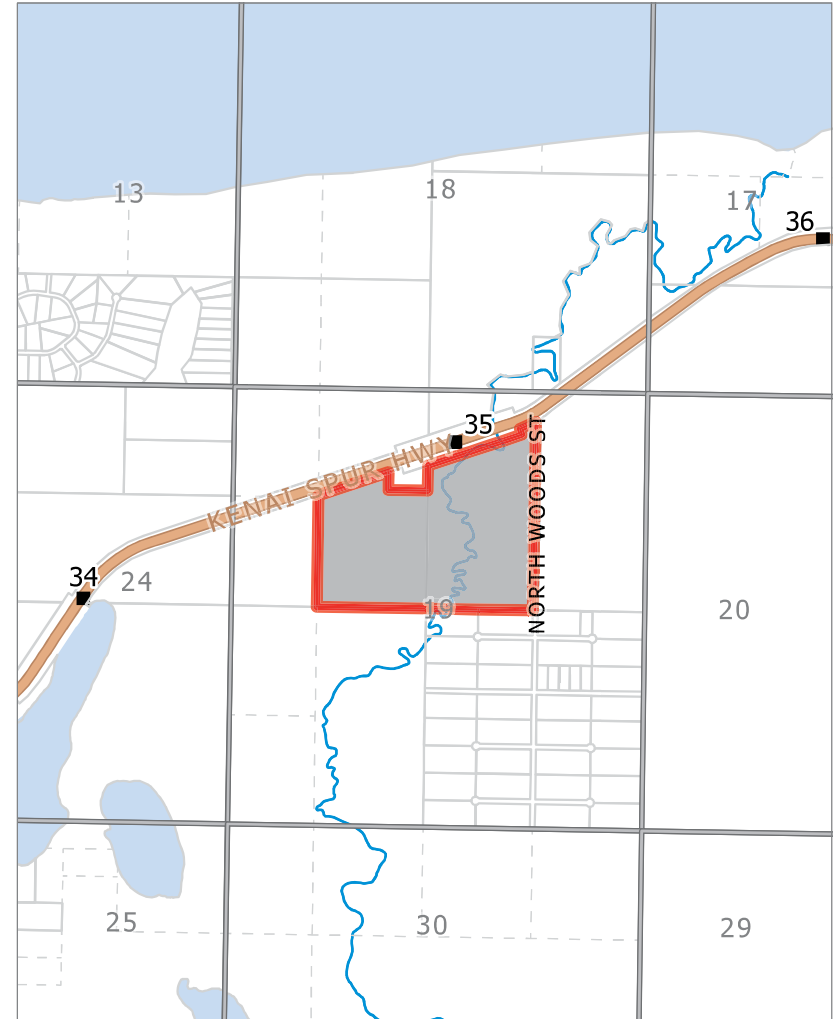
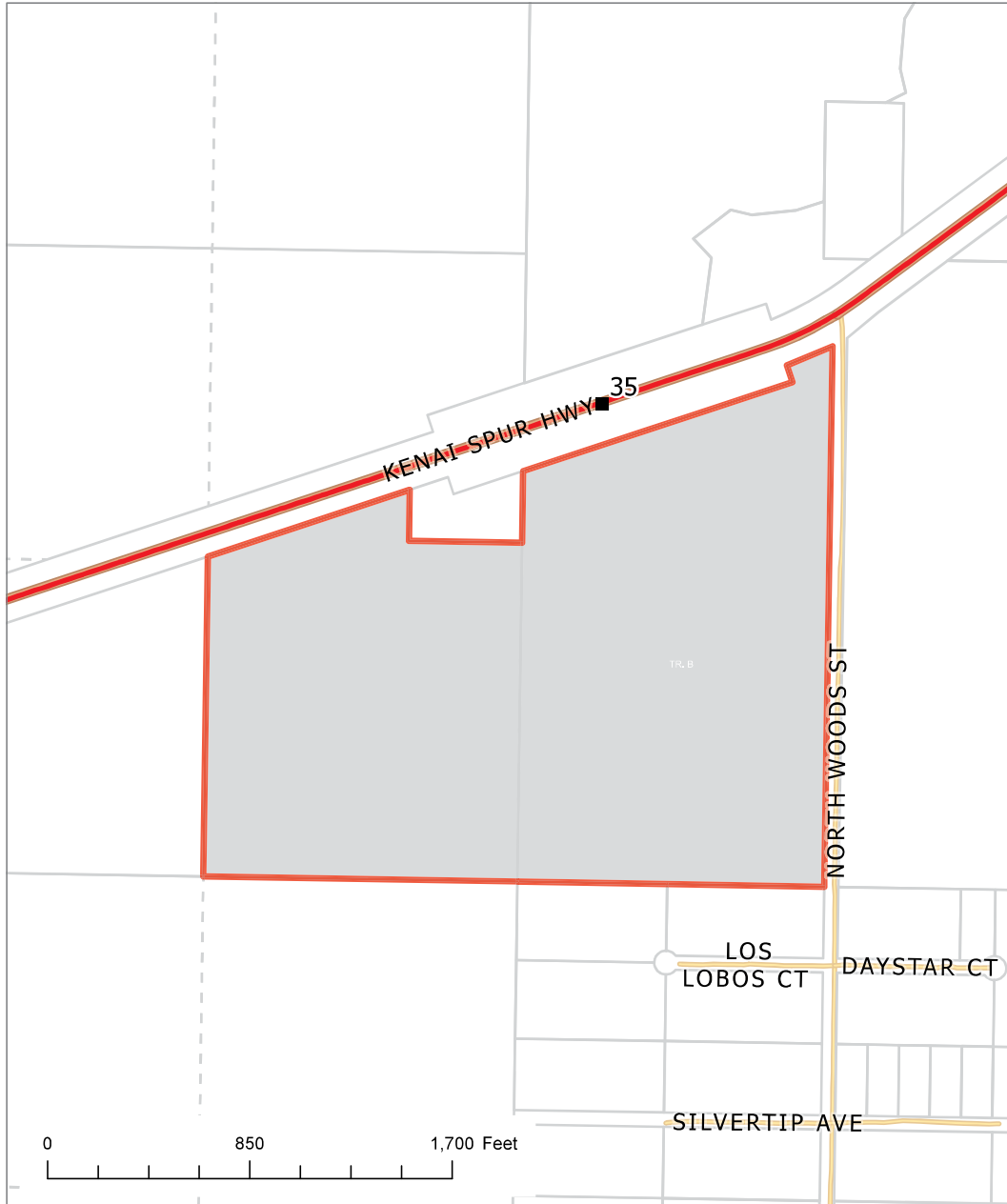


