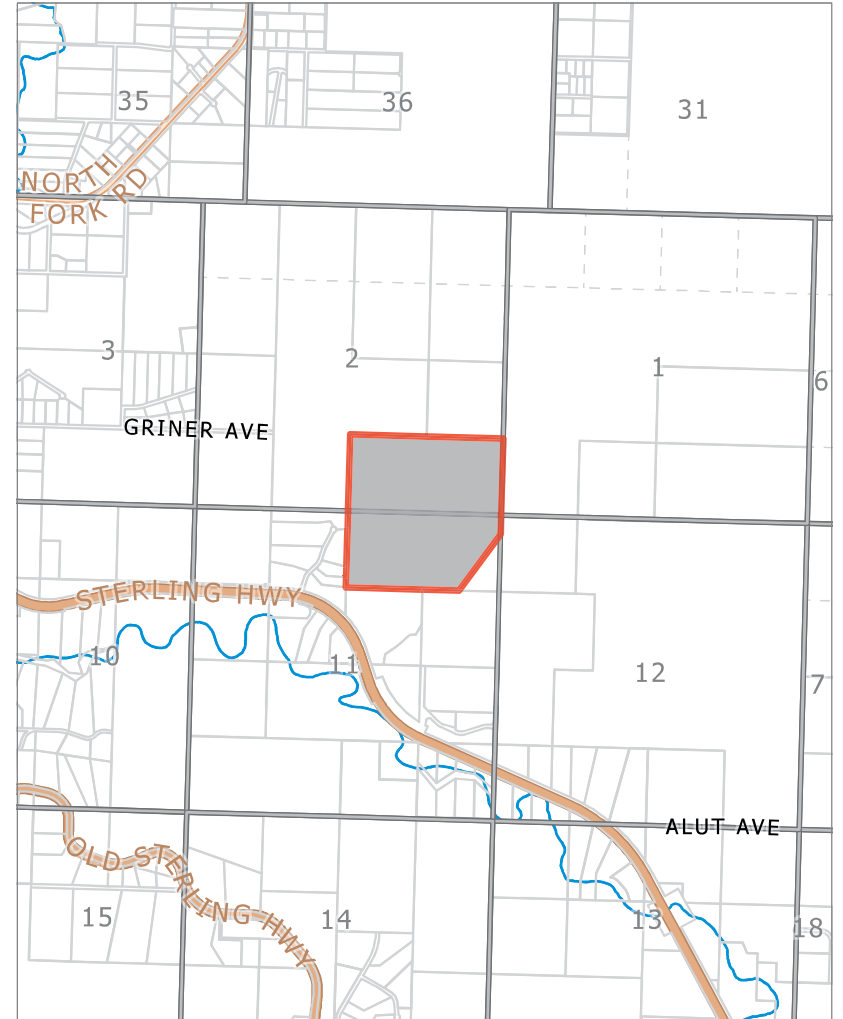
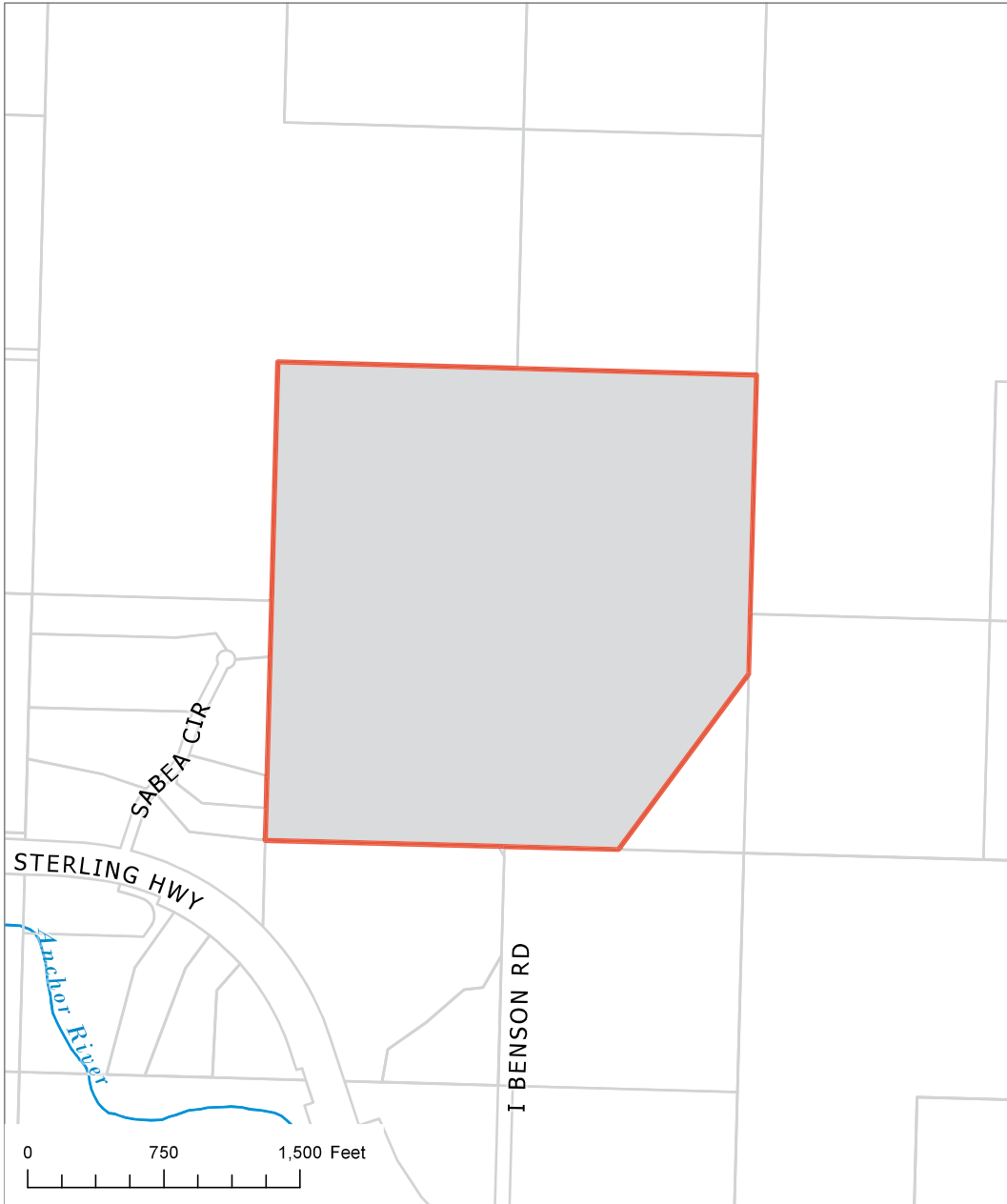


