

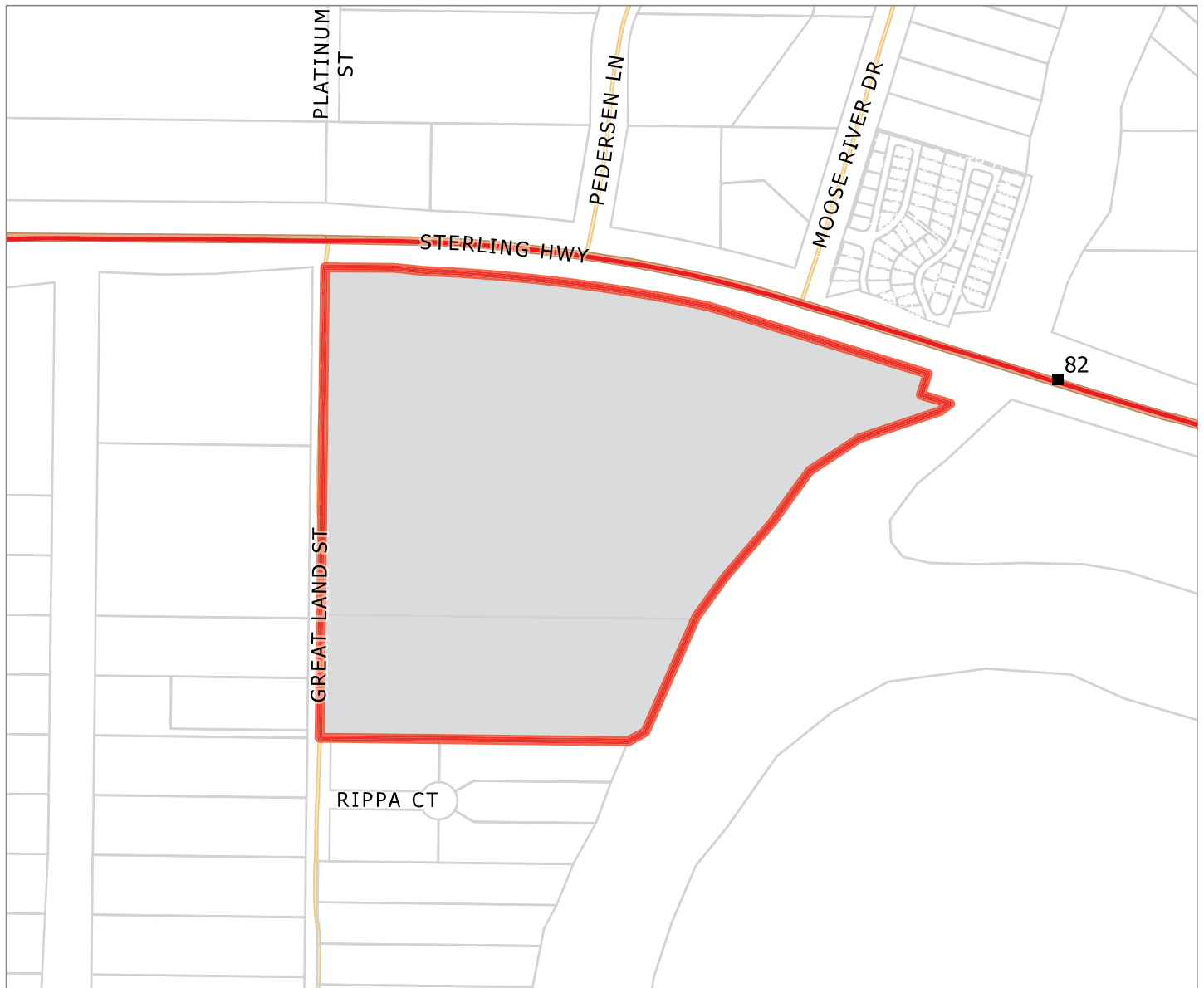
## **E. NEW BUSINESS**

- 9. The Great Alaska Fish Camp No. 2; KPB File 2022-109  
Segesser Surveys / Great Alaskan Fish Camp Inc.  
Location: Great Land Street & Sterling Highway  
Sterling Area**



# Kenai Peninsula Borough Planning Department

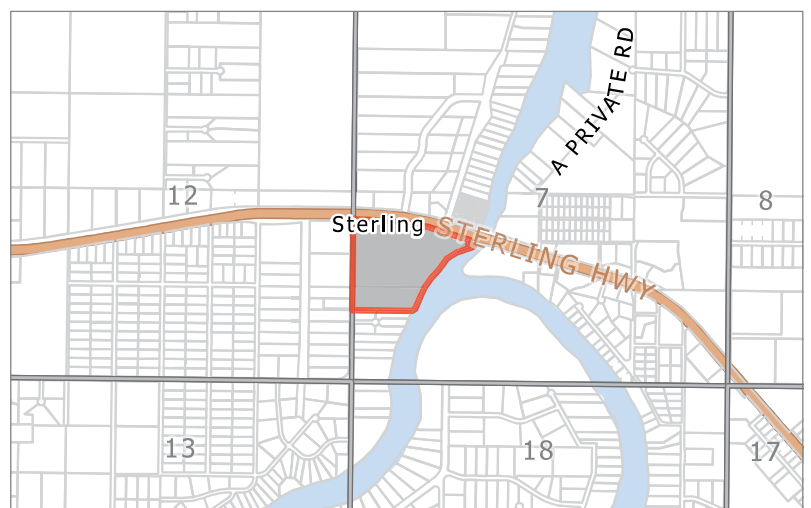
## Vicinity Map



KPB File 2022-109  
T 05N R 08W SEC 07  
Sterling

7/18/2022

0 400 800 Feet









# LEGEND:

- 2 1/2" BRASS CAP MON. GLO 1939 FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- RECORD DATUM PLAT 2011-41 KRD

