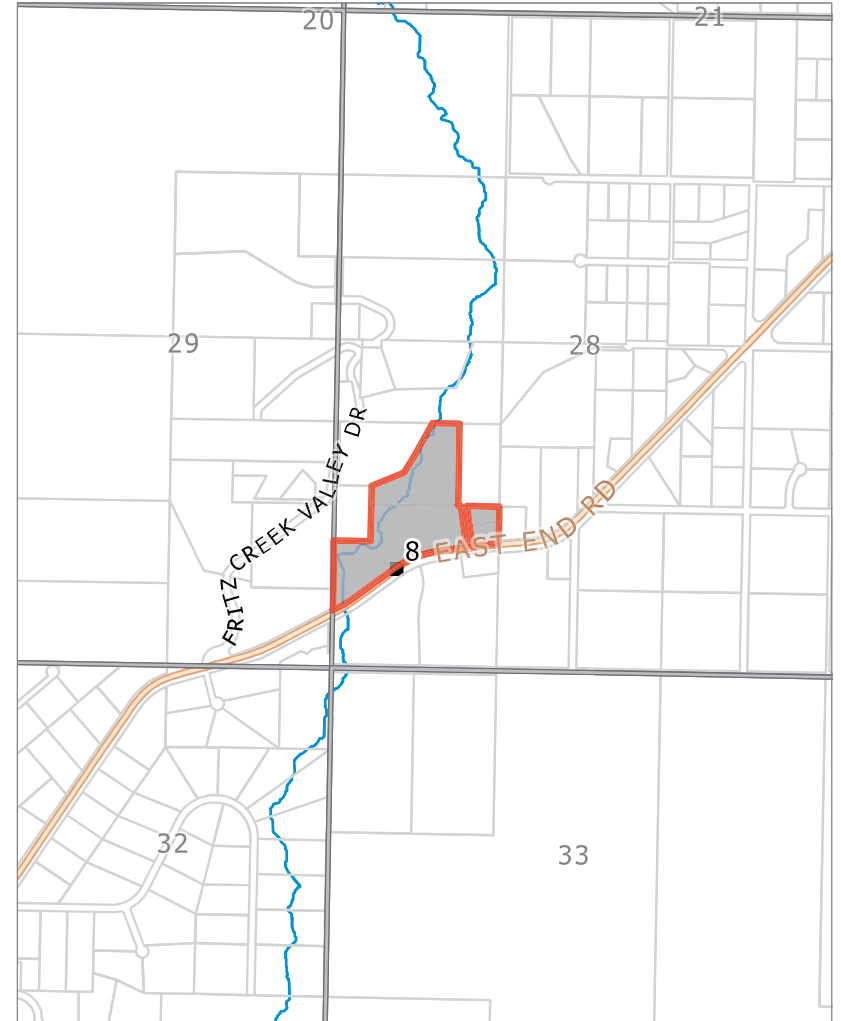


## **E. NEW BUSINESS**

- 2. Fritz Creek Acres 2022 Replat; KPB File 2022-095  
Seabright Surveying / Gamble, Sealevel Inc.  
Location: Mushroom Street & East End Road  
Fritz Creek Area / Kachemak Bay APC**



KPB File # 2022-095  
S28 T05S R12W  
Fritz Creek





Aerial View





## NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE RIGHT 10' OF THE BUILDING SETBACK IS A UTILITY EASEMENT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNER ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
5. THERE IS A 5' WIDE UNDERGROUND OR OVERHEAD CLEARING EASEMENT ALONG STREETS FOR HOMER ELECTRIC ASSOCIATION, INC. (HM 77-37).
6. STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA DOT/APP RECORD OF SURVEY ALASKA PROJECT "HOMER EAST END ROAD, MP 3.75-12.2 KACHEMAK DRIVE TO MONEL CANYON" PROJECT 0414(10) SHEETS 28 & 27.
7. FRITZ CREEK IS THE CENTERLINE OF A 30' WIDE DRAINAGE EASEMENT GRANTED THIS PLAT TO THE KENAI PENINSULA BOROUGH.
8. THERE IS A RIGHT-OF-WAY EASEMENT WITH NO SPECIFIED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BK 18 PAGE 240 HRD.
9. THERE IS AN EASEMENT GRANTED TO KARL BAER, HIS SUCCESSORS, ASSIGNS AND LICENSEES, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MAINS AND DISTRIBUTION LINES RECORDED BK 37 PG 271 HRD.
10. THERE IS A PERMIT OF USE GRANTED TO FRANCES PAYLOFF, HER SUCCESSORS, ASSIGNS AND LICENSEES, RECORDED BK 37 PG 271 HRD.
11. THERE IS AN EASEMENT GRANTED TO GLACIER STATE TELEPHONE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF TELECOMMUNICATION LINES RECORDED BK 135 PG 49 HRD.
12. THERE IS STATE OF ALASKA WATER RIGHTS GRANTED TO FRANCES PAYLOFF RECORDED SERIAL NO. 2020-004108-0 HRD.

## CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE MUSHROOM STREET 30' WIDE RIGHT-OF-WAY DEDICATED THIS PLAT & THE 30' WIDE DRAINAGE EASEMENT GRANTED ALONG THE CENTERLINE OF FRITZ CREEK THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

XXXXXXX, XXXXXXX  
KENAI PENINSULA BOROUGH

DATE

## CERTIFICATE OF ACCEPTANCE BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE 30' WIDE DRAINAGE EASEMENT GRANTED ALONG THE CENTERLINE OF FRITZ CREEK THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

HANDY WANDERWOOD, P.E.  
CENTRAL REGION ROW CHIEF  
STATE OF ALASKA DOT/APP  
4111 AVIATION AVENUE  
ANCHORAGE, AK 99516

DATE

## WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

## PLAT APPROVAL

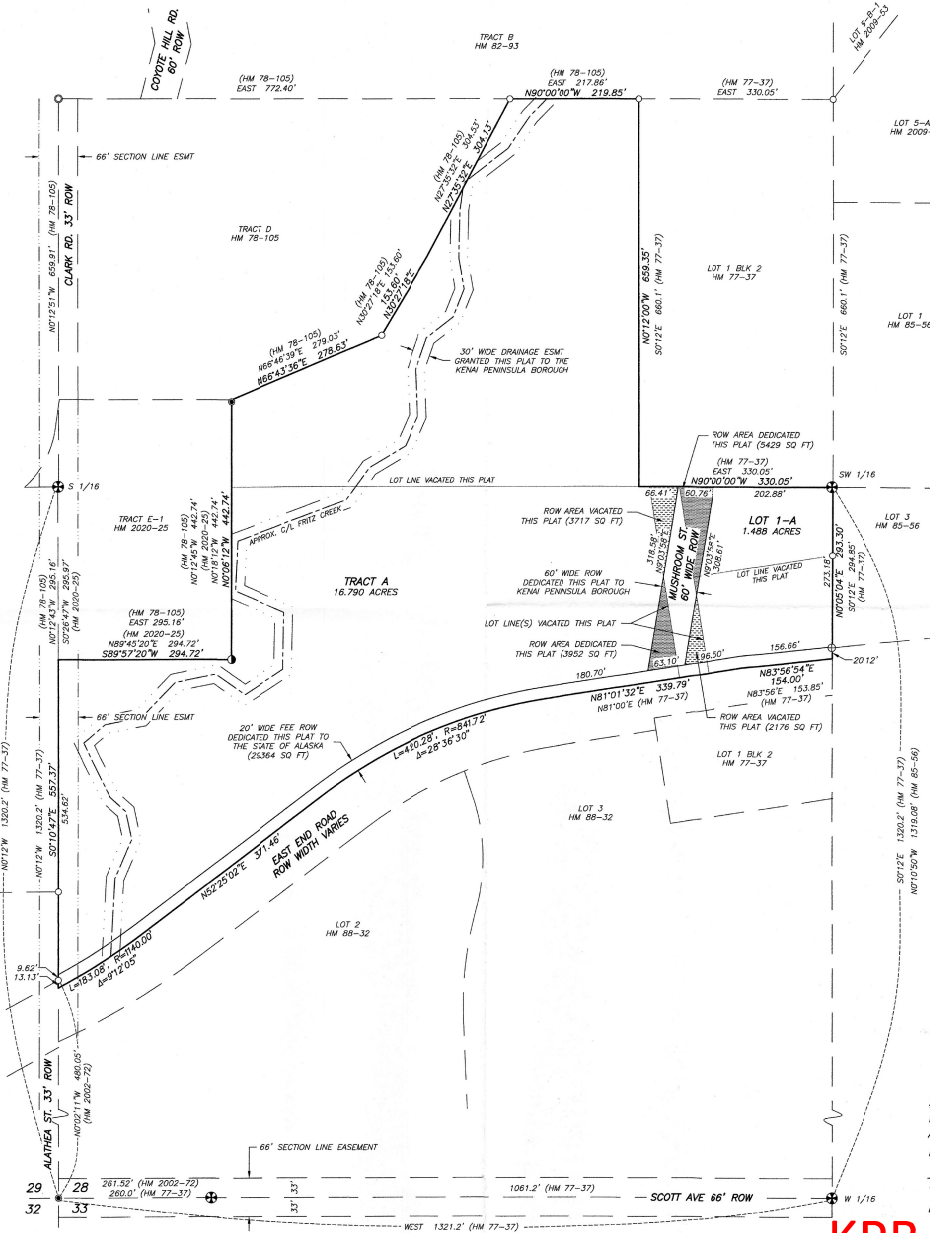
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: \_\_\_\_\_  
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