## **E. NEW BUSINESS**

- 7. Bear Lahai Roi Subdivision Sockeye Run View Addition**  
**KPB File 2022-074**  
**Segesser Surveys / Huber**  
**Nikiski Area**



KPB File # 2022-074  
S19 T08N R10W  
Nikiski







# LEGEND:

- 1" CONCRETE FILLED PIPE
- 5/8" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP L58859 SET
- RECORD DATUM PLAT 2011-5 KRD

## NOTES:

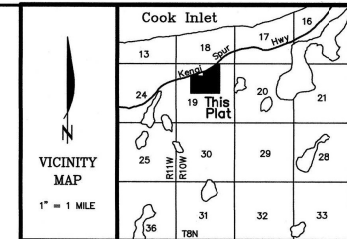
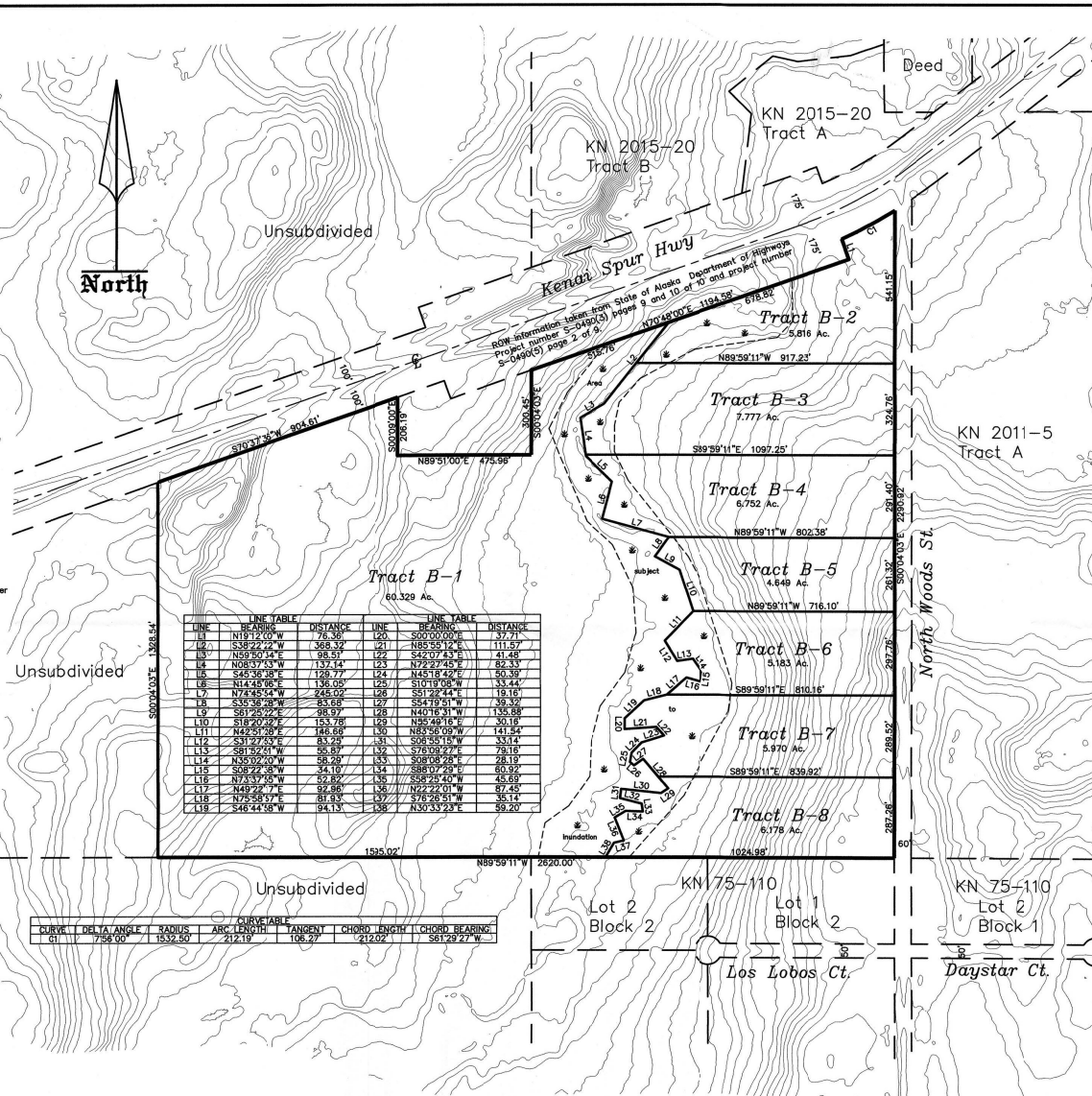
- 1) Basis of bearing taken from Bear Lahai Rol Subdivision, Plat 2011-5, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.
- 4) The thread of Bishop Creek is the true bounds between Tract B-1 and Tract B-2 and the location of the river may change over time. The approximate thread (centerline), as shown, is for computational purposes only. The true property corners being on the extension of the side lines and their intersection with the thread of Bishop Creek.
- 5) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 6) No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 7) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1948; and amended by Public Land Order Number No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951; Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
- 8) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 10 Page 17, Kenai Recording District. No definite location disclosed.
- 9) A right of way grant for pipeline and related purposes in favor of Phillips Petroleum Company is recorded in Book 30 Page 179, Kenai Recording District.
