violations of their flood plain permit. They are working with staff to resolve the violations.</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  Parcel 144-030-87 is registered as a Dewatered Bar material site.  Parcel 144-030-88 is registered as a Dewatered Bar material site.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

- Line type for the flood zone looks to be a fence line, staff recommends to use a different type line and show it in the legend.
- Label the witness corners that are not labeled as WC.

- Tie the subdivision to the nearest BLM / GLO Corner.

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**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:**

Need to change the KPB File number to 2023-085R1

Address of owner per Assessing information only has 1120 Huffman Rd, Anchorage, please verify address.

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:**

- On Folz Subdivision, Snowden Addition SW98-33 in the ROW of Seward highway at Tract E1 and Tract C there appears to be a jog in the right-of-way of 4 feet, please verify. State of Alaska Right-of-way map Project No ERFO-5(1) looks to show a jog also.
- The section line easement running north/south was vacated by Resolution 2017-13 south of Tract C, need to show easement running north.

E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

**Staff recommendation:**

Need to get with Addressing to get a name for the private road. Name should have been obtained prior to submittal, to be approved by Plat Committee.

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:**

Tract H to the west needs labeled and a line between Tract G & H added

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

**Staff recommendation:**

There appears to be encroachments along the northwest line, verify and report to staff.

---

**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.

20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10

**Staff recommendation:**

Get with addressing and get an approved name.



---

#### **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.

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

**Staff recommendation:**

Need to add a Certificate of Acceptance to the Borough for the turn around

20.60.110. Dimensional data required.

A. The bearing and length of every lot line, block line, and boundary line shall be shown. Dimensions of lots shall be given as net dimensions to the boundaries of adjoining streets and shall be shown in feet. No ditto marks shall be used. Information shall be shown for all curves, including radius, central angle, arc length, chord length and chord bearing. The initial point of survey shall be shown and labeled. All non-radial lines shall be labeled. If monumented lines were not surveyed during this platting action, show the computed data per the record plat information.

B. The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

**Staff recommendation:** comply with 20.60.110.

Need overall data on lines

Show a distance across the straight portion of the flag lot for reference.

Show measured and recorded data.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** comply with 20.60.190.

Need to add a Certificate of Acceptance to the Borough for the turn around

Add the date of April 8, 2024 to the Plat Approval

Verify the address of the members signing.

