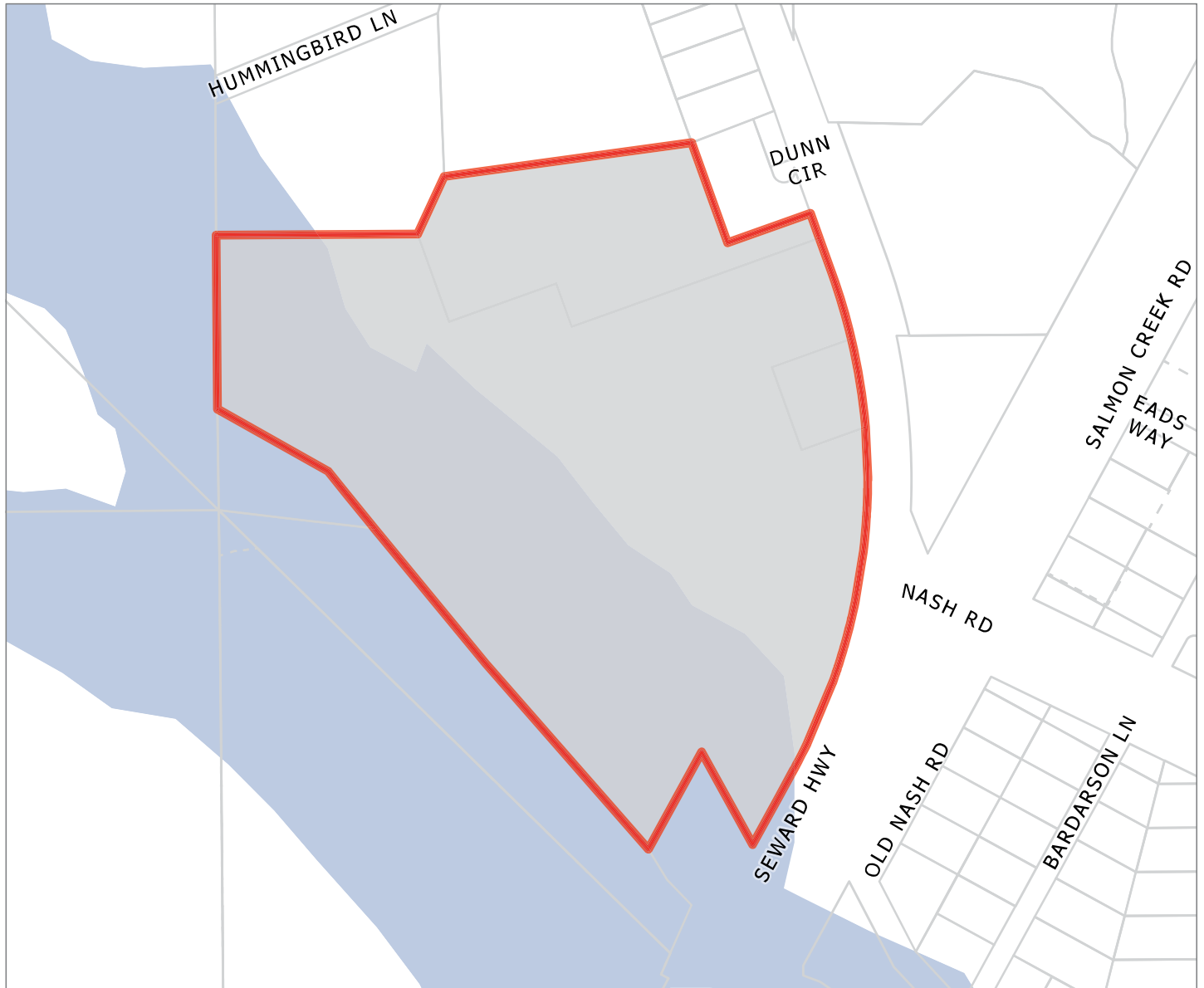


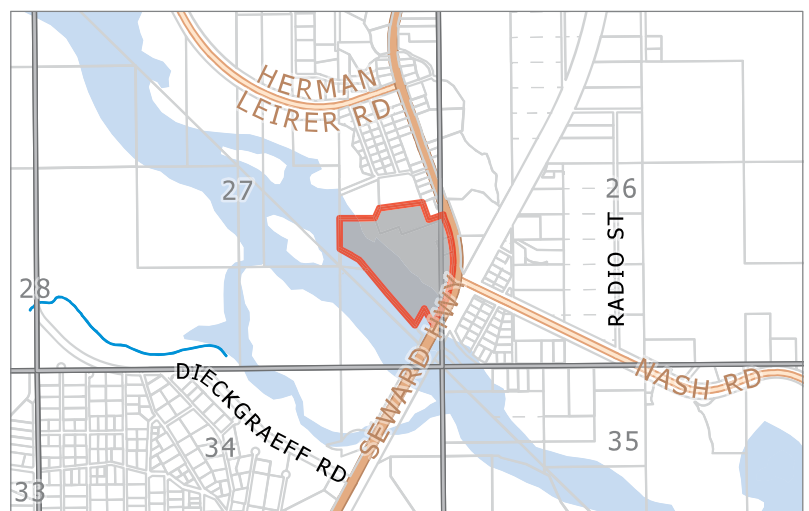
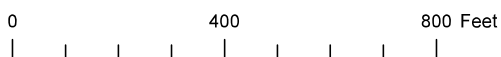
E. NEW BUSINESS