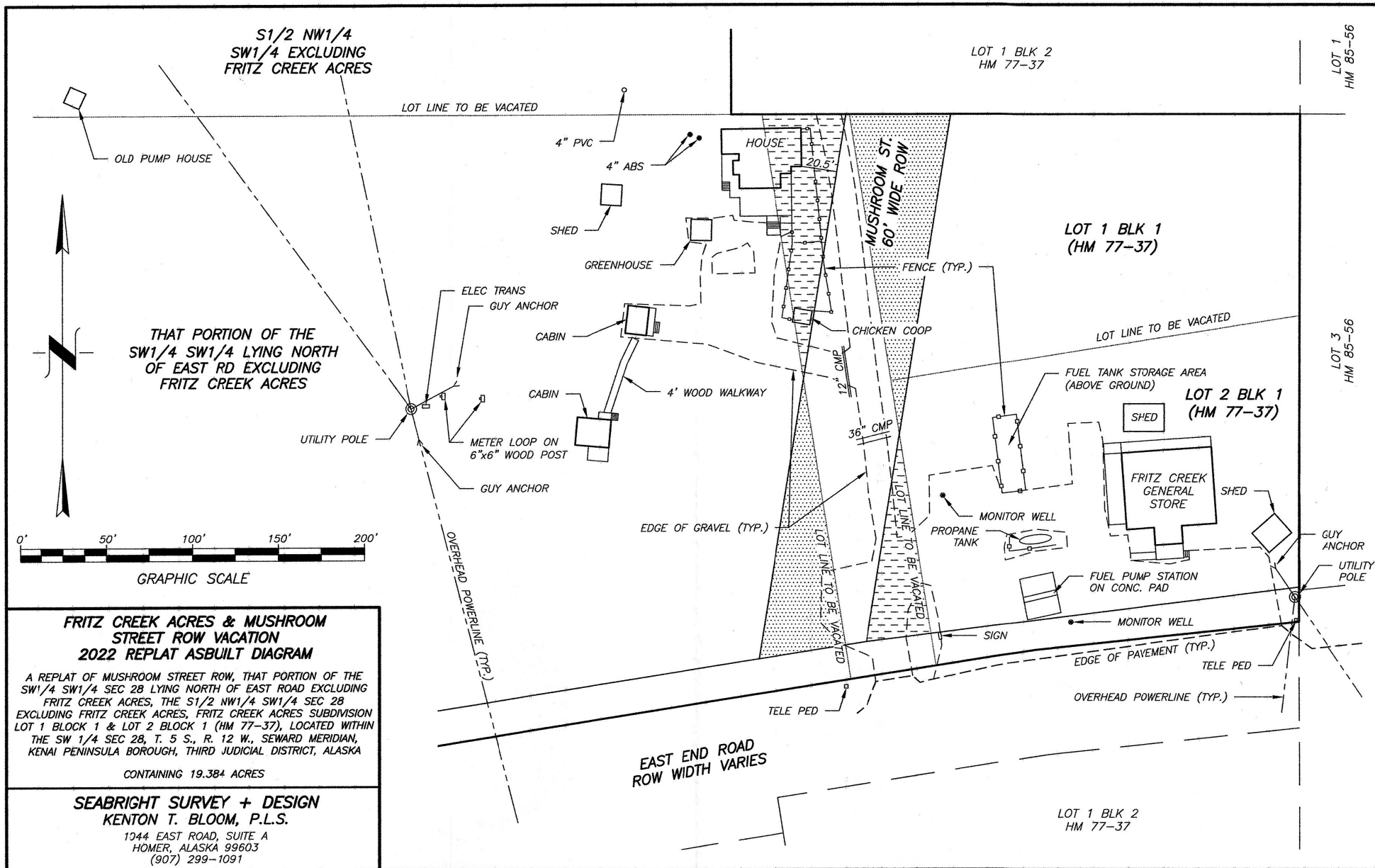
DATE



0 100' 200' 300' 400'  
GRAPHIC SCALE







AGENDA ITEM E. NEW BUSINESS

ITEM #2 - Fritz Creek Acres 2022 Replat

<b>KPB File No.</b>	2022-095
<b>Plat Committee Meeting:</b>	August 8, 2022
<b>Applicant / Owner:</b>	Sean Maryott of Homer, AK Edward & Barbara Gamble of Homer, AK
<b>Surveyor:</b>	Kenton Bloom / Seabright Survey + Design
<b>General Location:</b>	East End Road, Mushroom Road, Fritz Creek

<b>Parent Parcel No.:</b>	172-200-04,05,16 & 17
<b>Legal Description:</b>	Mushroom St, SW1/4 SW1/4 S28-T5S-R12W SM North of East End Rd West of Mushroom St Fritz Creek Acres HM 77-37, & S1/2 NW1/4 SW1/4 S28-T5S-R12W SM West of Tract C Fritz Creek Acres HM 77-37 East of Tract D & E Fritz Creek Acres Addn. HM 78-105 & Lots 1 & 2 Block 1 Fritz Creek Acres HM 77-37
<b>Assessing Use:</b>	Residential / Commercial
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Well / Existing Wastewater System on file

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will reconfigure four parcels into one tract and one lot while also finalizing a right of way vacation and realignment of Mushroom Street.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is within the Kachemak Bay Advisory Planning Commission.

**Location and Legal Access (existing and proposed):** The proposed plat is located along East End Road which is State maintained. This plat is located in the Fritz Creek area. Current right of way of East End Road is varied, but the majority is 80 feet. Additional 20 feet of right-of-way along East End Road is being dedicated with this plat, along the entirety of the plat. Mushroom Street will be a 60 foot dedicated right of way providing access to proposed Tract A and Lot 1-A as well as Tract C of Fritz Creek Acres Subdivision HM 77-37. Proposed Lot 1-A also has direct access to East End Road.

