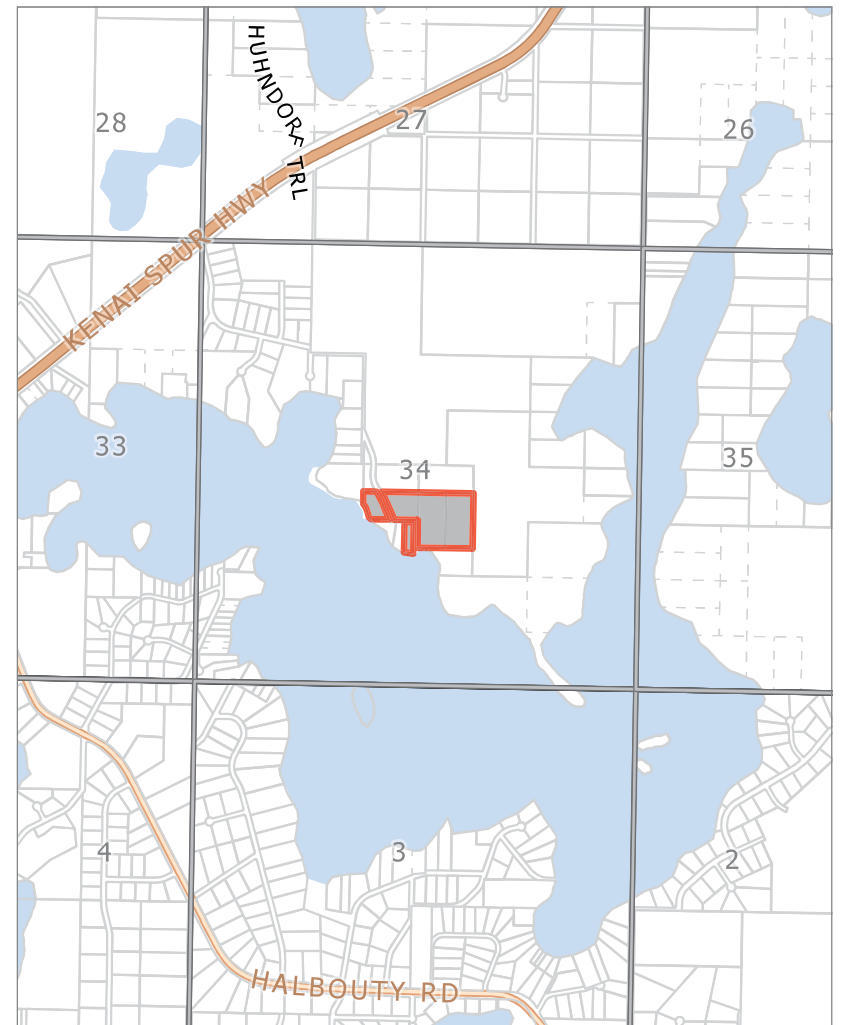
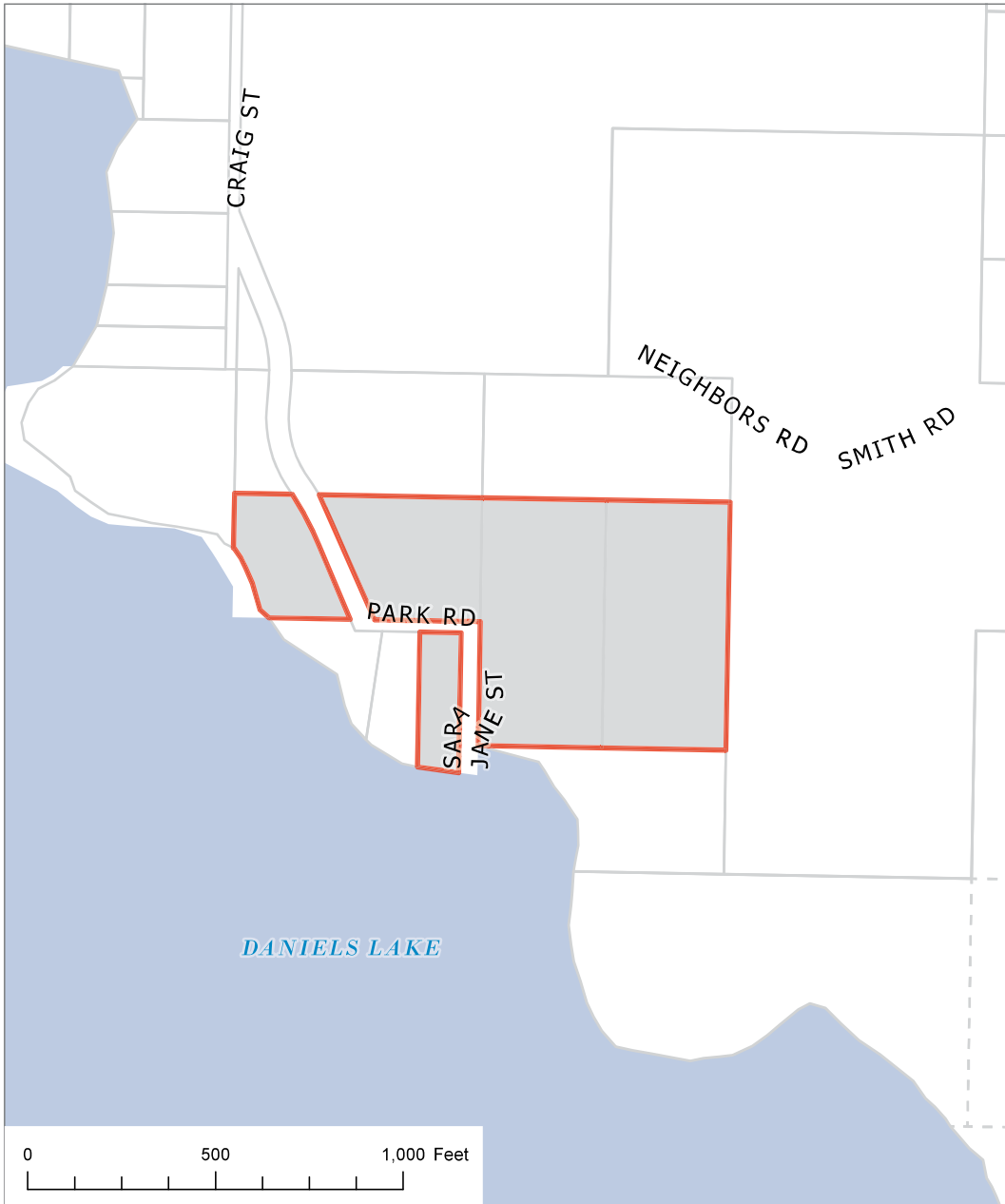


