

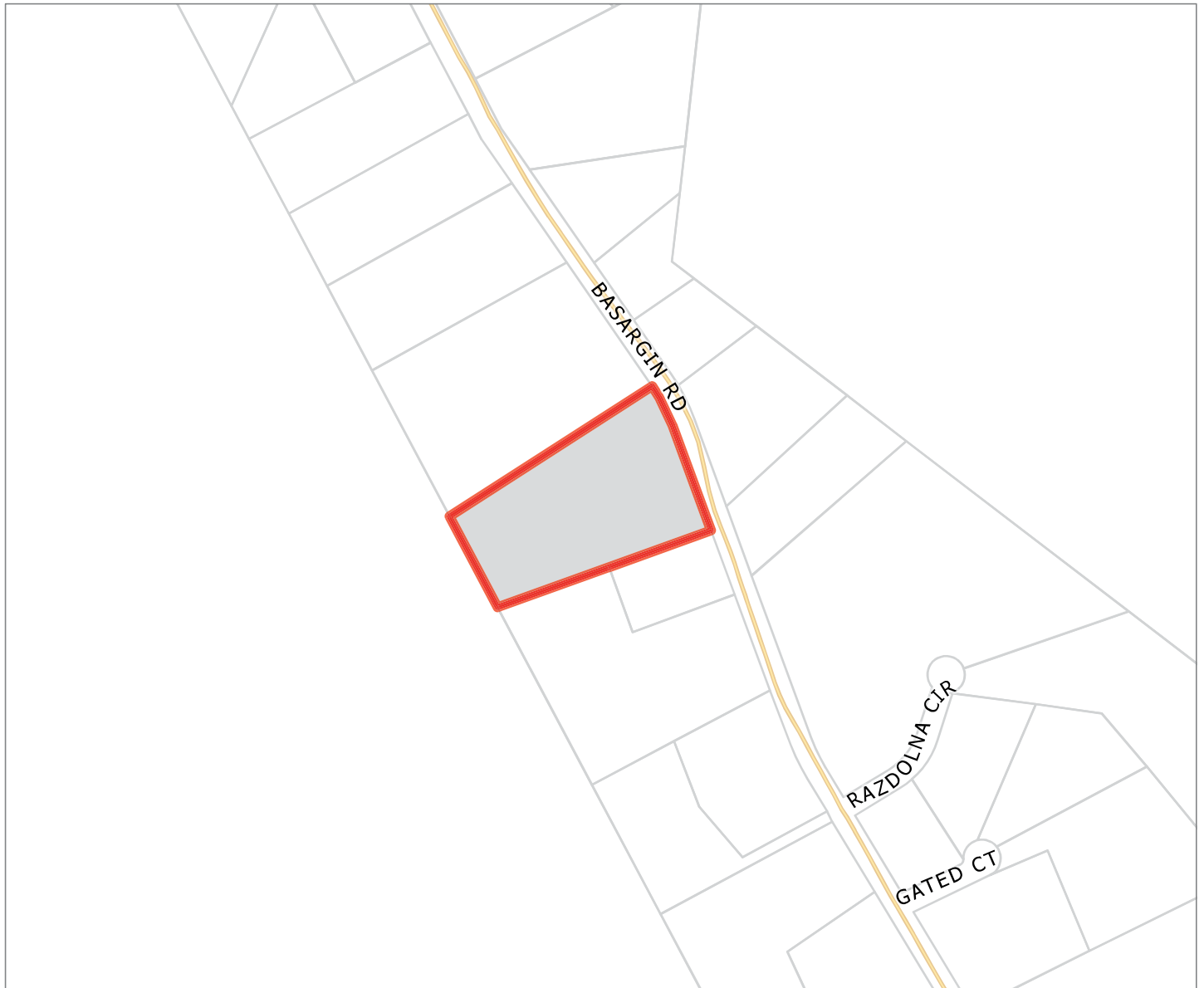
E. NEW BUSINESS

**5. Razdolna 2023 Replat Lot 10-D-2
KPB File 2022-163**



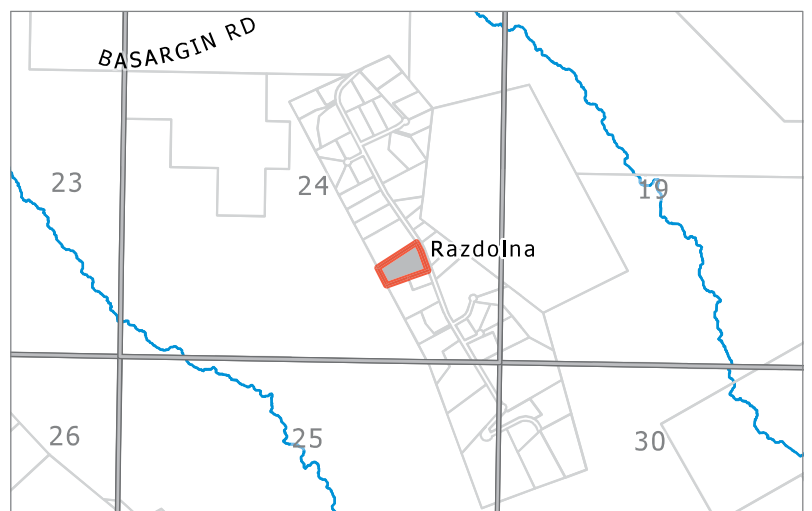
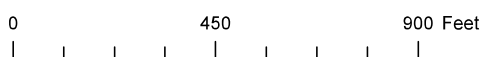
Kenai Peninsula Borough Planning Department

Vicinity Map



KPB File 2022-163
T 04S R 11W SEC 24
Fox River

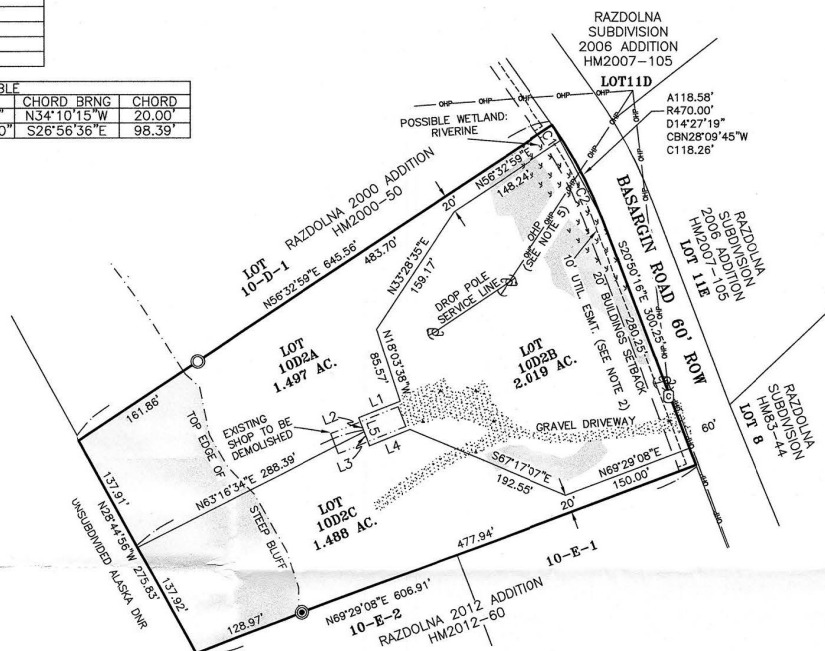
11/9/2022





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°11'01"E	50.54'
L2	S21°06'10"E	16.93'
L3	S21°06'10"E	16.93'
L4	N68°11'01"E	49.40'
L5	S21°06'10"E	33.86'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRNG	CHORD
C1	20.00'	470.00'	N34°10'15"W	20.00'
C2	98.57'	470.00'	S26°56'36"E	98.39'



WASTEWATER NOTE

TBD

NOTES

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF SIDE LOT LINES IS A UTILITY EASEMENT PER HM2000-50.
3. 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.
4. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT(S) PER KPB 20.30.190(B).
5. PER HM2000-50 THERE IS A 10' UTILITY EASEMENT EACH SIDE OF CENTERLINE OF EXISTING POWER LINES INCLUDING GUYS AND ANCHORS AS GRANTED BY HM83-44.
6. GREY SHADING REPRESENTS SLOPES STEEPER THAN 20% AS SHOWN ON KENAI PENINSULA BOROUGH GIS MAPPING.
7. WETLAND HATCHING REPRESENTS POTENTIAL WETLANDS AS CLASSIFIED BY KENAI WATERSHED FORUM SHOWN ON KENAI PENINSULA BOROUGH GIS MAPPING.

