

## **E. NEW BUSINESS**

**6. Dan Lee Subdivision No. 5; KPB File 2023-051**

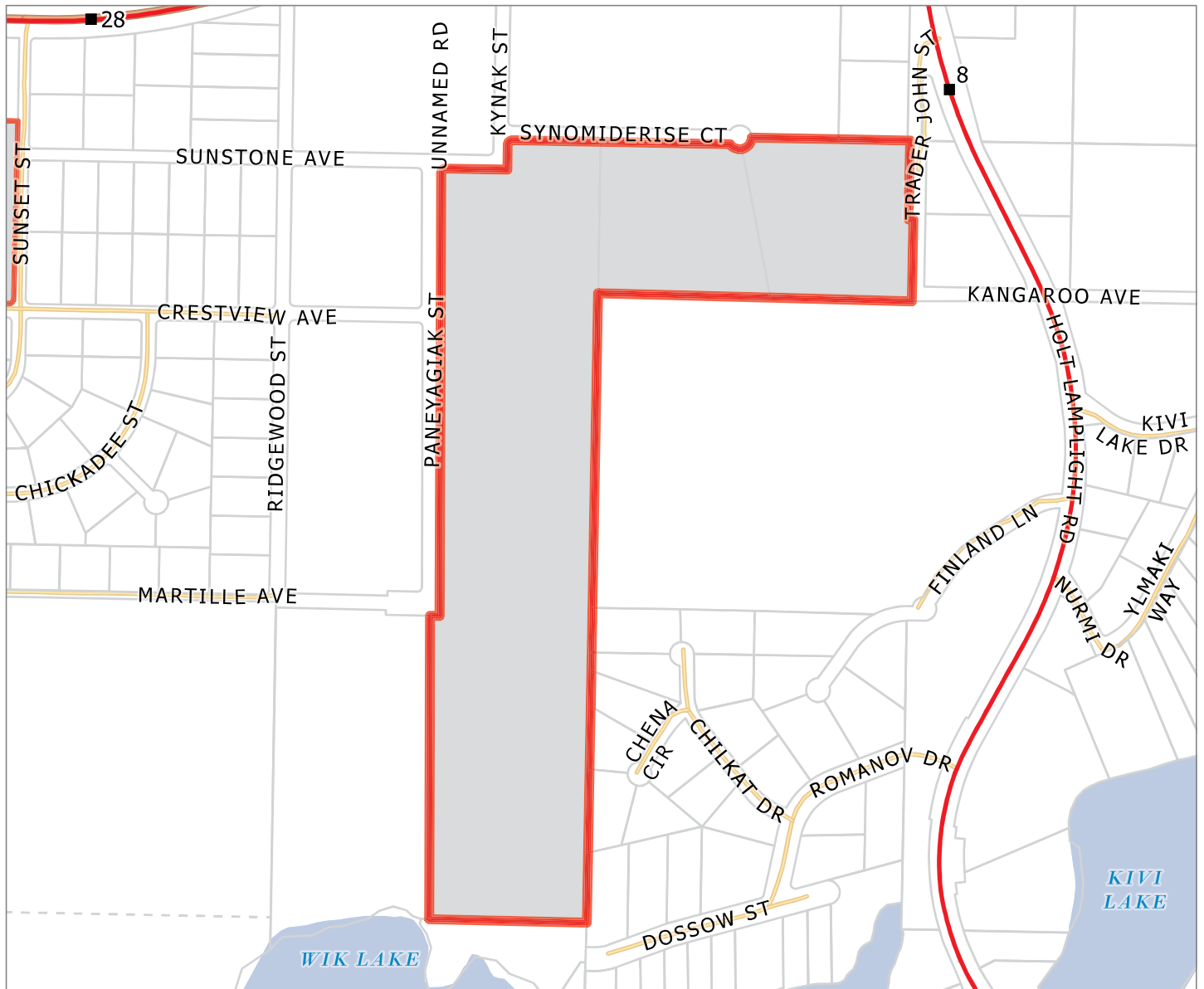
**Segesser Surveys / Johnson**

**Location: Syomiderise Court, Sunstone Ave. & Paneyagiak St.  
Nikiski Area / Nikiski APC**



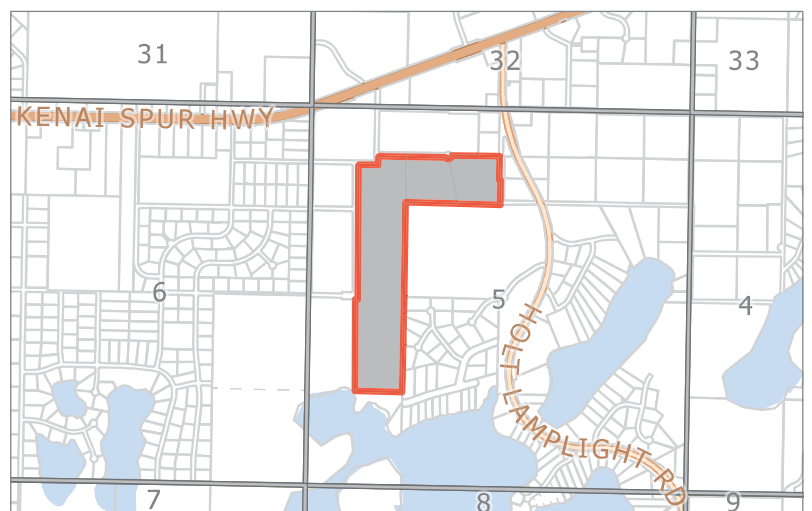
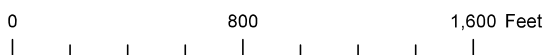
# Kenai Peninsula Borough Planning Department

