

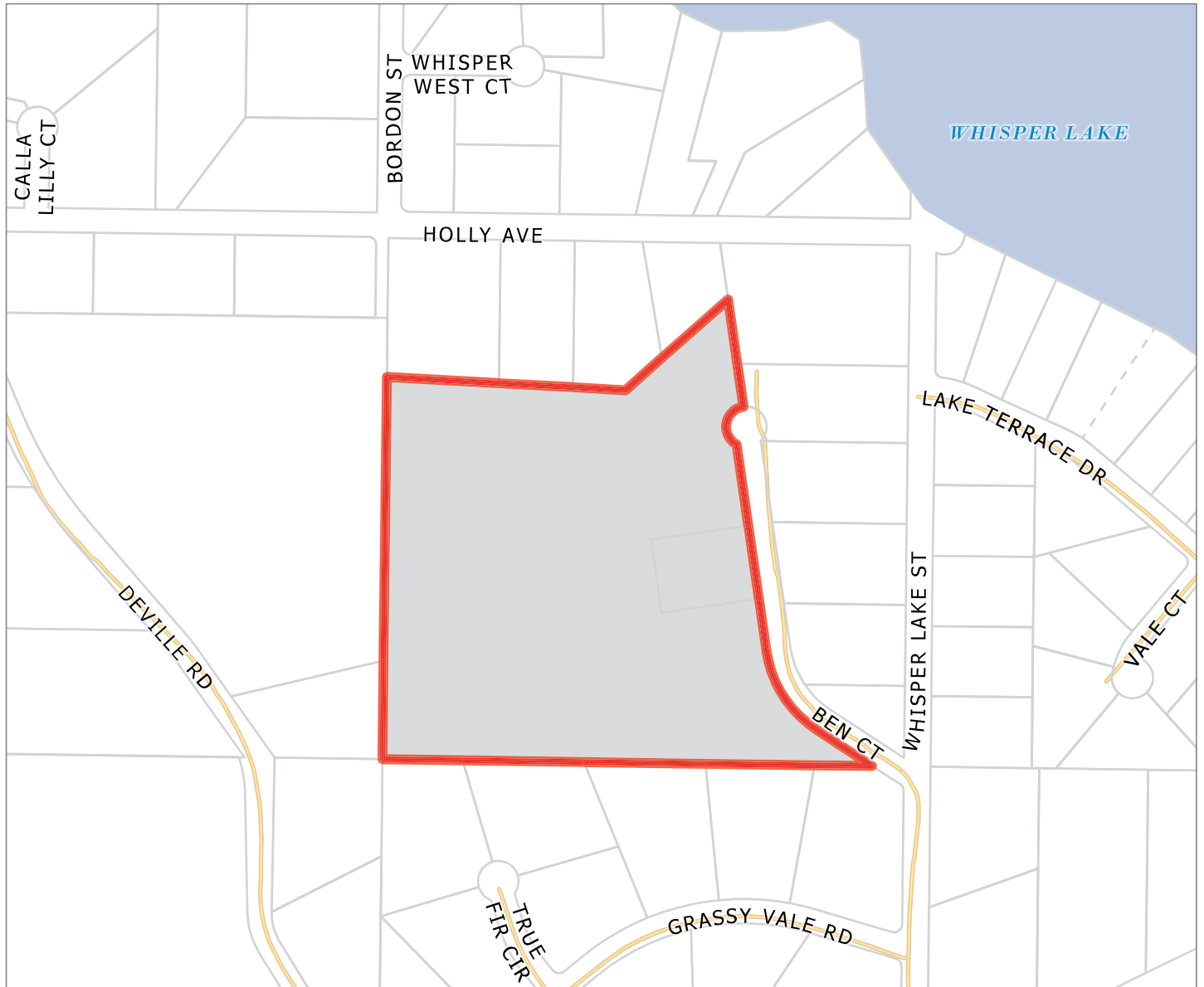
E. NEW BUSINESS

- 6. Whisper Lake Subdivision Miller Addition Prather Replat
KPB File 2023-048
Segesser Surveys / Prather
Location: Ben Court
Sterling Area**