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



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

3/15/2024

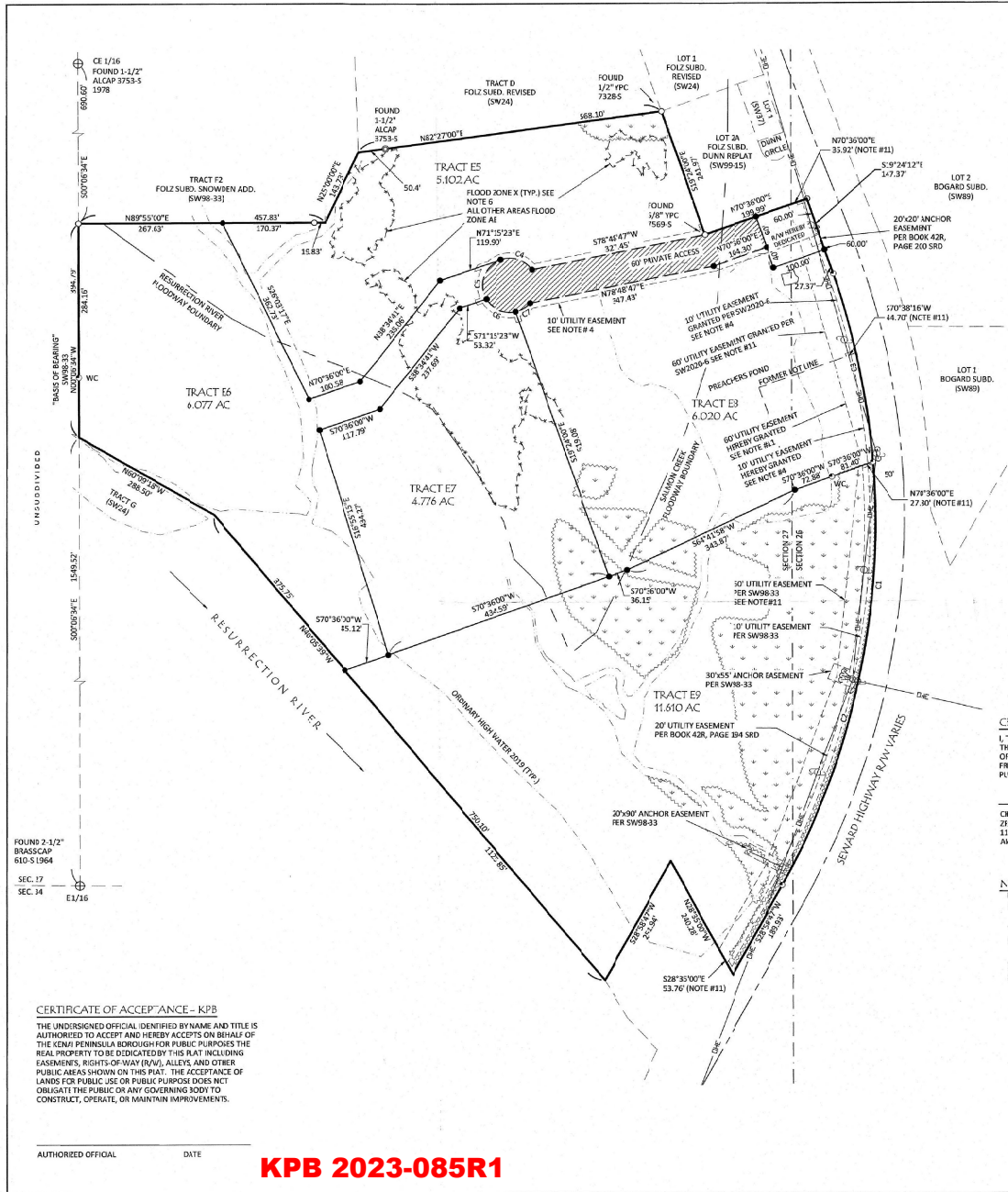




Aerial View



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. 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 STREET RIGHTS-OF-WAY UNLESS A LARGER STANDARD IS APPROVED BY THE DISTRICT RECORDERS' OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODS AND ADMINISTRATION SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
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6. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN 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 PLAN IS RECORDED WITH THE DISTRICT RECORDERS' OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODS AND ADMINISTRATION SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
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9. SEWARD HIGHWAY PER ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP NH-031-L, 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 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 SW2020-6.
12. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAGLOT TRACT E6.
13. BOROUGH MAINTENANCE SHALL NOT BE PROVIDED ON ANY PRIVATE STREETS.
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 #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	40°22'32"	1382.54'	5187.1'	626.00'	5°04'47" 21" W	5312.80'
C2	39°39'32"	1382.54'	5186.6'	417.36'	51°37'10" 42" W	799.50'
C3	54°46'48"	1382.54'	5565.57'	179.25'	112°02'44" E	355.57'
C4	79°32'31"	500.00'	94.46'	37.50'	N 72°45' 31" W	60.00'
C5	100°32'13"	500.00'	88.61'	61.24'	S 20° 20' 10" W	71.46'
C6	72°18'53"	500.00'	53.10'	36.53'	S 69° 26' 07" E	50.00'
C7	39°37'38"	500.00'	31.10'	16.07'	N 59° 35' 38" E	30.60'

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

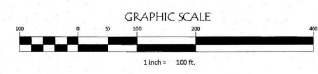
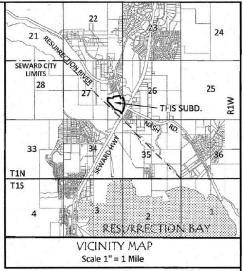
NOTARY'S ACKNOWLEDGEMENT

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

PLAT APPROVAL

THIS PLAN 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 w/ 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