20.60.200. Survey and monumentation.

**Staff recommendation:** comply with 20.60.200

**RECOMMENDATION:**

**SUBJECT TO 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.

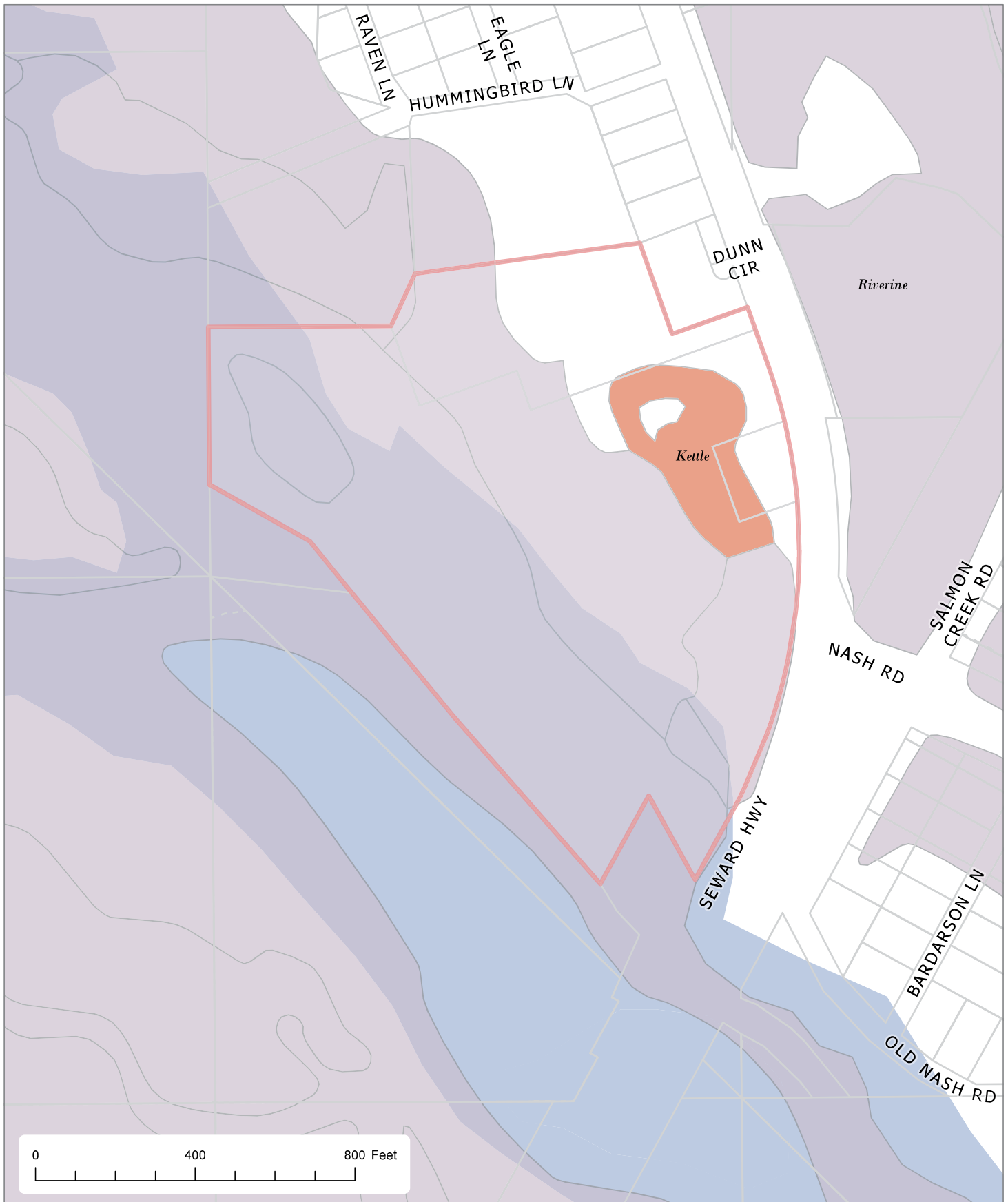
END OF STAFF REPORT

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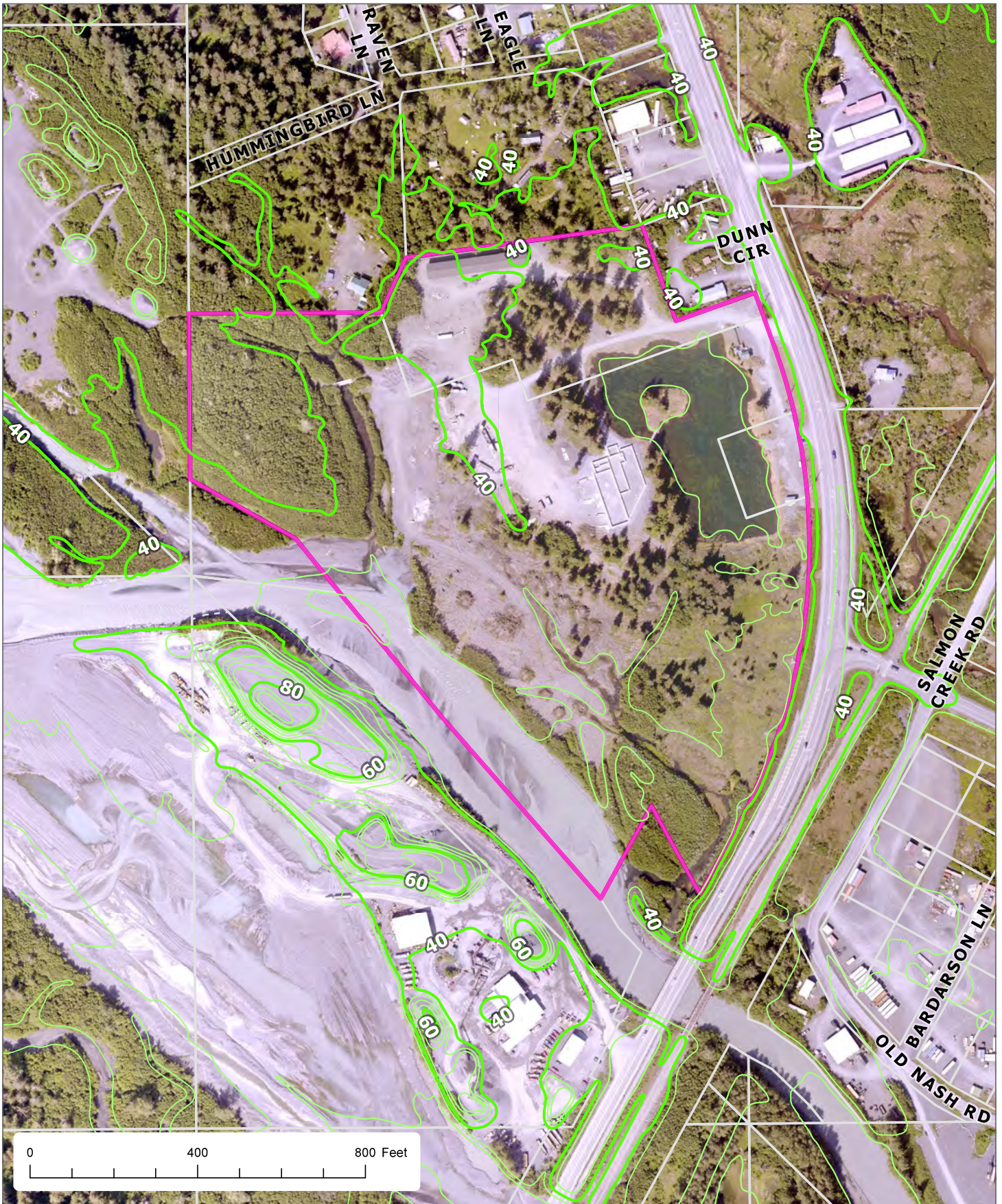