## **E. NEW BUSINESS**

- 5. Rappe Park Oliva Addition; KPB File 2023-114**  
**McLane Consulting Group**  
**Triple-Knot Land & Livestock LLC, Oliva**  
**Location: Park Road**  
**Nikiski Area / Nikiski APC**



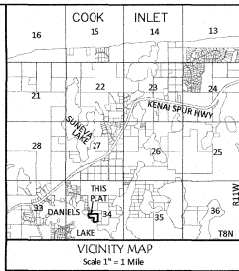
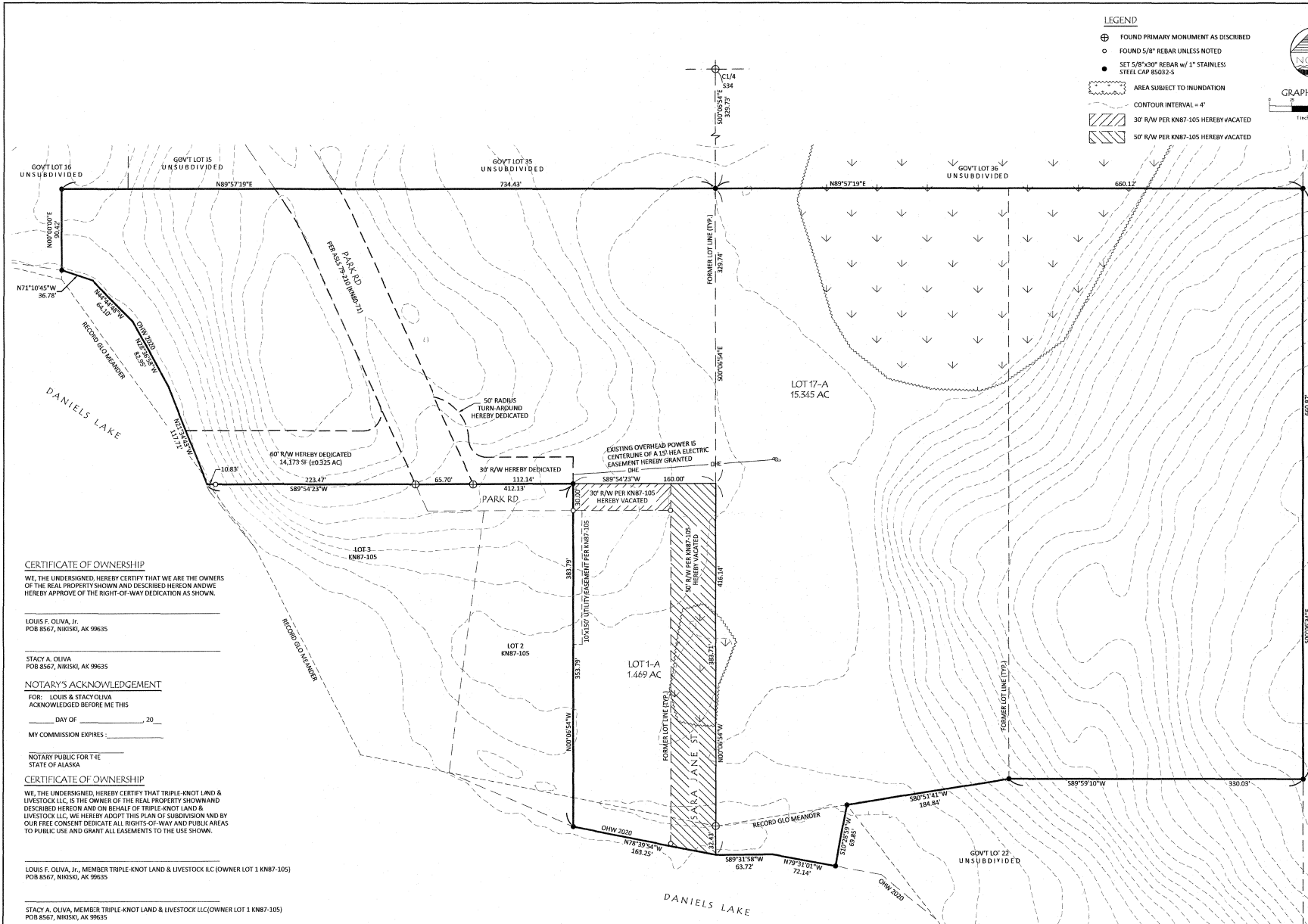
KPB File 2023-114  
T 08N R 11W SEC 34  
Nikiski





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**  
THE EXISTING PARENT SUBDIVISION WAS APPROVED BY THE KENAI PENINSULA BOROUGH (LINE 16, 196) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  2. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF DANIELS LAKE FORM THE TRUE BOUNDS OF EACH PARCEL. THE 2020 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY.
  3. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF PARK ROAD AND SARA JANE STREET RIGHTS-OF-WAY (R/W) AT THE MEETING OF \_\_\_\_\_ 2023.

