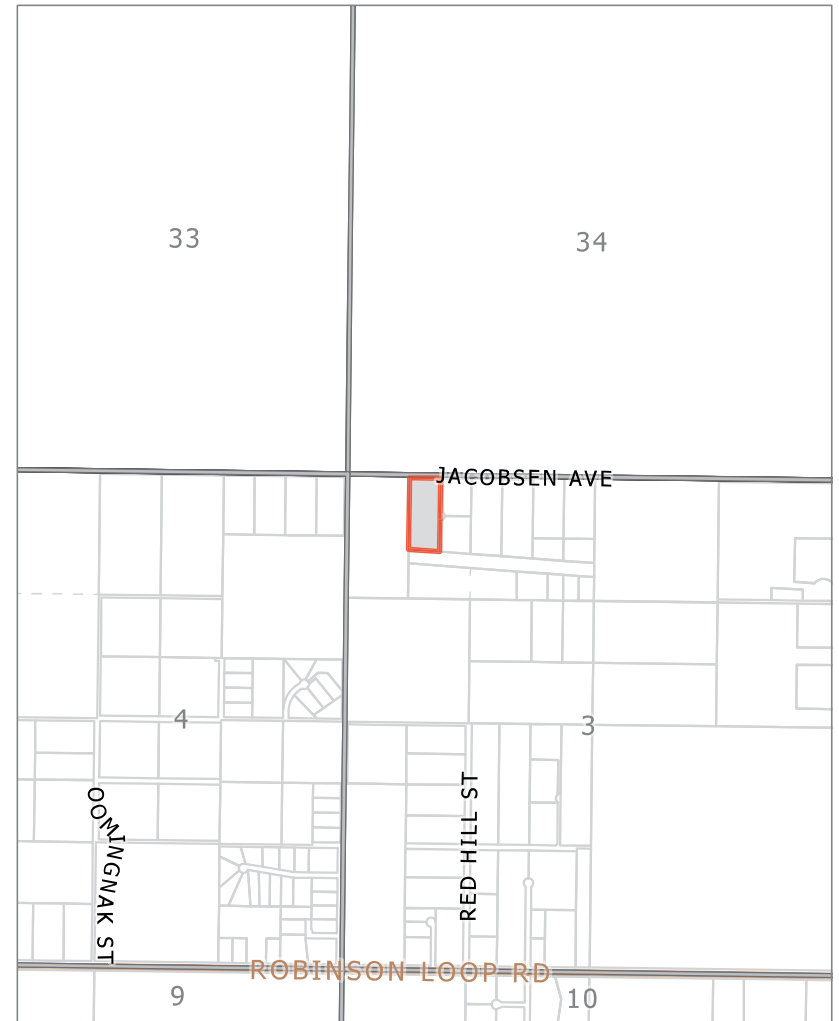
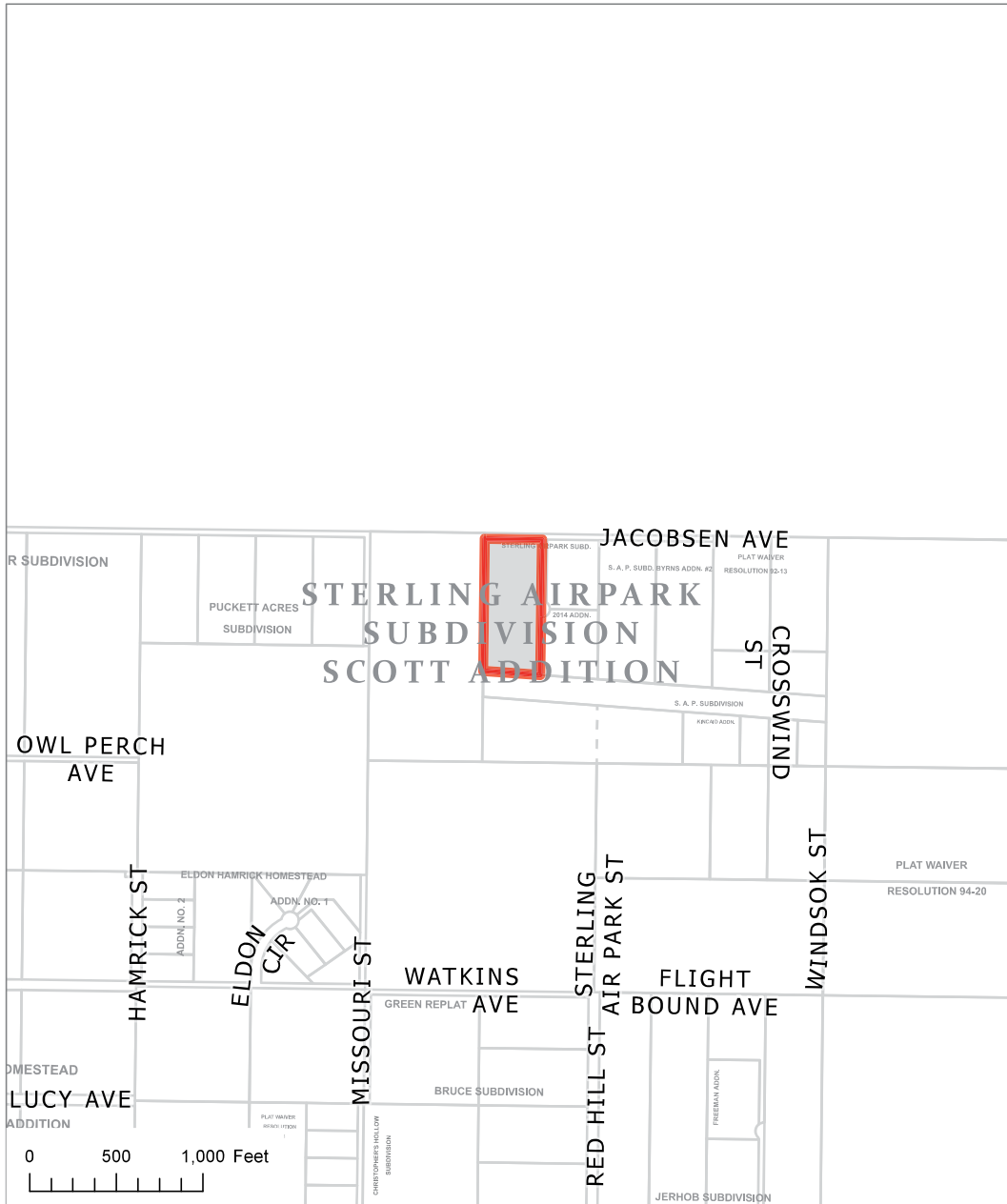