E. NEW BUSINESS

- 6. Two Moose Creek Reserve Golden Eagle Airpark Unit 1
KPB File 2023-113
Seabright Surveying / East Road Services, Inc.
Location: Benson Road off Sterling Highway
Anchor Point Area / Anchor Point APC**



KPB File 2023-113
T 05S R 15W SEC 02 & 11
Anchor Point



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. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER SETBACK IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
5. NO STRUCTURES ARE PERMITTED WITHIN THE PAMPHLE PORTION OF THE FLAG LOTS.
6. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.04 OF THE KENAI PENINSULA BOROUGH ARE (FROM FLOODPLAIN PANEL 021202-1886E, EFFECTIVE DATE 11/02/2010).
7. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT, SET KPB 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WITHIN OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.

WASTEWATER DISPOSAL

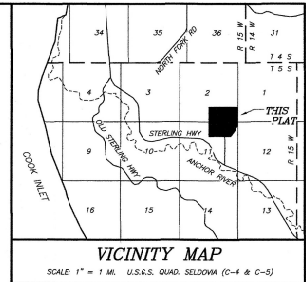
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE RIGHTS-OF-WAY DEDICATED THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

KENAI PENINSULA BOROUGH

DATE



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT EAST ROAD SERVICES, INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF EAST ROAD SERVICES, INC., I HEREBY ADVERTISE THIS PLAT OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

BUCK J. JONES, VICE-PRESIDENT & AUTHORIZED SIGNATORY FOR:
EAST ROAD SERVICES, INC.
33740 JONES DR.
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR:
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2023.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- 1 FWD 1" PCAP ON 1/2" REBAR 7328-S 2008
- 2 FWD 2.5" AC ON 5/8" REBAR 7328-S 1008
- 3 FWD 3.5" AC ON 1.5" AL-PILE DNR 1894

HOMER RECORDING DISTRICT

KPB FILE NO. 2023-113

**TWO MOOSE CREEK RESERVE
GOLDEN EAGLE AIRPARK UNIT 1**
A SUBDIVISION OF TRACT B TWO MOOSE CREEK RESERVE AMENDED (HM 2008-83), LOCATED IN THE S1/2 SE1/4 SEC. 2 & THE N1/2 NE1/4 SEC. 1, T. 5 S., R. 15 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRDS JUDICIAL DISTRICT ALASKA