## NOTES:

1. Basis of bearing taken from Ripa Subdivision, Plat 2006-35, 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. 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.
4. No access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
5. 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. 501, dated August 10, 1949; 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, as filed in the Federal Register.
6. An easement for the Sterling Highway granted to the United States of America is recorded in Misc. 1 Page 164, Kenai Recording District.
7. Information for the Sterling Highway was taken from State of Alaska Department of Transportation and Public Utilities Project number IR-043-3(3), pages 52-54 of 74.
8. The natural meanders of ordinary high water is for area computations only, the true corners being on the extension of the sideline and the intersection with the natural meanders.
9. 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.
10. An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Misc. 5 Page 90, Kenai Recording District. No definite location disclosed.
11. Front 10 feet adjacent to right-of-way 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.
12. WASTEWATER DISPOSAL: Tract A This lot is at least 200,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

WASTEWATER DISPOSAL: Lots 1-5 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.

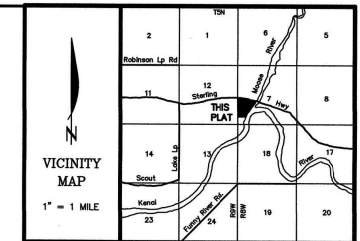
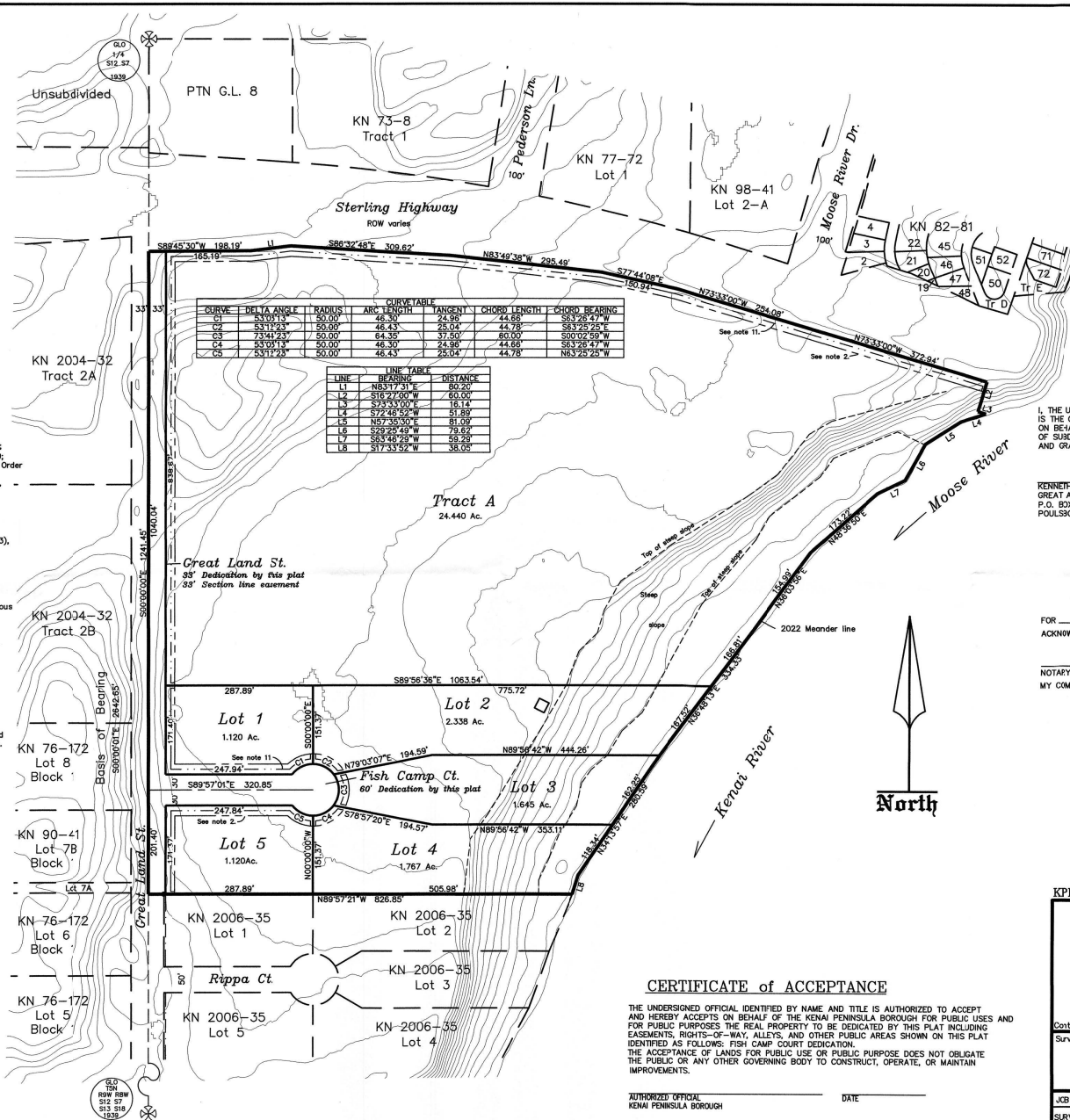
Engineer License No. Date



## 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 hereon actually exist as described, and all dimensions and other details are correct.

Date



## CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE GREAT ALASKA FISH CAMP, INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE GREAT ALASKA FISH CAMP, INC. I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KENNETH L. JOHN, JR.  
GREAT ALASKA FISH CAMP, INC.  
P.O. BOX 2670  
FOULDSBO, WA 98370

## 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.

### The Great Alaska Fish Camp No. 2

A resubdivision of Government Lot 12 and that portion of government lot 8 and Government Lot 7, Section 7, T5N, R8W, S.M., lying southerly of the Sterling Highway right-of-way and westerly of the mean high water line of the Kenai River and the Moose River excepting therefrom, that portion conveyed to the State of Alaska Department of Transportation and Public Facilities by instrument recorded January 2, 1991 in Book 376 Page 281, Kenai Recording District.