The vacation rededication will bring Mushroom Street to a full 60 foot wide dedicated right-of-way from East End Road to Tract C of Fritz Creek Acres Subdivision HM 77-37.

The access to the three lots currently using Mushroom Street after the new dedication looks to be outside the dedication. The surveyor needs to show how access will be finalized after. If a new road is being proposed, plans need to be submitted to the Roads Department for approval.

There is a 33 foot section line easement on the West side of the plat as shown. The block is not compliant or closed. The section line easement could be looked to for a street if needed, but not recommended at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Painter, Jed Comments: No comments
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SOA DOT comments	The ROW for East End Road appears to be shown correctly, and the additional dedication is appreciated.
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**Site Investigation:** The area is located on the North side of East End Road. Fritz Creek runs through the plat on the West and North sides, running north to south. The East side of the plat is relatively flat. There are steep slopes to the West of Mushroom Street as the land falls to Fritz Creek and steep slopes to the west of Fritz Creek. **Staff recommends:** any top of toe be depicted on the final plat.

A house was constructed within the right-of-way of Mushroom Street that the vacation and rededication should fix. The other structures on Tract A do not appear to be an issue with boundaries or setbacks.

Proposed lot 1-A has a convenience store located on it. Along with the main building there are two sheds, above ground fuel storage tank, a propane tank, and a fuel pump station on the lot.

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 NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	No objections

**Staff Analysis** This property is originally from Lot 1 and 2 Block 1, Fritz Creek Acres HM 77-37 and part of the SW1/4 SW1/4 S28-T5S-R12W & S1/2 NW1/4 SW1/4 S28-T5S-R12W. The plat is combining lots on both sides of Mushroom Street and realigning Mushroom Street to resolve the house on Tract A encroaching into the right-of-way.

A soils report will not be required as the wastewater systems are existing with the structures.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Kachemak Bay Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

### **Utility Easements**

Right of Way Easement in Book 18 Page 240 granted to Homer Electric Association, Inc., indicates a blanket type easement but also mentions a line or system. There appears to be overhead lines that this system may be utilizing and indicative of this easement location.

Easement in Book 135 Page 49 granted to Glacier State Telephone, for telephone, telegraph and communication lines and appurtenances. Document states it will attach to the existing HEA pole line crossing the property with a diagram given. **STAFF RECOMMENDS:** Surveyor confirm existence of overhead lines and appurtenances and show on Final with notes to identify the easements related to the lines.

Add to notes concerning 10' Utility Easement along all Street Right-of-ways inside the 20' setback.

Bearings and distances along the drainage easement being granted need to be added for the Final.

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	Provide a note stating " The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat"
ENSTAR	No objections
ACS	No objections
GCI	No objections

**KPB department / agency review:**

Addressing	Reviewer: Haws, Derek Affected Addresses: 55770 EAST END RD 38775 MUSHROOM ST Existing Street Names are Correct: No List of Correct Street Names: EAST END RD MUSHROOM ST Existing Street Name Corrections Needed: COYOTE HILL RD should be FRITZ CREEK VALLEY DR per SN2012-01 CLARK RD should be FRITZ CREEK VALLEY DR per HM 2020025 and HM0820010 All new Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: CLARK RD and COYOTE HILL RD should be FRITZ CREEK VALLEY per SN2012-01, HM 2020025, and HM0820010. 55770 EAST END RD will remain with lot 1-A. 38775 MUSHROOM ST will remain with tract A.
Code Compliance	Reviewer: Ogren, Eric Comments: There appears to be a ROW encroachment on Mushroom
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: Windsor, Heather Comments: No Comment
Advisory Planning Commission	Not available at time of staff report completion

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**

New right-of-way does not appear to have the road inside its limits to access Tract C. please indicate how Tract C will be accommodated. If a new road is being proposed, it must meet design standards and be presented to the Roads Department for approval.

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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.*

- 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:** *Legal should more resemble the Certificate to Plat description to include more of the exceptions to the land, please revise for Final. May want to consider moving 2022 Replat to behind Fritz Creek Acres to reduce confusion of the name.*
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;  
**Staff recommendation:** *Verify that new dedication of Mushroom Street will accommodate the access to Tract C. Otherwise show new access road location.*
- 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 propose 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:** *Road names labeled northwest of the subdivision were changed, they should be changed to Fritz Creek Valley Drive.*
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:** *Need dimensions added on the 20' fee dedication along East End Road, inside Tract A.*
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;  
**Staff recommendation:** *Plat will be fixing the encroachment into the right-of-way. Reviewing detail drawing shows house to be outside setback, but using a scale shows different, surveyor should confirm results. Existing fence looks to be to still be encroaching on new Mushroom Street right-of-way and will need to be moved inside property line.*

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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.*

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:** *New right-of-way does not appear to have the road inside its limits to access Tract C. please indicate how Tract C will be accommodated. If a new road is being proposed, it must meet design standards and be presented to the Roads Department for approval.*

#### 20.30.060. Easements-Requirements.

A. The planning commission may require easements it determines necessary for the benefit of the public. Such easements include, but are not limited to, lateral support (slope) easements, drainage easements for ditching or protection of a drainage, and utility easements. Required easements do not need to be for road purposes.

