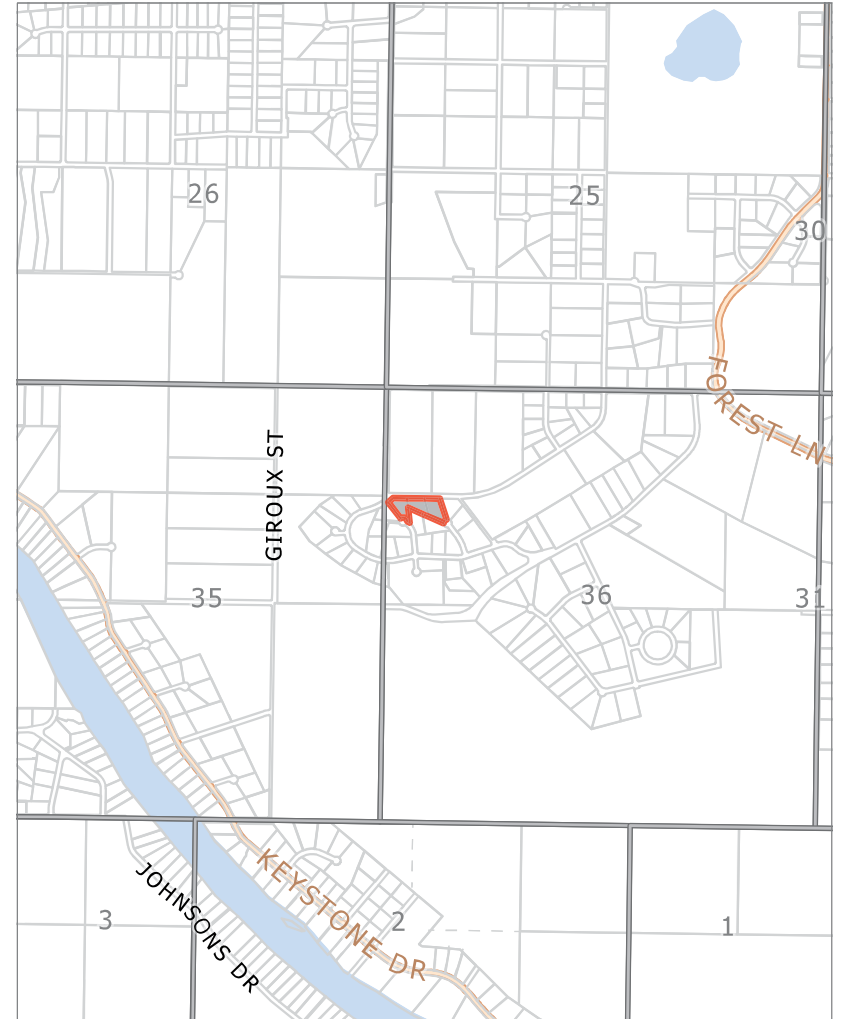
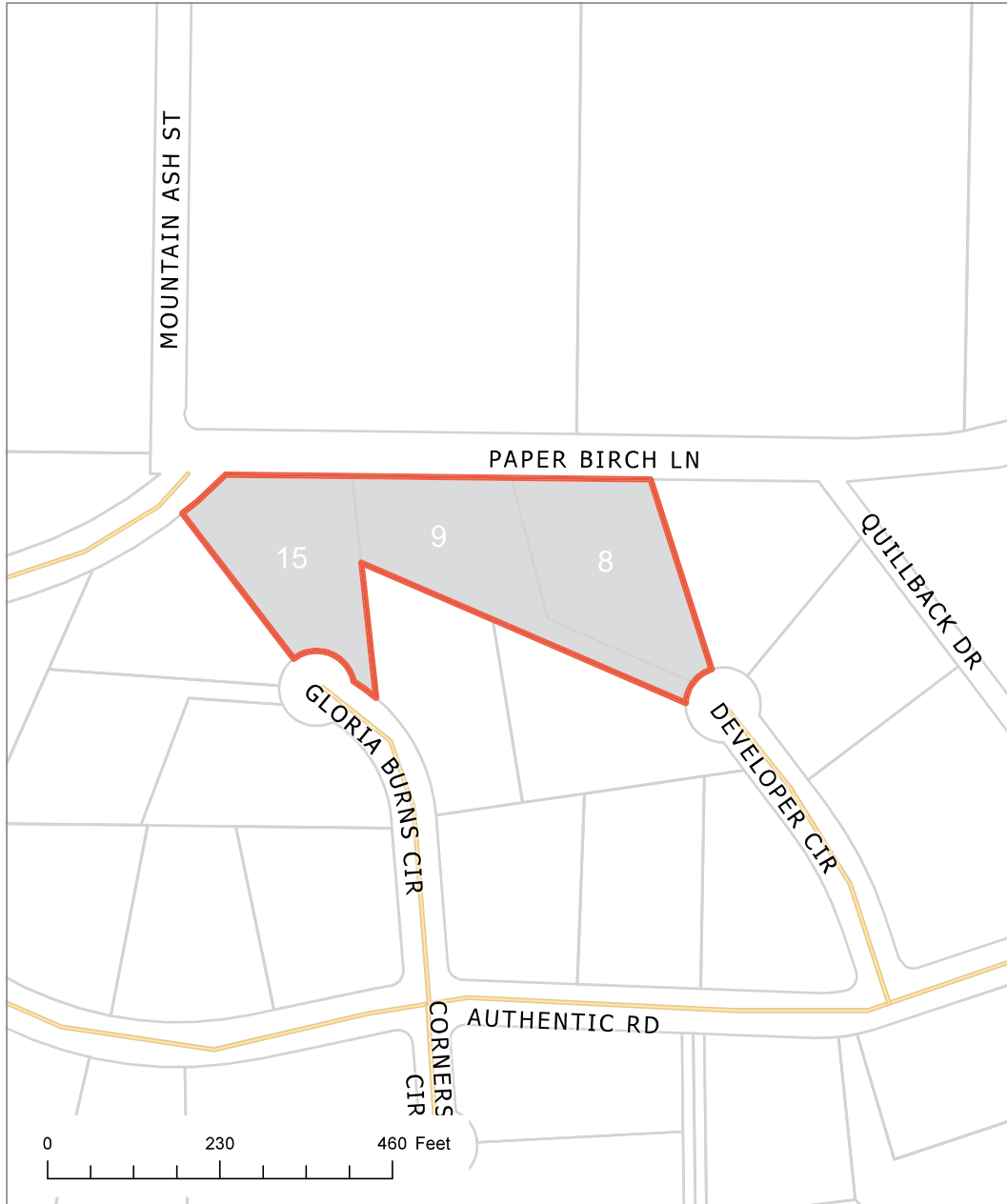
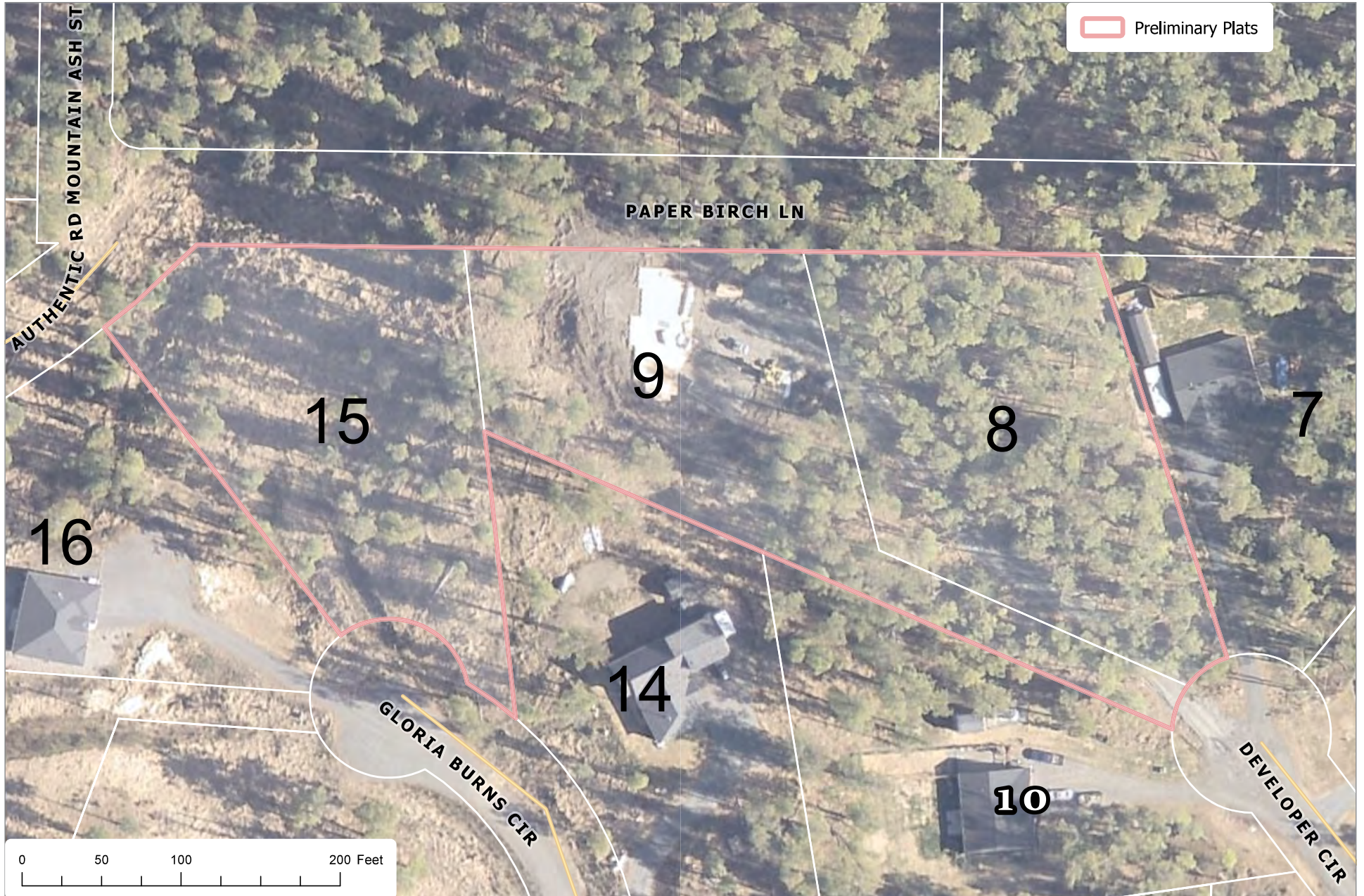


