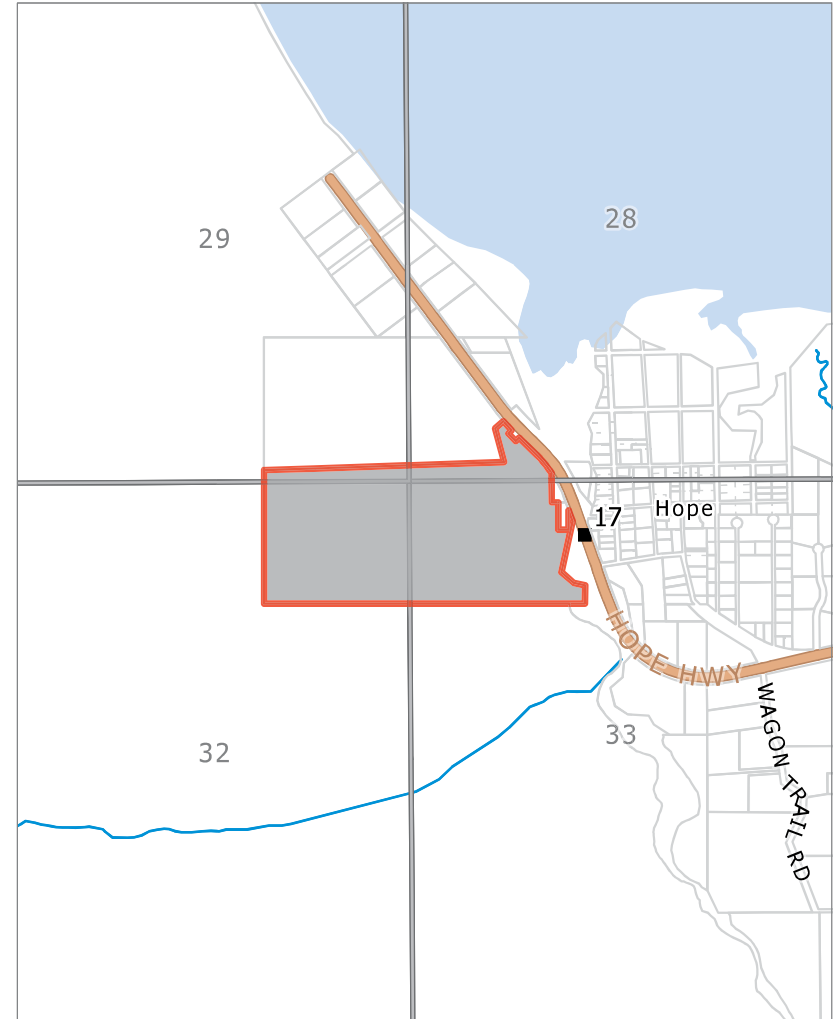
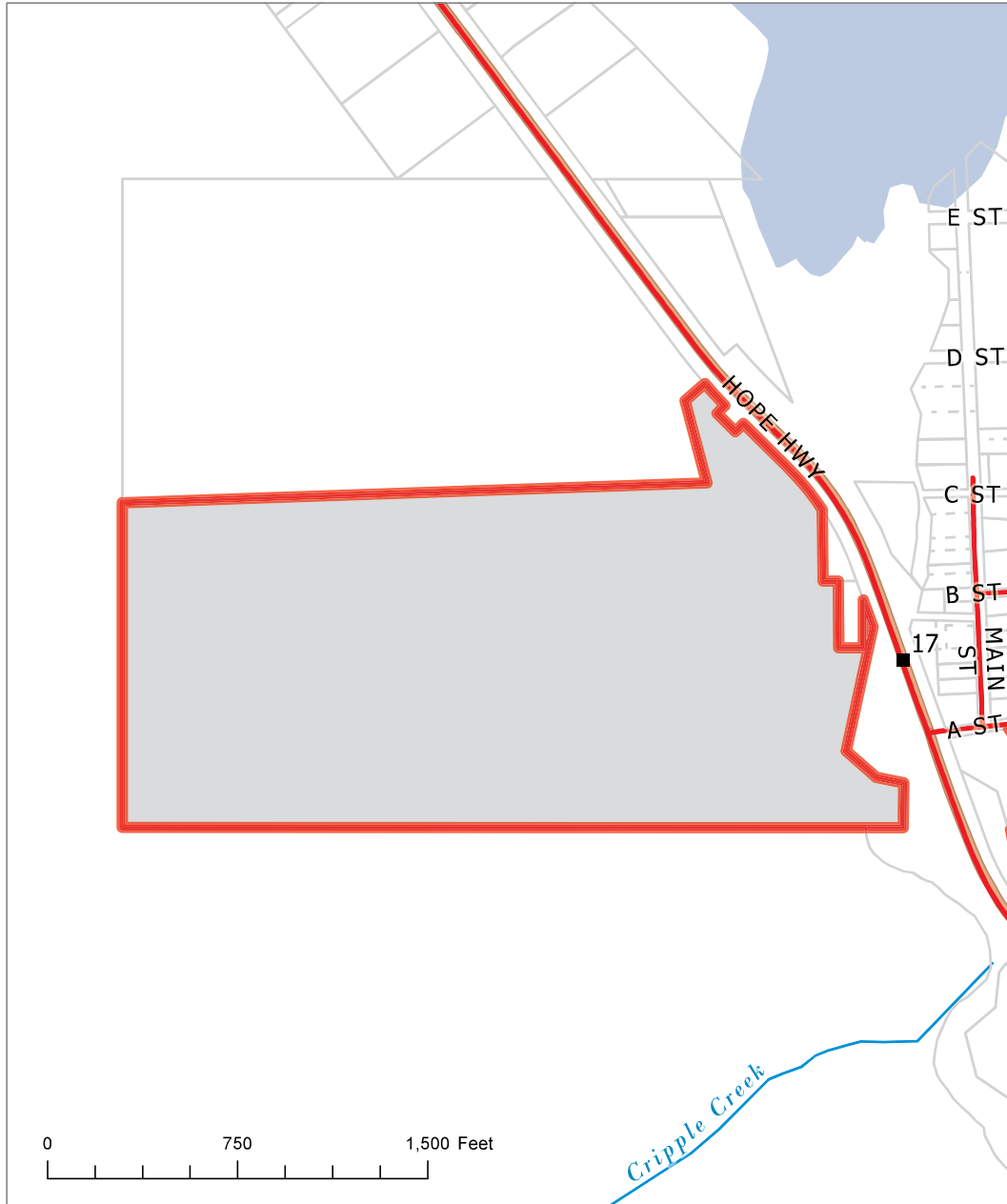


