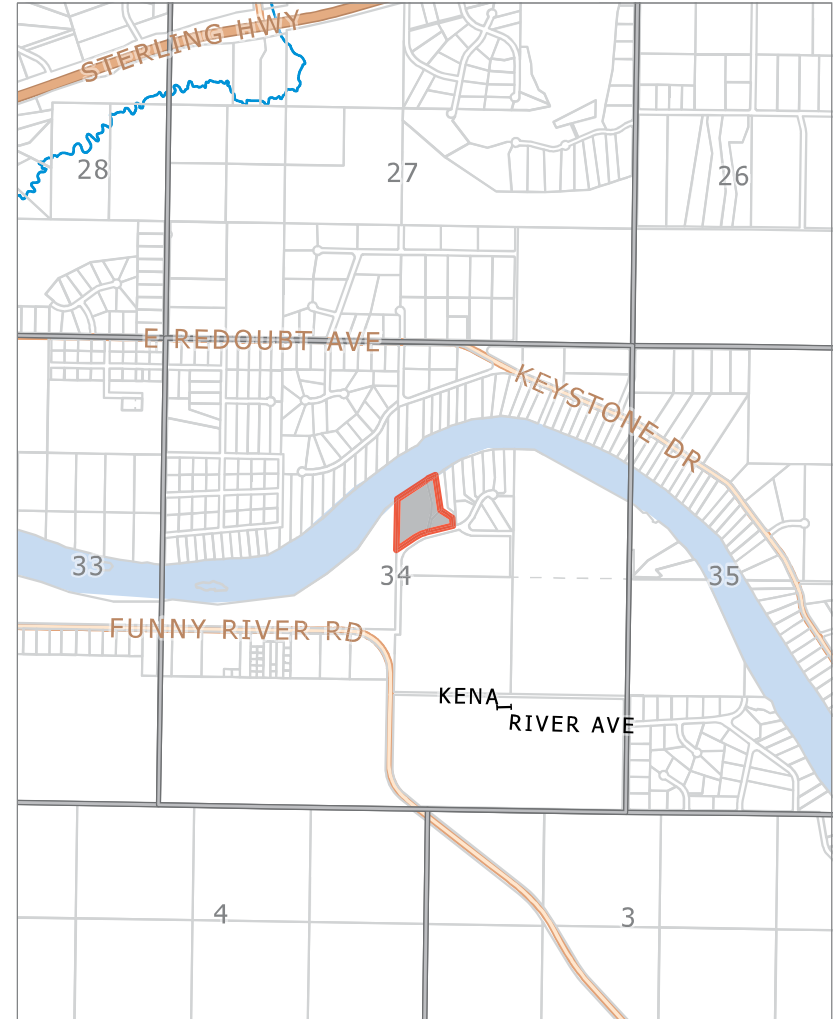
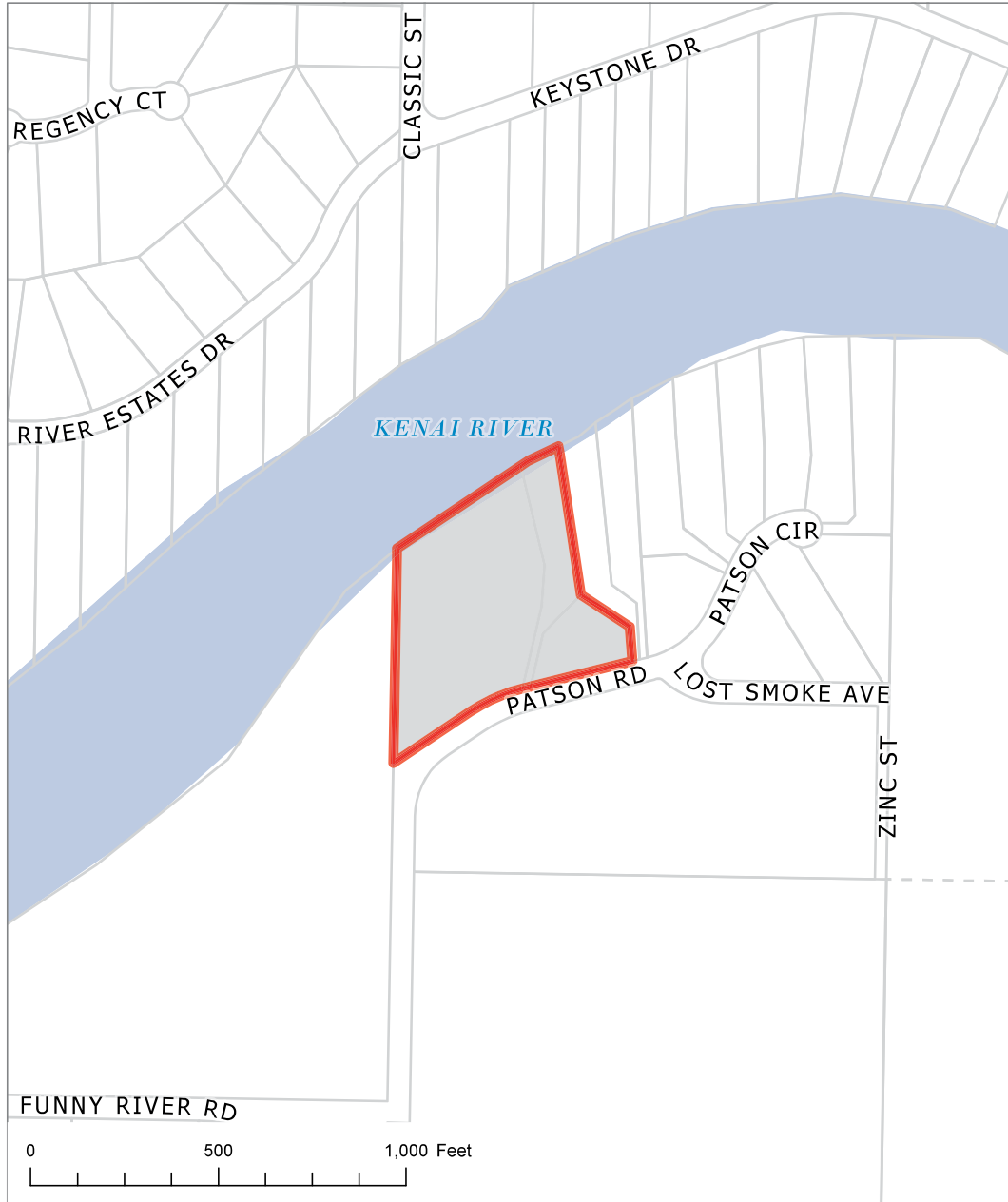