Located within the SW1/4 Section 7, T5N, R8W, S.M., Kenai Peninsula Borough, Alaska.

Containing Ac.	
Surveyor	Owner
Segesser Surveys 30485 Rosland St. Soldotna, AK 99569 (907) 262-3909	Great Alaska Fish Camp, Inc. P.O. Box 2670 Fouldsbo, WA 98370
JOB NO. 22142	DRAWN: 7-14-22
SURVEYED: July, 2022	SCALE: 1"=100'
FIELD BOOK: 22-3	SHEET: 1 of 1

## 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 REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: FISH CAMP COURT DEDICATION.

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 IMPROVEMENTS.

AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

DATE



AGENDA ITEM E.    NEW BUSINESS

**ITEM 9 - The Great Alaska Fish Camp No 2**

<b>KPB File No.</b>	2022-109
<b>Plat Committee Meeting:</b>	August 8, 2022
<b>Applicant / Owner:</b>	Great Alaska Fish Camp Inc of Poulsbo, WA
<b>Surveyor:</b>	John Segesser/ Segesser Surveys Inc
<b>General Location:</b>	Sterling

<b>Parent Parcel No.:</b>	065-012-01 and 02
<b>Legal Description:</b>	Government Lot 12 and that portion of Government lots 5 & 8 lying south of the Sterling Hwy except that portion per W/D 376 @ 281
<b>Assessing Use:</b>	General Commercial and Residential Vacant
<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 subdivide two large parcels into one tract and five lots with a cul-de-sac. The tract will be 24.440 acres and the lots will range in size from 1.120 acres to 2.338 acres.

**Location and Legal Access (existing and proposed):** Access to these proposed lots will come from the Sterling Highway, a State of Alaska DOT maintained highway with varying widths throughout. To access the proposed lots to the south access will be via Great Land Street, a 33 foot wide dedicated road running north to south. Great Land Street is currently maintained by the borough. Great Land Street is dedicated over the top of a 66 foot wide section line and this plat will dedicate a matching 33 feet for 66 foot wide dedicated right of way. The dedicated right of way width will match the section line easement width.

This subdivision will be creating five lots to the south with a 60 foot wide road ending in a cul-de-sac being dedicated as the access.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Painter, Jed Comments: No comments
SOA DOT comments	No objections

**Site Investigation:** The proposed replat fronts on portions of the Moose River and Kenai River. Both rivers are anadromous and fall under KPB 20.18 with the correct plat note shown. Tract A and lots 2, 3, and 4 all appear to have steep slopes to the east along the river. **Staff requests:** The top and toe of the slopes remain and be shown on the final.

KPB satellite imagery indicates this property may contain wet areas. **Staff recommendation:** place a note on the final plat indicating 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.

KPB River Center review	A. Floodplain  Reviewer: Carver, Nancy Floodplain Status: IS in flood hazard area
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	Comments: Flood Zone: A5,C,Floodway Map Panel: 020012-2070A In Floodway: False Floodway Panel:  B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: i:0#.w kpb\maldrige  C. State Parks Reviewer: Russell, Pam Comments: No Comments
State of Alaska Fish and Game	No objections

### **Staff Analysis**

A soils report will be required and an engineer will sign the final plat.

Notice of the proposed plat was mailed to all beneficial interest holders on July 18, 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** HEA has requested overhead lines be located and shown as stated below. These are located along the north line of Lot 1 and 2 and in the Northeast corner of Tract A.

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	Locate the overhead electric line and depict on the final plat. Provide a plat note that states "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	Approved as shown
GCI	No objections

### **KPB department / agency review:**

Addressing	Reviewer: Haws, Derek Affected Addresses: 33881 STERLING HWY  Existing Street Names are Correct: No  List of Correct Street Names: MOOSE RIVER DR GREAT LAND ST
------------	---



	<p>STERLING HWY RIPPA CT</p> <p>Existing Street Name Corrections Needed: PEDERSON LN should be PEDERSEN LN All New Street Names are Approved: No</p> <p>List of Approved Street Names: List of Street Names Denied: FISH CAMP CT Comments: 33881 STERLING HWY will remain with Tract A. <b>Street name FISH CAMP CT is denied.</b></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. Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

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

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

##### *PLAT NOTES?*

- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers Westland Determination if applicable.
- Some or all the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date of this plat is recorded with the District Recorder's Office. The toe of slope as shown is limits of Flood Zone A5 per FEMA Panel 020012-2070A. Prior to Development, the Kenai Peninsula Borough Floodplain Administrator should be contacted for current information and regulations. Development must comply with Title 21, Chapter 6 of the Kenai Peninsula Borough Code of Ordinances.

#### **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:** Correct typo of Lot 7 to Lot 5 in Title Block

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;  
**Staff recommendation:** There are wet lands located on the property
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:** need to add distances and bearings to section corners on west side of drawing. Check total distances on lines of Lots 1 & 2 and 4 & 5.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;  
**Staff recommendation:** looks as if there is a possible encroachment on the east line at several locations along the river. Surveyor needs to verify the structure locations

---

#### **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.

##### **20.30.190. Lots-Dimensions.**

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

**Staff recommendation:** Lots 2, 3 & 4 are longer than wide and are not compliant with 20.30.190 A.. A waiver of this Code has been submitted.

---

#### **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.

---

#### **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.



In the Legend, Record Datum, what is 2011-41 referring to? Was not able to find anything on the drawing in relation to it.  
In the Notes on number 5 fourth line, remove Number as it is redundant.

20.60.200. Survey and monumentation.

**Staff recommendation:** Need to add pin identifiers to corners for found or set pins

### **EXCEPTIONS REQUESTED:**

#### **A. KPB 20.30.190 – Lots-Dimensions** (Depth to width ratio 3:1)

**Surveyor's Discussion:** Half of these lots are over the bluff and they each have enough developable area at the top of the bluff.