## Vicinity Map



KPB File 2023-051  
T 07N R 11W SEC 05  
Nikiski

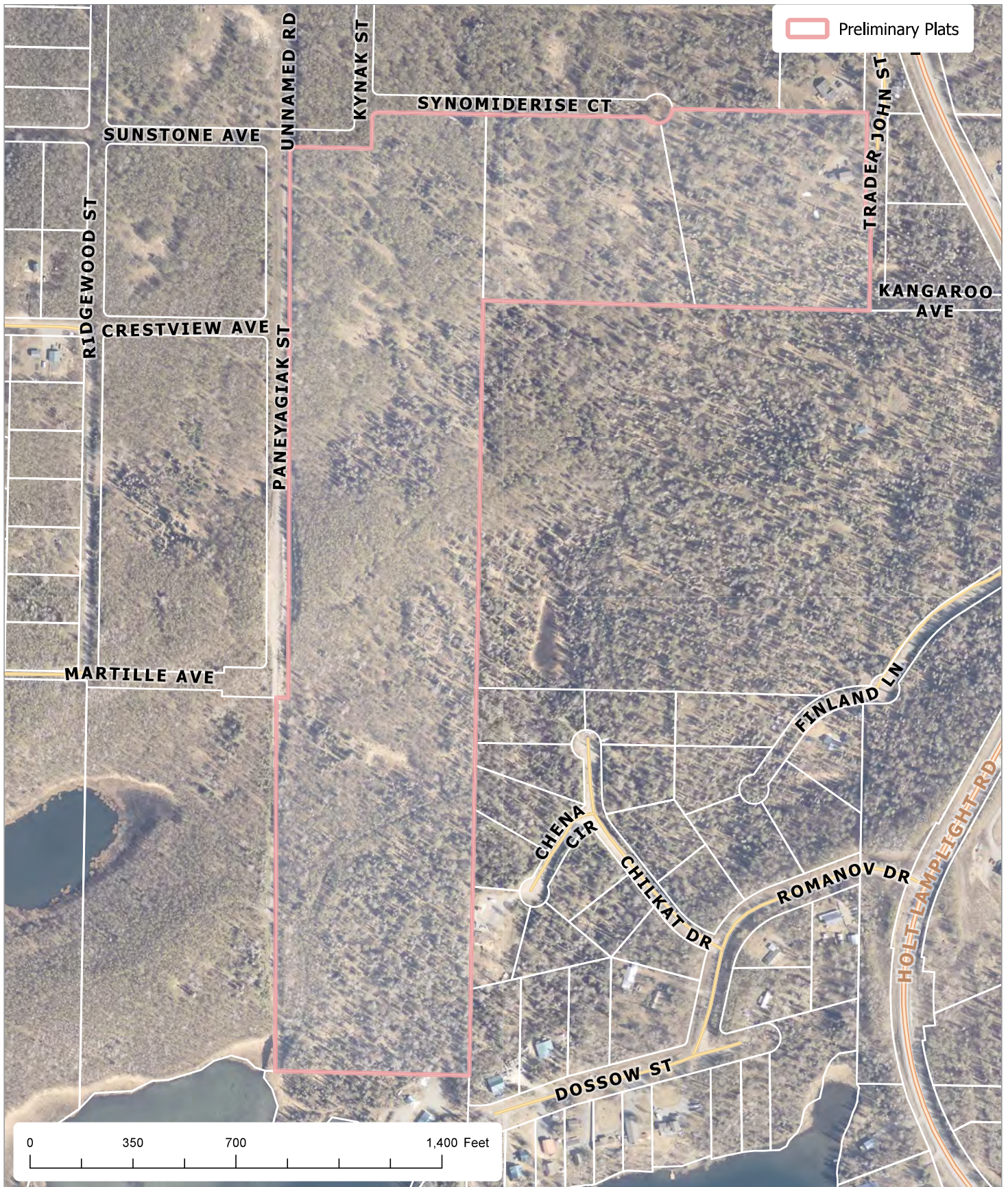
5/8/2023



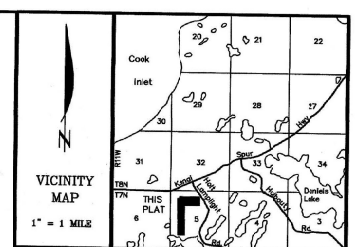
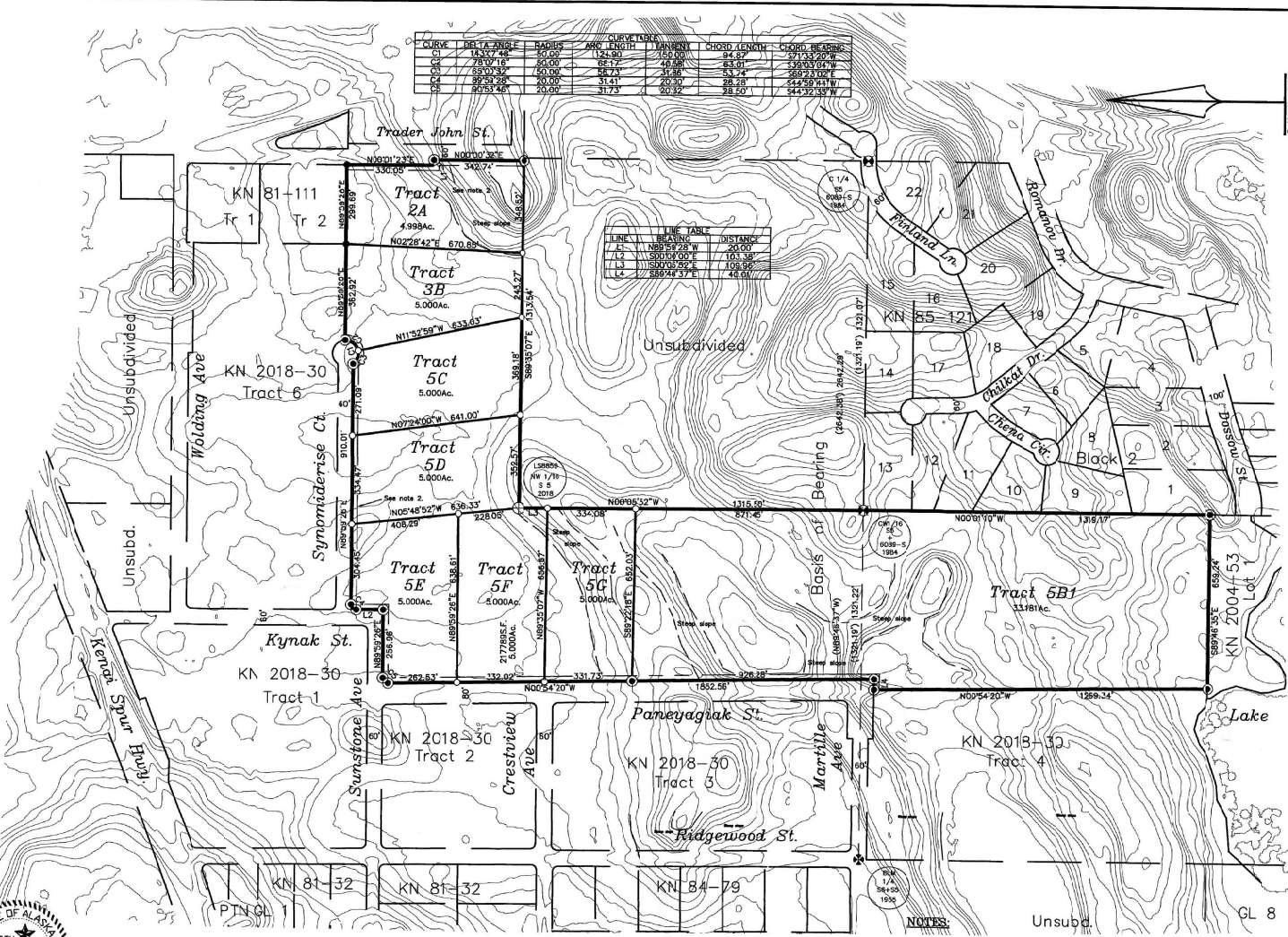