E. NEW BUSINESS

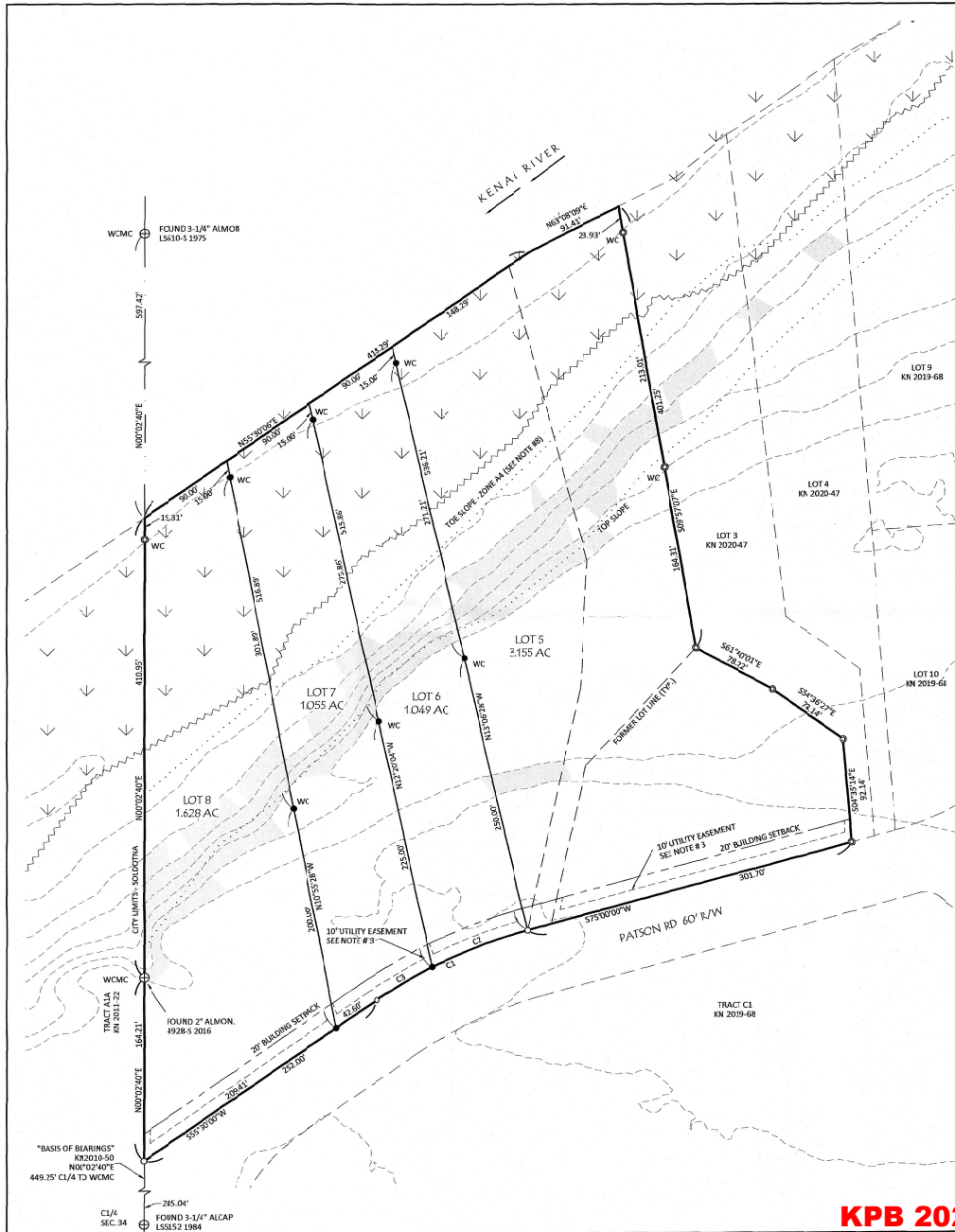
- 3. Patson Properties Cude Addition; KPB File 2023-101
McLane Consulting Group / SBC 2012 Family Trust
Location: Patson Road PINs: 13524330, 31 & 32
Funny River Area / Funny River APC**



KPB File 2023-101
T 05N R 10W SEC 34
Funny River



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.



WASTEWATER DISPOSAL: LOTS 5-8
 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.

CODY R. McLANE C.E. 11510 AC DATE

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	17°50'00"	455.03	135.46	75.47	5 40' 15" 00" W
C2	17°48'30"	455.03	92.77	46.05	5 09' 00" 32" W
C3	7°41'00"	455.03	55.69	28.89	5 39' 20" 32" W

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR w/ PLASTIC CAP 7328-5 UNLESS NOTED
- FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 8503-5
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 8503-5
- AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 4'
- SLOPES GREATER THAN 2%

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SBC 2012 FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE SBC 2012 FAMILY TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

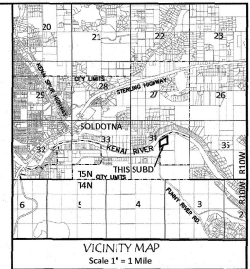
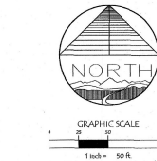
SEAN BRADLEY CUBE, TRUSTEE, THE SBC 2012 FAMILY TRUST
 42115 KALIFORNIA BEACH ROAD, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
 FOR: SEAN BRADLEY CUBE
 ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2022

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA



NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AC 72 AND 18 AC 80.
- BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO 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.
- THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF LOTS 5-8. THE 2020 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
- SOME OR ALL THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT. AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE, THE TOE OF SLOPE AS SHOWN IS LIMITS OF FLOOD ZONE A4 PER FEMA PANEL 200012-2045C. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21, CHAPTER 6 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
- PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. THE TOE OF SLOPE AS SHOWN IS LIMITS OF FLOODWAY PER FEMA PANEL 200012-2045C. PRIOR TO DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- 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.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 23, 2020 IN DOCUMENT No. 2020 011597.0 KENAI RECORDING DISTRICT. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.B
- EXCEPTION GRANTED TO LOT DIMENSIONS (KPB 20.30.190(4)) BY THE PLANNING COMMISSION AT THE _____, 2023 MEETING.

