

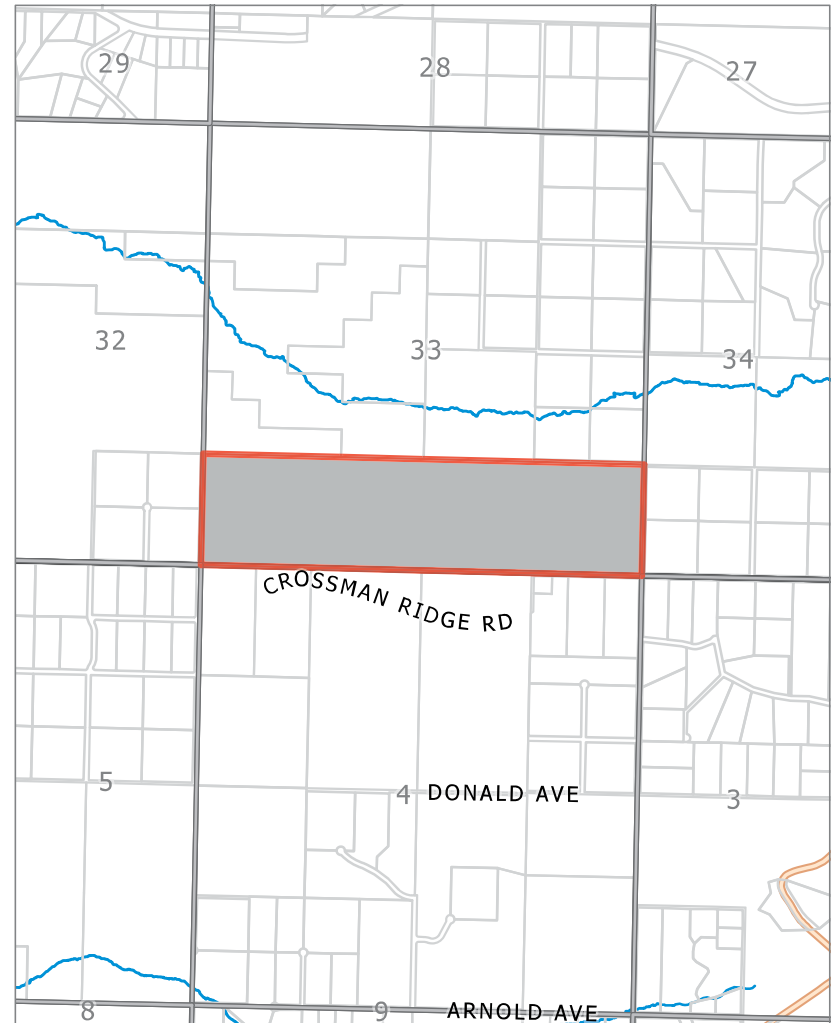
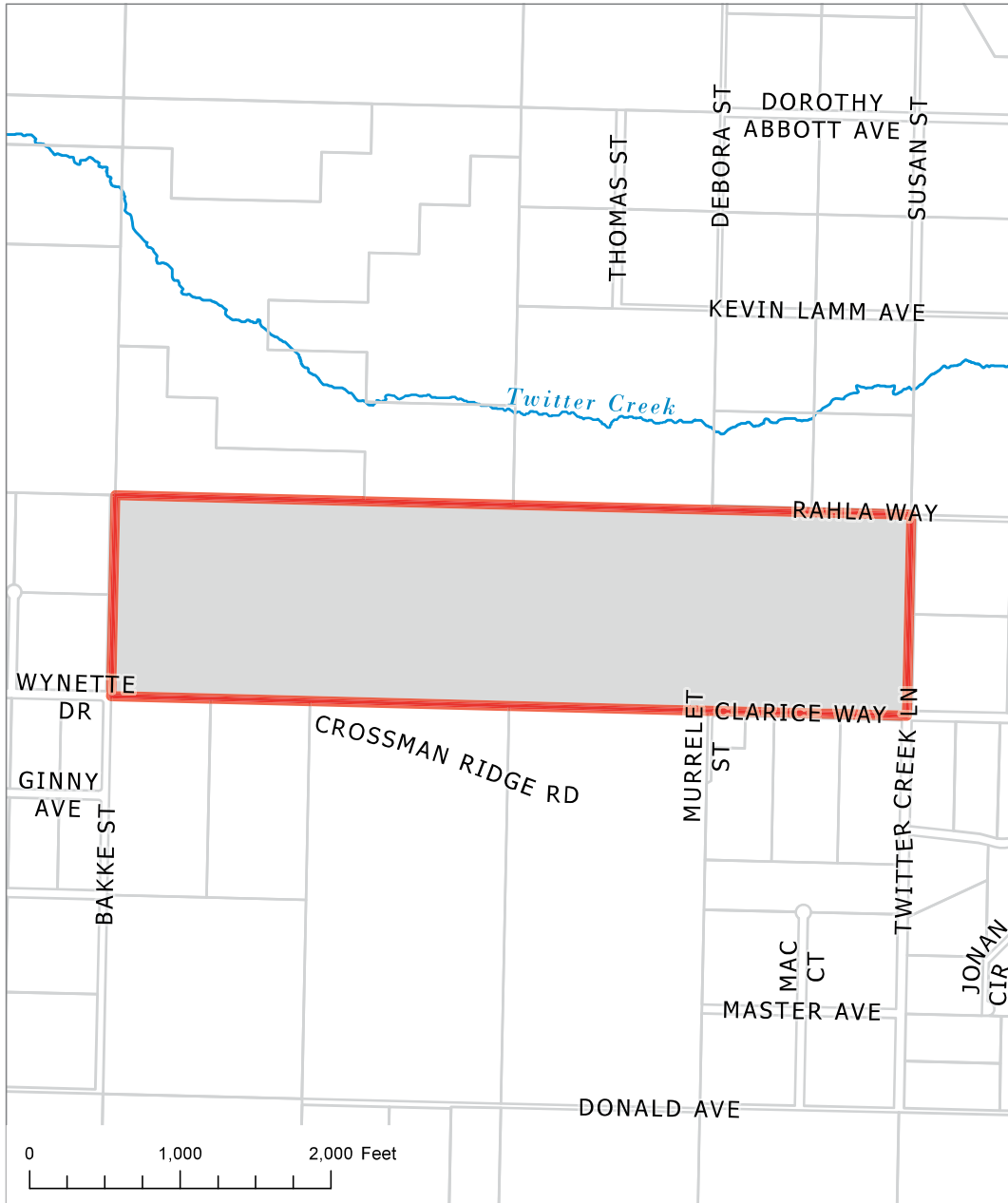
E. NEW BUSINESS