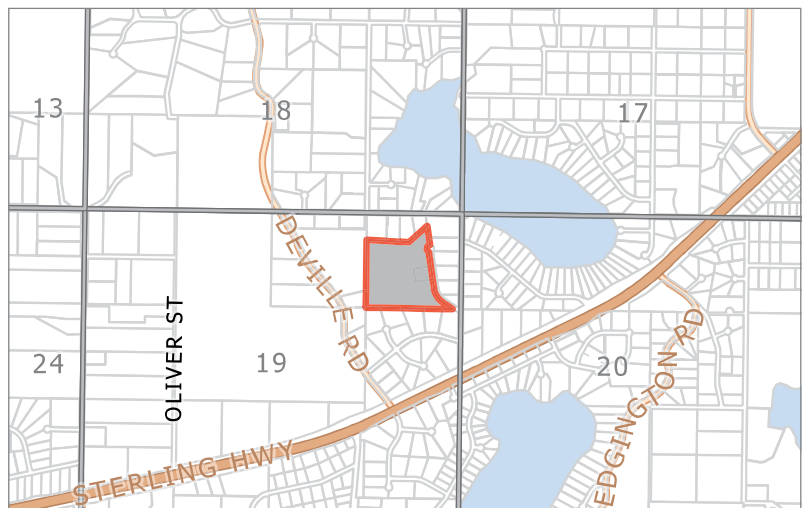
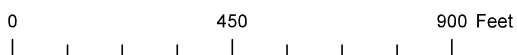
Kenai Peninsula Borough Planning Department

Vicinity Map



KPB File 2023-048
T 05N R 09W SEC 19
Sterling

4/28/2023





CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	STATION
101	S51°00'00"W	124.83	94.88	S29°29'29"W	118°03'44"	119.88
102	S51°00'00"W	238.17	201.84	S33°11'00"W	126°00'00"	122.05

LEGEND:

- G.L.O. MONUMENT RECORD
- 3 1/4" ALUM. CAP MONUMENT RECORD
- 2 1/2" BRASS CAP MONUMENT RECORD
- 5/8" REBAR w/PLASTIC CAP FOUND
- () RECORD DATUM PLAT 99-B KRD

NOTES:

- 1) Basis of bearing taken from Whisper Lake Subdivision Miller Addition, Plat KN 99-81, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 4) WASTEWATER DISPOSAL: Tract B-2 is at least 200,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in Lot 1-A, Block 2 have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Engineer License No. date

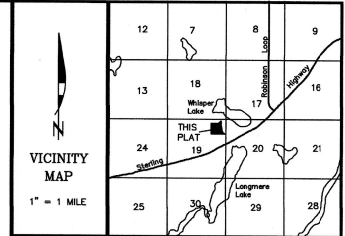
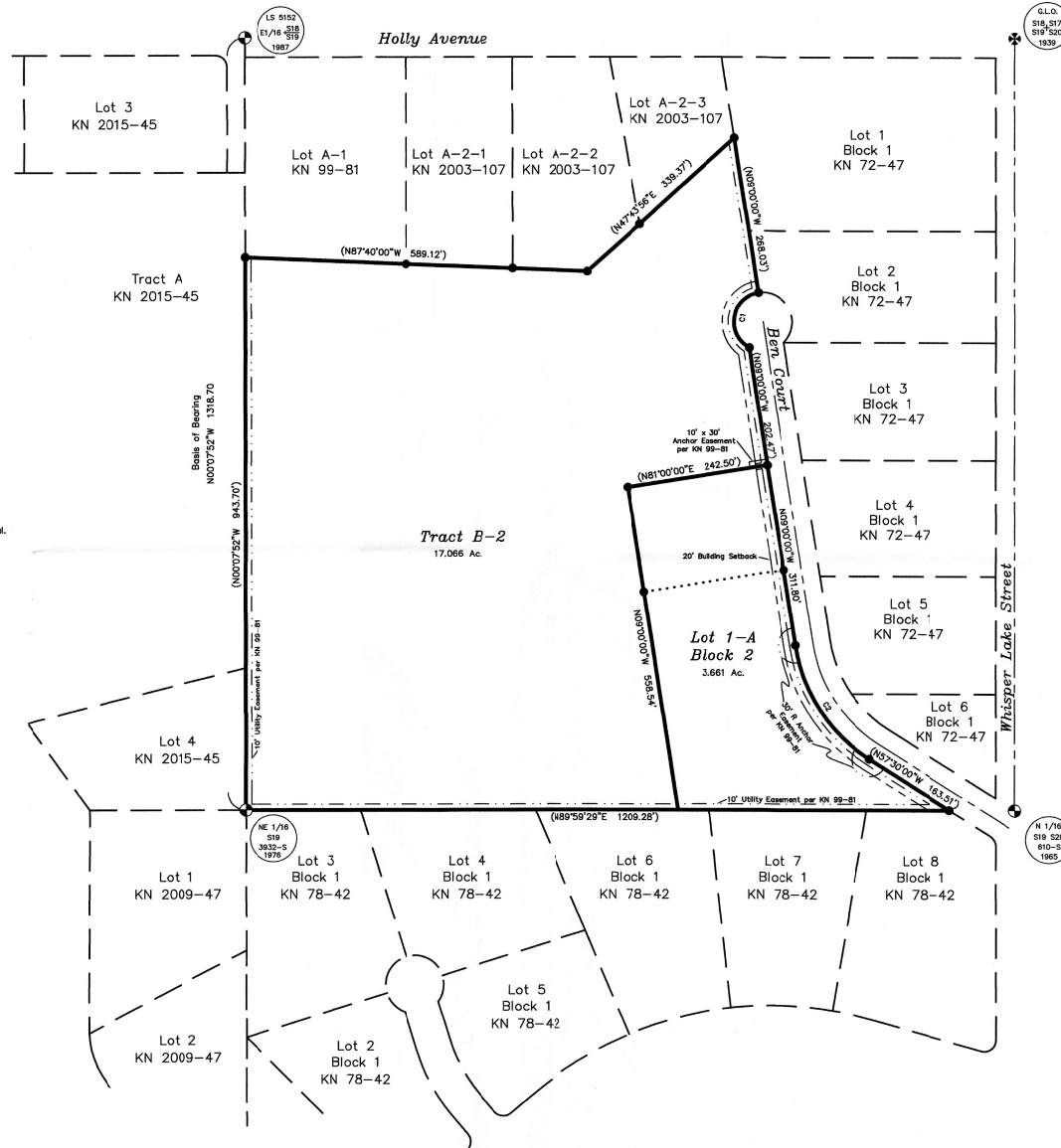