LEGEND

- ⊙ FD 2" AL-CAP SET BY 4469S IN 1997
- ⊙ FD 2" AL-CAP SET BY 4469S IN 2000
- ⬇ POWER POLE
- ⬇ POWER POLE ANCHOR
- ⊙ TELEPHONE PEDESTAL

PLAT

Rec Dist _____
Date _____
Time _____M

KPB FILE No. 2022-_____

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 public rights-of-way and grant all easements to the use shown.

MARIA K BASARGIN
P.O. BOX 3363
Homer, AK 99603

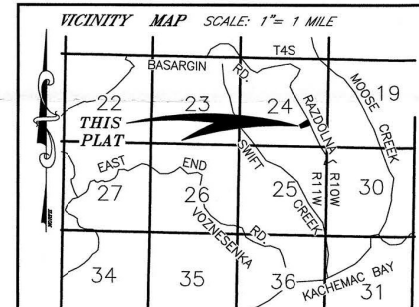
NOTARY'S ACKNOWLEDGEMENT

For Maria K Basargin
Acknowledged before me this _____ day of _____, 2023.
Notary public for Alaska _____ My Commission Expires _____

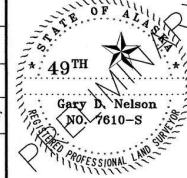
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____
KENAI PENINSULA BOROUGH

BY _____
Authorized Official



DATE 11-2-2022
SCALE 1" = 100'
JOB No. 5436
DRAWING: 5436_5232_5086



RAZDOLNA 2023 REPLAT LOT 10-D-2

A SUBDIVISION OF LOT 10-D-2, RAZDOLNA 2000 ADDITION, HM2000-50 LOCATED WITHIN THE SE1/4 SEC. 24, T4S, R11W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, STATE OF ALASKA CONTAINING 5.004 ACRES

OWNERS: MARIA K BASARGIN
PO BOX 3363
HOMER, AK 99603

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603

KPB 2022-163

AGENDA ITEM E. NEW BUSINESS

ITEM 5 - RAZDOLNA 2023 REPLAT LOT 10-D-2

KPB File No.	2022-163
Plat Committee Meeting:	December 12, 2022
Applicant / Owner:	Maria K. Basargin of Homer, AK
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Basargin Road, Fox River

Parent Parcel No.:	185-460-37
Legal Description:	Lot 10-D-2 Razdolna 2000 Addition
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 5.004 acre parcel into 3 lots ranging in size from 1.488 acre to 2.019 acres.

Location and Legal Access (existing and proposed): The proposed plat is in the located off Basargin Road in the Razdolna area. Basargin Road is a borough maintained right-of-way that was dedicated as a 60-foot right-of-way by Razdolna Subdivision HM 83-44. The road is long and meanders through the area. It is accessed near mile 19 of state maintained East End Road.

The parent lot currently has a driveway constructed from Basargin Road. The new lot configuration will allow for all three lots to have access from Basargin Road. Access will remain on the northeast side of the lot from Basargin Road with two of the lots being accessed by panhandles to the back portion of the lots. Per the preliminary plat, it appears the gravel driveway may provide access to proposed Lot 10D2C. If any of the lots will share access, **staff recommends driveway or access easements be granted once the ownership of the lots change.**

Block length is not compliant. The property contains steep slopes that continue into the adjacent property. The adjacent property is 205 acres owned by the State of Alaska DNR. **Staff recommends the plat committee concur that an exception is not required as any dedication required will not improve the block, provide needed access, and terrain limits continuations.**

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

Site Investigation: The subdivision contains low wet areas classified as Riverine by the Kenai Watershed Forum Wetland Assessment. The area is along Basargin Road and is depicted with symbols. Per plats HM 2000-50 and HM 97-36, there is a creek in that location. Both plats depict the creek with a note that it may be subject to flooding 5 feet on each side. **Staff recommends a wetlands determination note be added, the wetland depiction be removed so that the depiction of the creek can be added with a label or plat note being added that carries over the flooding note from parent plats.**

The plat has shaded areas steeper than 20 percent. Areas are found along the back portion of the subdivision and adjacent to the low wet area. As a portion of the steep areas appear to be adjacent or slightly within the access portion for Lot 10D2A, **staff recommends the steep areas remain on the final plat, the top of the steep bluff should**

remain depicted and labeled.

