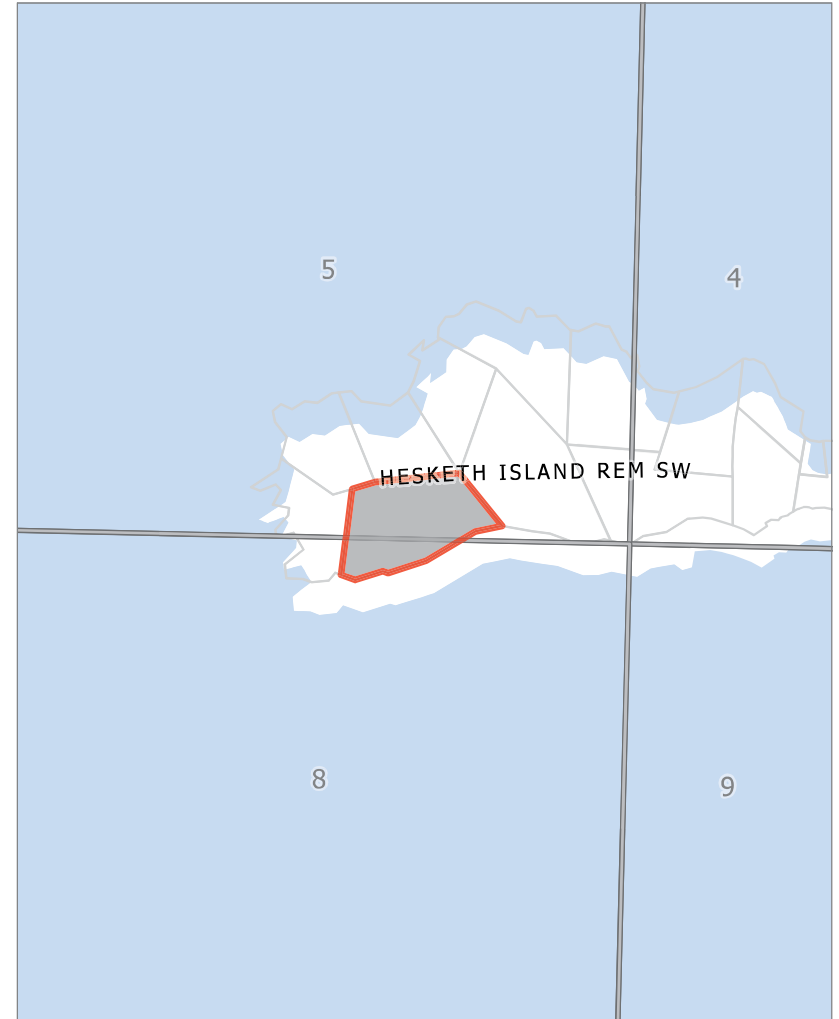