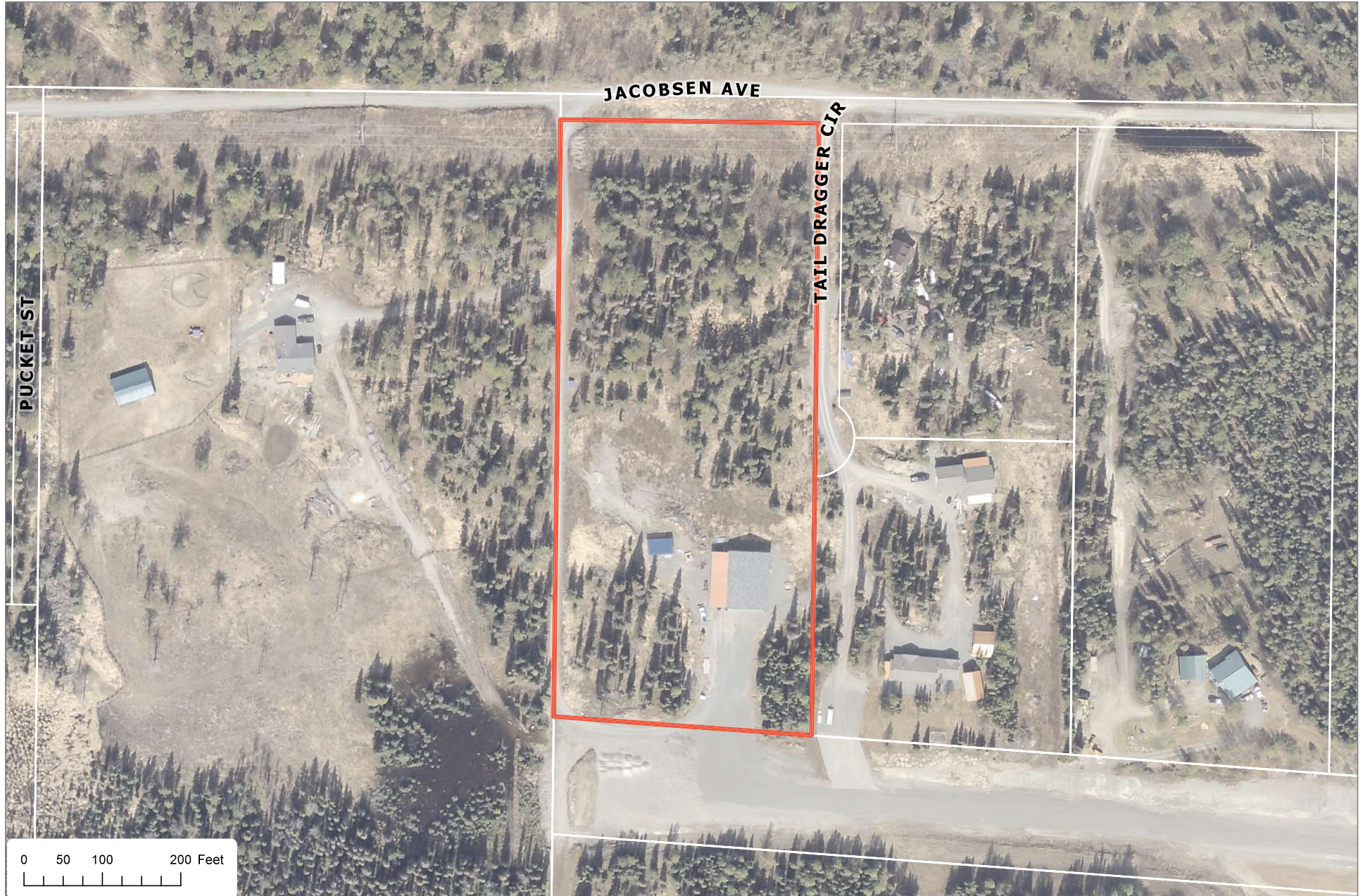