#### **Findings:**

1. KPB Code Requires the depth to width ratio be no greater than 3:1
2. The existing subdivision to the South Rippa KRD 2006-35 is the same layout and design as this subdivision.

**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 2 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 2 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 2 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.

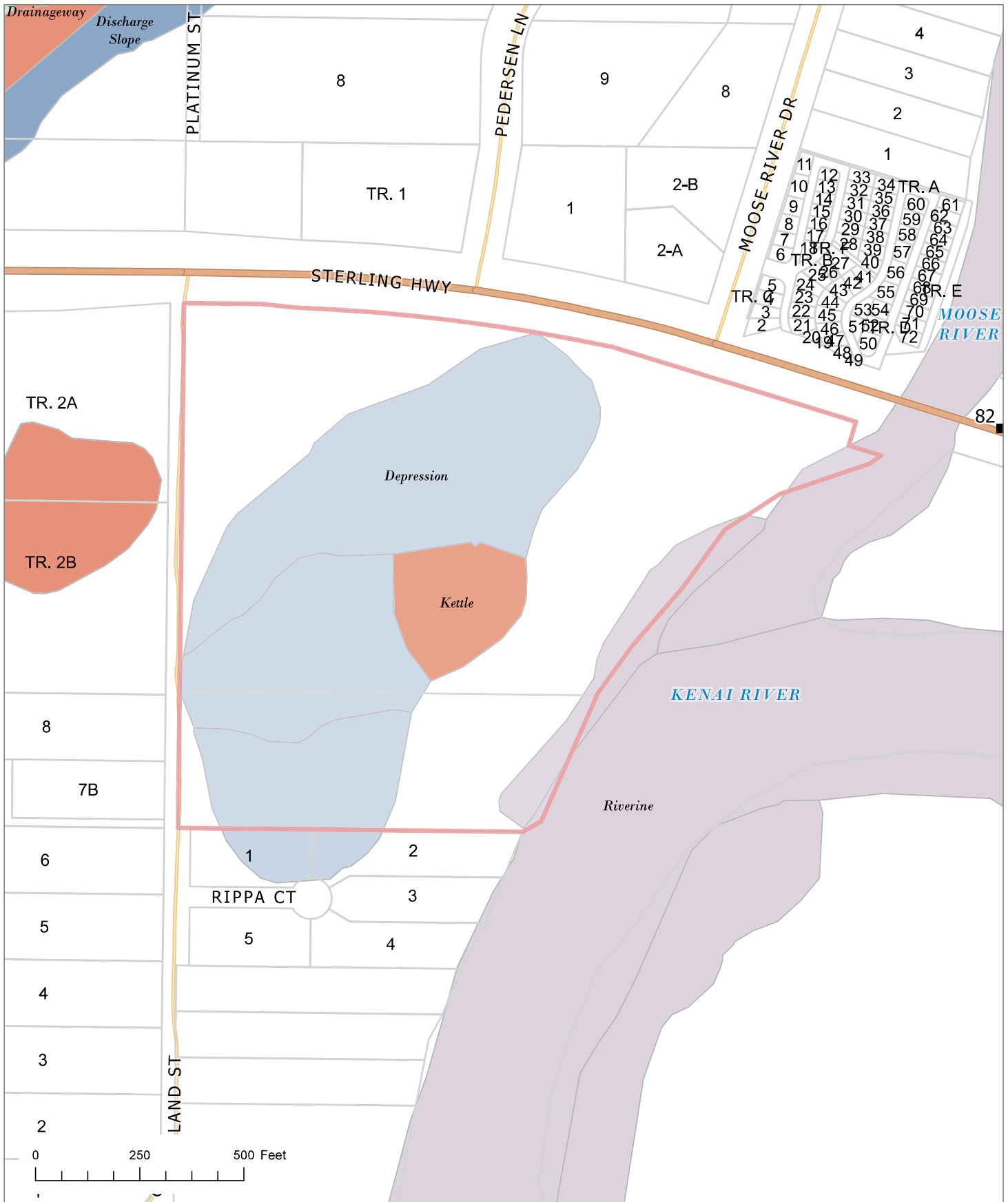
NOTE: 20.25.120. - REVIEW AND APPEAL.