- 10) An easement for pipeline and related purposes granted to Nikiski Alaska Pipeline Company is recorded in Book 92 Page 767, Kenai Recording District.
- 11) A right of way lease for Nikiski Alaska Pipeline affecting a portion of this subdivision is recorded in Book 94 Page 652, Kenai Recording District. No definite location disclosed.
- 12) A right of way permit in favor of Phillips Petroleum Company which affects this subdivision is recorded in Book 563 Page 972, Kenai Recording District. No definite location disclosed.
- 13) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is 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.
- 14) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



## SURVEYOR'S CERTIFICATE

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

Date \_\_\_\_\_



## CERTIFICATE of OWNERSHIP 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.

PAUL J. HUBER SUZETTE J. HUBER  
59368 KENAI SPUR HIGHWAY  
KENAI, ALASKA 99611

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

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

KPB FILE NO. \_\_\_\_\_

Bear Lahai Rol Subdivision

Sockeye Run View Addition

A resubdivision of Tract B Bear Lahai Rol Subdivision Amended Plat 2011-5, Kenai Recording District, and the SW1/4 NW1/4 and that portion of the NE1/4 NW1/4 lying south of the Kenai Spur Highway, Section 19, T8N, R10W, S4E, excepting therefrom that portion deeded to Michael J. Crothy and Dorothy J. Crothy, recorded March 24, 1989 in Book 55 Page 157, Kenai Recording District.