E. NEW BUSINESS

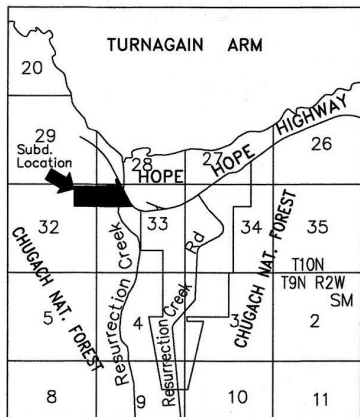
- 2. Carl & Emma Clark Estates #2
KPB File 2023-012**



KPB File # 2023-012
S 28, 32, & 33 T10N R02W
Hope



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.



VICINITY 1" = 1 mile MAP

Carl & Emma Clark Estate #2 Preliminary Plat

A subdivision Tract B Carl & Emma Clark Estate, SWD 2001-8.
 Located in the SW1/4 Section 28, NE1/4 Section 32, &
 NW1/4 Section 33, T10N R2W, SM, Hope, Alaska.
 Seward Recording District Kenai Peninsula Borough

Prepared for

Ronald W. Wilson
 P.O. Box 124
 Hope, AK 99605

Prepared by

Johnson Surveying
 P.O. Box 27
 Clam Gulch, AK 99568

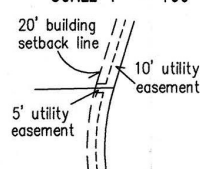
SCALE 1" = 200' AREA = 88.277 acres 1 February, 2023

LEGEND

- ✕ - 1990 USDA 3 1/2" brass cap monument, found.
- ⊕ - 2 1/2" alcap monument, 7328-S, 2001, found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- - 1/2" x 48" rebar with plastic cap, set.
- sw - indicates swamp.

DETAIL OF BUILDING SETBACK & UTILITY EASEMENTS ALONG STREETS

SCALE 1" = 100'



NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' adjoining ROWs is also a utility easement, extending to 20' within 5' of side lot lines.
2. 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.
3. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. No direct access to State maintained ROWs permitted unless approved by State of Alaska Dept. of Transportation.
5. Hope Highway ROW is as shown on State ROW Plat FH-14-1(I).
6. Lots in this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Area of this subdivision within the Resurrection Creek floodway is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
8. Subdivision topography slopes upward toward the west, some slopes around 15%. The area rising from Resurrection Creek between approximate base & top steep hill shown may have slopes over 25%. Slopes in area of ROW dedication do not exceed 5%.

CURVES

- | | |
|-----------------|-----------------|
| ① Δ = 21°30' | ⑤ Δ = 31°30' |
| R = 170.00' | R = 230.00' |
| L = 63.79' | L = 128.45' |
| C = 87.69' | C = 124.86' |
| CB = N 0°29' E | CB = N 1°18' E |
| ② Δ = 1°48'48" | ⑥ Δ = 15°17'34" |
| R = 1975.84' | R = 170.00' |
| L = 62.53' | L = 45.37' |
| C = 62.53' | C = 45.24' |
| CB = S41°58'E | CB = S 9°21' W |
| ③ Δ = 0°48'12" | ⑦ Δ = 38°34' |
| R = 2019.84' | R = 170.00' |
| L = 28.32' | L = 114.43' |
| C = 28.32' | C = 112.29' |
| CB = S43°17'E | CB = N 2°17' W |
| ④ Δ = 16°12'10" | ⑧ Δ = 38°34' |
| R = 1079.92' | R = 170.00' |
| L = 305.39' | L = 154.82' |
| C = 304.37' | C = 151.92' |
| CB = S35°35'E | CB = S 2°17' E |

