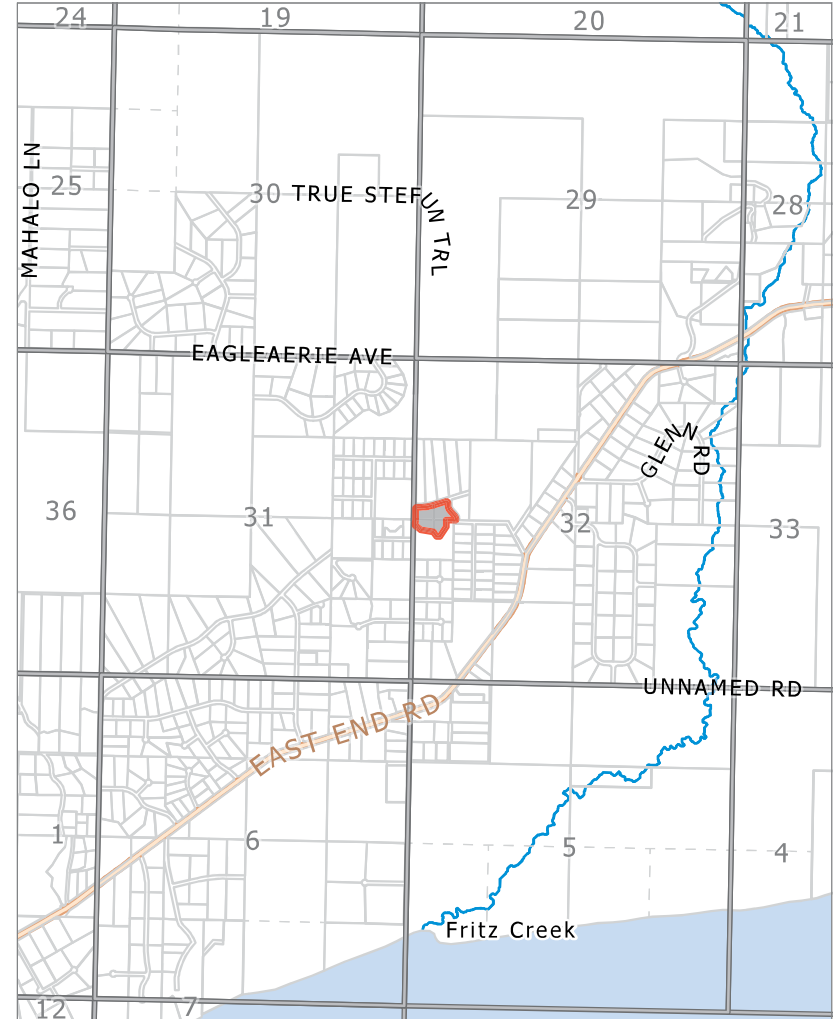
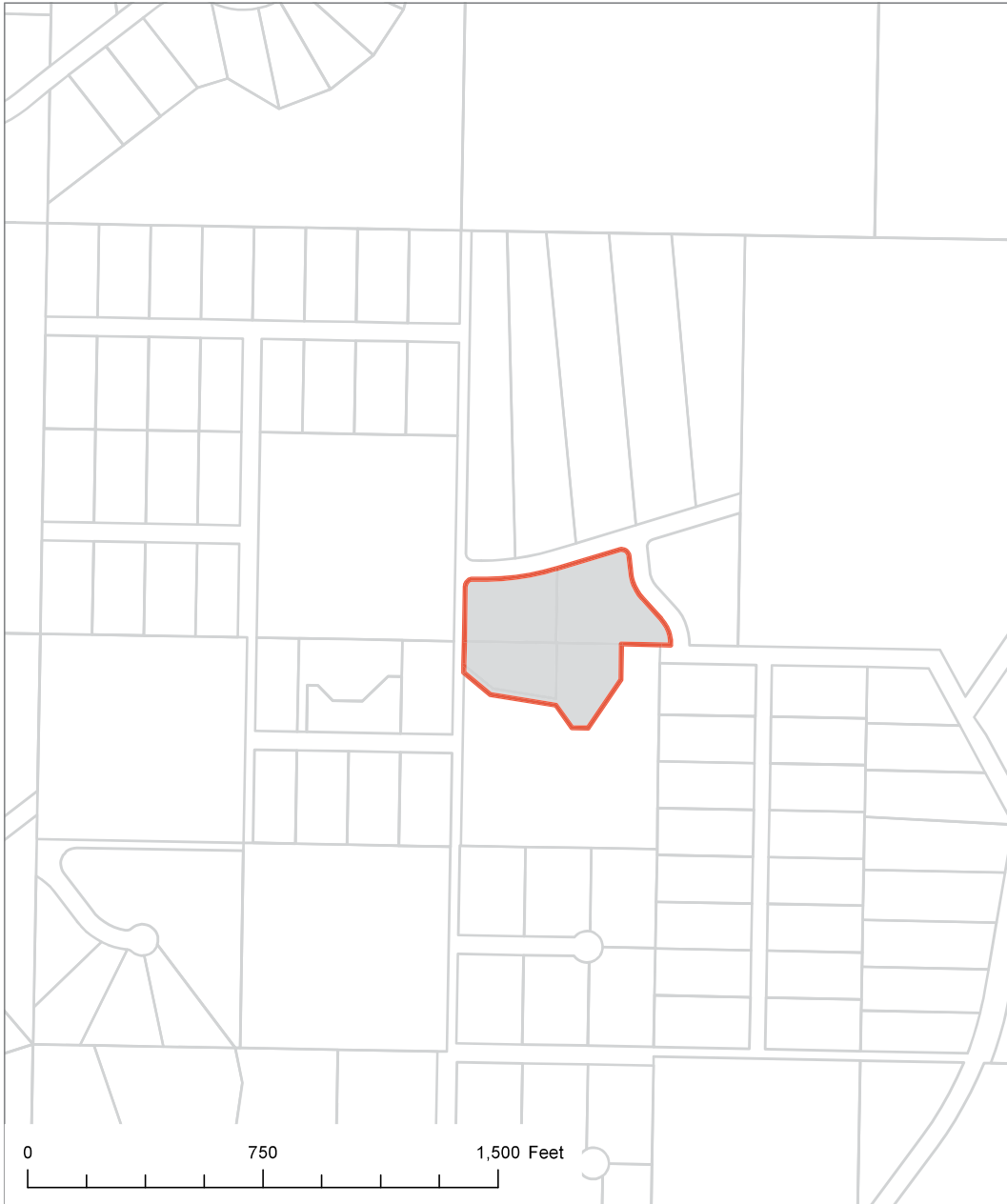


# **E. NEW BUSINESS**

**3. Kachemak Heights 2023; KPB File 2023-093**



KPB File 2023-093  
T 05S R 12W SEC 32  
Fritz Creek





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.



## NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HIIP V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE GPS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAR" (PID TT0155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS  $-117^{\circ}13.4'$ . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999866696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAR"  $N=100,000$   $E=100,000$ . ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

5. PER PARENT PLATS HM 78-18 AND HM 2006-52, 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.

6. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF SIDE LOT LINES 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. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

8. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK49, PG 264 HRD).

9. FORMER LOTS 1 AND 2, BLOCK 2 ARE AFFECTED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED WITHIN BOOK 100, PAGE 868 (HRD), AND FORMER LOTS 1A AND 1B ARE AFFECTED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED WITHIN HM 2005-00085-0.

## LINE TABLE

LINE	BEARING	DISTANCE	RECORD DATA
L1	N 89°45'00" E	25.00'	(S 89°45'00" E 25.00')
L2	S 54°36'36" E	49.61'	(S 54°36'36" E 49.61')
L3	S 42°24'31" E	17.50'	(S 42°24'31" E 17.50')
L4	S 00°07'07" E	112.78'	(S 00°07'07" E 112.78')
L5	N 89°39'25" W	51.13'	(N 89°39'25" W 51.13')
L6	N 37°43'28" W	88.56'	(N 37°43'28" W 88.56')
L7	N 52°01'27" W	109.29'	(N 52°01'27" W 109.29')
L8	N 01°48'18" W	100.44'	(N 01°48'18" W 100.44')
L9	N 89°48'38" E	3.00'	(N 89°48'38" E 3.00')

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	90°00'00"	25.00'	39.27'	N 44°39'03" E	38.38'
C2	174°48'35"	795.88'	247.89'	N 80°41'51" E	248.40'
[C2]	174°48'35"	795.88'	247.89'	N 80°50'43" E	248.40'
C3	103°54'26"	25.00'	46.34'	S 86°58'08" E	39.38'
[C3]	101°38'16"	25.00'	44.35'	S 57°14'27" E	38.76'
C4	38°56'04"	150.00'	96.63'	S 28°11'13" E	86.03'
[C4]	36°52'12"	150.00'	96.63'	S 24°51'25" E	84.87'
C5	43°07'56"	120.00'	90.59'	S 21°39'56" E	88.45'
[C5]	43°15'11"	120.00'	90.59'	S 21°39'56" E	88.45'

## LEGEND

- ✱ INDICATES 2-1/2" BRASS CAP (GLO 1940) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7610-S 2005) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7610-S 2006) RECOVERED THIS SURVEY
- ⊗ INDICATES 5/8" REBAR CAP MISSING (7610-S, 2005) RECOVERED THIS SURVEY
- ⦿ INDICATES 1/2" REBAR (RECORD HM 78-18) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8" REBAR (7538-S, 2023) SET THIS SURVEY
- ( ) INDICATES RECORD DATA PER HM 2006-52
- [ ] INDICATES RECORD DATA PER HM 78-18

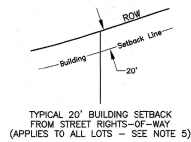
INDICATES POTENTIAL LOW WET AREAS PER KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

## WASTEWATER DISPOSAL

LOTS 1A-1 AND 1B-1

SOIL CONDITIONS HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON THIS TRACT IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

ENGINEER LICENSE # DATE



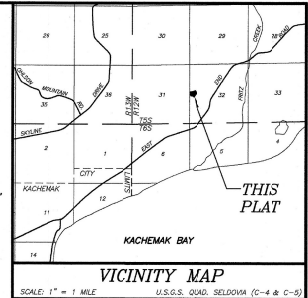
## PLAT APPROVAL

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

BY: AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

DATE

SCALE 1"=60'



## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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 HEREON.

G. MALCOLM A. MILNE, TRUSTEE  
MILNE COMMUNITY PROPERTY TRUST  
PO BOX 1846  
HOMER, ALASKA 99603

BRITT C.B. MITCHELL, TRUSTEE  
MILNE COMMUNITY PROPERTY TRUST  
PO BOX 1846  
HOMER, ALASKA 99603

BENJAMIN G. MITCHELL  
104 E. PIONEER AVENUE SUITE 1  
HOMER, ALASKA 99603

KATHERINE A. MITCHELL (AKA KATHERINE MITCHELL)  
104 E. PIONEER AVENUE SUITE 1  
HOMER, ALASKA 99603

## NOTARY'S ACKNOWLEDGMENT

FOR G. MALCOLM A. AND BRITT C.B. MILNE  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

## NOTARY'S ACKNOWLEDGMENT

FOR BENJAMIN G. AND KATHERINE A. MITCHELL  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

HOMER RECORDING DISTRICT KP FILE No. 2023-???

## KACHEMAK HEIGHTS 2023

A SUBDIVISION TO COMBINE LOT 2, BLOCK 2, RESUBDIVISION OF TRACT C KACHEMAK HEIGHTS SUBDIVISION (HM 78-18) AND LOT 18, KACHEMAK HEIGHTS SUBD. LOT 1 REPLAT (HM 2006-52) INTO LOT 1B-1, AND LOT 1, BLOCK 2, RESUBDIVISION OF TRACT C KACHEMAK HEIGHTS SUBDIVISION (HM 78-18) AND LOT 1A, KACHEMAK HEIGHTS SUBD. LOT 1 REPLAT (HM 2006-52) INTO LOT 1A-1.

LOCATED WITHIN THE SW1/4 NW1/4 AND THE NW1/4 SW1/4 SEC 32, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 1.443 ACRES

OWNERS:  
LOT 2, BLOCK 2  
MILNE COMMUNITY PROPERTY TRUST  
LOT 1, BLOCK 2, LOT 1A AND LOT 1B  
BENJAMIN G. AND KATHERINE MITCHELL

GEOVERA, LLC

PO BOX 3235  
HOMER ALASKA 99603  
(907) 399-4345  
EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: AUGUST 2023 SCALE: 1" = 60'  
CHK BY: SCS JOB #2023-28 SHEET 1 OF 1



KPB 2023-093



AGENDA ITEM E. NEW BUSINESS

ITEM #3 - PRELIMINARY PLAT  
KACHEMAK HEIGHTS 2023

<b>KPB File No.</b>	2023-093
<b>Plat Committee Meeting:</b>	September 25, 2023
<b>Applicant / Owner:</b>	The Milne Community Property Trust and Katherine and Benjamin Mitchell all of Homer, Alaska
<b>Surveyor:</b>	Stephen Smith / Geovera, LLC
<b>General Location:</b>	Fritz Creek / Kachemak Bay APC

<b>Parent Parcel No.:</b>	172-110-19, 172-110-20, 172-110-46 and 172-110-47
<b>Legal Description:</b>	T 5S R 12W SEC 32 Seward Meridian HM 0780018 Kachemak Heights Resub TR C Lot 1 and 2 Blk 2 T 5S R 12W SEC 32 Seward Meridian HM 2006052 Kachemak Heights Sub Lot 1 Replat Lot 1A and 1B
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site
<b>Exception Request</b>	None

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STAFF REPORT

**Specific Request / Scope of Subdivision:** The proposed plat will reconfigure four lots into two lots ranging in size from 2.561 acres to 2.881 acres.