Located within the NE1/4 and the NW1/4 Section 19, T8N, R10W, S4E, Kenai Peninsula Borough Alaska.

Containing 102.653 Ac.

Surveyor	Owners
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3908	Paul J. & Suzette J. Huber 59368 Kenai Spur Highway Kenai, Alaska 99611
JOB NO. 22048	DRAWN: 6-13-22
SURVEYED: May, 2022	SCALE: 1"=200'
FIELD BOOK: 22-2	SHEET: 1 of 1

KPB 2022-074

AGENDA ITEM E. NEW BUSINESS

ITEM 7 - BEAR LAHAI ROI SUBDIVISION SOCKEYE RUN VIEW ADDITION

<b>KPB File No.</b>	2022-074
<b>Plat Committee Meeting:</b>	July 18, 2022
<b>Applicant / Owner:</b>	Paul and Suzette Huber of Kenai, AK
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Kenai Spur Highway, North Woods Street, Nikiski

<b>Parent Parcel No.:</b>	025-190-26 & 025-190-28
<b>Legal Description:</b>	Tract B Bear Lahai Roi Sub Amended Plat No 2011-5 and the SE1/4 NW1/4 and portion of the NE1/4 SW1/4 lying south of the Kenai Spur Highway T08N R10W S19
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will take two parcels and create eight tracts. The largest tract will be 60.329 acres. The remaining seven tracts will range in size from 4.649 to 7.777 acres.

**Location and Legal Access (existing and proposed):** The proposed plat is located near mile 35 of state maintained Kenai Spur Highway. The eastern tracts being created will have access from North Woods Street, a 60 foot wide dedication that is maintained by the Kenai Peninsula Borough.

The block length exceeds allowable limits. Exceptions for right-of-way dedications and block length have been requested.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	The ROW for the Kenai Spur Highway appears to be shown correctly.

**Site Investigation:** Contours are present on the preliminary plat. There are areas within Tract B-1 that appear to exceed the 20 percent slope. Some steeper slopes appear to also be present within the eastern tracts as they slope towards Bishop Creek and the associated wetlands. **Staff recommends slopes greater than 20 percent be shown on the final plat as they may impact development.**

Bishop Creek is being used as the boundary between Tract B-1 and the other tracts being created. This is an anadromous stream. There are wetlands depicted within the dotted line that are adjacent to the creek. Those low wet areas are classified as Riverine. Additional areas of low wet areas of kettle and discharge slopes are present. **Staff recommends the creek name be indicated on the face of the plat as it is mentioned in notes and all low wet areas be depicted and a wetlands determination note be added.**

There are some improvements located off the Kenai Spur Highway and will remain on Tract B-1. There does not appear to be any encroachment issues.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: KPB\maldrige</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	No objections

**Staff Analysis** The proposed replat is a subdivision of an aliquot piece of land and a replat of a previously created tract.

The tracts being created are all over 200,000 square feet and a soils report will not be required.

Notice of the proposed plat was mailed to the beneficial interest holder on June 7, 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** The parent plat of the eastern portion of property granted 10 foot wide utility easements along the dedicated rights-of-way, Kenai Spur Highway and North Woods Street. Per plat note 13, this plat will be granting 10 foot utility easements along the rights-of-way in addition will be granting 20 foot wide utility easements within 5 feet of the side lot lines. **Staff recommends** due to the scale a typical detail be added to the plat to show the setbacks and utility easements along the rights-of-way and within the side lot lines.

Several recorded easements have been granted and are noted within the plat notes. Several of the easements have location descriptions present within the documents. **Staff recommends** any known locations of easements be shown on the plat with a reference to the plat note or the document granting the easement be added.

The parent plat, Bear Lahai Roi Subdivision Amended, KN 2011-5, granted and depicted numerous utility easements. **Staff recommends** all easements from the parent plat be carried over unless it can be demonstrated that the easements no longer exist.