There are improvements on proposed Lot 10D2B and an existing building that straddles the intersection of all three lot lines. Per the submittal, this structure is to be torn down and a new garage built on Lot 10D2B. **Staff recommends the building must be removed prior to administrative approval with staff notified of the status in writing.**

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	

Staff Analysis The proposed plat will divide one lot into three lots. The existing house will be on the front lot, Lot 10D2B, and two new lots will be located behind and accessed as flag lots, one on each side of the front lot.

The property was originally part of US Survey 3015 that created a 129.54 acre lot. Razdolna Subdivision, Plat HM 83-44, further subdivided US Survey 3015 and created Lot 10. The lot was then subdivided by Razdolna 1997 Addition HM 97-36, creating Lot 10-D. Razdolna 2000 Addition HM 2000-50, further subdivided the property into the current configuration creating Lot 10-D-2.

A soils report will be required and an engineer will sign the final plat. Existing systems shall be located to make sure the systems do not encroach onto the proposed lots. The plat cannot create an encroachment and if any are found will require resolution prior to administrative approval being granted.

The plat is within the Kachemak Bay Advisory Planning Commission boundary which is inactive at this time.

The plat cannot create an encroachment issue but per the submittal, the existing shop will be moved or demolished.

Utility Easements There is a 10' Utility Easement each side of the centerline of the existing power lines including guys and anchors as granted by Razdolna 1997 Addition, HM 83-44. Per Razdolna 2000 Addition, Plat HM 2000-50, a portion of the overhead line is within the parent lot and it carried over the utility easement. Plat note and the depiction on the plat are carrying over the easement. Plat HM 83-44 also created 10 foot utility easements that increased to 20 feet within 5 feet of the side lot lines. Plat HM 2000-50 carried over that easement but granted new easements along the new lot line being created. The plat is carrying over the existing easements as found on Plat HM 2000-50 as found in plat note 2. No additional easements are proposed along the side lot lines per the depiction.

Utility providers received the plat for comment. HEA has noted some clarifications that need to occur regarding existing easements and the need for a new easement. The comment will be forwarded to the surveyor so the owner/surveyor may make necessary adjustments or work with the provider for agreeable terms.

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	Comments included in the packet.
ENSTAR	No comment or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 46575 BASARGIN RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: BASARGIN RD</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: 46575 BASARGIN RD will remain with lot 10D2B</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

Due to the amount of information needing presented along the front property lines, staff would request changing the scale in an effort to make depictions and information easier to read as long as other required items fit on the plat.

KPB 20.25.070 – Form and contents required

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation: Update the spelling of Kachemak Bay. Remove what appears to be village names or use a font style that differs from the street labels.

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

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.

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: Soils analysis report will be required and an engineer's signature will be required on the final.

Staff recommendation: Plat must 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.

20.60.110. Dimensional data required.

A. The bearing and length of every lot line, block line, and boundary line shall be shown. Dimensions of lots shall be given as net dimensions to the boundaries of adjoining streets and shall be shown in feet. No ditto marks shall be used. Information shall be shown for all curves, including radius, central angle, arc length, chord length and chord bearing. The initial point of survey shall be shown and labeled. All non-radial lines shall be labeled. If monumented lines were not surveyed during this platting action, show the computed data per the record plat information.

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

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

Staff recommendation: Comply with 20.60.110.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: Place the following notes on the plat.