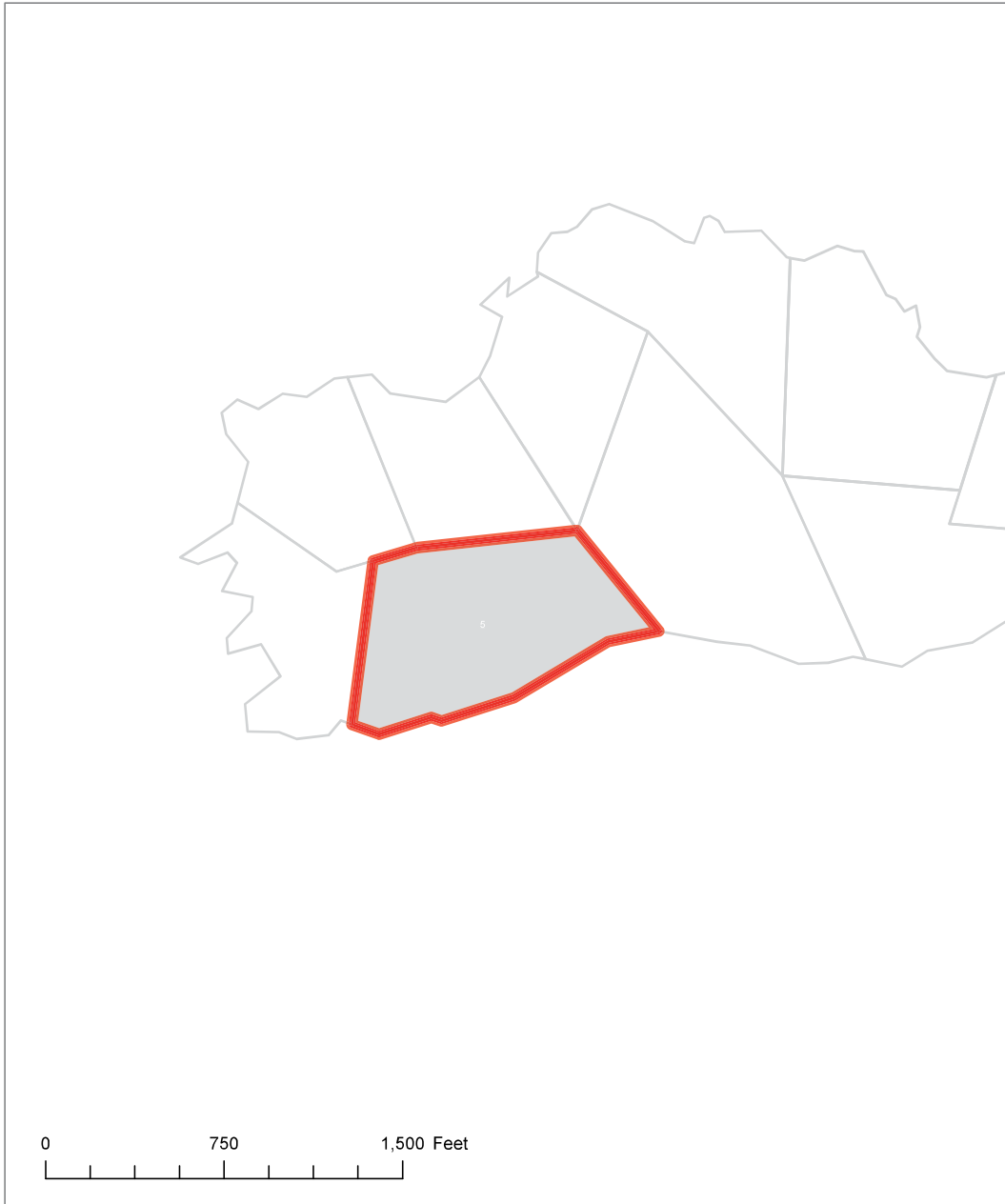