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	Depict and label the existing overhead primary electric line and provide a 30 foot wide easement centered on the existing overhead line.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	Reviewer: Haws, Derek Affected Addresses: 59368 KENAI SPUR HWY  Existing Street Names are Correct: Yes  List of Correct Street Names: KENAI SPUR HWY NORTH WOODS ST LOS LOBOS CT DAYSTAR CT  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:  Comments: 59368 KENAI SPUR HWY will remain on tract B-2.
Code Compliance	Reviewer: Ogren, Eric Comments: Caution is needed when developing along a water way and may need permits from KPB River Center.
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Wilcox, Adeena Comments: No comment

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

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS****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:** Update the description of the aliquot description to "SE1/4 NW1/4".

- 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:** Include a depiction and label for the Kenai National Wildlife Refuge.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the proposed subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff recommendation:** The excluded lot should be labeled. The lot to the southeast, along Daystar Court, has been replatted and the depiction and label should be updated. A plat has been submitted to the east of North Woods Street. Prior to printing the mylar the status should be reviewed to determine if the depiction and labels need to be updated.

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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:* Tracts are all proposed to be over 200,000 square feet. Soils analysis report will not be required.

**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.

##### 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.

- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- Add a note for any exceptions granted.

*Plat note 4 should be revised as there are additional tracts than what is listed in the note. Label Bear Creek as such and add note to (see note #4)*

*Plat note 5 may be removed unless rights-of-way are dedicated.*

*Plat note 12 had an additional assignment that should be added, serial number 2017-00133-0, KRD.*

*Line labels L2 and L28 should be divided for the two lots being crossed.*



### **EXCEPTIONS REQUESTED:**

#### **A. KPB 20.30.030 – Proposed street layout-requirements and KPB 20.30.170 – Blocks-length requirements**

##### **Surveyor's Discussion:**

**Staff Discussion:** KPB Code requires rights-of-way be provided for the continuation and appropriate projection of streets in the surrounding area to provide access for surrounding tracts. The dedications should be done so that the block is within 330 feet to 1,320 feet in length.

##### **Findings:**

1. The block is not complete and exceeds allowable limits.
2. A 142 acre CIRI parcel is located to the southwest.
3. The CIRI parcel only has access via section line easements.
4. Bishop Creek is located in a location that will make it difficult to create two compliant blocks if a north-south dedication is required.
5. A north-south dedication along the western boundary would improve the block and still be compliant with the section line easement located further west.
6. An east-west dedication along the southern boundary would improve the block length.
7. An east-west dedication anywhere within the subdivision will require crossing an anadromous stream.
8. Some steep terrain is located within the subdivision and will make east-west dedication more difficult.
9. Wetlands are present that any east-west dedication would have to cross.
10. Tract B-1 will be large enough to be further subdivided.
11. Improvements are located in the lots south of the subdivision off of Los Lobos Court.
12. A dedication along the south of Tract B-8 will make Lot 2 Block 2 to the south non-compliant as it will have double frontage.
13. A dedication along the south of Tract B-8 will improve the block as Los Lobos Court is a cul-de-sac that does not help close the block but will result in two rights-of-way with only about 300 feet between the intersections.

If the exception request is denied additional rights-of-way will be required to improve the block and the Plat Committee can state where they would like to see the required dedications.

##### **Staff reviewed the exception request and recommends granting approval.**

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 4 and 7-13 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;

**Findings 4 and 7-13 appear to support this standard.**

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

**Findings 4 and 7-13 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

---

**B. KPB 20.30.190 – Lots-Dimensions** (3:1 depth to width ratio for Tract B-3, Tract B-4, and Tract B-8.

Surveyor's Discussion:

Staff Discussion: KPB Code states that the average depth shall be no greater than three times the average width.

**Findings:**

1. Tract B-3 depth to width ratio is 3.2:1.
2. Tract B-4 depth to width ratio is 3.13:1.
3. Tract B-8 depth to width ratio is 3.8:1.
4. The western portions of the tracts contain wetlands and an anadromous stream.
5. The three tracts that fail to meet the 3:1 requirement are 6.178 acres or larger.

If the exception request is denied the plat will require a redesign to make all the tracts compliant.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 4 and 5 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 4 and 5 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 4 and 5 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, 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.