CONTAINING 152.116 ACRES

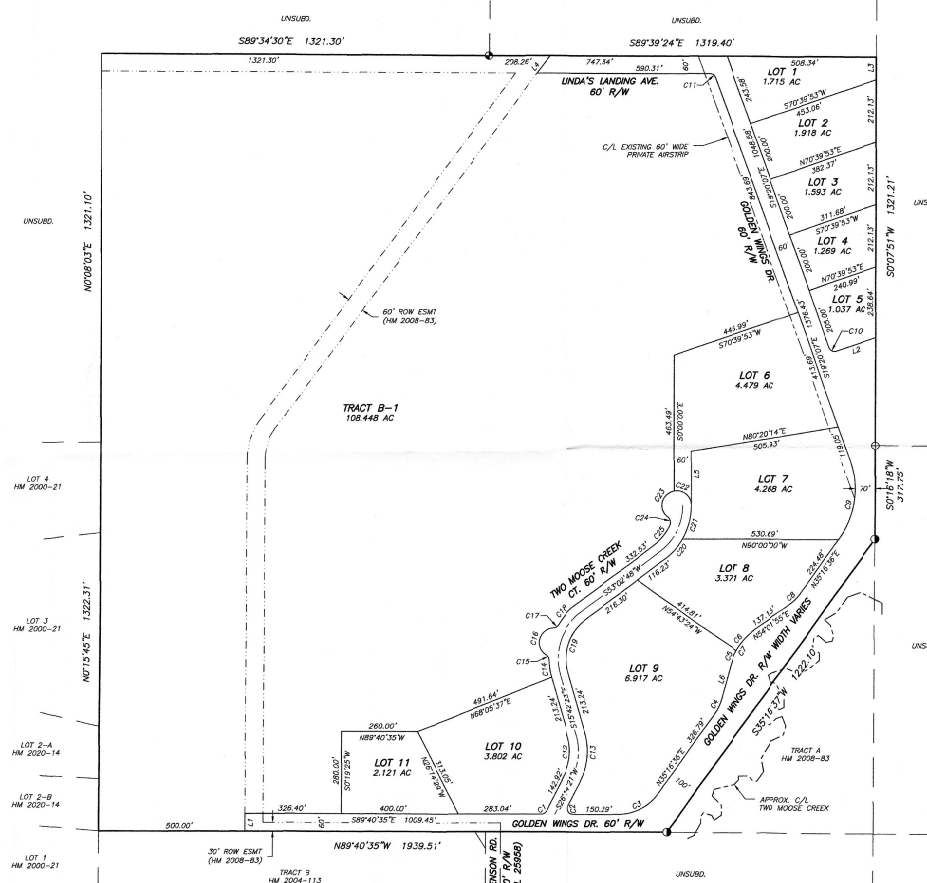
SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1051

CLIENTS: EAST ROAD SERVICES, INC.
33740 JONES DR. HOMER, AK 99603

DRAWN BY: KF CHKD BY: KB JDE #2023-58
DATE: 10/2023 SCALE: 1"=200' SHEET #1 OF 1

CURVE #	LENGTH	RADIUS	DELTA	C.B. BEARING	CH. LENGTH
C1	23.37'	20.00'	64°05'04"	S58°19'53"W	21.22'
C2	40.46'	20.00'	119°04'58"	S31°43'07"E	35.91'
C3	163.33'	170.00'	55°02'48"	N62°48'01"E	157.13'
C4	80.89'	170.00'	20°32'23"	N24°59'58"E	86.67'
C5	96.65'	230.00'	14°08'45"	N21°45'37"E	96.51'
C6	101.15'	230.00'	25°11'50"	N41°25'52"E	100.34'
C7	101.15'	230.00'	25°11'50"	N41°25'52"E	100.34'
C8	55.65'	170.00'	18°46'18"	N44°39'16"E	55.40'
C9	285.85'	300.00'	54°16'44"	V75°15'E	275.25'
C10	31.42'	20.00'	90°00'00"	S64°20'07"E	28.28'
C11	24.35'	20.00'	70°19'17"	S54°29'46"E	23.03'
C12	124.45'	170.00'	41°56'44"	N51°15'59"E	121.69'
C13	168.38'	230.00'	41°56'44"	S51°15'59"W	164.65'
C14	58.68'	230.00'	14°32'03"	N52°15'52"W	58.52'
C15	20.05'	20.00'	57°12'06"	N29°48'53"W	18.22'
C16	127.38'	50.00'	145°32'46"	N14°25'22"E	95.62'
C17	20.05'	20.00'	57°12'06"	N58°41'47"E	18.22'
C18	82.62'	230.00'	23°04'33"	N41°32'51"E	80.01'
C19	203.98'	170.00'	69°45'11"	S18°40'12"W	181.97'
C20	92.76'	230.00'	23°08'24"	S41°29'55"W	92.13'
C21	120.19'	230.00'	29°58'23"	N14°38'12"E	118.82'
C22	78.54'	50.00'	90°00'00"	N48°00'00"W	76.71'
C23	112.86'	50.00'	129°16'25"	S13°44'35"W	86.42'
C24	32.58'	25.00'	74°40'14"	S13°38'31"E	36.32'
C25	87.08'	170.00'	29°21'11"	S38°22'12"W	86.14'