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

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



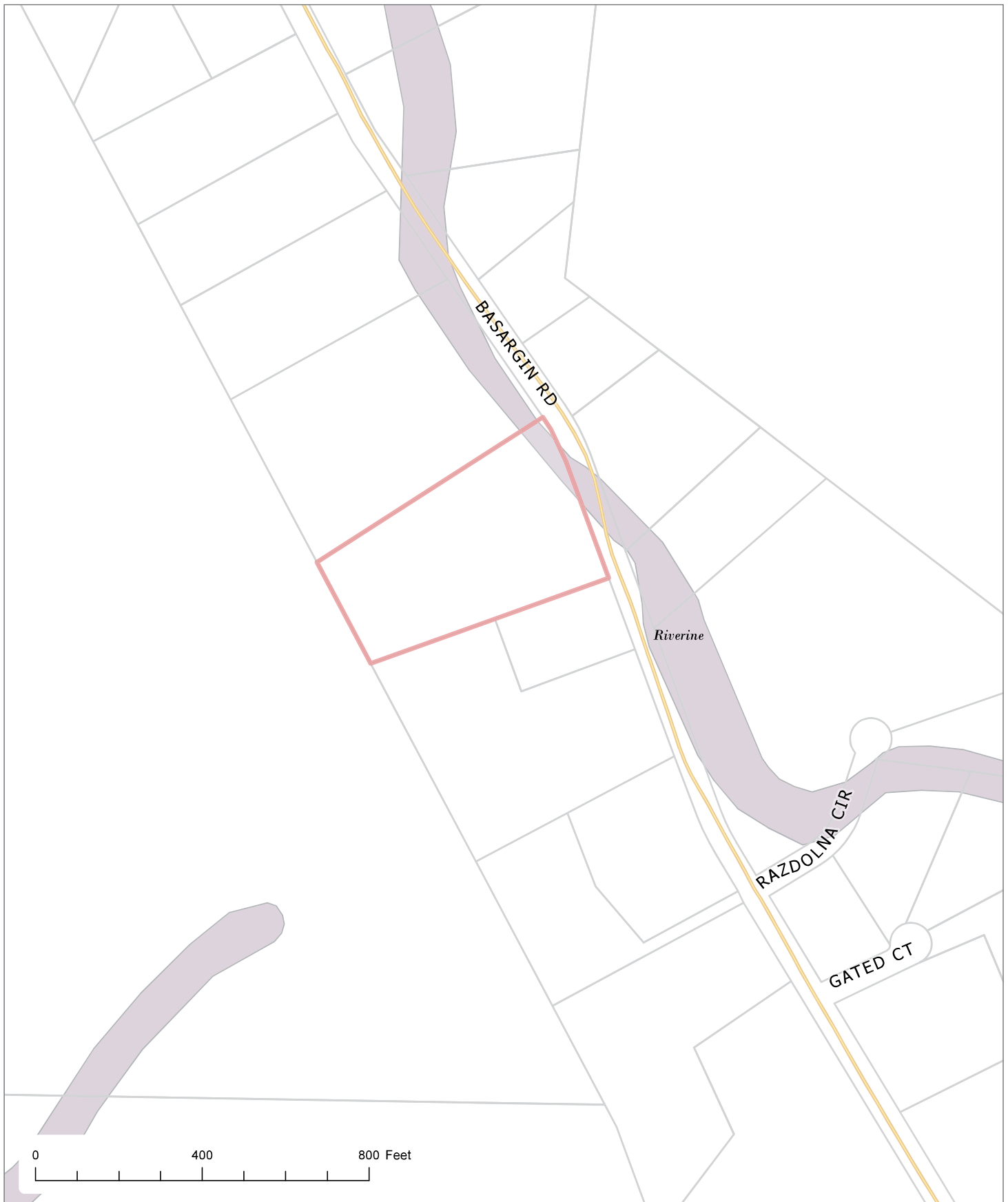
Aerial View



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.



Wetlands



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.



HM
2000-50

GRAPHIC SCALE



WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size 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.

LEGEND:

- Found Al. Cap on 5/8" Rebar, 4469-S, 1997
- Monument of Record, not recovered this survey
- Found 5/8" Rebar, 4469-S, 1983
- WC Witness Corner
- ▲ Set 2" Al. Cap on 5/8" Rebar, 4469-S, 2000
- Found Al. Cap on 5/8" Rebar, 4469-S, 1999

(REC.) Razdolna 1997 Record data, Plat 97-36 HRD.



NOTES

1. Soils 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 pressurized water system or water-borne waste disposal system unless approved by the Alaska Department of Environmental Conservation is obtained.
2. Building Setback: A setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
3. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
4. The State of Alaska requires that all wastewater disposal systems be a minimum of 100 ft. from any water source.
5. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
6. Existing utility easement 10' each side of centerline of existing powerlines including guys and anchors as granted on Razdolna Subdivision, Plat #83-44, Homer Recording District.
7. The front 10 feet of the building setback and the entire setback within 5 feet of the side lot lines is a public utility easement.
8. The right-of-way curve radius point was established at record radius with a distance-distance intersection from the found monuments.
9. The land owner is responsible for obtaining any necessary local, state, or federal permits required for crossing the creek.