SURVEYOR'S CERTIFICATE

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

Date _____

North



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 DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LARRY M. PRATHER
P.O. BOX 842
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No.

Whisper Lake Subdivision Miller Addition
Prather Replat

A Replat of Lot 1 Block 2, Replat of Whisper Lake Subdivision and addition No. 1, Plat No. 72-47, and Tract B-1, Whisper Lake Subdivision Miller Addition, Plat No. 99-81, Kenai Recording District.

Located within the NE1/4 NE1/4 Section 19, T5N, R9W, S.M., Kenai Peninsula Borough, Alaska.

Containing 20.727 Acres

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner Larry M. Prather P.O. Box 842 Soldotna, AK 99669
---	---

JOB NO. 23034	DRAWN: March 2023
SURVEYED: March 2023	SCALE: 1"=100'
FIELD BOOK: 22-7	SHEET: 1 of 1

KPB 2023-048

AGENDA ITEM E. NEW BUSINESS

ITEM #6 - Whisper Lake Subdivision Miller Addition Prather Replat

KPB File No.	2023-048
Plat Committee Meeting:	May 22, 2023
Applicant / Owner:	Larry Prather of Soldotna, AK
Surveyor:	John Segesser / Segesser Surveys Inc
General Location:	Ben Court, Sterling

Parent Parcel No.:	063-600-06 and 063-600-37
Legal Description:	Lot 1 Block 2, Replat of Whisper Lake Subdivision and Addition No 1 Tract B-1 Whisper Lake Subdivision Miller Addition
Assessing Use:	Tract B: Commercial Lot 1 Block 2: Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure two parcels from a lot with 1.016 acres and a tract with 19.711 acres to a lot with 3.661 acres and a tract with 17.066 acres.

Location and Legal Access (existing and proposed): The subdivision is located on Ben Court, which is borough maintained. Ben Court via Whisper Lake Street connects to Sterling Highway at mile marker 89 which is all Borough maintained.

Ben Court was dedicated originally as Ben Drive on Whisper Lake Subdivision Plat K-1748 as a 60 foot through dedication to Holly Avenue on the north. Replat of Whisper Lake Subdivision and Addition No. 1 KN 72-47 vacated the northern part of Ben Drive and created the cul-de-sac as Ben Court is now.

Lot 1 Block 2 and Tract B-1 currently have access to Ben Court, after replatting, Lot 1-A Block 2 and Tract B-2 will continue to access Ben Court. No new dedications are proposed.