8. Paul Taylor Subdivision; KPB File 2024-080

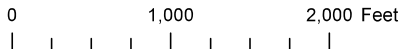
Seabright Surveying / Taylor

**Location: Bakke St., Wynette Dr., Clarice Way, Twitter
Creek Ln. & Rahla Way**

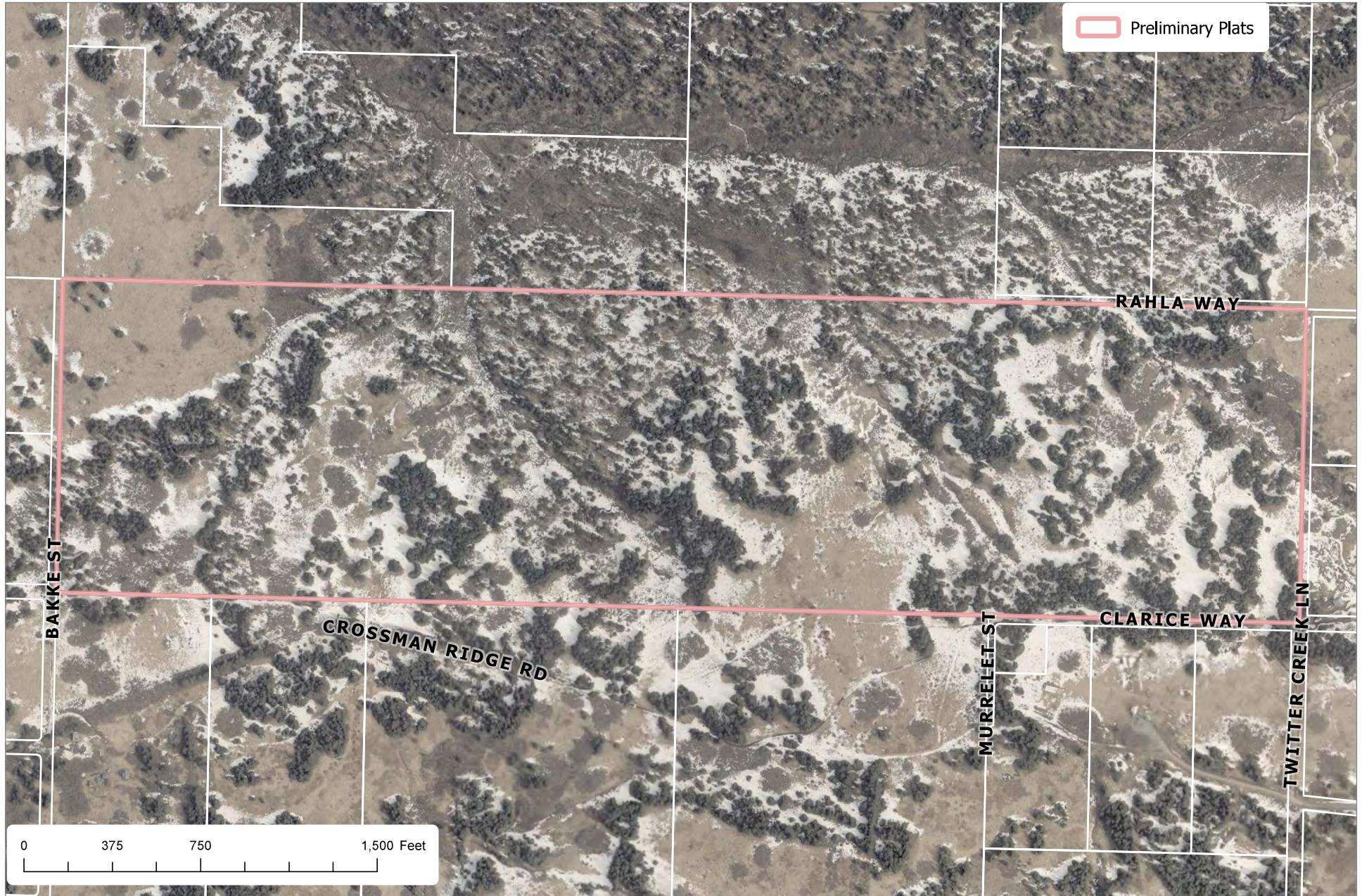
Diamond Ridge Area / Kachemak Bay APC



KPB File 2024-080
T 05S R 13W SEC 33
Diamond Ridge



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



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

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
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 (KPB 14.09).
4. THIS SUBDIVISION IS SUBJECT TO A RESERVATION OF SECTION LINE EASEMENT 33 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 43 USC 932 AND REENACTED BY 1121 CLA 1933.

LEGEND

- 1" IND USGLO 1" LP. W/ CONIC.
- 2" IND USGLO 2" LP. W/ CONIC.
- 3" IND USGLO 2.5" BC MON 1918 ON 1" LP.
- 4" IND 2.5" AC ON 2" AL PIPE 7968-S 2018
- 5" IND 2" AC 4928-S 2000
- 6" IND 1.5" AC 888-S 1981
- 7" IND 2.5" BC MON 7610-S 1994
- 8" IND 2.5" BC MON 5780-S 1995
- 20' BUILDING SETBACK
- SECTION LINE EASEMENT
- RIGHT-OF-WAY DEDICATED THIS PLAT
- APPROX. AREA RIVERINE WETLAND (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)

WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 5000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISCHARGE. ON WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE

I, THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED BY THIS PLAT IDENTIFIED AS FOLLOWS: SAKKE STREET, WYNETTE DRIVE, CLARICE WAY, ANKORWAH CIRCLE, RAYMOND CIRCLE, ROLAT CIRCLE, TWITTER CREEK LAKE & RAHMA WAY. 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 _____
KENAI PENINSULA BOROUGH

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOP THIS PLAN OF SUBDIVISION, AND BY MY THIS CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