Curve Data

(REG.)	(REG.)
R=470.00'	R=470.00'
L=118.58'	L=118.70'
T=59.61'	T=59.67'
C=118.27'	C=118.39'
N28°09'30"W	N28°01'36"W
Δ14°27'22"	Δ14°28'15"



Certificate of Ownership and Dedication

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown. We further certify that Dead(s) of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiary.

Vasily V. Basargin and Evdokia G. Basargin
Vasily V. Basargin and Evdokia G. Basargin
P.O. Box 2325, Homer, AK 99603

Notary's Acknowledgement

Subscribed and sworn before me this 30 day of October, 2000, for Vasily V. Basargin and Evdokia G. Basargin.

Naum Rave
Notary Public for State of Alaska
My Commission Expires: 7-30-02

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 12, 2000.

KENAI PENINSULA BOROUGH

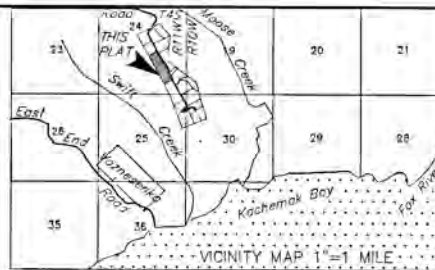
By [Signature]
Authorized Official

2000-50
Homee - RECORDS
Date: 11/21/00
Time: 9:48 AM
Requested By: [Signature]
Address: [Blank]

**RAZDOLNA
2000 ADDITION**
SUBDIVISION OF LOT 10-D,
RAZDOLNA 1997 SUBDIVISION,
PLAT #97-36, HOMER RECORDING
DISTRICT, THIRD JUDICIAL DISTRICT,
LOCATED IN THE SW 1/4 SE 1/4,
NE 1/4 SE 1/4, NW 1/4 SE 1/4,
SE 1/4 SE 1/4, S 24, T4S, R11W,
SEWARD MERIDIAN, ALASKA,
CONTAINING 11.001 ACRES

SURVEYOR	CLIENTS
MULLIKIN SURVEYS P.O. Box 790 Homer, AK 99603	Vasily V. Basargin Evdokia G. Basargin P.O. Box 2325 Homer, AK 99603
Scale: 1" = 100'	Date: March, 2000
Book No. 155	Dwg. File: Razdolna
Drawn By: TLM	Checked By: TLM

LINE	DIRECTION	DIST.
L1	S 28°24'51" E	293.27'
L2	N 61°16'13" E	100.22'



- NOTES:**
1. Suits 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 pressurized water system or water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.
 2. Building Setback: A setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 3. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 4. The State of Alaska requires that all wastewater disposal systems be a minimum of 100 ft. from any water source.
 5. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
 6. Existing utility easement 10' each side of centerline of existing powerlines including guys and anchors as granted on Razdolna Subdivision, Plat #83-44, Homer Recording District.
 7. The front 10 feet of the building setback and the entire setback within 5 feet of the side lot lines is a public utility easement.

LEGEND:

- Set Al. Cap on 5/8" Rebar, 4469-S, 1997.
- Found 1 1/2" Al. Cap on 1/2" Rebar, 4469-S, 1983.
- Found 5/8" Rebar, 4469-S, 1983.
- Set 5/8" Rebar, 4469-S, 1997.
- WC Witness Corner

Certificate of Ownership and Dedication

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Vasily V. Basargin and Evdokia G. Basargin
Vasily V. Basargin and Evdokia G. Basargin
P.O. Box 2325, Homer, AK 99603

Notary's Acknowledgement

Subscribed and sworn before me this 10th day of March, 1997, for Vasily V. Basargin and Evdokia G. Basargin.

