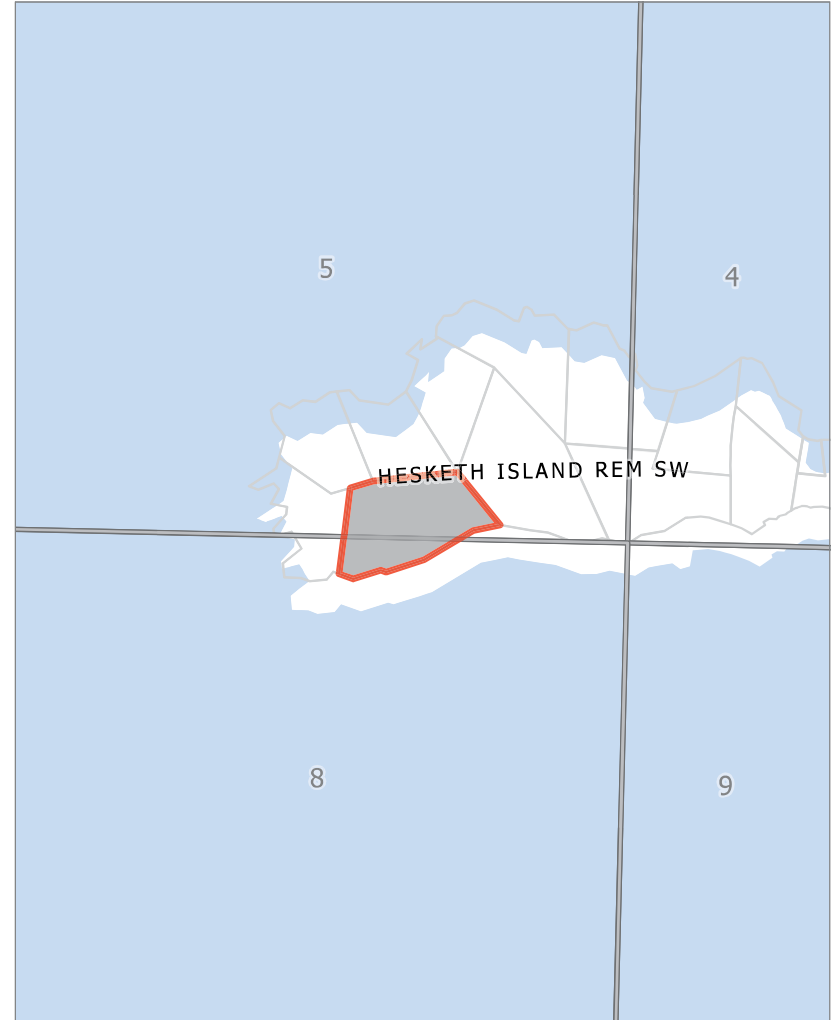
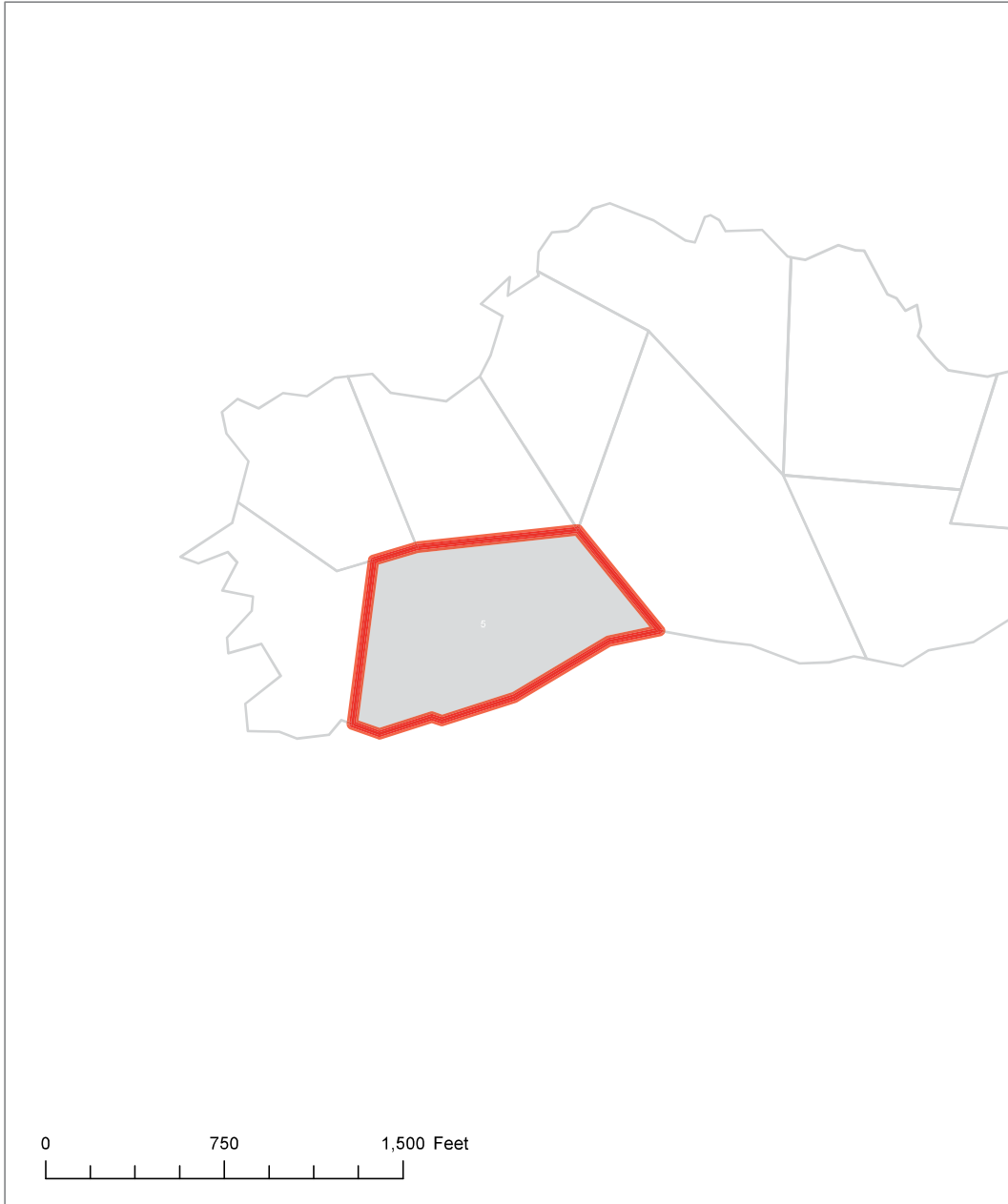


## **E. NEW BUSINESS**

- 4. Hesketh Southwest; KPB File 2022-135  
Mullikin Surveys / Kloeckl  
Location: Hesketh Island  
Remote Area**