B. Upon submittal of a preliminary plat, the planning department shall provide a copy to public utility companies for their comments-and recommended design of utility easements. If the property is subject to existing natural gas or petroleum pipeline easements, a copy shall also be furnished to the appropriate company for comment.

C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.  
**Staff recommendation:** *The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.** Add to notes concerning 10' Utility Easement along all Street Right-of-ways inside the 20' setback.*

Bearings and distances along the drainage easement being granted need to be added for the Final.

---

#### 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:*

**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.*

#### 20.60.110. Dimensional data required.

A. The bearing and length of every lot line, block line, and boundary line shall be shown. Dimensions of lots shall be given as net dimensions to the boundaries of adjoining streets and shall be shown in feet.



No ditto marks shall be used. Information shall be shown for all curves, including radius, central angle, arc length, chord length and chord bearing. The initial point of survey shall be shown and labeled. All non-radial lines shall be labeled. If monument lines were not surveyed during this platting action, show the computed data per the record plat information.

B. The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

**Staff recommendation:** *comply with 20.60.110. Add dimensions to the line on the backside of the road dedication.*

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *In the Certificate of Acceptance, Mushroom Street need to be changed to 60' wide instead of 30'.*

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**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.**

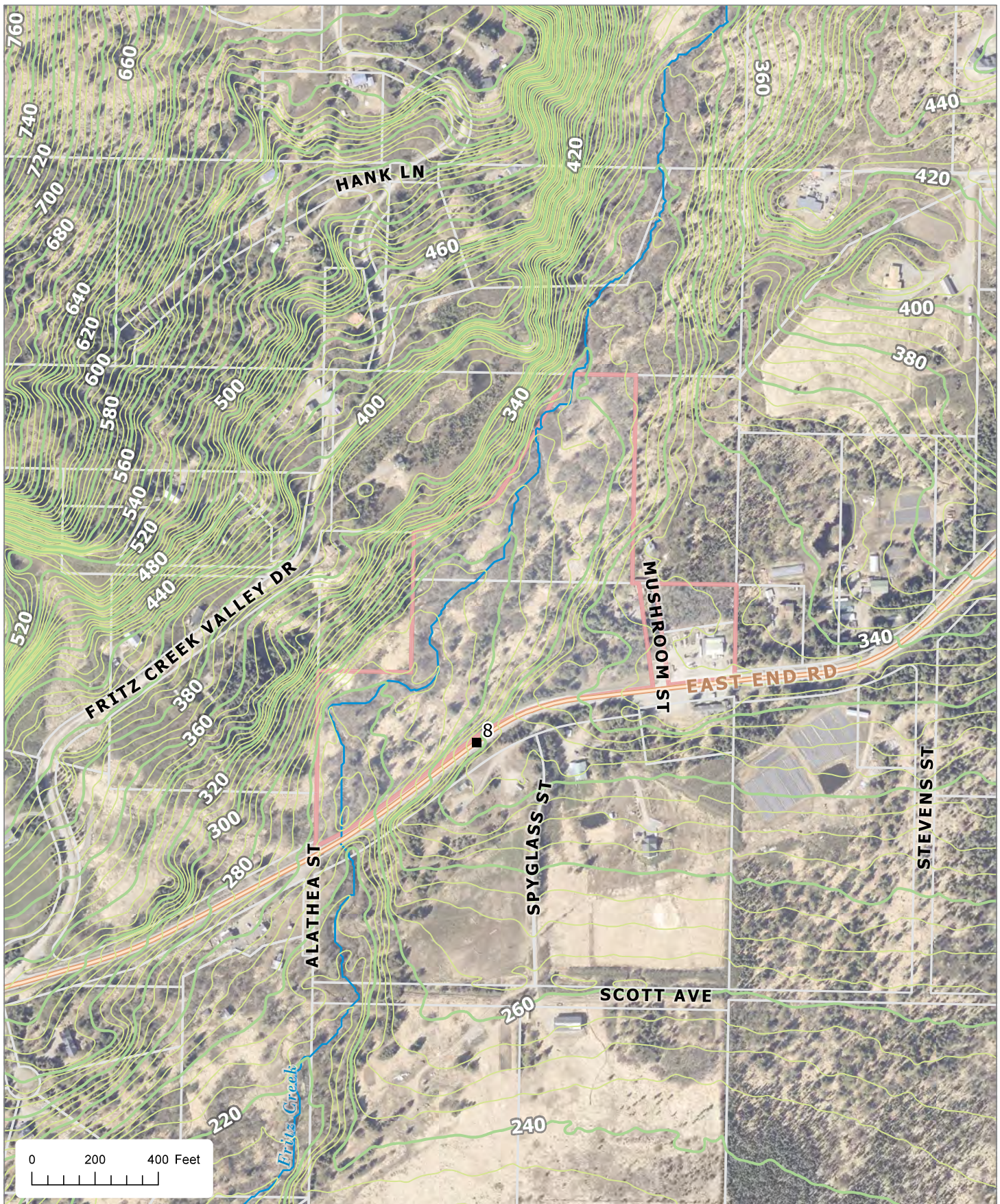
**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**