E. NEW BUSINESS

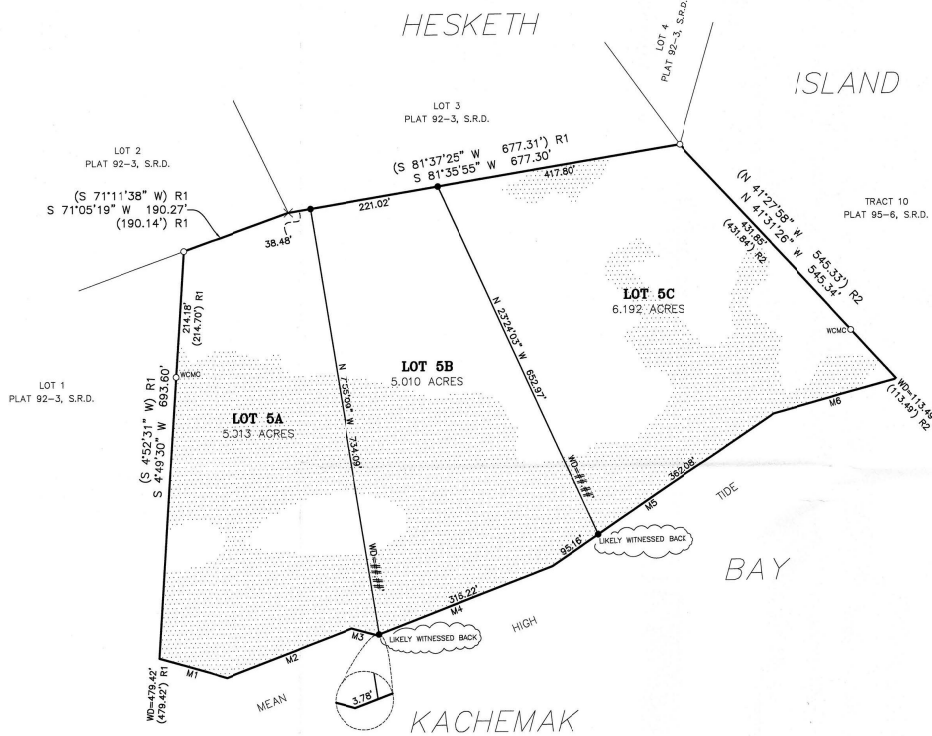
- 4. Hesketh Southwest; KPB File 2022-135**
Mullikin Surveys / Kloeckl
Location: Hesketh Island
Remote Area