## **E. NEW BUSINESS**

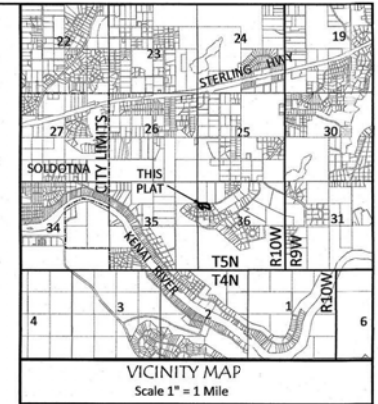
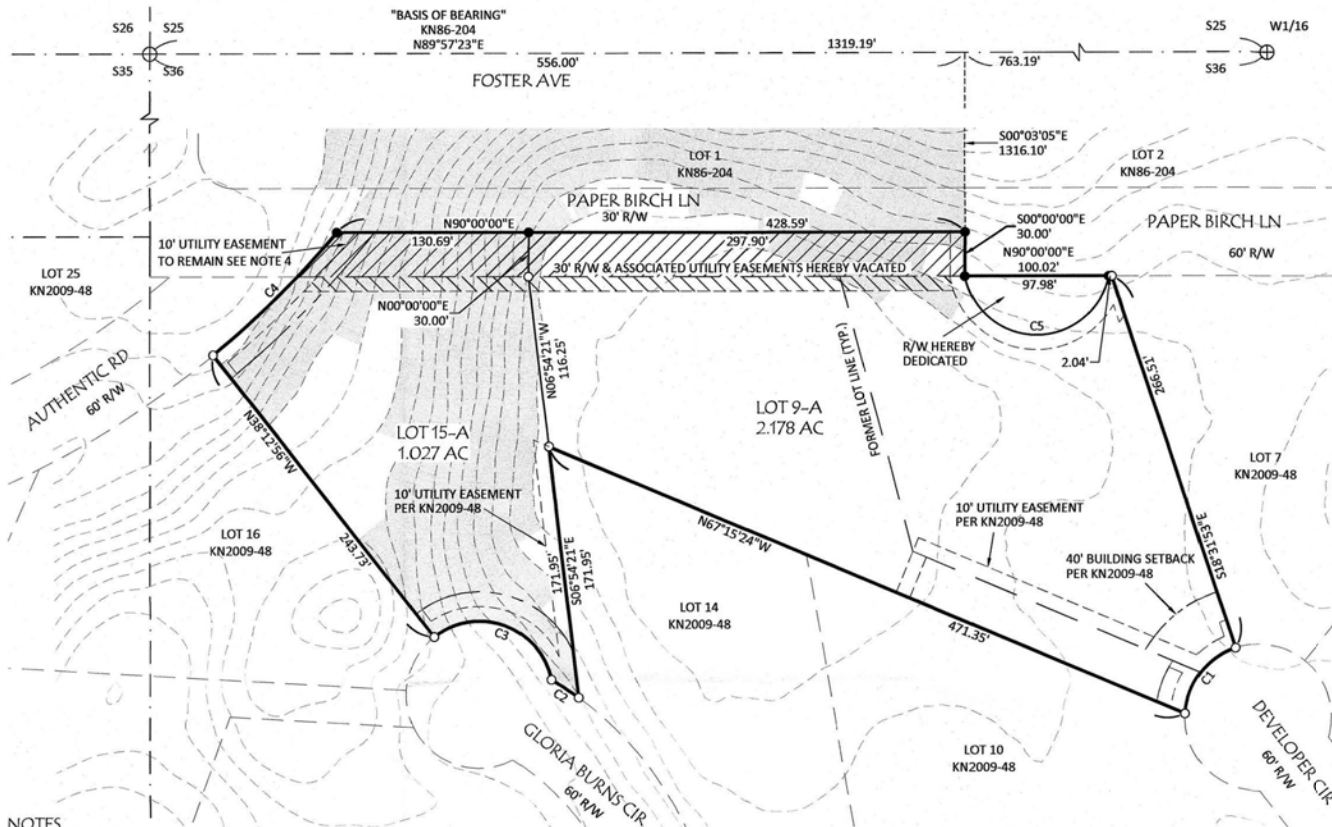
- 4. Tulchina Pointe Estates 2022 Replat; KPB File 2022-023  
McLane Consulting Group / Littleknife Inc., McLane & Smith  
Location: Paper Birch Lan, Developer Circle & Authentic Road  
Sterling Area**