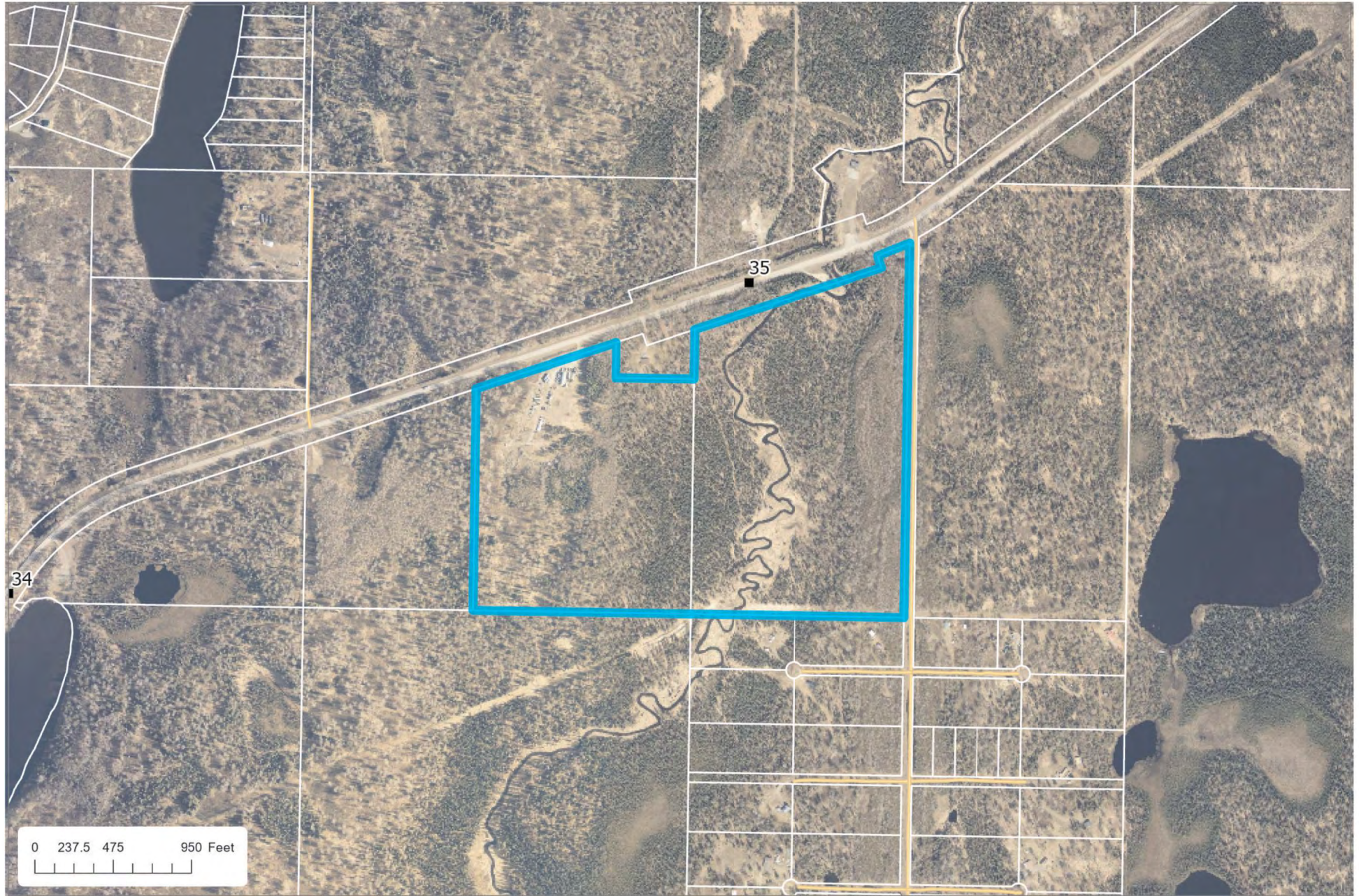
**NOTE: 20.25.120. - REVIEW AND APPEAL.**

