

## **C. CONSENT AGENDA**

### **\*5. Plat Amendment Request**

1. Plat Amendment Request; Beaver Dam Estates Part Seven (KN 2021-45)

Request: Change the range listed in the title block from R11n to R11W

Segesser Surveys


STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
SUPPORT SERVICES DIVISION  
STATE RECORDER'S OFFICE  
550 WEST 7<sup>TH</sup> AVENUE, SUITE 1210  
ANCHORAGE, ALASKA 99501-3564  
(907) 269-8882

SUBDIVISION NAME: Beaver Dam Estates Part 7

I WOULD LIKE TO WITHDRAW FROM THE RECORDING OFFICE THE ORIGINAL RECORDED / FILED POLYESTER FILM OF PLAT No. 2021-45, Kenai RECORDING DISTRICT, FOR THE PURPOSE OF MAKING A CORRECTION. PRIOR TO MAKING THIS CORRECTION AND RE-RECORDING / FILING THE ORIGINAL PLAT, I WILL SUBMIT A DUPLICATE MYLAR OF THE ABOVE PLAT WHICH WILL SUBSTITUTED FOR THE ORIGINAL PLAT IN YOUR FILES. I UNDERSTAND YOU ARE ALLOWING THIS FOR THE SOLE PURPOSE OF CORRECTING A SURVEYOR'S MINOR TECHNICAL ERROR ON THIS ORIGINAL PLAT AND THAT I MUST REFILE IT ALONG WITH A SURVEYOR'S AFFIDAVIT WHICH WILL EXPLAIN WHAT HAS BEEN CORRECTED, AND CONTAIN THE FOLLOWING STATEMENT:

THE ABOVE REVISION CONSTITUTES THE SOLE CHANGE MADE TO THE PLAT ASIDE FROM ITS NOTATION IN THE REVISION BLOCK ON THE PLAT. THE ABOVE REVISION DOES NOT AFFECT ANY VALID EXISTING RIGHTS. I AM THEREFORE SUBMITTING THIS PLAT FOR REFILING AS CORRECTED.

THE CORRECTION(S) TO BE MADE IS / ARE: Change the range listed in the title block from R11N to R11W

SURVEYOR'S SIGNATURE:  DATE: 2-22-22  
REGISTRATION NO.: LS 8859  
FIRM NAME: Segesser Surveys Inc. PHONE: 907-262-39099  
ADDRESS: 30485 Rosland St. Soldotna, AK 99669

PLATTING AUTHORITY APPROVAL: \_\_\_\_\_  
AGENCY: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE RECORDER APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

DATE / TIME ORIGINAL MYLAR RELEASED: \_\_\_\_\_

DATE / TIME DM RETURNED: \_\_\_\_\_  
(DM MUST BE RETURNED WITHIN 24 HOURS)

DATE / TIME ORIGINAL RE-RECORDED: \_\_\_\_\_, PLAT No. \_\_\_\_\_

⊗	1 1/2" BRASS CAP MON. QD 1921 FOUND
⊗	2 1/2" BRASS CAP MON. 1861-1-1975 FOUND
⊗	3 1/4" ALUM. CAP MONUMENT 3032-5-1977 FOUND
⊗	3 1/4" ALUM. CAP MONUMENT 4028-5-2015 FOUND
⊗	5/8" REBAR FOUND
⊗	1/2" REBAR FOUND
⊗	5/8" REBAR *PLASTIC CAP LB859 SET
⊗	RECORD DATUM PLAT 606-2 K880
⊗	2 1/2" ALUM. CAP MON. LS 8657.4#17

[illegible]

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plot represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 6-30-21