**CERTIFICATE OF OWNERSHIP**  
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY APPROVE OF THE RIGHT-OF-WAY DEDICATION AS SHOWN.

LOUIS F. OLIVA, Jr.  
POB 8567, NIKISKI, AK 99635

STACY A. OLIVA  
POB 8567, NIKISKI, AK 99635

**NOTARY'S ACKNOWLEDGEMENT**  
FOR: LOUIS & STACY OLIVA  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

**CERTIFICATE OF OWNERSHIP**  
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT TRIPLE-KNOT LAND & LIVESTOCK, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF TRIPLE-KNOT LAND & LIVESTOCK, LLC, 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.

LOUIS F. OLIVA, Jr., MEMBER TRIPLE-KNOT LAND & LIVESTOCK, LLC (OWNER LOT 1 KN87-105)  
POB 8567, NIKISKI, AK 99635

STACY A. OLIVA, MEMBER TRIPLE-KNOT LAND & LIVESTOCK, LLC (OWNER LOT 1 KN87-105)  
POB 8567, NIKISKI, AK 99635

**NOTARY'S ACKNOWLEDGEMENT**  
FOR: LOUIS & STACY OLIVA  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA



Plat #
Rec Date
Date
Time

**RAPPE PARK OLIVA ADDITION**  
REPLAT OF LOT 1 RAPPE PARK SUBDIVISION AMENDED KN87-105, GOV'T LOT 17 AND GOV'T LOT 19 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA AND ASSOCIATED R/W VACATION  
LOUIS F. OLIVA, Jr.  
PO BOX 8567  
NIKISKI, AK 99635  
STACY A. OLIVA  
PO BOX 8567  
NIKISKI, AK 99635

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99689 PHONE: (907) 264-8218 FAX: (907) 264-2889 WWW.MCLANECONG.COM	KPB File No. 2023-xxx
Project No. 192018	

**PLAT APPROVAL**  
THIS PAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2023.

AUTHORIZED OFFICIAL

**KPB 2023-114**

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT  
Rappe Park Oliva Addition**

<b>KPB File No.</b>	2023-114
<b>Plat Committee Meeting:</b>	December 11, 2023
<b>Applicant / Owner:</b>	Louis and Stacy Oliva of Nikiski, Alaska
<b>Surveyor:</b>	James Hall / McLane Consulting Inc
<b>General Location:</b>	Park Road and Sara Jane Street, Nikiski, Nikiski APC

<b>Parent Parcel No.:</b>	013-410-69, 013-410-53, 013-410-37 & 013-410-73
<b>Legal Description:</b>	Government Lot s 17, 18 & 37 in Section 34, Township 8 North, Range 11 West SM AK & Lot 1 Rappe Park Subdivision Amended KN 87-105
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	none

---

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 16.814 acres parcel into 2 lots ranging in size from 1.469 acres to approximately 14.395 aces

**Location and Legal Access (existing and proposed):** This parcel is located at approximately mile 30.5 along the Kenai Spur Highway at access point to Neighbors Road then to Park Road. Neighbors Road and Park Road are both Borough maintained. Parks Road maintenance ends at the turn to the east. Park Road is a 60' public right-of-way issued easement by Alaska Stata Land Survey (ASLS) No 79-210 by ADL 201380 KN80-71. **Staff recommends:** the Commission concur the land over ASLS 79-210 crossing Lot 17 in Sec 34-T8N, R11W as shown on the plat, be dedicated to Kenai Peninsula Borough.

The plat will be completing a vacation of two right-of-ways as shown as hatched. The lower 30' right of way of Park Rd north of Lot 1 Rappe Park Subdivision Amended KN 87-105 is being vacated and Sara Jane Street on the East side of said Lot 1 KN87-105. The vacation request was approved by the Planning Commission meeting of November 13, 2023 and is scheduled to be before the KPB Assembly on December 12, 2023 for approval.

The subdivision is affected by federal patent easements that are not shown. There is a 50 foot patent easement located on the east side of former Gov't Lot 18 which was replatted in Rappe Park Subdivision Amended KN 87-105, the easement is not located under the to be vacated Sara Jane Street. There are also two 50 foot patent easements located on both sides of Gov't Lot 19 which is included in this platting located direct east of Sara Jane Street with former lot lines. **Staff recommends:** these patent easements be shown on the plat, identified with patent number and width.

KPB Roads Department Director has commented as noted below about concerns of the location of the turnaround bulb as proposed and the steepness of the proposed dedication for reciprocal lake access for the vacation of Sara Jane Street.

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

	Would be preferable for the turnaround bulb to be located at the end of the dedicated ROW (north side at the end of the east turn of Park Rd). Alternatively provided lake access involves very high water front approach grades (32-36%).
SOA DOT comments	

#### **Site Investigation:**

There are several steep slopes on the plat that are not identified. **Staff recommends;** the contours be removed on the final and top and toe of the slopes over 20% be shown.

There are several structures on the property. The vacation of Sara Jane Street will improve the location issues with some of the structures located adjacent to the right-of-way, as they will be within the new Lot 1-A completely. Rappe Park Subdivision Amended KN87-105 indicated a 20 foot building setback to all right-of-ways which should be carried forward to this subdivision per KPB Code. There are structures near the east dedication that should be located during the field survey to verify location to lines and the 20 foot setback. If encroached the surveyor should notify staff as soon as possible to work on a remedy.

There are two areas of wetlands shown on the plat. To the north is low area that is identified as depression by KPB wetland assessment data. The second is located in the Sara Jane Street vacation also a low area not shown on KPB wetland data. Daniels Lake is located to the south and west of the proposed subdivision.