**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.**

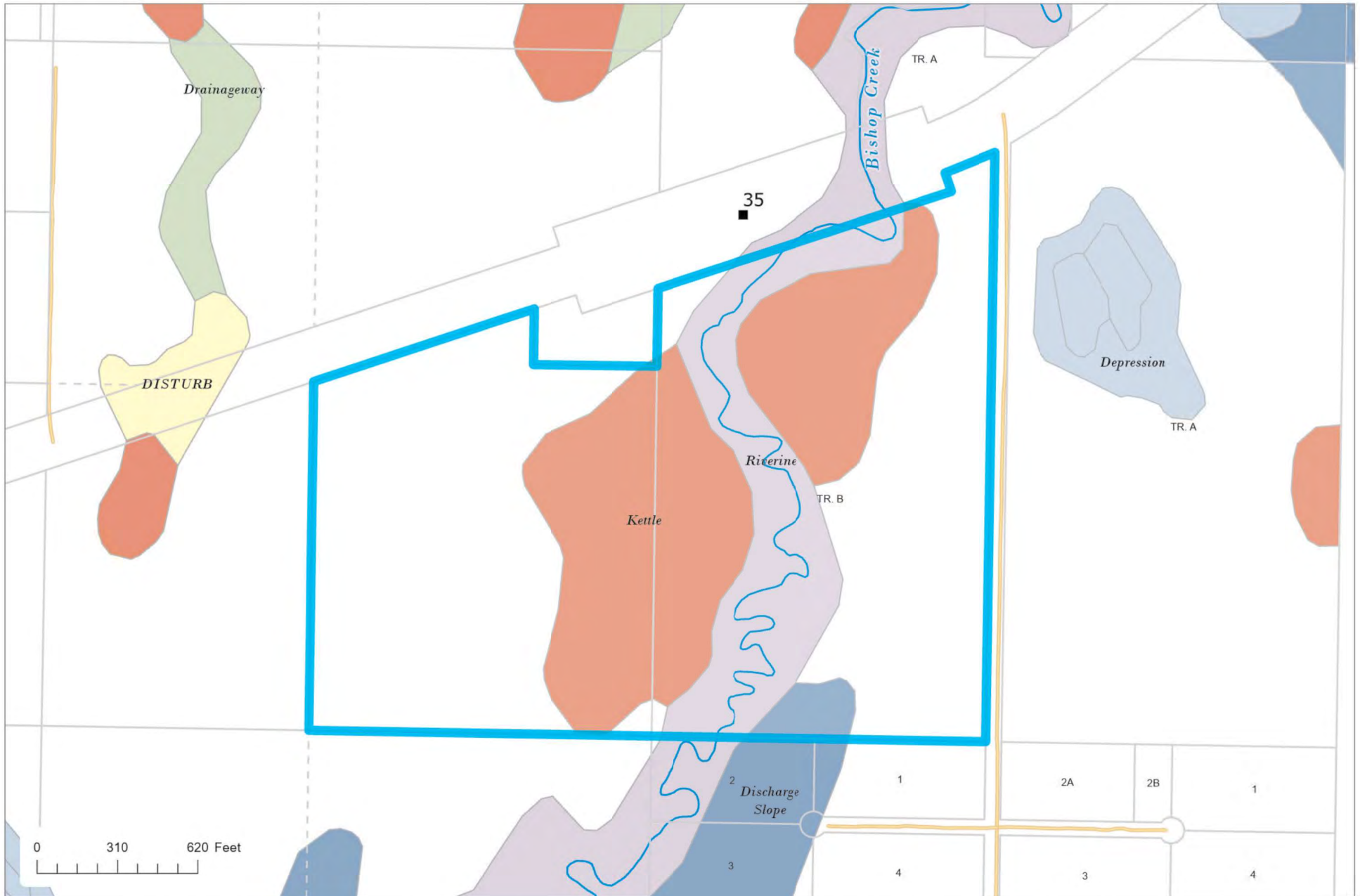
**END OF STAFF REPORT**





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.