KPB File # 2022-023  
S36 T05N R10W  
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.



#### LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- SLE SECTION LINE EASEMENT
- CONTOUR INTERVAL = 4'
- ▨ SLOPES GREATER THAN 20%

#### WASTEWATER DISPOSAL

THE PURPOSE OF THIS PLATTING ACTION IS TO VACATE R/W AND REMOVE A LOT LINE, WHICH WILL PROVIDE GREATER AVAILABLE WASTEWATER DISPOSAL AREA AS DESCRIBED BY KPB 20.40.020(A)(2). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

#### NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- BUILDING SETBACK-A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT PER KN86-204.
- 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.
- THE RIGHT-OF-WAY VACATION OF A PORTION OF PAPER BIRCH LANE AND ASSOCIATED UTILITY EASEMENTS WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 2022.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
  - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 23, 2006 IN DOCUMENT NO. 2006-009157-0 KRD. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170(B).

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT LITTLEKNIFE INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LITTLEKNIFE INC. 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.

LITTLEKNIFE INC., STEVE BOWEN - OWNER LOT 8 & 9 KN2009-48  
36496 HALEY'S WAY, SOLDOTNA, AK 99669

LITTLEKNIFE INC., HALEY BOWEN - OWNER LOT 8 & 9 KN2009-48  
36496 HALEY'S WAY, SOLDOTNA, AK 99669

#### NOTARY'S ACKNOWLEDGEMENT

FOR: STEVE AND HALEY BOWEN  
ACKNOWLEDGED BEFORE ME THIS

DAY OF \_\_\_\_\_, 20\_\_

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

NOTARY PUBLIC FOR THE  
STATE OF \_\_\_\_\_

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

GALE L. SMITH, OWNER LOT 15 KN2009-48  
34701 GLORIA BURNS CIRCLE, SOLDOTNA, AK 99669

#### NOTARY'S ACKNOWLEDGEMENT

FOR: GALE L. SMITH

ACKNOWLEDGED BEFORE ME THIS

DAY OF \_\_\_\_\_, 20\_\_

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

NOTARY PUBLIC FOR THE  
STATE OF \_\_\_\_\_

#### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2022.

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

DATE \_\_\_\_\_

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	68°33'14"	50.00'	59.82'	34.08'	S 37° 03' 57" W	56.32'
C2	5°33'18"	230.00'	22.30'	11.16'	N 56° 44' 05" W	22.29'
C3	116°40'11"	50.00'	101.81'	81.07'	N 69° 52' 51" W	85.11'
C4	10°45'42"	630.00'	118.33'	59.34'	N 45° 18' 13" E	118.16'
C5	156°55'34"	50.00'	136.94'	244.95'	N 90° 00' 00" E	97.98'

**KPB 2022-023**



Plat #	
Rec Dist	
Date	20__
Time	__M

#### TULCHINA POINTE ESTATES 2022 REPLAT

A RESUBDIVISION OF LOTS 8, 9 & 15 TULCHINA POINTE ESTATES SUBDIVISION PHASE 2 AMENDED (KN2009-48) w/ RIGHT-OF-WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS FOR A PORTION OF PAPER BIRCH LANE

LITTLEKNIFE INC., OWNER LOT 8 & 9 KN2009-48  
36496 HALEY'S WAY, SOLDOTNA, AK 99669

GALE L. SMITH, OWNER LOT 15 KN2009-48  
34701 GLORIA BURNS CIRCLE, SOLDOTNA, AK 99669

3.272 AC. M/L - SITUATED IN THE NW1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING  
SURVEYING - MAPPING  
P.O. BOX 468  
SOLDOTNA, AK 99669  
VOICE: (907) 283-4218  
FAX: (907) 283-3285  
WWW.MCLANECG.COM

KPB FILE NO. 2022-XXX

PROJECT NO. 222009

SCALE 1" = 100'

DATE: FEB, 2022

BOOK NO.: XXX

DRAWN BY: JAH

AGENDA ITEM E. NEW BUSINESS

ITEM 4 - TULCHINA POINTE ESTATES 2022 REPLAT

<b>KPB File No.</b>	2022-023
<b>Plat Committee Meeting:</b>	May 9, 2022
<b>Applicant / Owner:</b>	LittleKnife, Inc, and Gale Smith all of Soldotna, Alaska
<b>Surveyor:</b>	James Hall / McLane Consulting Inc.
<b>General Location:</b>	Authentic Road, Paper Birch Lane, Foster Avenue, Sterling area

<b>Parent Parcel No.:</b>	058-360-58, 058-360-59, 058-360-62
<b>Legal Description:</b>	Lots 8, 9, & 15 of Tulchina Pointe Estates Subdivision Phase 2 Amended (Plat KN 2009-48)
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site

---

STAFF REPORT

This plat was scheduled for a hearing on April 11, 2022. A request to postpone was received to allow for a redesign. Notifications for this meeting were sent with copies of the new design. The original design included a vacation that was vetoed by the Kenai Peninsula Borough Assembly, thus requiring a design change.

**Specific Request / Scope of Subdivision:** The proposed plat finalizes a right-of-way vacation associated with three lots, will combine two lots into one lot, and dedicate a turnaround area.