The block is defined by Deville Road, Holly Avenue, Whisper Lake Street, and Grassy Vale Road and is not compliant. With the airstrip running diagonally though Tract B-1, a dedication at this time would not improve the block. ***Staff recommends the Plat Committee concur an exception to block length is not required as this plat is unable to improve block length requirements.***

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

Site Investigation:

The terrain of this subdivision is relatively flat. An airstrip crosses from northeast to southwest across Tract B-1. There are improvements on both Lot 1 Block 2 and Tract B-1. The new configuration looks to be cleaning up some lot line crossing of improvements by Lot 1 Block 2 with the creation of Lot 1-A Block 2 and adding other structures to the proposed lot.

There are no wetland classifications or floodways located within the subdivision boundaries.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	NO OBJECTIONS

Staff Analysis

This area has been replatted several times and was originally an unsubdivided remainder of Whisper Lake Subdivision K-1748. Lot 1 Block 2 and the Ben Drive vacation were finalized by Replat of Whisper Lake Subdivision and Addition No 1 KN 72-47 leaving an unsubdivided portion. The unsubdivided portion was subdivided by Whisper Lake Subdivision Addition No 2 KN 79-67. The current configuration of Tract B-1 was created by Whisper Lake Subdivision Miller Addition KN 99-81.

Building setbacks were granted by Replat of Whisper Lake Subdivision and Addition No 1 KN 72-47 for Lot 1 Block 2 and Whisper Lake Subdivision Addition No 2 KN 79-67 for Tract B-1.

An exception was requested for 20.40 by the surveyor citing the lot has a current system in place. Per KPB Code 20.40.020 (2) if a lot increased the size by 1,000 square feet or more a soils review is not required. **Staff recommends the Plat Committee concur that an exception is not needed.**

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

Whisper Lake Subdivision Addition No. 2 KN 79-67 granted 30 foot radius anchor easements adjacent to Ben Ct that have been carried forward to this subdivision, along with a 10 foot by 30 foot utility easement on the north side of Lot 1 Block 2 adjacent to Ben Ct. Whisper Lake Subdivision Miller Addition KN 99-81 granted a 10 foot utility easement adjacent to Ben Ct, has been carried forward to this subdivision.

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	Additional easements requested and comments is in the packet.
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Robinson, Celina Affected Addresses: 36845 BEN CT</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:</p> <p>Existing Street Name Corrections Needed: HOLLY AVE; BEN CT; WHISPER LAKE ST</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: 36845 BEN CT WILL REMAIN WITH LOT 1-A AFTER RECORDING</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
PLAT NOTES?

- A plat note be added for the 5-foot utility easement created by plat number KN 79-67 and increased to 10-feet by KN 99-81.

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.

- 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: width of Ben Court to be depicted.
- 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: Township and Range need to be shown. Add label to Kenai River in section 28.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation: *Street labels and widths need to be shown for rights-of-ways shown on the plat.*

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.*

20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff recommendation: *Plat Committee concur due to the airstrip running diagonally through Tract B-1 a dedication at this time would not improve the block*