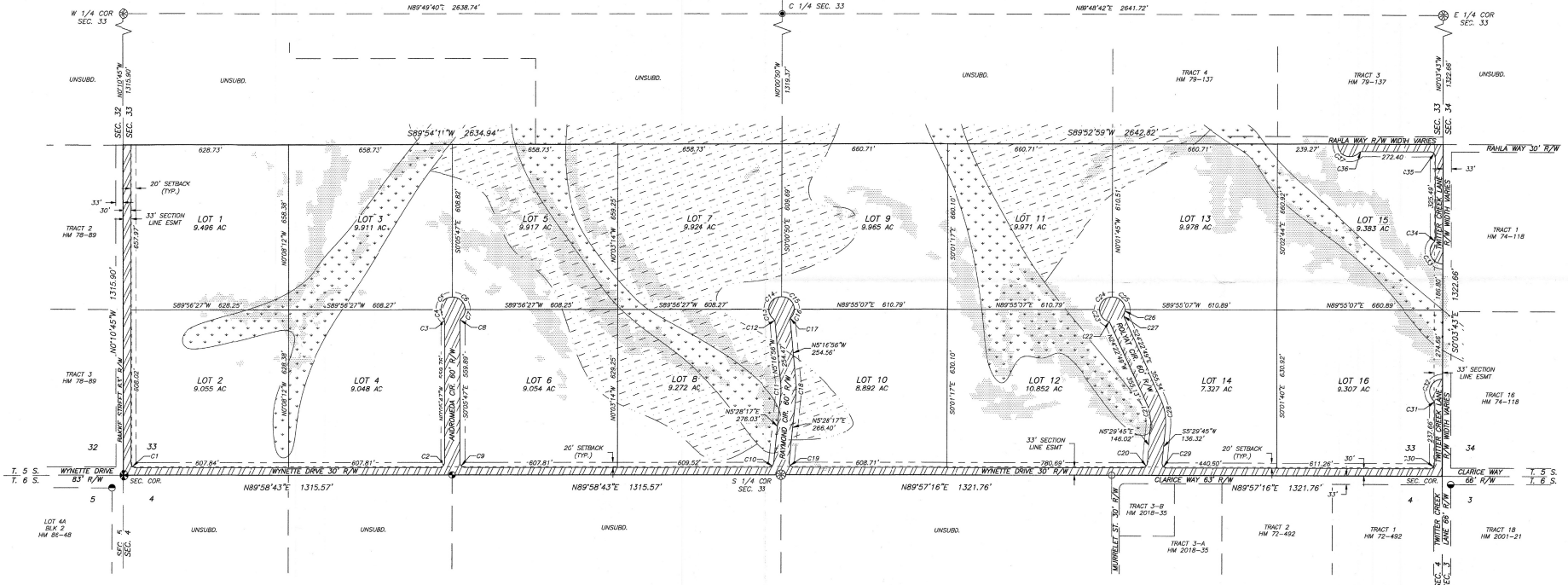
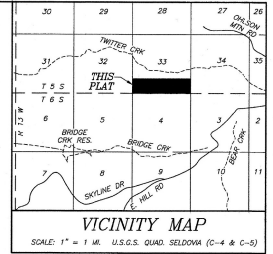
PAUL TAYLOR
P.O. BOX 302
ANKOR POINT, AK 99555

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



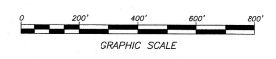
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	31.36'	20.00'	89°50'32"	S45°06'01"E	28.25'
C2	31.44'	20.00'	90°04'30"	N44°56'28"E	28.30'
C3	15.50'	20.00'	44°24'55"	N22°18'15"W	15.12'
C4	38.79'	50.00'	44°27'59"	N22°17'08"W	37.83'
C5	78.51'	50.00'	89°37'48"	S44°35'20"W	70.69'
C6	78.52'	50.00'	90°02'14"	N45°04'40"W	70.73'
C7	38.73'	50.00'	44°22'41"	S22°07'47"W	37.77'
C8	15.50'	20.00'	44°24'55"	S22°06'41"W	15.12'
C9	31.39'	20.00'	89°53'30"	S45°03'32"E	28.27'
C10	29.50'	20.00'	84°33'58"	N44°43'50"E	26.90'
C11	31.91'	170.00'	10°45'14"	N05°05'07"E	31.86'
C12	15.52'	20.00'	44°28'11"	N23°31'52"W	15.14'
C13	43.37'	50.00'	49°41'34"	N24°54'20"W	42.02'
C14	79.58'	50.00'	90°02'43"	S44°57'48"W	70.74'

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C15	78.48'	50.00'	89°53'57"	N45°02'51"W	70.67'
C16	34.17'	50.00'	39°09'35"	N19°29'50"E	33.51'
C17	15.48'	20.00'	44°21'39"	N16°33'53"E	15.10'
C18	43.17'	230.00'	10°45'14"	N05°05'40"E	43.11'
C19	33.34'	20.00'	93°31'02"	N42°17'14"W	28.81'
C20	29.48'	20.00'	84°27'31"	N47°43'30"E	26.89'
C21	88.64'	170.00'	29°52'34"	N82°30'32"W	87.64'
C22	15.55'	20.00'	44°32'15"	N48°28'57"W	15.16'
C23	80.07'	50.00'	68°00'11"	N34°29'58"W	56.52'
C24	78.59'	50.00'	90°03'09"	N44°58'41"E	70.74'
C25	78.49'	50.00'	89°58'52"	N45°03'19"W	70.68'
C26	17.45'	20.00'	18°59'28"	S09°58'58"W	17.38'
C27	15.46'	20.00'	44°17'34"	S21°14'02"E	15.08'
C28	119.83'	230.00'	29°52'34"	S82°26'32"E	118.98'

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C29	33.33'	20.00'	95°32'29"	S42°16'30"E	29.62'
C30	31.42'	20.00'	90°06'58"	N44°56'47"E	28.29'
C31	15.50'	20.00'	44°24'58"	N22°18'10"W	15.12'
C32	117.30'	50.00'	134°24'55"	N22°43'50"E	92.19'
C33	117.30'	50.00'	134°24'55"	N22°51'15"W	92.19'
C34	15.50'	20.00'	44°24'55"	N22°08'45"E	15.12'
C35	31.44'	20.00'	90°03'10"	N45°05'22"W	28.30'
C36	15.50'	20.00'	44°24'55"	S87°40'32"W	15.12'
C37	117.30'	50.00'	134°24'55"	N87°19'28"W	92.19'