Donald E. Mullikin
Notary Public for State of Alaska
My Commission Expires: 11/1/97

77-36
FILED 20
HOMER REC. DIST.
DATE 7/5/1997
TIME 10:00 AM
Requested by Mullikin
Address

**RAZDOLNA
1997 ADDITION**
SUBDIVISION OF LOT 10,
RAZDOLNA SUBDIVISION,
PLAT #83-44, HOMER RECORDING
DISTRICT, THIRD JUDICIAL DISTRICT,
LOCATED IN THE SW 1/4 NE 1/4,
NE 1/4 SW 1/4, NW 1/4 SW 1/4,
SE 1/4 SW 1/4, SW 1/4 SW 1/4,
SECTION 24, T4S, R11W, S.M.,
ALASKA.
CONTAINING 26.490 ACRES

SURVEYOR	CLIENTS
MULLIKIN SURVEYS Donald E. Mullikin, P.L.S. P.O. Box 790 Homer, AK 99603	Vasily V. Basargin Evdokia G. Basargin P.O. Box 2325 Homer, AK 99603
Scale: 1" = 100'	Date: February 10, 1997
Dwg. File: Razdolna	
Book No. 39	K.P.B. File No. 97-043
Drawn By: TLM	Checked By: DEM



Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of
March 10, 1997

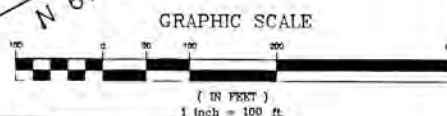
KENAI PENINSULA BOROUGH

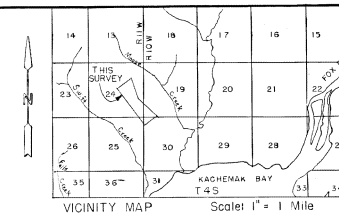
By: *[Signature]*
Authorized Official

L 10-D
10.997 acres

L 10-E
6.492 acres

R=470.00'
D=14°28'15"
L=118.70'
T=59.67'
C=118.39'
N28°06'07"W





PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 12, 1983.

KENAI PENINSULA BOROUGH
By: Don E. Mullikin
Authorized Official

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 right-of-ways to public use and grant all easements to the use shown.

Vasily A. Basargin
Vasily A. Basargin
P.O. Box 1423
Homer, Ak. 99603

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 11th day of April, 1983, for Vasily A. Basargin

Simon S. Chalkoff
Notary Public for Alaska
My Commission Expires Sept. 7, 1985

- NOTES:**
1. All wastewater disposal systems shall comply with existing applicable laws at time of construction.
 2. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
 3. Building Setback--A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 4. Creek may be subject to flooding 5' each side.
 5. 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.
 6. Utility easements are 10' each side of centerline of all existing powerlines including guys and anchors.

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 right-of-ways to public use and grant all easements to the use shown.

Faddey V. Basargin
Faddey V. Basargin
P.O. Box 1423
Homer, Ak. 99603

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 11th day of April, 1983, for Faddey V. Basargin.

Simon S. Chalkoff
Notary Public for Alaska
My Commission Expires Sept. 7, 1985

83-44
FILED
Homer, AK
DATE: 5-1-83
TIME: 12:23 P
RECORDED
BY: Chalkoff

RAZDOLNA SUBDIVISION
A subdivision of U.S. Surveys 3015 & 3364, lying within the following protracted sections: the E 1/2 Sec. 24 and the NE 1/4 NE 1/4 Sec. 25, T4S, R11W, S.M. and SW 1/4 SW 1/4 Sec. 19 and the NW 1/4 NW 1/4 Sec. 30, T4S, R10W, S.M., Ak. Containing 211.794 Acres.

Surveyed by:
Donald E. Mullikin, R.L.S.
MULLIKIN SURVEYS
Box 790, Homer, Ak.

Surveyed for:
Vasily A. Basargin
P.O. Box 1423
Homer, Ak. 99603

Date: September 1982 Scale: 1" = 200'

Field Book No.: 24 & 26 & 39

CENTERLINE CURVE DATA

RADIUS	LENGTH	DELTA
① 250.00'	323.44'	74°07'35"
② 500.00'	126.35'	14°22'44"
③ 500.00'	96.22'	11°01'33"
④ 200.00'	143.85'	41°12'40"

LEGEND

- FND. BRASS CAP, B.L.M., USS 3015, 1951
USS 3364, 1954.
- SET 1/2" REBAR WITH 1 1/2" ALUM. CAPS
- X SET 1/2" REBAR, NO CAP
- POWERPOLE
- EXISTING POWERLINES
- ⊕ SET 5/8" REBAR, NO CAP
- SET 5/8" REBAR WITH ALUM. CAPS

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 right-of-ways to public use and grant all easements to the use shown.