Plat #

Rec'd _____

Date _____

Time _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2023.

AUTHORIZED OFFICIAL

PATSON PROPERTIES CUBE ADDITION
 A RESUBDIVISION OF LOT 1, LOT 2 & TRACT A2 PATSON PROPERTIES
 A/SUBDIVISION ADDITION KN2020-47

THE SBC FAMILY TRUST, OWNER
 42115 KALIFORNIA BEACH ROAD
 SOLDOTNA, AK 99669

6.887 AC. M/L, SITUATED IN FORMER GOV'T LOT 6 IN THE NE1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

ENGINEERING - TESTING
 SURVEYING - MAPPING
 P.O. BOX 489
 SOLDOTNA, AK 99669
 VOICE: 907-263-5218
 FAX: 907-263-5206
 WWW.MCLANECOM

KPB FILE NO. 2023-00X

PROJECT NO. 232023

SCALE 1" = 50' DATE: 10/10/2023 BOOK NO.: 23-04 DRAWN BY: JAH

KPB 2023-101

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
PATSON PROPERTIES CUDE ADDITION**

KPB File No.	2023-101
Plat Committee Meeting:	October 9, 2023
Applicant / Owner:	SBC 2012 Family Trust of Soldotna, Alaska
Surveyor:	James Hall / McLane Consulting Inc
General Location:	Funny River / Funny River APC

Parent Parcel No.:	135-243-30, 135-243-31, and 135-243-32
Legal Description:	T 5N R 10W SEC 34 Seward Meridian KN 2020047 Patson Properties McBride Addn Lot 1, 2, and Tract A2
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	20.30.190(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure three parcels into four lots ranging in size from 1.049 acres to 3.155 acres.

Location and Legal Access (existing and proposed): The proposed subdivision is located on Patson Road at approximately mile two of state maintained Funny River Road. Patson Road is a 60-foot-wide dedication and currently not maintained by the borough.

This platting action is not proposing any new dedications.

Due to the Kenai River to the north and cul-de-sacs to the east the block length for the area is not compliant. ***Staff recommends: The Plat Committee concur an exception to block length is not required.***

KPB Roads Dept. comments	
SOA DOT comments	

Site Investigation: This subdivision is located along the Kenai River and has steep slopes over 20 percent that are shown on the plat. ***Staff recommends: the areas with 20 percent or more grade remain on the final plat.***

This area is also in a flood hazard, floodway, and anadromous protection district. All of the correct notes are shown and will remain on the final plat. The wetland determination note is also present and will remain.

There is an existing structure that will be entirely within proposed lot eight. There does not appear to be any encroachments. There appears to be a paved pathway from the structure running easterly through the proposed lots. If this pathway is to remain in use, an easement agreement should be filed between lots as ownership changes.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: A4,Floodway Map Panel: 020012-2045C In Floodway: True Floodway Panel:
-------------------------	---

	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: i:0#.w kpb\maldridge C. State Parks Reviewer: VACANT Comments:
State of Alaska Fish and Game	

Staff Analysis These parcels have been replatted several times. Originally the land was surveyed as Government Lot 6 in Section 34, Township 5 North, Range 10 West. SM, Alaska. The first subdivision was Patson Properties Part 1 KN2007-24, creating Tract A and B and dedicated Patson Road. Patson Road was partially vacated and realigned by Patson Properties #2, KN 2010-50. The configuration as shown today was done by Patson Properties McBride Addition KN 2020-47. All pertinent plat notes have been carried forward.

A soils report will be required and an engineer will sign the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on September 19, 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.

Funny River Advisory Planning Commission minutes for the October 4, 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 Ten-foot utility easements have been granted along Patson Road. The former flag of the lots depicted the entire setback within five feet of the side lot lines also a utility easement and is currently not shown. **Staff recommends:** *updating the depiction to reflect the utility easement of the new configuration.*

According to the Certificate to Plat there are no easements granted by document to carry forward.

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	
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.

	Conditional Land Use Permit CLUP Resolution Number: 2021-37 CLUP Approval Date: 12/13/2021 Material Site Comments: An active CLUP is located on the Southside of Patson Cir. just South of the subdivision in question.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Funny River Advisory Planning Commission	

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

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation: Correct the name of the owner to SBC 2012 Family Trust.
Add Suite B to the owner's address.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments: soils report will be required.

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.

EXCEPTIONS REQUESTED:

A. KPB 20.30.190(A) – Lots - Dimensions

Surveyor's Discussion: The useable acreage south of the encumbrances meets the code requirements. Granting the exception would allow additional acreage to place improvements at a further distance from the river, minimizing the impact.

Staff Discussion:

Surveyor Findings:

1. Steep Slopes exceeding 20 percent.
2. Flood hazard zone A4 per FEMA FIRM panel 020012-2045C
3. Floodway map panel 020012-0012
4. Anadromous Habitat Protection District KPB 21.18.
5. Patson Properties 2019 Replat KN 2019-68 received the exception at November 12, 2019 meeting.
6. Patson Properties McBride Addition KN 2020-47 at August 10, 2020 meeting.

Staff Discussion:

The northern part of the subdivision borders the Kenai River. Per KPB GIS Data the area along the Kenai River is within the Floodplain Zone A4. 20.30.190 requires the average depth of lots to be no greater than three time the average width.