**Location and Legal Access (existing and proposed):** The road is located off Forest Lane, a state maintained right of way that runs south of the Sterling Highway near mile 90. Multiple routes are dedicated that provide access to the subdivision but all are not fully constructed. Foster Avenue, Moran Street, Authentic Road, and Quillback Drive intersect Paper Birch Lane. Foster Avenue and Moran Street are constructed and maintained by the Kenai Peninsula Borough. Authentic Road is constructed and connects to Diamond Willow Lane. Both are constructed and maintained by the Borough. Diamond Willow Lane connects back to Foster Avenue near the Forest Lane intersection. Quillback Drive is only a half width right of way that is not constructed. Portions of Paper Birch Lane appear to be cleared and used for access. The Kenai Peninsula Borough does not maintain any portions of Paper Birch Lane. The areas cleared are northeast of the Quillback Drive intersection and are accessed via Moran Street and Foster Avenue.

Once the vacation is finalized, the lots will continue having multiple access. Proposed Lot 15-A will have access from Authentic Road and Gloria Burns Circle. Proposed Lot 9-A will have access from the Paper Birch Lane and Developer Circle. Lot 1 of Forest Hills Lookout Subdivision Amended, Plat KN 86-204, has an approved design for a subdivision, Forest Hills Lookout Bolder Heights Addition KPB File 2019-117, and is awaiting for approval for the section line easement vacations by the state. Those easement vacations are in addition to vacations of Mountain Ash Street and portions of Foster Avenue. New right of ways are proposed to continue Authentic Road through the subdivision to connect to Foster Avenue and provide a new dedication to Lot 2 located to the east. The design will result in a 30 foot wide portion of Paper Birch Lane to remain that can provide additional access to the lots.

This subdivision will finalize the vacation of the southern 30 foot width of Paper Birch Lane for a length of 428 feet. The vacation was heard by the Planning Commission on May 9, 2022 and was approved. The vacation is scheduled to be heard by the Kenai Peninsula Borough Assembly at their May 17, 2022 meeting to veto or consent the Planning Commission decision. A partial bulb will be dedicated to provide a turnaround area at the end of Paper Birch Lane.

The block is currently closed but is not compliant in length. The lengths along Authentic Road are longer than allowed by code. While a 30 foot dedication will remain, the ability to have a compliant right-of-way diminishes. **Staff recommends the plat committee concur that an exception is not required as there are no dedications that can be given to improve the block and allow the approved vacation to finalize.**

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: The section of ROW that is proposed for vacation is a severe slope and could not be developed for a reasonable construction cost.
SOA DOT comments	No comment

**Site Investigation:** There does not appear to be any low wet areas within the subdivision. There are steep slopes throughout the lots. The proposed subdivision, Forest Hills Lookout Bolder Heights Addition KPB File 2019-117, received approval for vacations due to the terrain to allow for the design of rights-of-way that result in roads that can be built to borough standards. It was demonstrated to the satisfaction of the Planning Commission that the portion of Paper Birch Lane that is being vacated has steep enough terrain to make it difficult to construct.

The purpose of the plat is to finalize a vacation due to an encroachment within the right-of-way. The house will be within proposed Lot 9-A. Lot 8 and 9 are being combined into Lot 9-A. The driveway for the house crosses both lots. Lot 15-A is currently vacant.

KPB River Center review	A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments  B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments  C. State Parks Reviewer: Russell, Pam Comments: No Comments
State of Alaska Fish and Game	No objections

**Staff Analysis** Forest Hills Lookout Subdivision, Plat KN 86-204, dedicated Paper Birch Lane (as Walker Street) and created large acreage lots. Many of the lots have been subdivided through the year. Tulchina Pointe Estates Subdivision Phase 2 Amended, Plat KN 2009-489, provided the current right of way configuration and lot design for the lots south of Paper Birch Lane.

The vacation will resolve an encroachment issue. The vacated portion of Paper Birch Lane is being added equally to the lots fronting along the right of way.

The existing and proposed remaining portion of Paper Birch Lane does not comply with KPB Code 20.30.090, streets-maximum grades allowed. **Staff recommends the plat committee concur that an exception is not required as this is an already dedicated right-of-way.**

The vacation will result in a substandard width of Paper Birch Lane. **Staff recommends the plat committee concur that an exception is not required as the design is to finalize an already approved vacation.**

A soils report will not be required and an engineer will not need to sign the plat. A soils report was submitted for the parent subdivision and an engineer signed the parent plat stating the soils were suitable for onsite systems.

Notice of the proposed plat was mailed to the beneficial interest holder on March 16, 2022. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

**Utility Easements** Tulchina Pointe Estate Phase 2 Amended, Plat KN 2009-48, granted the 10 foot adjacent to rights-of-way and increasing to 20 feet within Lots 8 & 9 are being carried over. The utility easements adjacent to the vacated portion of Paper Birch Lane are also vacated with the finalizing of the plat. New utility easements will be granted along the new bulb dedication and along the remaining portion of Paper Birch Lane. **Staff recommends utility easements be granted along the southern side of the remaining 30 foot width of Paper Birch Lane and it be noted that they are granted by this plat.**

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	Per 20.30.060D, a 10 foot utility easement adjoining the south boundary of Paper Birch Lane within proposed Lot 9-A and Lot 15-A is required. HEA has no objection to an exception of KPB 20.30.060D.
ENSTAR	No comments
ACS	No objection
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Haws, Derek Affected Addresses:</p> <p>Existing Street Names are Correct: Yes List of Correct Street Names: PAPER BIRCH LN AUTHENTIC RD GLORIA BURNS CIR DEVELOPER CIR</p> <p>Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:</p> <p>Comments:</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan 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	Reviewer: Wilcox, Adeena Comments: No comment
-----------	--

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

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**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

*Verify the scale and update the title block if needed.*

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**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:** *The Foster Avenue label can be removed.*

---

**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.*

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.

B. Subdivision of land classified as agricultural conveyed subject to AS 38.05.321(a)(2)(B) may provide public access easements in lieu of fee simple dedications if necessary to comply with the minimum lot size restriction of the statute. The public access easements must meet all applicable right-of-way design criteria of Title 20 and are subject to the building setback requirements set forth in KPB 20.30.240.

C. Preliminary plats fronting state maintained roads will be submitted by the planning department to the State of Alaska Department of Transportation and Public Facilities (DOT) for its review and comments.  
**Staff recommendation:** *A bulb is proposed for a turnaround area located at the end of the Paper Birch Lane dedication. The lot to the north has an approved design to provide right of way continuations to the north.*

20.30.240. Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

B. The setback shall be noted on the plat in the following format:  
Building setback- A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.