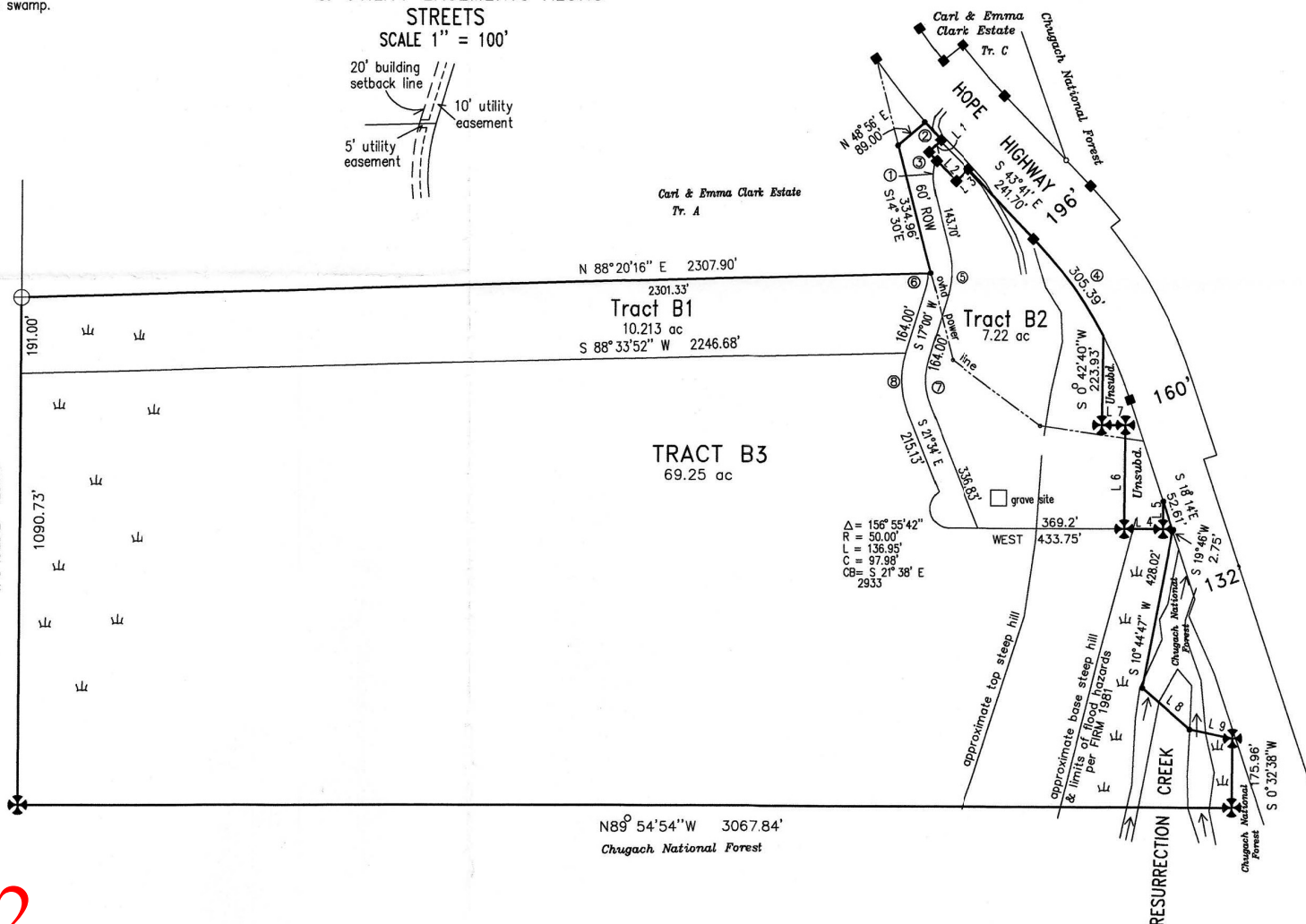
Lines

- | |
|---------------------------|
| L 1 S 47°07'12" W 44.00' |
| L 2 S 43°41' E 73.22' |
| L 3 N 46°19' E 44.00' |
| L 4 N 89°53'10" E 98.15' |
| L 5 N 0°26'22" E 67.32' |
| L 6 N 0°36'48" E 262.48' |
| L 7 S 89°57'41" E 58.69' |
| L 8 S 49°09'24" E 158.82' |
| L 9 S 78°29'02" E 111.37' |

WASTEWATER DISPOSAL

KPB 20.40.030
 These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal.
 Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as Flood Hazard Area District as of the date this plat is filed with the District Recorders Office. Prior to development, the Kenai Peninsula Borough Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. A survey to determine the elevation of the property may be required prior to construction. The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 020012 Panel 1125 suffix A. FLOODWAY NOTICE: Portions of this subdivision are within the Floodway. Pursuant to KPB Chapter 21.06, (including fill) in the floodway is prohibited unless certification by an Engineer or Architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence



KPB 2023-012

AGENDA ITEM E. NEW BUSINESS

ITEM 1 - CARL & EMMA CLARK ESTATE #2

| | |
|--------------------------------|--------------------------------------|
| KPB File No. | 2023-012 |
| Plat Committee Meeting: | February 27, 2023 |
| Applicant / Owner: | Ronald Wilson of Hope Alaska |
| Surveyor: | Jerry Johnson / Johnson Surveying |
| General Location: | Hope Highway, Hope, Hope/Sunrise APC |

| | |
|---------------------------|--|
| Parent Parcel No.: | 035-040-16 |
| Legal Description: | Tract B Carl & Emma Clark Estate SW 2001-8 |
| Assessing Use: | Residential |
| Zoning: | Rural Unrestricted |
| Water / Wastewater | On Site |

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an 88 acre parcel into three tracts that will be 7.22, 10.213, and 69.25 acres. A new right-of-way dedication is proposed.

Location and Legal Access (existing and proposed): The preliminary subdivision is located in the Hope area and is near mile 17 of state maintained Hope Highway. There is currently a driveway constructed from the Hope Highway onto the parent property. The access will remain within Tract B2 to provide access to the improvements present. A new right-of-way dedication is proposed that will access the Hope Highway. This dedication is proposed to be inline with the current driveway entrance to the highway. The driveway will then meander southeast within Tract B2. The dedication will be along the southwestern area. The dedication will provide access all three tracts.

The dedication proposed is 60 feet wide and ends with a bump out to provide an adequate turnaround. The right-of-way does not end with a full bulb and this would allow for future continuation if needed or desired.

Block length is not compliant. An exception to block length has been received.

There appears to be some discrepancy on the boundary of the subdivision to the section lines. A Record of Survey was done and recorded, SW 2008-03. Per that record of survey, a portion of Tract B is within the southeast portion of Section 29. ***Staff recommends the surveyor verify the location of the section corner and depict the location in relation to the subdivision, amend the location description in the title block, and update the depiction within the vicinity map.***

The certificate to plat does indicate that the property is subject to a section line easement. Information available to staff indicates entry on the property was in 1915 with the patent being issued in 1922. Any concerns regarding the status of the section lines easement may be determined by the State of Alaska DNR.

| | |
|--------------------------|--|
| KPB Roads Dept. comments | Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No comments |
| SOA DOT comments | No comment made. It was noted however from ROW map FH-14-1(1) sheet 4 of 5, the ROW labeled as 160' should be 166' |

Site Investigation: There are a couple of areas within the subdivision that is subject to low wet areas. An area to the west is depicted and along Resurrection Creek. There are a few additional low wet areas depicted within the Kenai Watershed Forum Wetlands Assessment that are not depicted on the plat. A wetland determination plat note

is present. **Staff recommends** additional wetland information be provided on the final plat.