Aerial View







# **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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JOHN A. JOHNSON  
TAMI JOHNSON  
AKA TAMI B. JOHNSON  
51805 TRADE JOHN ST.  
KENAI AK 99611

# **NOTARY'S ACKNOWLEDGEMENT**

FOR  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

# **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. \_\_\_\_\_

# **Dan Lee Subdivision No. 5**

A resubdivision of Tract 5B, Dan Lee Subdivision No. 3, Plat 1818-52 and Tracts 3A and 5A1, Dan Lee Subdivision No. 4, Plat 3320-51, Kenai Recording District.  
Located within the West 1/2 Section 5, T7N, R11W S.M., Kenai Peninsula Borough, Alaska.

Containing 68.181 Ac.	Owner
Segesser Surveys 30485 Roland St. Soldotna, AK 99669 (907) 282-3909	John A. and Tami B. Johnson 53050 Kenai Spur Hwy Kenai, AK 99611
JOB NO. 23038	DRAWN: 5-5-23
SURVEYED:	SCALE: 1"=200'
FIELD BOOK:	SHEET: 1 of 1

- NOTES:**
- 1) Basis of bearing taken from Dan Lee Subdivision Addition Number 3, 2018-52, Kenai Recording District.
  - 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
  - 3) Any person developing this property is responsible for obtaining all required local, state and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
  - 4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
  - 5) Front 15 feet of the 20 foot building setback and the entire setback 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.
  - 6) **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:**

- 3 1/4" BLM MONUMENT 1955 FOUND
- 2 1/2" ALUM. CAP. MON. 6089-S 1984 FOUND
- 5/8" REBAR w/ALUM CAP. LS8856 1997 FOUND
- 5/8" REBAR FOUND
- 2 1/2" ALUM. CAP. MON. LS8859 2018 FOUND
- 5/8" REBAR w/PLASTIC CAP. LS8859 FOUND
- 5/8" REBAR w/PLASTIC CAP. LS8859 SET
- RECORD DATUM PLAT 2018-51 KPD

# **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 herein actually exist as described, and all dimensions and other details are correct.

Date \_\_\_\_\_

**KPB 2023-051**



AGENDA ITEM E. NEW BUSINESS

ITEM #6 – DAN LEE SUBDIVISION NO 5

KPB File No.	2023-051
Plat Committee Meeting:	June 12, 2023
Applicant / Owner:	John and Tami Johnson
Surveyor:	John Segesser / Segesser Surveys
General Location:	Trader John St and Paneyagiak St, Nikiski

Parent Parcel No.:	013-212-62, 013-212-61, 013-212-60,
Legal Description:	Tract 5B Dan Lee Subdivision No. 3 KN2018-51 and Tracts 3A and 5A1 Dan Lee Subdivision No. 4 KN202-51
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide three tracts into seven tracts near 5.00 acres and one larger tract at 33.181 acres. The lots will be larger than 200,000 sq. ft. so a soils report is not required, and an engineer will not be required to sign the plat.

**Location and Legal Access (existing and proposed):**

Access to the subdivision is off state maintained Kenai Spur Highway. Tract 2A has access from Kenai Spur Highway by Holt Lamplight Road to Trader John Street which is undeveloped. Tracts 3B, 5C, 5D and 5E have access along Synomiderise Court which is undeveloped. Synomiderise Court connects to undeveloped Kynak Steet to Kenai Spur Highway. Tracts 5E, 5F, 5G and 5B1 have access from developed Paneyagiak Street which connects to Kenai Spur Highway by Ridgewood Street and Kynak Street. All the roads adjacent to the plat are 60-foot right-of-way except the north part of Trader John Street next to Tract 2A, which is an 80-foot right-of-way.

There will be no new dedications with this plat.

Block length is not compliant. An exception to KPB 20.30.170 Block – Length requirements, has been requested.

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

**Site Investigation:**

There are several areas of steep slopes indicated on the plat with notation and close contours.

There are improvements on the property located on Tract 2A, but there are no encroachment issues. There does appear to be a possible encroachment onto Tract 5B1 near the east line. **Staff recommends: the surveyor checks for encroachments when doing the field survey and if finding any, identify them and address how they will be reconciled before approval and recording.**

There are some wetlands on Tract 5B1 according to KPB GIS data that were not shown.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area
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	Comments: No comments  B. Habitat Protection Reviewer: Carver, Nancy Habitat Protection District Status: Is NOT within HPD Comments: No comments  C. State Parks Reviewer: VACANT Comments:
State of Alaska Fish and Game	No objections

**Staff Analysis** This is a replat of over 68 acres into eight tracts. Dan-Lee Subdivision KN 81-111 created three tracts from the unsubdivided government Lot 3 of the NE1/4 of the NW1/4 of Section 5, T7N, R11W SM Kenai Peninsula Borough, Alaska. Dan Lee Subdivision No. 2 KN 2018-20 and Amended KN 2018-30 subdivided more of government Lot 3, 4 and 9 located in the SW1/4 SW1/4 Section 5, T7N, R11W SM and a portion of the SW1/4 SW1/4 Section 32, T8N, R11W SM, Kenai Peninsula Borough, Alaska, creating six tracts. Dan Lee Subdivision No. 3 KN 2018-52 divided Tract 5 of Dan Lee Subdivision No.2 Amended KN 2018-30 into two new tracts. Dan Lee Subdivision No. 4 KN 2020-51 divided the east tract of Dan Lee Subdivision No. 3 KN 2018-52 and the south tract of Dan-Lee Subdivision KN 81-111 into two new tracts. This plat will take the two tracts of Dan Lee Subdivision No. 4 KN 2020-51 and Tract 5B of Dan Lee Subdivision No. 3 KN 2018-52 and subdivide them into eight new tracts.