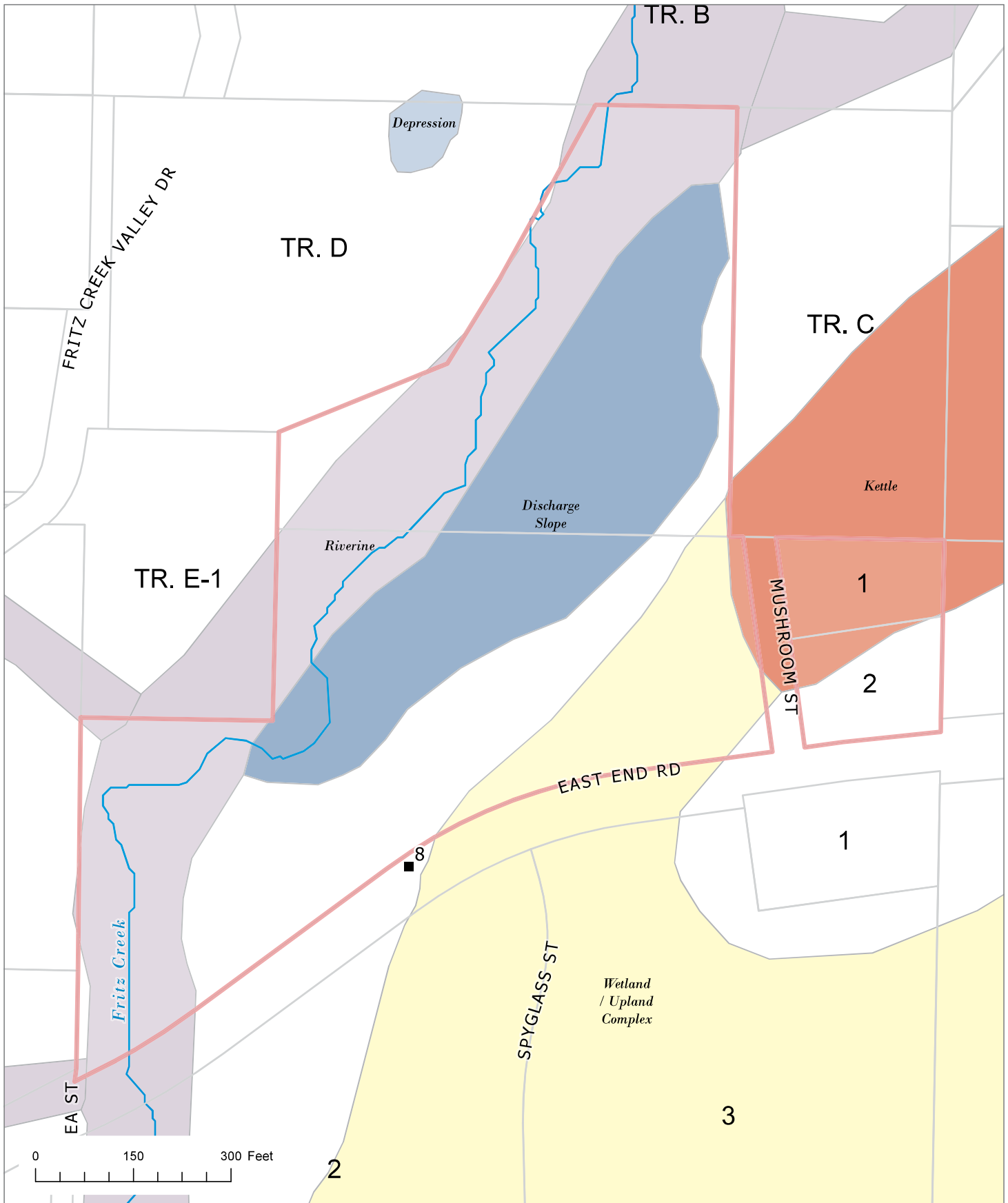




**Aerial with 5-foot Contours**








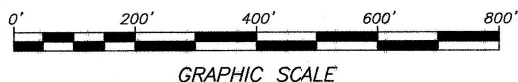
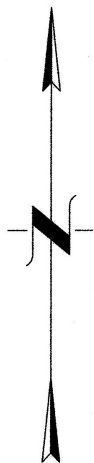






# **LEGEND**

-  APPROX. LOCATION OF SLOPES 20% OR GREATER (KPB GIS)
-  AREA OF RIVERINE WETLANDS (KPB GIS, KWF WETLANDS ASSESSMENT)
-  AREA OF DISCHARGE SLOPE WETLANDS (KPB GIS, KWF WETLANDS ASSESSMENT)
-  AREA OF WETLAND/UPLAND COMPLEX (KPB GIS, KWF WETLANDS ASSESSMENT)
-  AREA OF KETTLE WETLANDS (KPB GIS, KWF WETLANDS ASSESSMENT)