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



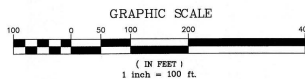
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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

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 LEAGACY 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" RESAR.
4. AN AREA 50 FT. UP/LAND 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	229.65'	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

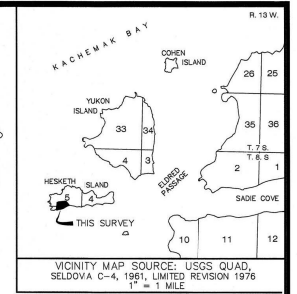
SURVEYORS CERTIFICATE

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 Kioelch
448 Bonanza Ave
Homer, AK 99603

Date: _____

NOTARYS 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 16.215 ACRES, MORE OR LESS

SURVEYOR	CLIENT
MULLIKIN SURVEYS P.O. BOX 1023 HOMER, AK 99603 907-299-2289	BRAD KIOELCH 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

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

Parent Parcel No.:	191-010-54
Legal Description:	Lot 5 of Hesketh Island Adventure
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	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 required 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 accessed 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 not 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	<p>Reviewer: Haws, Derek Affected Addresses: 62303 HESKETH ISLAND REM SW</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<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**

- *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.

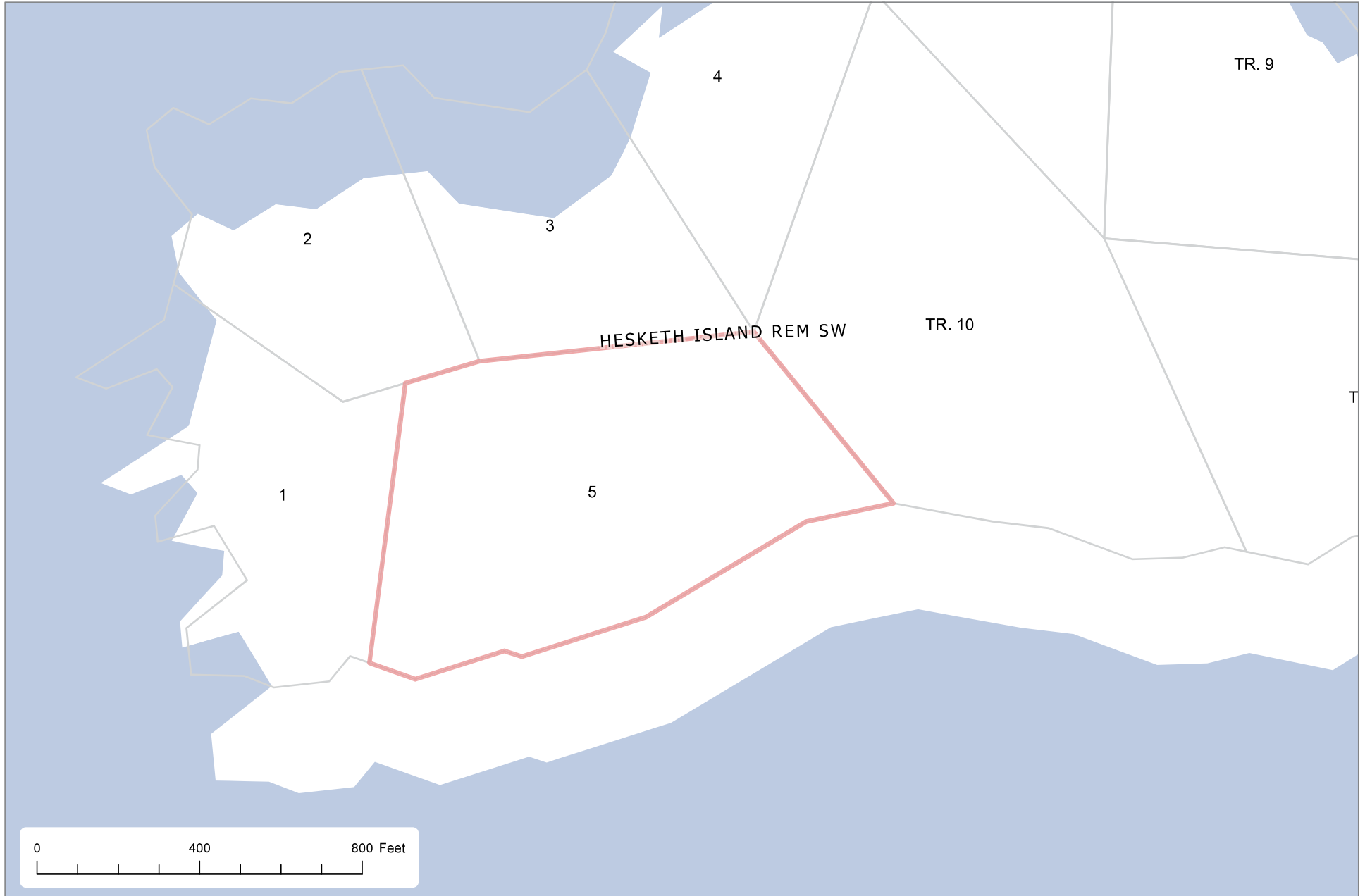
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.



