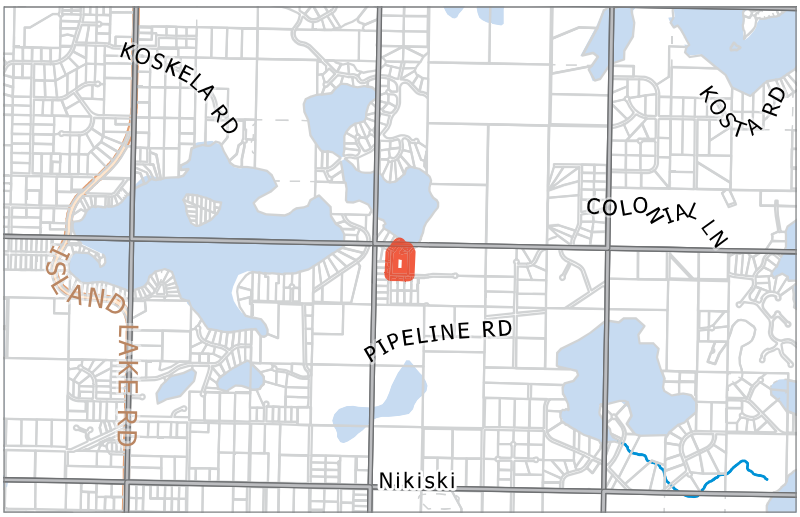
E. NEW BUSINESS

1. Moose Run Estates Williams Addition
KPB File 2023-144
Edge Survey & Design, LLC / Williams
Location: Wapiti Road & Rut Avenue
Nikiski Area / Nikiski APC

Kenai Peninsula Borough Planning Department

Vicinity Map



KPB File # 2023-144

T 07N- R 11W -Section 18

Nikiski

12/19/2023

0 100 200 Feet

N

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.