The plat is not identified in a flood hazard zone or a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: i:0#.w kpb\maldridge</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	See comment in packet

#### **Staff Analysis**

The land was originally surveyed by the US Bureau of Land Management and designated as Government Lots 17, 18, 19 and 37 of Section 34, Township 8 North, Range 11 West SM Alaska. Rappe Park Subdivision KN 86-219 subdivided Government Lot 18. Rappe Park Subdivision Amended KN87-105 followed KN86-219 setting the layout of Lot 1 and the dedications as we have now. The other three lots have remained unsubdivided until now.

A soils report will be required and an engineer will sign the final plat for Lot 1-A.

Nikiski Advisory Planning Commission minutes for the December 7, 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.

The State of Alaska Fish and Game Division of Wildlife Conservation sent comments in which are included in the packet.

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

### **Utility Easements**

The certificate to plat does not include and reference to any easements affecting this plat. There is a utility easement shown on Lot 1 Rappe Park Subdivision Amended KN87-105 that has been carried forward to this plat.

No utility easement was shown on Rappe Park Subdivision Amended KN87-105. Per KPB 20.30.060(D): the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. **Staff recommends:** the surveyor show the 10 utility easement on the plat as required.

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 comment
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

### **KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  52377 PARK RD, 52360 SARA JANE ST</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:  SARA JANE ST, PARK RD</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:  52360 SARA JANE ST ADDRESS WILL BE DELETED AND NEW ADDRESS ASSIGNED UPON OWNER REQUEST</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p>

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

## **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:**  
Change the KPB File no to 2023-114  
Add to the owners Triple Crown Land & Livestock LLC and address, listed as owners of Lot 1 Rapper Park.  
Change A. in Stacy A. Oliva to Ann as shown on the KPB Assessing page for ownership.  
Add Gov't Lot 37 to the legal description.
- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
- Staff recommendation:**  
Show the patent easements #1234325 in Gov't Lot 19.  
Show the patent easement #1233765 in R/W of Sara Jane Street as not being vacated with this plat or vacation process.  
Include dimension data of the ASLS of Park Rd along the side of ROW
- 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:**  
Reduce the scale for better visibility and add some street names.  
Fix the overstrike of Daniels Lake.  
Make Kenai Spur Highway closer to the subject plat.
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
- Staff recommendation:**  
Correct the area of Lot 17-A, includes the dedicated right-of-way and ASLS areas.  
Add a lot on the west side of Park Rd.
- 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:**

Make the lines around dedication solid  
Add dimensions to the dedications.  
Add the area to the east dedication.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:**  
*Need to add lot on west side of Park Rd.*
- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;  
**Staff recommendation:**  
Areas of grade over 20% need shown

---

**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:**

No street names given. Get with KPB Addressing for approved names.

---

**KPB 20.40 – Wastewater Disposal**

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

- 20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** *comply with 20.40.*

---

**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.*

- 20.60.110. Dimensional data required.

A. The bearing and length of every lot line, block line, and boundary line shall be shown. Dimensions of lots shall be given as net dimensions to the boundaries of adjoining streets and shall be shown in feet. No ditto marks shall be used. Information shall be shown for all curves, including radius, central angle, arc length, chord length and chord bearing. The initial point of survey shall be shown and labeled. All non-radial lines shall be labeled. If monumented lines were not surveyed during this platting action, show the computed data per the record plat information.

B. The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

**Staff recommendation:** *comply with 20.60.110.*

Need bearings and distances on existing Park Rd and new dedications

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

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.*

- *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).*
- *The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.*
- *Add a note that "This plat is finalizing the vacations of Park Road and Sara Jane St as shown as hatched. Approved by the KPB Planning Commission at the meeting on November 13, 2023 and KPB Assembly on December 12, 2023."*

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** *comply with 20.60.190.*

Add behind the names on the signature lines under the Certificate of Ownership, the lots signing for.

Add behind Stacy A. Oliva on the signature line of the Certificate of Ownership 'aka Stacy Ann Oliva'

Add the date of December 11, 2023 to the Plat Approval.

Add a Certificate of Acceptance

20.60.200. Survey and monumentation.

**Staff recommendation:** *comply with 20.60.200*

Show base bearing.

Comply with KPB 20.60.200 on final submittal.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