A soils report will not be required for this subdivision, as the lots are over 200,000 sq ft. **Staff recommends:** *correcting the verbiage in the Wastewater Disposal note.*

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.

Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

**Utility Easements** A 10 foot utility easement granted by Dan-Lee Subdivision KN 81-111, located at the south boundary of Tract 3 need to be shown on the drawing with the source listed. An existing 15 foot utility along road rights-of-way was carried forward from previous plats and is noted, but not shown on the drawing.

An existing 10 foot utility easement needs to be carried forward as shown on Dan Lee Subdivision No 4 KN 2020-51 that was granted by KN 81-111. This would be within proposed Tracts 2A and 3B.

The Certificate to Plat provided a general easement for the benefit of Homer Electric Association. **Staff recommends:** *this be added to the plat notes.*

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 comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**



Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 51835 TRADER JOHN ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: TRADER JOOHN ST, WOLDING AVE, KYNAK ST, SYNOMIDERISE CT, SUNSTONE AVE, CRESTVIEW AVE, PANEYAGIAK ST, MARTILLE AVE, RIDGEWOOD ST, KENAI SPUR HWY, CHENA CIR, CHILKAT DR, FINLAND LN, ROMANOV DR, DOSSOW ST</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: 51835 TRADER JOHN ST WILL BE ASSIGNED TO TRACT 2A</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>
Nikiski Advisory Planning Commission	

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

#### **STAFF RECOMMENDATIONS** **CORRECTIONS / EDITS**

- Add KPB File 2023-051 to drawing.

#### **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:** verify correct owner address and update the title block.

- 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:** Label Kangaroo Avenue right-of-way to the east. Show the north right-of-way width of Trader John Street by Tract 2A.

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

**Staff recommendation:** Label low wet area south of Martille Avenue on final plat.

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval; by aerial photo it appears there may be an encroachment on the southeast side of the plat from Lot 9 Block 2 Wiki Lake Terrace Subdivision Addition No 1.

**Staff recommendation:** Surveyor field check along the line for any encroachments and address them with a statement that they will be taken care of before approval and recording the subdivision.

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#### **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.

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#### **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.

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#### **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.

- Correct spelling in note #1
- Note #4 is not need as no right of way is being dedicated
- Correct the Wastewater Disposal note to the correct verbiage of the note.

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.



- ☐ 20.60.190. Certificates, statements, and signatures required.  
**Staff recommendation:** Add the date of June 12, 2023 to the Plat Approval note and comply with 20.60.190.

### **EXCEPTIONS REQUESTED:**

#### **A. KPB 20.30.170 – Blocks – Length requirements**

Surveyor's Discussion: We would like to ask for an exception to Block length for Tract 5B1. This tract is large enough to subdivide in the future as is the 40 acre tract to the east.

Staff Discussion: An exception has been received for the plat specifically Tract 5B1, block length exception was previously granted for these subdivisions along this same stretch where no development is proposed.

#### **Findings:**

1. Exceptions to KPB 20.30.170 Block Length were granted for the parent plats
2. Lot 5B1 is large enough to be further divided.
3. The parcel to the east is approximately 20 acres.
4. The parcel to the west is approximately 54 acres.
5. No surrounding parcels will be denied access.
6. Future subdivision of large tracts may dedicate and design rights-of-ways that will provide adequate access and compliance with borough code.

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 1-6 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 1-6 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 1-6 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.

Add a note "Further development of Tract 5B1 will require dedications to reduce block length for compliance with KPB 20.30.170."

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**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**

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## Piagentini, Vincent

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**From:** seggy@ptialaska.net  
**Sent:** Thursday, May 25, 2023 11:45 AM  
**To:** Piagentini, Vincent  
**Subject:** <EXTERNAL-SENDER>RE: Dan Lee Subdivision No 5

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**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

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Vincent,

We would like to ask for an exception to Block length for Tract 5B1. This tract is large enough to subdivide in the future as is the 40 acre tract to the east.

John F. Segesser  
Segesser Surveys Inc  
907-262-3909 Office  
907-252-3421 Cell

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**From:** Piagentini, Vincent <vpagentini@kpb.us>  
**Sent:** Thursday, May 25, 2023 10:46 AM  
**To:** 'seggy@ptialaska.net' <seggy@ptialaska.net>  
**Cc:** Quainton, Madeleine <mquainton@kpb.us>  
**Subject:** Dan Lee Subdivision No 5

John

I was working on the staff report for this site and it looks like this either needs and exception to KPB 20.30.170 Block length or we're going to need to recommend some dedications in Tract 5B1. If you can send me soon as possible an exception request with findings I can get it added.

Thanks

**Vince Piagentini, PLS**  
Platting Manager  
Planning Department  
Ph: (907) 714-2212  
Fx: (907) 714-2378

**KENAI PENINSULA BOROUGH**  
144 North Binkley Street  
Soldotna, Alaska 99669





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.