- C. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:

Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

**Staff recommendation:** *Provide depiction, including new dedication, and along remaining portion of Paper Birch Lane, if it does not interfere with required information. A detail drawing may also be provided. The well is located within the setback but per KPB Code 20.90, the definitions allow for a well within the setback.*

---

#### **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: Lots 8, 9, and 15 had a soils report provided for the parent plat and an engineer signed the plat. A soils analysis report is not required as all lots are increasing in size.*

**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.*

- 20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

**Staff recommendation:** *Acceptance of the turnaround will be required.*

##### 20.60.180. Plat notes.

- A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

- B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

**Staff recommendation:** *Place the following notes on the plat.*

- *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).*
- *Granting 10 foot utility easements along the new dedication and along the new right of way edges created by the vacation. (or similar wording or labeled “granted by this plat.”)*

*Make corrections to the following plat notes.*

- *Update plat note 5 to include the Assembly consent date.*

##### 20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *Will need Corporate Resolution to show those that may sign and update their titles as needed. An acceptance for the borough will be needed for the new Paper Birch Lane dedication. Comply with 20.60.190.*

KPB 20.70 – Vacation Requirements

**Staff recommendation.** *Must be finalized within one year of Assembly consent.*

**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: 20.25.120. - REVIEW AND APPEAL.

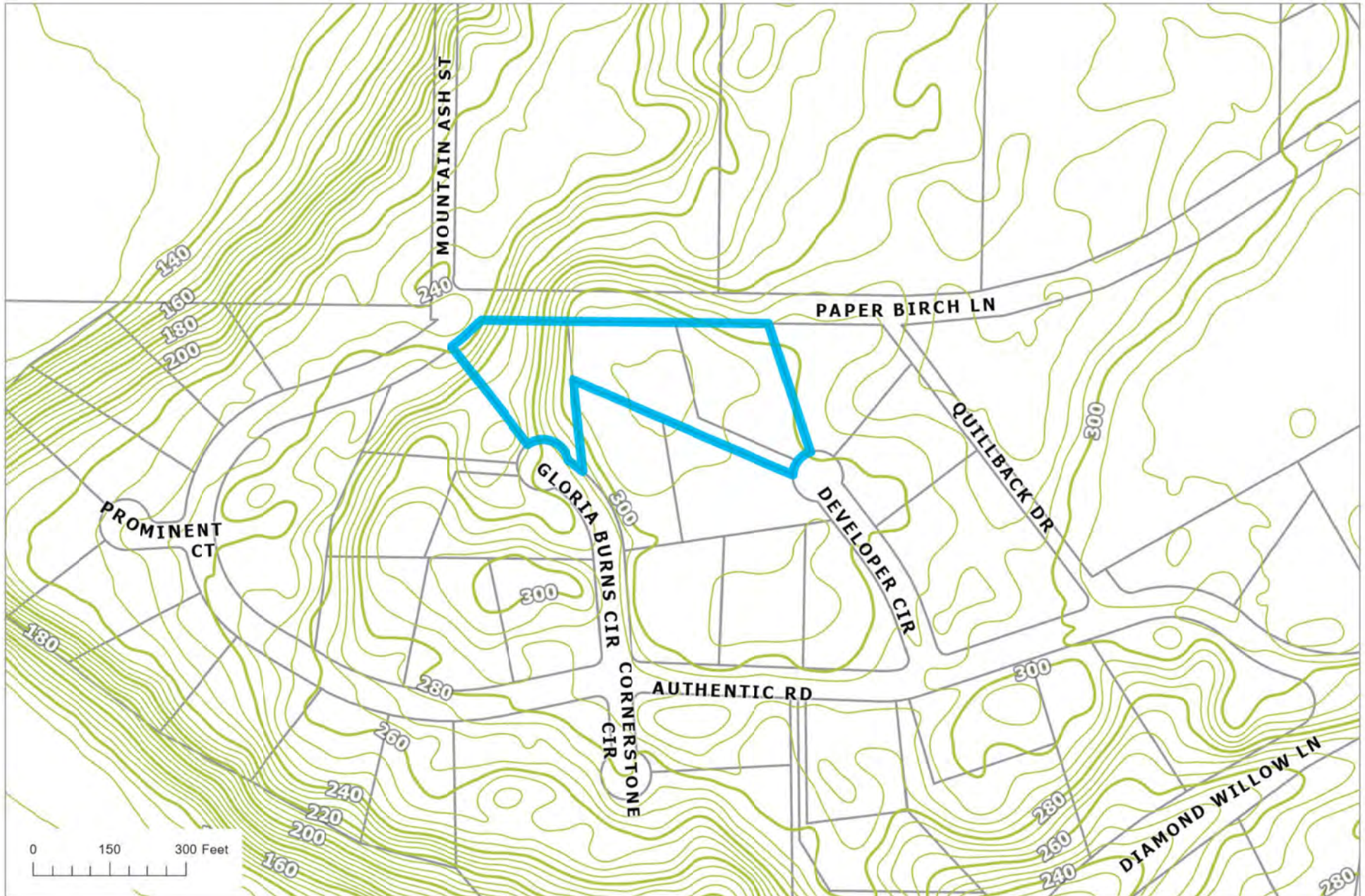
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