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.



TABLE OF MEANDERS

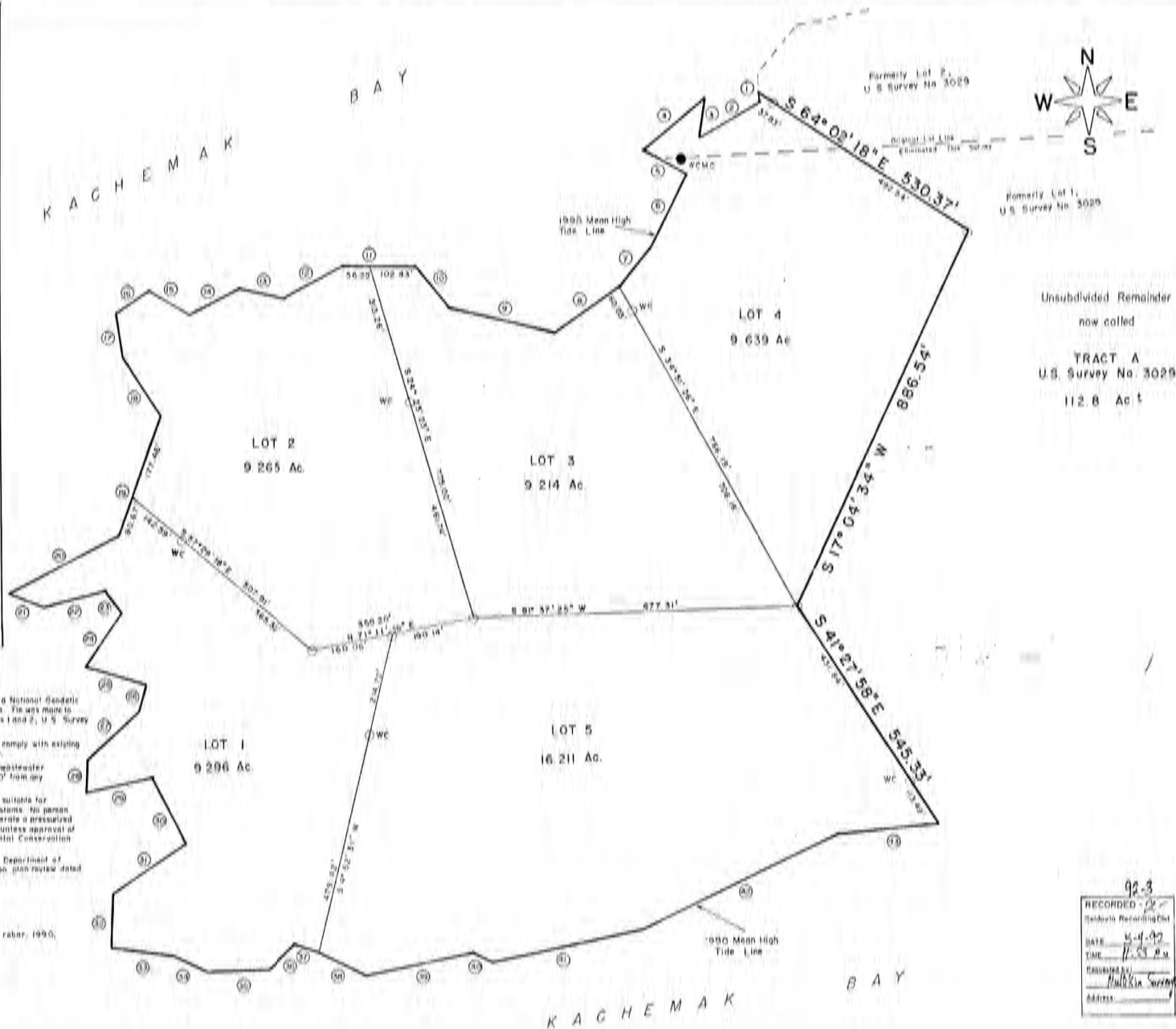
NO.	BEARING	DISTANCE
1	N 10° 10' 30" W	19.30
2	N 82° 40' 30" E	153.77
3	S 31° 57' 30" W	79.82
4	N 44° 43' 40" E	166.18
5	N 67° 56' 30" W	105.88
6	N 14° 30' 15" E	170.01
7	N 84° 39' 30" E	101.1
8	N 81° 00' 15" E	174.76
9	S 33° 40' 40" E	256.89
10	S 46° 05' 15" E	111.06
11	N 13° 30' 30" E	188.68
12	S 4° 30' 15" E	136.03
13	S 85° 28' 30" E	100.35
14	N 55° 47' 04" E	170.35
15	S 67° 30' 15" E	97.31
16	N 47° 41' 45" E	84.50
17	N 14° 20' 30" W	92.89
18	N 40° 30' 30" W	148.35
19	N 10° 16' 26" E	268.15
20	N 82° 27' 44" E	258.07
21	N 71° 33' 30" W	79.60
22	S 60° 33' 00" W	133.02
23	N 43° 36' 10" W	89.41
24	N 82° 47' 50" E	133.26
25	N 81° 15' 14" E	131.53
26	N 81° 40' 15" E	80.26
27	N 40° 06' 50" E	153.19
28	N 72° 06' 31" E	65.01
29	S 71° 33' 00" W	144.0
30	N 13° 50' 30" W	186.02
31	N 90° 00' 12" E	109.59
32	N 47° 00' 30" W	115.36
33	S 89° 14' 00" W	150.97
34	N 71° 15' 00" W	78.45
35	S 81° 25' 12" W	136.87
36	S 81° 11' 50" W	80.82
37	N 70° 42' 00" W	50.50
38	N 73° 05' 00" W	119.81
39	N 80° 03' 30" W	239.85
40	N 73° 42' 00" W	45.35
41	N 70° 40' 30" W	300.60
42	S 82° 50' 30" W	452.24
43	S 79° 53' 30" W	219.24

NOTES:

- 1. Results of the study from Great Island, a National Wildlife Refuge monument, and its adjacent marsh. The study was made to USFWS in 1979 and WCEP of Louisiana 2, U.S. Survey No. 3029.
- 2. All wastewater disposal systems shall comply with existing applicable laws of time of construction.
- 3. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
- 4. Soils on these lots may or may not be suitable for construction on-site sewage disposal systems. No person may construct, install, maintain, or operate a pressurized water system or a water-borne system unless approval of the Alaska Department of Environmental Conservation is obtained.
- 5. This grant received a waiver of Alaska Department of Environmental Conservation's public review dated March 21, 1989.