**Location and Legal Access (existing and proposed):** The subject parcels are located in the Fritz Creek area off of state maintained East End Road at approximately mile marker seven. From Thurston Drive, Victor Drive, and then Bradley Lane. These roads are 60 feet wide and all borough maintained. No new dedications are proposed for this subdivision. Sibson Drive is along the west side and is undeveloped.

The west boundary of the subdivision is subject to a 33-foot section line easement and appears to be shown correctly.

There is a grant of easement for the ingress and egress over area known as Victor Drive on Lot One (1), Block Three (3), Resubdivision of Tract C, Kachemak Heights Subdivision Plat NO. 78-18, filed in book 236 page 410 as noted in the certificate to plat at item #8 for the benefit of Lot two (2), Block Two (2) Lot One (1), Block Three (3), Resubdivision of Tract C, Kachemak Heights Subdivision Plat NO. 78-18. Victor Dr, as noted in grant of easement is located outside of dedicated right-of-way and across Lot One (1), Block Three (3), Resubdivision of Tract C, Kachemak Heights Subdivision Plat NO. 78-18. **Staff recommends:** said easement be added to the drawing and a plat note be added also.

There is an ingress and egress easement over Lot 2 Kachemak Heights Subdivision Lot 1 Replat Plat 2006-52 noted at item #20 of the certificate to plat for the benefit of Lot 1 Kachemak Heights Subdivision Lot 1 Replat Plat 2006-52. **Staff recommends:** said easement be added to the drawing and a plat note be added also.

The block is compliant and closed.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott
--------------------------	---

	Comments: No comments
SOA DOT comments	No comments – Engineering

**Site Investigation:** There are classified wetlands located to the east and are shown on the preliminary. The Army Corp of Engineers note is present and **staff recommends: the wetland depiction and the note remain on the final plat.**

Staff did not find any contours over 10 percent grade and no contours should be shown on the final plat.

There are improvements located on the two northern parcels and no improvements are found on the southern two lots. There does not appear to be any encroachment issues.

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

**Staff Analysis** These properties have been subdivided several times. The land was originally aliquot parcels subdivided by Kachemak Heights Subdivision HM 74-982. Tract C of HM 74-982 was subdivided to create Lots 1 and 2 of Block 2 by HM 78-18 providing the current configuration for the northern parcels along Bradley Lane.

Tract E of HM 74-982 was subdivided by HM 2005-70 to be replatted by HM 2006-52 providing the current configuration for the southern parcels.

Per KPB 20.40.020(A)(1) lots that are vacating lot lines to create fewer lots and maintaining a minimum of 20,000 square feet of contiguous area are not required to have a soils analysis performed as long as the parent subdivision was approved. The Kenai Peninsula Borough has a copy of the approved soils report available on the public website. **Staff recommends: the surveyor update the wastewater note to comply with 20.40.020(B).**

Notice of the proposed plat was mailed to the beneficial interest holder on August 30, 2023. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Kachemak Bay Advisory Planning Commission minutes for the September 12, 2023 meeting 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** Several utility easements have been granted through each replat of the parcels. Plat HM 78-18 granted a five-foot utility easement along the west boundary of lot 1 block 2 and the proposed plat is extending the



width to 10 feet. **Staff recommends:** a plat note indicate the five foot being granted by HM 78-18 with this plat extending the width to 10 feet along all rights-of-ways.

All other utility easements appear to be shown correctly.

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	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses: 56975 BRADLEY LN, 56925 BRADLEY LN, 39416 SIBSON DR, 39420 SIBSON DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: BRADLEY LN, BICTOR DR, THURSTON DR, SIBSON DR</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: THE ADDRESSES FOR SIBSON DR WILL BE DELETED AND BRADLEY LN ADDRESS RETAINED</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>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</p> <p>Comments: No comment</p>

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

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

- Update the KPB number to 2023-093
- Include the lots, blocks and plats the owners are signing for by the signatures.

---

**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:** *Please include Katherine Mitchell's middle initial in the title block and mailing addressed for all owners.*

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:**

Add 7 to the small section below 6

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:**

Remove 'Per HM74-982' from section line easement flag in.

---

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

---

**KPB 20.40 – Wastewater Disposal**

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

20.40.010 Wastewater disposal.

*Platting Staff Comments: Per KPB 20.40.020(A)(1) this subdivision will not require a soils report. Please update wastewater not to comply with 20.40.020(B)(1).*

**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.

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.

- Add code reference of KPB 20.60.170 to plat note nine.
- Subdivision may be subject to and easement recorded under serial number 2005-006333-0 Homer Recording District for ingress and egress.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** comply with 20.60.190.