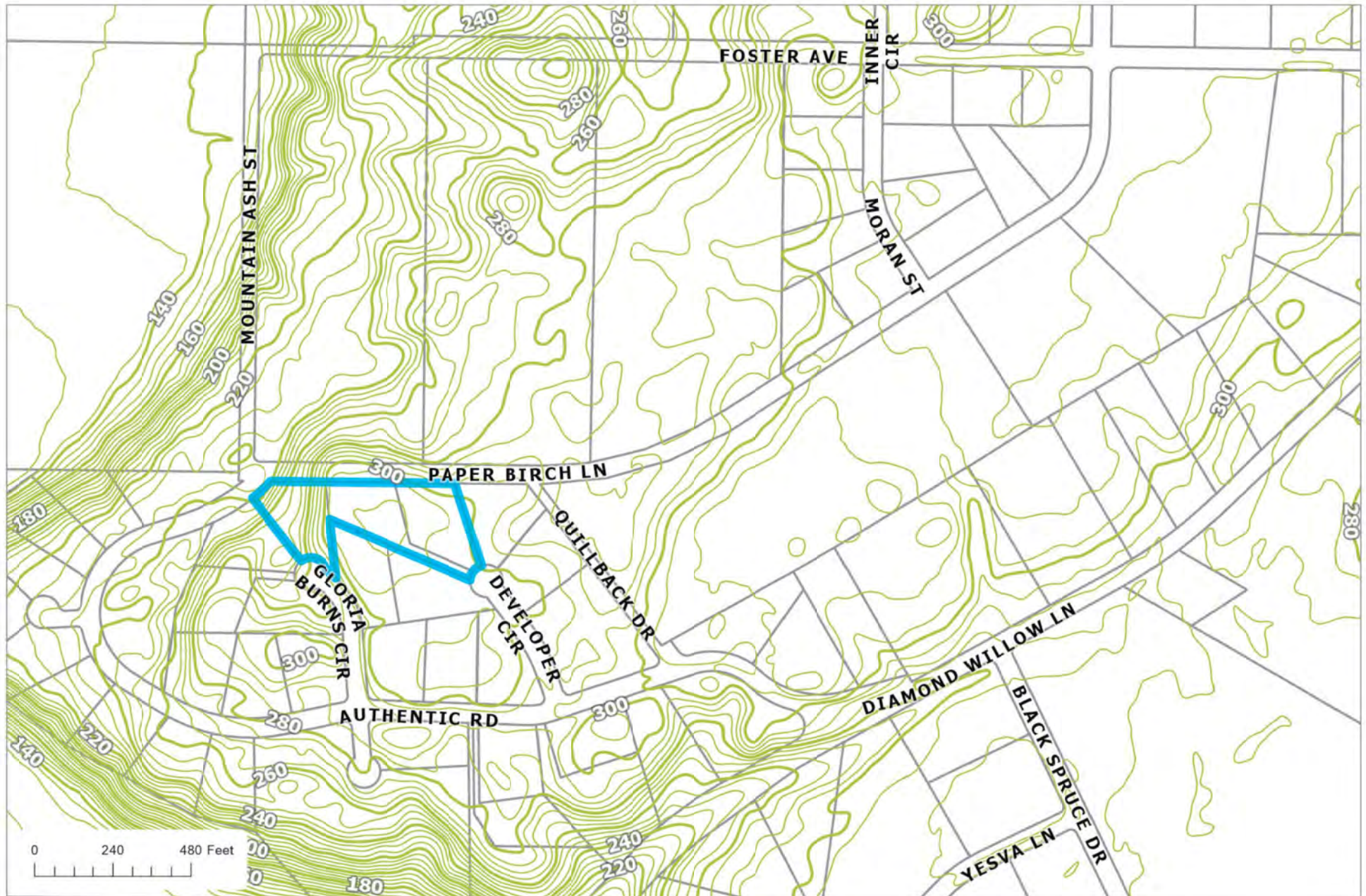
END OF STAFF REPORT



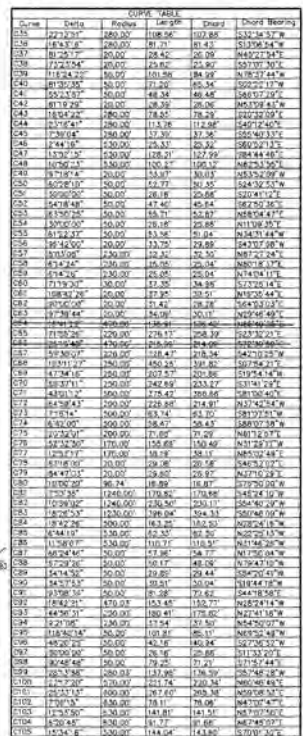
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*Sarah Hanson*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 5/1/09

OFFICIAL SEAL  
STATE OF ALASKA  
SARAH HANSON  
NOTARY PUBLIC  
LBS CHAMBER Bldg. 5/1/09

72. WASTEWATER TREATMENT. The components, water flow, timing, and cost of this sub-system have been found suitable for the conventional chemical wastewater treatment of the shipyard systems serving ship-hulk to quality standards and meeting the regulatory requirements of the Kent Peninsula Borough. Any other type of waste wastewater treatment and disposal system must be designed by a professional engineer registered to practice in A.S.M.E. and design must be approved by the Kent Dept. of Environment Conservation.

*H. J. Thompson*      4380-5      12 Aug 76

AMENDED PLAT NOTE

This plat amends Plat No. 2068-63 RRD by correcting curves 64 & 65  
and also 6 & 75. All other dimensions remain the same. The old information  
now lies out and corrective table printed above.

I certify that I have made the corrections noted above and no other  
changes have been made.

RWB Date 12 April 09  
Corynne Baker, L.S. 2142

I hereby certify that, I am properly registered and licensed to practice land surveying in the State of Alaska, this just represents a survey made by me or under my direct supervision, the measurements shown herein actually were so measured, and all measurements and other details are correct to the natural standards of accuracy of land surveys in the State of Alaska.

THE PLAN WAS APPROVED BY THE EDNA PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 17, 1986

EDNA PENINSULA BOROUGH  
[Signature]  
 CITY CLERK

**Tulchina Pointe  
Estates - Phase 2**

A Subdivision of 1 Lot 3 & 4, Forest Hill Subdivision (Advantage) from the 20-00-00 Street & 14 Avenue Waterfront Estates - Phase 1, 20-00-00, giving the 2W/4, 4 NW/4, 4 S/4, the 3C/4, 4 NE/4, 4 S/4 and portion R/WP adjacent Mountain Ash Street and the designated city easements.

Located within T20, R100, S.W. 3000 Recreating District, Klamath Parish, Louisiana, 70505.

Containing 77,200 Acres

5143 Kanto Spur Hwy		Parcel: A0004 00011-BM02	
SURVEYORS:	PHONE - (402) 233-0040	PLANNED:	
	FAX - (402) 233-0041		
JOB NO:	26022	DATE:	10 August, 2006
CONVEYED:	April - June 2006	SCALE:	1" = 100'
FIELD NO:	2006-3	DEPT:	Planning Branch

## INTEGRITY SURVEYS

Tulchina Pointe Estates – Phase 2

### AFFIDAVIT

The above referenced subdivision plat, as filed in the office of the District Recorder, Kenai Recording District, under Plat File No. 2006-63, has been amended by:

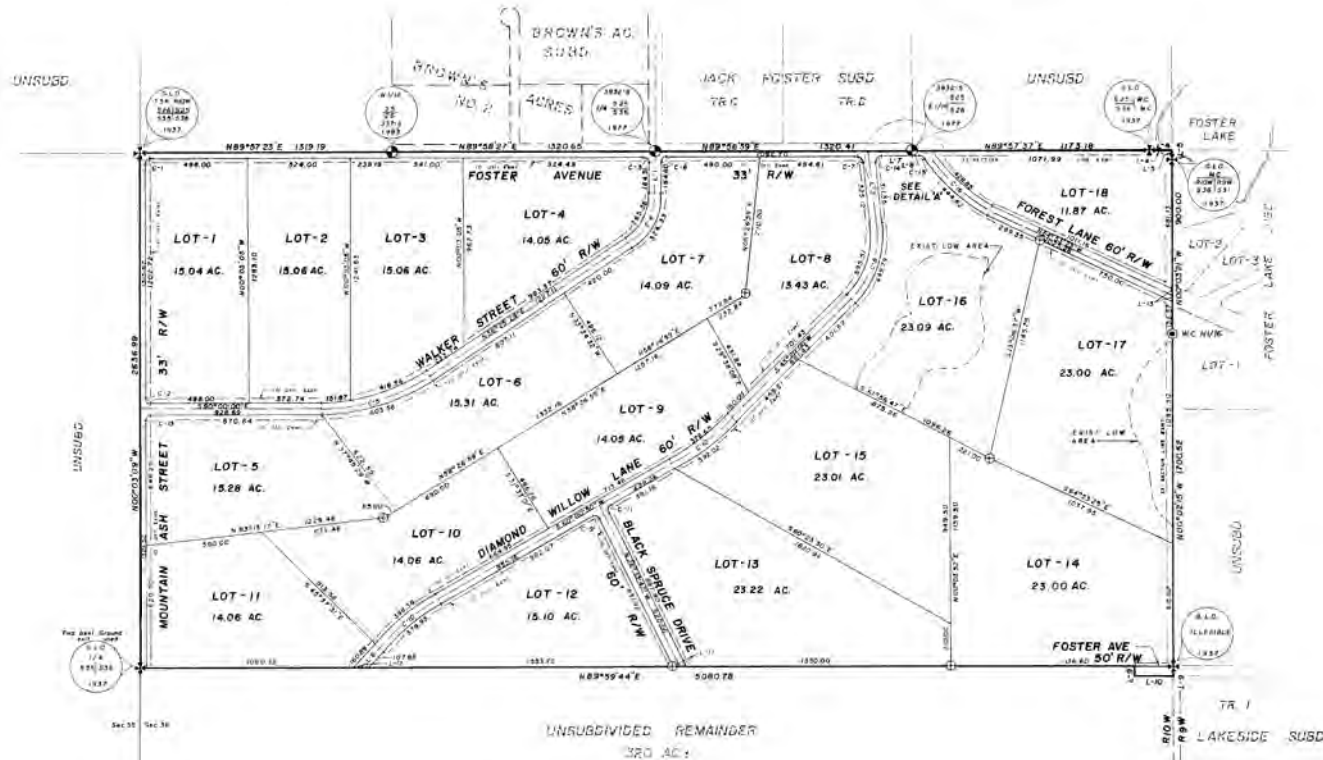
Correcting the correcting curves 64 & 66 and lines 21 & 22 within their respective tables. The old information has been lined out and corrective tables provided.

The above revision constitutes the sole change to the plat, aside from its notation thereon.

The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties. We, therefore, are submitting this plat for refile as corrected

Date: 19 August, 2009





WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHT OF WAYS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Robert A. Johnson, Pres. Seafarers' Union Assoc. Inc.

James O. Segura, Vice Pres. Salvadoran Native Assoc. Inc.

## FOR Ralph A. Johnson and James B. Sayre

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1985

History for the State of Alaska	My Commission Expires
---------------------------------	-----------------------

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLAN-

(Ord. 80-3751, 1980; Ord. 79-3752 (part), 1979) By: Richard P. Torgue 4-9-85  
Authorized Official)

4. Gary D. Orsky CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE ERROR OF CLOSURE FOR FIELD TRAVELERS DOES NOT EXCEED ONE PART IN 5000, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

Signature Ray B. Hinkle File No. 2234-S Date March 7, 1985

NO INDIVIDUAL WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THOSE SYSTEMS.


FOUND OFFICIAL SURVEY MONUMENT.  
ROUND 2 1/2" B.L.G BRASS CAP MONUMENT.  
SET 1" X 30" ALUMINUM MONUMENT.  
FOUND 2" AL CAP (W.C. NITE)  
ALL LOT CORNERS, ANGLE POINTS AND P.C.'s MONUMENTED WITH 3/8" REBAR AND YELLOW CAP. 2234-5

FOREST HILLS LOOKOUT  
SUBDIVISION

CONTAINING 320 1/2 ACRES MORE OR LESS AND SITUATED

N 1/2 SECTION 36, T5N, R10W, S.M., AK. AND  
THE KENAI PENINSULA BOROUGH.

PREPARED FOR SALAMATOF NATIVE ASSOCIATION INC.  
PO Box 2682 Kani, Lt. 99611

PREPARED BY:  PROFESSIONAL  
DESIGN  
ASSOCIATES box 4406 Kennesaw, GA 30144

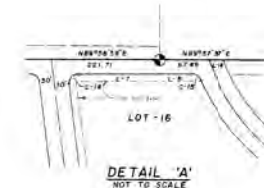
WG 083	DATE: 5/29/85	SCALE: 1"=300'
DRAFTED: F.B.	CHECKED: S.D.	K.P.B. FILE # 85-043

CURVE	DELTA	RADIUS	ARC	TANGENT
C-1	10000'33"	25.00	39.27	25.01
C-2	10000'33"	25.00	39.27	25.01
C-3	10000'33"	25.00	39.27	25.01
C-4	56'11"30"	30.00	23.84	16.55
C-5	33'34"32"	10000.00	586.00	50.68
C-6	8'56'10.00"	25.00	39.20	24.98
C-7	8'33'54"48"	50.00	43.74	26.87
C-8	3'57'10"55"	40.00	42.25	22.70
C-9	15'13'27"30"	30.00	50.83	19.65
C-10	3'46'14.38"	20.00	50.22	18.84
C-11	14'40'40"30"	15000.00	344.34	93.23
C-12	10'03'10.00"	25.00	39.29	25.02
C-13	8'46'27"02"	30.00	40.50	25.00
C-14	10'03'10.00"	25.00	39.29	25.02
C-15	18'55'10.00"	622.50	563.97	74.47

1. There shall be a 20' minimum building setback from all developed A/R/L's unless otherwise approved by resolution of the appropriate planning commission.

3. Weir on a centerline of Point Cut was changed from 25.00 feet to 25.50 feet.
4. Access crossing dimension on Lot 3, along R/W of Walker Street is 23.5 feet.
5. Changed dimension on East boundary of Lot 17 from 197.07 feet to 100.50 feet and also the dimension of 102.57 ft. reflect pouring break at W.C. 16 ft/corr.
6. Changed area of Lot 14 from 20.00 acres to 23.00 acres to reflect corrected area as mentioned.
7. Changed dimension of curve on Lot 4 from 266.36 ft. to 265 feet.
8. Changed the title block to reflect the current spelling of the station.