Kenai Peninsula Borough Planning Department

Aerial View

Preliminary Plats

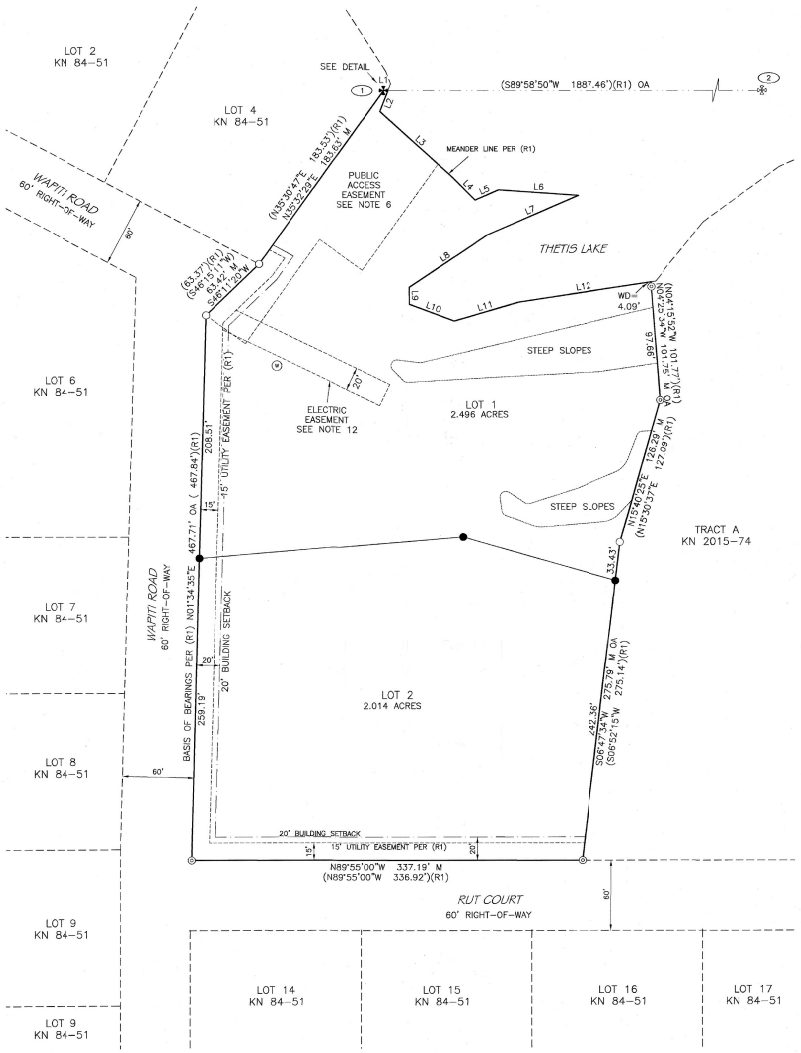
KPB File Number 2023-144

12/19/2023

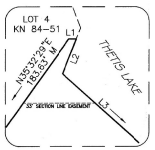
N

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.

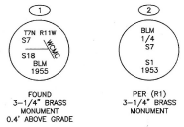
PRELIMINARY PLAT



DETAIL 1"=30'



MONUMENT SUMMARY



LINE TABLE

LINE	BEARING	DISTANCE
L1(R1)	S89°58'50"W	3.89'
L2(R1)	N21°30'22"E	19.26'
L3(R1)	N47°58'14"W	85.88'
L4(R1)	N45°15'10"W	26.18'
L5(R1)	N66°36'49"E	21.96'
L6(R1)	N86°02'08"W	69.01'
L7(R1)	S66°34'09"W	85.85'
L8(R1)	N56°12'11"E	80.74'
L9(R1)	N00°30'30"W	14.50'
L10(R1)	N69°32'29"W	41.31'
L11(R1)	S73°46'46"W	57.94'
L12 C	S81°22'36"W	115.26'
L12(R1)	S81°22'36"W	115.32'

LEGEND

✣	FOUND BLM MONUMENT AS REFERENCED	———	SUBDIVISION BOUNDARY
✣	RECORD BLM MONUMENT AS REFERENCED	———	INTERIOR LOT LINE
○	FOUND PROPERTY CORNER – 5/8" REBAR	- - - -	ADJACENT PROPERTY LINE
◎	FOUND PROPERTY CORNER –BLUE PLASTIC CAP STAMPED LS 11795	—·—·—	20 FOOT BUILDING SETBACK
		———	EASEMENT
●	SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINIUM CAP STAMPED EDGE SURVEY LS-13022 2024	——·——	MONUMENT TIE LINE
		M	MEASURED AND HELD
(#)	MONUMENT REFERENCE NUMBER	C	COMPUTED
(R1)	RECORD DATA, SEE REFERENCE	OA	OVER ALL

NOTES

1. BUILDING SETBACK – A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, GRANTED PER (R1). 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.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
4. THE NATURAL MEANDERS OF MEAN HIGH WATER IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
5. EXCEPTION TO KPB CODE 20.40.100, NOT TO REQUIRE A SOILS ANALYSIS REPORT WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF JANUARY 8, 2024.
6. THIS SUBDIVISION SUBJECT TO PUBLIC ACCESS EASEMENT, PER SERIAL NUMBER 2007-005925-0, KRD.
7. THIS SUBDIVISION SUBJECT TO EASEMENT, WITH NO DEFINED LOCATION, FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY. RECORDED: MAY 31, 1961, VOLUME/PAGE: 6/374, KRD. GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
8. THIS SUBDIVISION SUBJECT TO EASEMENT, WITH NO DEFINED LOCATION, FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY. RECORDED: DECEMBER 5, 1961, MISC. VOLUME/PAGE: 10/177, KRD. GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
9. THIS SUBDIVISION SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK THE THETIS LAKE AND ANY QUESTIONS OF RIGHT OF ACCESS TO THE RIVER IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE RIVER.
10. THIS SUBDIVISION SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS. RECORDED: JANUARY, 1987, MISC. VOLUME/PAGE: 304/238, KRD.
11. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
12. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20-FOOT-WIDE ELECTRICAL DISTRIBUTION EASEMENT, INCLUDING GUYS AND ANCHORS, SEE MISC. BOOK 2 PAGE 177, KRD.
13. WASTE WATER DISPOSAL: 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.

