

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

15. **St. Luke Lutheran Church Replat; KPB File 2023-118
Segesser Surveys / St. Luke Lutheran Church of the Unaltered
Augsburg Confession
Location: Kenai Spur Highway
Salamatof Area / Nikiski APC**

LEGEND:

- 3 1/4" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 2011-41 KRD

NOTES:

- 1) Basis of bearing taken from inlet Glen Subdivision, Plat 85-97, Kenai Recording District.
- 2) Building setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 4) Kenai Spur Highway Information taken from State of Alaska Department of Highway Right-of-Way map Project number S-0490(2) page 5 of 22.
- 5) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreation, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2865, dated October 16, 1958; Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
- 6) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use this easement.
- 7) No Engineer's Subdivision and Sales Report is available for this subdivision, all conditions may be unsuitable for onsite wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The purpose of this platting action is to combine 2 lots into 1, which will provide greater available wastewater disposal area as described by 28.40.020(A).

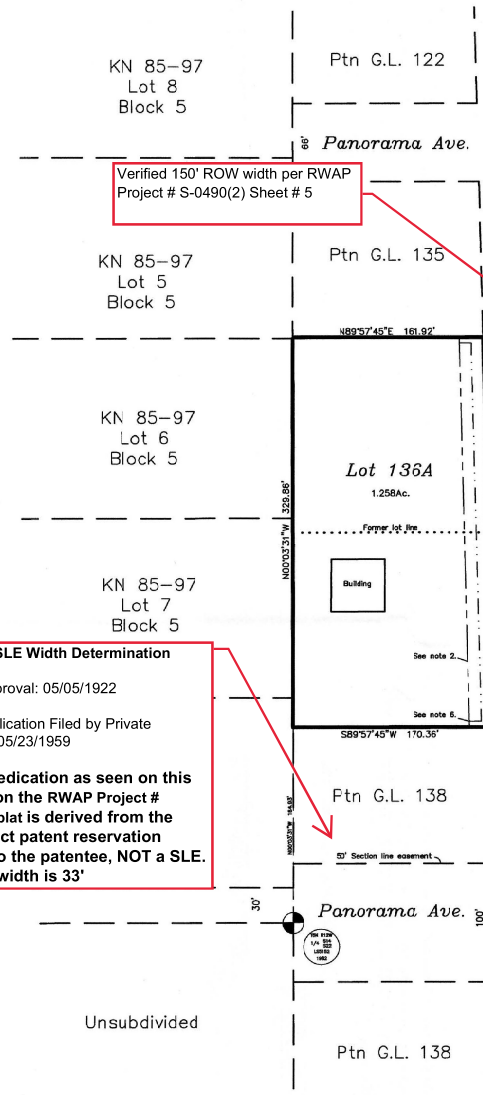


SURVEYOR'S CERTIFICATE

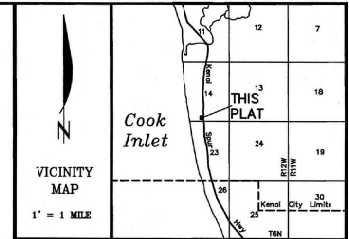
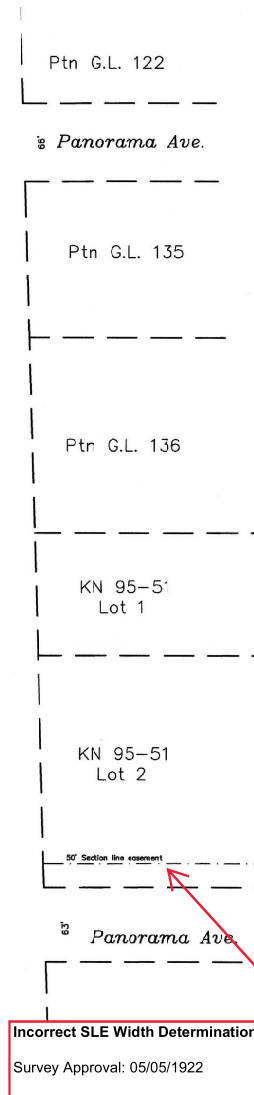
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date _____

KPB 2023-118



Kenai Spur Highway



CERTIFICATE of OWNERSHIP and DEDICATION

THE UNDERSIGNED, HEREBY CERTIFY THAT ST LUKE LUTHERAN CHURCH (OF THE UNALTERED AUGSBURG CONFESSION) IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF ST LUKE LUTHERAN CHURCH (OF THE UNALTERED AUGSBURG CONFESSION) 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.

SETH TAURIANEN
P.O. BOX 1404
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

KPB FILE No. _____

St Luke Lutheran Church Replat

A resubdivision of Government Lots 136 and 137 Section 14, T6N, R12W, S.M. lying west of the Kenai Spur Highway.

Located within the SW1/4 SW1/4 SE1/4 Section 14, T6N, R12W, S.M., Kenai Peninsula Borough, Alaska.

Containing 1.258 Ac.

Surveyor	Owner
Segesser Surveys 39485 Rosland St. Soldotna, AK 99689 (907) 282-3909	St Luke Lutheran Church of the Unaltered Augsburg Confession P.O. Box 1404 Kenai, Alaska 99611
JOB NO. 23146	DRAWN: 10-4-23
SURVEYED:	SCALE: 1"=50'
FIELD BOOK:	SHEET: 1 of 1

From: [Keiner, Robert \(DOT\)](#)
To: [Carpenter, Beverly](#)
Subject: <EXTERNAL-SENDER>RE: PLAT REVIEW FOR November 13, 2023 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS
Date: Thursday, November 2, 2023 3:15:24 PM
Attachments: [image001.png](#)
[Plat 2023-103.pdf](#)
[Plat 2023-113.pdf](#)
[Plat 2023-118.pdf](#)

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Beverly,

The SOA Central Region Right of Way (ROW) Engineering section has reviewed the following plats for interpretation of any existing State ROW. We are not including comments on any possible concerns from a planning, design, safety, or traffic position. Plats not mentioned below are not on the State road system, therefore no comment was made.

State-owned roads appear to be shown correctly on all of the plats submitted. The only comments we have are regarding section line easements as noted on the 3 attached plats.

Thank you for the opportunity to review these plats.

Bob Keiner, P.L.S.
ROW Engineering Supervisor
Central Region DOT/PF
(907) 269-0713

From: Carpenter, Beverly <BCarpenter@kpb.us>
Sent: Thursday, October 26, 2023 9:53 AM
To: 'Trevor.Brown@acsalaska.com' <Trevor.Brown@acsalaska.com>; Marsengill, Dale <DMarsengill@HomerElectric.com>; ENSTAR ROW <row@enstarnaturalgas.com>; Biloon, Joselyn (DOT) <joselyn.biloon@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; 'ospdesign@gci.com' <ospdesign@gci.com>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; 'Huff, Scott' <shuff@HomerElectric.com>
Cc: 'Zubeck, Brad' <BZubeck@HomerElectric.com>
Subject: PLAT REVIEW FOR November 13, 2023 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS

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Hello,