The boundaries of proposed lots 5 through 8 exceed the 3:1 depth to width requirement. When calculating the 3:1 depth to width ratio following the usable area limits,

Lot 5 is 1.5:1 and complies

Lot 6 is 3.0:1 and complies

Lot 7 is 2.4:1 and complies

Lot 8 is 1.3:1 and complies

Findings:

7. The proposed lots front the Kenai River.
8. Proposed lots 5 through 8 exceed the 3:1 depth to width requirement of KPB 20.30.190.
9. Per the preliminary plat submittal, the usable area south of the top of the slope on Lots 5 through 8 meets the 3:1 depth to width requirement (Lot 5 – 1.5:1, Lot 6 – 3.0:1, Lot 7 – 2.4:1, & Lot 8 – 1.3:1).
10. Lots 2 through 4 are unlikely to be further subdivided to meet the 3:1 depth to width requirement.
11. The Anadromous Waters Habitat Protection District per KPB 21.18 is the zoning ordinance effective for the area in which the proposed subdivision is located.
12. The purposes of KPB 21.18 include “minimizing the number and impacts of structures within the habitat protection district” and “establishing minimum lot sizes and widths to provide adequate area for private sewage treatment and to control density.”

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, & 9-12 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 & 9-12 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 & 9-12 appear to support this standard.

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

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

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

END OF STAFF REPORT

Patson Properties Cude Addition

KPB 20.30.190(A) – Lots-Dimensions:

Exception Request 9/15/2023

Lots 6, 7 & 8 of Patson Properties Cude Addition exceed the 3:1 depth/width ratio.

Lots are encumbered by the following:

- Steep slopes exceeding 20%
- Flood hazard zone A4 per FEMA FIRM panel 020012-2045C
- Floodway map panel 020012-0012
- Anadromous Habitat Protection District KPB 21.18

An exception was granted to adjacent property and previous replat. Lots 6, 7 & 8 follow similar acreage/layout as these adjacent lots.

- Patson Properties 2019 Replat KN2019-68 at the meeting 11/12/2019
- Patson Properties McBride Addition KN2020-47 at the meeting 08/10/2020

The useable acreage south of the encumbrances meets the code requirements.

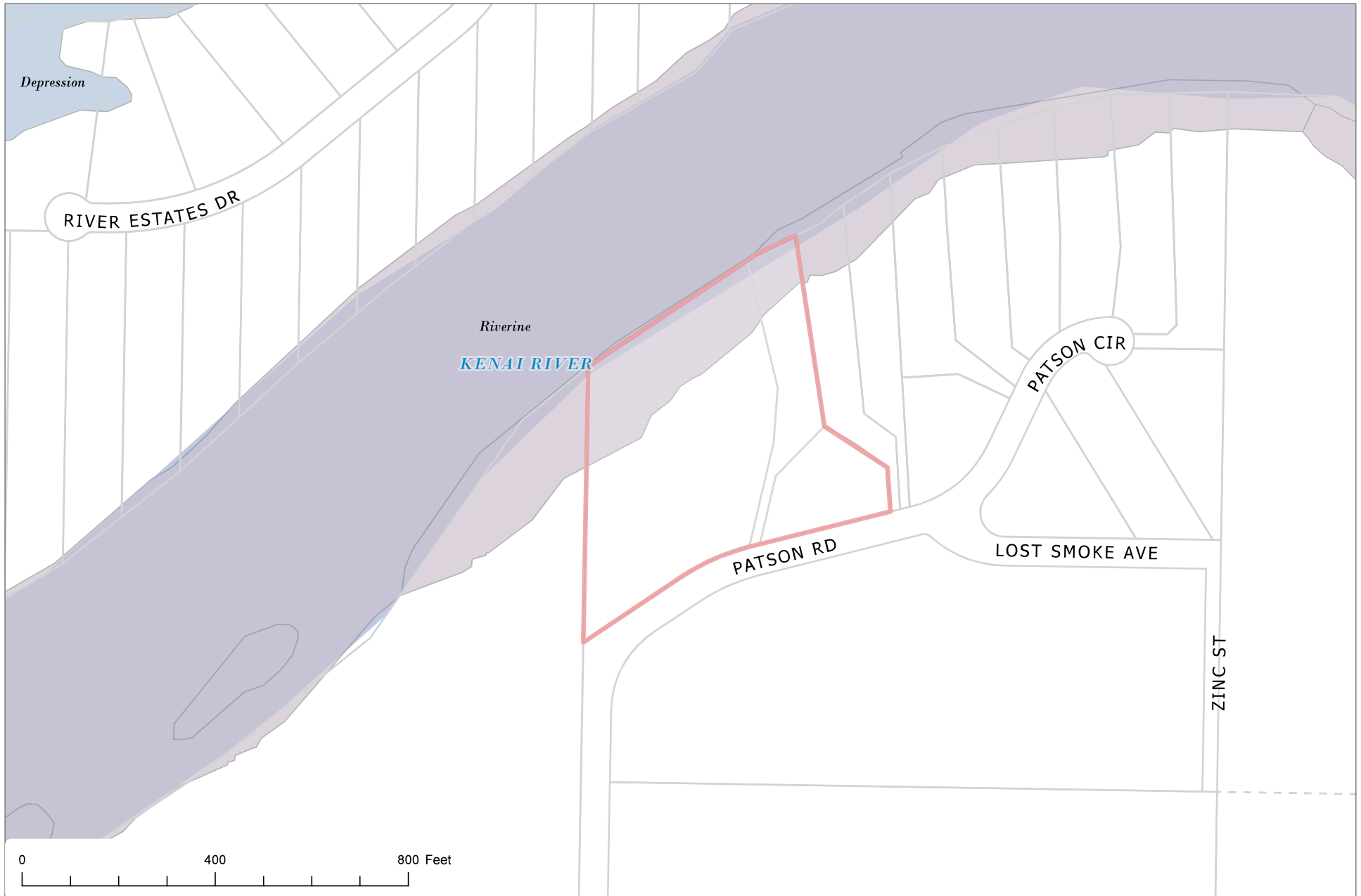
Granting the exception would allow additional acreage to place improvements at a further distance from the river, minimizing the impact.