---

**RECOMMENDATION:**

**SUBJECT TO 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.**

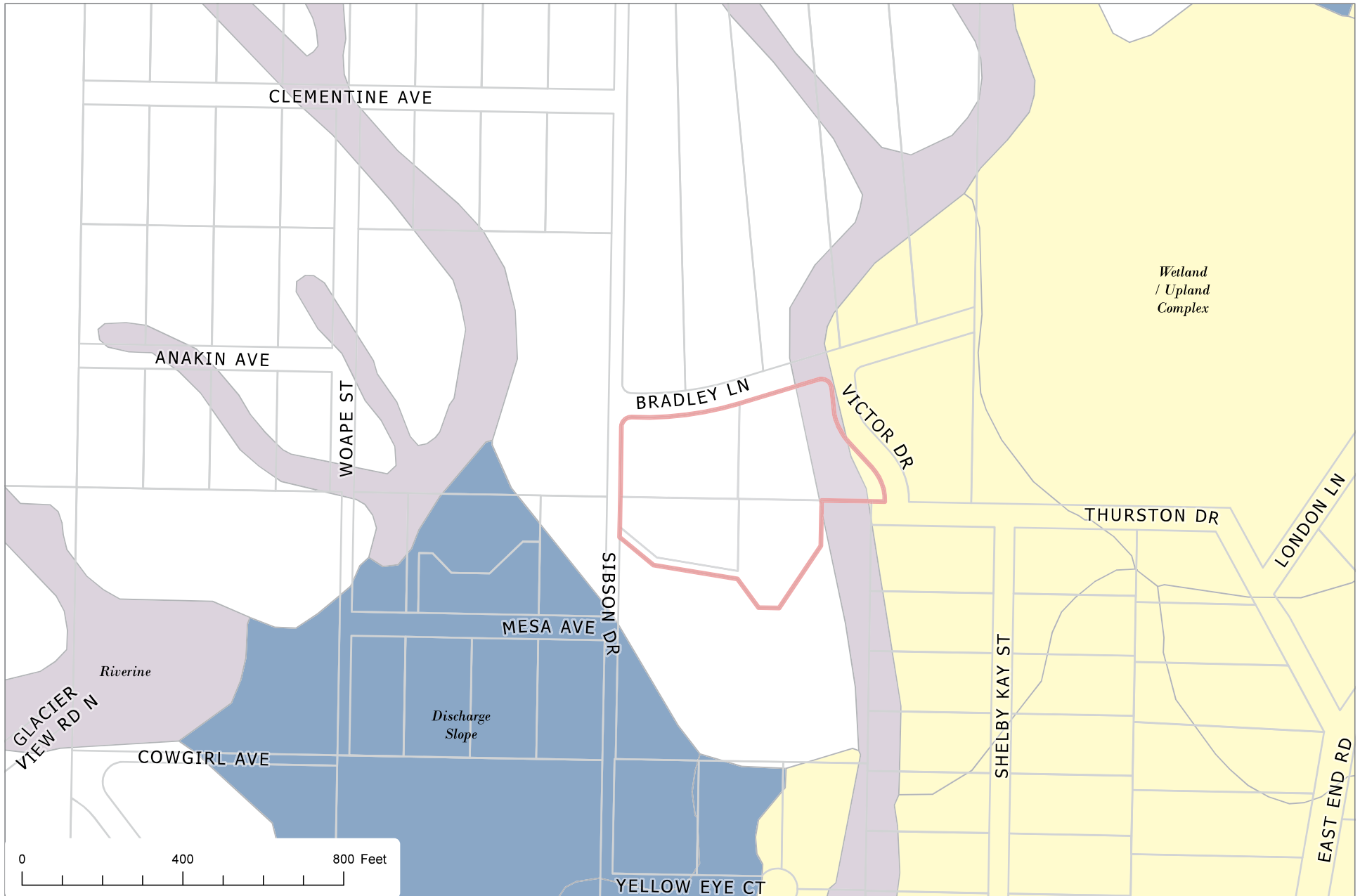
**END OF STAFF REPORT**





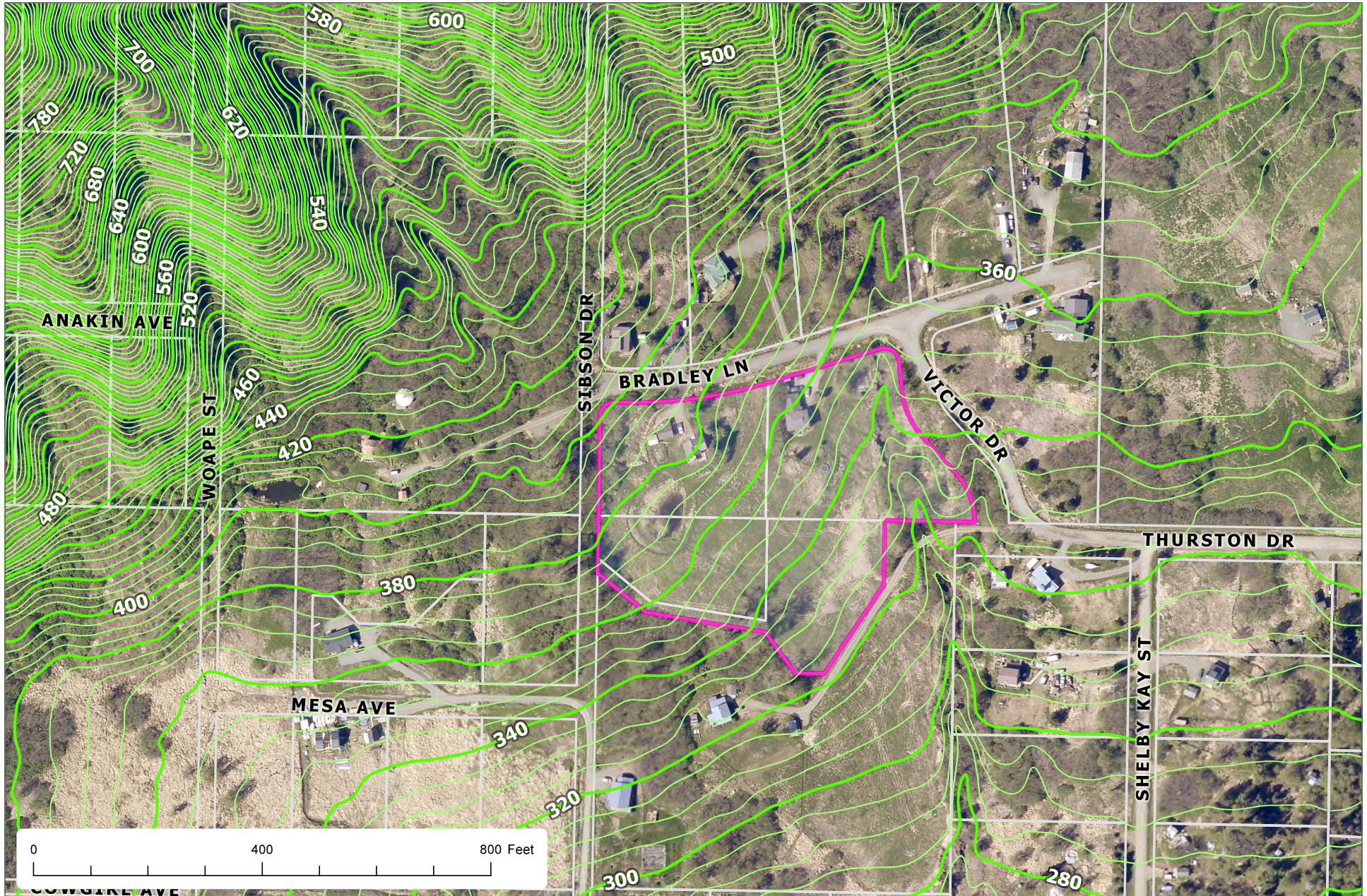
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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# KACHEMAK HEIGHTS SUBDIVISION