## **E. NEW BUSINESS**

- 3. Sterling Airpark Subdivision Scott Addition**  
**KPB File 2025-111**  
**Edge Survey & Design / Scott**  
**Location: Jacobsen Avenue Near Robinson Loop Road**  
**Sterling Area**



KPB File 2025-111  
T 05N R 09W S03  
Sterling

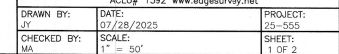


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





PRELIMINARY PLAT





CERTIFICATE OF OWNERSHIP AND DEDICATION

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

KENNETH L. SCOTT  
36995 JACOBSEN AVENUE  
STERLING ALASKA 99572

NOTARY'S ACKNOWLEDGEMENT

FOR: KENNETH L. SCOTT  
ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

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 TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - WEST 30 FEET OF TAIL DRAGGER CIRCLE AND CUL-DE-SAC.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH  
144 NORTH BINKLEY STREET  
SOLDOTNA, ALASKA 99669

DATE \_\_\_\_\_

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION  
AT THE MEETING OF AUGUST 25, 2025.  
KENAI PENINSULA BOROUGH

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

KPB 2025-111

KPB FILE No. 2025-XXX

STERLING AIRPARK  
SUBDIVISION  
SCOTT ADDITION

A SUBDIVISION OF  
TRACT 1  
STERLING AIRPARK SUBDIVISION  
PLAT 2013-120  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 3  
T.5N., R.9W. S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

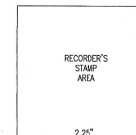
OWNER:  
KENNETH L. SCOTT  
36995 JACOBSEN AVENUE  
STERLING ALASKA 99572

CONTAINING 5.538 ACRES



8000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-5990 Fax (907) 344-7794  
AOL# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 07/28/2025	PROJECT: 25-555
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 2 OF 2



AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
STERLING AIRPARK SUBDIVISION SCOTT ADDITION**

<b>KPB File No.</b>	2025-111
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	Kenneth L. Scott of Sterling, Alaska
<b>Surveyor:</b>	Jason Young / Edge Survey and Design, LLC
<b>General Location:</b>	Tail Dragger Circle and Jacobsen Avenue, Sterling

<b>Parent Parcel No.:</b>	063-043-73
<b>Legal Description:</b>	T5N R 9W SEC 3 Seward Meridian KN 2013120 Sterling Airpark Subdivision Tract 1
<b>Assessing Use:</b>	Residential Accessory Building
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 5.84-acre parcel into two parcels each containing 2.769 acres and proposes to dedicate the west portion of Tail Dragger Circle.

**Location and Legal Access (existing and proposed):**

The proposed plat is located on the north side of the west end of the Sterling Air Park Air Strip south of Jacobsen Avenue.