Prepared By:

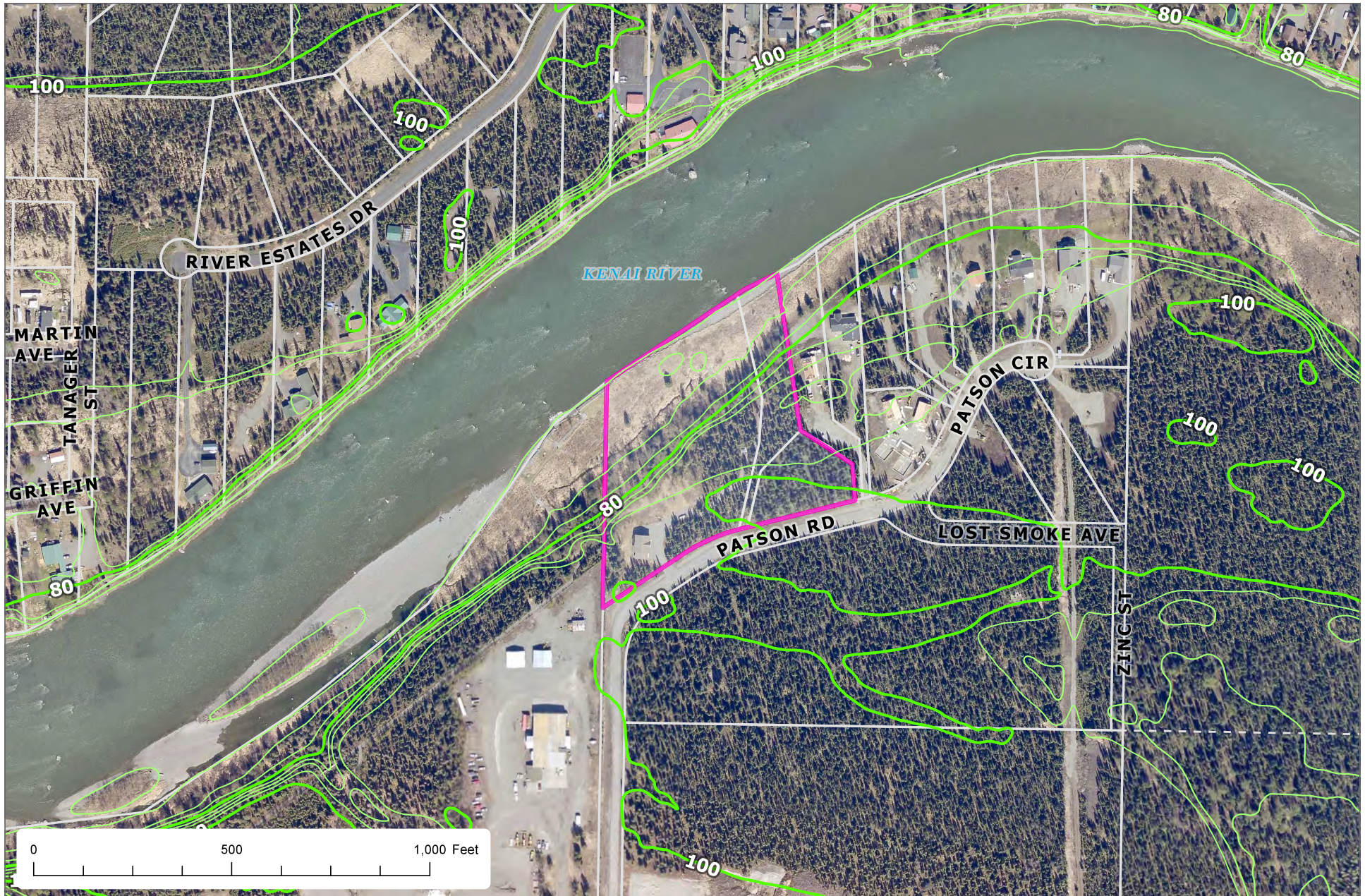
McLANE CONSULTING INC.
P.O. Box 468
Soldotna, AK 99669



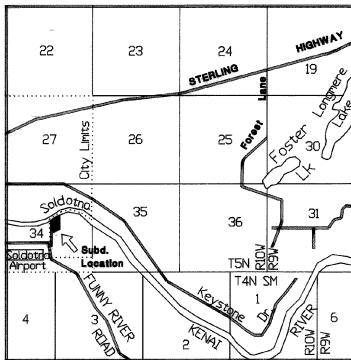
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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VICINITY 1" = 1 mile MAP

PATSON PROPERTIES PART 1

Located in Gov. Lot 6 in NE1/4 & NW1/4 SE1/4 Section 34, T5N R10W, S1 Alaska.
Kenai Recording District Kenai Peninsula Borough File 2007-045