LEGEND

- Seal 2^d stamped alum. cap on 5/9th paper, 1990, LS 4469



The map shows a coastal area with several islands and a bay. A grid system is overlaid on the map, with numbers 1 through 12 indicating specific locations. A scale bar indicates a distance of 100 meters.

- Top Left:** R 13 W
- Top Center:** Cohen Is.
- Top Right:** 26, 25
- Center Left:** Machemak Bay
- Center:** 33, 34, 35, 36, T T S, T B S, I
- Center Right:** Elated Passat
- Bottom Left:** THIS SURVEY, 5, 4, 3, 2, 1, Hankin Is.
- Bottom Center:** Sadie Cove
- Bottom Right:** 10, 11, 12

FLAT APPROVAL

This plot was approved by the Kendal Peninsula Borough Planning Commission at the meeting of Feb 27, 1989

KENAI PENINSULA BOROUGH

By Wanda T. Ma

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.

1. Marion L. Porter by Col. A. Spencer
 L. Porter, P.O. Box 7081, NIKISKI, AK 99635
 2. Marion L. Porter by Col. A. Spencer
 L. Porter, P.O. Box 7081, NIKISKI, AK 99635

W. Porter, PO Box 7081, Nikiski, AK. 99635

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 1st day of April
for Robert W. Porter & Coline A. Spurgeon, as for
Morris L. Porter & Coris A. Porter

Notary Public State of Alaska My Commission Expires: 3-5-93	NOTARY PUBLIC STATE OF ALASKA 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.

Colin A. Spurgeon

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 7th day of April
1979, at Rebecca T. Miller & Coline A. Spurgeon
Notary Public

NOTARY PUBLIC FOR ALASKA
PAID: M775A
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
in Alaska Island. The unsubdivided remainder of Lots 1 and 2, U.S.
Survey No. 3029 is now combined and designated as Tract A, U.S. Survey
No. 1129. This property is located within the following protected sections:
The NE1/4 and the SW1/4 of Sec 4, the SE1/4 and the SW1/4 of Sec. 5,
the NE1/4 and the NW1/4 of Sec. 9, T2C, R13W, 5M, Third
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:
Willie Porter, et al.
P.O. Box 7081
Nikiski, AK 99635

DATE: - JANUARY 1989

SCALE: 1" = 100'