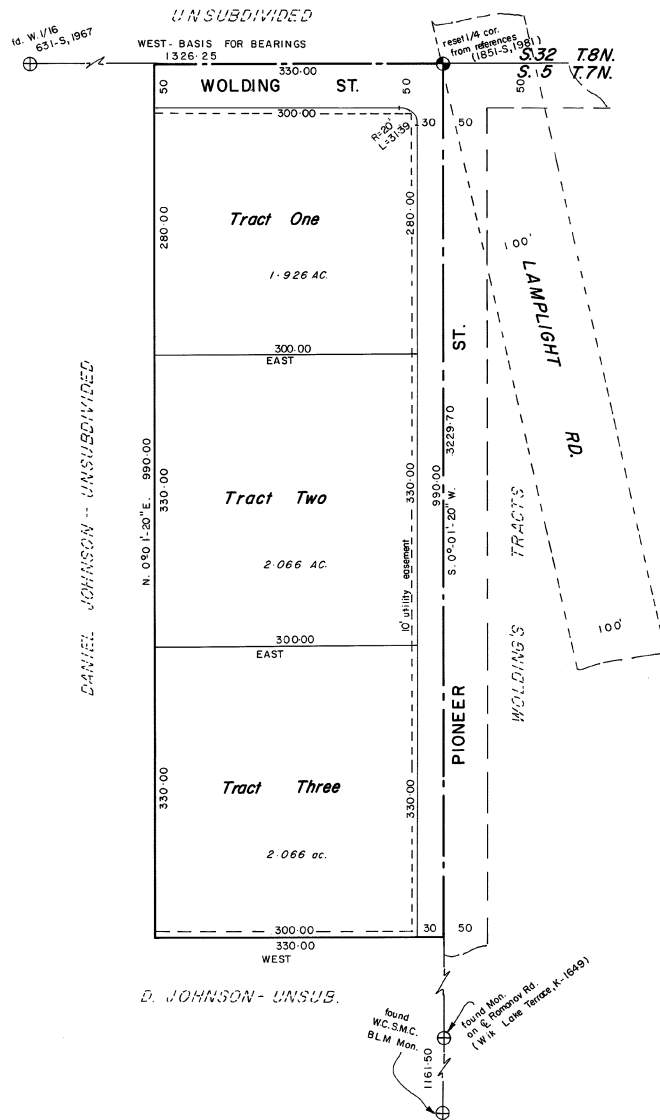
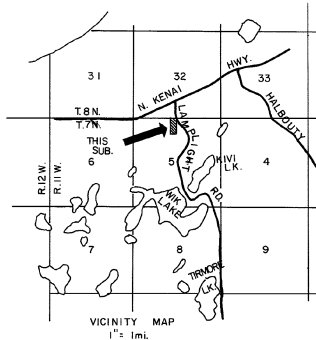




Aerial with 5-foot Contours







#### CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHTS-OF-WAY TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Daniel Johnson*  
DANIEL JOHNSON

RTE 1,  
KENAI, AK. 99611

*Goldie L. Johnson*  
GOLDIE L. JOHNSON

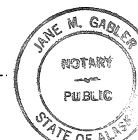
RTE 1,  
KENAI, AK. 99611

#### NOTARY'S ACKNOWLEDGMENT FOR DANIEL JOHNSON AND GOLDIE L. JOHNSON

SWORN AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC, THIS 27th DAY OF August, 1981.

*Jane M. Gable*  
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES Sept. 13, 1981.



#### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 20, 1981.

KENAI PENINSULA BOROUGH

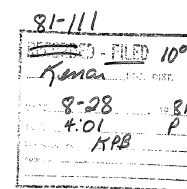
BY: *Frank D. Lyle*  
AUTHORIZED OFFICIAL

BUILDING SETBACK -- 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.

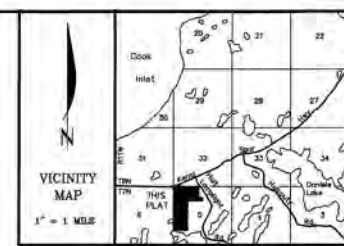
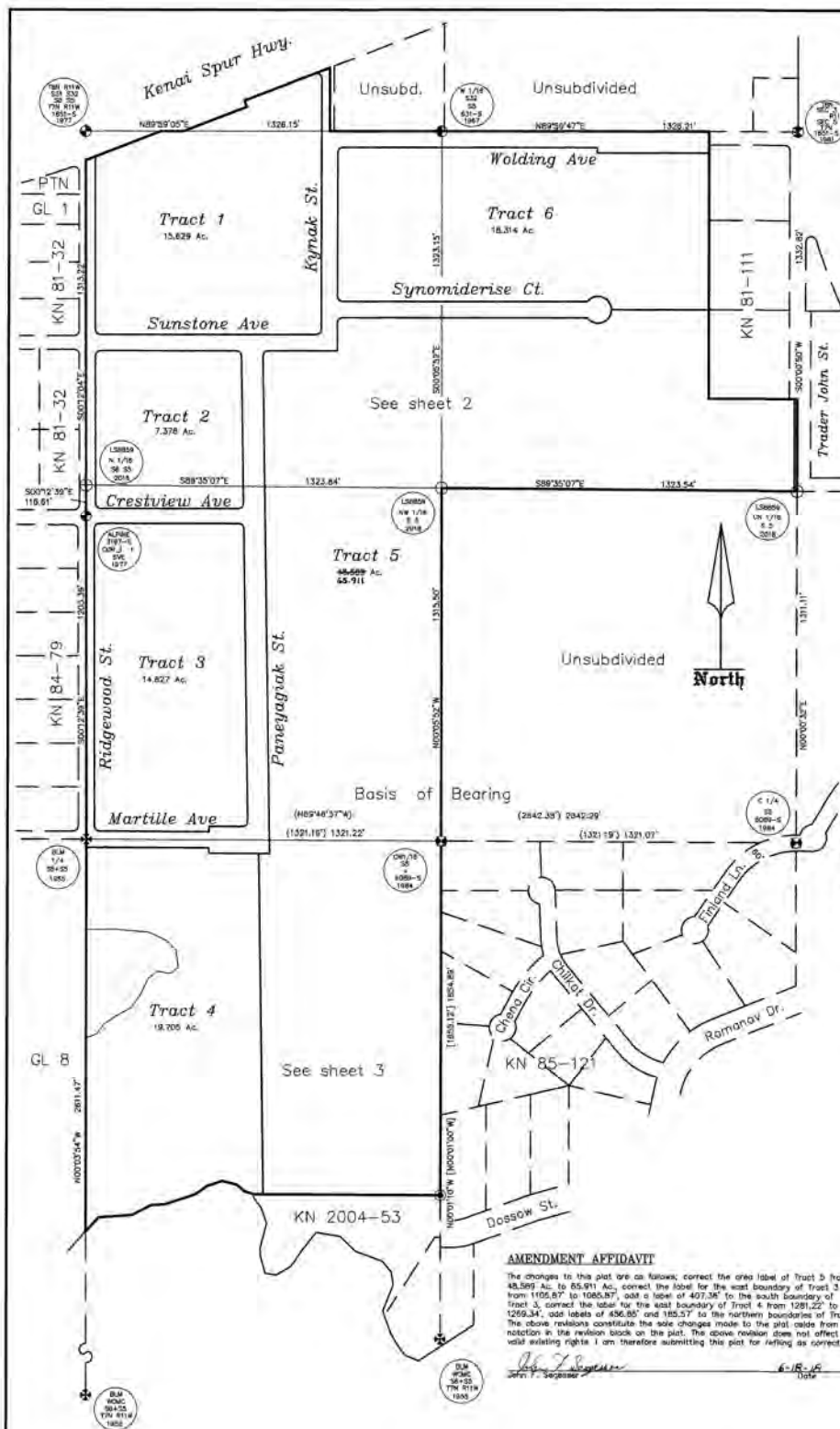
LAND USE: RESIDENTIAL  
TOTAL AREA: 7.500 AC.