LINE #	LENGTH	BEARING
L1	80.00'	S07°16'04"W
L2	141.46'	S70°30'53"W
L3	76.76'	S07°07'51"W
L4	74.32'	S36°30'23"W
L5	185.21'	N07°00'00"E
L6	113.54'	N14°43'14"E

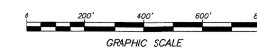


PLAT APPROVAL

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

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE




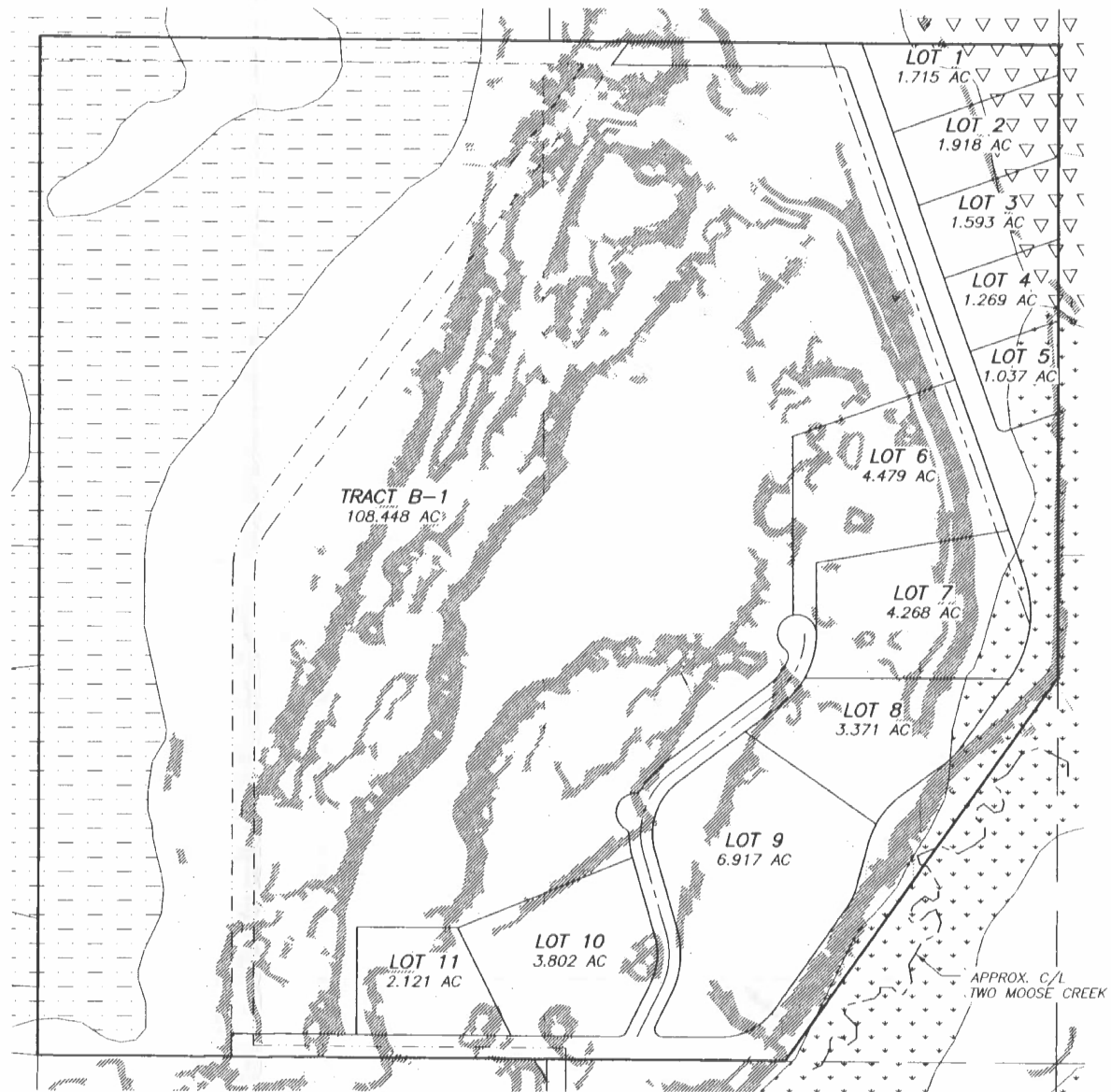
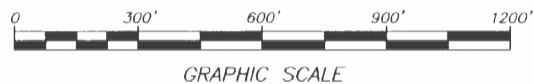
KPB 2023-113