Contour information is not available for this area. Looking at KPB GIS imagery there does appear to be some areas to the west with some steep areas as well as near Resurrection Creek. The surveyor does state the terrain slopes towards the west with some areas being around 15% grade. The hill depicted near Resurrection Creek contains some slopes over 25% grade. The right-of-way dedication is free of steep slopes. **Staff recommends the steep hill remain depicted on the final plat and if any other steep areas are detected during the field survey they be indicated on the final if it does not conflict with other required data.**

Proposed Tract B2 will contain multiple improvements. **Staff recommends the surveyor verify no encroachments will be created by the placement of the lot line.** A private grave site is present within proposed Tract B2. If this is the site referenced within an easement located within a deed, **staff recommends the depiction remain with a reference to a plat note with the easement information.**

Resurrection Creek runs adjacent and within the southwestern portion of the subdivision. A plat note is present on the plat regarding the Anadromous Waters but should be revised to match code.

The Chugach National Forest borders the subdivision along the western boundary. The appropriate label is present.

| | |
|-------------------------------|---|
| KPB River Center review | <p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: IS in flood hazard area Comments: Flood Zone: A,C Map Panel: 020012-1125A In Floodway: False Floodway Panel</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is totally or partially within HPD Comments: i:0#.w kpb maldrige</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p> |
| State of Alaska Fish and Game | |

Staff Analysis The property was originally part of USS 1092 (HES #71) that was surveyed in 1916. Carl & Emma Clark Estate, SW 2001-8, subdivided a remaining portion of USS 1092 and created the parent Tract B. The proposed plat will now divide Tract B into three tracts with a right-of-way dedication to provide access to all three.

Due to the size of the lots a soils report will not be required.

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 Hope/Sunrise Advisory Planning Commission (APC) heard the preliminary plat at its February 8, 2023 meeting. The APC unanimously recommended approval of the subdivision.

Utility Easements The parent plat, SW 2001-8, granted 10 foot utility easements that increased to 20 within 5 feet of the side lot lines along dedicated rights-of-way. That plat would have resulted in easements along the Hope Highway. This plat intends to grant the same easements. In addition to the easements along the Hope Highway new easements will be granted on either side of the new proposed dedication. Due to the scale the surveyor has present the depiction of the setbacks and easements being put into place by this plat.

There is a recorded easement for the benefit of Chugach Electric Association, Inc. The easement does not have a disclosed location. **Staff recommends a plat note be added for the easement.**

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 | Not within HEA service area. |
| ENSTAR | No comments or recommendations |
| ACS | No objections |
| GCI | |
| CHUGACH ELECTRIC | Chugach request a note be placed on the plat: Chugach Electric Association, Inc., is the user of an easement granted by Carl M. Clark and Emma Clark, recorded 1/5/1968 at Book 45R, Page 169, serial number 1968-000053-0. It is understood that said easement is valid and applies to the part of Chugach's overhead power line affecting Tract B1 and occupying portions of Tract B2, including 10'x30' easement areas for existing anchors. |

KPB department / agency review:

| | |
|-----------------|---|
| Addressing | <p>Reviewer: Haws, Derek Affected Addresses: 18465 HOPE HWY</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: HOPE HWY</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: MQUAINTON: A name for the new dedication will need to be submitted for review. This review can be done at the final review.</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 | Reviewer: Windsor, Heather Comments: No comment |
| Advisory Planning Commission | Recommended approval |

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

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

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:** *Update the location to include portion within Section 29*
- 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 depiction*
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation: *An approved street name will be required.*

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.*

20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10

Staff recommendation: *An approved name will be required.*

20.30.290. Anadromous Waters Habitat Protection District. If any portion of a subdivision or replat is located within an anadromous waters habitat protection district, the plat shall contain the following note:

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.

Platting Staff Comments: *The plat note present should be updated to match the wording within code.*

Staff recommendation: *comply with 20.30.290.*

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: A soils report is not required due to the size of the lots. Correct the typo within the note.

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.180. Plat notes.

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

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.

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- Add a note for any exceptions granted.
- Subject to an easement granted to Chugach Electric Association, Inc within Book 45R Page 169, Seward Recording District. No definite location disclosed.
- Subject to an easement for ingress, egress, and regress by foot to existing private cemetery as reserved within a deed recorded on March 7, 2002 within Book 110 Page 821, Seward Recording District. No definite location disclosed.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.

Plat Note 6 could be removed as it is discussed under the flood hazard notice located on the plat.
Plat note 7 should be reworded to match KPB Code.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: An acceptance for the new dedication will be required to be signed by the Kenai Peninsula Borough. comply with 20.60.190.

20.60.200. Survey and monumentation.

Staff recommendation: Monuments shall be placed to keep the distance between monumented points less than 1,320 feet. Comply with 20.60.200

EXCEPTIONS REQUESTED:

A. KPB20.30.190 – Lots-Dimensions (3:1 depth to width ratio for Tract B1)

Surveyor's Discussion: Tract can be further subdivided in the future to improve or eliminate the problem.

Staff Discussion: Tract B1 is proposed to be a 10.213 acre lot that has an average width of 200 feet and average depth of 2,265 feet. This is a ratio of 11.3:1. There will be a 200 foot frontage along the new dedication. Per KPB findings the property is not subject to a section line easement. If it is determined that the property is subject to one

it would provide additional access to the benefit of the design but would also limit development on Tract B1 as the easements would be within the tract.