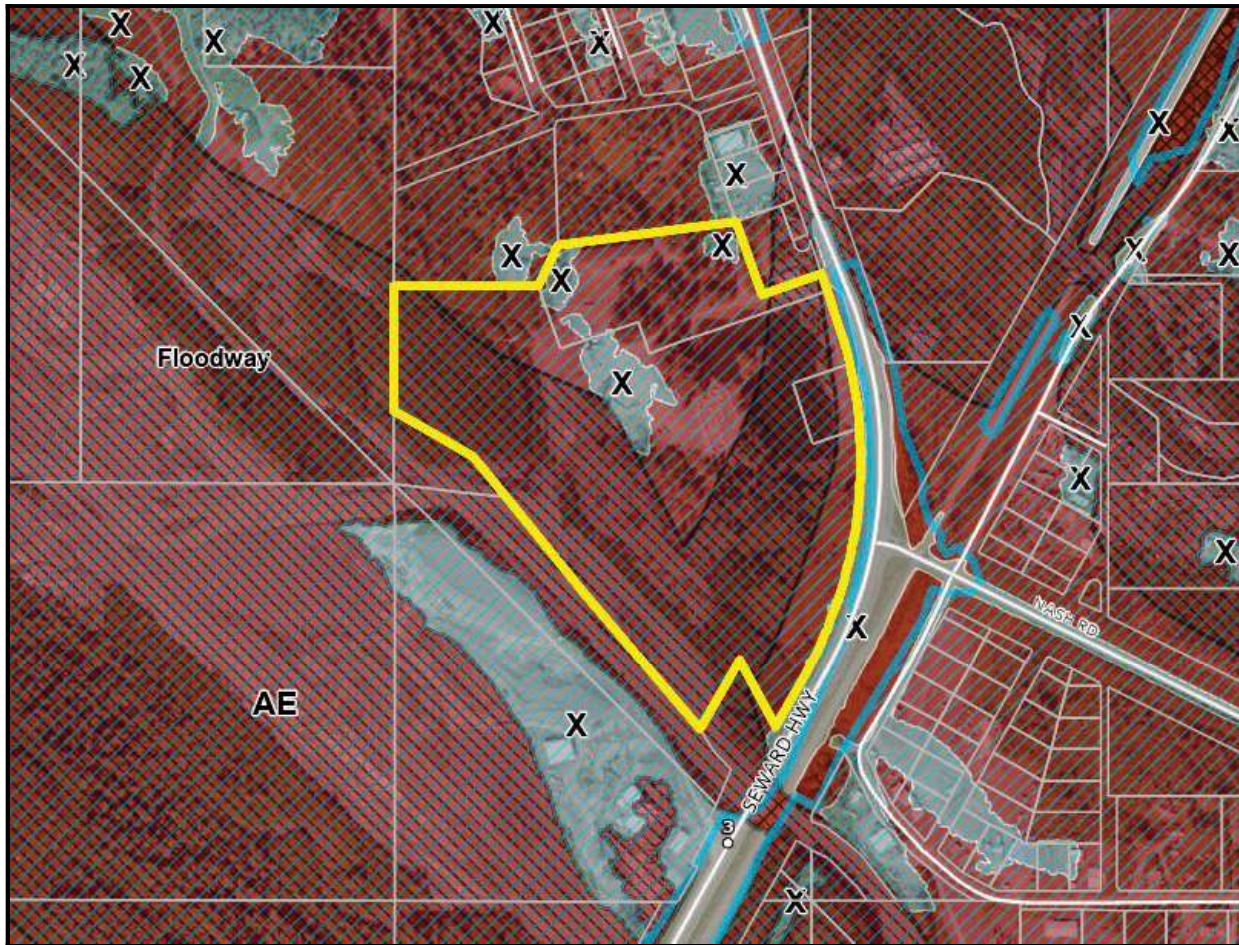




KENAI PENINSULA BOROUGH  
**Planning**

**Floodplain Determination**

KPB ParcelID(s):  
**14413010, 14403088,  
14403087**



Selected Parcel Boundary or  
Boundaries



Tax Parcels



Regulatory\_Floodplain



Regulatory\_Floodway



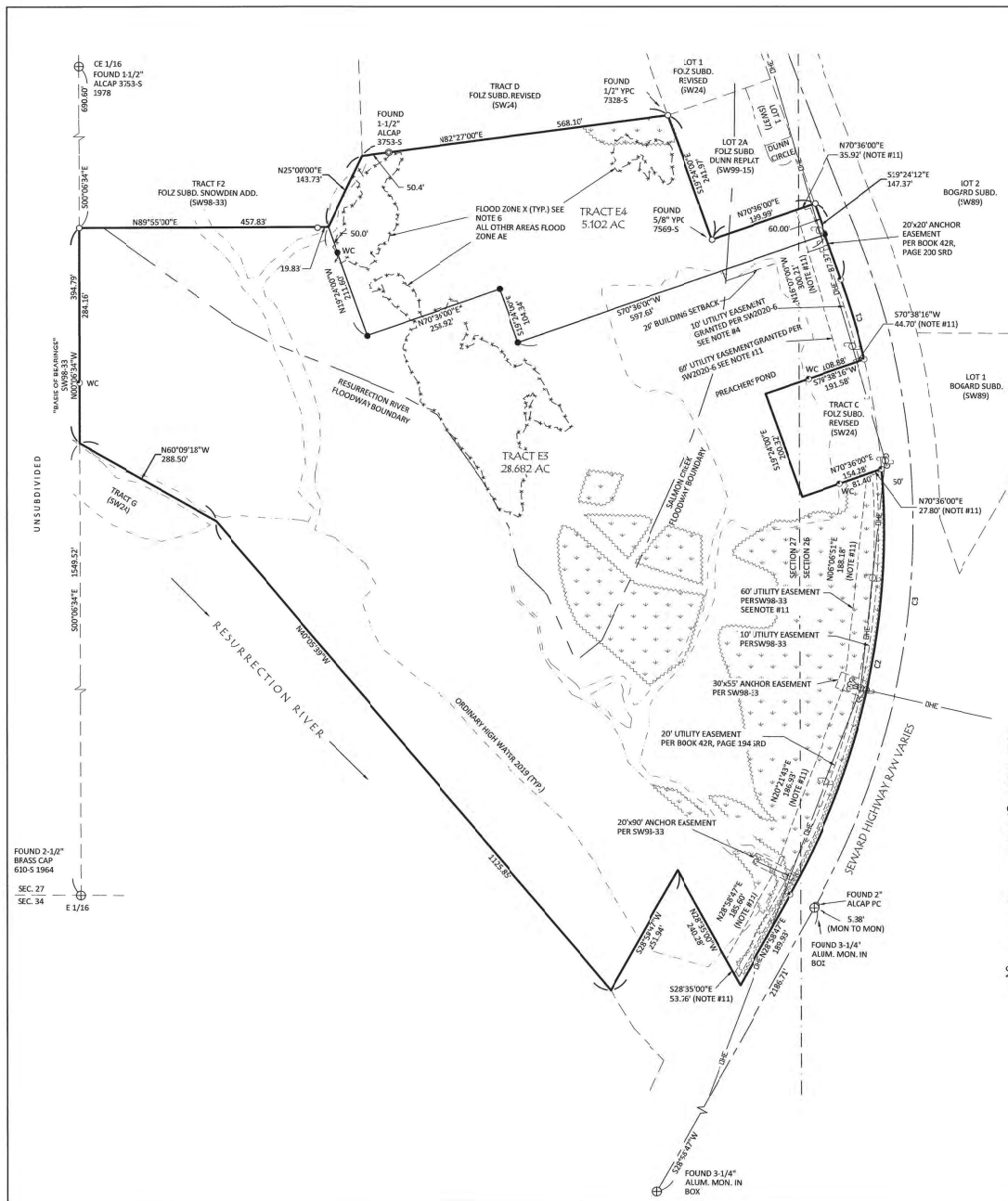
0 500 1000  
ft

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.

For a detailed description of the  
mapped floodplain areas, please see  
the letter accompanying this map.