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

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

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



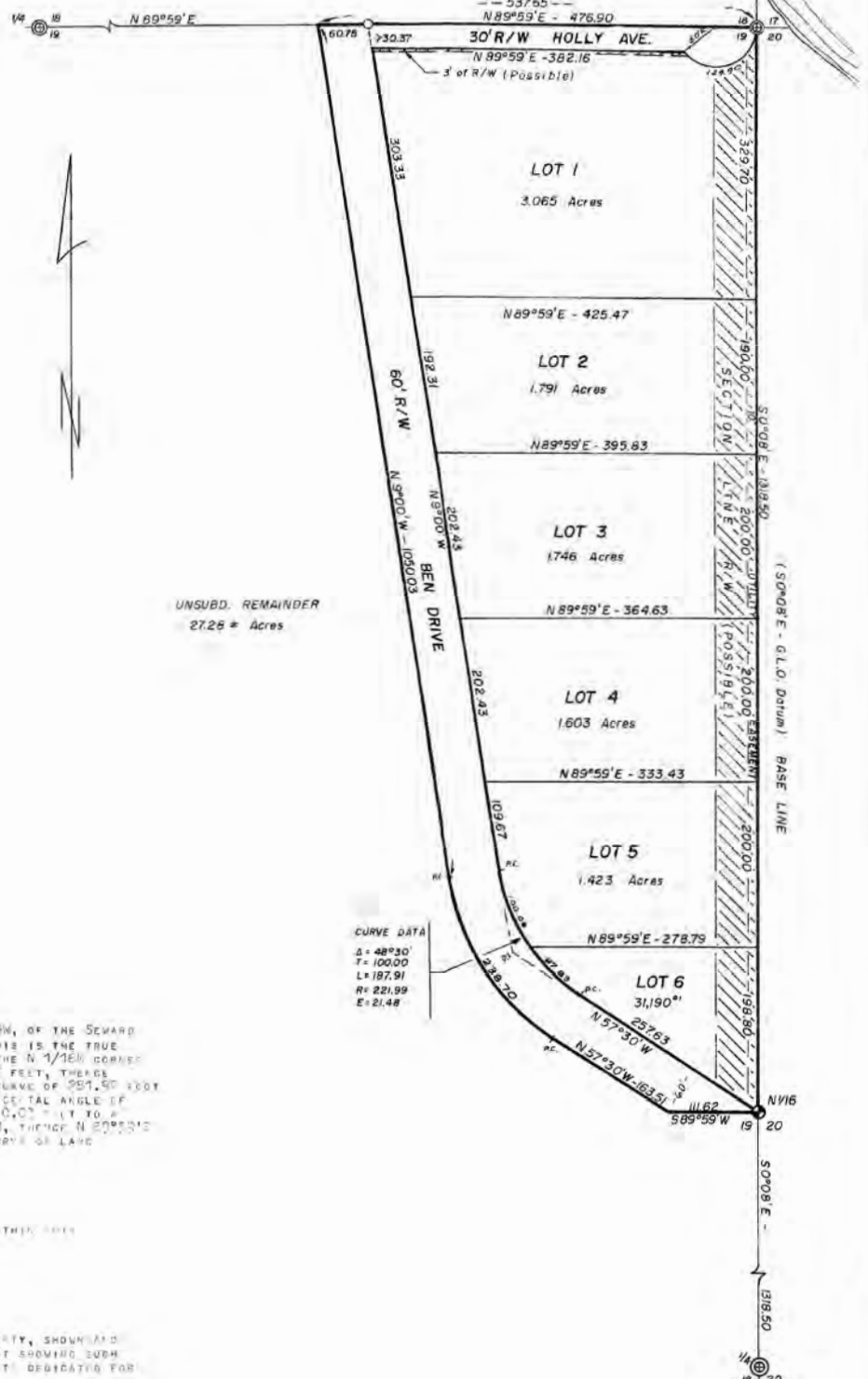
Aerial View





Aerial with 5-foot Contours





LEGEND AND NOTES

- Found U.S.G.L.O. brass cap monument.
- Set 2 1/2" brass cap attached to 3/4" pipe.
- Set 1" Al Surv. Kap.
- Set 1/2" x 18" steel re-rod.

All bearings refer to the G.L.O. datum of N 0°08' W for the East line of Section 19.

The section line road R/W is possible along the East boundary of Section 19 between Ben Drive and Holly Ave. as shown.

RECORDED
K-1748
DISTRICT
Dec 29 3 07 PM '70
REQUESTED BY K.P.B.
ADDRESS Box 250
Soldotna
Plat # K-1748
Page # 235

LEGAL DESCRIPTION:

COMMENCING FROM THE N.E. CORNER OF SECTION 19, T5N, R9W, OF THE SEWARD MERIDIAN, AK., FOUND U.S.G.L.O. BRASS CAP MONUMENT, THIS IS THE TRUE POINT OF BEGINNING, THENCE S 0°08' E - 1396.50 FEET TO THE N 1/4 CORNER COMMON TO SECTIONS 19 AND 20, THENCE S 89°59' W - 171.62 FEET, THENCE S 89°59' W - 167.21 FEET TO THE BEGINNING OF A TANGENT CURVE OF 251.50 FEET RADIUS CURVING TO THE NE, THENCE NORTHWESTERLY THRU A CENTRAL ANGLE OF 48°30' - DISTANCE OF 258.70 FEET, THENCE N 9°00' W - 107.02 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 18 AND 19, THENCE N 89°59' E - 1396.50 FEET TO THE T.P.O., THUS ENBRACING 10 1/4 ACRES OF LAND.