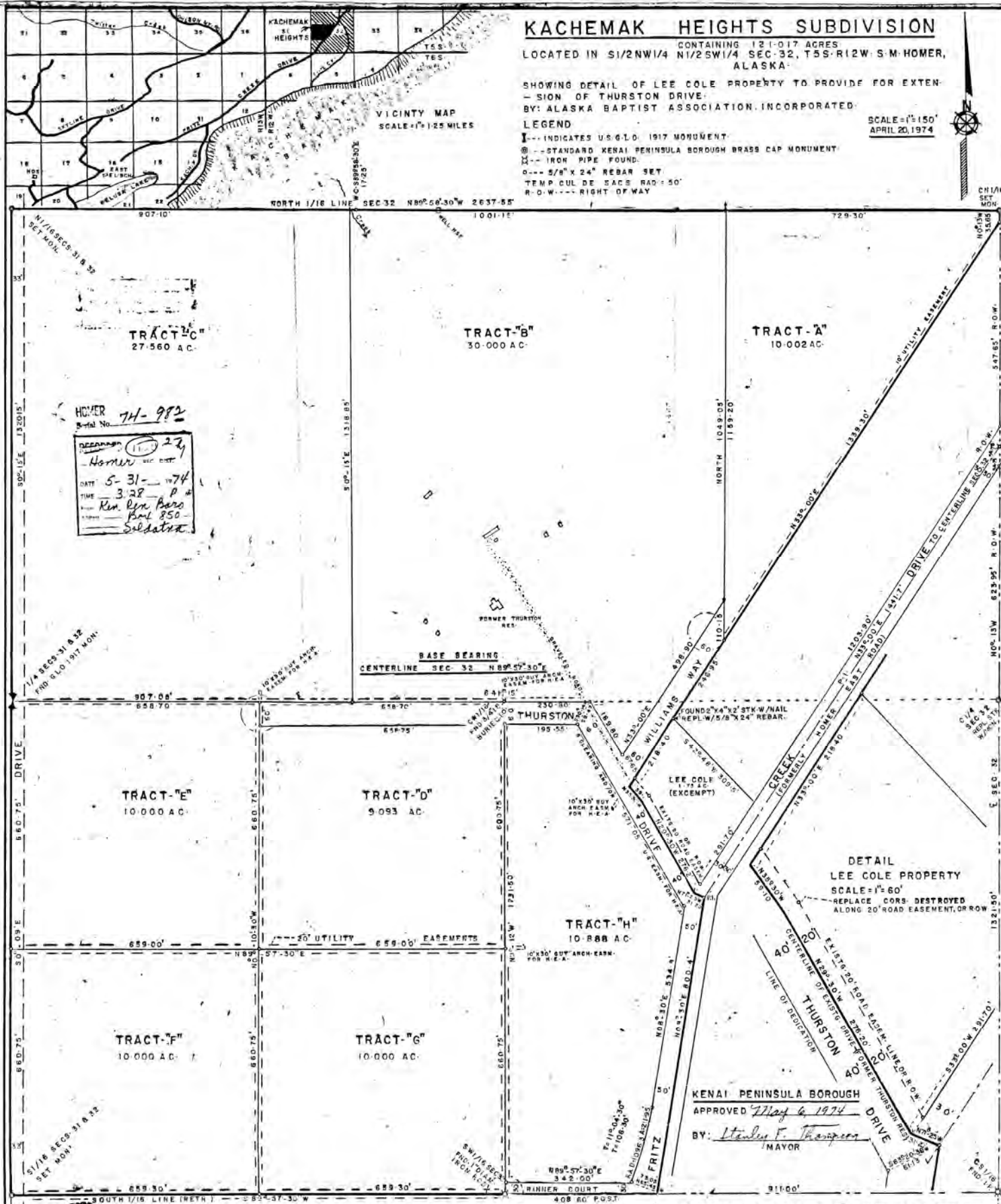
CONTAINING 121.017 ACRES  
LOCATED IN S1/2NW1/4 SEC. 32, T5S-R12W-S.M. HOMER, ALASKA

SHOWING DETAIL OF LEE COLE PROPERTY TO PROVIDE FOR EXTENSION OF THURSTON DRIVE  
BY: ALASKA BAPTIST ASSOCIATION, INCORPORATED

## LEGEND

- INDICATES U.S.G.L.O. 1917 MONUMENT
- ⊙ -- STANDARD KENAI PENINSULA BOROUGH BRASS CAP MONUMENT
- IRON PIPE FOUND
- 5/8" X 24" REBAR SET
- TEMP CUL DE SACS RAD. 50'
- R.O.W. --- RIGHT OF WAY

SCALE = 1" = 150'  
APRIL 20, 1974



HOMER  
Serial No. 74-982  
RECORDED  
Homer  
DATE 5-31-74  
TIME 3:28 P.M.  
Kim Ryn Baro  
Paul 850  
Selsat

DETAIL  
LEE COLE PROPERTY  
SCALE = 1" = 60'  
REPLACE CORRS. DESTROYED  
ALONG 20' ROAD EASEMENT, OR ROW

KENAI PENINSULA BOROUGH  
APPROVED May 4, 1974  
BY: Stanley F. Thompson  
MAYOR

## CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS TO PUBLIC USE AND TO THE USE OF PUBLIC UTILITIES.

OWNER Charles E. Blood  
OWNER Alaska Baptist Association

OWNER  
OWNER

OWNER  
OWNER

## STATE OF ALASKA, THIRD JUDICIAL DISTRICT

SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF May 1974

Stanley F. Thompson  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 3/31/75