DRAWN BY: JM

FIELD BOOK NO. 94

KRB FILE NO 89-015

400ft

E4-14





D.S. 790
A.S. 1474



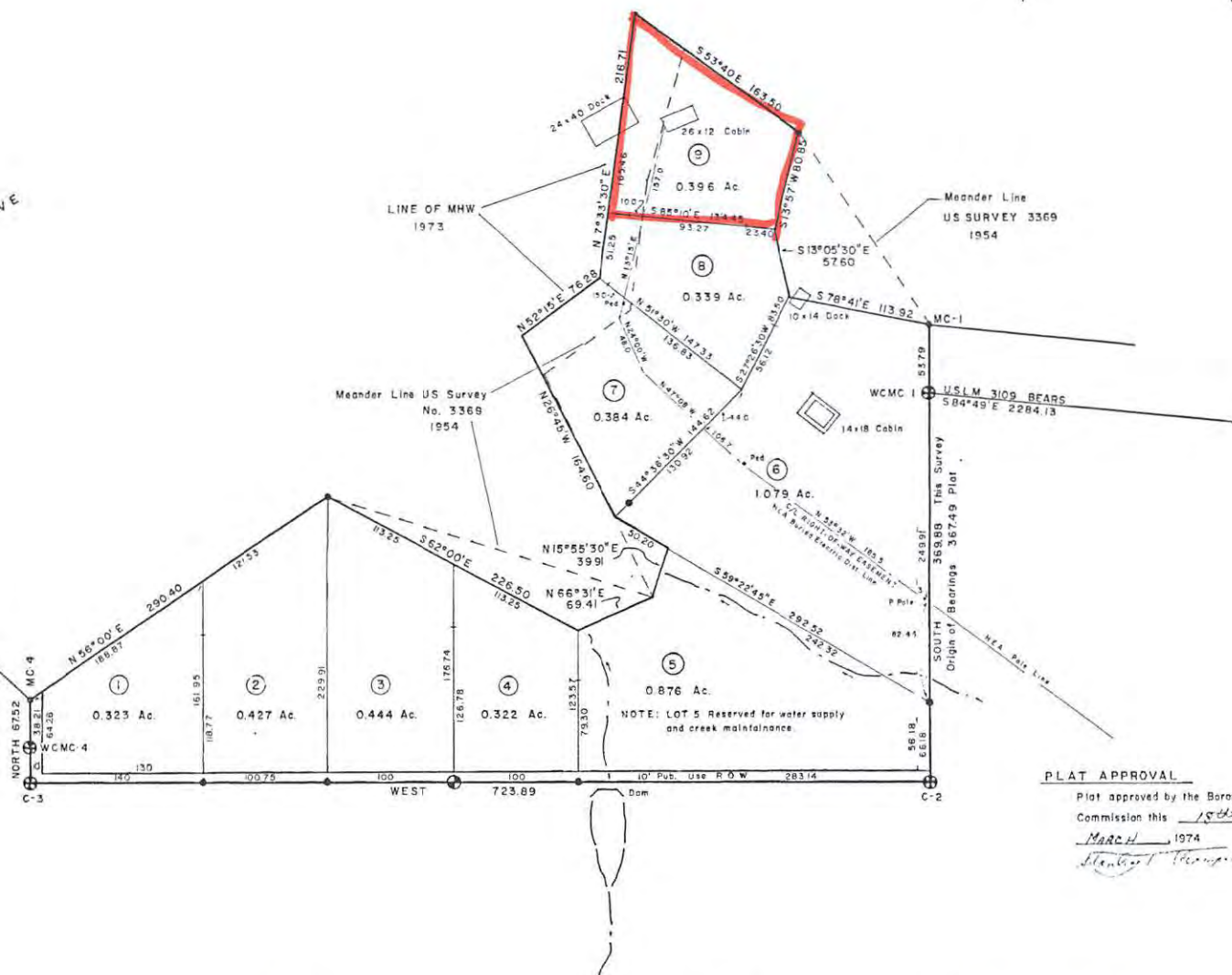
59.593

151.238

USS 4734 lot 6



HALIBUT COVE



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

J. E. Fuglestad
B.S. L.S.



CERTIFICATE OF OWNERSHIP & DEDICATION

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: _____
Clem Tillion Diana R. Tillion
 CLEM TILLION DIANA R. TILLION
 HALIBUT COVE HALIBUT COVE
 CD BOX 375 CD BOX 375
 HOMER, ALASKA HOMER, ALASKA

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 3rd day of August, 1974

James R. ...
 NOTARY FOR A

My commission expires June 2, 1975

CERTIFICATE OF OWNERSHIP & DEDICATION

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
Theodore A. Richards Grete V. ...
 THEODORE A. RICHARDS GRETE V. ...
 3004 BROOKSIDE DRIVE 3004 BROOKSIDE DRIVE
 ANCHORAGE, ALASKA ANCHORAGE, ALASKA