CERTIFICATE OF ACCEPTANCE - KPB
 THE UNDERSIGNED OFFICIAL DENIED 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 CONTRACT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____

KPB 2023-085R1



Plat #	
For Dist	_____
Date	____/____/2024
Title	_____

FOLZ SUBDIVISION 2023 REPLAT
 A REPLAT OF TRACT E3 & E4 FOLZ SUBDIVISION 2021 ADDITION (SW2022-5) AND TRACT C FOLZ SUBDIVISION REVISED (SW24)
 ZPA, LLC, (OWNER)
 1120 E. HUFFMAN ROAD STE 24, PMB 416
 ANCHORAGE, AK 99515
 34,591 AC. +/- 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 SCOTSDALE, AK 99589 VOICE: (907) 283-4218 FAX: (907) 283-2161 WWW.KALANEC.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

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	<p>See attachments</p> <p>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</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: i:0#.w kpb\maldrige</p> <p>C. State Parks Reviewer: Comments:</p>
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.

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



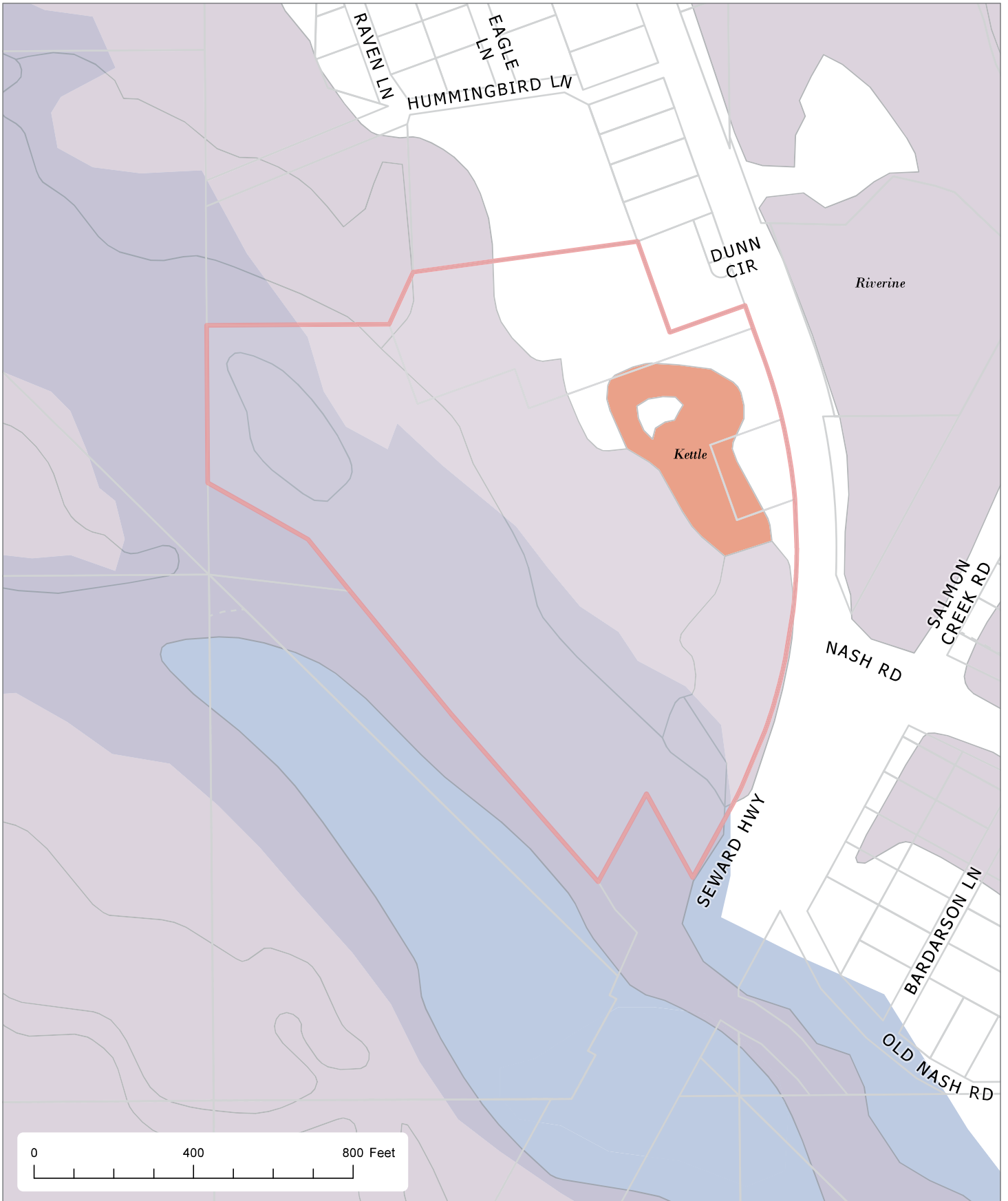
Aerial View



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Wetlands



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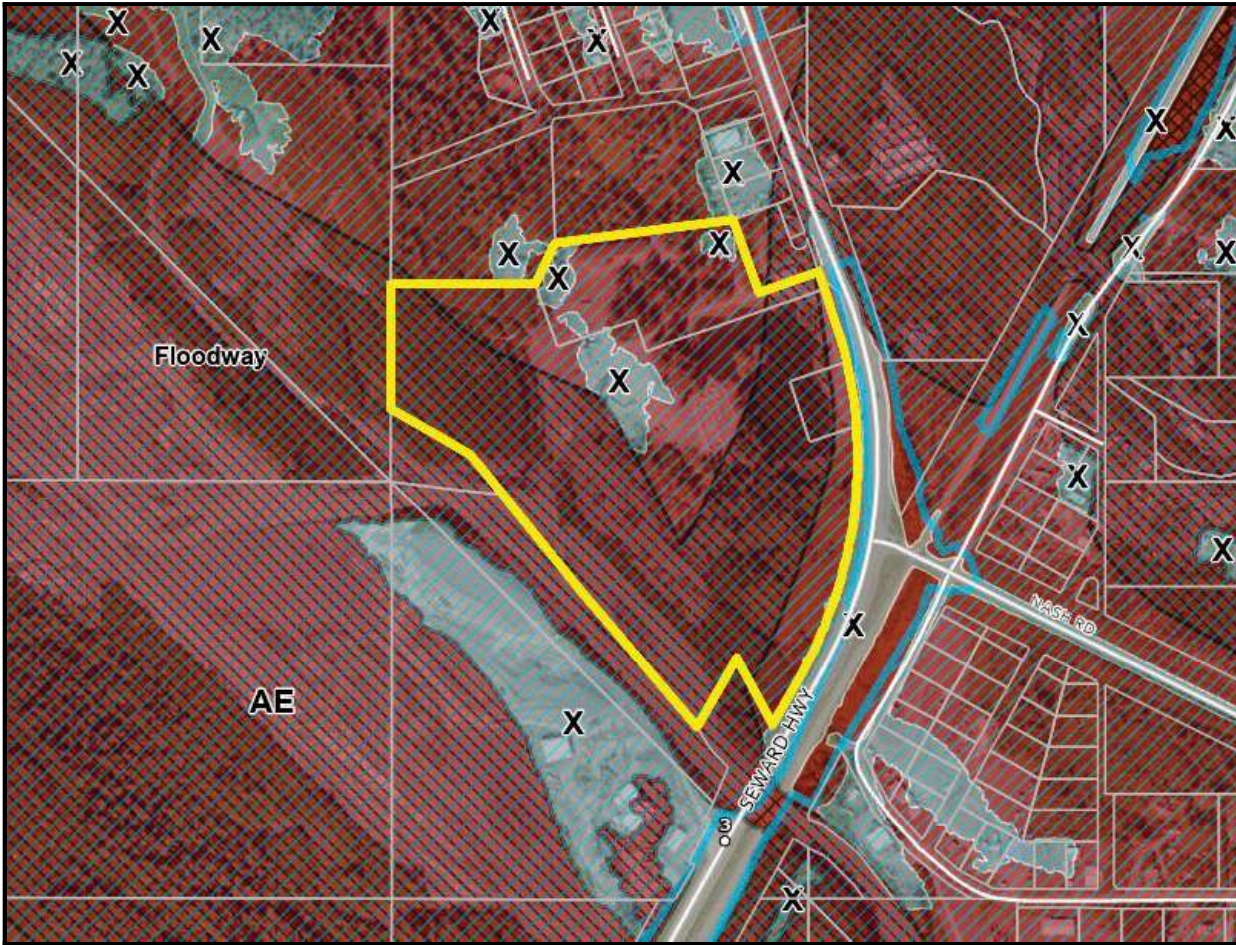