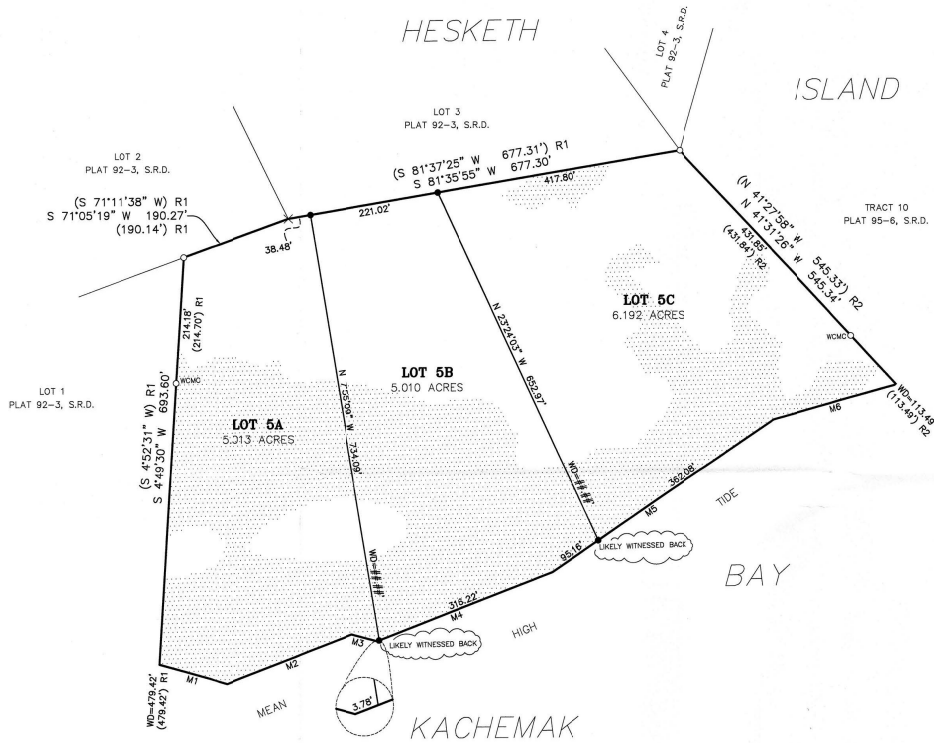


KPB File # 2022-135  
S05 & 08 T08S R13W  
Remote

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.



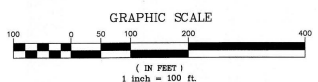
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Areas over 20% grade  
 DERIVED FROM USGS CONTOUR DATA VIA  
<https://apps.nationalmap.gov/downloader/>

**LEGEND**

- FOUND 2" AL. CAP, 4469-S, 1990
- SET 2" AL. CAP 5/8"x24", 14449-S, 2022
- SURVEYED LINE
- - - UNSURVEYED LINE (EASEMENTS)
- ( ) R1 RECORD DATA PER PLAT 92-3, S.R.D., HESKETH ISLAND ADVENTURE
- ( ) R2 RECORD DATA PER PLAT 95-6, S.R.D., HESKETH ISLAND ADVENTURE No. 6
- MHT MEAN HIGH TIDE



**NOTES**

1. BASIS OF BEARING: THE BASIS OF BEARING FOR THIS PLAT WAS DETERMINED BY HIGH PRECISION GPS SURVEY USING TOPCON LEGACY E SURVEY GRADE RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING SPECTRA PRECISION SURVEY PRO GPS VERSION 5.4.2 SOFTWARE.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. ALL CORNERS ESTABLISHED THIS SURVEY ARE 2" ALUMINUM CAPS MARKED 14449-S, 2022, WITH APPROPRIATE TRACT DESIGNATION AND DATE, ON 5/8" X 24" RESBAR.
4. AN AREA 50 FT. UPLAND FROM THE MEAN HIGH TIDE LINE MAY BE SUBJECT TO EXTREME HIGH TIDE AND INUNDATION.
5. 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.
6. THE 2022 MEAN HIGH TIDE IS IDENTICAL TO THE MEAN HIGH TIDE OF PLAT 92-3, S.R.D., HESKETH ISLAND ADVENTURE.
7. 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.
8. WAIVERS WERE GRANTED BY THE PLANNING COMMISSION ON XXX XX, 2022 FOR KPB 20.40, WASTEWATER REVIEW; KPB 20.30.050, LEGAL ACCESS; AND KPB 20.30.210, LOTS - ACCESS TO STREET. ACCESS TO THE LOTS WILL BE BY WATER OR AIR.
9. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

MEANDERS MHT KACHEMAK BAY		
Line #	Length	Direction
M1	119.81'	N72° 42' 08"W
M2	229.85'	S70° 03' 33"W
M3	45.35'	N73° 42' 40"W
M4	320.00'	S70° 00' 53"W
M5	457.24'	S56° 50' 35"W
M6	219.14'	S75° 44' 21"W

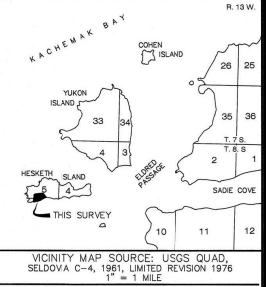
**SURVEYORS CERTIFICATE**

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

Date: \_\_\_\_\_  
 Registration No.: 14449-S  
 Christopher L. Mullikin,  
 Professional Land Surveyor



**PRELIMINARY PLAT**



**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am the owner of the real property shown and described hereon and that 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.

Brad Kloockl  
 448 Bonanza Ave  
 Homer, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

For: \_\_\_\_\_  
 Acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
 Notary Public for the State of Alaska  
 My commission expires \_\_\_\_\_

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of XXXX XX, 2023

**KENAI PENINSULA BOROUGH**

By: \_\_\_\_\_  
 Authorized Official

**MULLIKIN SURVEYS**  
 P.O. BOX 1023  
 HOMER, ALASKA 99603  
 (907) 299-2289

A PLAT OF  
**HESKETH SOUTHWEST**

A SUBDIVISION OF LOT 5, HESKETH ISLAND ADVENTURE (PLAT 92-3, S.R.D.) LOCATED WITHIN THE S1/2 SE1/4 OF PROTRACTED SECTION 5 AND THE NW1/4 NE1/4 OF PROTRACTED SECTION 8, T. 8 S., R. 13 W., S.M., THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, ALASKA SELDOVA RECORDING DISTRICT

CONTAINING 18.215 ACRES, MORE OR LESS

SURVEYOR	CLIENT
MULLIKIN SURVEYS P.O. BOX 1023 HOMER, AK 99603 907-299-2289	BRAD KLOOCKL 448 BONANZA AVE HOMER, AK 99603
SURVEY DATE: 8/XX/2022	SCALE: 1" = 100'
PLAT DATE: 8/28/2022	BOOK No. ###
CHECKED BY: MRS	FILE: HESKETH LOT 5
DRAWN BY: CLM	KPB FILE No. 2023-XX

**KPB 2022-135**

AGENDA ITEM E. NEW BUSINESS

ITEM 4 - HESKETH SOUTHWEST

<b>KPB File No.</b>	2022-135
<b>Plat Committee Meeting:</b>	September 26, 2022
<b>Applicant / Owner:</b>	Bradley Kloeckl of Homer, AK
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys
<b>General Location:</b>	Remote, Hesketh Island

<b>Parent Parcel No.:</b>	191-010-54
<b>Legal Description:</b>	Lot 5 of Hesketh Island Adventure
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 16.215-acre parcel into 3 lots ranging in size from 5.010 acres to 6.192 acres.

**Location and Legal Access (existing and proposed):** This plat is considered a remote location. It is located in Kachemak Bay north of Oyster Cove northeast of Seldovia. These lots will be water access only.

The proposed subdivision is surrounded by larger acreage parcels. The parent lots and proposed lots will be adjacent to Kachemak Bay along the south. There are section line easements running across the property. KPB data indicates there may not be any section line easements present and the use of the section lines for access will require a determination by the State of Alaska.

A request for exception to KPB Code 20.30.050 Legal Access has been submitted along with KPB 20.30.210 Access to Street.