Monday, March 18, 2024





# NOTES

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9. SEWARD HIGHWAY PER ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP NH031-1, PAGE 26 & 27 RECORDED AS PLAT SW2013-1.
10. PARENT PLAT SW24 CREATED TRACT E PROPERTY LINES EXTENDING TO THE CENTERLINE OF RESURRECTION RIVER AND THE SIDE CHANNELS. THIS IS THE TRUE BOUNDARY OF TRACT E3, AS SHOWN, AND IS FOR SURVEY COMPLETIONS ONLY.
11. EXISTING OVERHEAD POWERLINE SHOWN ON THE CENTERLINE OF AN EXISTING 60' WIDE UTILITY EASEMENT PER SW98-33 AND A 60' WIDE UTILITY EASEMENT GRANTED PER SW2020-5.
12. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAG LOT TRACT E4.

CURVE #	DELTA	RADIUS	LENGTH	WISGHT	CURVE BEARING	CHORD LENGTH
C1	87°34'07"	1382.24	152.49	76.43	N 10° 14' 32" W	332.67
C2	33°36'11"	1382.24	830.66	437.36	N 12° 10' 42" E	799.07
C3	50°30'42"	1440.12	1269.60	679.38	N 03° 43' 20" E	1228.88

## WASTEWATER DISPOSAL

THESE TRACTS ARE AT LEAST 200,000 SQUARE FEET 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.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ZPA, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF ZPA, LLC, 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.

*Charles E. Jackson Jr.*  
CHARLES E. JACKSON JR., (MEMBER)  
ZPA, LLC, (OWNER)  
1120 E HUFFMAN ROAD STE 24, PMB 416  
ANCHORAGE, AK 99515

## NOTARY'S ACKNOWLEDGEMENT

FOR: CHARLES E. JACKSON JR.  
ACKNOWLEDGED BEFORE ME THIS  
10 DAY OF September, 2021  
MY COMMISSION EXPIRES: 07-26-2025  
*Thomas Blum*  
NOTARY PUBLIC FOR THE  
STATE OF ALASKA

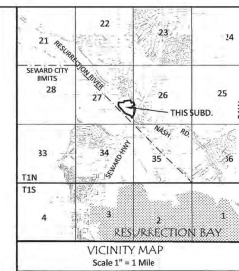
## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ZPA, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF ZPA, LLC, 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.

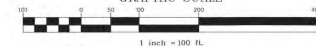
*Toni L. Strauss*  
TONI L. STRAUSS, (MEMBER)  
ZPA, LLC, (OWNER)  
1120 E HUFFMAN ROAD STE 24, PMB 416  
ANCHORAGE, AK 99515

## NOTARY'S ACKNOWLEDGEMENT

FOR: TONI L. STRAUSS  
ACKNOWLEDGED BEFORE ME THIS  
10 DAY OF September, 2021  
MY COMMISSION EXPIRES: 07-26-2025  
*Thomas Blum*  
NOTARY PUBLIC FOR THE  
STATE OF ALASKA

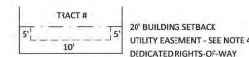


## GRAPHIC SCALE



## LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- FOUND 1-1/2" ALCAP 3753-S
- FOUND w/ 1" STAINLESS STEEL CAP 85032-S
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- POWER POLE
- OVERHEAD ELECTRIC
- AREA SUBJECT TO INUNDATION