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











# SURVEYED TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE SEWARD MERIDIAN, ALASKA

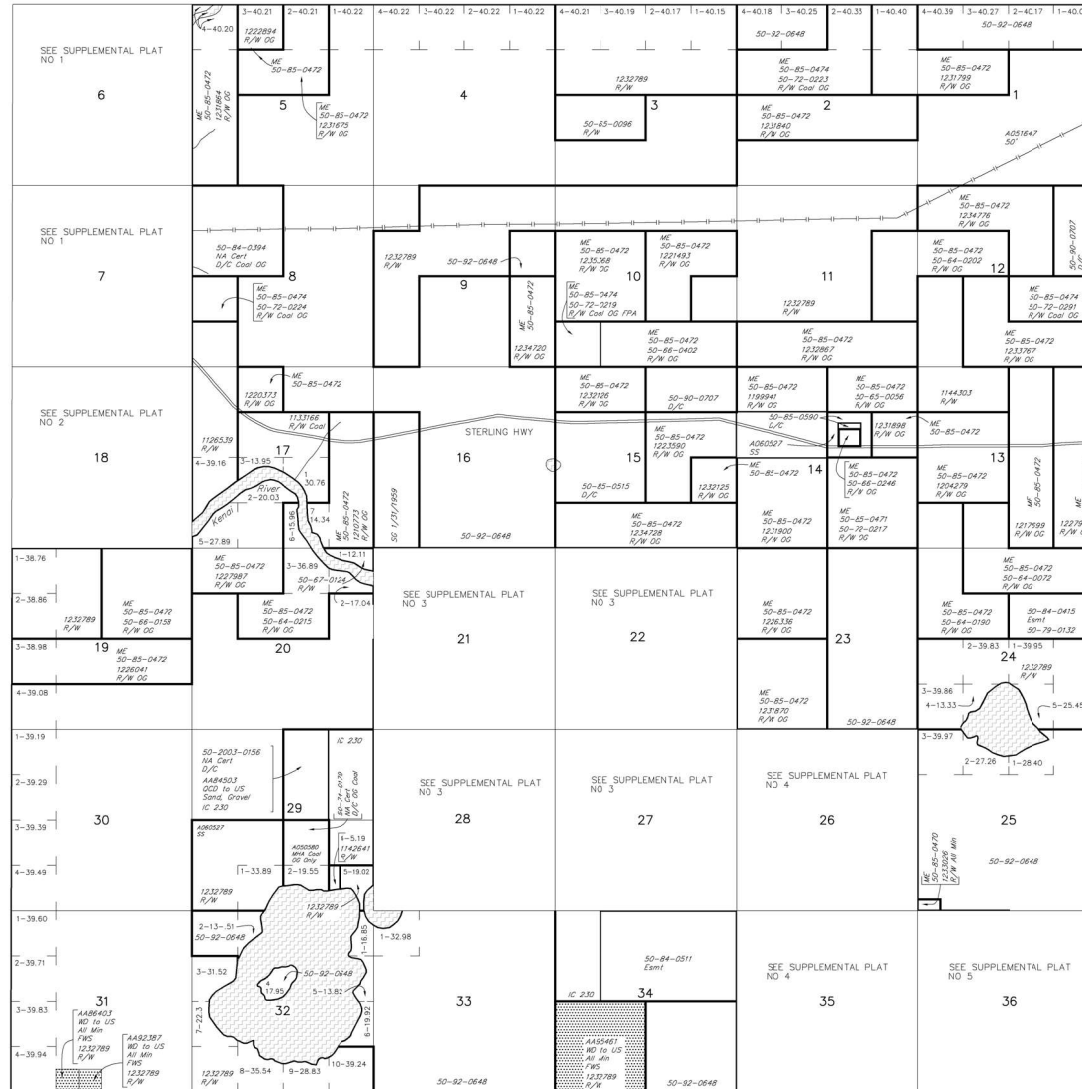
STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TILES  
AND ACQUIRED LANDS

## MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Reserved Min Estate Only

Group Survey 1117, approved 7/18/2011, affects  
patented Lds W/1 section(s) 8



Lat 60°28'26.092"N  
Long 150°35'14.105"W

SCALE in chains  
10 5 0 10 20 30 40 50 60

WARNING:  
This plat is the Bureau's Record of Title, and should be used  
only as a graphic display of the township survey data. Rec-  
ords herein do not reflect title changes which may have been  
effected by lateral movements of rivers or other bodies of water.  
Refer to the cadastral surveys for official survey information.

CURRENT TO	Acq	Shw	Mer
4-16-2019	T	5 N	8 W
	R	5 N	8 W

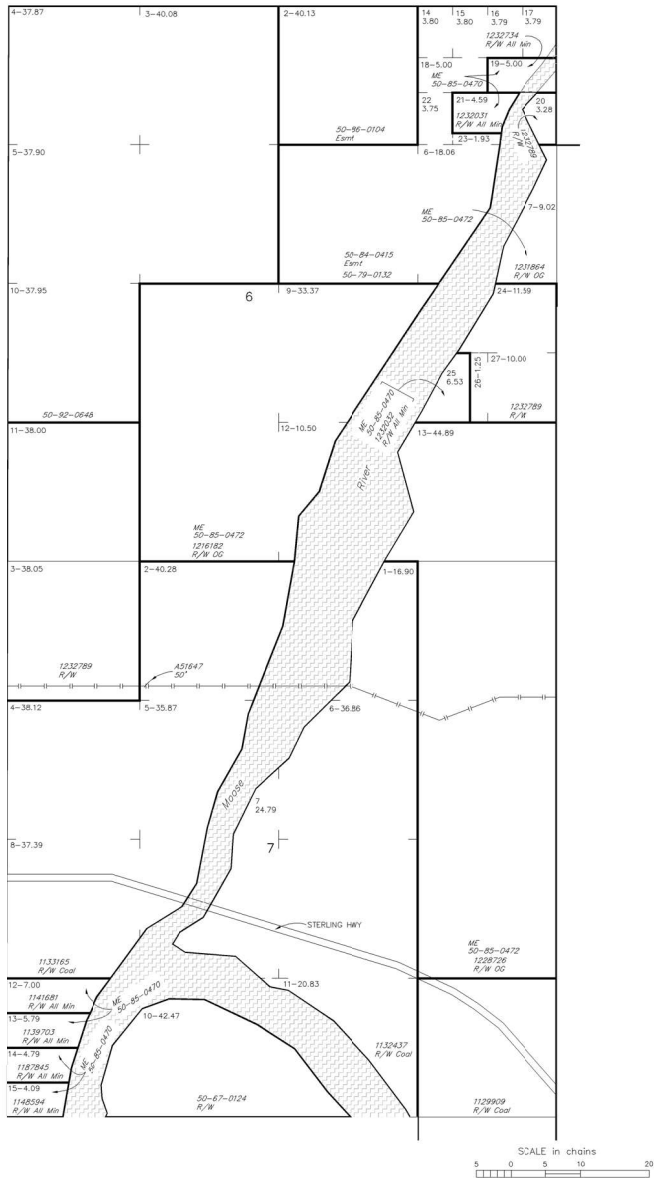
SURVEYED TOWNSHIP 5 NORTH RANGE 8 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

MTP  
SUPPL SECS 6 & 7

NO 1  
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Reserved Min Estate Only



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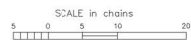
CURRENT TO		NO 1	
5-9-2007		Sew Mer	
		T 5 N	
		R 8 W	ACAD