Staff had some discussions with the surveyor to highlight some concerns about the design. He stated he would need to talk to the owner. It appears the intent to having the property divided in this manner was to allow some fields to remain with Tract B3. Staff advised that another dedication to provide more access options and future development options would be ideal or widen the lot to allow more options for future development. The surveyor did advise that further west there could be some terrain restraints.

Findings:

1. KPB Code 20.30.190(A) requires lots to be no greater than three times the average width (3:1 ratio).
2. The ratio for proposed Tract B1 is 11.3:1.
3. Tract B1 has an average width of 200 feet.
4. KPB Code 20.30.190(A) requires lots have a minimum depth no less than 100 feet.
5. Future replat of Tract B1 could provide a 60 foot wide dedication and leave an approximate 140 foot depth for lots.
6. Planning for only a 60 foot wide dedication area will limit development if steep terrain is present and additional width or easements cannot be granted.
7. Tract B3 will remain as 69.25 acres.
8. A replat of Tract B1 and Tract B3 in the future could provide for proper dedications and lot compliance.
9. Once the ownership changes for either/both lots there is no guarantee that both owners are willing to provide necessary dedications.
10. Chugach National Forest borders the western boundary.
11. Wetlands and steeper terrain are in the western portion.

If the exception request is denied a new design will be required to bring the lot into compliance.

Staff reviewed the exception request and recommends **denial** based on findings 1,2, 6, 7, and 9.

If the plat committee determines that the exception should be granted, **staff recommends the approval be subject to a plat note "Tract B1 may have possible limitations on further subdivision based on access issues, development trends in the area, or topography."**

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings ~~appear to support this standard.~~
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings ~~appear to support this standard.~~
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings ~~appear to support this standard.~~

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

B. KPB20.30.170 – Blocks-Length requirements

Surveyor's Discussion: Any further Block Length solution would require further subdividing; problem may have no final solution due to topography and being surrounded by Chugach National Forest.

Staff Discussion: KPB Code requires blocks be no more than 1,320 feet in length. The block along state maintained roads should not be less than 800 feet. The block along the Hope Highway meets the minimum requirements. The new dedication does improve the block as it will split the current distance to the next dedication to approximately 2,200 feet to the north and approximately 3,700 feet to the south. There does not appear to be any section line easements within the area to improve the block.

Findings:

1. KPB Code requires blocks to be minimum of 300 feet in length and to be no more than 1,320 feet from intersection to intersection.
2. The plat is dedicating a new right-of-way that will provide a break in the currently long block length.
3. The new dedication will not provide a closed or looped block due to the design and the need to cross an anadromous stream.
4. The new dedication will provide an adequate turnaround area.
5. Tract B1 and Tract B3 can be further subdivided in the future to provide additional dedications to improve the block.
6. The subdivision is bordered by Chugach National Forest along the western and southern boundary.
7. There are large acreage tracts in the area that could be further subdivided.
8. Dedications can be required to improve the block within the subdivision but it will not be a closed block with a benefit to lots outside the subdivision.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 3-7 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 3-7 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 3-7 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

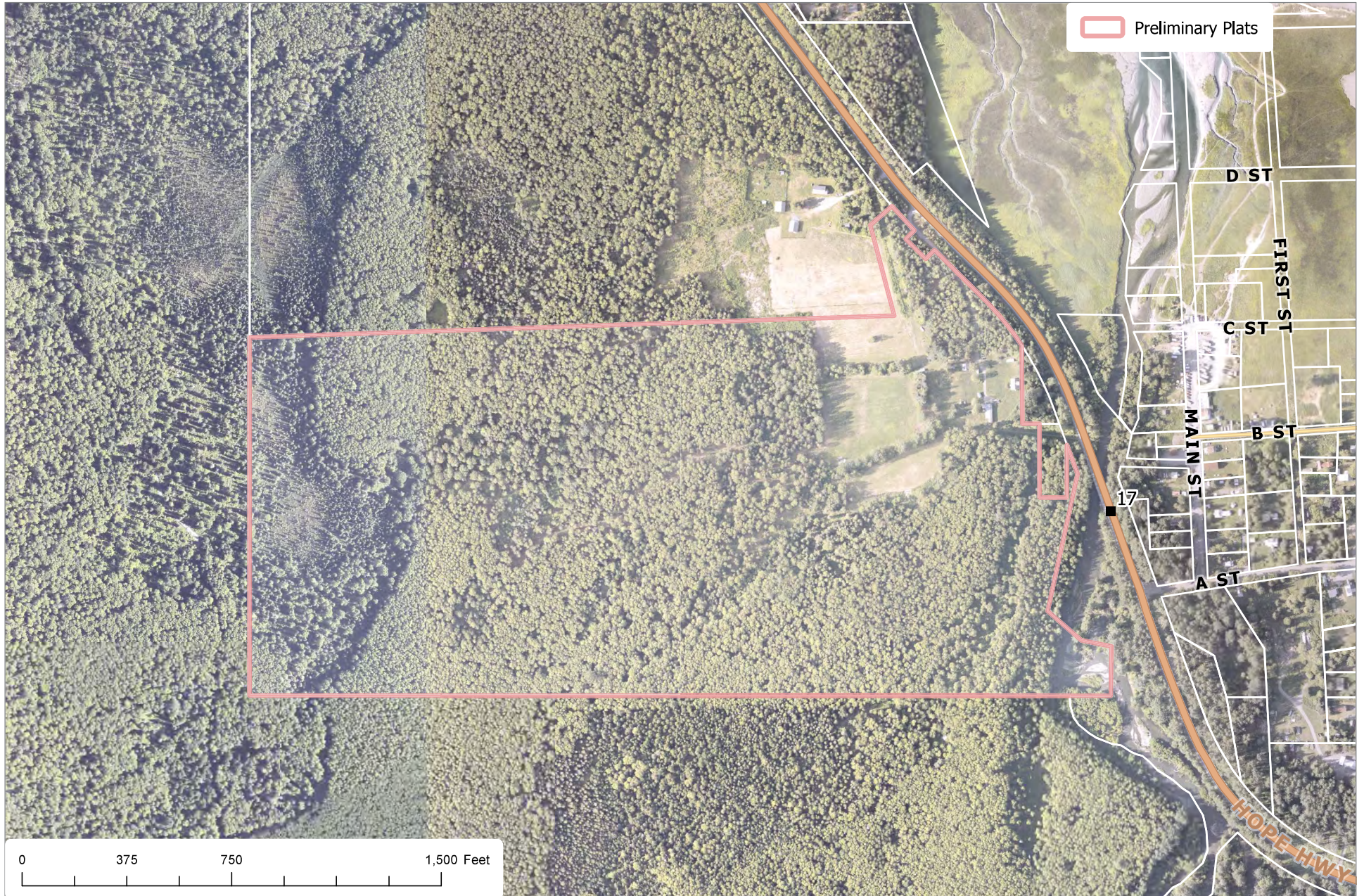
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