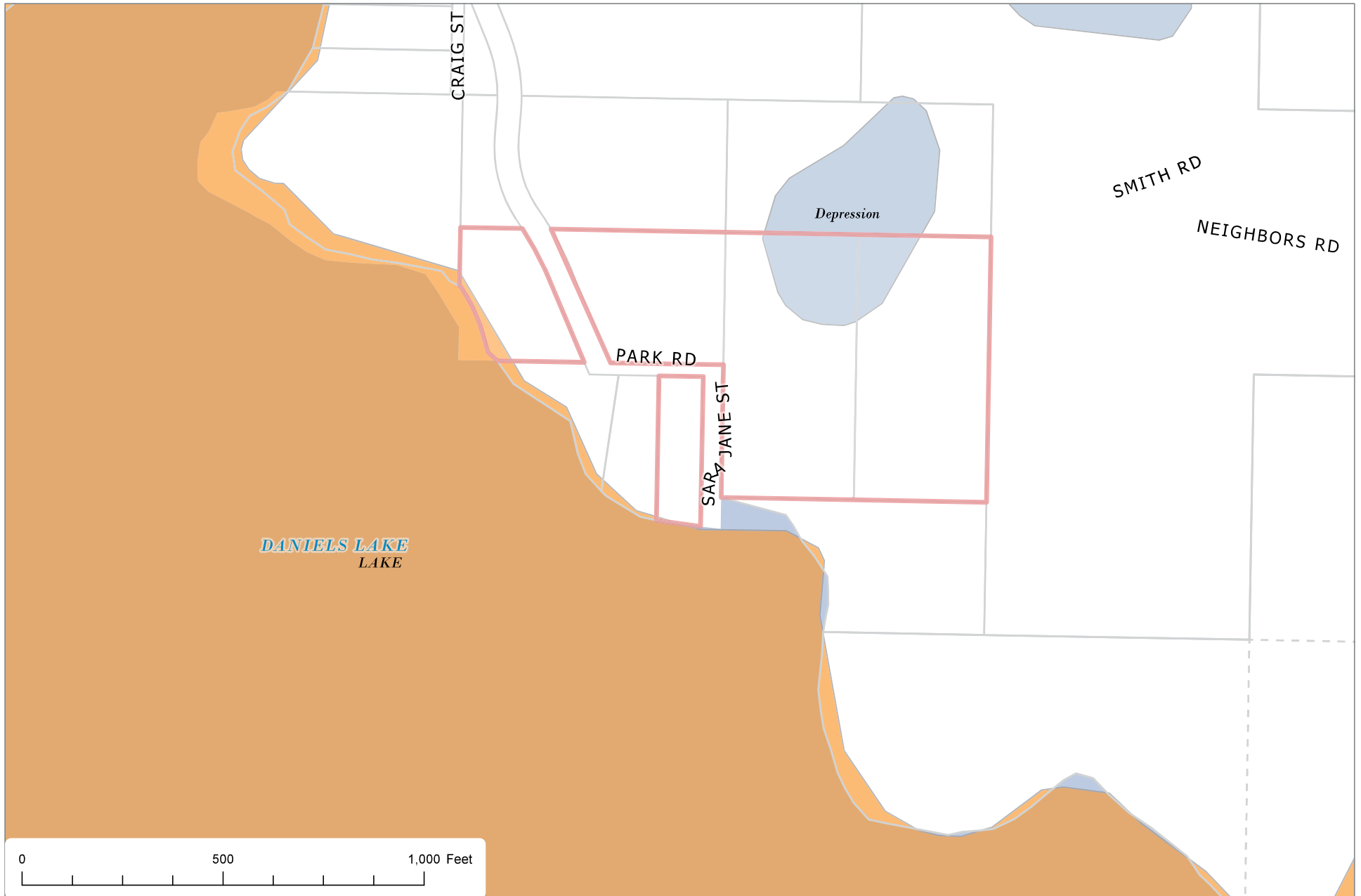
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