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CURRENT TO		Sew Mer		NO 2 ACAD
5-9-2007		T	5 N	
		R	8 W	

# SURVEYED TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE SEWARD MERIDIAN, ALASKA

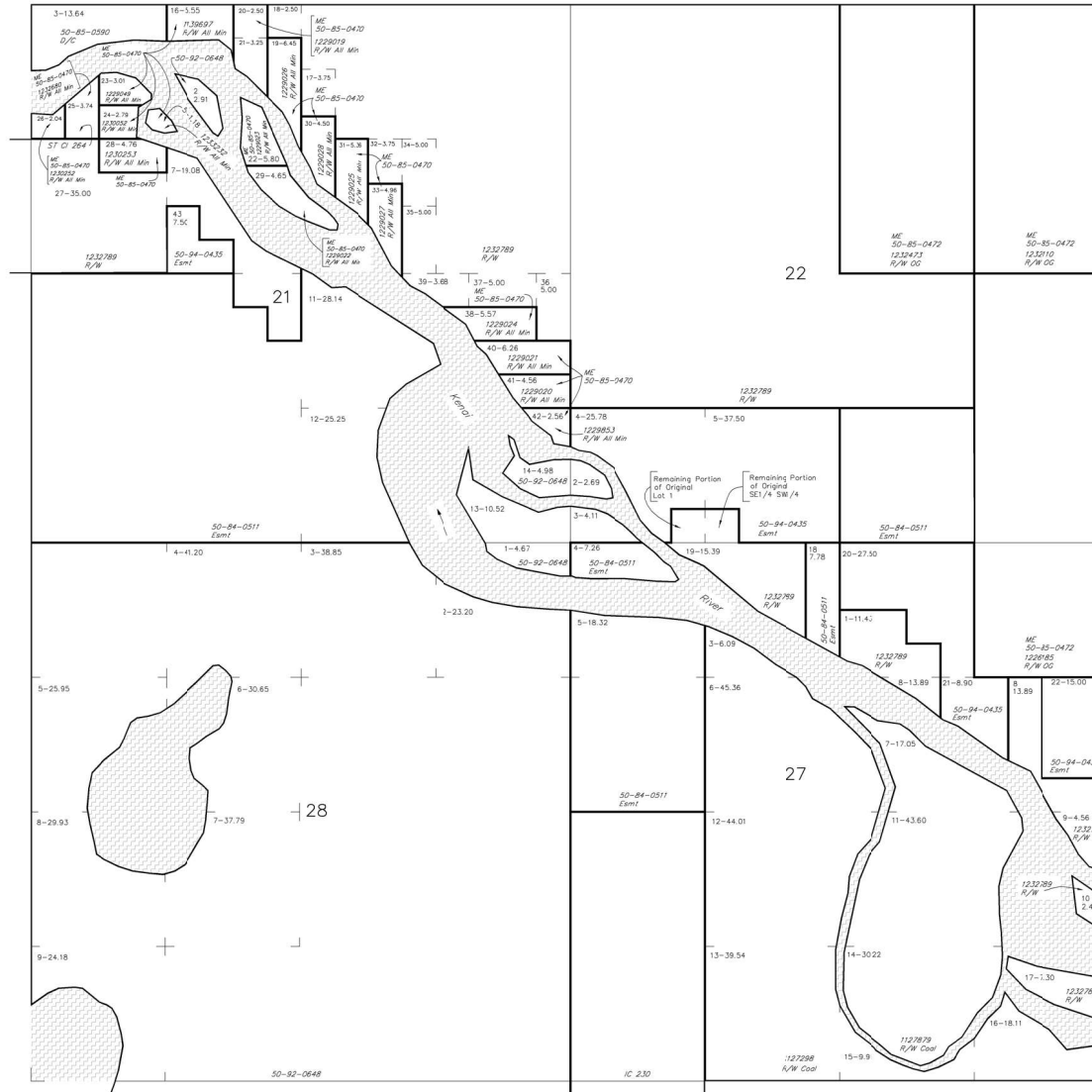
STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

## MTP SUPPL SECS 21,22,27,28

NO. 3

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Reserved Min Estate Only



CURRENT TO		NO. 3	
5-29-2019		Sew Mer	
		T. 5 N	
		R. 8 W	
		ACAD	

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**WARNING:**  
This plot is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Records hereon do not reflect title changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to the cadastral surveys for official survey information.

		Acq	
		NO 4	
	Sew	Mer	
	T	5 N	
	R	8 W	

ACAD

# SURVEYED TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE SEWARD MERIDIAN, ALASKA

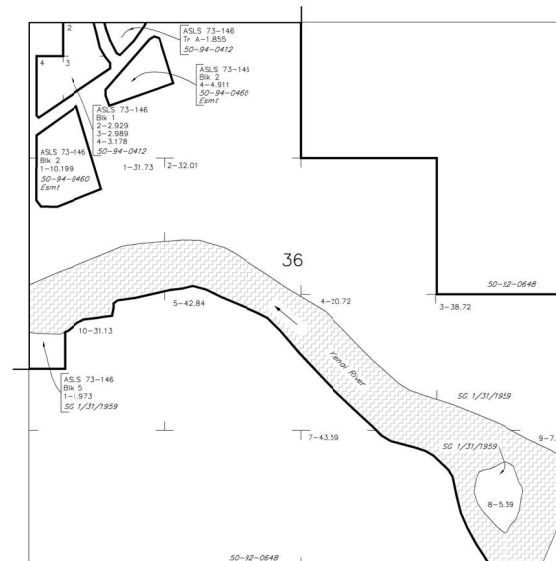
STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