KPB Code 20.30.050, Legal Access, requires that legal access exists to the boundary of the subdivision. It is currently only accessed by water. Staff believes the requirements of 20.30.050(B) have been met as there is permanent public access by water. **Staff recommends the plat committee concur to waive the legal access requirements of KPB 20.30.050(A), the exception is not required, and a plat note that states the mode of access is must be added.**

If the Plat Committee concurs with the requirements of KPB 20.30.050 and that no exception is required, **staff recommends the plat committee concur that an exception to KPB 20.30.210 is not required as all lots will have water access.**

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comment

**Site Investigation:** KPB does not have any wetland or contour information for the area. A contour map was obtained from USGS National Website to get a better idea of the terrain of the plat. The plat does identify areas of steep terrain over 20% grade. **Staff recommends the steep terrain remain in the final plat and the wetland determination remain.**

The only improvement apparent is a building that per KPB GIS imagery, is within the southeast portion of proposed Lot 5C. The imagery available for the area is older. **Staff recommends the surveyor must verify that the subdivision plat will not create any encroachment issues, if found they must be disclosed to staff with statement of resolution.**

The subdivision is within a non-regulatory floodplain. Plat note 4 does indicate the possibility of inundation. **Staff recommends the area be depicted within a reference to the plat note.**

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 is a 16.215 acres subdivision to create 3 lots that will be aces by water only. The three lots will all have access to Kachemak Bay along their southern boundaries. The property was originally part of US Survey No 3029, which was a survey of the entire island and created two lots. Several subdivisions have occurred on the island with Hesketh Island Adventure, Plat SL 92-3, creating the parent lot. Most of the lots on the island are larger in size with two that are a little over 1 acre.

An exception was requested to KPB 20.40, wastewater review. Per the preliminary plat presented, all lots are proposed at over 200,000 square feet and a soils report is not required. If the final plat shows lots under 200,000 square feet, a soils report will be required or the exception can be brought back to the plat committee. **Staff recommends the plat committee concur that the exception requested is not required due to the proposed lot sizes.**

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 not within an advisory planning commission.

**Utility Easements** There are no platted easements to carry forward. The certificate to plat did not indicate any easements granted by recorded document. There are no easements shown on this plat. As the lots do no front on any dedicated rights-of-way, utility easements are not required by code but any requested by providers should be discussed with the providers and granted per the 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	No comments
ENSTAR	No comment
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	Reviewer: Haws, Derek Affected Addresses: 62303 HESKETH ISLAND REM SW  Existing Street Names are Correct: No  List of Correct Street Names:  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:  Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- *The Mullikin Surveys label above the title block is not required as the information is in the title block. If trying to include company logo, it can be incorporated into the title block or may remain.*
- *If no easements are being granted or of record, the line should be removed from the legend.*
- *The line symbol for neighboring lot lines should be added to the legend.*
- *Add to the legend the definition of "WD".*

**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:** The name of the subdivision should include the parent name. Suggested would be Hesketh Island Adventure Southwest or Hesketh Island Adventure 2022 Replat or Kloeckl Replat. The location of the subdivision can be listed as SW1/4 SE1/4. Add the KPB File number 2022-125 to the drawing. Correct the owners name to as shown on the KPB website and per Certificate to Plat.

- 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:** Section lines should be shown and labeled.
- I. Approximate locations of areas subject to tidal inundation and the mean high water line;  
**Staff recommendation:** Add a line across the lots, for the tidal inundation with label or reference to plat note.

---

### 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.

#### 20.30.050. Legal access.

A. The applicant shall provide an access plan to the planning department verifying the existence of legal access to the subdivision boundary. The plan shall consist of the documents depicting the access, a map depicting the location of the access, and topographic information indicating that construction which meets the design requirements set forth in KPB Chapter 20.30 is practical and economical. In this title, legal access exists where an unrestricted, public right-of-way connects the subdivision to the state highway system, the state marine highway system or a regularly served public airport, and one of the following is met:

1. Ingress and egress will be provided over section line easements located within a surveyed section;
2. The applicant provides copies of borough-accepted recorded conveyances creating the public easement or right-of-way where the access is located;
3. That access is a State of Alaska maintained road or municipal maintained road;
4. The applicant provides documentation satisfactory to the borough demonstrating that public legal access is guaranteed through judicial decree; or
5. The right-of-way is an easement or fee interest at least 60 feet in width dedicated or irrevocably conveyed to the public and acceptable to the planning commission.

B. The following situations may qualify for a waiver of the legal access requirement:

1. Upon finding that no practical means of providing road access to a proposed subdivision exists and upon presentation of credible and convincing evidence by the applicant that permanent public access by air, water, or railroad is both practical and feasible, the planning commission may waive the legal access requirements of KPB 20.30.050(A). If access other than by road is approved, the mode of access shall be noted on the plat. .
2. Where only a 30-foot dedication exists over all or a portion of the legal access to a subdivision, the provisions of KPB 20.30.050(A) may be considered met if it is reasonable to expect that the other 30 feet will be dedicated in the future.
3. Where a road is in use for physical access but there is no right-of-way document for all or part of the access road, the provisions of KPB 20.30.050(A) may be considered met if it is reasonable to expect that the right-of-way will be dedicated in the future.

**Staff recommendation:** Staff is asking the plat committee to concur that the legal access requirements should be waived and a plat note should be added to note the mode of access.

20.30.210. Lots-Access to street. Each lot shall abut on a fee simple dedicated street except as provided by KPB 20.30.030(B).



**Staff recommendation:** Exception request made. Grouped and discussed with the exception to KPB 20.30.050.

---

#### **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:* Due to the size of the lots, a soils report will not be required. An exception was requested.

**Staff recommendation:** Staff is asking the Plat Committee to concur that the exception is not required.

---

#### **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.

- Per the Certificate to Plat there are covenants on file for the subdivision. Provide the following plat note, "Subject to covenants, conditions, and restrictions as found within instrument recorded on May 12, 1992 in Book 32 Page 519, Seldovia Recording District.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- The natural meanders of mean high water line is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- The parent plat contained the note that should be carried over. "The State of Alaska requires that all wastewater disposal systems be a minimum of 100 feet from any water source."
- WASTEWATER DISPOSAL: Lots which are at least 200,000 square feet in size 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.
- Per KPB 20.30.050 Legal Access, the mode of access for this subdivision is by watercraft.

Plat note 5 may be removed unless utility easements are granted.

Plat note 8, reword as they are considered exceptions to code. This note may be removed if the plat committee concurs with staff's recommendations.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** The owner's name must match the deed as shown in the Certificate to Plat. Comply with 20.60.190.

20.60.200. Survey and monumentation.

**Staff recommendation:** It appears witness markers will be used and the plat will be updated. There is an X being shown along the northern boundary. Per the parent plat this should be a found monument that is for the northern lot line along this subdivision's boundary where the bearing changes. Verify location and if the X remains add to the legend. Comply with 20.60.200