CURVE TABLE					
CHORD	DELTA	TRACED	TRACED	CHORD	TRACED
10.00	18.43	10.00	18.43	10.00	18.43
20.00	36.87	20.00	36.87	20.00	36.87
30.00	55.30	30.00	55.30	30.00	55.30
40.00	73.74	40.00	73.74	40.00	73.74
50.00	92.17	50.00	92.17	50.00	92.17
60.00	110.60	60.00	110.60	60.00	110.60
70.00	129.03	70.00	129.03	70.00	129.03
80.00	147.46	80.00	147.46	80.00	147.46
90.00	165.89	90.00	165.89	90.00	165.89



#### NOTES

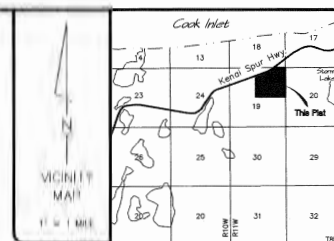
- Proposed road uses are recreational, residential, agricultural, and commercial.
- Building setback - With the acceptance of the survey and Monumentation under a 50 foot setback is required from all street right-of-ways which will result in the standard 20 foot setback from all street right-of-ways when the property lines are surveyed and monumented.
- No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- Front 10 ft. of the building setback adjacent to right-of-way is also an 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.
- This is a paper plat. Kenai Peninsula Borough Planning Commission approved a survey and monumentation order, of the plat submitted on January 4, 2010, for this plat to be exempt from the survey and monumentation requirements of Section 20.16. The boundary and lot lines were not surveyed for this plat. An as-built survey was performed on the existing gravel road and the overhead utility line within North Woods Street ROW to verify their location within the ROW.
- WASTEWATER DISPOSAL. These lots are at least 100,000 square feet or more and contain a septic system and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements for the Alaska Department of Environmental Conservation.
- Portions of this subdivision are within the Kenai Peninsula Borough 50 Foot Anonymous Stream Habitat Protection Area. See Chapter 20.16 through Code of Ordinances for restrictions that apply dependent on the subdivision.
- Streams and low wet areas were delineated from a detailed aerial photograph. Actual field work was not performed to show the location of these areas.
- Boundary utility easement which affects this property is recorded in Book 18 Page 17, Kenai Recording District.
- Existing overhead power line is the centerline of a 20 foot wide electrical distribution line easement including guys and anchors.
- A right-of-way easement for a 50 foot easement centered on a utility easement affects this property. Recorded in Book 36 Page 10 and 100, Kenai Recording District.

#### LEGEND

- 2-1/2" Brass Cap B.M. Monument (round)
- ROW monument (round)
- 5/8" Rebar (round)
- overhead electrical transmission line
- underground gas line
- Record Datum = State of Alaska ROW Map Project No. 1-1440 (L) & Subplot (L)
- Record Datum = North Woods Subdivision Plat # 75-110
- Record Datum = TBN 110 W 5th, B.M. Survey Survey accepted April 27, 1975

#### CERTIFICATE OF SURVEYOR

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



#### CERTIFICATE of OWNERSHIP 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.

Paul J. Huber  
Suzette J. Huber

PO Box 8003  
Kenai, AK 99635

#### NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 22<sup>nd</sup> DAY OF FEBRUARY, 2010 FOR PAUL J. HUBER & SUZETTE J. HUBER

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 3-28-13

#### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF January 4, 2010

KENAI PENINSULA BOROUGH

Plat # 1010-005

2010-3

RECORDED  
Kenai REC. DIST.  
DATE: 3/10/2010  
TIME: 3:10 PM  
REQUESTED BY  
INTEGRITY SURVEYS  
8195 KENAI SPUR HWY.  
KENAI, ALASKA 99611

#### AMENDED

KPD FILE No. 1010-005

#### Bear Lahai Roi Subdivision

A subdivision of the portion of the NE 1/4, Section 19, Township 8 North, Range 10 West, Seward Meridian, lying South of the Kenai Spur Highway.

Located within the NE 1/4, 519 TBN ROW S.M. Kenai Recording District, Kenai Peninsula Borough, Alaska

Containing 137.663 Acres (Computed)

#### INTEGRITY SURVEYS, INC.

43335 Equilibrium Beach Rd. Suite 10 Soldotna, Alaska 99669  
SURVEYORS PHONE: (907) 283-9047 FAX: (907) 283-9047 PLANNERS

JOB NO: 29156 DRAWN: 18 February, 2010 SH  
SURVEYED: January 15, 2010 SCALE: 1" = 200'  
FIELD NO: 2010-1 PL: 1 FILE: 29156 prelim plat.dwg

AMENDED PLAT NOTE  
This plat amends plat 1010-3 Kenai Recording District by

adding plat note 18

The above revision constitutes the site change made to the plat note from the notation in the revision block on the plat. The above revision does not affect any other existing rights. I am therefore submitting this plat for

Scott Platt - L.S. 17786 2/14/11 Date