**TWO MOOSE CREEK RESERVE
GOLDEN EAGLE AIRPARK UNIT 1
SUPPLEMENTAL DIAGRAM**

A SUBDIVISION OF TRACT B TWO MOOSE
CREEK RESERVE AMENDED (HM 2008-83),
LOCATED IN THE S1/2 SE1/4 SEC. 2 & THE
N1/2 NE1/4 SEC. 11, T. 5 S., R. 15 W.,
SEWARD MERIDIAN, KENAI PENINSULA
BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

LEGEND

-  APPROX. AREA RIVERINE WETLAND
(KWF WETLANDS ASSESSMENT, KPB GIS)
-  APPROX. AREA DRAINAGEWAY
(KWF WETLANDS ASSESSMENT, KPB GIS)
-  APPROX. AREA LAKEBED
(KWF WETLANDS ASSESSMENT, KPB GIS)
-  APPROX. AREAS OF 20% SLOPE OR
GREATER (KPB GIS)



AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
TWO MOOSE CREEK RESERVE GOLDEN EAGLE AIRPARK UNIT 1**

KPB File No.	2023-113
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	East Road Services Inc of Homer, Alaska
Surveyor:	Kenton Bloom / Seabright Survey + Design
General Location:	Anchor Point / Anchor Point APC

Parent Parcel No.:	169-101-68
Legal Description:	T 5S R 15W SEC 2 & 11 Seward Meridian HM 2008083 Two Moose Creek Reserve Amended Tract B
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On site
Exception Request	20.30.170

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 152.116-acre tract into eleven lots and one tract ranging in size from 1.037 acres up to 108.448 acres.

Location and Legal Access (existing and proposed): This subdivision is accessed at mile marker 160 of state-maintained Sterling Highway via I Benson Road. I Benson Road has varying widths at the Sterling Highway intersection and reduces to 50-feet-wide before reaching the subdivision. I Benson Road is an ADL and is indexed under ADL 25958 and is perpendicular to proposed Golden Wings Drive.

There are several proposed dedications with this plat. Golden Wings Drive is 60 feet along the south boarder and expands to 100 feet and has an additional width where steep terrain is found. Further north the dedication reduces to 70 feet before extending to the northwest. The portion going to the northwest reduces to 60 feet where it intersects with Linda's Landing Avenue. Linda's Landing is located along the north boundary and is feet wide and connects with a 60-foot wide "ROW Easement" as shown on Two Moose Creek Reserve Amended, HM 2008-83.

Two Moose Creek Court is a 60-foot-wide road ending in a cul-de-sac bulb. Per 20.30.100 cul-de-sacs are permanently closed and shall be no longer the 1,000 feet long. Tract B-1 could be subdivided further and having the road end in a bulb prevents the road from being continued. ***Staff recommends: the configuration be changed to a T-type or hammer head for future development of the area.***

The Certificate to Plat indicated there is a road easement and does have a location defined. ***Staff recommends: if the easement falls within the subdivision should be depicted and added to the notes. Documents was recorded under Book 174 Page 437 in the Homer Recording District.***

This area falls within the Habitat Protection District. Staff would like to remind the applicants of 20.60.050(B) *Where a dedication is proposed over an existing road crossing a waterbody within the Kenai Peninsula Borough Road Service Area cataloged as important to the protection of anadromous fish under AS 16.05.871 as now enacted or as may be hereinafter amended, the road and crossing must be brought up to the permitting standards established by KPB 14.40.061(A) prior to planning commission approval of the final plat.* And 20.60.050(D) *The road service area shall inspect and provide certification to the planning department that waterbody crossings meet the permitting requirements of KPB 14.40.061(A) prior to the approval of the final plat.*

Per the KPB Addressing Officer's comments the proposed names have been denied. **Staff recommends:** *the applicants review the prohibited names list found on the Planning Department homepage and submit new names for review and approval by the Addressing Officer.*

This subdivision is split between two sections with 33-foot-wide section line easements on both side of the section line and on the east line. **Staff recommends:** *the section line easements of record be depicted.*

The applicants have requested an exception to block length citing there are wetlands within the area that would make additional dedications difficult. This will be discussed under the exception request.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No comments
SOA DOT comments	Plat not showing SLE

Site Investigation: This area is within the Habitat Protection District and a mapped Flood Hazard Area. The proper plat notes are shown and should remain on the final.

Per the Planner there is a Prior Existing Use (PEU) material site within the proposed subdivision. Platting actions can alter approval of the permit. **Staff recommends:** *the applicants work the Planner for any additional documentation. Staff will reach out to the Planner before final approval for any additional notes they may be required.*

There is steep terrain and classified wetlands throughout the subdivision and a supplemental map was provided. **Staff recommends:** *the areas with over 20 percent grades and classified wetlands be depicted on the final plat.*

The standard wetland determination plat note is present and should remain on the final plat.