## SETBACK DETAIL

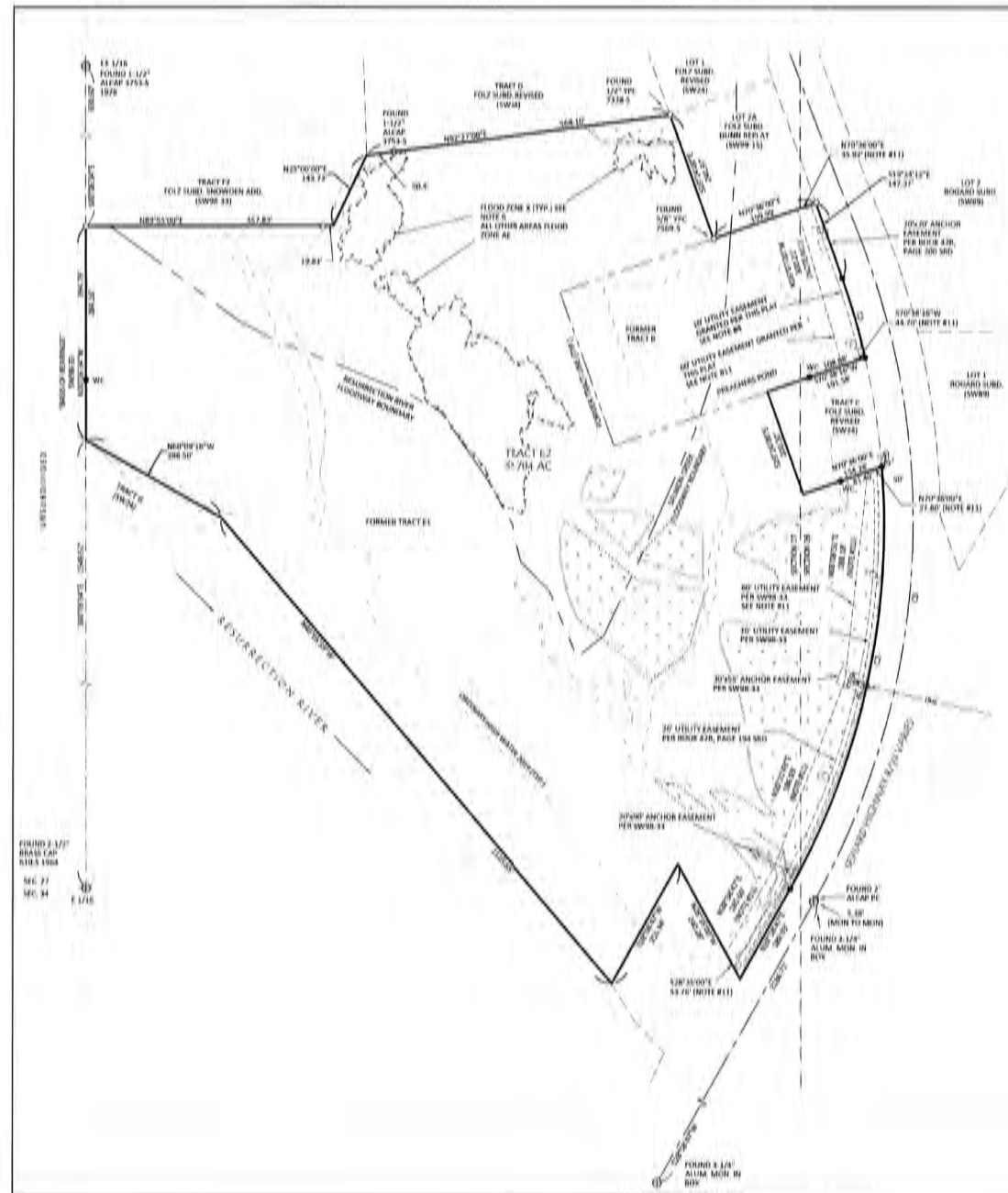


2022-5  
Plat #  
Seward  
Rec'd  
6/14/22  
Date  
Time 12:24 PM

FOLZ SUBDIVISION 2021 ADDITION  
(A REPLAT OF TRACT E2 FOLZ SUBDIVISION 2019 REPLAT SW2020-5)  
ZPA, LLC, (OWNER)  
1120 E HUFFMAN ROAD STE 24, PMB 416  
ANCHORAGE, AK 99515  
33.784 AC, M/L SITUATED IN THE SE 1/4 OF SECTION 27 AND SW 1/4 SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 469 SOUTHFOOT, AK 99589 VOICE: (907) 283-4218 FAX: (907) 283-2865 WWW.MCLAREL.COM	KPB File No. 2023-038
Project No. 212008	Scale 1" = 100'
Date: MAR. 2021	Book No.: 16-04
Drawn by: JAH	

Sheet 1 of 1



# NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 73 AND 18 AAC 81.
2. NO THERMAL STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM A STREET RIGHT-OF-WAY UNLESS A TIE-IN SETBACK IS APPROVED BY SEWARD CITY OR THE APPLICABLE PLANNING COMMISSION.
4. THE FRONT SETBACK OF THE 20' BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT.
5. NO RIGHT ACCESS TO STATE MAINTAINED ROADS OR HIGHWAYS SHALL BE PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
6. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AND THE KENAI PENINSULA BOROUGH AS A FLOOD HAZARD AREA. A FLOOD HAZARD AREA IS LOCATED WITHIN THE SEWARD MAPPED FLOOD DATA AREA AND WITHIN FLOOD ZONE AE AND FLOOD ZONE X PER FEMA MAP PANEL NUMBER 57125-0348. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOOD HAZARD AREA SHALL BE CONSULTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 11.01 OF THE KENAI PENINSULA BOROUGH CODE.
7. EROSION CONTROL: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PERMITTEE TO RPS, FURTHER TO BE DEVELOPMENT CONCLUDING FULL IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED REGARDING THE FLOODWAY. THE ENGINEER'S SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE SAME FLOOD FREQUENCY.
8. 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.
9. SEWARD HIGHWAY PER ALASKA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 031 L PAGE 20 B 21 RECORDED AS PLAT SW2019-1.
10. PLAT MAP SW24 CREATED TRACT'S PROPERTY LINES EXTENDING TO THE CENTERLINE OF RESURRECTION RIVER AND THE SIDE CHANNELS. THIS IS THE TRUE BOUNDARY OF TRACT F.O. AS SHOWN, AND IS FOR SURVEY COMPLETION ONLY.
11. EXISTING OVERHEAD INTERURBAN HIGHWAY IS THE CENTERLINE OF AN EASEMENT OF UTILITY EASEMENT PERMANENT 24 AND A 20' WIDE UTILITY EASEMENT LOCATED PER THIS PLAT AS SHOWN.

## WASTEWATER DISPOSAL

THIS TRACT IS AT LEAST 2000 FEET FROM THE RESURRECTION RIVER IN THE SEWARD MAPPED FLOOD DATA AREA. ANY CONSTRUCTION SHALL BE SUITABLE FOR WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM SHALL MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT JPA, LLC, IS THE OWNER OF THE PLAT PROPERTY SHOWN AND IS HEREBY DEDICATING THE PLAT TO THE PUBLIC. I HEREBY RIGHT THE PLAT OF SUBDIVISION AND OF MY FIRST (FIRST) DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

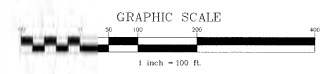
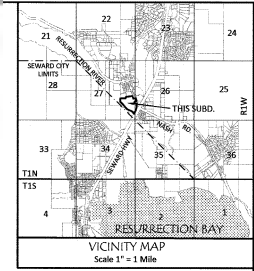
*Charles E. Jackson II*  
 CHARLES E. JACKSON II, (SIGNATURE)  
 JPA, LLC, (OWNER)  
 1101 E. HERRMAN ROAD STE 24, PMB 416  
 ANCHORAGE, AK 99515

## NOTARY'S ACKNOWLEDGEMENT

THE "FOLZ" SUBDIVISION IS  
 A PLAT (PLAT) RECORDED AS THIS  
 8th day of April 2019  
 MY COMMISSION EXPIRES AUG 7th 2022  
*James E. Jackson*  
 NOTARY PUBLIC FOR THE  
 STATE OF ALASKA



STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
2+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
3+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
4+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
5+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
6+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
7+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
8+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
9+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00
10+00.00	S 89° 00' 00" E	100.00	S 89° 00' 00" E	100.00



- LEGEND**
- (1) FOLIUM PRIMARY MONUMENT AS DESCRIBED
  - (2) FOLIUM 1/2" REBAR UNLESS NOTED
  - (3) FOLIUM 1/2" ALCAP 3753-S
  - (4) 1/2" x 1/2" REBAR w/ 1" STAINLESS STEEL CAP 35032-S
  - (5) FOLIUM R POLE
  - (6) OVERHEAD ELECTRIC
  - (7) AREA SUBJECT TO INUNDATION
  - (8) 20' BUILDING SETBACK UTILITY EASEMENT - SEE NOTE 4
  - (9) DEDICATED RIGHTS-OF-WAY
- TRACK DETAIL**