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 7th day of May, 1974

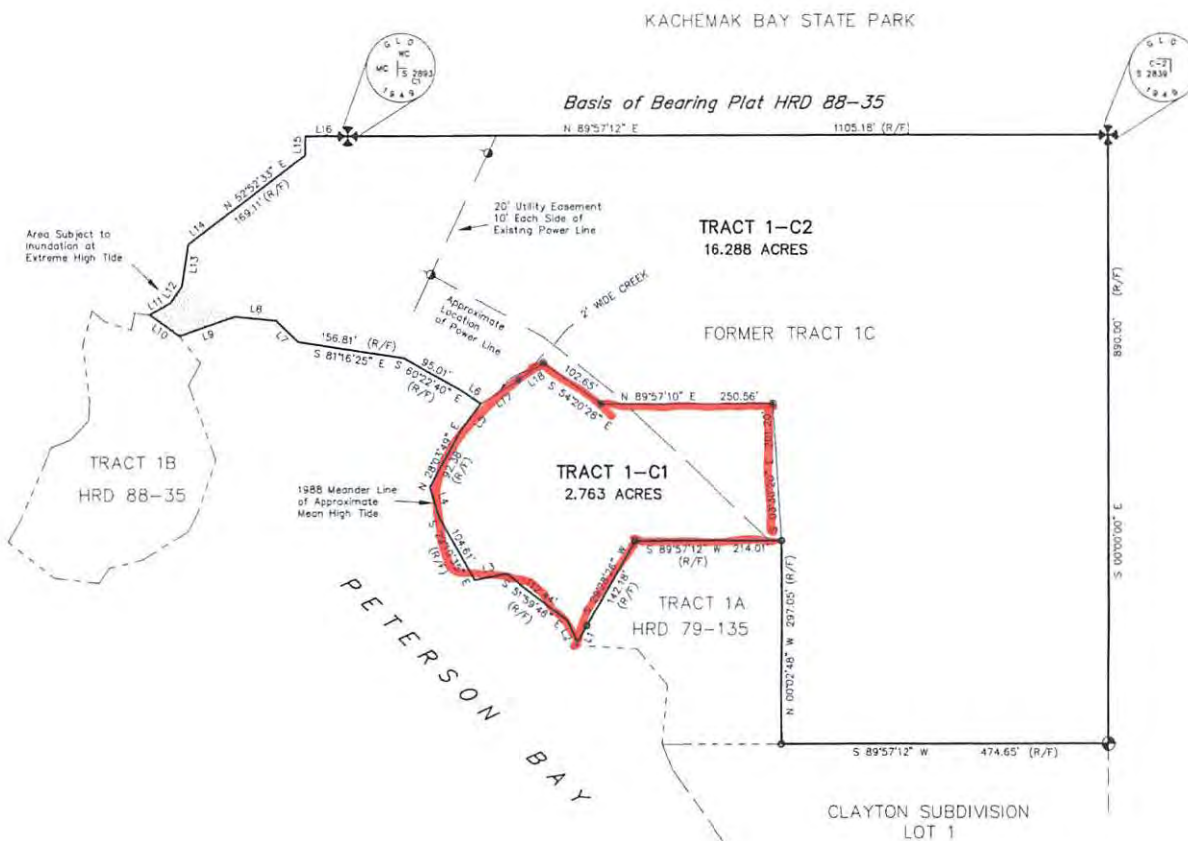
John E. ...
 NOTARY FOR A

My commission expires: 21 May, 1975

DATE OF SURVEY Aug. 2, 1972	BY: T.C. Fuglestad
PLAT CANNERY SUBDIVISION	
OF US SURVEY NO. 3369 TRACT B, HA	
Located Within	
Prof. Sec. 1, T7S, R12W, Seward, A	
DRAWN BY: EPF	
SCALE: 1" = 50'	CHECKED: FILE NO.:



DIRECTION	DISTANCE
29°28'26" W	27.65'
1°25'34" W	34.51'
79°00'07" W	47.82'
1°52'14" W	46.15'
N 38°44'01" E	50.67'
N 55°31'05" W	34.74'
46°02'57" W	45.15'
84°23'22" W	60.22'
70°46'45" W	66.42'
N 54°16'40" W	53.58'
N 40°18'19" E	35.01'
N 34°38'25" E	30.20'
N 08°50'39" E	61.49'
N 52°42'28" E	46.75'
N 60°59'12" E	27.72'
N 89°57'12" E	62.57'
N 58°18'30" W	65.75'
N 55°26'47" 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

worn before me this

February, 1992

commission expires 11/01/95

Sam McLane
Notary Public for the State of Alaska

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

Robert Tingen
Authorized Official

STATE OF ALASKA
NOTARY PUBLIC
SARA A. MCLEANE
My Commission Expires 11/01/95

92-13
RECORDED 20
HOMER REC. DIST
DATE 3-16-92
TIME 11:00 A.
REGISTERED BY MCLEANE & ASSOC.
ADDRESS P.O. BOX 468
SOLDOTNA, AK. 99609

CLAUSEN SUBDIVISION 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
Soldotna, AK. 99609

Date: 11/15/91 Book No.: 79-16 Project No.:
88-14
Drawn by: MJP Scale 1" = 100' 91-158
Checked by: MSM KPB File 1











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

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