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

END OF STAFF REPORT



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.

CARL & EMMA CLARK ESTATE

A subdivision of a portion of U.S. BLM (M.S. 471)
 Located in the NE 1/4 Section 30, NE 1/4 Section 29, NE 1/4 Section 32 &
 NE 1/4 Section 33 T10N R14W S14E, Valdez, Alaska
 Second Planning District - NPS File 2001.007

Prepared for
 Ernest B. Clark
 10000 2nd Street
 Eagle River, AK 99577

Prepared by
 Western Surveying
 Box 27
 Eagle River, AK 99568



SCALE 1" = 200' AREA = 152.112 acres 3 November, 2000

LEGEND

- 1997 BOLD lines map non-point forest
- 1996 UTM 24" lines map non-point forest
- 1/2" 48" lines map 1" planar map for
- 1/2" 48" lines map 1" planar map for
- 1/2" 48" lines map 1" planar map for

1) Alaska record information 1997 (1997)

Western Surveying
 Box 27
 Eagle River, AK 99568



NOTES

1. A building setback of 20' from all street R/W's is required unless a better standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback area 5' of side lot line.
2. No permanent structure shall be constructed or placed upon or equipment which would interfere with the ability of a utility to use the easement.
3. No direct access to State maintained R/W's permitted unless approved by State of Alaska Dept. of Transportation.
4. Ridge Highway 100 is as shown on State R/W Map 11114-001.
5. Lots in this subdivision may be located within a designated flood hazard area. If such is the case, development shall comply with Title 21, Chapter 05, of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
6. Lots in this subdivision within the Kenai Peninsula Borough Code of Ordinances are within the Anchorage Stream Protection Area and may be subject to Chapter 11 Borough Code of Ordinances.

CURVES

- | | |
|-------------|--------------|
| 1. A: 100' | 2. A: 100' |
| 3. A: 100' | 4. A: 100' |
| 5. A: 100' | 6. A: 100' |
| 7. A: 100' | 8. A: 100' |
| 9. A: 100' | 10. A: 100' |
| 11. A: 100' | 12. A: 100' |
| 13. A: 100' | 14. A: 100' |
| 15. A: 100' | 16. A: 100' |
| 17. A: 100' | 18. A: 100' |
| 19. A: 100' | 20. A: 100' |
| 21. A: 100' | 22. A: 100' |
| 23. A: 100' | 24. A: 100' |
| 25. A: 100' | 26. A: 100' |
| 27. A: 100' | 28. A: 100' |
| 29. A: 100' | 30. A: 100' |
| 31. A: 100' | 32. A: 100' |
| 33. A: 100' | 34. A: 100' |
| 35. A: 100' | 36. A: 100' |
| 37. A: 100' | 38. A: 100' |
| 39. A: 100' | 40. A: 100' |
| 41. A: 100' | 42. A: 100' |
| 43. A: 100' | 44. A: 100' |
| 45. A: 100' | 46. A: 100' |
| 47. A: 100' | 48. A: 100' |
| 49. A: 100' | 50. A: 100' |
| 51. A: 100' | 52. A: 100' |
| 53. A: 100' | 54. A: 100' |
| 55. A: 100' | 56. A: 100' |
| 57. A: 100' | 58. A: 100' |
| 59. A: 100' | 60. A: 100' |
| 61. A: 100' | 62. A: 100' |
| 63. A: 100' | 64. A: 100' |
| 65. A: 100' | 66. A: 100' |
| 67. A: 100' | 68. A: 100' |
| 69. A: 100' | 70. A: 100' |
| 71. A: 100' | 72. A: 100' |
| 73. A: 100' | 74. A: 100' |
| 75. A: 100' | 76. A: 100' |
| 77. A: 100' | 78. A: 100' |
| 79. A: 100' | 80. A: 100' |
| 81. A: 100' | 82. A: 100' |
| 83. A: 100' | 84. A: 100' |
| 85. A: 100' | 86. A: 100' |
| 87. A: 100' | 88. A: 100' |
| 89. A: 100' | 90. A: 100' |
| 91. A: 100' | 92. A: 100' |
| 93. A: 100' | 94. A: 100' |
| 95. A: 100' | 96. A: 100' |
| 97. A: 100' | 98. A: 100' |
| 99. A: 100' | 100. A: 100' |

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or more. 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 Dept. of Environmental Conservation.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 8 January, 2001.

KENAI PENINSULA BOROUGH

By: [Signature] Date: 11/3/2001

OWNERSHIP CERTIFICATE & DEDICATION

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

[Signature]
 Ernest B. Clark
 10000 2nd Street, Eagle River, Alaska 99577-8425
 Personal Representative of the Estate of Emma Sveve Clark

NOTARY'S ACKNOWLEDGEMENT

Paul Annals Bradine (Bridie) Miller

Subscribed and sworn to before me this 11th

day of March, 2001.