REFERENCES

(R1) MOOSE RUN ESTATES 2015 ADDITION, PLAT 2015-74, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 8, 2022.

KENAI PENINSULA BOROUGH

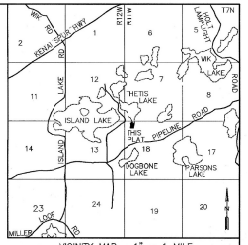
AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA 49TH PRELIMINARY Mark A. Aimonetti No. 13022 – S PROFESSIONAL LAND SURVEYOR

RECORDER'S STAMP AREA 2.25" x 2.25"



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JEFFREY D. WILLIAMS
PO BOX 8262
NIKISKI, ALASKA 99635

NOTARY ACKNOWLEDGEMENT

FOR: JEFFREY D. WILLIAMS
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2024

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY STAMP AREA

KPB FILE No. 2023-000

MOOSE RUN ESTATES WILLIAMS ADDITION

A SUBDIVISION OF TRACT A-3 MOOSE RUN ESTATES 2015 ADDITION PLAT 2015-74 KENAI RECORDING DISTRICT

LOCATED WITHIN NW 1/4 SECTION 18, T.7N. R.11W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

OWNERS:
JEFFREY D. WILLIAMS
PO BOX 8262
NIKISKI, ALASKA 99635

CONTAINNG 4.509 ACRES

EDGE SURVEY AND DESIGN, LLC
8000 KING STREET ANCHORAGE AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392

DRAWN BY:	DATE:	PROJECT:
JY	12/06/2023	23-613
CHECKED BY:	SCALE:	SHEET:
MA	1" = 50'	1 OF 1

C:\Users\Jason Young\Documents\1-Active Jobs\23-613 Moose Run SD\DWG\Preliminary Moose Run 23-613.dwg PLOTTED: 12/14/2023 12:08:57 PM

KPB 2023-144

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT
Moose Run Estates William Addition

KPB File No.	2023-144
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Jeffrey Williams
Surveyor:	NAME / BUSINESS
General Location:	LOCATION / APC

Parent Parcel No.:	000-000-00
Legal Description:	PARENT PARCEL DESCRIPTION
Assessing Use:	
Zoning:	Rural Unrestricted
Water / Wastewater	onsite
Exception Request	20.40.100

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.509 acre parcel into 2 lots ranging in size from 2.014 acres to 2.496 acres.

Location and Legal Access (existing and proposed):
Current legal access is from Wapiti Road a 60 foot right-of-way maintained by the Borough. Lot 2 will also have access from Rut Court, also a 60 foot right-of-way maintained by the Borough. Currently both lots are utilizing a driveway from Wapiti Road to come into the property. If ownership of either property should change, it is suggested that an access agreement be created between the lots for use of the driveway.

There will be no new dedication with this plat. There is a 33 foot section line easement crossing the north end of the plat, currently shown in the detail. ***Staff recommends:*** the surveyor show the section line easement on the regular drawing also.

There is also a public access easement created by resolution for access to Thetis Lake. The easement is shown on the plat correctly and detailed in a plat note with its filing information.

Block length is compliant along this subdivision. The Thetis Lake, Wapiti Road and Rut Court complete the block, the large tract to the east is divisible in the future.

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

Site Investigation:
There are some steep areas on the plat that are shown, these should be shown on the final when submitted.

KPB satellite imagery indicates this property may contain wet areas on the north area of the plat. ***Staff recommends:*** the area be shown on the final as a low wet area.

According to the review by the KPB River Center, the property is not in a FEMA designated flood hazard area.

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

Staff Analysis

The land was originally aliquot parts of Sections 7 and 18, Township 7 North, Range 11 West of the SM, Alaska. Moose Run Estates KN 84-51 divided the land into 23 lots, 2 tracts and 4 road dedications. Moose Run Estates Williams Addition KN 2009-9 divided Tract A of KN84-51 in to 2 new tracts. Moose Run Estates 2015 Addition KN 2015-74 re-subdivided the 2 tracts and 2 tracts to the southeast into 3 tracts and an extension of Rut Court, which is the current layout being subdivided.

An exception to KPB 20.40.100 soils report has been requested.

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.