Legal access is provided by Jacobsen Avenue to the north and the proposed dedicated Tail Dragger Circle to the east. Tail Dragger Circle will provide access to both proposed parcels and connects to Jacobsen Avenue to the north and terminates in a cul-de-sac on the south. Jacobsen Avenue is a 33-foot road dedicated by the parent plat, Sterling Airpark Subdivision (KN 2013-120) and is currently borough-maintained. Future subdivision of the parcel to the north will be expected to provide additional right-of-way width to comply with KPB 20.30.120 to complete the 60' requirement. Jacobsen Avenue intersects with KPB-maintained Valley View Road to the east, which then connects to Robinson Loop Road to the south. Robinson Loop Road is a state-maintained road.

The proposed plat is dedicating 30-feet on the east to the western portion of the existing Tail Dragger Circle right of way and completing the cul-de-sac bulb. A 20-foot back slope easement is also being granted adjacent to the cul-de-sac bulb due to the steep terrain of that area. The KPB Roads Department reviewed the preliminary plat and had no concerns. **Staff recommends** the surveyor provide dimensions of the slope easement and include the easement in the Certificate of Acceptance.

A 30-foot private access easement is located along the western boundary according the easement recorded at document 2013-004121-0 KRD and shown on the parent plat (KN 2013-120). **Staff recommends** this easement be depicted and labeled on the final plat and included on the final certificate to plat.

A 66-foot section line easement exists to the north, 33-feet on either side of the section line. Jacobsen Avenue has been dedicated within the southern half of the section line easement. **Staff recommends** the surveyor depict and label the section line easement on the final plat.

The block length is not compliant, with no roads completing a closed block in the close vicinity. Large unsubdivided tracts and private roads have contributed to the non-compliant block issue. The airstrip behind this tract prevents the plat from providing relief of a though road. Tail Dragger Circle provides some relief to the block length with a

break of the long stretch along Jacobsen Ave. Based on the location of the private airstrip and size of the subject plat, staff recommends the Plat Committee concur that an exception to KPB 20.30.170 is not required.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT comments	No comment

**Site Investigation:**

Structures are located to the south according to KPB GIS Imagery. When the plat is complete, the structures will be located on Lot 1-B.

There appear to be no encroachment issues of structures. There does appear to be a driveway from the parcel to the west coming onto the plat area. The drive looks to be accessing the drive within the private easement listed in document 2013-004121-0. Staff recommends the surveyor verify that the use of this driveway from the west is allowable by the language of the easement (beyond the fact both properties are owned by the same person) and provide information to KPB staff.

No wetlands affect the subject area according to the KWF Wetlands Assessment.

KPB GIS Contours identify steep slopes with grades exceeding 20% on various portions of the plat. 5-foot contours are depicted on the drawing and the steep slopes have been identified with arrows of direction and lines encircling the area. **Staff recommends** the surveyor remove the contours from the final plat, and keep the steep slopes labeled.

The proposed plat is within a Flood Hazard Zone per the River Center Reviewer. **Staff recommends** the Flood Hazard Notice [KPB 20.30.280 (D)] be added to the final plat including reference to the flood zone and FEMA FIRM panel. Designation on the drawing will not be needed.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Is within non-regulatory floodplain X-Unshaded Zone. This is an area of minimal flood hazard. No depiction required. Code required plat note should be present.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0290F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No Response



### **Staff Analysis**

This piece of land was originally surveyed as part of Government Lot 4 in Section 3, Township 5 North, Range 9 West, SM Alaska. Sterling Airpark Subdivision (KN 2013-120) first subdivided the land in 2013 into two tracts and dedicated 33-feet to Jacobsen Avenue on the north. In 2014, Sterling Airpark Subdivision 2014 Addition (KN 2014-84) subdivided tract 2 on the east and dedicated the eastern half of Tail Dragger Circle. The proposed plat will subdivide tract 1 into two lots, both consisting of 2.769 acres and will dedicate the western half of Tail Dragger Circle.

CCR's affect the proposed plat as recorded in document 2013-004122-0 as denoted in plat note number 5. **Staff recommends** the surveyor include in the plat notes: the borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.

A soils report will be required and an engineer will sign the final plat as the new lots are less than 200,000 square feet.

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.

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**

Plat note 2 from the parent plat needs to be carried forward and to this plat completely. Dimensioning of the 15' easement should be on the east side of Lot 1-A and in Lot 1-B for clarification.