Vasily A. Basargin
Vasily A. Basargin
P.O. Box 2325
Homer, Ak. 99603

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 11th day of April, 1983, for Vasily A. Basargin.

Simon S. Chalkoff
Notary Public for Alaska
My Commission Expires Sept. 7, 1985

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 right-of-ways to public use and grant all easements to the use shown.

Vasily A. Basargin
Vasily A. Basargin
P.O. Box 1777
Homer, Ak. 99603

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 11th day of April, 1983, for Vasily A. Basargin.

Simon S. Chalkoff
Notary Public for Alaska
My Commission Expires Sept. 7, 1985

OWNERSHIP CERTIFICATE

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Vasily A. Basargin
Vasily A. Basargin
P.O. Box 1777
Homer, Ak. 99603

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 11th day of April, 1983, for Vasily A. Basargin.

Simon S. Chalkoff
Notary Public for Alaska
My Commission Expires Sept. 7, 1985

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°11'01"E	50.54'
L2	S21°06'10"E	16.93'
L3	S21°06'10"E	16.93'
L4	N68°11'01"E	49.40'
L5	S21°06'10"E	33.86'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG
C1	20.00'	470.00'	2°26'19"	N34°10'15"W
C2	98.57'	470.00'	12°01'00"	S26°56'36"E

For the overhead primary electric line, provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

The service line does not need an easement as it is the service line to the parcel and is not crossing any boundaries.

WASTEWATER NOTE

TBD

NOTES

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF SIDE LOT LINES IS A UTILITY EASEMENT PER HM2000-50.
3. 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.
4. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT(S) PER KPB 20.30.190(B).
5. PER HM2000-50 THERE IS A 10' UTILITY EASEMENT EACH SIDE OF CENTERLINE OF EXISTING POWER LINES INCLUDING GUYS AND ANCHORS AS GRANTED BY HM83-44.
6. GREY SHADING REPRESENTS SLOPES STEEPER THAN 20% AS SHOWN ON KENAI PENINSULA BOROUGH GIS MAPPING.
7. WETLAND HATCHING REPRESENTS POTENTIAL WETLANDS AS CLASSIFIED BY KENAI WATERSHED FORUM SHOWN ON KENAI PENINSULA BOROUGH GIS MAPPING.

Plat 83-44 HM does not depict the portion of electric line where the current label 'see note 5' is located. Plat 83-44 HM only depicts an overhead line near the eastern boundary adjoining Basargin Road near Lot 10-E. Revise the location of the 'see note 5' label to the portion of electric line depicted in the parent plat.

LEGEND

- FD 2" AL-CAP SET BY 4469S IN 1997
- FD 2" AL-CAP SET BY 4469S IN 2000
- ⚡ POWER POLE
- ⚓ POWER POLE ANCHOR
- ⊙ TELEPHONE PEDESTAL

PLAT

Rec Dist _____
Date _____ 20____
Time _____ M

KPB FILE No. 2022- _____

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 public rights-of-way and grant all easements to the use shown.

MARIA K BASARGIN
P.O. BOX 3363
Homer, AK 99603

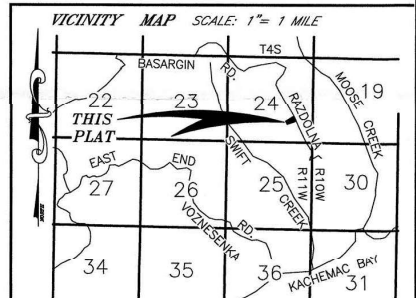
NOTARY'S ACKNOWLEDGEMENT

For Maria K Basargin
Acknowledged before me this _____ day of _____ 2023.
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

BY _____
Authorized Official



DATE 11-2-2022
SCALE 1" = 100'
JOB No. 5436
DRAWING: 5436_5232_5086



RAZDOLNA 2023 REPLAT LOT 10-D-2

A SUBDIVISION OF LOT 10-D-2, RAZDOLNA 2000 ADDITION, HM2000-50 LOCATED WITHIN THE SE1/4 SEC. 24, T4S, R11W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, STATE OF ALASKA CONTAINING 5.004 ACRES

OWNERS: MARIA K BASARGIN
PO BOX 3363
HOMER, AK 99603

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603

KPB 2022-163