Nikiski Advisory Planning Commission minutes for the January 4, 2024 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 subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

There is an electric utility easement shown and a telephone lines and electric line easements with no given location listed in the certificate to plat that are identified in the plat notes.

The plat has carried forward a 15 foot utility easement adjacent to the rights-of-way from notes of the previous plat as shown and noted on this plat, along with the 20 foot building setback line.

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	
ENSTAR	No comment
ACS	
GCI	

SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 49900 WAPITI RD Existing Street Names are Correct: No List of Correct Street Names: WAPITI RD, RUT AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 49900 WAPITI RD WILL REMAIN WITH LOT 2
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. 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

Check date on monument #1, other sources show 1953.

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:
Name of subdivision is already used, new unique name needed.
Change KPB File No. to 2023-144

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:
Lot 9 to the southwest needs renumbered.
Tract A to the east need '-4' added.

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:
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.*

20.60.120. Accuracy of measurements. All linear measurements shall be shown to the nearest 1/10 foot, and angular measurements shall be at least to the nearest minute. All lot areas shall be shown to the nearest 10 square feet or to the nearest 1/1,000 of total acres. Meander lines, dry land areas and submerged land areas shall be shown in addition to total area when applicable. All boundary closures shall be to a minimum accuracy of 1:5,000. Boundary and lot closure computations must be submitted with the final plat.
Staff recommendation*: provide boundary and lot closure computations with the paper final plat. KPB will verify closure complies with 20.60.120.*

EXCEPTIONS REQUESTED:

A. KPB 20.40.100 Soils analysis and report

Surveyor's Discussion: Asking exception to KPB Code 20.40.100, not to require a soils analysis report.

Findings:

1. The two new parcels being created have an existing house, well and septic system.
2. Soils report for parent parcel prepared in the past for a platting project that did not finalize. Soils were found suitable for conventional septic system at that time. Copy of report provided.
3. The septic systems in place were installed by a certified septic installer.
4. The septic system for proposed Lot 1 registered with Alaska Department of Environmental Conservation, copy provided.
5. Both new parcels have adequate space for current and future septic systems.
6. Requiring sols report will create extra expense to platting project.

Staff Discussion:
20.40.010. - Wastewater disposal.
A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Staff reviewed the exception request and recommends granting ***approval***, subject to the following recommendation. The surveyor provides a sketch showing "there is on each lot at least 20,000 square feet of contiguous area suitable for use for an initial and replacement wastewater disposal system. This area can include driveways, and an average single-family residence with associated appurtenances, but excludes dedicated rights-of-way, public access easements, including section line easements, the panhandle portion of flag lots, and existing well protection zones" (per KPB 20.40.040-4-a). including the location of adjacent properties.

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, 2 & 6 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, 5 & 6 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 2 - 4 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

Planning Department
144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

EXCEPTION REQUEST APPLICATION

NAME OF PRELIMINARY PLAT OR PLANNING COMMISSION ITEM:

Moose Run Estates Williams Addition

PROPERTY INFORMATION:

legal description: TRACT A-3 MOOSE RUN ESTATES 2015 ADDITION PLAT 2015-74 LOCATED WITHIN NW 1/4 SECTION 18, T.7N., R.11W. S.M.
General area location: Thetis Lake, Nikiski

20.50.010. - EXCEPTIONS TO REGULATIONS—PROCEDURE—COMMISSION AUTHORITY.

A. Unless prohibited under this title, the commission may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. The commission 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;
   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;
   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.

B. Where a design requirement of this title is addressed by a zoning regulation adopted by the borough assembly or city council, the variance procedures of the applicable zoning code shall be utilized in lieu of the exception procedures.

C. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

D. Upon reconsideration of a plat committee decision following the procedure in KPB 20.25.120, an appeal of a decision of the planning commission made under this section shall be taken to the

SUBMITTAL REQUIREMENTS

Identify the exceptions requested including the section identifier of KPB code. Provide evidence justifying the requested exceptions that fully states the grounds for the exception request, and the facts relied upon. A letter can be attached to this application.