KPB River Center review	See attachments A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: D Map Panel: 02122C-1895E In Floodway: False 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 This area was originally an aliquot described parcel and was subdivided by Two Moose Creek Reserve Amended, HM 2008-83. No other platting actions have taken place.

In review of the KPB imagery there are structures close to the south boundary line and could potentially be within the proposed dedication of Golden Wings Drive. A platting action cannot create any encroachments. **Staff recommends:** *when the surveyor is performing the field work, determine if there are any encroachments and notify staff in writing what the solution will be.*

Tract B-1 and Lot 9 are above the 200,000 square feet of contiguous area and will not require a soils report. A soils report for the other lots will be required and an engineer will sign the final plat. **Staff recommends:** *the proper plat notes be added after the soils report has been performed and comply with 20.40.*

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.

Anchor Point Advisory Planning Commission minutes for the November 9, 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 The parent plat, HM 2002-83, created building setbacks and utility easement along all street rights-of-ways and the only right-of-way shown on the parent plat is the 60-foot ROW Easement. **Staff recommends:** *new and existing building setbacks and utility easements be depicted. If the depictions interfere with information on the face of the plat a typical depiction can be used.*

The Certificate to Plat indicates there is an easement affecting the property. One is for the benefit of Homer Electric Association Inc with no defined area, the other is to CIRI. **Staff recommends:** *the easement 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 comment
ENSTAR	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 35308 I BENSON RD Existing Street Names are Correct: Yes List of Correct Street Names: I BENSON RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names:
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	<p>List of Street Names Denied: LINDAS LANDING AVE, GLODEN WINGS DR, TWO MOOSE CREEK</p> <p>Comments: New street names must comply with code. Please consult the prohibited names list, and submit new names for approval. 35308 I BENSON RD will be deleted.</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>Prior Existing Use PEU Recognized Date: 1/1/0001</p> <p>Material Site Comments: 169-101-21, Recognized On: 11/28/2000 169-101-22, Recognized On: 05/10/2001</p> <p>Per 21.29.120: If a parcel is subdivided where extraction has already occurred, the prior existing use is considered abandoned, and a CLUP [Conditional Land Use Permit] must be obtained for each parcel intended for further material site operations. The parcel owner may overcome this presumption of abandonment by showing that the subdivision is not inconsistent with material site operation.</p> <p>Platting should contact Planner, prior to finalization, for any plat revisions or notes.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>
Anchor Point Advisory Planning Commission	

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

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

- Revise length of Two Moose Creek Ct to less than 1000 feet.
- Add meeting date of November 13, 2023 to Plat Approval.

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 verify the address for the owners. The tax rolls have a different address on file. If the address is correct staff recommends the owners contact the Assessing Department to updated the address on file.

KPB 20.30 – Subdivision Design Requirements

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

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

Staff recommendation: All proposed street names have been denied. Submit names to the Addressing Officer for review and approval. Please review the prohibited names list posted on the Planning Department's website.

20.30.240. Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

B. The setback shall be noted on the plat in the following format:

Building setback- A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.

C. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:

Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

Staff recommendation: depict the building setback or provide a typical depiction on the plat.

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments: a soils report will be required for all lots except Lot 9 and Tract B-1. Please update notes accordingly.

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 20.30.170 – Block Length Requirements

Surveyor's Discussion: We are requesting an exception to KPB 20.30.170. Our opinion is that the extensive

wetlands adjacent to this subdivision will prevent any through streets from being built in this area. This subdivision design aims to take advantage of the natural topography and usable area within the subject parcel without negatively impacting adjacent wetland habitat.

Staff Discussion:

20.30.170. - Blocks—Length requirements.

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

Findings:

1. This area falls within a Habitat Protection District.
2. This area is within a mapped Flood Hazard Area.
3. There are section line easements throughout the subdivision.
4. Classified wetlands are located throughout the subdivision.
5. Roads would be difficult to develop in the terrain of Tract B-1.
6. There is a Right-of-way Easement crossing the Tract from the previous platting.