KENAI PENINSULA BOROUGH Planning



Floodplain Determination

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



Selected Parcel Boundary or Boundaries



Tax Parcels



Regulatory_Floodplain

SMFDA



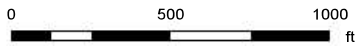
Regulatory_Floodway



Floodplain

AE

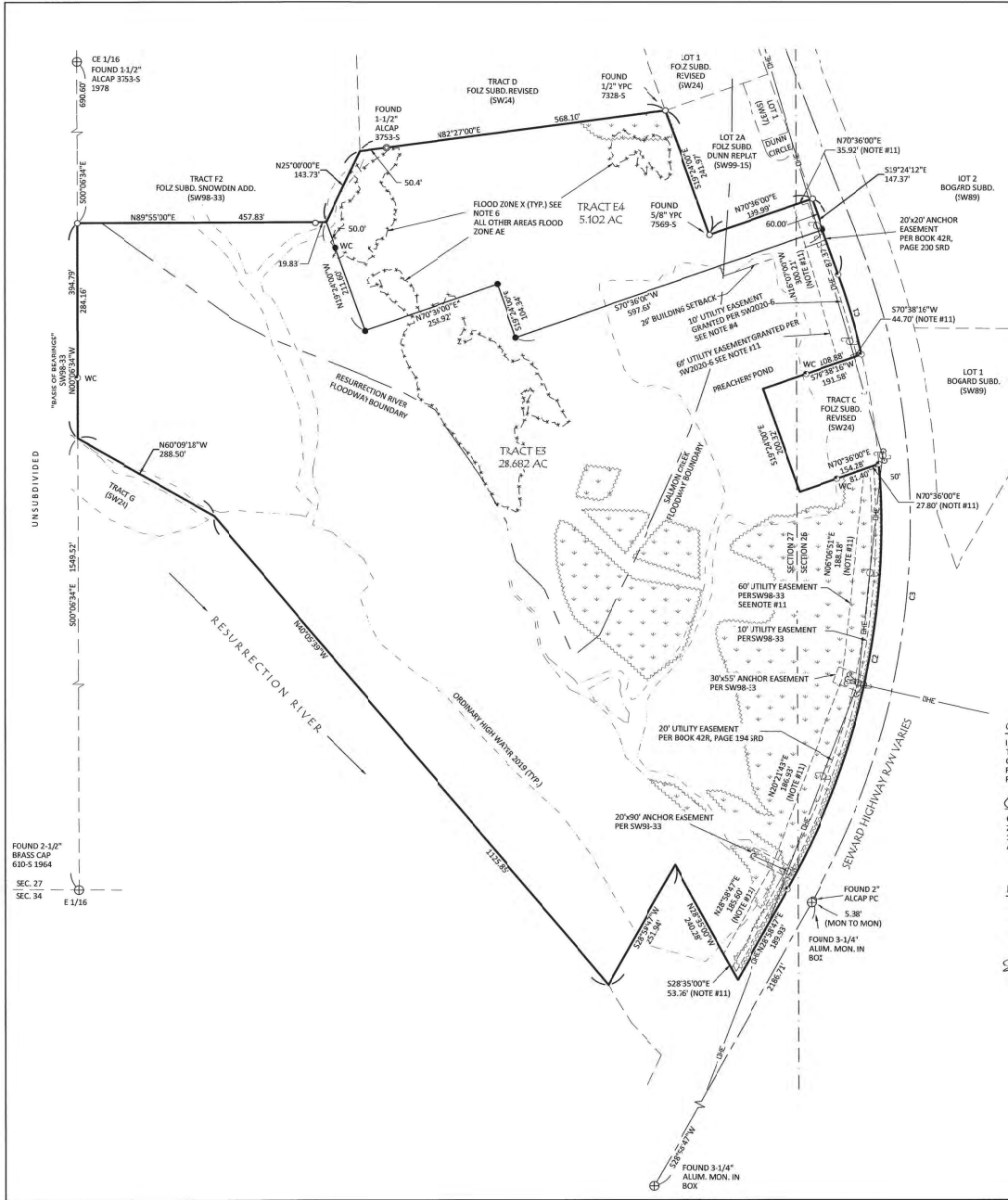
X



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

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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 CREATS TRACT 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 COMPUTATIONS ONLY.
 11. EXISTING OVERHEAD POWERLINE SHOWN IS THE CENTERLINE OF AN EXISTING 60' WIDE UTILITY EASEMENT PERSW98-33 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	WASIGHT	CHORD BEARING	CHORD LENGTH
C1	87°39'47"	1382.24	152.69	76.42	N 10° 14' 32" W	132.62'
C2	33°36'11"	1382.24	803.66	437.36	N 12° 10' 42" E	799.00'
C3	50°30'42"	1440.12	1269.60	679.38	N 03° 45' 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 02-26-2025