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

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH



KPB 2024-080

HOMER RECORDING DISTRICT KPB FILE NO. 2024-_____

PAUL TAYLOR SUBDIVISION
A SUBDIVISION OF THE S1/2 S1/2
SEC. 33, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 159.810 ACRES

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

CLIENTS: PAUL TAYLOR
P.O. BOX 302, ANKOR POINT, AK 99555

DRAWN BY: KK CHKD BY: KK JOB #2024-45
DATE: 07/20/24 SCALE: 1"=200' SHEET #1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
PAUL TAYLOR SUBDIVISION**

KPB File No.	2024-080
Plat Committee Meeting:	August 12, 2024
Applicant / Owner:	Paul Taylor / Anchor Point, Alaska
Surveyor:	Katherine Kirsis / Seabright Survey + Design
General Location:	Diamond Ridge area / Kachemak Bay APC

Parent Parcel No.:	171-102-13
Legal Description:	T 5S R 13W SEC 33 SEWARD MERIDIAN HM S1/2 S1/2
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170, 20.30.030

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 160 acre parcel into 16 lots ranging in size from 7.327 acres to 10.852 acres.

Location and Legal Access (existing and proposed):

Legal access to the property is by Twitter Creek in the southeast corner of the plat. There are several dedicated roads as shown adjacent to the plat, but none of them are currently constructed. There is a trail coming up from Bakke Street that turns east along the south of the plat at Wynette Dr then turns to connect into Grossman Ridge Rd near proposed Andromeda Cir.

There is no right-of-way vacation, but this plat is dedicating several right-of-ways around the perimeter of the subdivision along with three cul-de-sacs. Due to limitations of the natural condition along the perimeter of the subdivision, the applicant has requested an exception to KPB 20.30.030 Proposed Street layout - requirements.

The plat is affected by a 33' section line easement as shown on the plat located on the east, south and west sides. Another 33' section line esmt identifier could be added on the south line, more to the west side for easier identification.

Block length is not compliant along the north side of the subdivision and an exception to KPB 20.30.170 Block length requirement has been requested.

Surveyor should contact the Addressing Administrator about Twitter Creek Lane in the northeast corner. This portion of road may need a new name. Wynette Drive labeled on the east of plat should be checked with Addressing Administrator for correctness.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: The initial section of Palmer Street (leaving Skyline Dr), providing access to subdivision has no ROW Dedication
SOA DOT comments	No comment

Site Investigation:

There are no improvements shown on the proposed plat according to KPB GIS data.

Several steep areas having slopes over 20% are shown on the plat with shading. These areas shown should remain on the final plat submittal. There are four of these steep areas shown on the plat that have created drainage runs from the south headed north towards Twitter Creek.

The plat has shown on it several areas of riverine and discharge slope wetlands on it. These areas coincide with the drainage runs going towards Twitter Creek on the plat. **Staff recommendation:** place a note on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

The River Center review did not identify the plat to be in a flood hazard area or a habitat protection district.

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

Staff Analysis

The parcel is an aliquot part of Section 33, Township 5 south, Range 13 West SM Alaska. This is the first division of the property. There are no easements or restrictions found for this parcel.

A soils report will not be required as the lots are over 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Kachemak Bay Advisory Planning Commission minutes are unavailable as the APC is unable to create a quorum.

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

Utility Easements

This plat is proposing a utility easement along the front 10' adjacent to all right-of-ways. This easement is listed in plat note 1 and not shown on the plat.

HEA has submitted comments for easements to be added to the plat drawing, which are included in the packet.

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	See comments in packet for easements requested
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: BAKKE ST, WYNETTE DR, MURRELET ST, CLARICE WAY, TWITTER CREEK LN, RAHLA WAY Existing Street Name Corrections Needed: All New Street Names are Approved: Yes List of Approved Street Names: ANDROMEDA CIR, RAYMOND CIR, ROLYAT CIR List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- 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:
Existing streets should list the current width, without the new dedications included from this plat.
- 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:
Add adjacent roads to the vicinity map some to get to site
Bear Creek is mislabeled, KPB GIS labels is as Palmer Cree

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 20.30.170 Block Length & KPB 20.30.030 Propose Street Layout

Surveyor's Discussion:

We are requesting exceptions to the above referenced KPB Subdivision Design Requirements. The layout for proposed right-of-way dedications this plat is informed by topographical limitations. All attempts were made to match existing half-width dedications where practical. We propose cul-de-sac dedications for Twitter Creek Lane and Rahla Way to avoid a non-constructable dedication across the existing ravine. No half-width dedication exists north of Lots 1, 3, 5, 7 & 9, and these lots are affected by extensive steep slopes and wetland areas. Legal access is being provided to all proposed lots in this subdivision and additional dedications beyond what is depicted would not serve any practical purpose.

Staff Discussion:

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Findings:

1. Steep areas block road locations needed for block length and extension fulfillment.
2. The cul-de-sacs splits the block length on the south between drainage areas as best possible.
3. Any future developments of these lots could add roads.
4. All lots are to have access to a road with the new dedications.
5. Construction of a road on the north would be costly.
6. No adjacent owner will be affected.

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, 2 & 4 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 – 5 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 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:

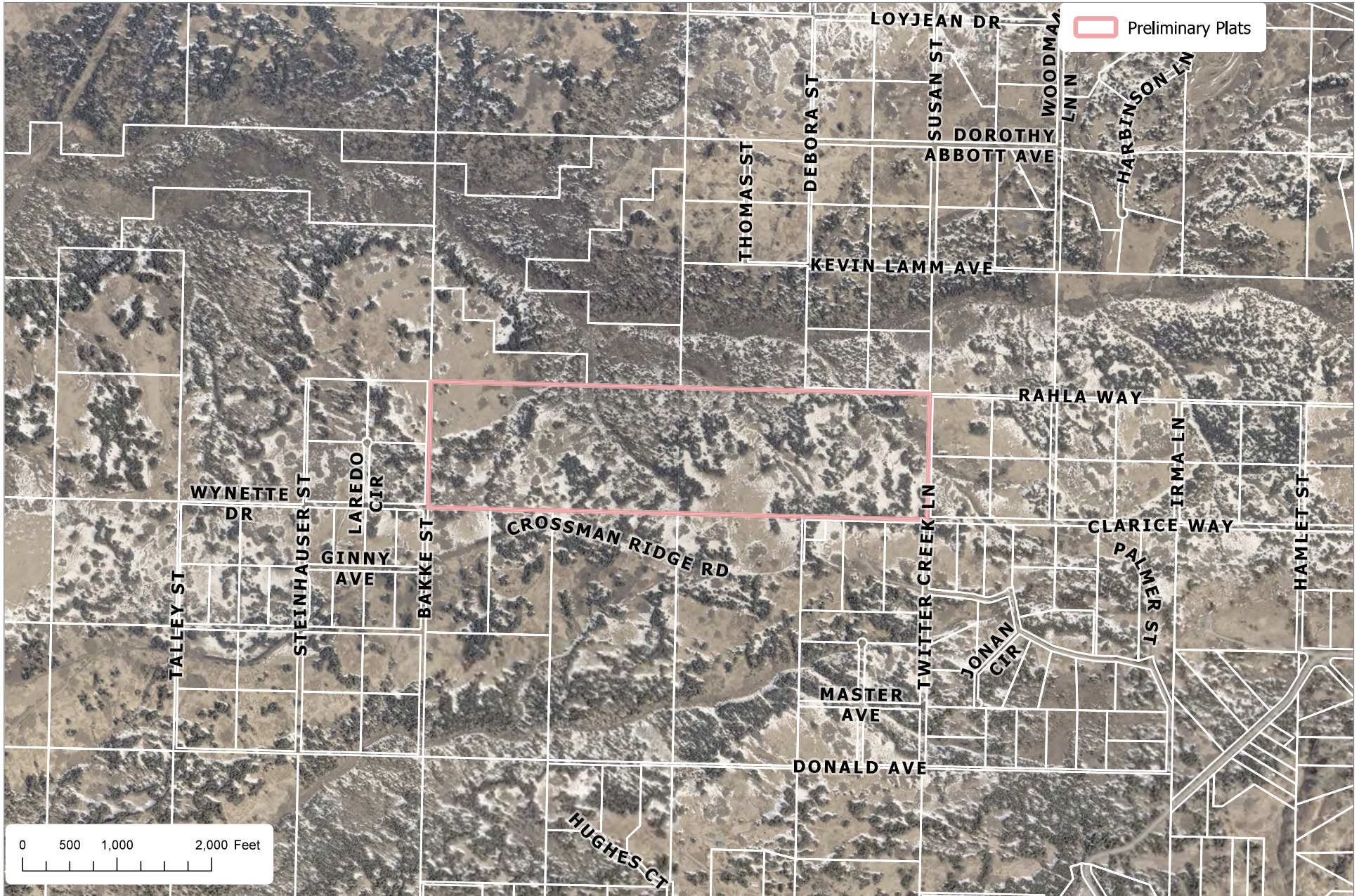
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

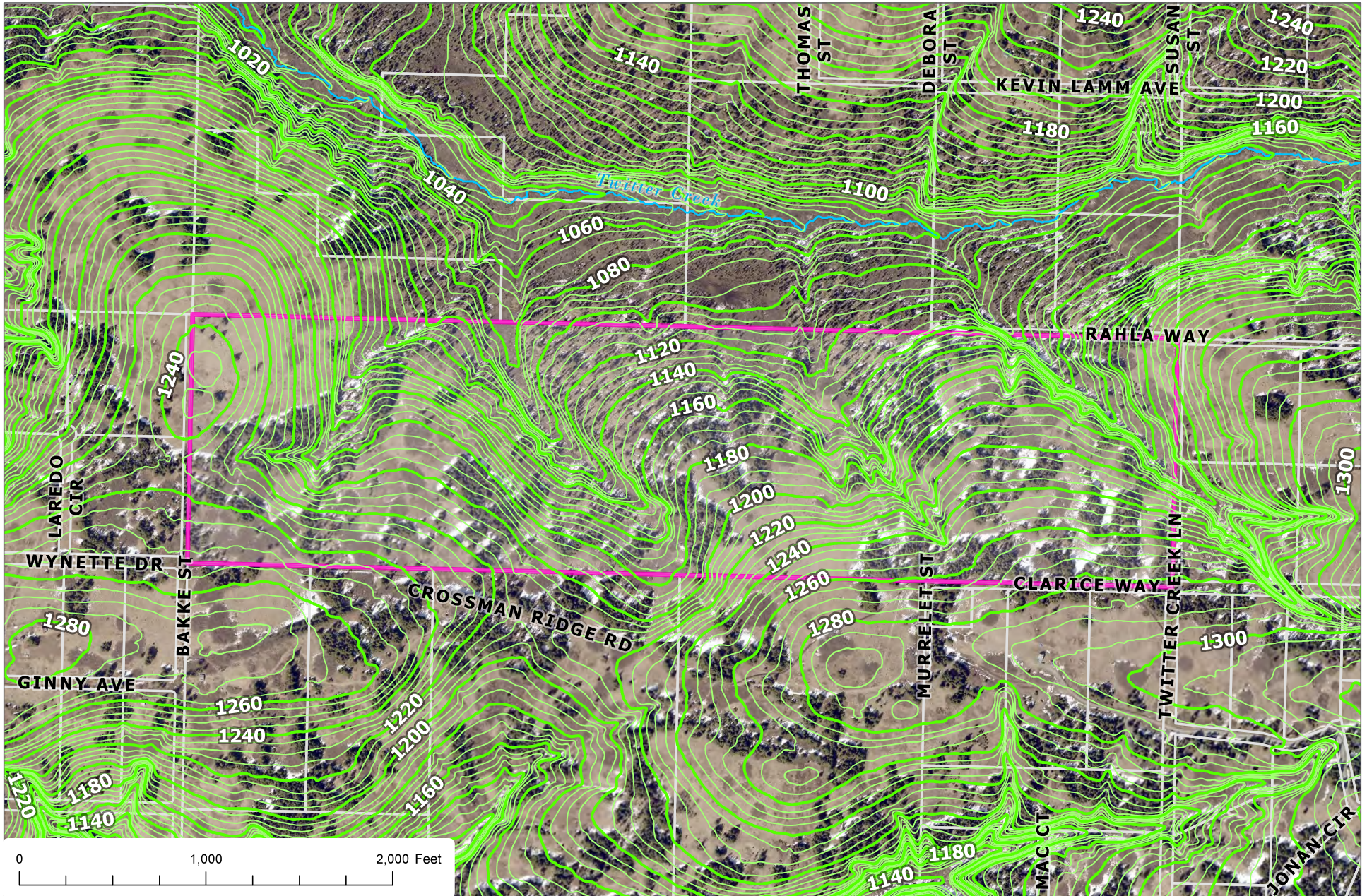
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