---

**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.

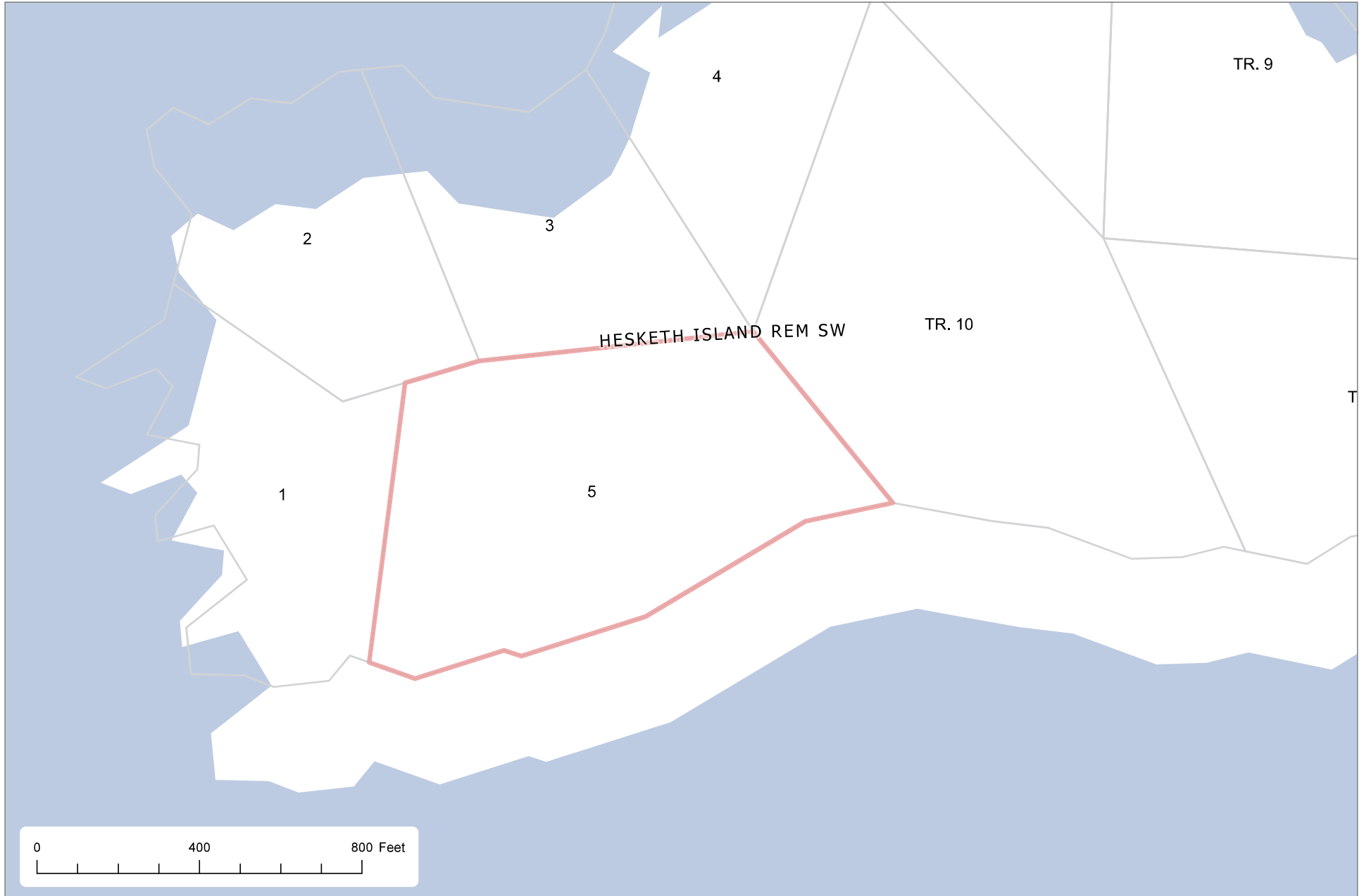
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



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.

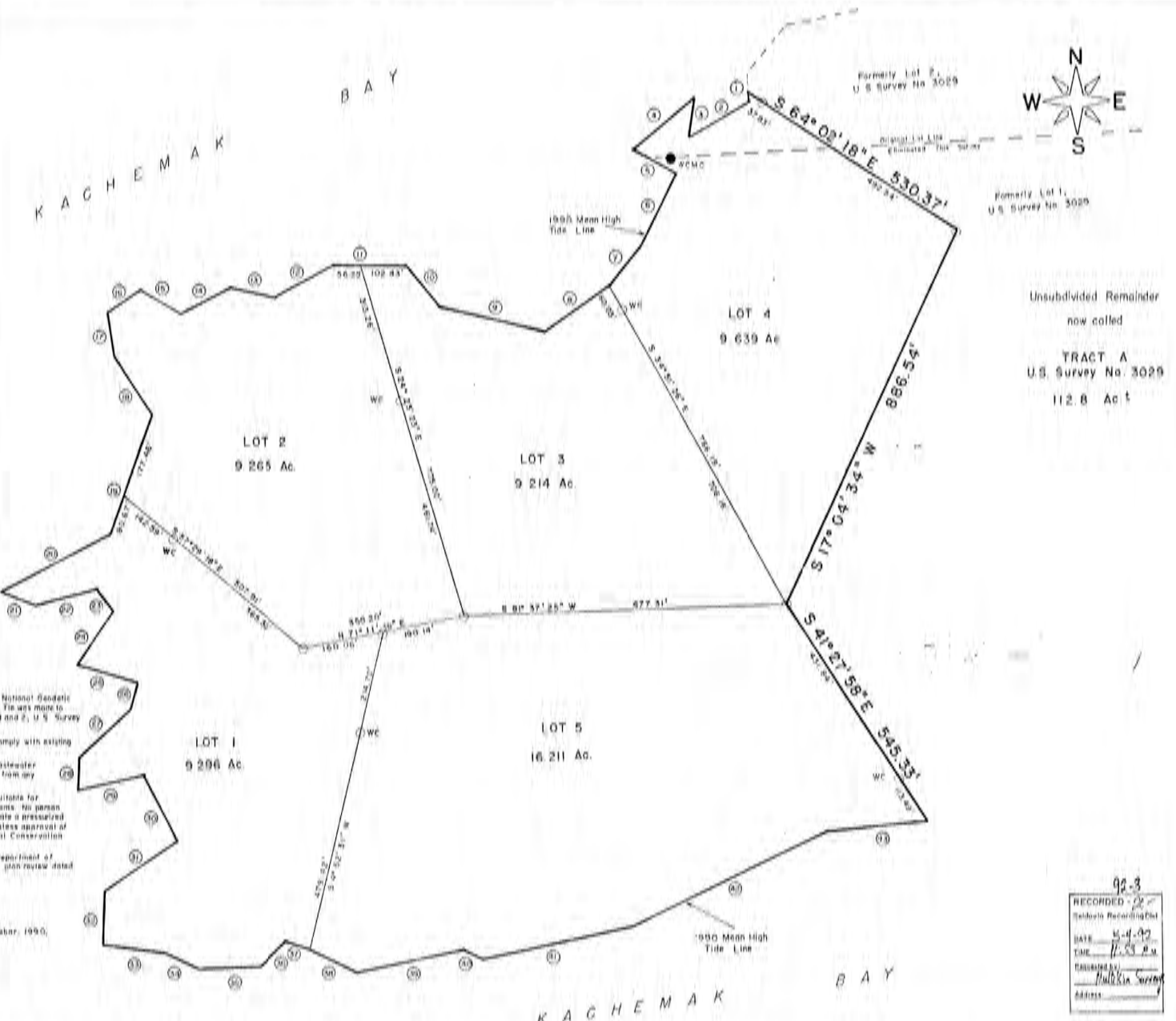


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TABLE OF MEANDERS		
NO.	BEARING	DISTANCE
1	N 10° 10' 00" W	19.30'
2	N 84° 04' 00" E	153.77'
3	S 37° 07' 00" E	79.82'
4	N 44° 04' 00" E	166.10'
5	N 62° 04' 00" W	105.88'
6	N 14° 30' 15" E	170.01'
7	N 34° 30' 30" E	101.12'
8	N 51° 00' 17" E	174.76'
9	S 33° 40' 00" E	356.80'
10	S 33° 00' 00" E	111.04'
11	N 81° 30' 00" E	158.60'
12	N 64° 00' 00" E	130.03'
13	N 55° 00' 00" E	100.31'
14	N 55° 47' 04" E	120.93'
15	S 67° 30' 00" E	97.31'
16	N 47° 01' 40" E	84.96'
17	N 14° 00' 00" W	92.89'
18	N 40° 30' 30" W	146.90'
19	N 10° 16' 00" E	268.13'
20	N 54° 07' 44" E	288.02'
21	N 71° 33' 04" W	79.00'
22	S 60° 31' 00" W	133.02'
23	N 43° 30' 10" W	59.41'
24	N 25° 47' 00" E	133.28'
25	N 81° 15' 14" W	131.53'
26	N 31° 22' 00" E	60.26'
27	N 40° 00' 00" E	153.19'
28	N 7° 20' 31" W	85.01'
29	S 71° 07' 00" W	144.12'
30	N 33° 35' 00" W	156.03'
31	N 43° 00' 17" E	109.50'
32	N 0° 07' 36" W	115.36'
33	S 89° 14' 00" W	130.87'
34	N 71° 10' 00" W	78.45'
35	S 81° 23' 17" W	136.57'
36	S 57° 11' 54" W	80.29'
37	N 72° 40' 01" W	50.30'
38	N 72° 40' 00" W	119.81'
39	S 70° 03' 33" W	229.85'
40	N 73° 42' 00" W	45.30'
41	S 70° 00' 33" W	300.00'
42	S 50° 50' 30" W	457.24'
43	S 59° 53' 30" W	219.27'

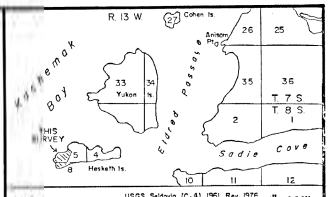


- NOTES:**
1. Basis of bearing is from Grand Island, a National Geodetic Survey monument, and its azimuth mark. Tie was made to 1957 M. No. 3029 and WCM 2 of Lots 1 and 2, U.S. Survey No. 3029.
  2. All wastewater disposal systems shall comply with existing applicable laws of local jurisdiction.
  3. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
  4. Lots on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a septic waste system or a water-borne system unless approval of the Alaska Department of Environmental Conservation is obtained.
  5. This plot received a waiver of Alaska Department of Environmental Conservation subdivision plan review dated March 24, 1989.