## MTP SUPPL SEC,36

NO 5

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Reserved Min Estate Only



CURRENT TO		Sew Mer	NO 5
9-29-2015		T 5 N	ACAD
		R 8 W	



CORPORATION  
WARRANTY DEED

THE GRANTOR, PEDERSEN'S RESORT, INC., S.R. Box 221, Sterling, Alaska 99672, for and in consideration of Sixty Three Thousand Five Hundred and No/100--- (\$63,500.00)---DOLLARS, in hand paid, conveys and warrants to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, P.O. Box 196900, Anchorage, Alaska 99519-6900, the following described real estate, located in the State of Alaska to wit:

A portion of that portion of Government Lot Eight (8), Section 7, Township 5 North, Range 8 West, Seward Meridian, lying South of the Southerly line of the Sterling Highway, being in the Kenai Recording District, Third Judicial District, State of Alaska,

which lies within the right of way lines of Alaska Project No. IR-0A3-3(3)/56375 delineated as to said tract of land on the plat attached hereto and made a part hereof as pages 3 and 4 of this instrument and designated as:

## Parcel No. 201

said parcel containing 0.650 acres, more or less, including existing right of way are hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities.

Dated this 23 day of Nov 19 90.

ATTEST:

PEDERSEN'S RESORT, INC.

By:

K. Laurence John  
K. LAURENCE JOHN, PRESIDENT

(Title)

Project No. IR-0A3-3(3)/56375

Parcel No. 201

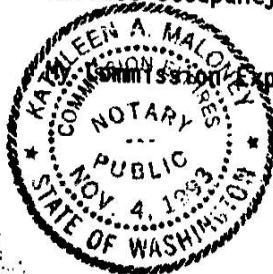
**CORPORATE ACKNOWLEDGEMENT**

BOOK **0376** PAGE **282**

STATE OF Washington }  
Snohomish County } ss.

ON THIS 23 day of November, 1990, before me,  
the undersigned, a Notary Public in and for the said State, personally  
appeared K. Lawrence John and  
respectively \_\_\_\_\_, President, and  
Secretary of \_\_\_\_\_, a company known to me to be the  
identical individuals who executed the foregoing instrument and they acknowledged  
to me that they executed the same as the free and voluntary act of said company,  
with full authority so to do and with full knowledge of its contents, for the  
uses and purposes therein mentioned.

WITNESS MY HAND and official seal on the day and year in this Waiver of  
Surface Occupancy and Non-development Agreement first above written.



Kathleen A. Maloney  
Notary Public

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner,  
hereby accepts for public purposes the real property, or interest therein,  
described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of  
December, 1990.

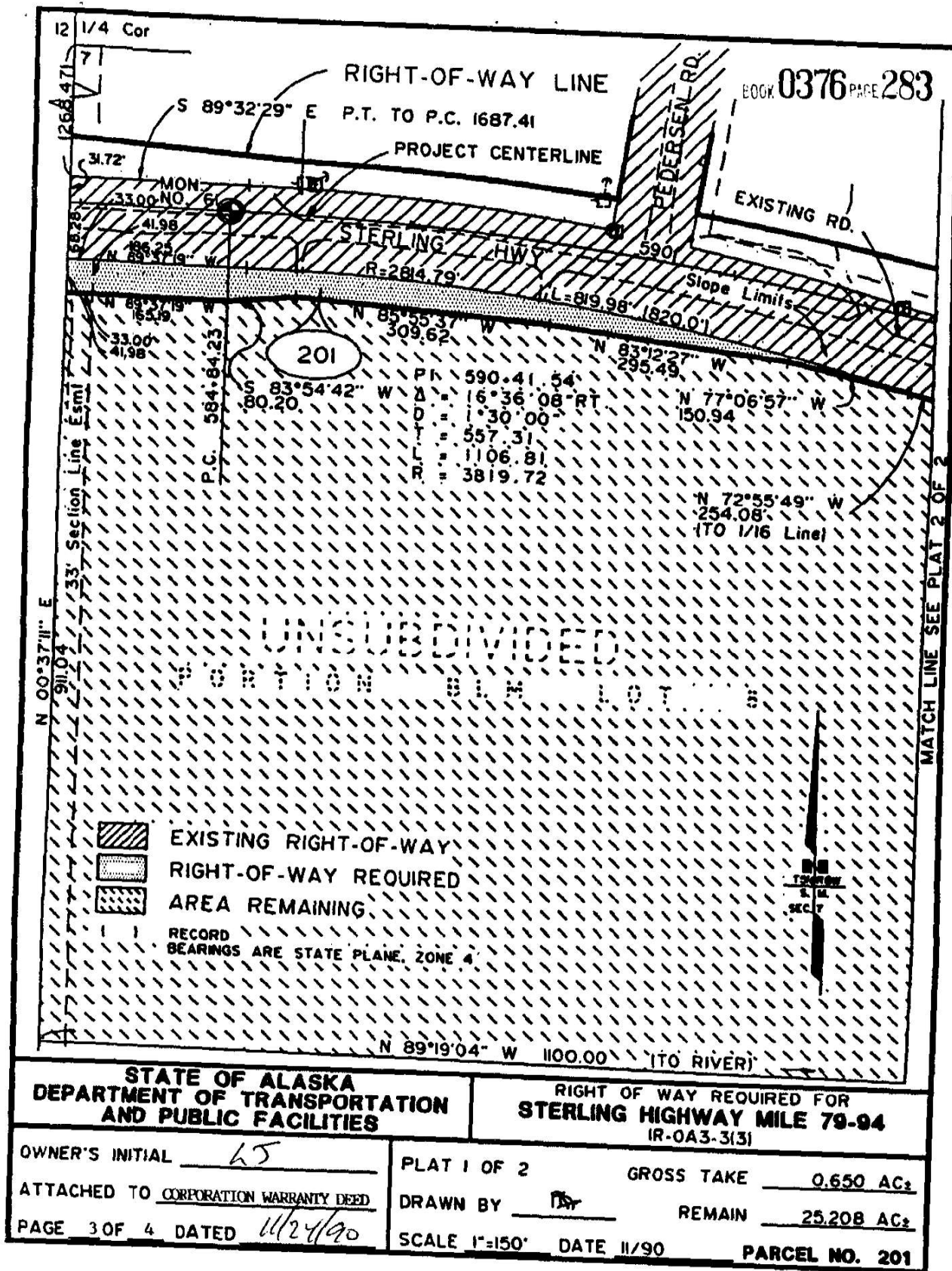
RETURN TO:  
STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
& PUBLIC FACILITIES  
RIGHT OF WAY BRANCH  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-0900