**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 23, 2019.  
*James E. Jackson*  
 AUTHORIZED OFFICIAL

**FOLZ SUBDIVISION 2019 REPLAT**

1A REPLAT OF TRACT B FOLZ SUBDIVISION REVISED SW24 AND TRACT E1 FOLZ SUBDIVISION SNOWDEN ADDITION SWB-33 EXCEPTING THAT PORTION RECORDED IN BOOK 131, PAGE 446-280

JPA, LLC, (OWNER)  
 1101 E. HERRMAN ROAD STE 24, PMB 416  
 ANCHORAGE, AK 99515

1B 188 AC. M.L. SITUATED IN THE SE1/4 OF SECTION 27 AND SW1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT

ENGINEERING - TESTING  
 SURVEYING - MAPPING  
 P.O. BOX 408  
 SODDINGTON, AK 99589  
 PHONE: (907) 283-4218  
 FAX: (907) 283-0268  
 WWW.MCLANECG.COM

KPB File No. 2019-104

Project No. 192014

Scale 1" = 100' Date: AUG. 2019 Book No.: 16-04 Drawn by: JAH



# CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ZPA, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF ZPA, LLC, 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.

*Toni L. Strauss*

TONI L STRAUSS, (MEMBER)  
ZPA, LLC, (OWNER)  
1120 E HUFFMAN ROAD STE 24, PMB 416  
ANCHORAGE, AK 99515



## NOTARY'S ACKNOWLEDGEMENT

FOR: TONI L STRAUSS  
ACKNOWLEDGED BEFORE ME THIS

4<sup>th</sup> DAY OF May, 2020

MY COMMISSION EXPIRES: Aug 9<sup>th</sup> 2022

*Tember Eliason*  
NOTARY PUBLIC FOR THE  
STATE OF ALASKA



## FOLZ SUBDIVISION 2019 REPLAT

(A REPLAT OF TRACT B FOLZ SUBDIVISION REVISED SW24 AND TRACT E1 FOLZ SUBDIVISION SNOWDEN ADDITION SW98-33 EXCEPTING THAT PORTION RECORDED IN BOOK 116, PAGE 446 SRD)

ZPA, LLC, (OWNER)  
1120 E HUFFMAN ROAD STE 24, PMB 416  
ANCHORAGE, AK 99515

33.784 AC. M/L SITUATED IN THE SE1/4 OF SECTION 27 AND SW1/4 SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT.

**SHEET  
2 OF 2**



ENGINEERING - TESTING  
SURVEYING - MAPPING  
P.O. BOX 468  
SOLDOTNA, AK. 99669  
VOICE: (907) 283-4218  
FAX: (907) 283-3265  
WWW.MCLANECG.COM

KPB FILE NO. 2019-104

PROJECT NO. 192014

SCALE 1" = 100'

DATE : AUG. 2019

BOOK NO. : 16-04

DRAWN BY : JAH

SW 98-33



VICINITY 1"=1 mile MAP

98-33

RECORDED - 11:16 AM  
SEWARD RECORDING DISTRICT  
DATE 12/14/98  
TIME 11:16 AM  
Requested by:  
Johnson Surveying  
Box 27  
Seward, Alaska 99664

**FOLZ SUBDIVISION, SNOWDEN ADDITION**

A subdivision of Tracts E & F Folz Subd. Revised, (SVD Plat #24)  
Located in the NE1/4 & SE1/4 Section 27, and the SW1/4 Section 26,  
T1N R1W, S1M, Alaska  
Seward Recording District KPB File 98-178

**Prepared for**

Brad Snowden  
P.O. Box 670  
Seward, AK 99664

**Prepared by**

Johnson Surveying  
Box 27  
Clan Gulick, AK 99568

SCALE 1" = 200'

AREA = 39.477 acres

25 Aug. 1998

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough  
Planning Commission at the meeting of 15 September, 1998.

KENAI PENINSULA BOROUGH

By: *[Signature]* December 5, 1998  
Authorized Official Date

**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.

**LEGEND**

- 1/8" alcap monument, 3753-S, 1978 Found
- 2" brass cap, Dept. of Hwys centerline monument Found
- 2 1/2" brass cap monument, 610-S, 1964 Found
- 2 1/2" x 30" aluminum monument set
- 1/8" alcap lot corner, 3753-S, no date Found
- 1/2" rebar lot corner Found
- 1/2" x 4" rebar with 1" plastic cap set

**NOTES**

1. A building setback of 20' from all street RDV'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. Seward Highway RDV shown is according to State RDV plans ERFD-501.
4. No access to State maintained RDV's permitted unless approved by State of Alaska Dept. of Transportation.
5. Existing overhead powerline shown is the centerline of a 60' wide utility easement.
6. 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 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Approval of the subdivision does not eliminate the developers responsibility to obtain any necessary permits required under Federal, state, or local law.
8. Approval of the subdivision does not obligate the Borough to issue any required permits.
9. Approval of the subdivision does not ensure that any part of Hummingbird Lane will be accepted on the road maintenance program.

**OWNERSHIP CERTIFICATE**

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 ROW's to grant all easements to the use shown.  
I further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiaries.