Plat note 4 needs corrected, as the easement in Bk 32 Pg 153 is defined as being parallel to the north boundary of the lots not to exceed 100'. This easement was shown on the parent plat KN2013-120 as a 100' wide Electric Transmission Line Easement. **Staff recommends** the easement be carried forward from the plat as shown and the plat note be corrected to reference to document details.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA has sent a comment concerning the 100' easement and the overhead electric transmission line being the center of the 100' easement and adding a note. HEA comment has also requested a matching 10' utility easement along the east line of Lot 1-B south of Tail Dragger Cir to match to the easement on shown on Lot 4 KN2014-84 to the east

### **Utility provider review:**

HEA	See comment
ENSTAR	No Comment
ACS	No Objections
GCI	Approved as shown

### **KPB department / agency review:**

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 36995 JACOBSEN AVE  Existing Street Names are Correct: No
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	<p>List of Correct Street Names: JACOBSEN AVE, TAIL DRAGGER CIR</p> <p>Existing Street Name Corrections Needed: Please label Tail Dragger Cir on plat.</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 36995 JACOBSEN AVE will be replaced with a TAIL DRAGGER CIR address</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review 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: There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

## **STAFF RECOMMENDATIONS**

### **CORRECTIONS / EDITS**

- Modify the KPB File Number to 2025-111 on both pages.

#### ***PLAT NOTES TO ADD***

- 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).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

### **KPB 20.25.070 – Form and contents required**

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

#### **A. Within the Title Block**

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

#### **Staff recommendation:**

- Total area should include the ROW dedication. Parent Plat states 5.843 acres.
- Modify the Owners address to 37001 Jacobsen Avenue, Sterling, AK 99572

- 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:**
- Depict section lines and section line easements
  - Add ROW width to label for Jacobsen Circle
  - Include a label including width for portion of Tail Dragger Circle to the east dedicated by KN 2014-84
- 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:**
- Modify Road Name to Scout Lake Loop Road
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;  
**Staff recommendation:**
- Add label for Tail Dragger Circle to the ROW being dedicated
  - Depict 100' transmission line easement to the north including label referencing plat note of HEA easement
  - Depict and label the 30-foot private easement 2013-004121-0 on the west boundary as shown on the parent plat. The final Certificate to Plat should include this easement.

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#### **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.*

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#### **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.*

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#### **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.*

---

### **RECOMMENDATION:**

#### **STAFF RECOMMENDS:**

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



**NOTE: KPB 20.25.120. - REVIEW AND APPEAL.**

**IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.**

**A DECISION OF THE PLAT 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**

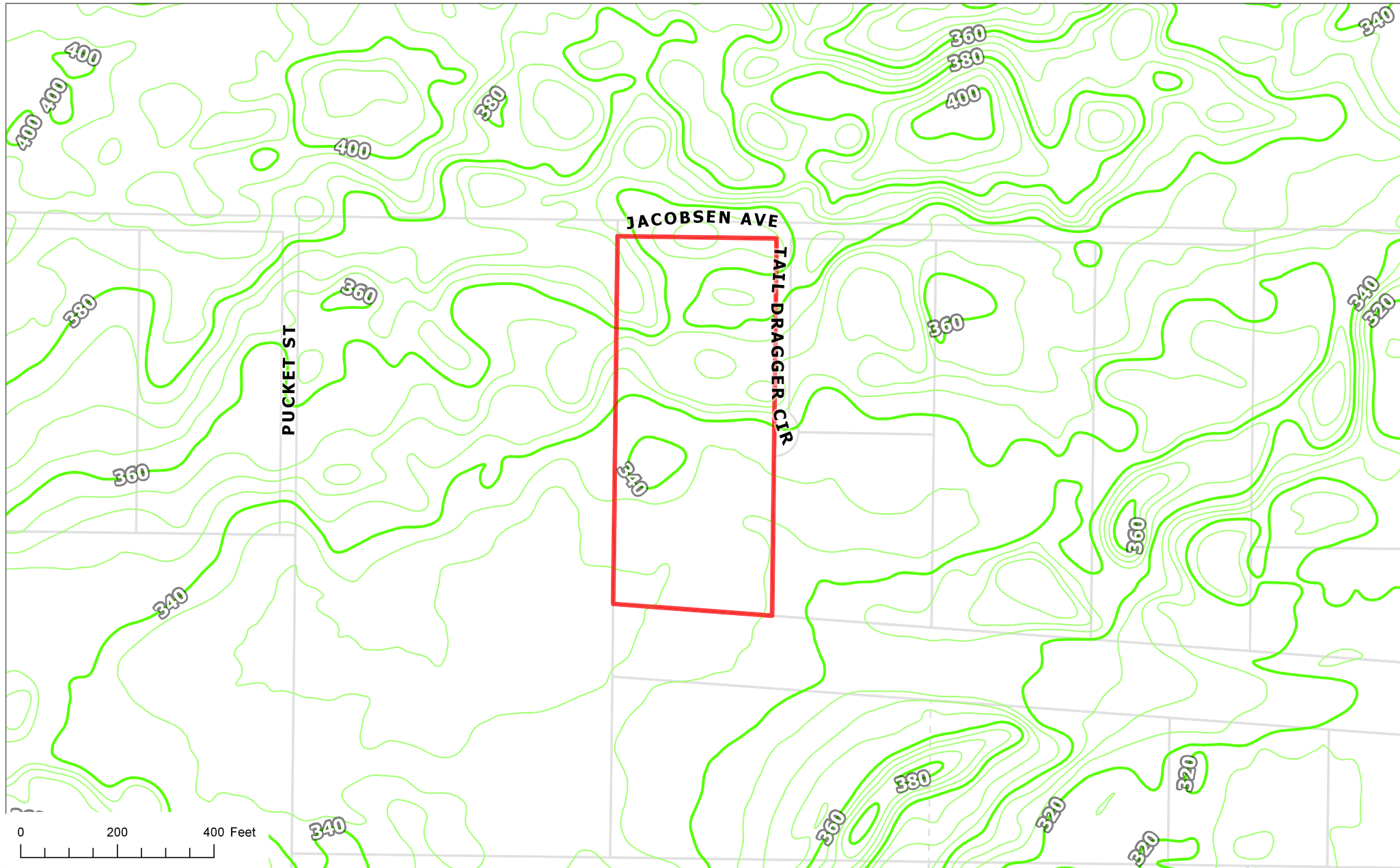
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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