**LEGEND**

○ 5/4" 2" stamped steel cap on 5/8" rebar, 1990, 18 4489

● Found WCM B.M. 1951, 53029



**VICINITY MAP** USGS Release 10-41-96, Rev. 976  
USGS Release 10-51-96, Rev. 977 1" = 1 Mile

**PLAT APPROVAL**  
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Feb. 27, 1989

KENAI PENINSULA BOROUGH  
By William J. Porter  
AUTHORIZED OFFICIAL

**OWNERSHIP CERTIFICATE**  
We 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 rights-of-way to public use, and grant all easements to the use shown.

William J. Porter and Colleen A. Spurlin  
Marion L. Porter, P.O. Box 7081, Nikiski, AK 99635  
William J. Porter and Colleen A. Spurlin  
William J. Porter, P.O. Box 7081, Nikiski, AK 99635  
William J. Porter  
William J. Porter, P.O. Box 7081, Nikiski, AK 99635

**NOTARY'S ACKNOWLEDGEMENT**  
Subscribed and sworn before me this 17th day of April 1989, for William J. Porter - Colleen A. Spurlin as Per Mar. L. Porter - Colleen A. Spurlin

William J. Porter NO T: P: S: S:  
NOTARY PUBLIC FOR ALASKA STATE OF ALASKA  
My Commission expires: 3-5-93 My Commission Expires: \_\_\_\_\_

**OWNERSHIP CERTIFICATE**  
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision, and dedicate all rights-of-way to public use, and grant all easements to the use shown.

William J. Porter and Colleen A. Spurlin  
William J. Porter, P.O. Box 30, Kenai, AK 99501  
William J. Porter and Colleen A. Spurlin  
William J. Porter, P.O. Box 7081, Nikiski, AK 99635  
William J. Porter NO T: P: S: S:  
NOTARY PUBLIC FOR ALASKA STATE OF ALASKA  
My Commission expires: 3-5-93 My Commission Expires: \_\_\_\_\_

**HESKETH ISLAND ADVENTURE**

A subdivision of a portion of Lots 1 and 2 of U.S. Survey No. 3029 (Hesketh Island). The unsubdivided remainder of Lots 1 and 2, U.S. Survey No. 3029 is re-numbered and designated as Tract A, U.S. Survey No. 3029. This property is located within the following protected sections: The SE 1/4 and the SW 1/4 of Sec. 4, the SE 1/4 and the SW 1/4 of Sec. 5, the NE 1/4 and the NW 1/4 of Sec. 6, T. 5 S., R. 13 W., 3rd Edition of District, Seldovia Recording District, Alaska. Containing 53.625 Acres.

MULLIKIN SURVEYS  
Donald E. Mullikin, R.L.S.  
P.O. Box 790  
Homer, AK 99603

Surveyed for  
William J. Porter, et al.  
P.O. Box 7081  
Nikiski, AK 99635

DATE: JANUARY 1989  
SCALE: 1" = 100'  
DRAWN BY: JM  
FIELD BOOK NO. 94  
KPB FILE NO. 89-015

92-3  
RECORDED - 22  
Seldovia Recording Dist  
DATE: 4-4-92  
TIME: 11:53 AM  
DRAWING BY: Mullikin Surveys  
OFFICE:



## The National Map Web Map



A Map View containing The National Map overlay services and layers

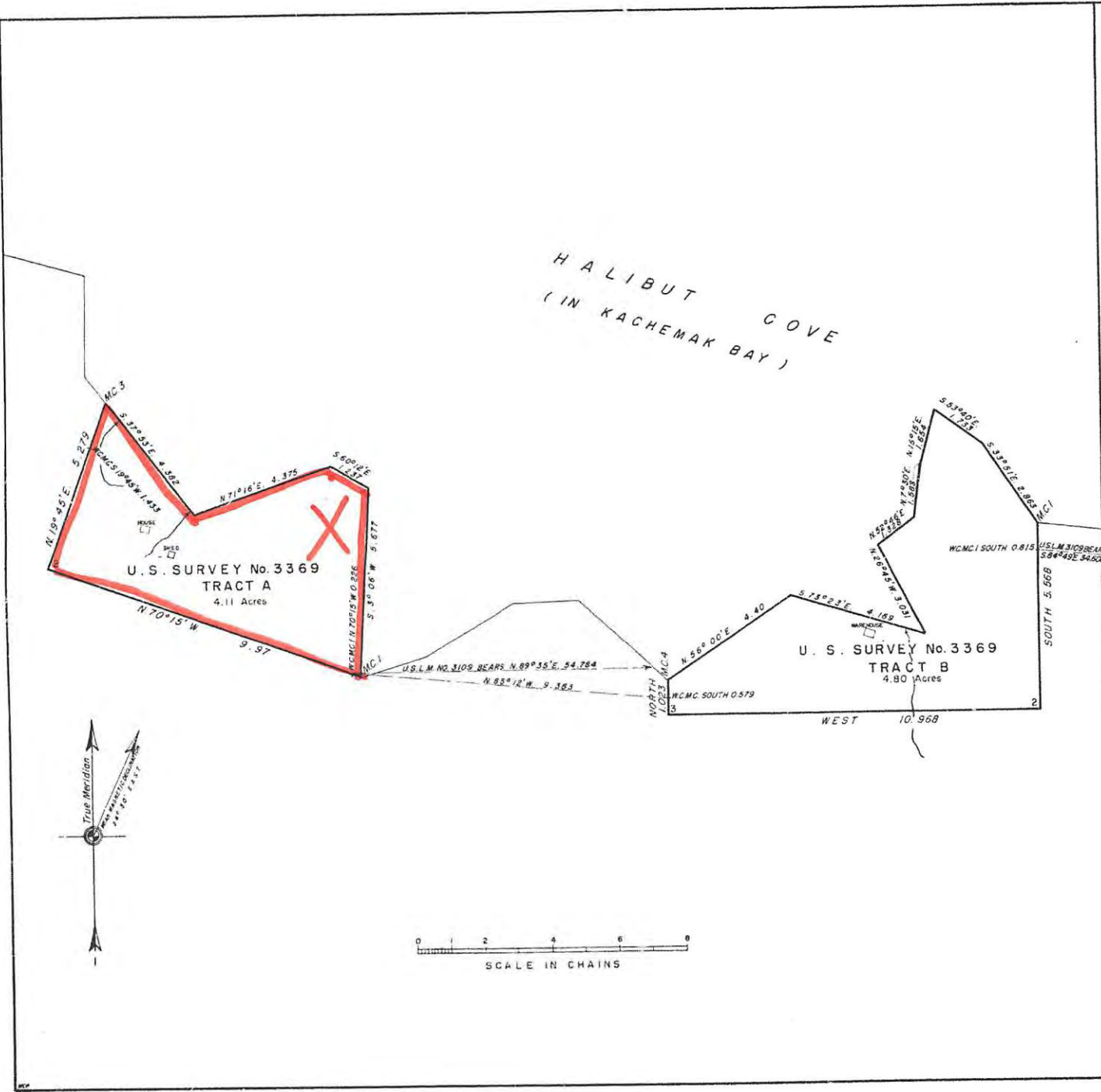
400ft

USGS, USDA | USGS National Map 3D Elevation Program (3DEP). June 13, 2022. | USGS TNM - 3D Elevation Program (3DEP). Data refreshed weekly. Service date 8/27/2021 | USGS The National Map: 3D Elevation Program. Data Refreshed July, 2022. | U.S. Fish and Wildlife Service | USGS WBD - Watershed Boundary Dataset. Data refreshed July, 2022. | USGS TNM - National Hydrography Dataset. Data Refreshed July, 2022. | USGS The National Map: National Hydrography Dataset. Data refreshed July, 2022. | U. S. Geological Survey - National Geospatial Program. Data Refreshed July, 2022. | USGS The National Map: National Boundaries Dataset. Data Refreshed July, 2022. | USGS The National Map: National Transportation Dataset; U.S. Census Bureau - TIGER/Line; U.S. Forest Service. Data Refreshed July, 2022. | USGS TNM - National Structures Dataset. Data Refreshed July, 2022. | USGS The National Map: Geographic Names Information System. Data Refreshed July, 2022. | USGS TNM - US Topo. Data Refreshed Nightly. | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.





HALIBUT COVE  
( IN KACHEMAK BAY )



U. S. SURVEY  
No. 3369, ALASKA

EMBRACING  
TRACT A AND TRACT B

SITUATED  
ON THE SOUTHWESTERLY SHORE OF A SMALL COVE  
SOUTH OF ISMAILOF ISLAND  
IN HALIBUT COVE, KACHEMAK BAY

TOTAL AREA: 8.91 ACRES  
Latitude 59°35'36" N. Longitude 151°14'52" W.  
AT WITNESS MEANDER CORNER NO. 1, TRACT A  
(As based upon the plat of U. S. Survey No. 3109)

Surveyed By  
EDWARD T. HUTCHISON, CARTOGRAPHER (CADASTRAL)  
September 26 to 28, 1954  
Under Special Instructions  
Dated July 22, 1954  
and Approved July 26, 1954

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C. January 27, 1955

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

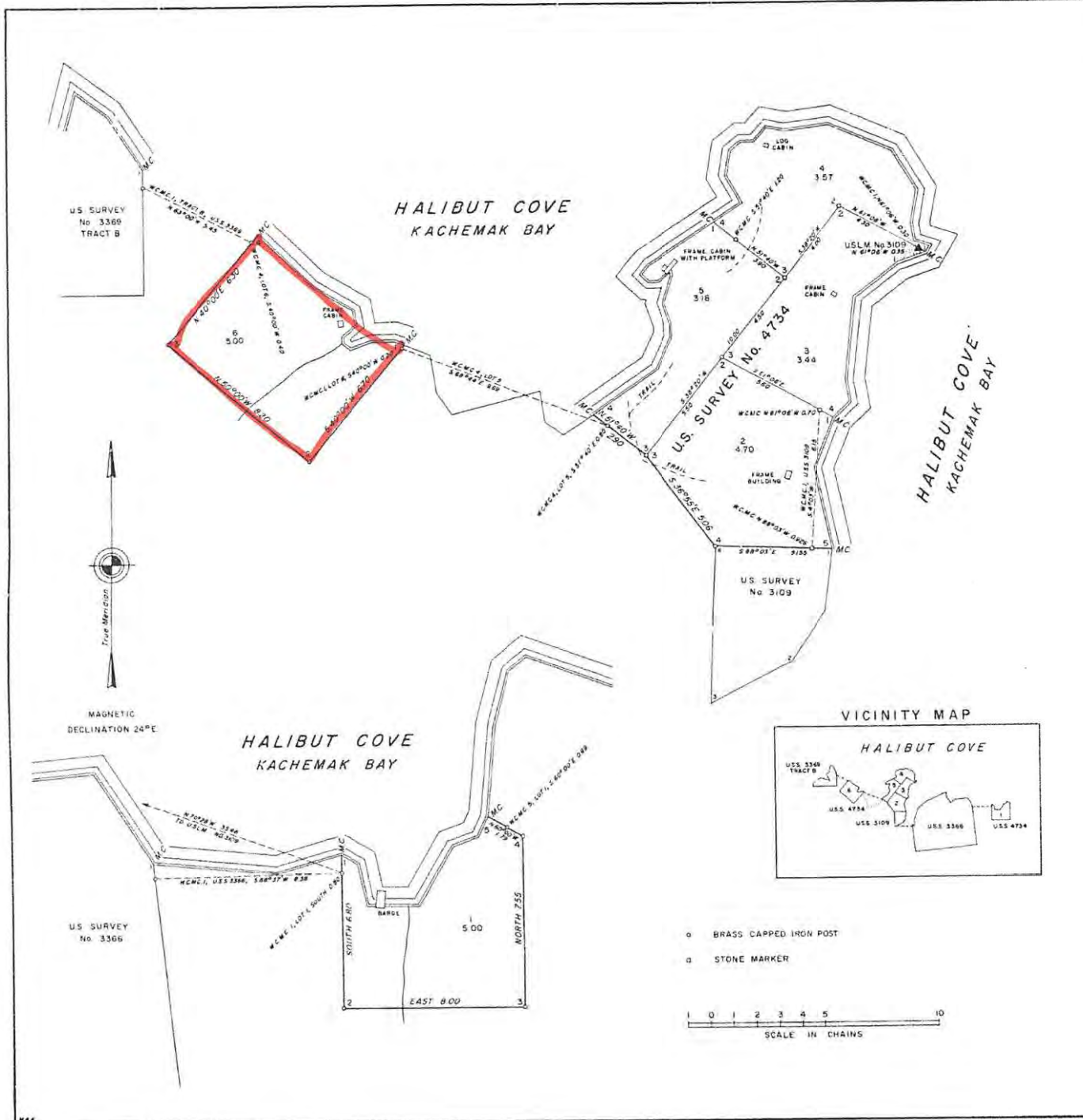
For the Director  
*Carl G. Harrington*  
Cadastral Engineering Staff Officer



59.593

151.238

USS 4734 lot 6



U.S. SURVEY  
NO. 4734, ALASKA

EMBRACING  
LOTS 1 THROUGH 6  
SITUATED  
SOUTH OF ISMAILOFF ISLAND  
IN HALIBUT COVE  
KACHEMAK BAY

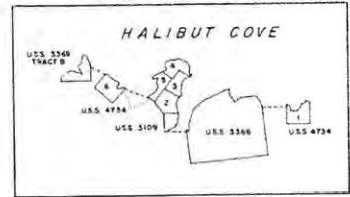
APPROXIMATE GEOGRAPHIC POSITION  
AT U. S. LOCATION MONUMENT NO. 3109  
LATITUDE 59° 35' 39" N., LONGITUDE 151° 13' 42" W.