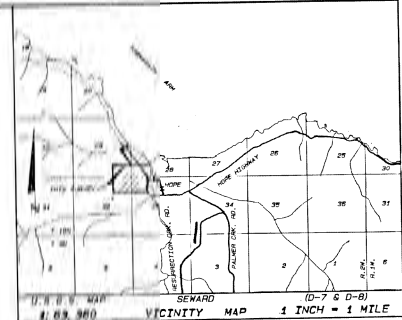
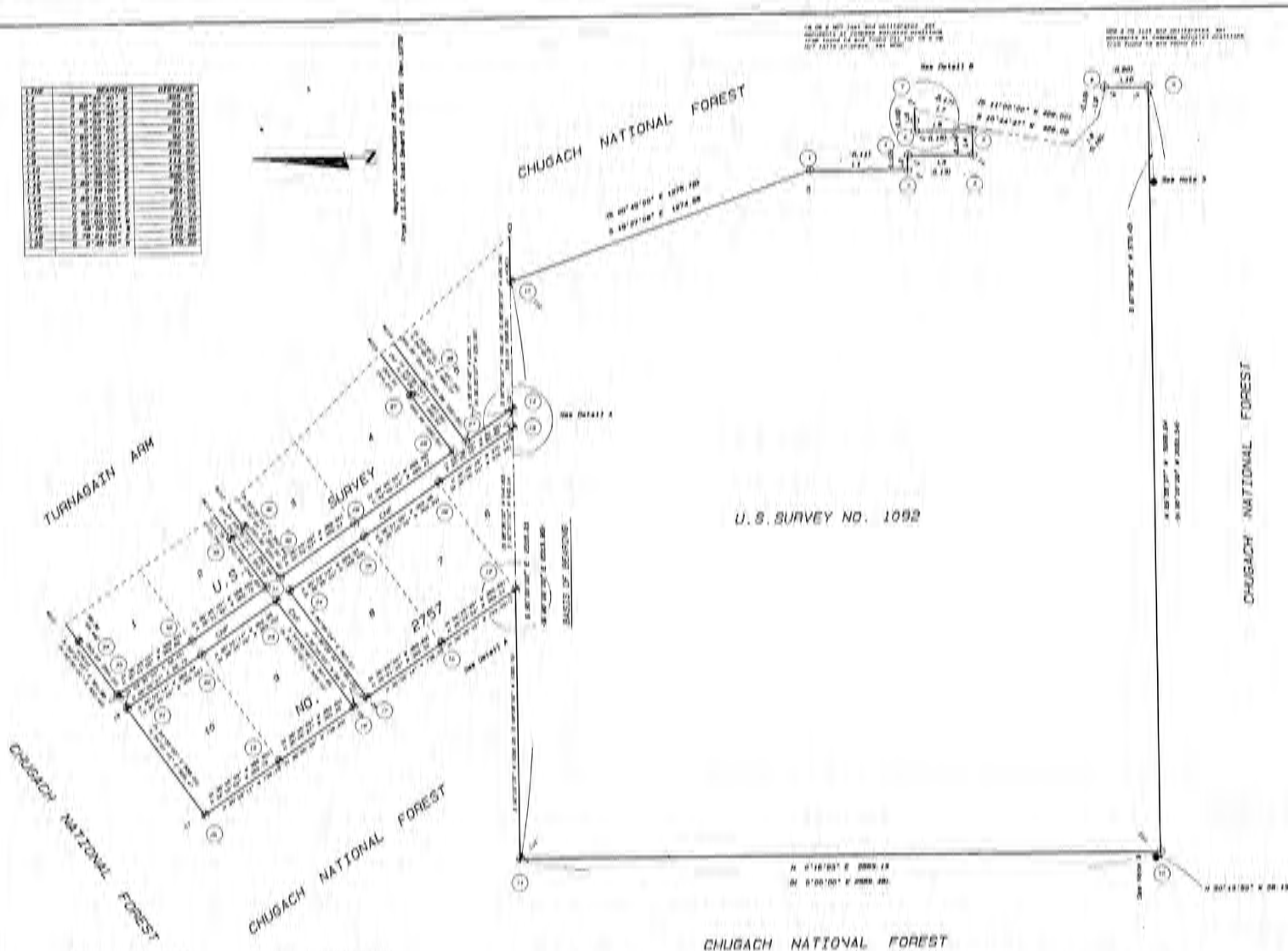
[Signature]
 Notary Public
 State of Alaska

My commission expires 12/20/04



100°54'54"V 306784
 Chugach National Forest

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | N 89° 40' 00" E | 1079.700 |
| 2 | S 89° 40' 00" E | 1079.700 |
| 3 | S 89° 40' 00" E | 1079.700 |
| 4 | S 89° 40' 00" E | 1079.700 |
| 5 | S 89° 40' 00" E | 1079.700 |
| 6 | S 89° 40' 00" E | 1079.700 |
| 7 | S 89° 40' 00" E | 1079.700 |
| 8 | S 89° 40' 00" E | 1079.700 |
| 9 | S 89° 40' 00" E | 1079.700 |
| 10 | S 89° 40' 00" E | 1079.700 |
| 11 | S 89° 40' 00" E | 1079.700 |
| 12 | S 89° 40' 00" E | 1079.700 |
| 13 | S 89° 40' 00" E | 1079.700 |
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| 96 | S 89° 40' 00" E | 1079.700 |
| 97 | S 89° 40' 00" E | 1079.700 |
| 98 | S 89° 40' 00" E | 1079.700 |
| 99 | S 89° 40' 00" E | 1079.700 |
| 100 | S 89° 40' 00" E | 1079.700 |



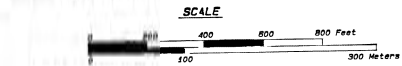
SURVEY HISTORY
 U.S. Survey 1092 Domestic Entry Survey No. 113 was performed from July 31 thru July 23, 1916 and was accepted on May 2, 1918.