Prepared for
Elmer & Ellen Patson
1334 Sunrise Drive
Anchorage, AK 99508

Prepared by
Johnson Surveying
Box 27
Clam Gulch, AK 99568



SCALE 1" = 100' AREA = 11.366 acres
23 January, 2007

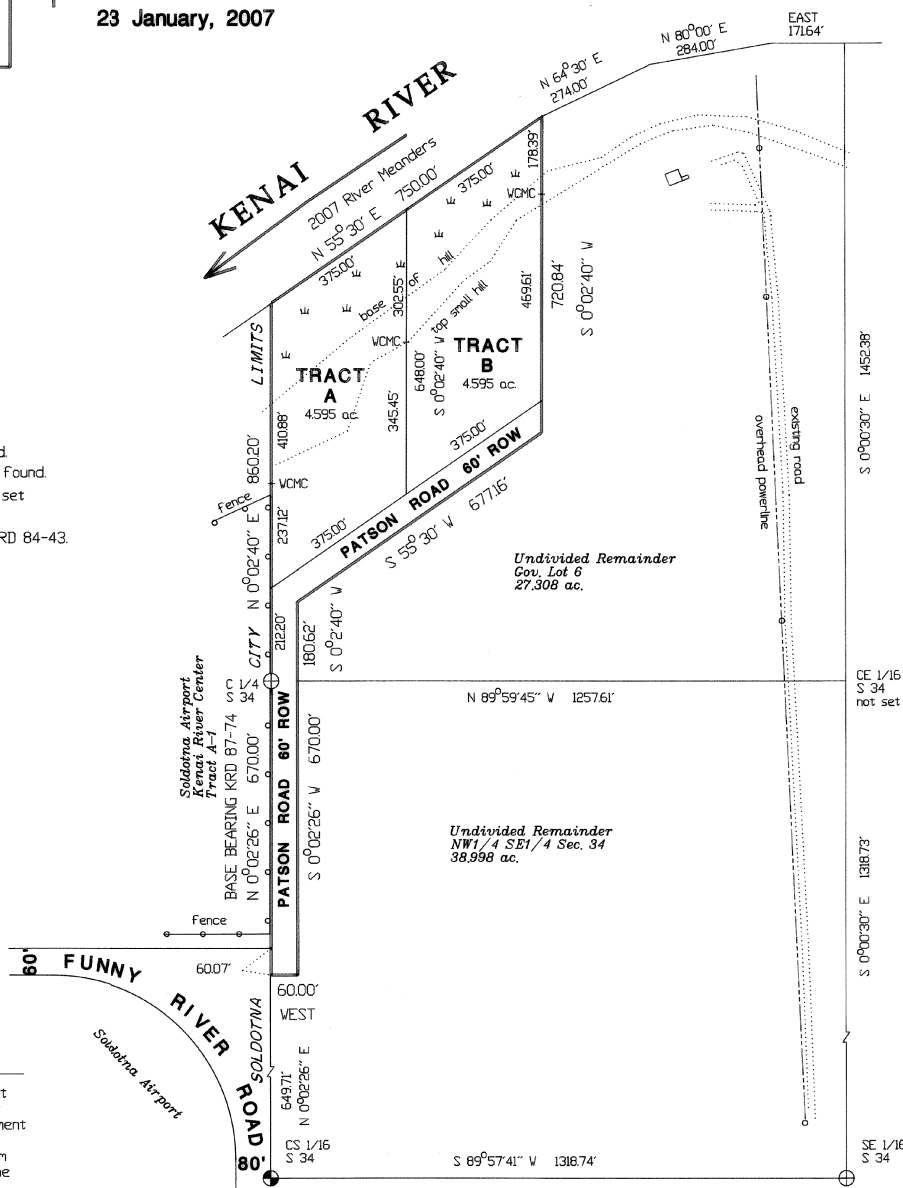
2007-24
RECORDED-FILED
Kenai REC. DIST.
DATE 5-24-2007
TIME 10:27 A.M.
Requested by:
Johnson Surveying
Box 27
Clam Gulch, AK 99568

LEGEND

- ⊙ - 2 1/2" brass cap, 4725-S, 1987, found.
- ⊕ - 3/8" alcap monument, LS-5152, 1984, found.
- ⊢ - 1/2" x 4' rebar with 1" plastic cap, set
- sw - indicates swamp
- () - indicates record information, plat KRD 84-43.

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 Dept. of Environmental Conservation.



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 26 February, 2007.

KENAI PENINSULA BOROUGH

BY: *Mary J. Best* May 23, 2007
Authorized Official Date

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.
4. No access to State maintained ROW's permitted unless approved by the State of Alaska Dept. of Transportation.
5. Funny River Road ROW is according to plat KRD 87-74.
6. Base of bluff shown is limit of Flood hazards (FIRM 1981).
7. Lots within this subdivision may be located within a designated Flood hazards area; if such is the case development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction. (FIRM floodplain panel 020012-2045-C, Zones A4 & C.).
8. This property is affected by a Floodway, FIRM floodplain panel 010012-0012A. Parcels within this subdivision are within the Floodway, therefore in accordance with KPB Chapter 21.06, all development (including fill) in the Floodway is prohibited unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in Flood levels during the occurrence of a base flood discharge.
9. Portions of this subdivision are within the Kenai Peninsula Borough 50-foot Anadromous Stream Habitat Protection Area. See Chapter 21.18 Borough Code of Ordinances for restrictions that affect development of this subdivision.

OWNERSHIP CERTIFICATE & 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 ROW's to public use and grant all easements to the use shown.

Elmer A. Patson
Elmer A. Patson - 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts

Ellen L. Patson
Ellen L. Patson - 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts

NOTARY'S ACKNOWLEDGEMENT

For: Elmer A. & Ellen L. Patson
Subscribed and sworn to before me this 17th
day of May, 2007.

Jesse L. Wolf
Notary Public for Alaska

My commission expires August 17, 2008



PATSON PROPERTIES #2

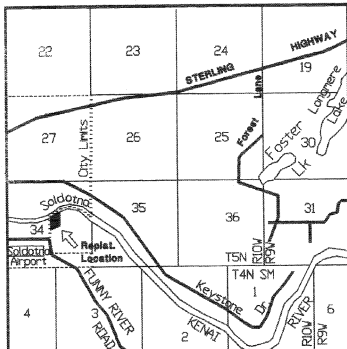
A Replat of Tracts A & B Patson Properties Part 1, KRD 2007-24, including a, vacation and rededication of Patson Drive. Located in Gov. Lot 6 in NE1/4 Section 34, T5N R10W, SM, Alaska. Kenai Recording District Kenai Peninsula Borough File 2010-125