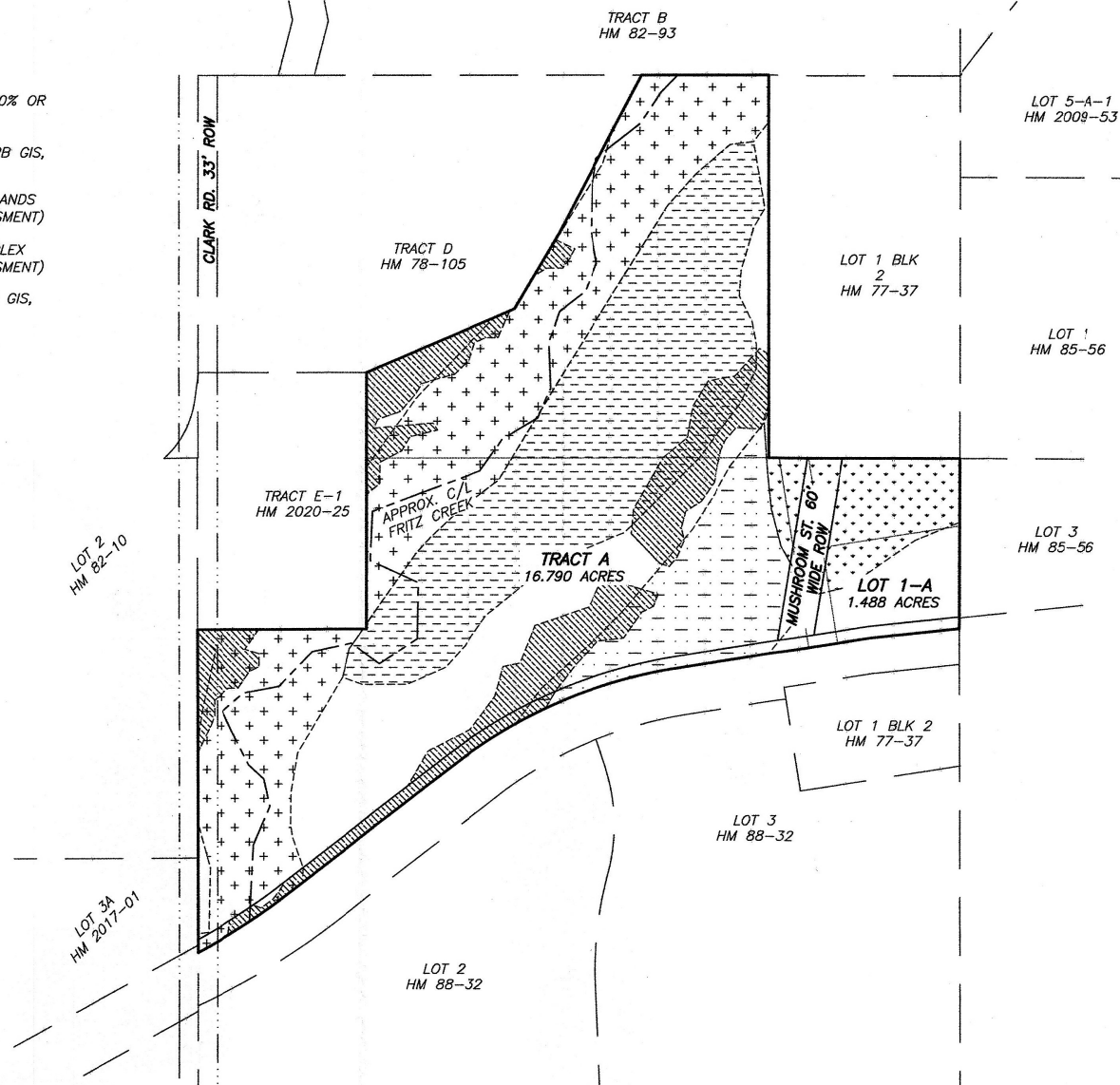
## **FRITZ CREEK ACRES & MUSHROOM STREET ROW VACATION 2022 REPLAT SUPPLEMENTAL DIAGRAM**

A REPLAT OF MUSHROOM STREET ROW, THAT PORTION OF THE SW1/4 SW1/4 SEC 28 LYING NORTH OF EAST ROAD EXCLUDING FRITZ CREEK ACRES, THE S1/2 NW1/4 SW1/4 SEC 28 EXCLUDING FRITZ CREEK ACRES, FRITZ CREEK ACRES SUBDIVISION LOT 1 BLOCK 1 & LOT 2 BLOCK 1 (HM 77-37), LOCATED WITHIN THE SW 1/4 SEC 28, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 19.384 ACRES

## **SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S.**

1044 EAST ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1091





VICINITY SCALE = 1" = 1.25 MILES MAP

# LEGEND

- Indicates GLO mon found as described in record
- Stake mon found, 268-S, 1958
- 3/4" X 3" G-I P / W brass cap set
- 1/2" X 2' rebar found
- 5/8" X 2' rebar set
- 2" X 3" X 3" stake set 1958

# Fritz Creek Acres

LOCATED IN W1/2 SW1/4 SEC 28, SE1/4 SE1/4 SEC 29, T5S-R12W S1M; HOMER, ALASKA  
SCALE = 1" = 200' AREA = 28.153 AC APRIL 12, 1977