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 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, 2 & 4 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, 2, 4 & 5 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, 2, 4-6 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.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

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

- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

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

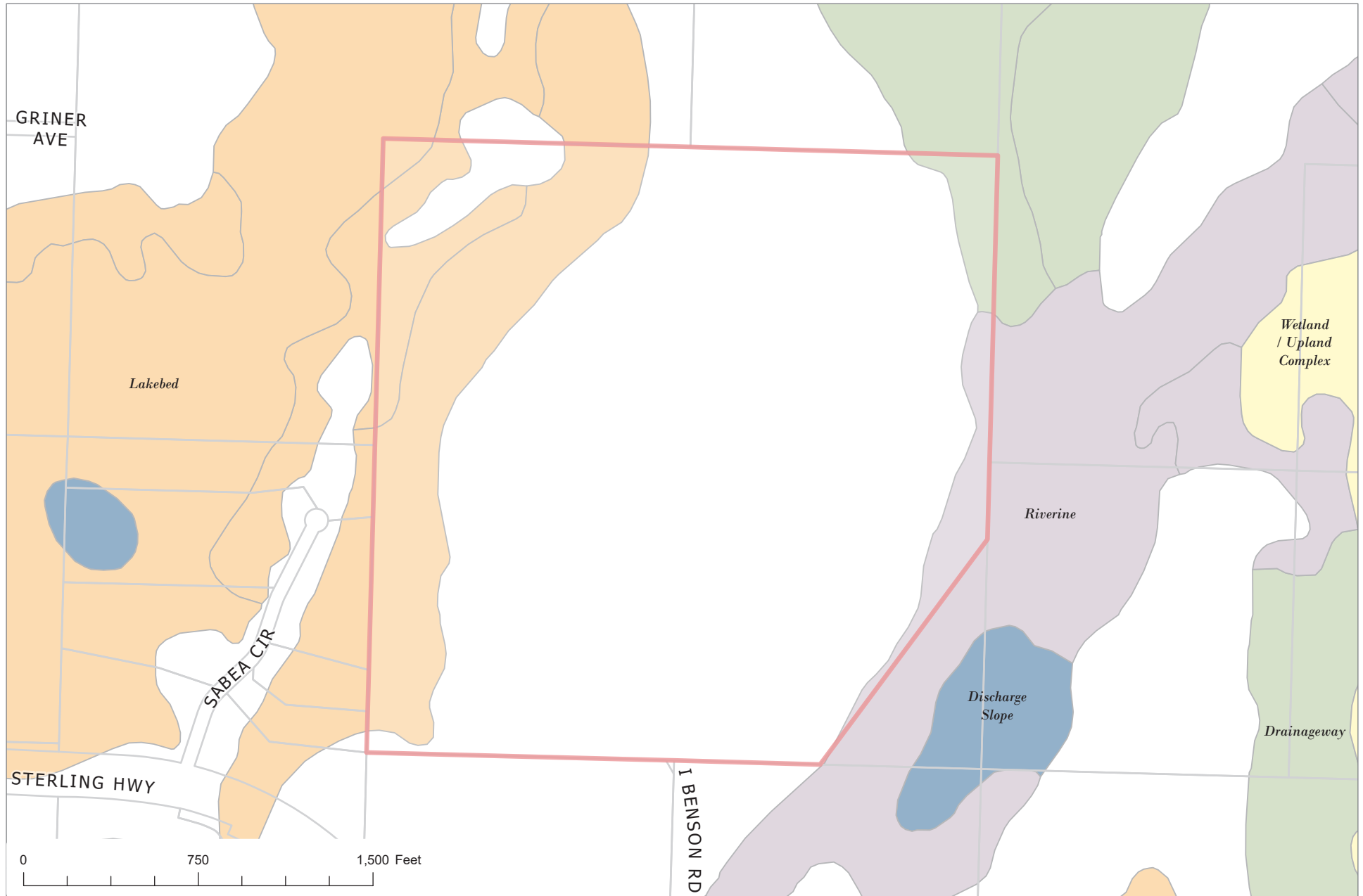
END OF STAFF REPORT



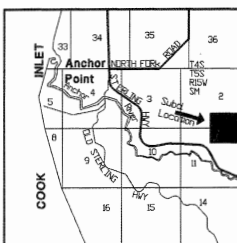
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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TWO MOOSE CREEK RESERVE AMENDED

Located in the S1/2 SEC1/4 Section 8 and the N1/2 SEC1/4 Section 11, T5S R5W, S1, Alaska
Homer Recording District Ketchikan Borough File 2008-024

Prepared for
Brown Construction
P.O. Box 180
Ketchikan, AK 99901

Prepared by
Johnson Surveying
Box 27
Clem Gulch, AK 99560



SCALE 1" = 200' AREA = 160.175 acres
18 December, 2007

VICINITY 1" = 1 mile MAP

2008-44
RECORDED-FILED
Homer REC DIST
DATE 1/29/2008
TIME 11:02 AM
Requested by
Johnson Surveying
Box 27
Clem Gulch, AK 99560

2008-83
RECORDED-FILED
Homer REC DIST
DATE 1/29/2008
TIME 11:02 AM
Requested by
Johnson Surveying
Box 27
Clem Gulch, AK 99560