DATE OF SURVEY 8-18-81

5/8" rebar set at all lot corners



<b>DAN-LEE SUBDIVISION</b> LOCATED WITHIN GOVT. LOT 3 (NE 1/4 NW 1/4), SEC. 5, T. 7N., R. 11W., S.M., KENAI PENINSULA BOROUGH, ALASKA.	
	DANIEL JOHNSON RTE. 1, KENAI, ALASKA 99611
MALONE SURVEYING BOX 566, KENAI, ALASKA 99611	



- LEGEND:**
- 3 1/4" BLM MONUMENT 1955 FOUND
  - 3 1/4" ALUM. CAP MON. 1851-S 1977 FOUND
  - 2 1/2" ALUM. CAP MON. 1851-S 1981 FOUND
  - 2 1/2" ALUM. CAP MON. 5085-S 1984 FOUND
  - 2" BRASS CAP IN CONCRETE 631-S 1987 FOUND
  - 6X6 CONCRETE HIGHWAY MONUMENT FOUND
  - 5/8" REBAR w/ALUM. CAP L58859 1987 FOUND
  - 5/8" REBAR FOUND
  - 2 1/2" ALUM. CAP MON. L58859 2016 SET
  - 5/8" REBAR w/PLASTIC CAP L58859 SET
  - ( ) RECORDED DATUM PLAT 85-121 KRD
  - [ ] RECORDED DATUM PLAT 2004-53 KRD

**CERTIFICATE of OWNERSHIP and DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ESTATE OF DANIEL JOHNSON IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE ESTATE OF DANIEL JOHNSON, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Michael Owen Johnson*  
 EXECUTOR FOR THE ESTATE OF DANIEL JOHNSON  
 51855 TRADER JOHN ST.  
 KENAI, AK 99611

**NOTARY'S ACKNOWLEDGMENT**

FOR Michael Owen Johnson  
 ACKNOWLEDGED BEFORE ME THIS 13 DAY OF March, 2018.

*Patricia Hartley*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 3-7-21

OPTIONAL SEAL  
 STATE OF ALASKA  
 PATRICIA HARTLEY  
 NOTARY PUBLIC

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 11, 2017.

KENAI PENINSULA BOROUGH  
*Patricia Hartley* 4-26-2018  
 AUTHORIZED OFFICIAL



**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 herein actually exist as described, and all dimensions and other details are correct.

Date 3-5-18

**NOTES:**

- 1) Basis of bearing taken from Wk Lake Terrace Addition Number One, Plat 85-121, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 2 Page 104 Kenai Recording District.
- 4) The centerline of an overhead electrical distribution line is the centerline of a 20 foot wide electrical easement.
- 5) Any person developing this property is responsible for obtaining all required local, state and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- 6) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 7) No private access to State maintained R/W's permitted unless approved by the State of Alaska Department of Transportation.
- 8) Information for the Kenai Spur Highway was taken from Alaska Department of Highway project no. S-0490(2) page 27 of 29.
- 9) Exceptions to KRS 20.30.030, extending Ridgewood Street to the south, and KRS 20.30.170, (Shoe length, were granted by the Plat Committee at the meeting of September 11, 2017.
- 10) This property is subject to a reservation of easement for highway purposes, and any easements or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, and amended by Public Land Orders Numbers 757 and 1611 and Department Order Number 2665, Amendment Number 1 and Amendment Number 2 thereto, filed in the Federal Register.
- 11) Front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot (less 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.
- 12) **WASTEWATER DISPOSAL:** These lots are of least 200,000 square feet or nominal 3 acres in size and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

**AMENDMENT AFFIDAVIT**

The changes to this plat are as follows: correct the area label of Tract 5 from 45,589 Ac. to 45,911 Ac., correct the label for the east boundary of Tract 3 from 1105.87 to 1085.87, add a label of 407.38' to the south boundary of Tract 5, correct the label for the east boundary of Tract 4 from 1291.22' to 1259.34', add labels of 456.85' and 185.37' to the northern boundaries of Tract 4. The above revisions constitute the sole changes made to the plat aside from its notation in the section book on the plat. The above revision does not affect any valid existing rights I am therefore submitting this plat for filing as corrected.