ASKING EXCEPTION TO KPB CODE 20.40.100, NOT TO REQUIRE A SOILS ANALYSIS REPORT

Finding:

1. The two new parcels being created have an existing house, well and septic system.
2. Soils report for parent parcel prepared in the past for a platting project that did not finalize. Soils were found suitable for conventional septic system at that time. Copy of report provided.
3. The septic systems in place were installed by a certified septic installer.
4. The septic system for proposed Lot 1 registered with Alaska Department of Environmental Conservation, copy provided.
5. Both new parcels have adequate space for current and future septic systems.
6. Requiring soils report will create extra expense to platting project.

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED_____ KPB FILE #_____

262-5210
P O Box 1207
Soldotna, AK
99669

April 10, 1984

Wm. J. Nelson & Associates
Box 1686
Kenai, AK 99611

RE: Moose Run Subdivision -(FINALIZED AS)
(Lake Thetis Estates -ORIGINALLY SUBMITTED AS)

Dear Mr. Nelson:

On March 16, 1984, the Department of Environmental Conservation received an engineering report and plat map for the above referenced subdivision to be located within the N 1/2 NW 1/4 of Section 18 and Government Lot 9 SE 7, T7N, R11W, S M. Alaska.

The Department has reviewed this material in accordance with 18 AAC 72.065.

Based on the engineer's recommendations, the Department finds that the proposed subdivision meets the requirements of 18 AAC 72.065 and is, hereby, approved.

This subdivision was only reviewed for departmental concerns relative to domestic wastewater disposal. This is not an approval to conduct activities such as construction in wetlands, which requires a permit from the U.S. Army Corps of Engineers; nor is this an approval to conduct activities which require a short term variance from this department.

Any person who disagrees with this decision may appeal the decision by requesting an adjudicatory hearing using the procedures contained in 18 AAC 15.200-310. Hearing requests must be delivered to the Commissioner of the Alaska Department of Environmental Conservation, Pouch O, Juneau, Alaska 99811 or delivered to his office at 3220 Hospital Drive, Juneau, Alaska within thirty (30) days of receipt of this letter. If a hearing is not requested within thirty (30) days, the right to appeal is waived and the decision becomes final.

Sincerely,

Bob Martin
Regional Supervisor

By: Robert P. Cannone
Environmental Engineer

LB/st

Wm. J. Nelson & Associates
CONSULTING ENGINEERS
STRUCTURAL/CIVIL
P.O. BOX 1686 KENAI, ALASKA 99611 SUITE 116 PROFESSIONAL BUILDING 907 283-3583

RECEIVED
MAR 16 1984
Department of
Environmental Conservation
Kenai District Office

March 16, 1984

Alaska Department of Environmental Conservation
P.O. Box 1207
Soldotna, Alaska 99669

Attention Les Buchholtz

Re: Moose Run Subdivision/Lake Thetis Estates

Dear Mr. Buchholtz:

Attached is a soils report and preliminary plat for Moose Run Subdivision. This subdivision was originally to be called Lake Thetis Estates. The soils report therefore refers to Lake Thetis Estates. However, please accept this application for approval of the subdivision in the name of Moose Run Subdivision.

As summarized in the report, the soils are suitable for conventional onsite subsurface wastewater disposal systems with the exception of Tract B which may require mound systems.

Sincerely,
Wm. J. Nelson & Associates

Wm. J. Nelson, P.E.
Principal

jcf
attachment

Soils Report for

LAKE THETIS ESTATES

Prepared by:

William J. Nelson & Associates

Box 1686

Kenai, Alaska 99611

May 9, 1983

CONTENTS

SUBDIVISION DATA SHEET

SUBDIVISION NAME LAKE THETIS ESTATES

LEGAL DESCRIPTION OF LAND N-1/2 NW-1/4 Sec. 18 & Gov. Lot 9 SE 7 T7N R11W SM AK

GENERAL LOCATION Near Island Lake Nikiski

PRESENT METHOD OF ACCESS Vehicle Via Moose Run Road

OWNER/DEVELOPER Gene Holly

Address Box 634, Kenai, AK 99611

Phone

ENGINEER Wm. Nelson & Associates

Address Box 1686, Kenai, AK 99611

Phone 283-3583

Type of Water and Wastewater System (on-lot, community, municipality, etc.)