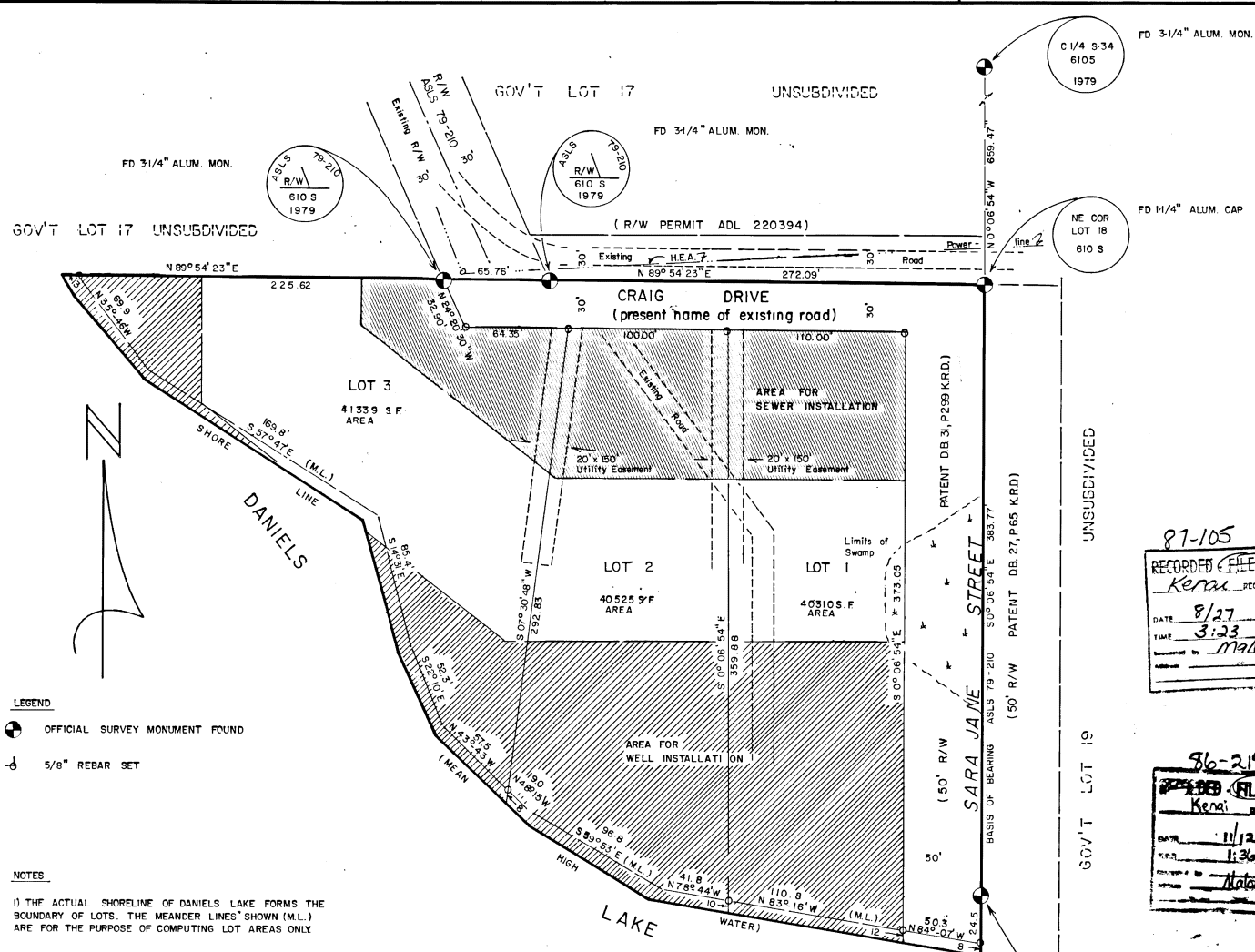




The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







### LEGEND

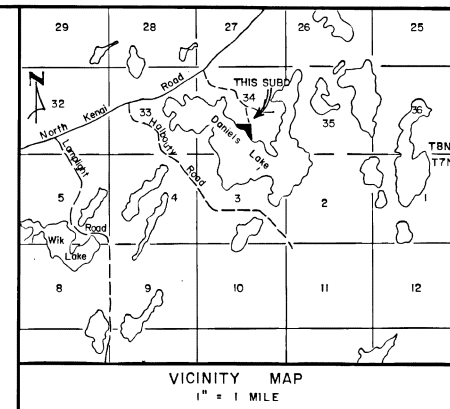
- OFFICIAL SURVEY MONUMENT FOUND
- 5/8" REBAR SET

## NOTES

- 1) THE ACTUAL SHORELINE OF DANIELS LAKE FORMS THE BOUNDARY OF LOTS. THE MEANDER LINES SHOWN (M.L.) ARE FOR THE PURPOSE OF COMPUTING LOT AREAS ONLY
- 2) A MINIMUM 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) SOILS ON THESE LOTS MAY OR MAY NOT BE SUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN, OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER-BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION IS OBTAINED. IN ADDITION ALL SEWER SYSTEMS SHALL BE INSTALLED WITHIN THE DESIGNATED AREA SHOWN ON THIS PLAN.
- 4) NO PART OF THIS SUBDIVISION IS WITHIN A KNOWN FLOOD PLAIN.
- 5) WATER WELLS AND SEPTIC SYSTEMS MAY ONLY BE INSTALLED IN THE AREAS DESIGNATED FOR SUCH INSTALLATION.

## AMENDMENTS

- 1) THE DELINEATION OF THE WATER AND SEWER INSTALLATION AREAS HAS BEEN ADDED TO THIS PLAT.
- THE ABOVE REVISION CONSTITUTES THE SOLE CHANGE MADE TO THE PLAT, ASIDE FROM THE NOTATION THEREON.
- THE ABOVE REVISIONS DO NOT ALTER LOT AREAS AND DO NOT AFFECT OR INFLUENCE ANY CHANGE OF OWNERSHIP, DRAINAGE FEATURES, RIGHTS-OF-WAY OR ANY OTHER ITEM WHICH WOULD ADVERSELY AFFECT THIS OR ADJACENT PROPERTIES. WE THEREFORE ARE SUBMITTING THIS PLAT FOR REILING AS CORRECTED.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I certify that I am the **representative** for the estate of Leslie A. Rappe, which is the owner of the property shown and described hereon, and that, on behalf of the estate of Leslie A. Rappe, I hereby adopt this plan of subdivision and dedicate all rights - of - way to public use and grant all easements to the use shown on.

*Craig Rappe*  
CRAIG RAPPE  
BOX 112062  
ANCHORAGE, ALASKA 99511

NOTARY'S ACKNOWLEDGEMENT

For Craig E. Rapp  
Subscribed to and sworn before me  
this 25<sup>th</sup> day of August, 19 86  
My commission expires 5/14/89

Dora A. Maist  
Notary Public for Alaska

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough  
Planning Commission at the meeting of  
JUNE 16, 1986  
Kenai Peninsula Borough