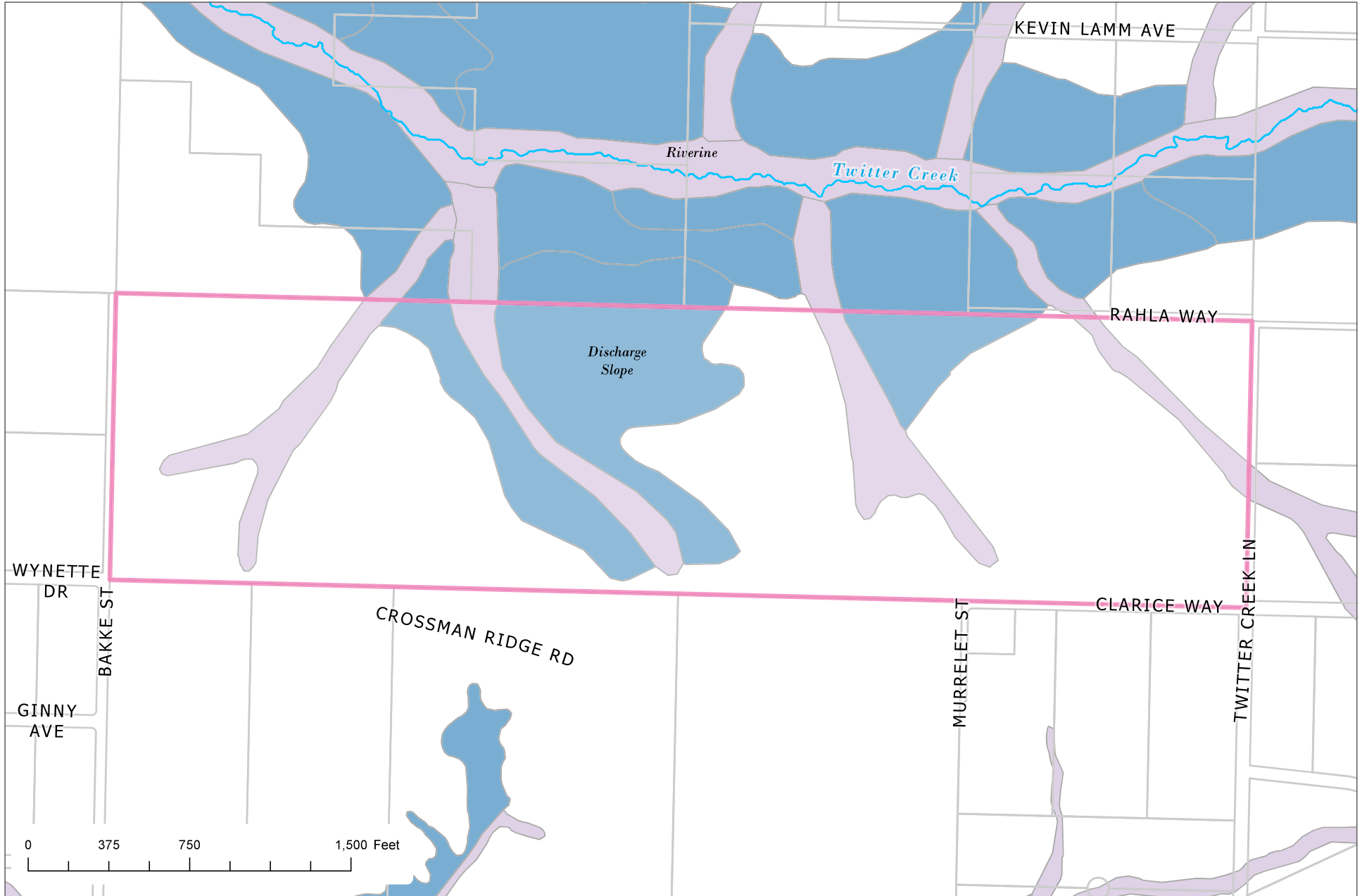
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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