In 1978 the U.S.F.S. fulfilled an unrecorded retracement survey of a portion of U.S. Survey 1092 and reestablished corner 10 and established corner 9. The positions of corners 9 and 10 were reestablished by horizontal measurement between found corner 11 of U.S. Survey 1092 and found corner 6 of U.S. Survey 1484 using record ties. No attempt was made to complete a retracement survey of the rest of U.S. Survey 1092.

The original survey of U.S. Survey 2757 was performed from October 14 thru November 1, 1947 and was accepted on May 24, 1949.

- NOTES**
1. This survey does not constitute a subdivision as defined by AS 35.100.101.
 2. All distances shown are in U.S. Survey Feet.
 3. Corner 10 and corner 10 established by the 1978 U.S. Forest Service survey were not accepted by this survey. Ties were made to them and they are shown on this plat for informational purposes only.

- LEGEND**
- Original 2-1/2" Brass Cap Monument recovered this survey.
 - Original 1-3/4" Bronze Bushing in concrete recovered this survey.
 - 1/2" Aluminum Cap Monument set in 1978 U.S.F.S. survey. Recovered and not accepted by this survey.
 - Standard U.S.F.S. 1/4" Aluminum Cap on 2-1/2" Aluminum Post set this survey.
 - U.S. property line located to contract specifications this survey.
 - Fire line.
 - Record information original survey of U.S. Survey 1092.
 - Record information original survey of U.S. Survey 2757.
 - Proposed suggested boundary line.



1 INCH = 1 MILE
 1 INCH = 1 MILE

Located in National Sec's. 28, 29, 30, 31, T. 10N., R. 2W., S. 1N., Alaska

RECORD OF SURVEY
CHUGACH NATIONAL FOREST
KENAI PENINSULA CADASTRAL SURVEY
 CONTRACT NO. 53-0109-0-00288
 PRIMARY INTRACENT OF U.S. SURVEY NO. 1092 & 2757
 Seward Recording District

PREPARED BY
ALASKAN CONSULTING SURVEYORS, INC.
 8841 Arctic Blvd. #201
 Anchorage, Alaska 99518
 (907) 562-7950

| | | | |
|---------------|---------------|----------------|--------------|
| SCALE 1"=100' | DATE 10/12/90 | FILE 90-22 | SS. MAP 100' |
| THANK D.W. | IND L.R. | F.B. NO. 1,263 | SHT. 1 of 2 |



This survey was made at my request for National Forest Management purposes.

Surveyed by: *[Signature]* Date: *10/16/90*

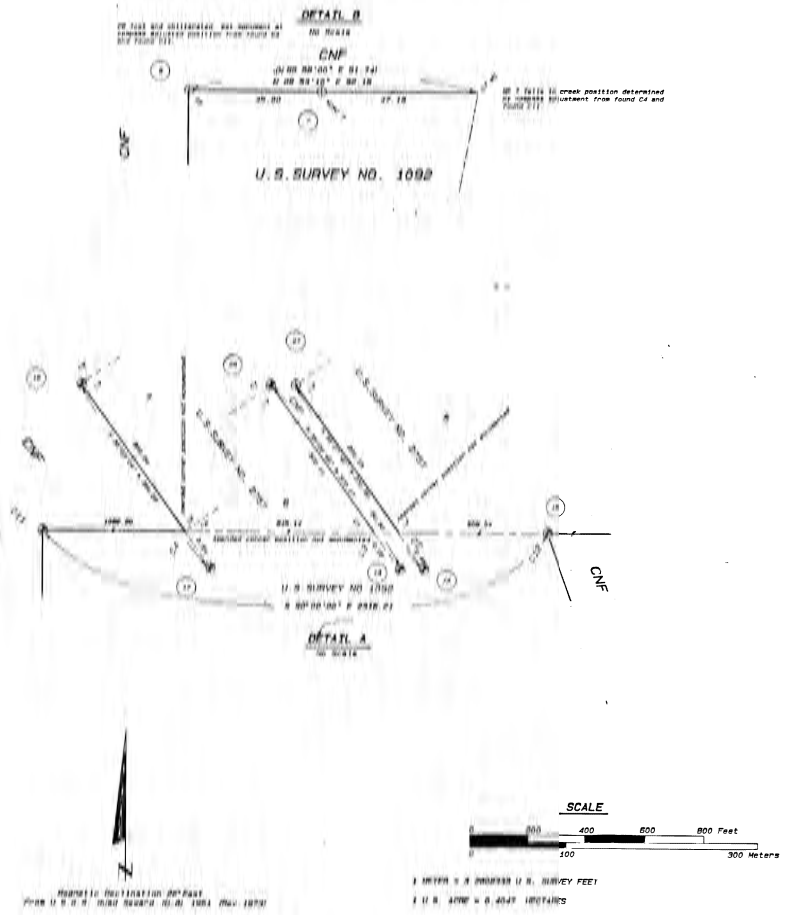
90-1985
 Surveyed by: *[Signature]* Date: *11/18/90*
 22 C.A.

SURVEYING CERTIFICATE

I, Daniel A. Hill, hereby certify that I am a duly licensed land surveyor in the State of Alaska and that the accompanying plat is a true and correct representation of a survey performed by me and that said survey was made from substantial and true survey data as shown. This survey performed at the request of the U.S. Forest Service.

Daniel A. Hill
 Daniel A. Hill, L.S., R.S. Date: *11-27-90*





Record of Survey
CHURCH NATIONAL FOREST
KANA PENINSULA CADASTRAL SURVEY
CONTRACT NO. 53-0109-0-00288
BUREAU OF LAND MANAGEMENT
ANCHORAGE RECORDING DISTRICT

ALASKAN CONSULTING SURVEYORS, INC.
8041 Arctic Blvd., #201
Anchorage, Alaska 99518
(907) 562-7950

DATE 11/28/90
FILE 90-22
SHEET 2 of 2