AREA: 24.89 ACRES

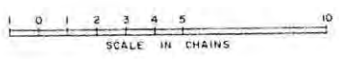
SURVEYED BY:  
HOWARD B. HYATT, SUPERVISORY CADASTRAL SURVEYOR  
MAY 23, 1964 TO JUNE 4, 1964

Under Special Instructions  
Dated March 23, 1964  
Approved March 26, 1964

VICINITY MAP



- o BRASS CAPPED IRON POST
- STONE MARKER



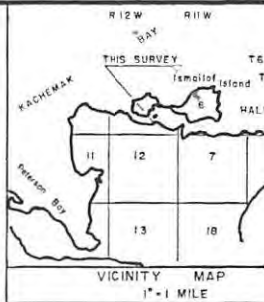
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C. August 23, 1966

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

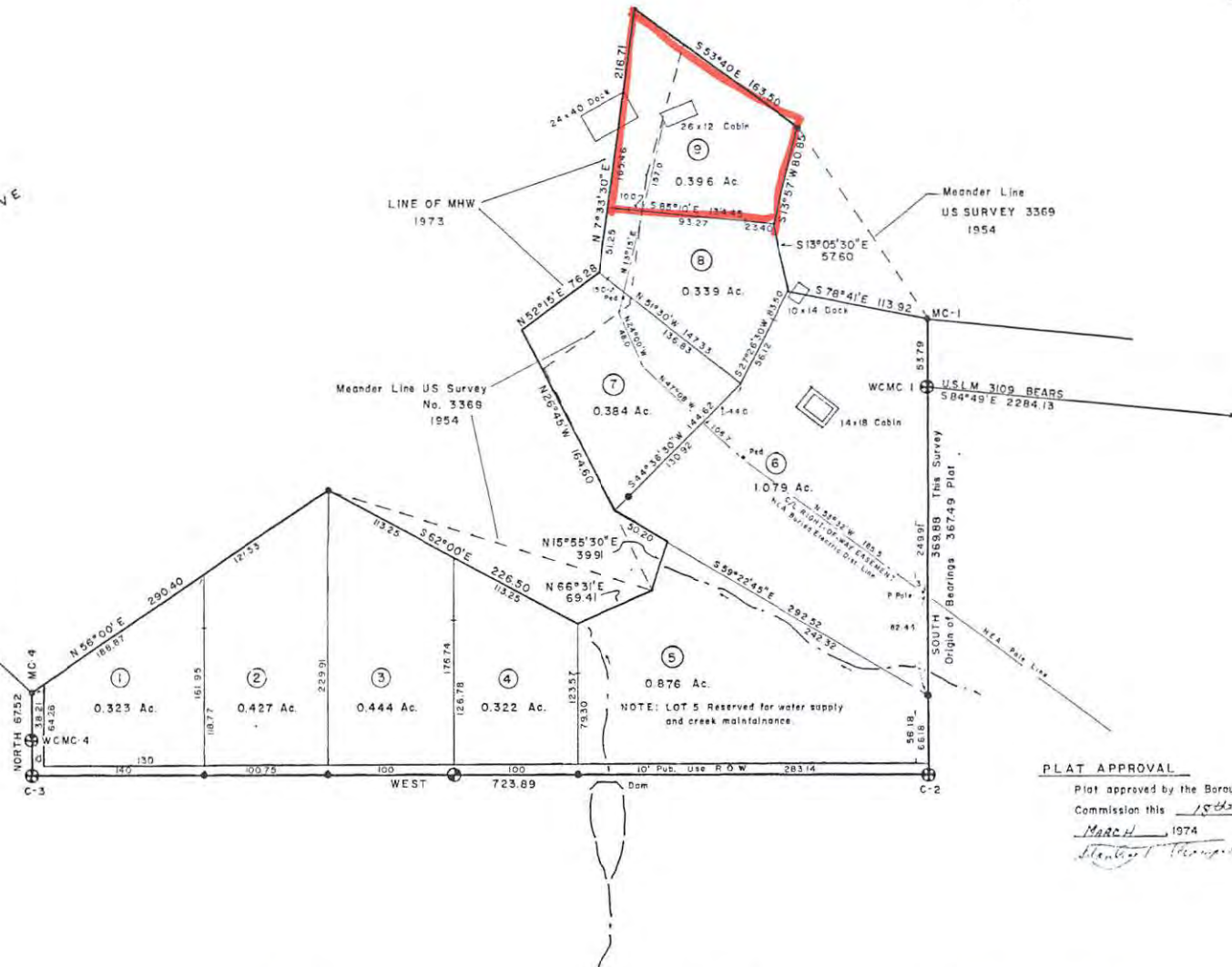
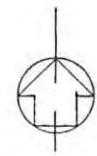
For the Director  
*R. L. Brown*

Acting Chief, Division of Engineering





74-2116  
 RECORDED (FRED) 369  
 BORNER or over  
 10-30-1974  
 4.08 P 4  
 RFB  
 [Signature]



HALIBUT COVE

**CERTIFICATE OF OWNERSHIP & DEDIC**

We hereby certify that we are the owners 3,4,5,7,8,9 shown and described hereon, here request approval of this plat, showing such easements for public utilities, road and alleys dedicated by us for public use.

Date: \_\_\_\_\_  
 [Signature] Diana R Tillie  
 CLEM TILLION DIANA R TILLIE  
 HALIBUT COVE HALIBUT COVE  
 CO BOX 373 CO BOX 373  
 HOMER, ALASKA HOMER, ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this 3<sup>rd</sup> day of August, 1974

[Signature]  
 NOTARY FOR A  
 My commission expires January 2, 1975

**CERTIFICATE OF OWNERSHIP & DEDIC**

We hereby certify that we are the owners of property shown and described as Lot 5, here request approval of this plat, showing such easements for public utilities, road and alleys dedicated by us for public use.

Date: May 7, 1974  
 [Signature] Grete V. Richards  
 THEODORE A RICHARDS GRETE V.  
 3004 BROOKSIDE DRIVE 3004 BRSD  
 ANCHORAGE, ALASKA ANCHORAGE

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this 7<sup>th</sup> day of May, 1974

[Signature]  
 NOTARY FOR A  
 My commission expires: 21 May, 1975

**PLAT APPROVAL**

Plat approved by the Borough Planning Commission this 18<sup>th</sup> day of March, 1974  
 [Signature]

**NOTE:**

There is no on-site water supply system or sewerage disposal facility proposed for this subdivision. The individual property owner should note that Title 19, Environmental Conservation, Chapter 72, Wastewater Disposal, of the Alaska Administrative Code, requires the approval of on-site water supply or waste water discharge by the Alaska Department of Environmental Conservation.

**LEGEND**

- ⊕ BLM Monument recovered
- ⊙ BC Monument set this survey
- Iron pin, set
- ⊕ Meander Corner, MHW, not set
- + WC to MHW, Hub & Tack, set
- ③ Lot Number

**SURVEYOR'S CERTIFICATE**

I, the undersigned Registered Surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that the dimensions shown hereon are true and correct.