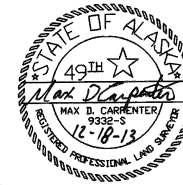
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



# NOTES:

1. Building setback- A setback of 20 feet is required from all road rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
2. The front 15 feet of this setback and the entire setback within 5 feet of the side lot lines is a utility easement, as well as 10 feet each side of all existing o.h. and u.g. power lines including guys and anchors. No permanent structure shall be constructed or placed within this easement which would interfere with the ability of the utility to use the easement.
3. Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
4. This property is subject to covenants as provided in instrument recorded April 30, 2013 as Serial No. 2013-004122-0.
5. An exception to KPB 20.20.030 was granted by the Kenai Peninsula Borough Planning Commission at the meeting of November 25, 2013.

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



## LEGEND

- 5/8" Rebar/ Set this survey
- ▲ 5/8" Rebar/ found this survey
- ▼ 1-1/2" AL Cap found this survey (illegible)

33	34	35	36
Jacobsen Ave.	this plat	T 6 N	Swanson River Road
4	3	T 5 N	1
	Robinson Loop Road		
9	10	11	12

1 mile

VICINITY MAP  
SCALE 1" = 1 MILE

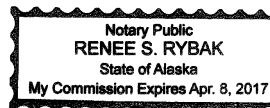
## CERTIFICATE OF OWNERSHIP

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 by my free consent dedicate the right-of-way and grant easements to the use shown.

*Kenneth L. Scott*  
Kenneth L. Scott

## NOTARY'S ACKNOWLEDGEMENT

Kenneth L. Scott  
SUBSCRIBED AND SWORN BEFORE ME THIS  
16th DAY OF Dec 2013  
MY COMMISSION EXPIRES April 8, 2017  
*Renee S. Rybak*  
Notary Public for Alaska



## Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 25 November, 2013

By: *Max J. Burt*  
Borough Official  
KPB FILE No. 2013-133

## STERLING AIRPARK SUBDIVISION

Kenneth L. Scott  
P.O. Box 2978  
Soldotna, AK 99669

## DESCRIPTION

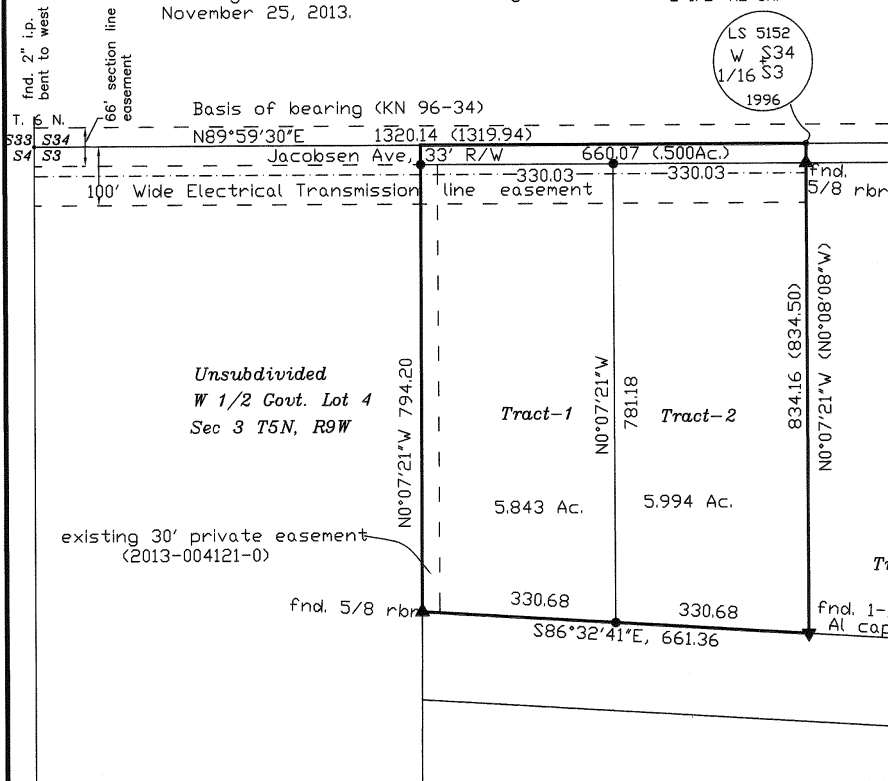
A tract located in the W 1/2 NW 1/4, Sec. 3, T5N, R9W (Govt. Lot 4) S.M. Kenai Peninsula Borough, Alaska

KENAI RECORDING DISTRICT.

Containing 12.337 Acres.

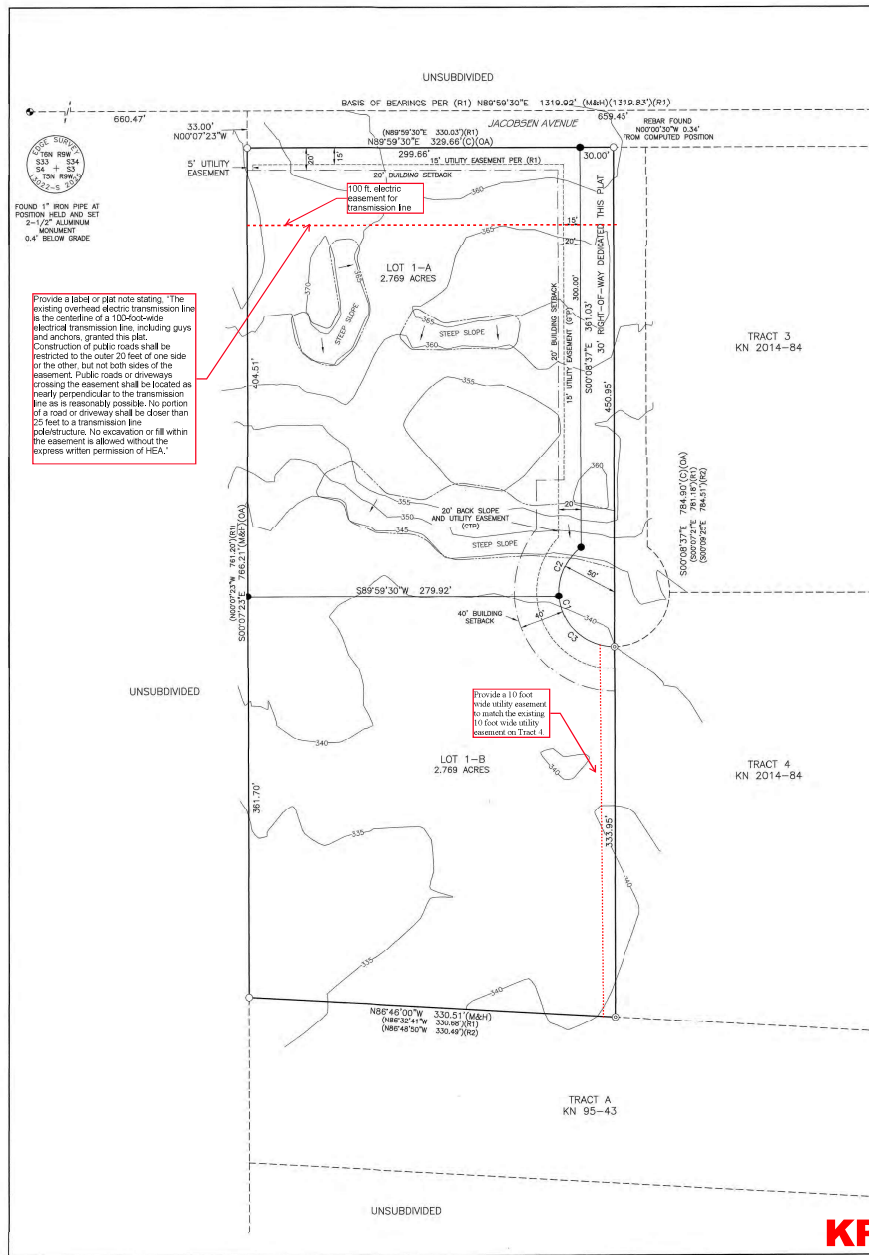
*SurveyMax*  
P. O. Box 983  
Soldotna, AK 99669