On site well, septic, & wastewater disposal

Parties responsible for the construction, operation and maintenance of water supply and sewage treatment and disposal facilities in the proposed subdivision Individual

Lot Owner

Possibility of future community water or sewage systems and an approximate timetable for their development (on-lot systems only)

Rural area, distant future

Types and amounts of sewage, graywater, or other wastes that would be generated on a typical lot in the subdivision

Estimate 450 gpd/lot

Information, including a timetable, for domestic wastewater disposal systems which require electrical service or road access, including electrical service needed for domestic wastewater treatment and pumping equipment, transportation access for material and equipment needed to construct the proposed domestic wastewater treatment works, disposal system, holding tank, and septic tank pumping service

Electrical Power & Vehicle Access will be available at time of construction. Special design considerations will not be required.

NAME AND SIGNATURE OF OWNER OR AGENT AUTHORIZED TO OBTAIN PLAN APPROVEL

Name (Print or Type)

Signature

SCOPE

At the request of Mr. Gene Holly, Wm. J. Nelson and Associates has performed a site investigation of the proposed Lake Thetis Estates Subdivision. The purpose of the investigation was to determine the suitability of the sub-surface soils for construction of on-site waste water disposal systems. The systems are to be built per the current chapter 72 requirements of Title 18 of the Alaska Administrative Code (18 AAC 72). During the investigation, the terrain was photographed and two test holes were excavated and logged.

SITE LOCATION & TOPOGRAPHY

Lake Thetis Estates is located within the N 1/2, NW 1/4 Section 18 and Government Lot 9, Section 7 of T7N, R11W, S.M., Alaska. The site lies within the jurisdiction of the Kenai Peninsula Borough. The development would be at the south shore of Lake Thetis, a lake of approximately 40 acres, east of Island Lake in the Nikiski area. Access is presently via Moose Run Road and that portion of Pipeline Road between Island Lake Road and Lamplight Road. Vehicle access to the lots and public access to Lake Thetis will be constructed via dedicated rights of ways.

The 61 acre development will contain twenty-three one acre lots, a tract of nine and one half acres, and a tract of the remaining twenty-six acres. Unsubdivided land borders to the north, east, and south. Island Lake Airport Subdivision adjoins the westerly boundary.

A swale runs diagonally through the western portion which will contain the one acre lots. From a lake elevation of 140 feet, the sides of the swale rise to 200 feet. Much of this area has been cleared or burned previously. The lower elevation and lakeshore contains grass with occassional aspen or birch. The density of low bush and trees increases with elevation to the south and east. The U.S.D.A. Soil Survey, Kenai-Kasilof Area shows most of the subdivision to be the Soldatna-Nikishka association, hilly. The Lakeshore portion is moderately sloping Nikishka silt loam. The eastern portion drops with Nikishka silt loam, moderately steep, leveling to Salamatof peat in Tract B.

FIELD INVESTIGATION

The field investigation took place on April 28, 1983 with cloudy skies and 40 degrees. Two test holes were excavated with a Dynahoe Series 190-B backhoe. Their approximate locations appear are shown on the preliminary plat.

Test Hole #1 is located on the north side of the swale. The ground was frozen to a depth of 1.5 feet. First incurred was 0.5 foot layer of grass, roots, moss, and other organic material. A layer of brown hard packed silt followed, to a depth of 2.0 feet. A fine olive silt, moist, with small pebbles, continued to 3.5 feet where a 0.5 foot layer of coarse gravel with numerous small stones occurred. At 4.0 feet we observed a very course gravel which included some large rocks. The very coarse, well graded gravel (GW) maintained throughout the remainder of the excavation which was stopped at 10.0 feet. A grab sample was taken at this depth.

Test Hole #2 is situated on the opposite side of the swale. The two test holes were nearly identical. Test Hole #2 was also frozen to the 1.5 feet level. After the top organic layer, a light brown silt of fine texture was found. From 2.0 feet to 2.5 feet the silt was a dark brown. From 2.5 feet to 3.0 feet consisted of a silty gravel with small pebbles. This was followed by the same very coarse well graded gravel (GW) as in Test Hole #1. A grab sample was taken at the end of excavation at the 10.5 feet depth.