Prepared for
Elmer & Ellen Patson
1334 Sunrise Drive
Anchorage, AK 99508

Prepared by
Johnson Surveying
Box 27
Clan Gulch, AK 99568



SCALE 1" = 200' AREA = 37.430 acres
28 July, 2010

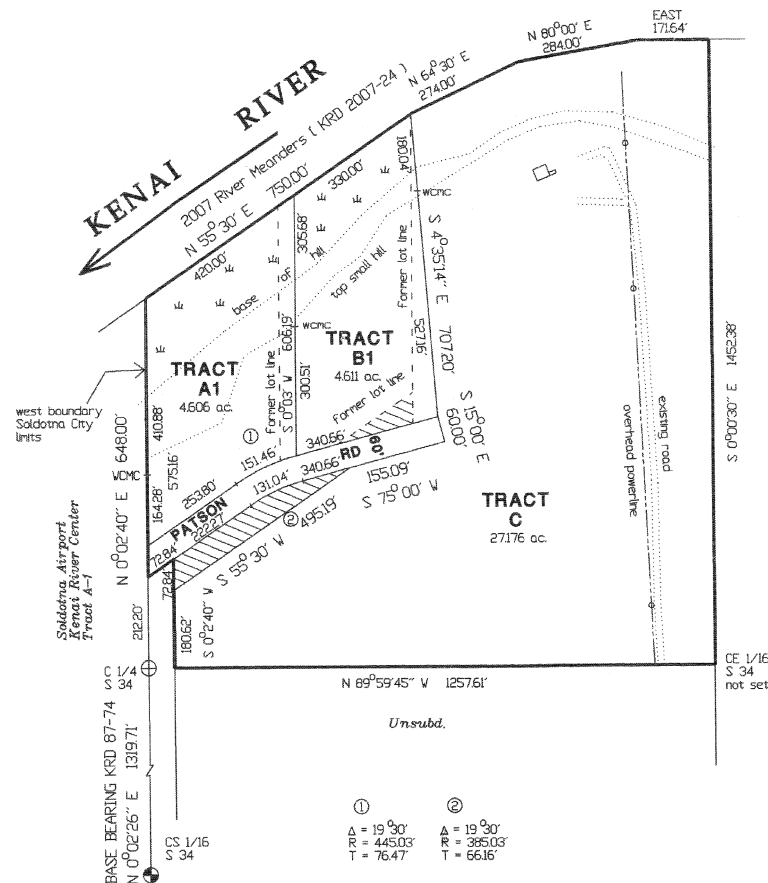


VICINITY 1" = 1 mile MAP

2010-50
RECORDED-FILED
Kenai REC. DIST.
DATE 10/14/2010
TIME 9:13 AM
Requested by:
Johnson Surveying
Box 27
Clan Gulch, AK 99568

LEGEND

- ⊕ - 2 1/2" brass cap, 4725-S, 1987, found
- ⊕ - 3 1/2" alcap monument, LS-5152, 1984, found
- ⊕ - 1/2" x 4" rebar with 1" plastic cap, set
- ⊕ - indicates swamp
- () - indicates record information, plat KRD 84-43
- ▨ - indicates RDW being vacated by this plat, approved by KPB Planning Commission at the meeting of 13 September, 2010.



WASTEWATER DISPOSAL

These Tracts are at least 200,000 sq. ft. or nominal 5 acres in size and conditions may not be suitable for conventional onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 23 August, 2010.

KENAI PENINSULA BOROUGH

BY: Mary Beth October 13, 2010
Authorized Official Date

NOTES

1. A building setback of 20' from all street RDW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.
4. Base of bluff shown is limit of Flood hazards (FIRM 1981).
5. Lots within this subdivision may be located within a designated Flood hazards area; if such is the case development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction. (FIRM Floodplain panel 020012-2045-C, Zones A4 & C, effective date 12/06/99).
6. This property is affected by a Floodway, FIRM Floodplain panel 020012-0012. Parcels within this subdivision are within the floodway, therefore in accordance with KPB Chapter 21.06, all development (including fill) in the Floodway is prohibited unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in Flood levels during the occurrence of a base Flood discharge.
7. Portions of this subdivision are within the Kenai Peninsula Borough 50-Foot Andronous Stream Habitat Protection Area. See Chapter 21.18 Borough Code of Ordinances for restrictions that affect development of this subdivision.

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described herein; and that we hereby adopt this plan of replat, and by our free consent dedicate all RDWs to public use and grant all easements to the use shown.

Elmer A. Patson & Arlene Bishop POA

Elmer A. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts
By: Arlene Bishop, Attorney-in-Fact

Ellen L. Patson & Arlene Bishop POA

Ellen L. Patson 1334 Sunrise Drive Anchorage, AK 99508-3021
Trustee, Elmer A. Patson & Ellen L. Patson Revocable Trusts
By: Arlene Bishop, Attorney-in-Fact