*Michael Owen Johnson*  
 Exec 7, September 2017

Amended

KPB FILE No. 2017-073R2

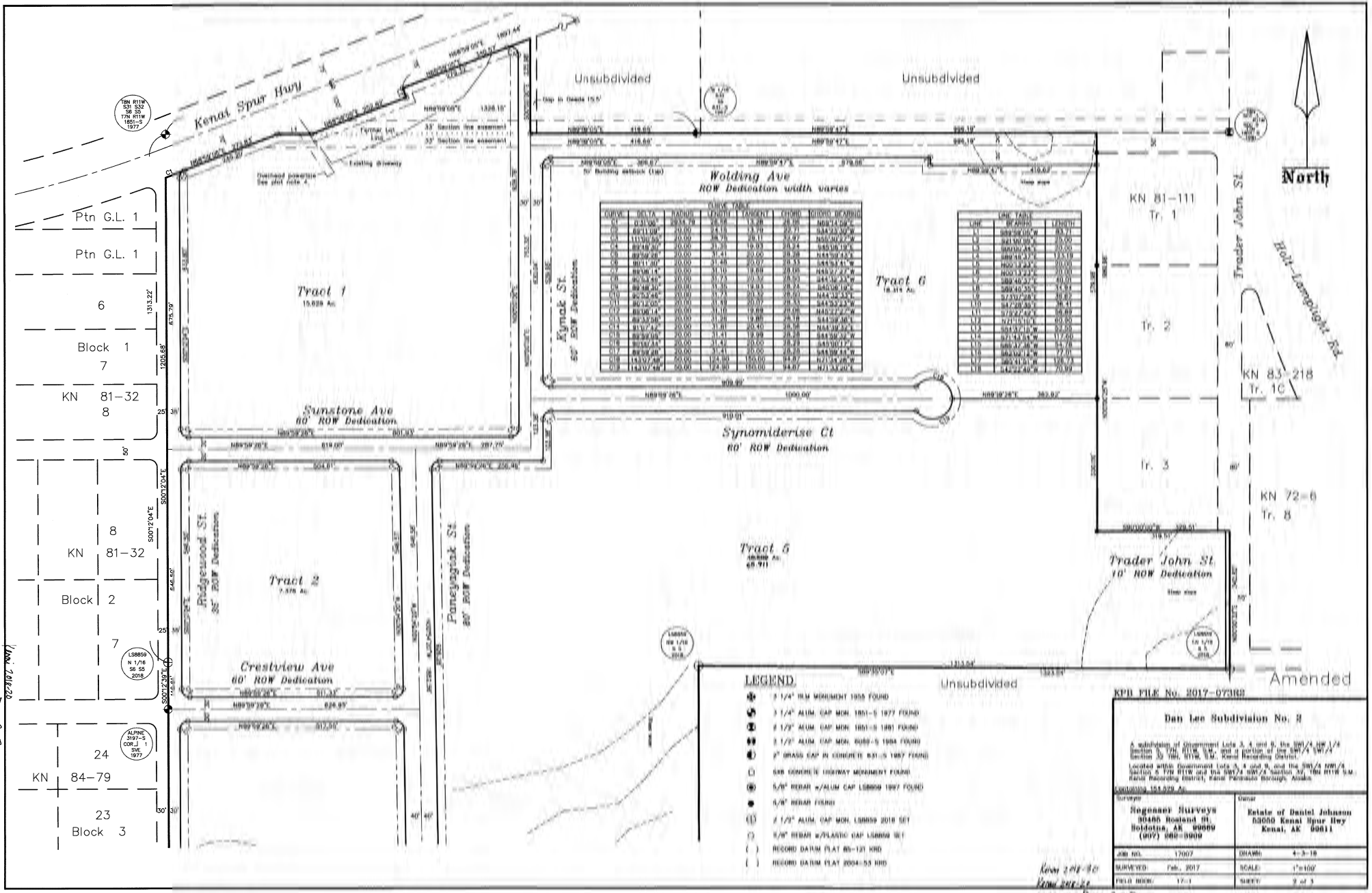
**Dan Lee Subdivision No. 2**

A subdivision of Government Lots 3, 4 and 9, the SW 1/4 NW 1/4 Section 5, T1N, R11W, S4, and a portion of the SW 1/4 SW 1/4 Section 32 T1N, R11W, S4, Kenai Recording District.

Located within Government Lots 3, 4 and 9, and the SW 1/4 NW 1/4 Section 5, T1N, R11W and the SW 1/4 SW 1/4 Section 32, T1N, R11W S4, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 154.529 Ac.	Owner
Surveyor	Estate of Daniel Johnson 55050 Kenai Spur Hwy Kenai, AK 99611
Segesser Surveys 30485 Roland St. Soldotna, AK 99609 (907) 262-3909	
JOB NO. 17007	DRAWN: 2-28-18
SURVEYED: Feb., 2017	SCALE: 1"=200'
FIELD BOOK: 17-1	SHEET: 1 of 3

10/01/2017  
Page 20/23







# LEGEND:

- 3 1/4" BLM MONUMENT (1950 FOUND)
- 2 1/2" ALUM. CAP MON. 6088-5 1984 FOUND
- 5/8" REBAR w/ALUM CAP 158855 1997 FOUND
- 5/8" REBAR FOUND
- 2 1/2" ALUM. CAP MON 158855 2018 FOUND
- 5/8" REBAR w/PLASTIC CAP 158855 SET
- ( ) RECORD DATUM PLAT 85-121 KHD

## NOTES:

- 1) Beasle of bearing taken from Wk Lake Terrace Addition Number One, Plat 85-121, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Any person developing this property is responsible for obtaining all required local, state and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- 4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) An exception to KPB 20.30.170, Block length, was granted by the Plat Committee at the meeting of September 11, 2017.
- 6) Front 15 feet of the 20 foot building setback and the entire setback 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.
- 7) WASTEWATER DISPOSAL: These lots are of total 300,000 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.