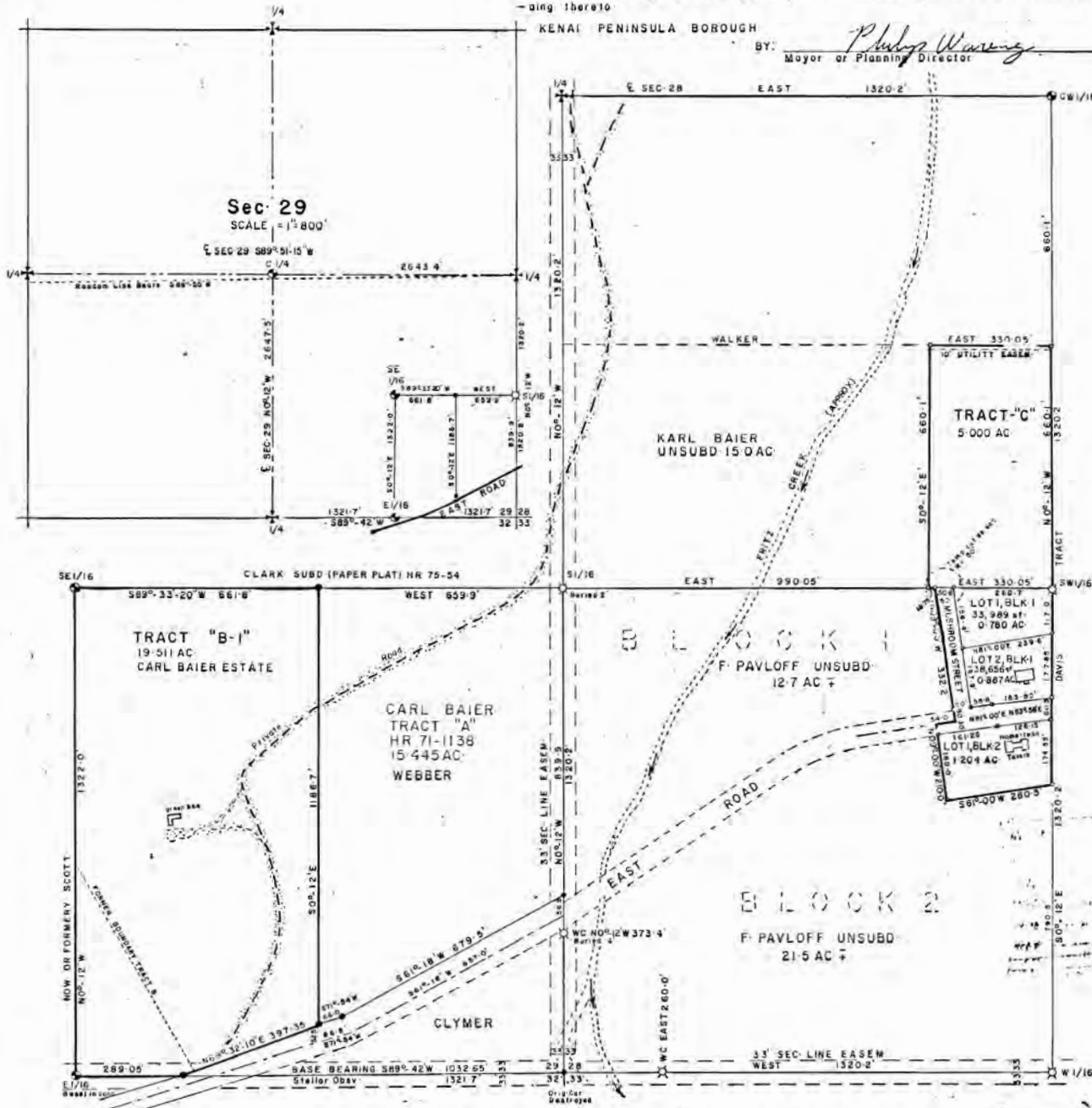
SHOWING REPLAT OF CARL BAIER TRACT "B" (HR 76-21) AS TRACT "B-1", CARL BAIER ESTATE  
BY: KARL BAIER AND FRANCES PAVLOFF P.O. BOX 485 HOMER, ALASKA 99603  
Note a 20' building set back line along all dedicated in streets  
A 5' underground or overhead clearing easement along streets for Homer Elect. Assoc.  
All waste water disposal systems shall comply with existing laws at time of construction

## PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of April 2, 1977, 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

BY: Philip Waring  
Mayor or Planning Director



## CERTIFICATE OF OWNERSHIP AND DEDICATION

We the undersigned, hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all streets to public use, and to the use of public utilities:

Karl Baier Jane Baier  
KARL BAIER JANE BAIER  
Frances Pavloff P.O. BOX 485 HOMER, ALASKA 99603  
Hilda Bauer  
HILDA BAUER  
Administratrix, for Carl Baier estate -

## STATE OF ALASKA, THIRD JUDICIAL DISTRICT

Subscribed and sworn before me this 12 day of April, 1977  
Margaret J. Pate  
NOTARY PUBLIC FOR ALASKA

My commission expires 7/28/1977



77-37  
RECORDED  
DATE 6-14-1977  
TIME 2:11 PM  
FILED IN 113  
INDEXED

BOX 27 CLAM GULCH, ALASKA 99568