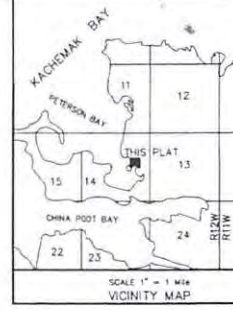
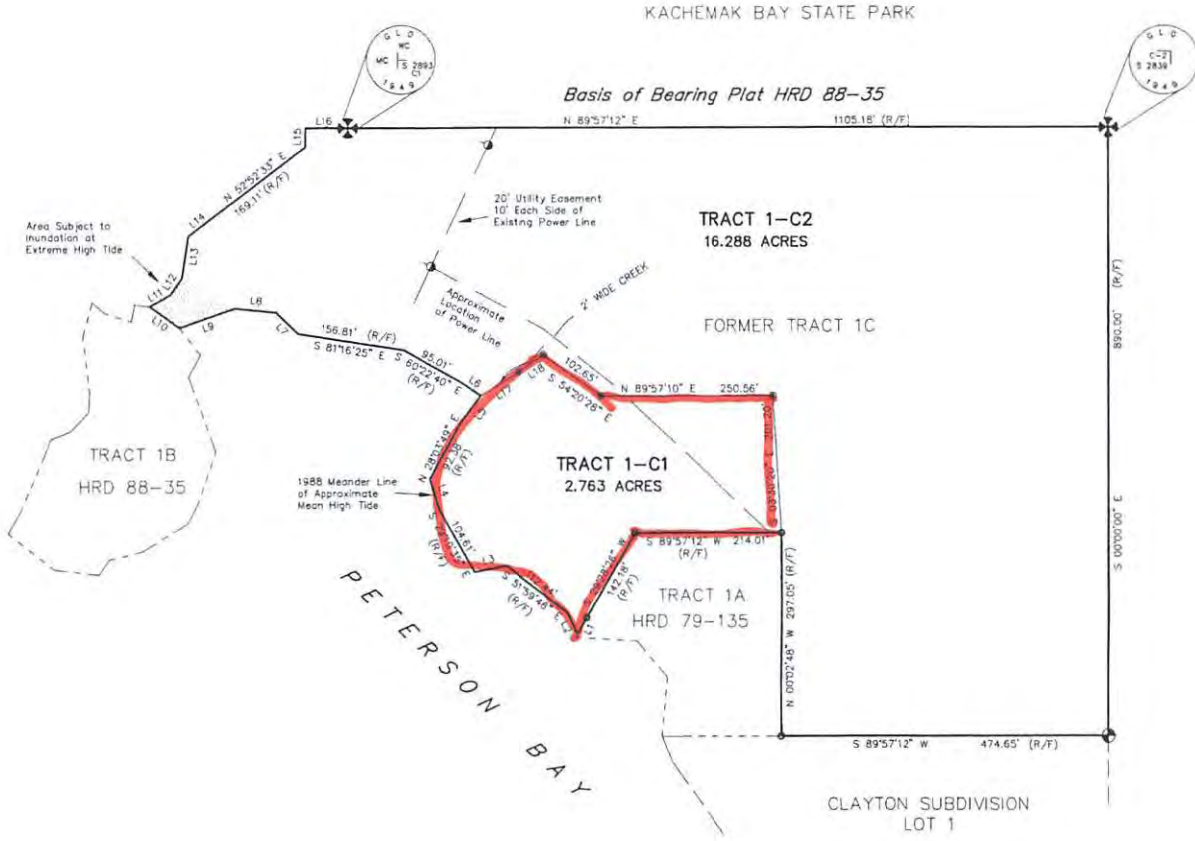
Date: April 7, 1974

[Signature]  
 BBS L'S





DIRECTION	DISTANCE
29°28'26" W	27.69
75°34'17" W	34.51
79°00'07" W	47.82
16°51'14" W	46.15
N 36°44'01" E	50.67
N 55°31'05" W	34.74
46°02'57" W	45.15
84°23'32" W	60.22
70°46'45" W	86.42
S 54°16'40" W	53.58
N 40°18'19" E	35.01
S 43°38'29" E	30.20
08°50'59" E	61.49
S 52°42'28" E	46.75
N 60°59'12" E	27.72
N 89°57'12" E	62.57
S 81°16'25" E	65.76
S 81°16'25" E	44.20



**LEGEND**

- ⊕ GLO monument of record recovered
  - Found 1/2" diam. rebar at Property and/or Witness Corn.
  - ⊙ Found 2 1/2" diam. alu. cap 4015-S 1980.
  - Set 1/2" X 24" rebar with McLane & Assoc cap attach.
- (R/F) Record and Found data agree

**NOTES**

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 3) The meander line of the Mean High Tide of Kachemak Bay forms the bounds of lots adjoining the Bay. The approximate M.H.T.L. is shown for survey computations only.

**ACKNOWLEDGEMENT**

F. Clausen  
 Notary Public for the State of Alaska  
 Commission expires 11/09/95

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent grant all easements to the use shown.

*Daniel F. Clausen*  
 Daniel F. Clausen

**WASTEWATER DISPOSAL**

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for an approved alternative wastewater disposal system for use on lots within this subdivision are available from the Alaska Department of Environmental Conservation. 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.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.  
*Scott Ingue* EEA 03/04/92  
 Signature Title Date

**PLAT APPROVAL**

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

December 16th, 1991.

KENAI PENINSULA BOROUGH by  
*Richard Torgerson*  
 Authorized Official



92-13  
 RECORDED 20  
 HOMER REC. DIST  
 DATE 3-16-92  
 TIME 11:00 A.M.  
 REGISTERED BY MCCLANE & ASSOCIATES  
 ADDRESS P.O. BOX 468  
 SOLDATO, AK 99669

**CLAUSEN SUBDIVISION NO. NO.**  
 (A Resubdivision of Clausen Subdivision No. 2, Tract 1C)

DANIEL CLAUSEN, OWNER  
 10819 KENAI SPUR HIGHWAY  
 KENAI, AK. 99611 LOCATION  
 19.051 AC. M/L, SITUATED IN THE E 1/2 OF PROTR/ SECTION 14, T. 7 S., R. 12 W., S.M., AK. AND THE 1 PENINSULA BOROUGH IN THE HOMER RECORDING DIS

Surveyed by: McLane & Associates  
 P.O. BOX 468  
 Soldato, AK 99669  
 Date: 11/15/91 Book No.: 79-16 Project No:  
 88-14  
 Drawn by: M.J.P. Scale 1" = 100' 91-158  
 Checked by: MSM KPB File #













RE: KPB File No. 2022-135

Submission to the Kenia Peninsula Borough Planning Commission (KPBPC):

Thank you for the opportunity to comment on the proposed subdivision of Lot 5 owned by Mr. Bradley Kloeckl. Brad and I share the beach that provides water access to our properties. He has been an excellent neighbor for many years and I agree that he has the right and authority to subdivide his property under the Hesketh Island Ownership Agreements.

The proposed sub-divided lots 5A and 5B will increase the number of people using our shared beach and likely require additional mooring buoys and/or running lines to anchor boats used by the new lot owners to access the island. Depending on the location and number of these moorings they could negatively impact my access to my property. The additional lots will also require access from the beach, across current owner's properties, to reach the new lots. Access directly from the water to those lots is not practical because of the geography of the steep cliffs that go straight down to the water with no direct beach access. The easements to access the proposed new lots are not clearly defined in the information provided as part of the Public Notice I received in the mail. Following the lot boundary lines to access the lots would require the new property owners to create trails through marshy areas on my lot or go through current owner's properties.

Based on concerns of how the new lots will be accessed, I request that all easements to access the proposed lots be clearly defined and provided to property owners that could be impacted prior to the KPBPC making a final decision. This information would help alleviate concerns regarding how adjacent landowners may be impacted and provide the opportunity for landowners to make more informed comments regarding potential impacts to their properties.

Sincerely,  
Darrell R. Brannan  
Lot 10, Hesketh Island

[Planning@kpb.us](mailto:Planning@kpb.us)

RE: KPB File No. 2022-135

To whom it may concern:

I am an abutter to the land on Hesketh Island owned by the petitioner (Mr. Bradley Kloeckl), who is seeking to subdivide his existing lot to create three lots from one. I strongly support Mr. Kloeckl's legal right to subdivide his lot, and greatly appreciate that he has agreed to abide by the original CCRs for this property and implement a minimum lot size of 5 acres. However, I wish to raise a concern regarding access to the lots as drawn.

There is simply no water access to the lots labeled as Lot 5A and Lot 5B, due to the steep cliffs that go straight up from the high water mark. Unless the owners of these two new lots plan on entering and exiting from these properties by helicopter, the only access to and from these lots is through my property (labeled Lot 3 on the plat), or through Lot 5C using the beach access located in the lowland area to the east of the far east corner of lot 5C and on the west end of Tract 10, which is owned by Mr. Darrell Brannon.

A dedicated right of way going through Lots 5C and 5B may resolve this access problem, but I didn't see any right of way listed in the proposal, or any assurance from the petitioner that there would be a verbal agreement about access through Lot 5C to these otherwise inaccessible lots. Perhaps such agreements will be made at the time of sale, however that information is not provided.

Thank you for the opportunity to offer my comments.

David Witherell, owner  
Lot 3, Hesketh Island