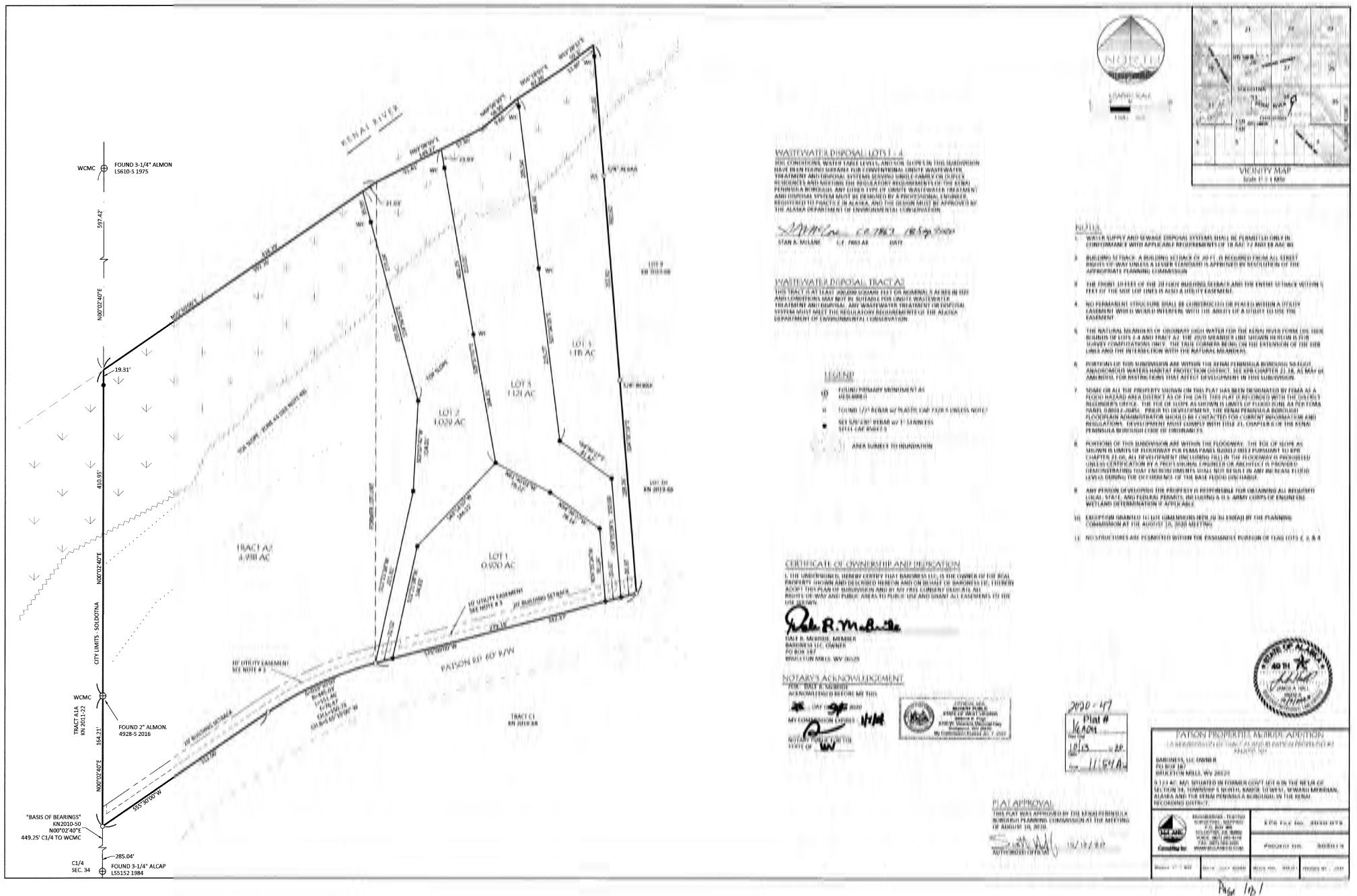
NOTARY'S ACKNOWLEDGEMENT

For: Arlene Bishop
Subscribed and sworn to before me this 13
day of October, 2010.

Karen Fuller
Notary Public for Alaska

My commission expires 9-25-2012





WASTE WATER DISPOSAL LOTS 1-4
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SLOPE IN THIS SUBDIVISION HAVE BEEN DETERMINED SUITABLE FOR CONVENTIONAL UNIT-WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA WATERSHED. ANY OTHER TYPE OF UNIT-WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE PERMITTED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Stan A. Melane 02/26/2020 10:50 AM
 STAN A. MELANE 02/26/2020 DATE

WASTE WATER DISPOSAL TRACT A2
 THIS TRACT (AT LEAST 20,000 SQUARE FEET) FOR MINIMAL SLOPES IN SOIL AND CONDITIONS MAY NOT BE SUITABLE FOR UNIT-WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- 1. EXISTING PRIMARY MONUMENT AS SHOWN
- 2. FOUND 1/2\"/>

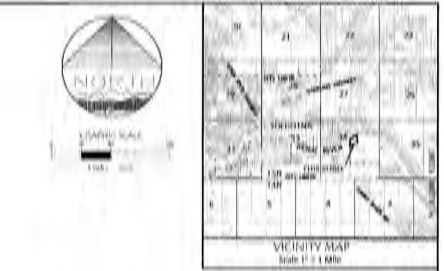
CERTIFICATE OF OWNERSHIP AND RESERVATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT BARBARETT LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND IN BEHALF OF BARBARETT LLC, I HEREBY ACKNOWLEDGE THIS PLAN OF SUBDIVISION AND BY NOT PRESENTING CLAIMS, ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Rob R. Melane
 DATE: 8.10.2020, ADDRESS: BARBARETT LLC, OWNER, PO BOX 187, BRISTOL MILES, WV 26025

NOTARY'S ACKNOWLEDGMENT
 FOR: DATE: 8.10.2020
 ACKNOWLEDGED BEFORE ME THIS DAY OF AUGUST, 2020
 MY COMMISSION EXPIRES: 11/11/2021
 NOTARY PUBLIC FOR THE STATE OF WV

3830-477
 Plat # 16004
 10/13/2020
 11:54 AM

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 10, 2020.
Stan A. Melane
 AUTHORIZED BY PLAT



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 86.
 2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LOWER STANDARD IS APPROVED BY REGULATION OF THE APPLICABLE PLANNING JURISDICTION.
 3. THE FRONT LOT LINES OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 4. 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.
 5. THE NATURAL MEANDERS OF COASTAL HIGH WATER FOR THE KENAI RIVER FORM THE LINE BETWEEN LOTS 2 & 3 AND TRACT A2. THE 20 FT. SEASIDE LOT WITHIN THE RIVER IS SURVEY COMPUTATIONS ONLY. THE TRUE CORNER BEING ON THE EXTENSION OF THE SIDE LINE AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 6. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH SOLELY ANTI-CORROSION WATERSHED PROTECTION DISTRICT. SEE KRS CHAPTER 2.18, AS MAY BE AMENDED, FOR RULES GOVERNING THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
 7. NONE OR ALL THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS OFFICE. THE USE OF SLOPE AS SHOWN IS LIMITED TO FLOOD ZONE AS PER FEMA PANEL 00012-0001. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21, CHAPTER 6 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
 8. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODPLAIN. THE USE OF SLOPE AS SHOWN IS LIMITED TO FLOODPLAIN PER FEMA PANEL 00012-0001. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21, CHAPTER 6 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
 9. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL RELEVANT LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A 30 DAY CORRECTION ENGINEERING WETLAND DETERMINATION IF APPLICABLE.
 10. EASEMENTS GRANTED TO LOT LINES BOUNDARY (20 FT. SEASIDE) BY THE PLANNING COMMISSION AT THE AUGUST 10, 2020 MEETING.
 11. NO STRUCTURES ARE PERMITTED WITHIN THE EASEMENT PORTION OF LOTS 2 & 3 & 4.



PATSON PROPERTY ALUMINUM ADDITION
 (A REVISION OF THE PLAT 16004 AL AND BY EXTENSION OF THE PLAT 16004)

BARBARETT, LLC, OWNER
 PO BOX 187
 BRISTOL MILES, WV 26025

0.113 AC. SITUATED IN FORMER GOVT LOT 6 IN THE NEAR OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 10 WEST, SOWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

 ENGINEER, TESTING 225 E. 10TH AVE. ANCHORAGE, AK 99501 PHONE: 281-5551 FAX: 281-5551 WWW.AKENG.COM	2020 FILE NO. 2020-075 PROJECT ID: 2020-075 10/13/2020
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