Thomas Blum
 THOMAS BLUM
 NOTARY PUBLIC FOR THE STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION

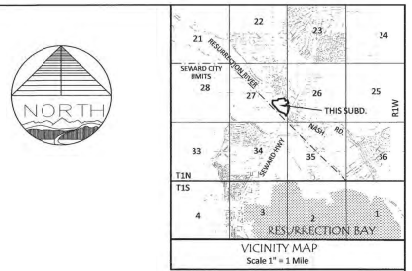
I, THE UNDERSIGNED, HEREBY CERTIFY THAT ZPA, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF ZPA, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

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 02-26-2025

Thomas Blum
 THOMAS BLUM
 NOTARY PUBLIC FOR THE STATE OF ALASKA



- ### 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 MUNICIPATION



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

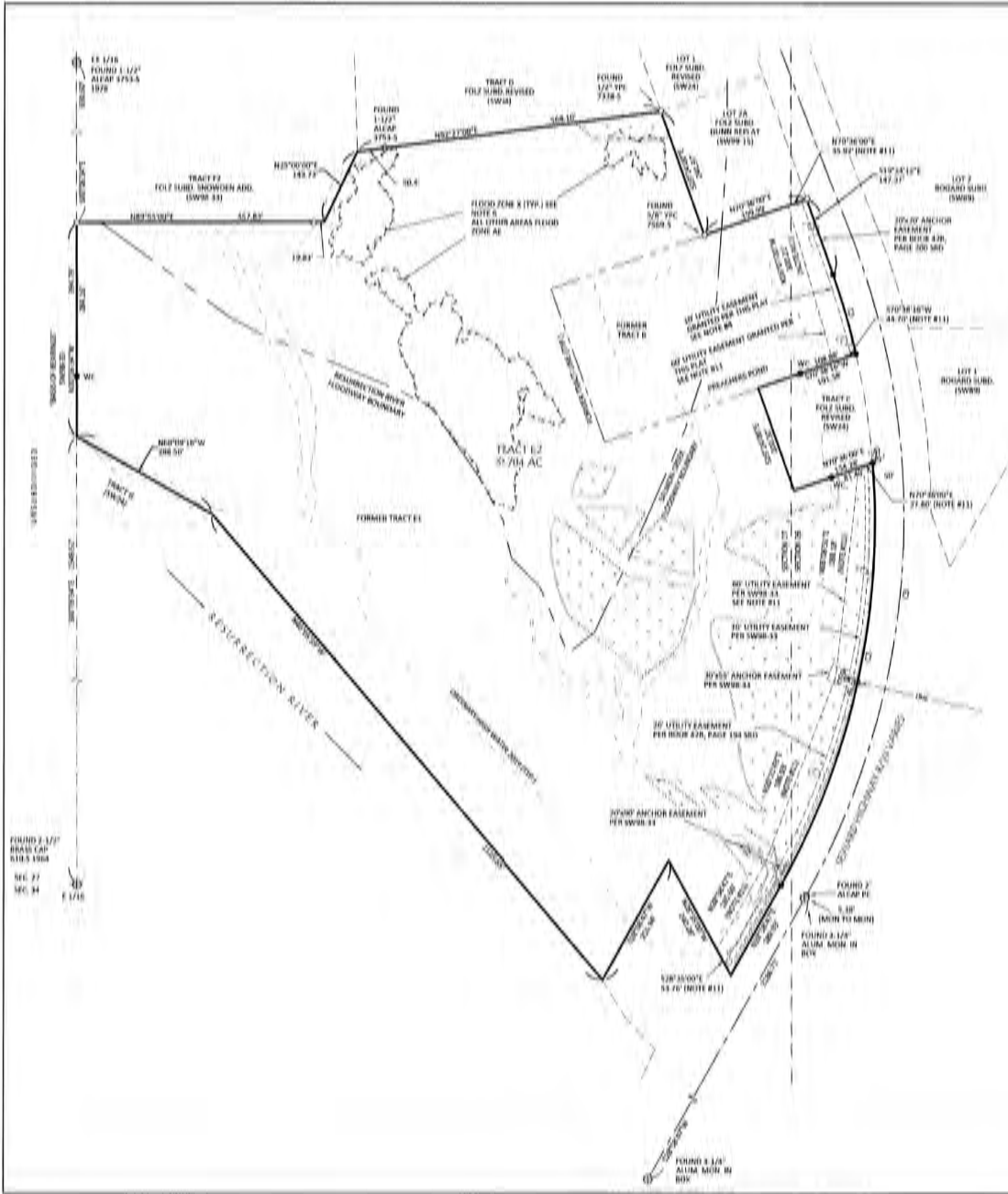
FOLZ SUBDIVISION 2021 ADDITION
 (A REPLAT OF TRACT E2 FOLZ SUBDIVISION 2019 REPLAT SW2020-5)
 ZPA, LLC, (OWNER)
 1120 E HUFFMAN ROAD STE 14, PMB 416
 ANCHORAGE, AK 99515
 33.784 AC, M/L SITUATED IN THE SE 1/4 OF SECTION 27 AND SW 1/4 SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT.