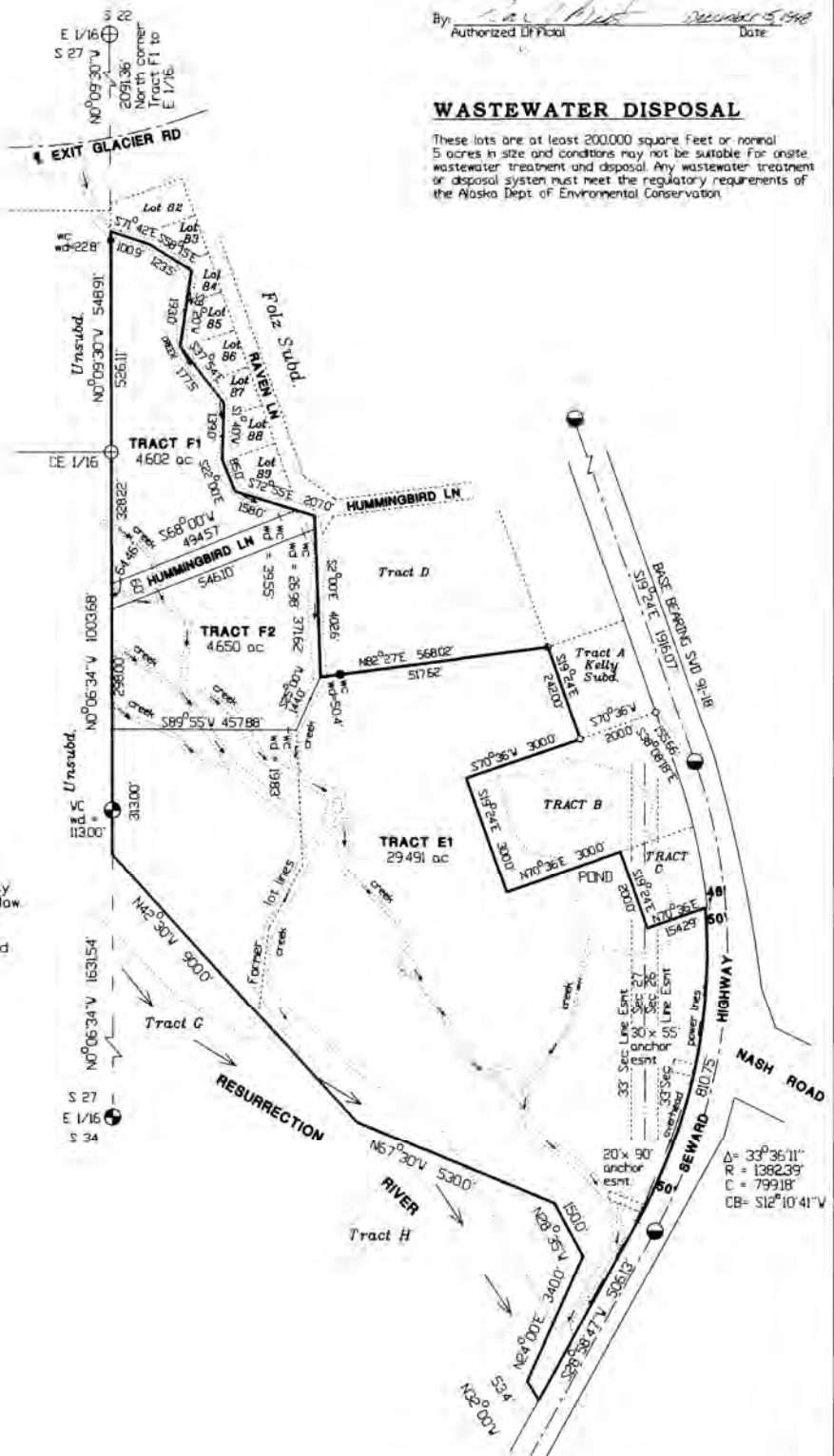
*[Signature]*  
Bradley K. Snowden P.O. Box 670 Seward, AK 99664

**NOTARY'S ACKNOWLEDGEMENT**

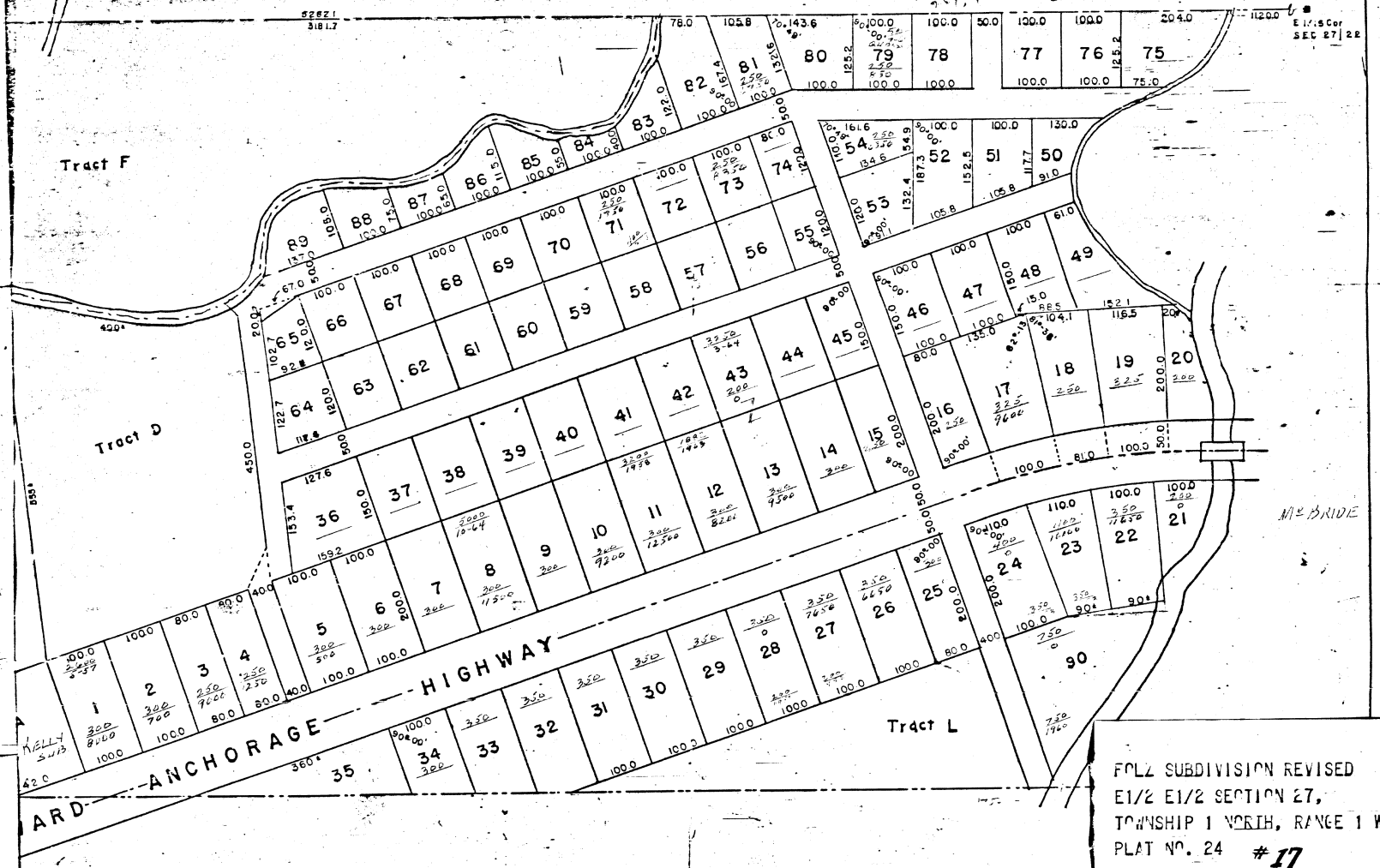
For: Bradley K. Snowden  
Subscribed and sworn to before me this 23  
day of November, 1998.