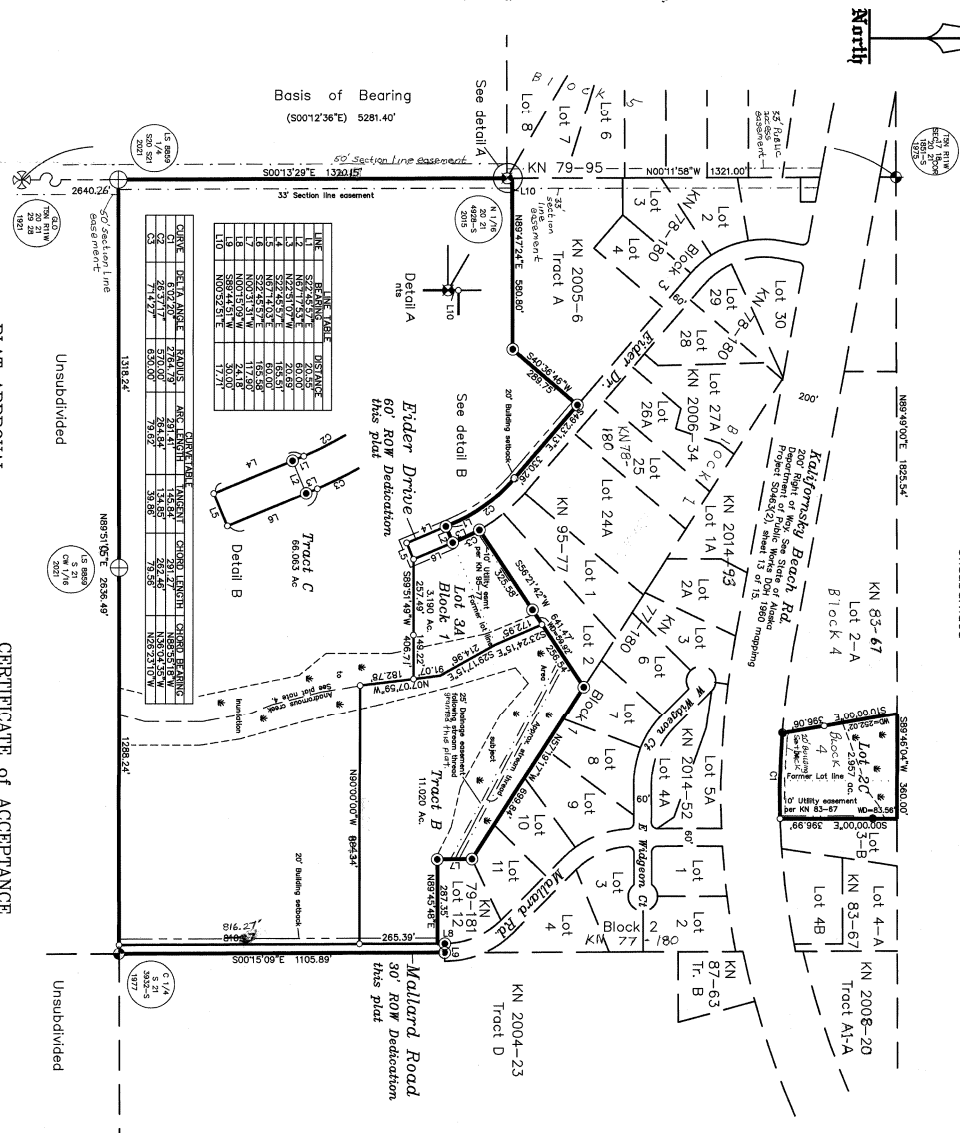
THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 12, 2021.

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE, IS AUTHORIZED TO ACCEPT AND FORBEAR ACCEPTS ON BEHALF OF THE KENNA PENINSULA BOROUGH FOR PUBLIC USES AND EXISTENTS, FIELDS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS PLOTS: WALDORF ROAD, EIDER DRIVE, DECKATIONS.

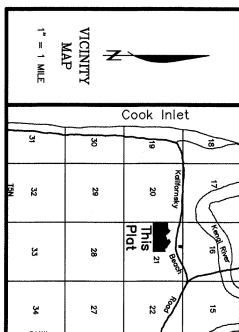
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN

*Scott M. H. Rating Manager* 9/3/21

SCOTT M. H. RATING  
MANAGER  
KENNA PENINSULA BOROUGH



## and DEDICATION



WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

THOMAS M. THIBODEAU  
NANCY THIBODEAU  
AVANANCY 1 THIBODEAU

UNSUBDIVIDED PORTION OF NWT/4 SEC. 2

FOR Thomas M. Thibodeau

114

FOR Nancy Thibodeau T.I.P.