COVENANT:

NO MORE THAN TWO DOGS PER HOUSEHOLD WILL BE ALLOWED WITHIN ANY SUBDIVISION UNLESS APPROVED BY ALL LOT OWNERS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF SAID PROPERTY, SHOWN AND DESCRIBED HEREON, AND REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND OR STREETS DEDICATED FOR PUBLIC USE.

DATE Aug. 25, 1970 G.C. Holly Viola D. Holly
OWNER OWNER

NOTARY'S ACKNOWLEDGEMENT:

I, George A. Hansen, Notary Public for Alaska, do hereby certify and swear before me this 25 day of August, 1970, that the foregoing is a true and correct copy of the original.

PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION THIS 27 DAY OF August, 1970.

George A. Hansen
CHAIRMAN



WHISPER LAKE SUBDIVISION G.C. Holly and Viola D. Holly, owners Box 235 - Rt. A, Anchorage, Ak. 12.718 ACRES SITUATED WITHIN THE NE 1/4 NE 1/4 OF SECTION 19, T5N, R9W, OF THE SEWARD MERIDIAN, ALASKA, AND BEING A PORTION OF THE HOLLY HOMESTEAD. Surveyed by: S.S. McLane, Soldotna, Ak.		
DATE OF SURVEY June 9, 1965	SCALE 1" = 100'	BK. NO. 4-60

WHISPER LAKE SUBDIVISION
K-1748

1/4 19 191

N 89° 59' E

HOLLY AVE. 507.27
N 89° 59' E 469.14

This portion of 50' radius
turnaround being vacated

60' Road R/W being vacated
by this plat.

LOT 1
3038 Acres

LOT 2
1,697 Acres

LOT 3
1,594 Acres

LOT 4
1451 Acres

LOT 5
1,291 Acres

LOT 6
22,748 SF

ADDITION NO.1
LOT 1-BLOCK 2

1.016 Acres

CURVE DATA
Δ = 48° 30'
R = 251.99
T = 113.51
L = 213.31
C = 206.99

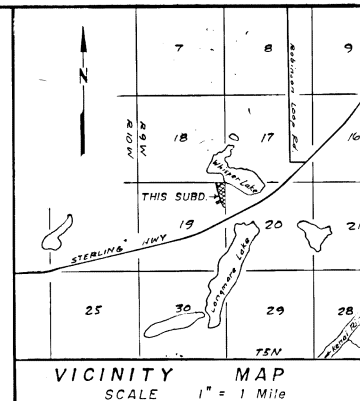
UNSURVEYED REMAINDER OF NE 1/4 NE 1/4 SEC. 19
26.5 ± ACRES

WHISPER LAKE

(50° 08' E - G.L.O. DATUM) BASE LINE

1/4 19 20

72 002563 12-47
RECORDED-FILED
KENAI REC.
DISTRICT
Sep 12 2 52 PM '72
REQUESTED BY KPB
ADDRESS



LEGEND AND NOTES.

- ⊕ Found G.L.O. brass cap monument.
- ⊙ Found 2 1/2" brass cap (610-S)
- Found 1/2" x 18" steel rebar.
- ⊥ Set 1/2" x 24" steel rebar at all other lot corners.

All bearings refer to the G.L.O. datum of N 0° 08' W for the east line of Sec. 19.

XXXXX Indicates R/W being vacated by this plat.

This is a resurvey and replat of this subd. vacating the portions of right of way shown and dedicating the 33' section line R/W's.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF SAID PROPERTY, AND REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADS AND OR STREETS DEDICATED BY US FOR PUBLIC USE.

DATE Aug 11, 1972 Russell R. Miller Aurel A. Miller
OWNERS OF LOTS 1-6 BLK 1

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF August

MY COMMISSION EXPIRES July 1, 1974 Ed Bryant

DATE June 21, 1972 H. C. Holly Jr. Vicki D. Holly
OWNERS OF LOTS 7-10 BLK 1

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF JUNE 1972.

MY COMMISSION EXPIRES 4-8-73 Barclay Johnson
CLERK FOR

REPLAT OF WHISPER LAKE SUBDIVISION AND ADDITION NO.1.

G.C. and Viola D. Holly, (owners)
Box 217, Star Rt A, Anchorage, AK. 99507

DESCRIPTION
13.431 ACRES SITUATED IN THE NE 1/4 NE 1/4 OF
SECTION 19, T5N, R9W, S.M., AK., AND THE KENAI
PENINSULA BOROUGH.

Surveyed by: S.S. McLane, R.L.S.
Soldotna, AK.