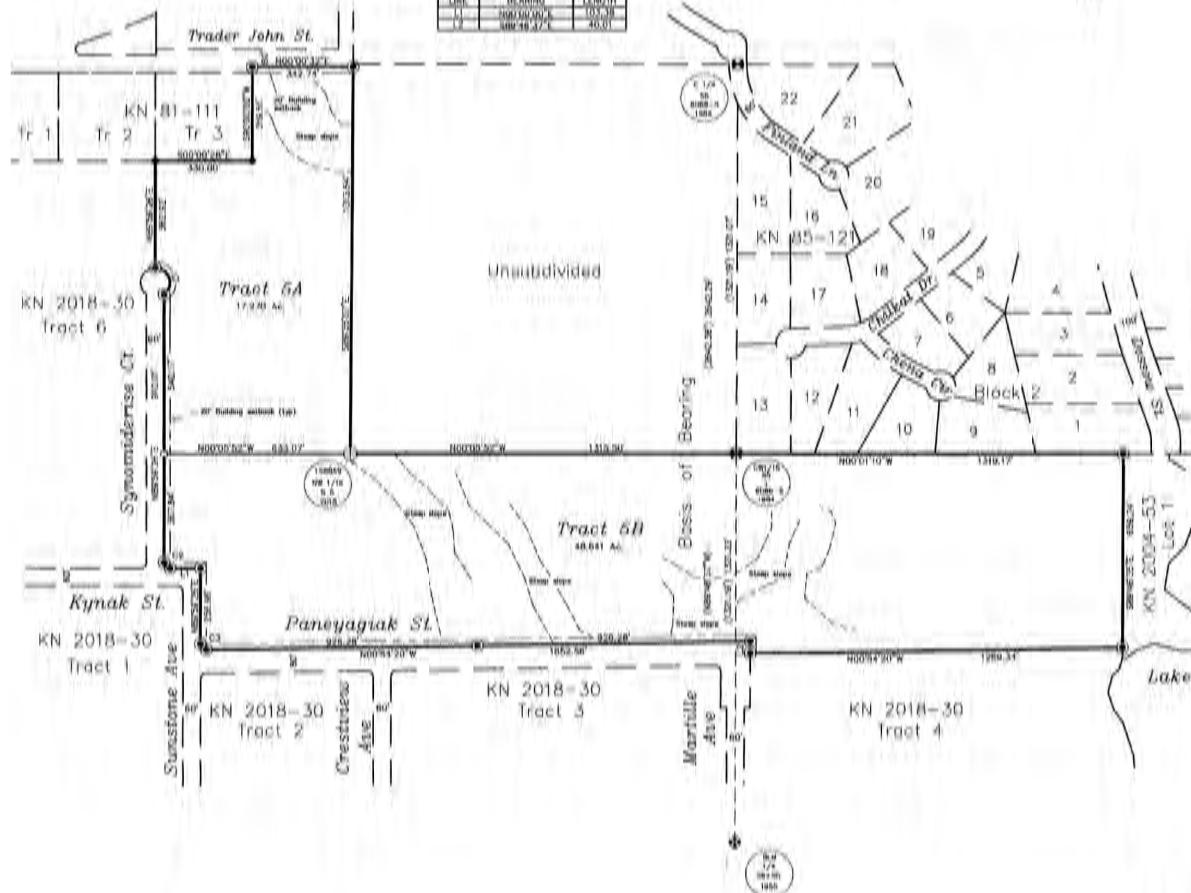
## SURVEYOR'S CERTIFICATE

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 9-5-18

CURVE TABLE						
CURVE	DEG.	RADIUS	CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING
01	143.30	20.00	13.13	100.00	94.87	62.13
02	89.39	20.00	11.31	50.00	58.28	34.43
03	30.53	20.00	3.73	20.32	28.80	14.42

LINE TABLE		
LINE	BEARING	LENGTH
1	N00°00'00"E	13.0001
2	N00°00'00"E	103.30
3	N00°46'47"E	40.01



## CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ESTATE OF DANIEL JOHNSON IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE ESTATE OF DANIEL JOHNSON, I HEREBY ADAPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Michael Owen Johnson*  
 MICHAEL OWEN JOHNSON  
 EXECUTOR FOR THE ESTATE OF DANIEL JOHNSON  
 51800 TRADER JOHN ST.  
 KENAI, AK 99601

## NOTARY'S ACKNOWLEDGMENT

FOR Michael Owen Johnson  
 ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, 2018  
*Peggy Clements*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 9.31.2022



## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 13, 2018.  
 KENAI PENINSULA BOROUGH  
*David Burt*  
 AUTHORIZED OFFICIAL

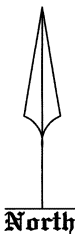
KPB FILE No. 2018-068

Dan Lee Subdivision No. 3	
A resubdivision of Tract 5, Dan Lee Subdivision No. 2 (Amended), Plat 2018-30, Kenai Recording District.	
Located within the West 1/2 Section 5, T19N, R11W S.M., Kenai Peninsula Borough, Alaska	
Containing 65,841 Ac.	
Surveyor <b>Seussner Surveys</b> 30446 Roseland Dr. Soldotna, AK 99669 (907) 268-1809	Owner <b>Estate of Daniel Johnson</b> 53550 Kenai Spur Hwy Kenai, AK 99601
JOB NO. 18110	DRAWN: 8-4-18
SURVEYED: Feb., 2017	SCALE: 1"=2000'
FIELD BOOK: 12-1	SHEET: 1 of 1

2018-02  
 10/2/18  
 10/2/18

# LEGEND:

- ⊕ 2 1/2" ALUM. CAP MGN. LS8859 2018 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 1997 FOUND
- 5/8" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 2018-30 KRD



## NOTES:

- 1) Basis of bearing taken from Dan Lee Subdivision No. 2 (Amended) Plat 2018-30, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Any person developing this property is responsible for obtaining all required local, state and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- 4) Exceptions to KPB 20.30.030, Proposed street layout and KPB 20.30.170, Block lengths, were granted by the Plat Committee at the meeting of June 22, 2020.
- 5) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 2 Page 97, Kenai Recording District.
- 6) Front 15 feet of the 20 foot building setback and the entire setback 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.
- 7) **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.

KN 2018-52  
Tract 5B

Tract 5A1  
9.540 Ac.

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	124.90	50.00'	124.90'	150.00'	94.87'	N71°33'20"E
C2	56.73	50.00'	56.73'	31.86'	53.73'	S69°22'52"E
C3	68.18	50.00'	68.18'	40.58'	63.02'	N39°03'13"E

Basis of Bearing  
Unsubdivided

Tract 3A  
10.000 Ac.

KN 81-111  
Tr 1

KN 81-111  
Tr 2

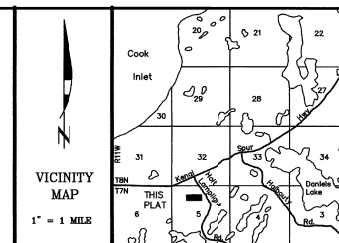
KN 83/  
218  
Lot 1C  
Block 1

KN 72-6  
N1/2 Lot 8  
Block 1

KN 72-6  
S1/2 Lot 8  
Block 1

Kangaroo Ave

Trader John St.



## 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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Tami B. Johnson*  
TAMI B. JOHNSON  
AKA TAMI JOHNSON  
TRACT 5A  
51835 TRADER JOHN ST.  
KENAI, AK 99611

## NOTARY'S ACKNOWLEDGEMENT

FOR *John J. Johnson and Tami B. Johnson*  
ACKNOWLEDGED BEFORE ME THIS 27 DAY OF August 2020  
*Sandra Kaye Fletcher*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 4-1-2024  
STATE OF ALASKA  
SANDRA KAYE FLETCHER  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4-1-24

## 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 JUNE 22, 2020.

KENAI PENINSULA BOROUGH  
*Shawn M. Malt*  
AUTHORIZED OFFICIAL

KPB FILE No. 2020-044

Dan Lee Subdivision No. 4

A resubdivision of Tract 3, Dan Lee Subdivision, Plat 81-111, and Tract 5A, Dan Lee Subdivision No. 3, Plat 2018-52, Kenai Recording District.

Located within the NW1/4 Section 5, T7N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 19.540 Ac.

Surveyor	Owners
<b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	<b>John A. and Tami B. Johnson</b> 51835 Trader John St. Kenai, AK 99611
JOB NO. 20047	DRAWN: 8-24-2020
SURVEYED: Feb., 2017	SCALE: 1"=100'
FIELD BOOK: 20-1	SHEET: 1 of 1



## 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 8-24-2020