STATE OF ALABAMA

FOR RICHARD STABLES

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MY COMMISSION EXPIRES 10/17/21

KPB FILE No. 2021-025R

Beaver Dam Estates Part Seven

**A** Pseudobulb of LOTS 3A and 2B Block 4, Beaver Dam Estates  
Part 4, Plat KN 83-67, Lot 3 ... Beaver Dam Estates Part 5,  
Plat KN 05-77 and 4<sup>th</sup> Addition to Main River & Co-Airport Dr., T. 9N,

Beaver Dam Estates, Kenai Recording District.

located within the NW 1/4 section 21, 10N, 111W, S.M., Kenai Peninsula Borough, Alaska.

Owner	Address	City	State	Zip	Phone	Fax	E-mail	Web Site
Owner								

30485 Rosland St. Jolinda AK 99669	Timbodeau P.O. Box 362 49700 Elder D	Richard Stable
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NO.	20256	DRAWN:	6-30-21
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DATE: Feb., 2021	SCALE: 1"=200'
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Kenai 2021-45

## Finance Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2170 • (907) 714-2376 Fax

Charlie Pierce  
Borough Mayor

### CERTIFICATE OF TAX DEPARTMENT

I, Jennifer VanHoose, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that all real property taxes levied by the Kenai Peninsula Borough through December 31, 2020 have been paid for the area(s) described as:

Subdivision: BEAVER DAM ESTATES PART SEVEN

Parcel # 05535037

T 5N R 11W SEC 21 Seward Meridian KN 0830067 BEAVER DAM ESTATES SUB PART 4 LOT 3A  
BLK 4

Parcel # 05535038

T 5N R 11W SEC 21 Seward Meridian KN 0830067 BEAVER DAM ESTATES SUB PART 4 LOT 2B  
BLK 4

Parcel # 05535047

T 5N R 11W SEC 21 Seward Meridian KN THAT PTN OF NW1/4 LYING SOUTH OF K-BEACH ROAD  
& EXCL BEAVER DAM ESTATES SUBD

Parcel # 05535044

T 5N R 11W SEC 21 Seward Meridian KN 0950077 BEAVER DAM ESTATES PART 5 LOT 3

Effective January 1, 2021, estimated taxes of \$4493.35 were paid on the above property(s). However, if the estimated taxes are less than the actual amounts levied on July 1, 2021, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 14th day of June, 2021.

Jennifer VanHoose

Property Tax and Collections Manager

**ITEM \*5 – PLAT AMENDMENT REQUEST  
a. BEAVER DAM ESTATES PART 7**

<b>KPB File No.</b>	2021-025R1A1
<b>Planning Commission Meeting:</b>	March 21, 2022
<b>Recording Number:</b>	KN 2021-45
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Eider Drive an Mallard Road, Kalifornsky Area

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**STAFF REPORT**

Following the recording of this plat with the State Recorder's Office, the survey firm has requested permission to withdraw the original mylar for amending.

**Specific Request:** Change the range listed in the title block from R11N to R11W.

**Notification:** A letter was sent to the land owners affected by this amendment. They were notified of the proposed changes.

**Staff recommends** the requested amendment be accomplished by striking through the incorrect range and adding the correct range to the title block.

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**RECOMMENDATION:**

**GRANT PERMISSION TO SURVEYOR TO WITHDRAW THE ORIGINAL MYLAR TO AMEND AS REQUESTED, SUBJECT TO THE FOLLOWING:**

1.      **WRITTEN APPROVAL BY THE STATE RECORDER.**

**20.25.120 – Review and appeal.**

**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 distribution of decision in accordance with KPB 21.20.250.**

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**END OF STAFF REPORT**