ENGINEERING - TESTING SURVEYING - MAPPING
 P.O. BOX 466
 SOUTHWEST, AK 99569
 VOICE: (907) 283-4218
 FAX: (907) 283-2965
 WWW.AKSTATECDE.COM

KPB File No. 2023-038
 Project No. 212008

Scale 1" = 100' Date: MAR. 2023 Book No.: 16-04 Drawn by: JAH

P.LAT APPROVAL
 THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 12, 2021.
Julie L. Kaufman
 AUTHORIZED OFFICIAL



- 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 FOUNDATION STRUCTURES 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 STREET RIGHT-OF-WAY UNLESS A lesser setback is approved by SEWARD CITY OR THE APPLICABLE PLANNING COMMISSION.
 4. THE FRONT SETBACK OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LINES IS ALWAYS UTILITY EASEMENT.
 5. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS OF WAY PROVIDED 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 FEMA FLOODING DATA REVISION MAPS AS A FLOOD HAZARD AREA. FLOODING IS LOCATED WITHIN THE SEWARD MAPPED FLOOD DATA AREA AND WITHIN FLOOD ZONE A AND FLOOD ZONE X PER FEMA MAP PANEL NUMBER 51225-2548. PRIOR TO DEVELOPMENT, THE SEWARD PENINSULA BOROUGH FLOODING AUTHORITY SHALL BE CONSULTED FOR CURRENT REGULATIONS AND REGULATORY DEVELOPMENT MUST COMPLY WITH CHAPTER 1.10 OF THE SEWARD PENINSULA BOROUGH CODE.
 7. EROSION CONTROL: PERFORMERS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PERMITS TO EROSION CONTROL SHALL BE DEVELOPMENT INCLUDING FILL IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT EROSION CONTROL SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE SAME FLOOD EVENT/STAGE.
 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 WEIARD TERMINATION IF APPLICABLE.
 9. SEWARD HIGHWAY PER ALASKA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NH-031, PAGE 20 B 2, RECORDED AS PLAT SW2017-2.
 10. PLAT SW24 RELATED TRACT B PROPERTY LINES EXTENDING TO THE CENTERLINE OF RESURRECTION RIVER AND THE SIDE CHANNELS, THIS IS THE TRUE BOUNDARY OF TRACT B, AS SHOWN, AND FOR SURVEY CONTROL PURPOSES ONLY.
 11. EXISTING OVERHEAD POWERLINE SHOWN IS THE CENTERLINE OF AN EXISTING 30' UTILITY EASEMENT PERMITS 20' AND A 10' WIDE UTILITY EASEMENT LOCATED PER THIS PLAN AS SHOWN.

WASTEWATER DISPOSAL
 THIS TRACT IS AT LEAST 2000 SQUARE FEET OF BOWLING GREEN IN USE AND CONSTRUCTION MAY 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 REAL PROPERTY SHOWN AND IS RECORDING IN BOOK AND IN PLAT OF JPA, LLC, THEREBY RIGHT THIS PLAN OF SUBDIVISION AND BY THIS CERTIFICATE HEREBY ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

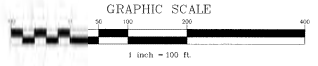
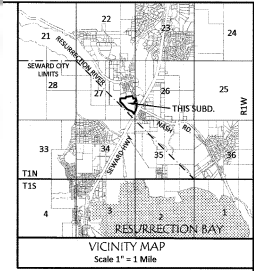
Charles E. Jackson II
 CHARLES E. JACKSON II, (REGISTERED)
 JPA, LLC, (OWNER)
 1101 F HERRMAN ROAD STE 24, PMB 416
 ANCHORAGE, AK 99515