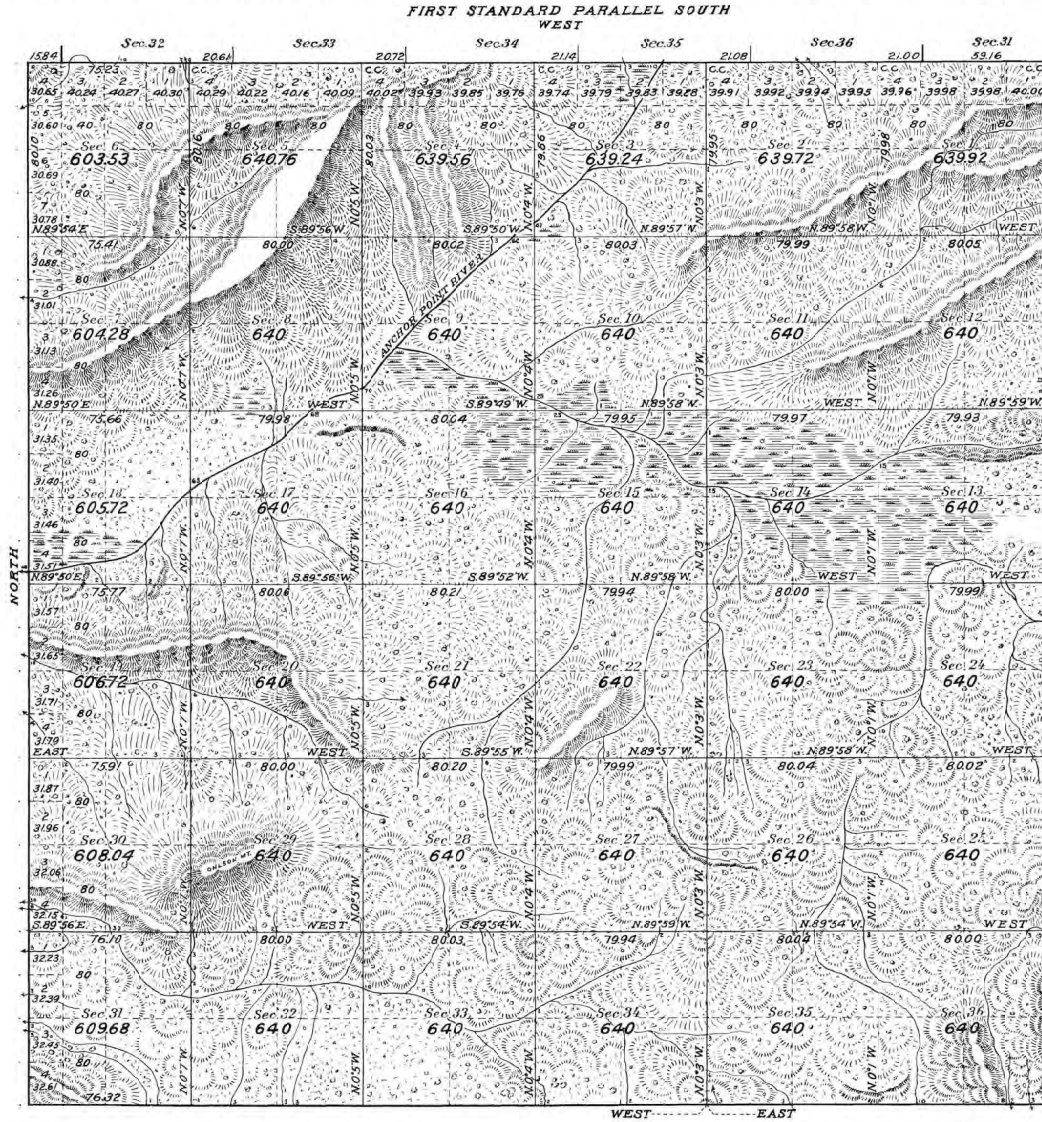
Wetlands



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

Township No 5 South Range No 13 West of the Seward Meridian, Alaska.

Survey accepted G. I. O.
June 21, 1919



Areas in Acres	
Public Land	22837.17
Indian Reservation	
Indian Allotments	
Mineral Claims	
Water Surface	
Total Area	22837.17

Latitude 59°47'26" N
 Longitude 151°24'37" W
 Scale 40 Chains to an inch
 Mean Magnetic Declination

Surveys Designated	By Whom Surveyed	Group			Amount of Surveys			When Surveyed	
		No.	Date		Mis.	chs.	lks.	Began	Completed
North Boundary	F.W. Williamson, U.S.C.E. Fred Dahlquist, U.S.T.	9	May 21, 1918.	5	75	23		June 8, 1918.	Sept. 5, 1918.
South "	F.W. Williamson, U.S.C.E.	7	June 1, 1917.	5	76	32		June 29, 1917.	Aug. 12, 1917.
East "	F.W. Williamson, U.S.C.E. Fred Dahlquist, U.S.T.	"	"	6	00	00		June 8, 1918.	Sept. 9, 1918.
West "	"	"	"	6	00	10		"	"
Subdivisions	"	"	"	59	59	27		July 1, 1917.	July 16, 1918.
Connections	"	"	"	1	40	39		"	"

The above map of Township No. 5 South Range No. 13 West of the Seward Meridian Alaska is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

U. S. Surveyor General's Office
 Juneau, Alaska, May 12, 1919.

Charles E. Davidson
 Surveyor General.

NOTES

1. A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission. The front 10' adjacent to rights-of-way is a utility easement granted to this plat. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use said easement.
2. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
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 (KPB 14.06).
4. This subdivision is subject to a reservation of section line easement 33 feet in width along each side of section line as provided by 43 USC 312 and redacted by 1721 CJA 1933.

Provide a 15 foot wide electric easement adjoining all indicated right-of-ways.

LEGEND

- FND USGLO 1" I.P. W/ CONC.
- FND USGLO 2" I.P. W/ CONC.
- FND USGLO 2.5" BC MON 1918 ON 1" I.P.
- FND 1.5" AC ON 2" AL PIPE 7968-S 2018
- FND 2" AC 4928-S 2000
- FND 1.5" AC 888-S 1981
- FND 2.5" BC MON 7610-S 1994
- FND 2.5" BC MON 5790-S 1995
- 20' BUILDING SETBACK
- SECTION LINE EASEMENT
- RIGHT-OF-WAY DEDICATED THIS PLAT
- APPROX. AREA RIVERINE WETLAND (KWP WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREA DISCHARGE SLOPE (KWP WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)

WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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 ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED BY THIS PLAT IDENTIFIED AS FOLLOWS: BARKIE STREET, MONTE DRIVE, CLARICE WAY, ANDROMEDA CIRCLE, RAYMOND CIRCLE, ROLYAT CIRCLE, TWITTER CREEK LANE & RAHMA WAY. THE ACCEPTANCE OF LANDS FOR PUBLIC USE ON PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: KENAI PENINSULA BOROUGH
DATE: _____