DEPARTMENT OF TRANSPORTATION  
and PUBLIC FACILITIES

By: David M. Bradsley  
For the Commissioner

STATE BUSINESS  
NO RECORDING FEE



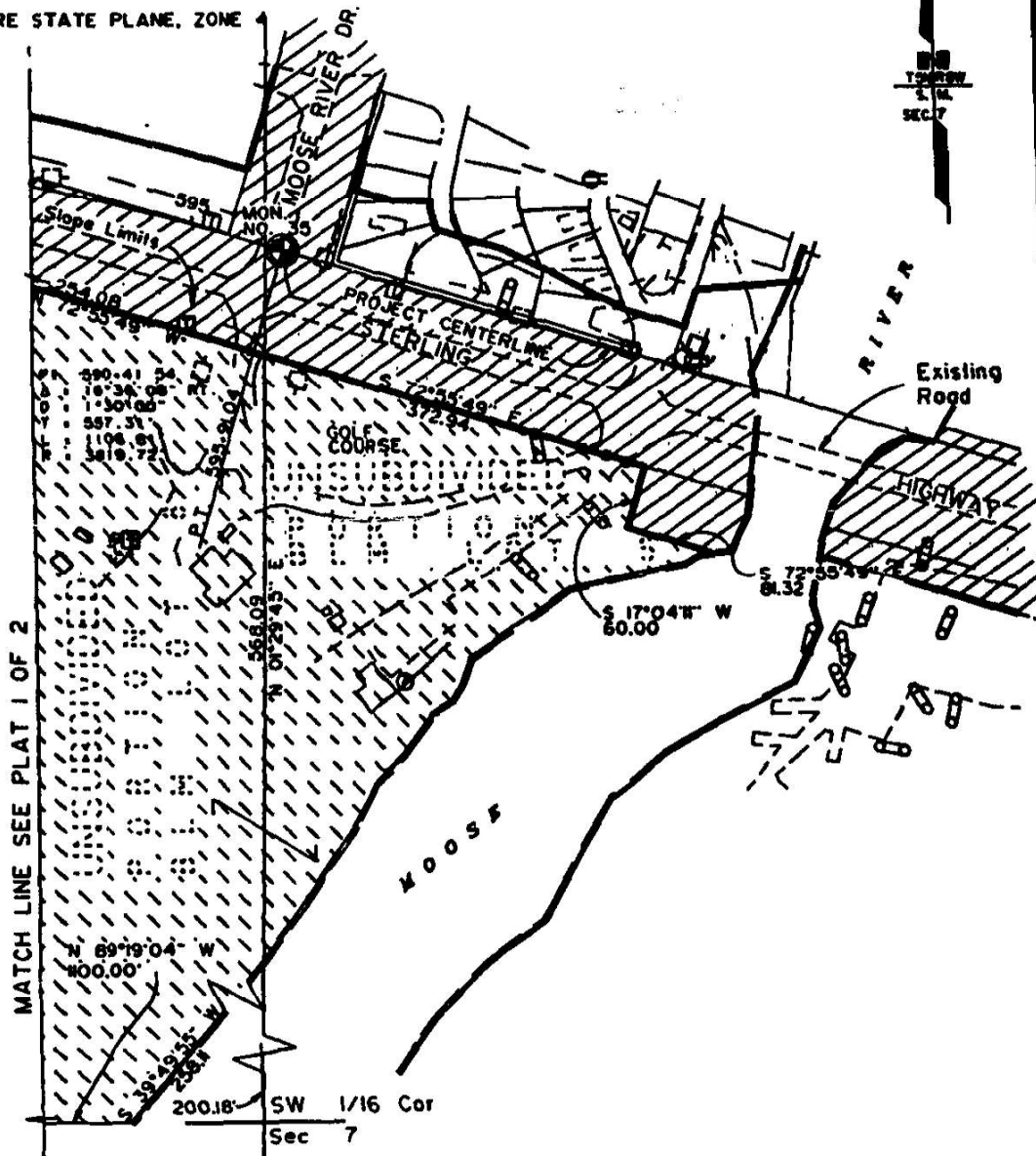


-  EXISTING RIGHT-OF-WAY  
 RIGHT-OF-WAY REQUIRED  
 AREA REMAINING

1 1 RECORD

BEARINGS ARE STATE PLANE, ZONE 4

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STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR  
STERLING HIGHWAY MILE 79-94  
IR-0A3-3(3)

OWNER'S INITIAL LS

PLAT 2 OF 2

GROSS TAKE 0.650 AC±

ATTACHED TO CORPORATION WARRANTY DEED

DRAWN BY Day

REMAIN 25.208 AC±

PAGE 4 OF 4 DATED 4/24/90

SCALE 1"=150' DATE 11/90

PARCEL NO. 201



91-0008

KENAI REC *NK*  
DISTRICT  
REQUESTED BY *DOT*

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'91 JAN 2 AM 11 25

# **SEGESSER SURVEYS, INC.**

**30485 ROSLAND ST.  
SOLDOTNA, AK 99669  
PHONE (907) 262-3909  
FAX (907) 262-3910  
E-MAIL seggy@ptialaska .**



7-15-22

Dear planning,

I am requesting exceptions to the 3:1 depth to width ratio for Lots 2, 3 and 4 of The Great Alaska Fish Camp No. 2. Half of these lots are over the bluff and they each have enough developable area at the top of the bluff. Thank you.

John Segesser