DATE OF SURVEY
May 11, 1972

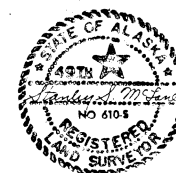
SCALE
1" = 100'

BK. NO. 37-70

PLAT APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION

THIS 12 DAY OF JUNE 1972.

George A. Hovane





- Found 1/2" Rebar
● Set 5/8" Rebar

WASTEWATER DISPOSAL

FIGS. A-1 AND A-2 SHOW ESTIMATED WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUPERFUND HAVE BEEN FOUND SUITABLE FOR TREATMENT PLANT WASTEWATER TREATMENT AND REUSE. THE STATE OF ALASKA HAS ADEQUATE WATER QUALITY STANDARDS AND MEETING THE REQUIREMENTS OF THE CLEAN WATER ACT THROUGH THE REARFOOT DEVELOPMENT OF THE KENAI PENINSULA WASTEWATER AND DISPOSAL SYSTEM MUST BE INSURED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

TRACT R-1 IS AT LEAST 200,000 SQUARE FEET OR 200000
5 ACRES IN SIZE AND DRAINAGE MAY NOT BE SUITABLE FOR
GROSS WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER
TREATMENT OR DISPOSAL SYSTEM MUST MEET THE NECESSARY
REQUIREMENTS OF THE ALABAMA DEPARTMENT OF ENVIRONMENTAL
CONTROLS.

3. Jack Bushel CC 7251 12-2-99
 (signature) (date) (date)

CERTIFICATE of OWNERSHIP and DEDICATION

I hereby certify that I am the owner of real property shown and described hereon and that I hereby adopt this plan of subdivision and by my true consent dedicate all right-of-way to public use and grant all easements in use shown.

I further certify that Bonds of Trust affecting this property do not contain restrictions which would prohibit this report, or require signature and approval of beneficiaries.

David W. Butler

RICHARD W. PRATT
 ALA. RICH W. PRATT
 ALA. RICHARD PRATT

PARCEL TRACT B WHISPER LAKE SUBDIVISION
ADDITION NO. 2

PLAT APPROVA

This plot was approved by the RESEARCH ETHICS BOARD (Human) Committee at the meeting of July 2nd, 1986.

© 1999 THE PATTERSON CO. ALL RIGHTS RESERVED

in *Rep. L. East*—

MICHAEL A. SWAN
REGISTRATION NO. LS-6940

CERTIFICATE of OWNERSHIP and DEDICATION

We hereby certify that we are the owners of 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 use shown.

We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this repaid, or require signature and approval of beneficiaries.

Notary's Acknowledgement

Subscribed and sworn before me on this 22 day
of January, 1999, for Russell R. McRae
and Daniel M. McRae

 NOTARY PUBLIC FOR _____
 MY COMMISSION EXPIRES _____

Russell R. Miller *Russell R. Miller*
 RUSSELL R. MILLER AVERA, MILLER
 PARCEL TRACT A WHISKEY LAKE SUBDIVISION
 ADDISON, MO. 2

NOTES

1. No direct access to state maintained R.O.W.'s permitted unless approved by State of Alaska Department of Transportation.
2. Building Setback—A setback of 20 feet is required from all street right-of-ways 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. Front 10 feet of building setback is also a utility easement and entire setback within 5 feet of side lot lines.

Notary's Acknowledgement

fingered and named before me on this 2nd day

NOTARY PUBLIC FOR State of Hawaii
MY COMMISSION EXPIRES 8/14/2000

WHISPER LAKE
SUBDIVISION
MILLER ADDITION

OWNERS ; Russell R. & Avera A. Miller
268 Gold Coin Lane
Sagle, ID. 83860
Ron Prather
P.O. Box 842, Soldotna, AK. 99669

A RESUBDIVISION OF TRACTS A & B WHISPER LAKE
DIVISION ADDITION NO. 2, LOCATED WITHIN THE NE1/4
1/4 SECTION 19, T5N, R9W, S.M., AK. THE KENAI
PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT
CONTAINING 25.916 ACRES.

SWAN SURVEYING

P.O. Box 987
SOLDOTNA, AK. 99669
PHONE 907-262-1014

DATE SURVEYED 1998	SCALE 1" = 100'	DRAFTED WAS
N.P.S. FILE NO. 18-162	BN. NO. 0764	KENAI RECORDS DISTRICT