By Richard P. Tavel  
Authorized Official

AMENDED

## RAPPE PARK SUBDIVISION

GOV'T LOT 18 IN THE NE 1/4 SW 1/4 SECTION 34  
T8N R11W SEWARD MERIDIAN, ALASKA

CONTAINING 3.464 ACRES  
KENAI RECORDING DISTRICT

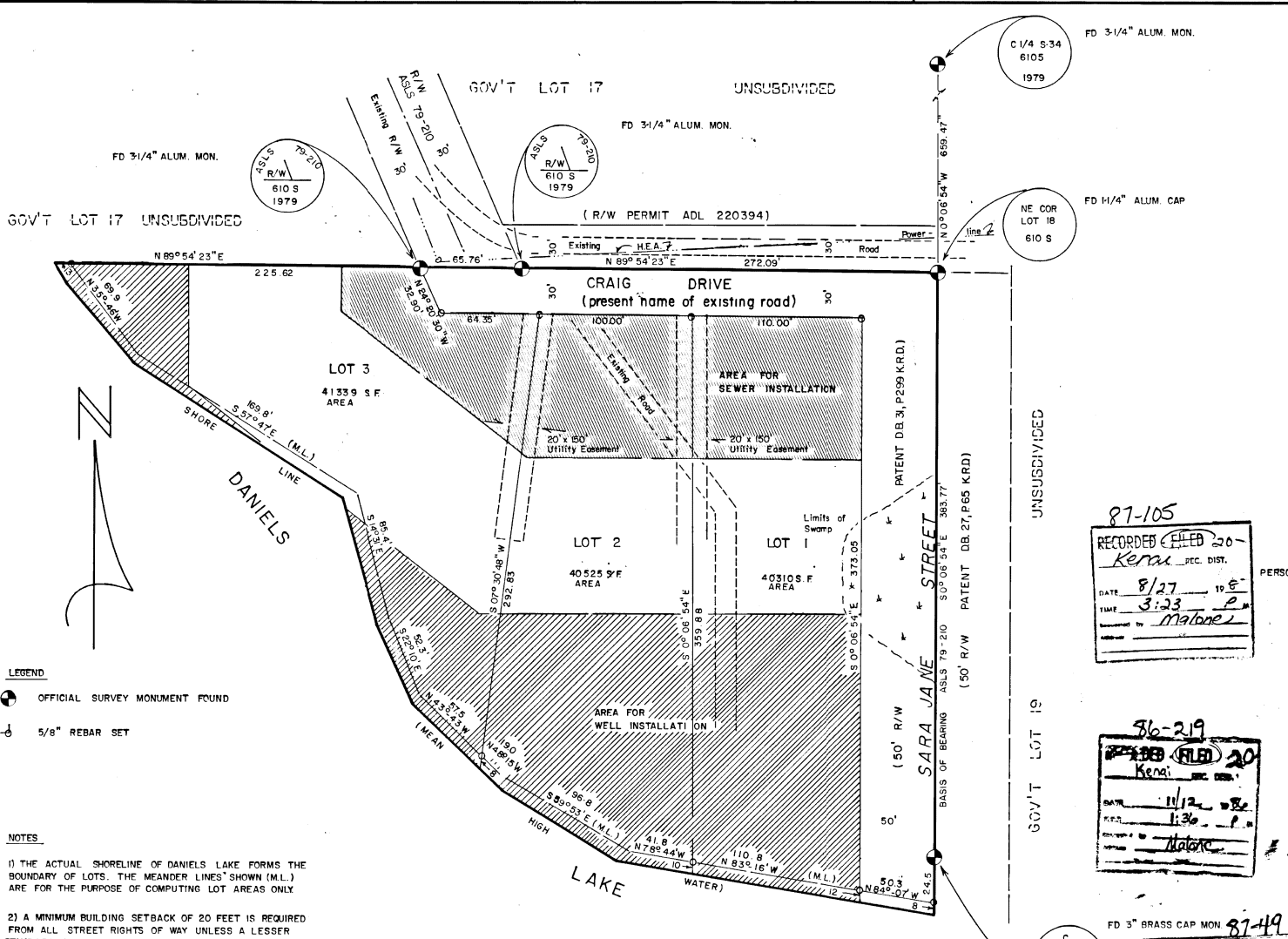
FOR  
CRAIG RAPPE  
BOX 112062  
ANCHORAGE, ALASKA 99511  
PERSONAL  
REPRESENTATIVE  
FOR THE ESTATE  
OF LESLIE A. RAPPE

MALONE SURVEYING  
BOX 566  
KENAI, ALASKA 99611

JOB 86014	FB 86-08	DATE OF SURVEY 7/3/86
DRAWN BY dpw		CHECKED jfm 7/15/86

SCALE  
1 inch = 50 feet

K.P.B. FILE NO.	86-187
-----------------	--------



**LEGEND**

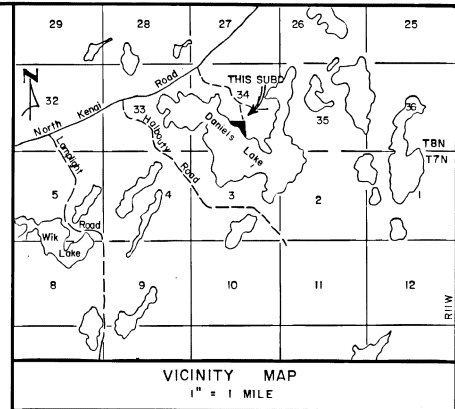
- OFFICIAL SURVEY MONUMENT FOUND
- 5/8" REBAR SET

**NOTES**

- 1) THE ACTUAL SHORELINE OF DANIELS LAKE FORMS THE BOUNDARY OF LOTS. THE MEANDER LINES SHOWN (M.L.) ARE FOR THE PURPOSE OF COMPUTING LOT AREAS ONLY.
- 2) A MINIMUM 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) SOILS ON THESE LOTS MAY OR MAY NOT BE SUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN, OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER-BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION IS OBTAINED. IN ADDITION ALL SEWER SYSTEMS SHALL BE INSTALLED WITHIN THE DESIGNATED AREA SHOWN ON THIS PLAT.
- 4) NO PART OF THIS SUBDIVISION IS WITHIN A KNOWN FLOOD PLAIN.
- 5) WATER WELLS AND SEPTIC SYSTEMS MAY ONLY BE INSTALLED IN THE AREAS DESIGNATED FOR SUCH INSTALLATION.

**AMENDMENTS**

- 1) THE DELINEATION OF THE WATER AND SEWER INSTALLATION AREAS HAS BEEN ADDED TO THIS PLAT.
- THE ABOVE REVISION CONSTITUTES THE SOLE CHANGE MADE TO THE PLAT, ASIDE FROM THE NOTATION THEREON.
- THE ABOVE REVISIONS DO NOT ALTER LOT AREAS AND DO NOT AFFECT OR INFLUENCE ANY CHANGE OF OWNERSHIP, DRAINAGE FEATURES, RIGHTS-OF-WAY OR ANY OTHER ITEM WHICH WOULD ADVERSELY AFFECT THIS OR ADJACENT PROPERTIES. WE THEREFORE ARE SUBMITTING THIS PLAT FOR REFILE AS CORRECTED.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I certify that I am the representative for the estate of Leslie A. Rappe, which is the owner of the property shown and described hereon, and that, on behalf of the estate of Leslie A. Rappe, I hereby adopt this plan of subdivision and dedicate all rights-of-way to public use and grant all easements to the use shown on.