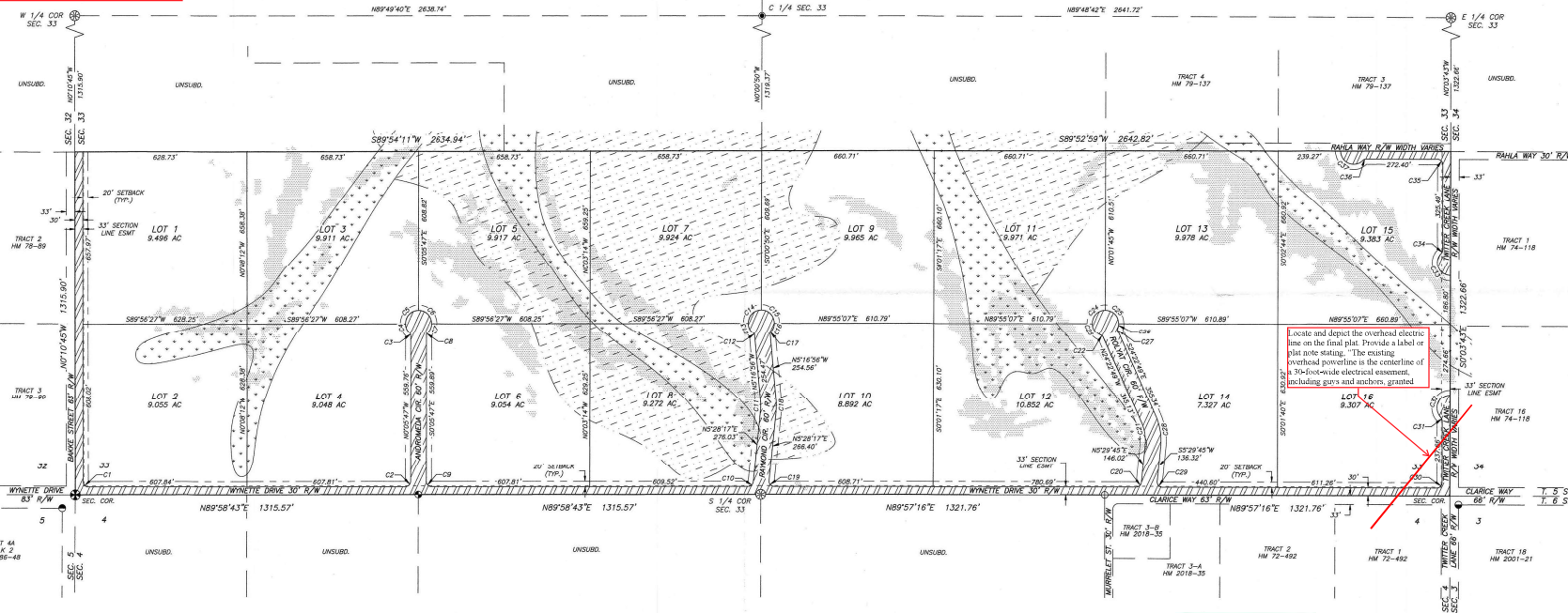
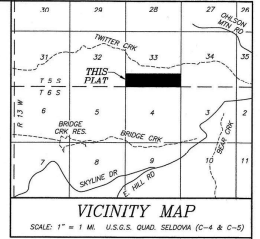
CERTIFICATE OF OWNERSHIP

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

PAUL TAYLOR
P.O. BOX 302
ANCHOR POINT, AK 99556

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____, 2024.
DAY OF _____, 2024.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



Locate and depict the overhead electric line on the final plat. Provide a label of plat note stating, "The existing overhead powerline is the centerline of a 30-foot wide electrical easement including gas and anchors, granted."

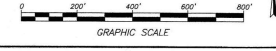
CURVE #	1/4 WIDTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	31.36'	20.00'	89°52'31"	S44°01'01"E	28.25'
C2	31.44'	20.00'	80°20'30"	N44°28'28"E	28.30'
C3	15.50'	20.00'	44°24'55"	N22°18'15"W	15.12'
C4	38.78'	50.00'	44°27'09"	N22°17'08"W	37.83'
C5	38.51'	50.00'	89°27'41"	S44°59'30"W	30.69'
C6	78.57'	50.00'	80°02'14"	N49°54'40"W	70.73'
C7	38.73'	50.00'	44°22'41"	S22°07'47"W	37.71'
C8	15.50'	20.00'	44°24'55"	S22°04'41"W	15.12'
C9	31.39'	20.00'	89°25'30"	S43°03'32"E	28.27'
C10	20.60'	20.00'	81°02'04"	N41°47'26"E	20.60'
C11	31.91'	170.00'	10°46'14"	N20°02'40"E	31.88'
C12	15.52'	20.00'	44°28'11"	N27°31'02"W	15.14'
C13	43.37'	50.00'	49°41'54"	N24°54'20"W	42.02'
C14	78.58'	50.00'	80°20'43"	S44°57'48"W	70.74'

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C15	78.48'	50.00'	89°55'37"	N48°03'51"W	70.67'
C16	34.17'	50.00'	39°09'35"	N19°29'55"E	33.51'
C17	15.48'	20.00'	44°21'39"	N19°28'53"E	15.10'
C18	43.17'	230.00'	10°45'14"	N00°05'40"E	43.11'
C19	11.30'	30.00'	89°31'52"	N42°17'14"W	29.61'
C20	29.48'	20.00'	84°27'31"	N47°43'30"E	26.88'
C21	88.84'	170.00'	29°32'34"	N9°26'32"W	87.64'
C22	15.55'	20.00'	44°32'51"	N48°38'37"W	15.16'
C23	60.07'	50.00'	68°30'11"	N34°29'38"W	56.52'
C24	78.89'	50.00'	80°03'08"	N44°58'17"E	70.74'
C25	78.49'	50.00'	89°26'52"	N49°03'19"W	70.68'
C26	17.45'	50.00'	19°59'38"	S9°54'56"W	17.38'
C27	15.46'	20.00'	44°17'34"	S21°14'52"E	15.08'
C28	119.83'	230.00'	29°32'34"	S9°26'32"E	118.58'

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C29	33.85'	20.00'	89°32'29"	S47°16'30"E	20.62'
C30	31.42'	20.00'	90°09'58"	N44°56'42"E	28.28'
C31	15.50'	20.00'	44°24'55"	N22°16'10"W	15.12'
C32	117.30'	50.00'	134°24'55"	N24°43'50"E	92.19'
C33	117.30'	50.00'	134°24'55"	N25°11'15"W	92.19'
C34	15.50'	20.00'	44°24'55"	N22°08'45"E	15.12'
C35	31.44'	20.00'	90°03'18"	N45°09'32"E	28.30'
C36	15.50'	20.00'	44°24'55"	S87°40'32"W	15.12'
C37	117.30'	50.00'	134°24'55"	N87°19'28"W	92.19'

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

BY: _____ AUTHORIZED OFFICIAL, KENAI PENINSULA BOROUGH
DATE: _____



KPB 2024-080

HOMER RECORDING DISTRICT KPB FILE NO. 2024-_____
PAUL TAYLOR SUBDIVISION
A SUBDIVISION OF THE S1/2 S1/2 SEC. 33, T. 5 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 158.810 ACRES
SEABRIGHT SURVEY & DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
CLIENTS: PAUL TAYLOR
P.O. BOX 302, ANCHOR POINT, AK 99556
DRAWN BY: KAK
DATE: 07/2024
JOB #2024-45
SCALE: 1"=200'
SHEET #1 OF 1