NOTARY'S ACKNOWLEDGEMENT
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A NOTARY PUBLIC FOR THE STATE OF ALASKA.
 My Commission Expires Aug 7th 2022
James A. Hall
 JAMES A. HALL
 NOTARY PUBLIC FOR THE STATE OF ALASKA



CURVE TABLE

Curve #	Station	Radius	Length	Chord	Chord Bearing	Delta Station
1	1+00.00	100.00	100.00	100.00	0°00'00"	100.00
2	2+00.00	100.00	100.00	100.00	0°00'00"	100.00
3	3+00.00	100.00	100.00	100.00	0°00'00"	100.00



- LEGEND**
- 1. FOUND PRIMARY MONUMENT AS DESCRIBED
 - 2. FOUND 1/2" REBAR UNLESS NOTED
 - 3. FOUND 1 1/2" ALCAP 3753-S
 - 4. 1/2" x 8" x 80" REBAR w/ 1" STAINLESS STEEL CAP 85022-S
 - 5. FOUND 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 A. Hall
 JAMES A. HALL
 AUTHORIZED OFFICER

FOLZ SUBDIVISION 2019 REPLAT
 A REPLAT OF TRACT B FOLZ SUBDIVISION REVISED SW24 AND TRACT E1 FOLZ SUBDIVISION SNOWDEN ADDITION SW9B-33 EXCEPTING THAT PORTION RECORDED IN BOOK 136, PAGE 446-380

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

1101 F HERRMAN ROAD, 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 468 SOLDOTNA, AK 99569 VOICE: (907) 283-4218 FAX: (907) 283-0388 WWW.MCLANEGG.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

4th DAY OF May, 2020

MY COMMISSION EXPIRES: Aug 9th 2022

Tember Elason
 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

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,
 TIN RIV. SM, 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
 Clam Gulch, 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.

98-33

RECORDED - 1998
 SEWARD RECORDING DISTRICT
 DATE 12/11/98
 TIME 11:16 AM
 Requested by:
 Johnson Surveying
 Box 27
 Clam Gulch, Alaska 99568

LEGEND

- ⊕ 1/8" alcop 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" alcop 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 RDVs 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 RDVs 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

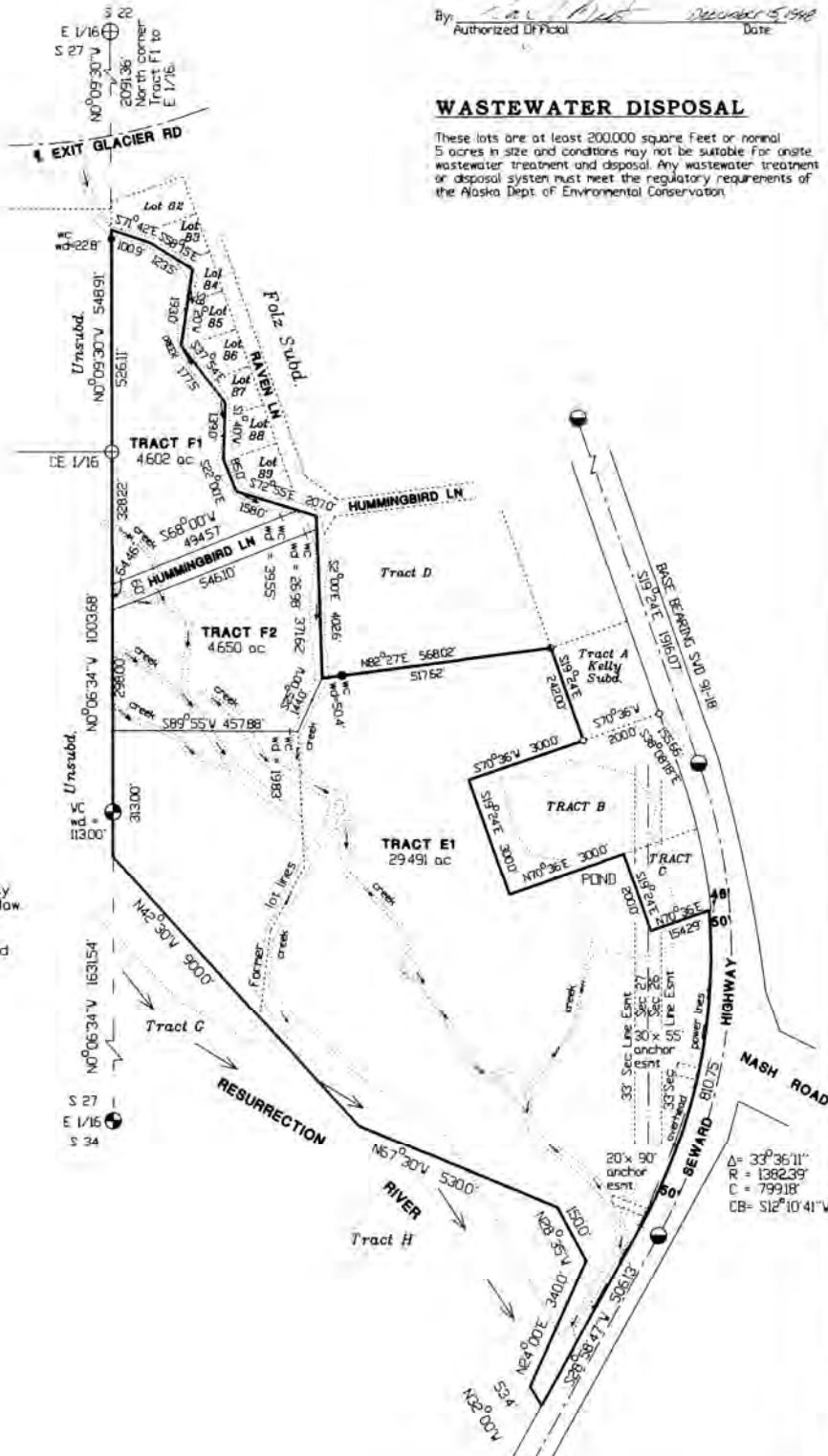
I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my Free consent dedicate all ROWs to grant all easements to the use shown.
 I further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiaries.