STAR RT 2, KENAI, ALASKA.  
99811

FND N 1/4 COR  
B.C. MON. SET  
BY JOHNSON  
APRIL, 1974

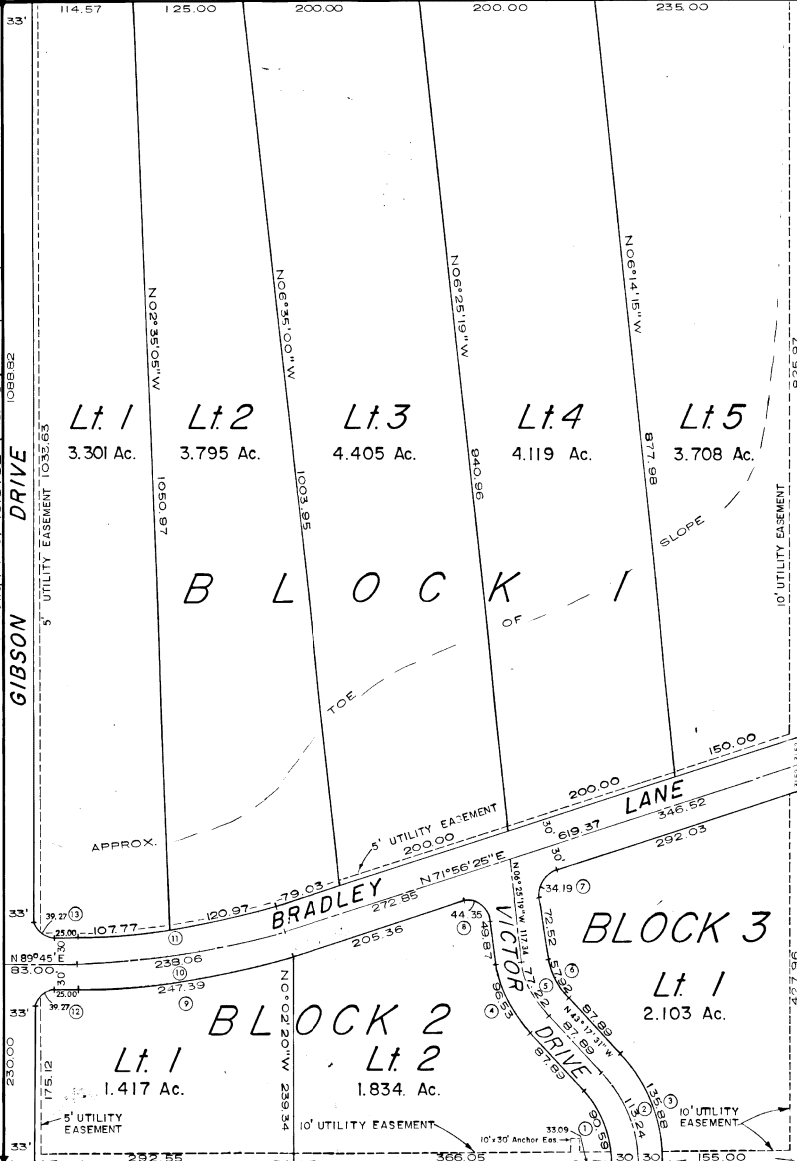
WORLD VIEW SUBDIVISION  
9

(UNSUBDIVIDED) K STOUT

ESTHER ERIKSON  
(UNSUBDIVIDED)

S89°58'30"E 907.10 (REC) S89°55'20"E 907.57 (MEAS)

17.25 5/8" Rebar  
WC Set by Johnson Fnd.



78-18  
RECORDED (FILED) 3.00  
H.M.S.E. REC. 1ST  
DATE 3-10-78  
TIME 2:55 P.M.  
Requested by K.P.B.  
Address



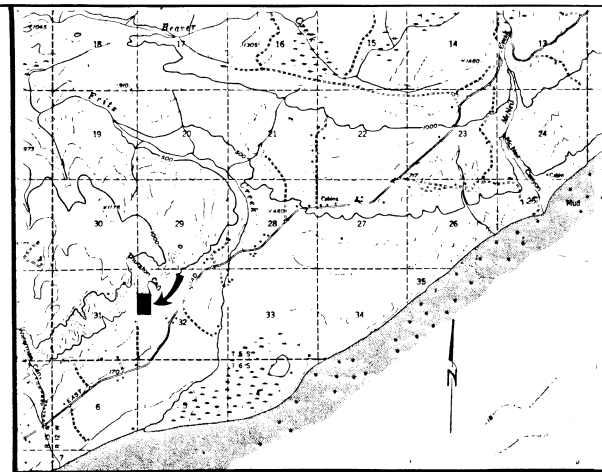
NOTES

- 1 ALL LOTS ARE SUBJECT TO A 20' BUILDING SETBACK FROM STREET R.O.W. LINES
- 2 CENTERLINE GRADE OF ALL STREETS WITHIN THIS SUBDIVISION SHALL NOT EXCEED 10% GRADE
- 3 ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH THE EXISTING LAW AT THE TIME OF CONSTRUCTION.
- 4 5/8" REBAR SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

CURVE DATA					
NO	RADIUS	ANGLE	LENGTH	TANGENT	CHORD
1	120.00	43°15'12"	90.59	47.58	88.46
2	150.00	43°15'12"	113.24	59.47	110.57
3	180.00	43°15'12"	135.88	71.36	132.68
4	150.00	36°52'12"	96.53	50.00	94.87
5	120.00	36°52'12"	77.22	40.00	75.89
6	90.00	36°52'12"	57.92	30.00	56.92
7	25.00	78°21'44"	34.19	20.38	31.59
8	25.00	101°38'16"	44.35	30.67	38.76
9	795.88	17°48'35"	247.39	129.70	246.39
10	765.88	17°48'35"	238.06	120.00	237.11
11	735.88	17°48'35"	226.74	115.30	227.82
12	25.00	90°00'00"	39.27	25.00	35.36
13	25.00	90°00'00"	39.27	25.00	35.36

LEGEND

- 5/8" REBAR RECOVERED THIS SURVEY
- + G.L.O. B.C. MONUMENT RECOVERED THIS SURVEY
- ✓ 5/8" REBAR SET THIS SURVEY



CERTIFICATE OF OWNERSHIP

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS AND OTHER OPEN SPACES TO PUBLIC USE  
DATE 2/9/78  
BRADLEY TEMPLE SRA BOX 34 ANCHORAGE, ALASKA 99502

NOTARY'S ACKNOWLEDGEMENT  
CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF FEBRUARY 1978  
DATE 2/9/78 NOTARY IN AND FOR THE STATE OF ALASKA MY COMMISSION EXPIRES 8/29/81

CERTIFICATE OF OWNERSHIP  
I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS AND OTHER OPEN SPACES TO PUBLIC USE  
DATE 2-9-78  
VICTOR ANDRE-JEFF BOX 852 HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT  
CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF FEBRUARY 1978  
DATE 2/9/78 Notary Public for the State of Alaska MY COMMISSION EXPIRES 8/29/81

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT MONUMENTS ACTUALLY EXIST AS LOCATED AND THAT DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

10/22/77  
DATE RKN BRANCH R.L.S. NO.1301-S

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF August 29, 1977 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

