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December 15, 2021

Kenai Peninsula Borough
Planning Commission
144 N. Binkley St.
Soldotna, AK 99669

Subject: Fire Department Replat
Seward, Alaska 99669

Greetings Commission Members of the Kenai Peninsula Borough,

AK Lands, Land Surveying is requesting an exception to KPB code 20.60.200 for the Fourth of July creek Subdivision Seward Marine Industrial Center Fire Department Replat, KPB File: 2021-080.

The Fire Department Replat involves subdividing Block 2 and Block 5, Fourth of July Creek Subdivision Seward Marine Industrial Center, plat 97-27 and a portion of Tract A3, Fourth of July Creek Subdivision Seward Marine Industrial Center Polar Seafoods Replat Amended, plat 2007-2 creating two new parcels. Block 2 will be expanded from 2 acres to 4 acres, absorbing 0.5 acres \pm out of 10.2 acres of Tract A3 between Block 2 and Block 5 and a portion of Block 5. The remainder of Block 5 is the second new lot.

AK Lands is requesting that all survey markers along the portions of Tract A4, not affected by the change in boundary, need not be located (or re-established if missing), and remain survey markers of record depicted on the final plat. The survey markers along Tract A4, bordering various parcels/blocks are not critical for the current subdivision. There are several primary survey markers surrounding the Seward Marine Industrial Center from US Survey 4827 and Alaska Tidelands Survey No. 1222. Within the industrial area, there have been numerous subdivisions from the 1990s to currently setting several primary and secondary survey markers.

I have attached the final draft Fire Department Replat showing where the survey markers of record will be depicted on the final plat. Granting this exception to KPB code will provide the City of Seward with two new lots that facilitates a new Fire Department Training Facility and economic opportunity for the second lot.

If you have any questions, feel free to call or email.

Sincerely,

AK Lands, Land Surveying, LLC by

A handwritten signature in blue ink, appearing to read "Stacy Wessel". The signature is stylized with a large, sweeping initial 'S' and a horizontal line across the middle of the name.

Stacy Wessel
Professional Land Surveyor