Craig Rappe  
CRAIG RAPPE  
BOX 112062  
ANCHORAGE, ALASKA 99511  
PERSONAL REPRESENTATIVE FOR THE ESTATE OF LESLIE A. RAPPE

**NOTARY'S ACKNOWLEDGEMENT**

For Craig E. Rappe  
Subscribed to and sworn before me  
this 20th day of August, 1986.  
My commission expires 5/14/89.  
Dawn A. Mail  
Notary Public for Alaska

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of  
JUNE 16, 1986  
Kenai Peninsula Borough  
By Richard P. Torgerson  
Authorized Official

**AMENDED**

**RAPPE PARK SUBDIVISION**

GOV'T LOT 18 IN THE NE 1/4 SW 1/4 SECTION 34  
T8N R11W SEWARD MERIDIAN, ALASKA  
CONTAINING 3.464 ACRES  
KENAI RECORDING DISTRICT

FOR CRAIG RAPPE BOX 112062 ANCHORAGE, ALASKA 99511 PERSONAL REPRESENTATIVE FOR THE ESTATE OF LESLIE A. RAPPE	MALONE SURVEYING BOX 566 KENAI, ALASKA 99611	
	JOB 86014	FB 86-08
DATE OF SURVEY <u>7/3/86</u> DRAWN BY <u>dow</u>	CHECKED <u>hjm 7/15/86</u>	
	SCALE 1 inch = 50 feet	
K.P.B. FILE NO. 86-187		

87-105  
RECORDED FILED 20-  
Kenai REC. DIST.  
DATE 8/27 1986  
TIME 3:23 P.  
Submitted by Malone

86-219  
FILED 20-  
Kenai  
DATE 11/12 1986  
TIME 1:36 P.  
Submitted by Malone

FD 3" BRASS CAP MON 87-49  
Kenai FILE 20  
DATE April 1 1987  
TIME 1:55 P.  
Submitted by Malone Surveying  
KAPB



KN 87-105



**From:** [Percy, Colton T \(DFG\)](#)  
**To:** [Carpenter, Beverly](#)  
**Cc:** [Smith, Tracy A \(DFG\)](#); [Gates, Jenny L \(DEC\)](#); [Demma, Nick J \(DFG\)](#); [Perschbacher, Jeffrey T \(DFG\)](#); [Cafferty-SOA, Kaitlynn](#); [Miller, Matthew G \(DFG\)](#); [Dye, Jason E \(DFG\)](#); [Carter, Marla M \(DFG\)](#); [Mulligan, Benjamin J \(DFG\)](#); [Lipka, Colton G \(DFG\)](#)  
**Subject:** <EXTERNAL-SENDER>PLAT REVIEW FOR December 11, 2023 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS  
**Date:** Wednesday, November 29, 2023 8:44:52 AM  
**Attachments:** [image001.png](#)  
[Plat Prelim KPB 2023-114 Reduced.pdf](#)

---

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

---

Hi Beverly,

The Alaska Department of Fish and Game (ADF&G) has reviewed the preliminary plat KPB 2023-114 within Rappe Park Subdivision Lot 1 and Government Lot 19 within Section 34, T8N, R11W, SM. The petitioners, Louis and Stacy Olivia, are requesting to vacate the following ROWs:

- The 50' wide public access easement along the east boundary of Lot 1 as reserved under federal patent # 1233765, known as Sara Jane Street
- The 30' wide ROW along a portion of Park Rd, including a portion of the south 30' of Government Lot 17 as dedicated by the State of Alaska in 1985 and recorded in 2018 under ADL 220394

The petitioners are proposing to dedicate an alternative public access easement along the south 60' of Government Lot 17 to provide public access to Daniels Lake.

ADF&G previously commented on KPB 2020-059V in June of 2020, again on the revised plat in October of 2020, and most recently on a ROW vacation in November 2023. ADF&G originally objected to the ROW vacation as the alternate access did not provide adequate public access to Daniel's Lake.

We would like to reiterate our previous comments that ADF&G's main concern is to maintain safe and practical public access to Daniels Lake for anglers and other outdoor recreators. The above-described trail improvements do appear to provide reasonable access for pedestrians that will potentially be more appealing to the public than the current ROW through the petitioners developed property. However, the steep grade, even with the installed steps, will make the site subject to significant erosion without continued maintenance. Such erosion would impact water quality as well as decrease the usability of the site for access.

Therefore, if the KPB Planning Commission were to approve the proposed ROW Vacations and associated dedication of alternative public access, ADF&G would request that the petitioners identify an entity that could commit to long-term maintenance to ensure the site continues to provide

adequate access to Daniels Lake.

Thank you for the opportunity to review and comment on this preliminary platting action. Please feel free to contact me regarding these comments. ADF&G requests notification of the Planning Commission's decision.

## Colton Percy

**Habitat Biologist**

**Access Defense Program**

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

---

**From:** Carpenter, Beverly <BCarpenter@kpb.us>

**Sent:** Wednesday, November 22, 2023 3:21 PM

**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 December 11, 2023 MEETING: Plat Review State Group; GCI; Enstar; HEA; ACS

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached are the plats to be reviewed for the **December 11, 2023** meeting.

- Tulin Birch Lake Subdivision KPB 2023-011
- Fort Raymond Subdivision Replat Number 7 KPB 2023-107
- Fort Raymond Subdivision Replat Number 6 KPB 2023-109
- Nakada Subdivision 2023 Replat KPB 2023-123
- Glacial Waters Subdivision Camp Addition KPB 2023-125
- Nakada Subdivision Alexson Replat KPB 2023-126
- Kinder Subdivision Blake Addition No. 1 KPB 2023-127
- Mooring Estates Subdivision Dunbar Addition KPB 2023-128
- Canyon View No. 6 2023 Replat KPB 2023-129
- Woodrow Farms Taylor Addition KPB 2023-130
- Broken Axle No. 2 KPB 2023-134
- Rappe Park Oliva Addition KPB 2023-114

Please provide comments by **November 29, 2023** to ensure the comments will be included in a preliminary plat staff report.

Preliminary plat comments will be accepted until the 1:00 p.m. Friday before the meeting date.

Kind regards,

*Beverly Carpenter*

Platting Technician

Planning Department

Ph: (907) 714-2200

KENAI PENINSULA BOROUGH  
144 North Binkley Street  
Soldotna, Alaska 99669