Drawn: Dec. 2013 MDC SCALE: 1"=200' 907-394-2907



S.A.P. SUBD.  
BYRNS ADDN. #2  
KN 95-43 2006-26

2013-120  
Plat #  
Kenai  
Rec Dist  
12-27-13  
Date  
Time 12:44 P.M.



#### NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- PER (R1) THE FRONT 15 FEET ADJACENT TO JACOBSEN AVENUE IS A UTILITY EASEMENT AND 20 FEET WIDE WITHIN 3 FEET OF SIDE LOT LINES. PER THIS PLAT THE FRONT 15 FEET ADJACENT TO TAIL DRAGGER CIRCLE FOR A DISTANCE OF 300 FEET, IS A UTILITY EASEMENT. THE REMAINDER OF TAIL DRAGGER CIRCLE ADJACENT TO CUL-DE-SAC IS SUBJECT TO A 20 FOOT WIDE UTILITY AND BACK SLOPE EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY OF BACK SLOPE EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY AS USC. 9-32.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON AUGUST 14, 1968 IN MISC. BOOK 32, PAGE 153, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED ON APRIL 30, 2013 IN VOLUME/PAGE 2013-200125-05, KENAI RECORDING DISTRICT.
- WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE NUMBER DATE

#### LEGEND

- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT
- 5/8" REBAR - NO CAP
- FOUND SECONDARY MONUMENT
- 5/8" REBAR WITH BLUE PLASTIC CAP
- STAMPED INTEGRITY LS 11795
- SET PROPERTY CORNER
- 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- STAMPED EDGE SURVEY LS-13022 2025
- MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- STEEP SLOPES
- MEASURED AND HED
- (OA) OVER-ALL
- (R#) RECORD DATA, SEE REFERENCE
- (GTP) GRANTED THIS PLAT

#### REFERENCES

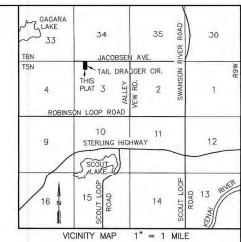
- (R1) STERLING AIRPARK SUBDIVISION, PLAT 2013-120, KENAI RECORDING DISTRICT
- (R2) STERLING AIRPARK SUBDIVISION 2014 ADDITION, PLAT 2013-120, KENAI RECORDING DISTRICT

#### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	124.80'	143°07'48"	N15°34'43"W	94.87'
C2	50.00'	49.81'	57°04'36"	S24°26'53"W	47.77'
C3	50.00'	75.10'	86°03'13"	N47°07'01"W	68.23'

PRELIMINARY PLAT

KPB 2025-111



#### CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



HEA REVIEWED - SEE COMMENTS

Scott Huff 8/13/2025  
Land Management Officer

HEA REVIEWED - SEE COMMENTS

Scott Huff 8/5/2025  
Land Management Officer

KPB FILE NO. 2025-XXX

## STERLING AIRPARK SUBDIVISION SCOTT ADDITION

A SUBDIVISION OF  
TRACT 1  
STERLING AIRPARK SUBDIVISION  
PLAT 2013-120  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 3  
T.5N., R.9W., S.4  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNER:  
KENNETH L. SCOTT  
36995 JACOBSEN AVENUE  
STERLING ALASKA 99572  
CONTAINING 5.536 ACRES



8000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-5990 Fax (907) 344-7794  
A.L.U.B. 1392 www.edgesurvey.net

DRAWN BY: DATE: 07/28/2025 PROJECT: 25-555  
CHECKED BY: SCALE: 1" = 50' SHEET: 1 OF 2  
MA