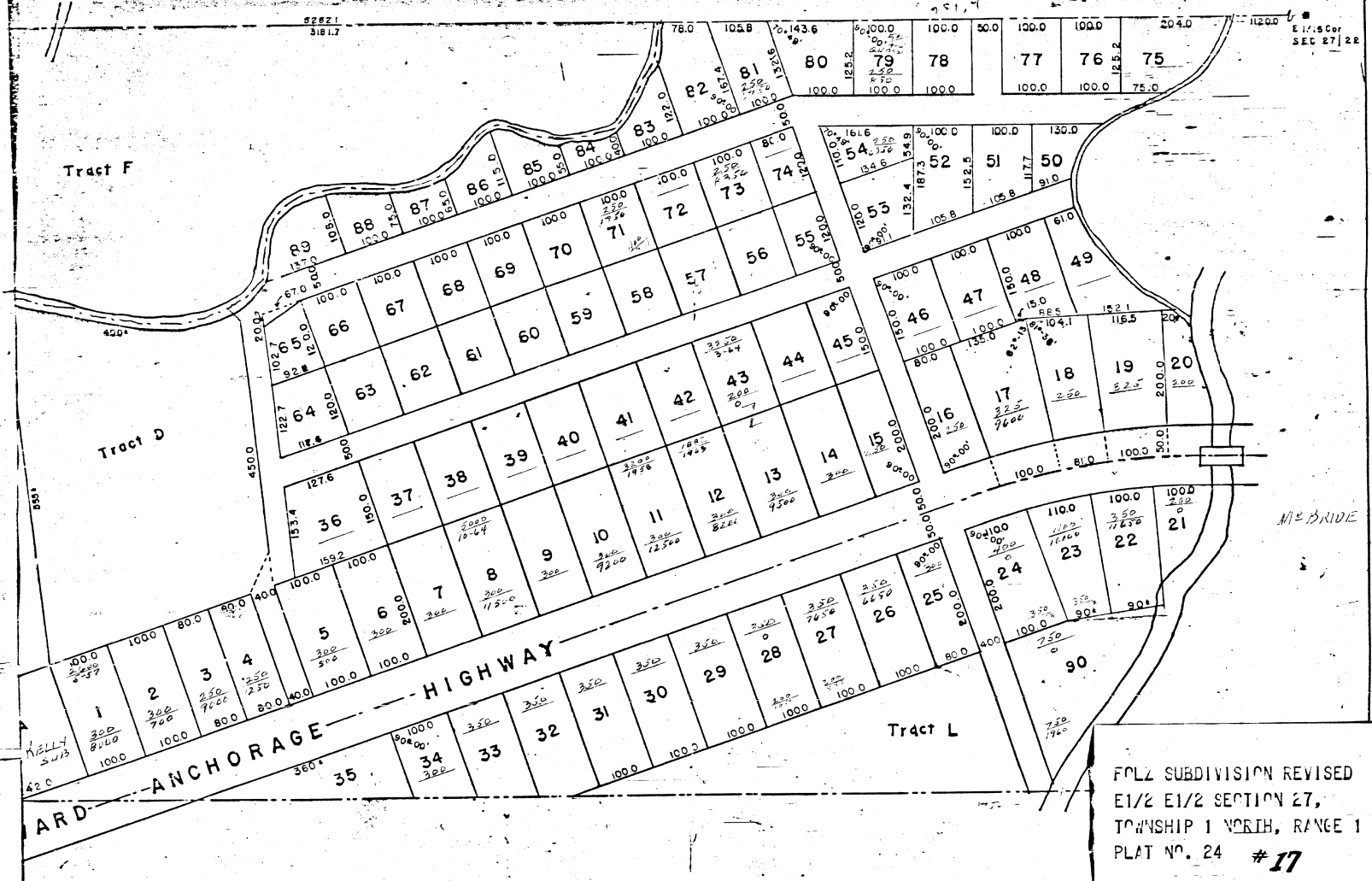
[Signature]
 Bradley K. Snowden P.O. Box 670 Seward, Ak 99664

NOTARY'S ACKNOWLEDGEMENT

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

[Signature]
 Notary Public for Alaska
 My commission expires 1/22/99





FOLZ SUBDIVISION REVISED
 E1/2 E1/2 SECTION 27,
 TOWNSHIP 1 NORTH, RANGE 1 W
 PLAT NO. 24 #17

**FOLZ SUBDIVISION
 REVISED**

A PORTION OF THE E1/2, E1/2 SECTION 27
 TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN.
 SURVEY AND PLAT BY ROBERT BENERT REGISTERED CIVIL ENGR
 SEPT. 1953

#193
 This plat was prepared and filed for record on 11-20-53
 at St. Paul, Minnesota on March 19, 1954
 Anna B. Benert
 U.S. SURVEYOR AND REGISTERED CIVIL ENGINEER

NOTE:
 This plat is based upon a true and accurate survey and 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