KENAI PENINSULA BOROUGH  
BY Phil W. Waring

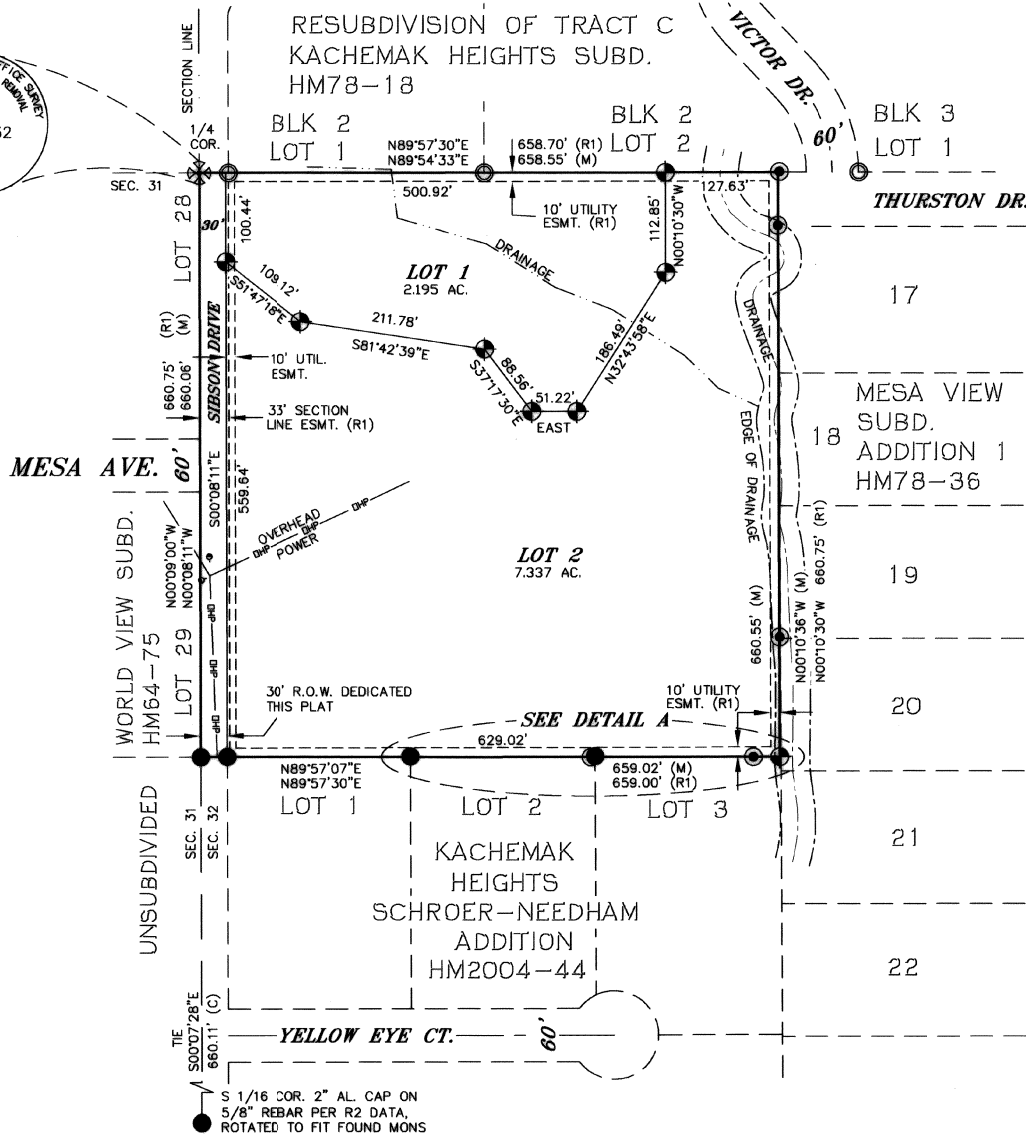
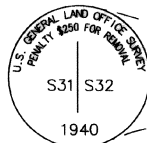
RESUBDIVISION OF TRACT C  
KACHEMAK HEIGHTS SUBDIVISION

INTO  
LOTS 1 THRU 5, BLOCK 1; LOTS 1 AND 2, BLOCK 2, AND LOT 1, BLOCK 3 WITHIN  
SECTION 32, T5S, R12W, S. M. HOMER RECORDING DISTRICT,  
ALASKA  
CONTAINING 27.443 AC. INCLUDING R.O.W.

PREPARED FOR	PREPARED BY	DATE
BRADLEY TEMPLE SRA BOX 34 ANCHORAGE, ALASKA AND VICTOR ANDRE-JEFF BOX 852 HOMER, ALASKA	KEN BRANCH, RLS BOX 1295 HOMER, ALASKA	JULY 1977

SCALE 1" = 100'  
DRAWN BY R. IHLY





### CERTIFICATE OF OWNERSHIP & 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 grant all easements to the use shown.

*Sharon E. McKemie*  
Sharon E. McKemie (formerly known as Sharon E. Kilcher)  
3401 Doris Pl., Apt. 1  
Anchorage, AK 99517-2035

### NOTARY'S ACKNOWLEDGEMENT

For Sharon E. McKemie (a.k.a. Sharon E. Kilcher)

Subscribed and sworn to before me this

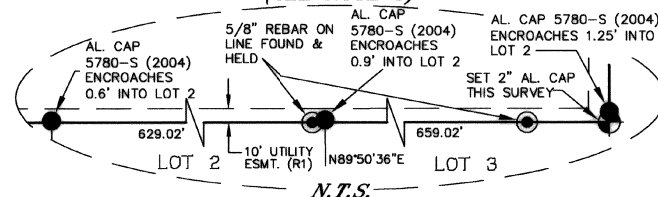
19th day of November 2005.

Notary public for Alaska

My Commission Expires 8/13/2009



### DETAIL A (SEE NOTE 6)



### LEGEND

- SET 2" ALCAP ON 5/8" REBAR
- ⊗ FOUND BRASS CAP
- FOUND 2" ALCAP 5780-S (2004) PER HM2004-44
- ⊙ FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ⊕ POWER POLE
- POWER POLE ANCHOR
- (R1) RECORD DATA PER HM74-982
- (R2) RECORD DATA PER HM2004-44
- (C) COMPUTED DATA

### PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 8-8-2005  
KENAI PENINSULA BOROUGH

By *May J. Baird*  
Authorized Official

### NOTES

1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. 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.
3. THE FRONT 10 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 THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
4. EXISTING OVERHEAD POWER LINES ARE THE CENTERLINE OF A 20 FOOT WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT.
5. THE BASIS OF BEARINGS IS TRUE NORTH AS DERIVED FROM GPS OBSERVATIONS NEAR THE CENTER OF THE SUBDIVISION.
6. ALASKA SURVEYOR NO. 5780 IS REPORTEDLY PREPARING A REPLAT ACTION TO REMEDY THE ENCROACHING BOUNDARY CREATED BY THE 2" ALUMINUM CAPS SET ACCORDING TO HM2004-44. SEE DETAIL A.

WASTEWATER DISPOSAL LOT 1:  
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION 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.

*J. Spunkland* CE 2225 11/16/05  
ENGINEER LICENSE # DATE

WASTEWATER DISPOSAL LOT 2:  
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.