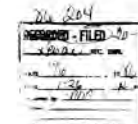
LINE	BEARING	DISTANCE
L-1	N06°06'50"W	222.44
L-2	N06°30'13"W	381.74
L-3	N44°27'33"E	107.88
L-4	S89°57'37"E	147.75
L-5	S00°03'26"E	39.75
L-6	N47°27'23"E	134.39
L-7	N89°56'59"E	169.20
L-8	N89°55'37"E	33.07
L-9	S00°02'38"E	50.00
L-10	N89°59'44"E	200.00
L-11	N89°59'44"E	33.54
L-12	N89°59'44"E	40.03
L-13	N00°08'21"W	33.15
L-14	N89°57'37"E	33.70

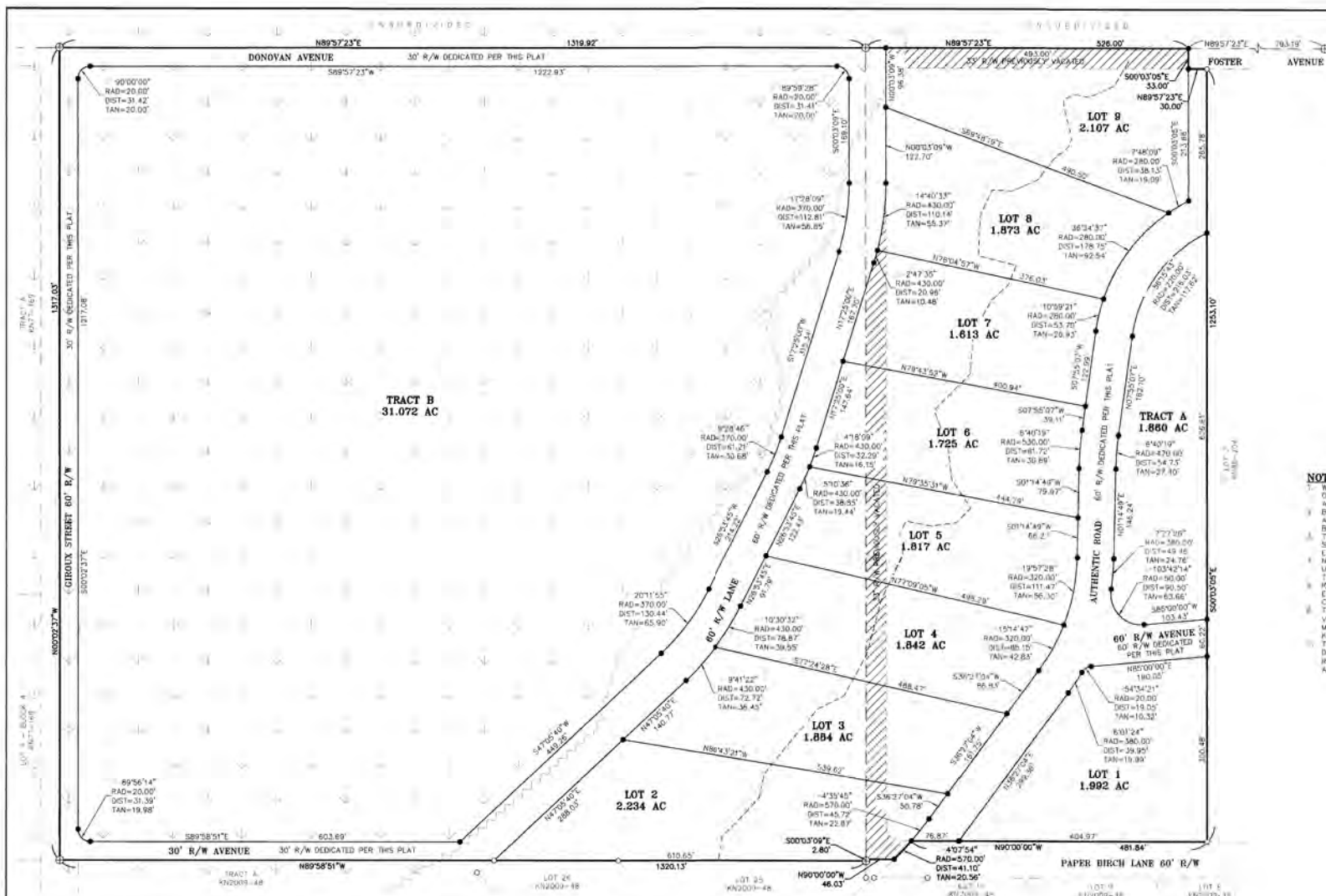


CERTIFICATE OF APPROVAL BY THE ALABAMA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subleakage has been reviewed in accordance with  
AACF2.064 and is approved subject to any noted restrictions

[Signature] ED 4-27-79  
SIGNATURE TITLE DATE





- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
  - CEILING 1/2" REBAR UNLESS NOTED
  - SET 3/8"x30" REBAR w/ 1" STAINLESS STEEL CAP #5032-S
  - POWER POLE
  - OVERHEAD ELECTRIC
  - AREA SUBJECT TO INUNDATION
  - CONTOUR INTERVAL = 4'
  - 53' ROAD R/W PREVIOUSLY VACATED
  - SLOPES GREATER THAN 20%

- NOTES**
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  - BUILDING SET BACK - A BUILDING SET BACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  - 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.
  - 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.
  - THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF THE 33' ROAD R/W FOSTER AVENUE, 33' ROAD R/W MOUNTAIN AVE STREET AND PORTION OF PAPER BIRCH LANE CREATED BY PNW-204 AT THE MEETING OF 1999.
  - THE KENAI PENINSULA BOROUGH PLANNING COMMISSION, ALASKA DEPARTMENT OF TRANSPORTATION AND THE DEPARTMENT OF NATURAL RESOURCES APPROVED THE VACATION OF THE 50' SECTION LINE EASEMENT AT 1999-1999.



**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 AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**WASTEWATER DISPOSAL**

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 3 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR CONVENTIONAL 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 OWNERSHIP**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY APPROVE OF THE SECTION LINE EASEMENT VACATION AS SHOWN HEREON.

CODY R. McLANE  
PO BOX 488  
SOLDOTNA, AK 99662

**NOTARY'S ACKNOWLEDGEMENT**

FOR CODY R. McLANE  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

**PLAT APPROVAL**

THIS PLAT WAS REVIEWED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2019.

AUTHORIZED OFFICIAL

**Plat #**

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**FOREST HILLS LOOKOUT  
BOLDER HEIGHTS ADDITION**  
(A RESUBDIVISION OF LOT 1 AMENDED FOREST HILLS LOOKOUT SUBDIVISION 2268-204 AND UNSUBDIVIDED 2011/A 000 001/A OF SECTION 35, T5N, 10W, 34E, AK)  
CODY R. McLANE  
PO BOX 488  
SOLDOTNA, AK 99662

56.304 AC, 1/4, SITUATED IN THE NE 1/4 SECTION 35 & W 1/4 W 1/4 SECTION 36, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

ENGINEERING (TITLING)  
SUBDIVISION MAPS  
P.O. BOX 488  
SOLDOTNA, AK 99662  
PHONE (907) 264-2470  
FAX (907) 264-2470  
WWW.MCLANESURVEYING.COM

FOR FILE NO. 2019-117  
RECEIVED NO. 1 18 2019

CODY R. McLANE C.E. 11510 AK DATE