

December 2, 2021

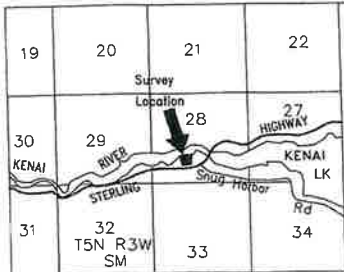
Chugach Electric Association, Inc. (Chugach)
KPB Plat Review Comments

**Subject: KPB File No. KPB 2021-153 Utility Comments
Towle Subdivision, 2021 Replat, Lots 13A & 15A**

Chugach has the following comments on the subject preliminary plat.

1. Add 5'x 90' UE along the SW'ly boundary of Lot 13A.
2. Add 20' T&E Easement centered on the existing Chugach powerline on Lot 13A.

If there are changes to the configuration or additional dedications requested in those same areas identified as utility easements, Chugach requests the opportunity to review the revised preliminary plat.



VICINITY 1" = 1 mile MAP

Towle Subdivision, 2021 Replat

Preliminary Plat

Located in H.E.S 95, in Section 28, T5N R3W, Seward Meridian, Cooper Landing, Alaska.
Seward Recording District Kenai Peninsula Borough

Prepared for

Robert S Rima Sr.
Kenai River Drifter's Lodge
P.O. Box 746
Cooper Landing, AK 99572

Prepared by

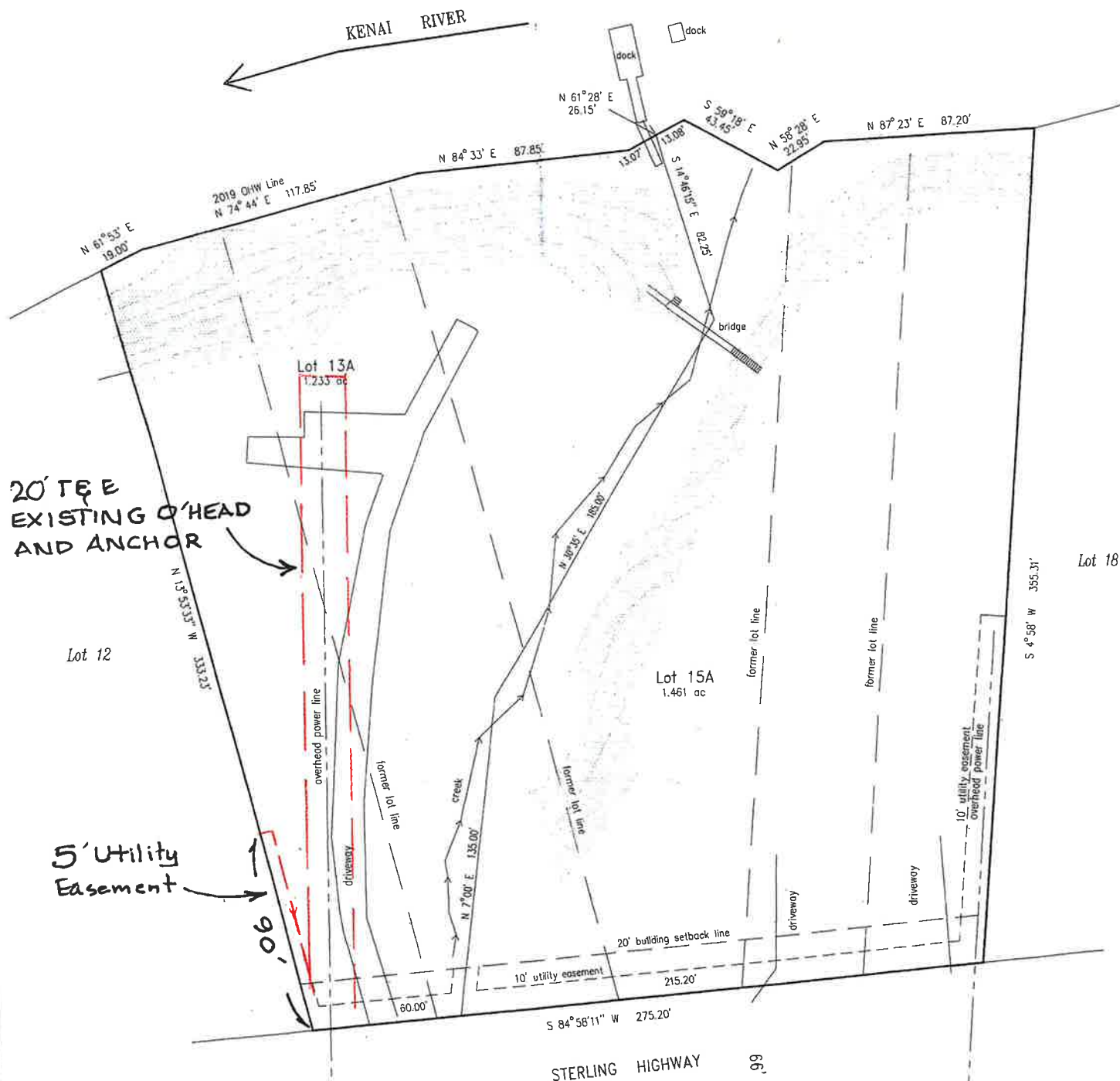
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99588

SCALE 1" = 30' 14 October, 2021

AREA = 2.694 acres

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. This property is subject to a reservation of an easement for highway purposes as disclosed by Public Land Order No. 601, dated August 10, 1949 and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; and Dept. of Interior Order No. 2665 dated October 16, 1951; Amendment No. 1 thereto, dated July 17, 1952, and Amendment No. 2, thereto dated September 15, 1956, filed in the Federal Register.
4. This property is subject to an easement for highway purposes granted to the Territory of Alaska (State) for highway purposes granted in SMO Records book 9 page 88.
5. Contour interval 4'. Shaded areas indicate grades over 25%. There are no wet areas on the property aside from the creek & river.



KPB 2021-153