LEGEND

- ⊕ - 2 1/2" USGLD brass cap monument, 1918, Found
- ⊕ - 4" brass cap monument, 3566-S, 1961, Found
- ⊕ - 2" alcap monument, LS 5152, 1962, Found
- ⊕ - 3 1/2" alcap monument, DNR, 1964
- ⊕ - 2" alcap, LS 5780, 2004, Found
- ⊕ - 2 1/2" alcap on 5/8" x 8" rebar, set
- ⊕ - 1/2" x 4" rebar with 1" plastic cap, set
- () - record information, USGLD, 1918

NOTES

1. A building setback of 20' from all street RDNs 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. Existing overhead power line is the centerline of a 20' wide utility easement, including guys and anchors.
4. An exception to KPB 2020-050, access to adjacent properties, was granted by the KPB Planning Commission at the meeting of 11 February, 2008.
5. An exception to KPB 2020-000, For Tract A, Fronting on a dedicated street, was granted by the KPB Planning Commission at the meeting of 11 February, 2008.

AMENDED PLAT AFFIDAVIT

This plat amends Homer Records Plat 2008-44 by correcting the acreage of Tract B from 145.796 acres to 152.116 acres.

The above revision constitutes the sole change made to this plat aside from this note.

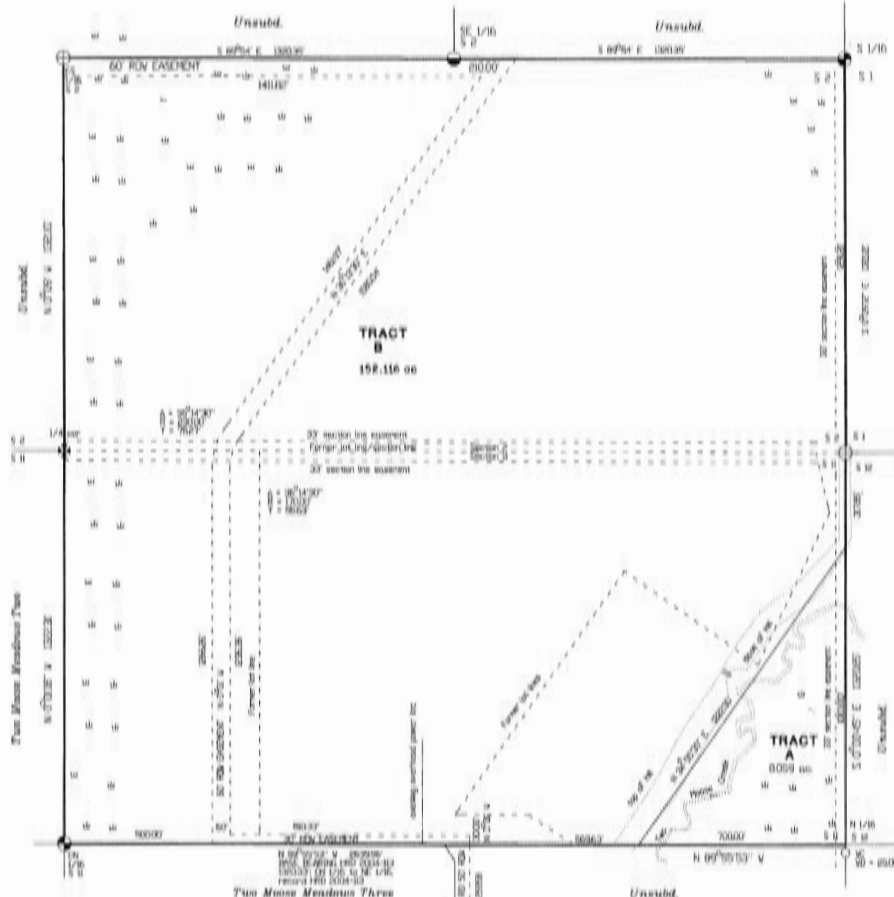
The above revision does not alter lot areas and does not effect or influence any change of ownership, drainage features, rights of way or any other items which would adversely affect this or adjacent properties.

I am therefore submitting this plat for refiling as corrected.

David D. Brown 25 May, 2008

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 systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.



PLAT APPROVAL

This plat was approved by the Ketchikan Borough Planning Commission at the meeting of 11 February, 2008.

KETCHIKAN BOROUGH

By *David D. Brown* 7/29/2008
Notary Public Date

OWNERSHIP CERTIFICATE

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

David D. Brown

David D. Brown, President
Brown Construction Company, Inc.
P.O. Box 180 Ketchikan, AK 99901

NOTARY'S ACKNOWLEDGEMENT

For David D. Brown
Subscribed and sworn to before me this 24th day of July, 2008.

Michelle L. Johnson
Notary Public for Alaska

My commission expires 03/31/09