*Gary D. Nelson* 7410-S 11-18-2005  
SURVEYOR LICENSE # DATE

2005-70  
Home REC DIST  
Date 12/2 2005  
Time 1:15 PM  
Requested by Bailey  
Address

KPB FILE No. 2005-193

49TH  
*Gary D. Nelson*  
Gary D. Nelson  
NO. 7610-S  
REGISTERED PROFESSIONAL LAND SURVEYOR

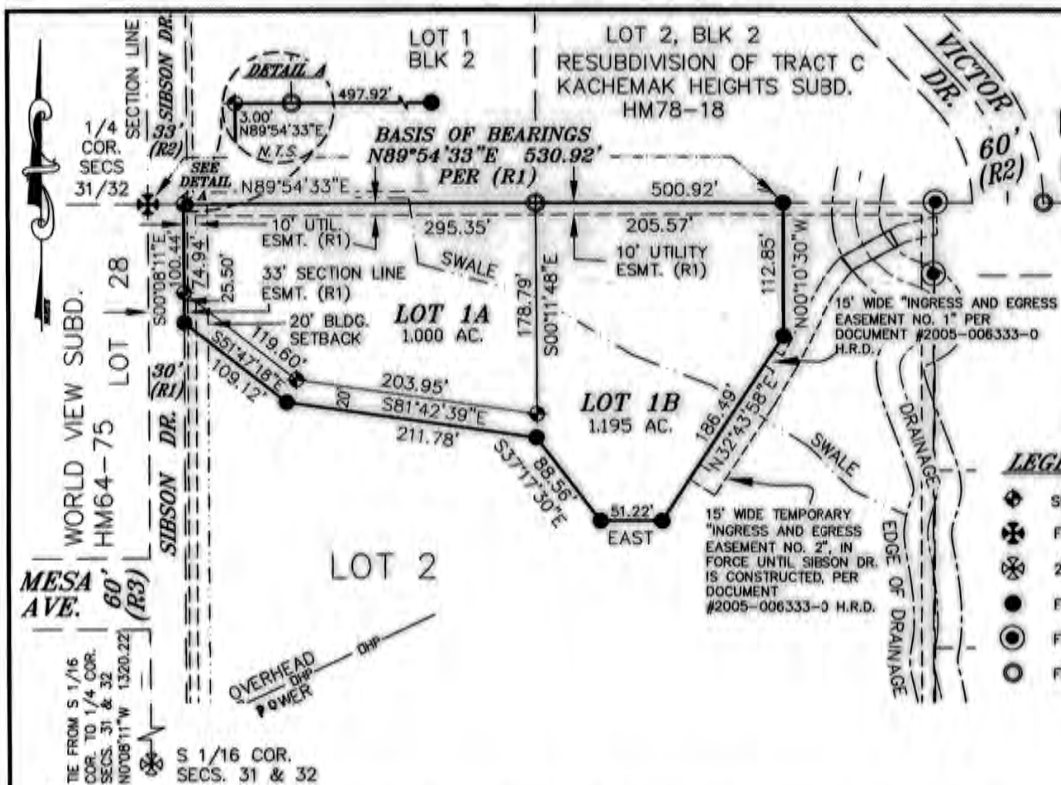
VICINITY MAP  
THIS PLAT  
SCALE: 1" = 1 MILE

DATE	11-15-2005
SCALE	1"=100'
JOB No.	3925
DRAWING	3925

**KACHEMAK HEIGHTS  
SUBD. TRACT E REPLAT**

A REPLAT OF TRACT E, KACHEMAK HEIGHTS SUBD., (HM74-982), LOCATED WITHIN THE NW 1/4, SEC 32, T5S, R12W, S. M., KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.  
HOMER RECORDING DISTRICT, CONTAINING 10.000± ACRES

**ABILITY SURVEYS**  
GARY D. NELSON, P.L.S.  
(907)235-8440  
152 DEHEL AVE., HOMER, ALASKA



#### NOTES

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET OF THE 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 THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. PER HM2005-70 THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT.
4. THE BASIS OF BEARINGS IS TRUE NORTH AS DERIVED FROM GPS OBSERVATIONS NEAR THE CENTER OF THE SUBDIVISION.
5. LOT 1 IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT #2005-006085-0 H.R.D.
6. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.

**WASTEWATER DISPOSAL:**  
SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR A TYPICAL ALTERNATE WASTEWATER DISPOSAL SYSTEM FOR USE ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

ENGINEER

LICENSE #

DATE

#### CERTIFICATE OF OWNERSHIP & 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 public rights-of-way and grant all easements to the use shown.

Benjamin G. Mitchell  
104 E. Pioneer Ave. #1  
Homer, AK 996603

Katherine Mitchell  
104 E. Pioneer Ave. #1  
Homer, AK 996603

#### NOTARY'S ACKNOWLEDGEMENT

For Benjamin G. Mitchell and Katherine Mitchell

Subscribed and sworn to before me this  
7th day of June 2006.

Notary public for Alaska  
My Commission Expires



#### LEGEND

- ◆ SET 2" AL. CAP ON 5/8" REBAR
- ✱ FND GLO BC (1917)
- ✱ 2" AL. CAP 5780-S (2004) PER (R4)
- FOUND 2" AL. CAP 7610-S (2005)
- FOUND 5/8" REBAR (R1) RECORD DATA PER HM2005-28
- FOUND 1/2" REBAR (R2) RECORD DATA PER HM78-18
- (R3) RECORD DATA PER HM64-75
- (R4) RECORD DATA PER HM2004-44

1006-52

Homer REC DIST

Date 9/6 2006

Time 2:51 PM

Requested By Nelson

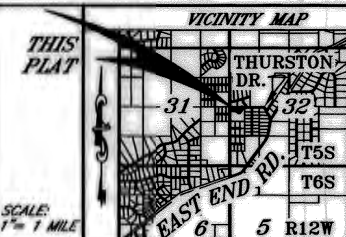
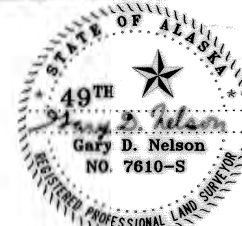
Address

#### PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission in accordance with Section 20.04.070 Kenai Peninsula Borough Subdivision Regulations.

Date: August 24, 2006

KPB FILE No. 2006-074



DATE	4-13-2006
SCALE	1"=100'
JOB No.	4035
DRAWING:	4035

#### KACHEMAK HEIGHTS SUBD. LOT 1 REPLAT

A REPLAT OF LOT 1, KACHEMAK HEIGHTS SUBD. TRACT "E" REPLAT, (HM2005-70), LOCATED WITHIN THE NW 1/4, SEC 32, T5S, R12W, S. M., KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, HOMER RECORDING DISTRICT, CONTAINING 2.195 ACRES

#### ABILITY SURVEYS

GARY D. NELSON, P.L.S.  
(907)235-8440  
152 DEHEL AVE., HOMER, ALASKA