Notary Public for Alaska

My commission expires 1/22/99







#193  
 The within described plat was filed for record on 11-20-53  
 and on March 14, 1954, at Helena, Montana  
 Anna B. Landman  
 U.S. DISTRICT COURT AND DISTRICT CLERK

NOTE:  
 This plat is based upon a true and accurate survey. It therefore supercedes the original plat of the FOLZ SUBDIVISION filed

**DEDICATION**  
 ALL MEN BY THESE PRESENTS, That the undersigned JOSEPH W. FOLZ, Owner in fee simple of the tract of land delineated by this plat and that the said JOSEPH W. FOLZ has dedicated and donated to public the use of all avenues and streets shown upon said plat as highways, and to use only as such. Said dedication is an easement.  
 Joseph W. Folz



**FOLZ SUBDIVISION REVISED**

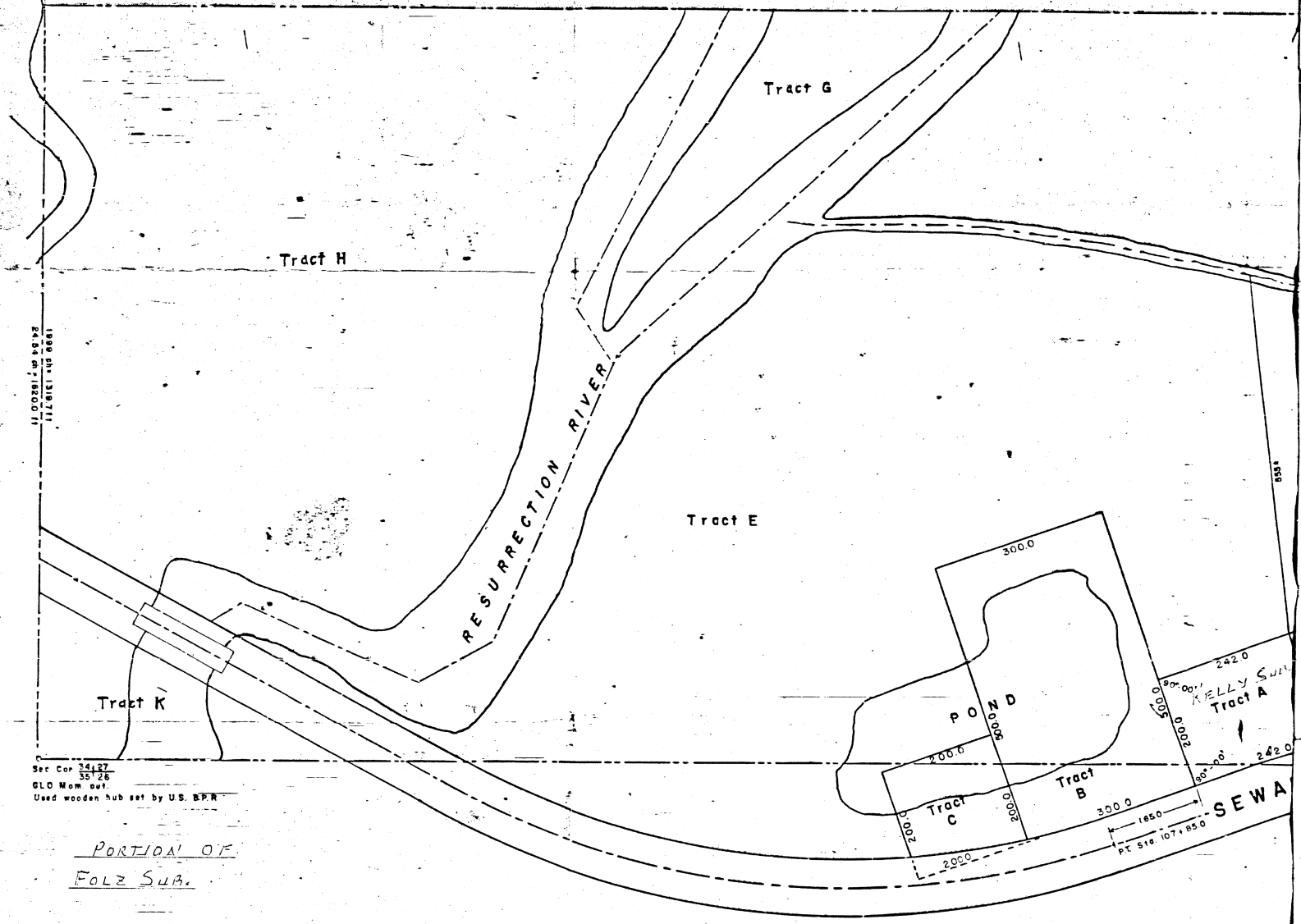
A PORTION OF THE E 1/2, E 1/2 SECTION 27  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN.  
 SURVEY AND PLAT BY ROBERT BENERT REGISTERED CIVIL ENG'R  
 SEPT. 1953

OLD Monument  
W.C. SEC. Line 34 27  
4000 ft  
1000 ft

1898 S.W. 1310 711  
84.83 ft 18200 ft

Sec. Cor 34 27  
35 26  
OLD Mon. set.  
Used wooden hub set by U.S. BPR

PORTION OF  
FOLZ SUB.



KNOW ALL MEN  
is the Owner  
plat, and th  
Public Pl  
ment only.