To summarize, the test holes showed the sub-strata to be of a very coarse well graded gravel (GW) topped with a 3.0-3.5 feet layer of silt and organic matter. No water was sighted at either test hole. Nor was there any other indication of the water table occurring at these levels. Due to the sloping terrain it is expected that adequately separation between leach fields and seasonal water table can be maintained with conventional onsite wastewater disposal systems.

CONCLUSIONS

Soil found below the 3.5 feet level at both test holes was a very coarse gravel. Under the Unified Soil Classification System, this soil would be classified (GW) as it is a well graded gravel with little or no fines. The sub-strata is free draining and suitable for properly designed and constructed on-site subsurface wastewater disposal system.

A one hundred feet set back from the shore of Lake Thetis for waste disposal system is advised. This set back roughly coincides with the 150 foot contour level.

No areas of permanent standing surface water was found in the area to be developed. The moderate to hilly slopes give the indication of well drained surface run off.

RECOMMENDATIONS

In consideration of our site investigation, test hole excavations, soil analysis, and observation of the topography of the proposed subdivision, it is our opinion that the area included in Lake Thetis Estates, preliminary plat, is suitable for development with properly designed on-site subsurface waste water disposal systems, with the exception of Tract B.

For Blocks 1, 2, and 3, on-site disposal may be provided by conventional construction of septic tanks and leach fields. Leach fields may consist of either seepage pits, shallow drain fields, or seepage trenches. In order to prevent the possibility of the seepage of water water into Lake Thetis, the construction of leach fields in Block One should to be restricted to a minimum set back of 100 feet from the lake shore.

Tract A has an existing residence. Should there be an additional residence built on the 26 acre tract, there is ample room for conventional construction.

Tract B contains a wet land area of Salamatof peat which is unsuitable for conventional construction. Depending on the location of the water water disposal system to be built on the 9.5 acre tract, a mound system may be needed to provide the minimum 4 foot separation between the drain field and water table.

Attached to this report is a copy of the preliminary Lake Thetis Estates plat. A potential layout for on-site water wells is delineated along with the 100 foot lake setback. The layout of water wells leaves more than adequate room for the placement of on site water water disposal systems. The well sites are encompassed by a 100 foot radius well reserve. A review of the map reveals that a suitable area exists on each lot for construction of a disposal system in accordance with 18 AAC 72.

Respectfully submitted,

Wm. J. Nelson, P.E.
Principal

NOTE:
4/2/84
PHONED Mr Nelson.

DESCRIPTION OF ATTACHMENTS

Sheets A-1 & A-2 contain the test hole logs for the subject site and are self explanatory. Sheet A-3 is a test hole legend. Sheet A-4, A-5 and A-6 show typical conventional subsurface wastewater disposal systems which could be utilized on lots located within Lake Thetis Estates Subdivision with the exception of Tract B which may require the construction of mound type systems. Note that variance in water table may restrict construction of seepage pit or seepage trench type drainfields. Sheet A-7 contains pictures. Sheet A-8 is a site plan and vicinity map of the subdivision.

The site plan depicts one possible layout for a 100' radius well reserve for each lot. Note that creation of well reserves leaves ample area for siting of waste water disposal systems, the site plan also depicts a septic system set back line occuring at 100' from Lake Thetis.

Wm. J. Nelson & Associates
CONSULTING ENGINEERS STRUCTURAL/CIVIL
P.O. BOX 1686 KENAI, AK 99611 907 283-3583

TEST HOLE LOG

PROJECT LAKE THETIS ESTATES JOB NO. 8320 BORING NO. #1
TYPE OF BORING Backhoe LOCATION GROUND EL. 190
DATE 4/28/83 DRILLED BY Backhoe LOGGED BY R.Patsos
SUMMARY OF BORING 190 Series Dynahoe

SCALE FEET	SAMPLE TYPE	SAMPLE BLOWS OR RECOV.	DEPTH	GRAPHIC LOG	FIELD AND LABORATORY TEST RESULTS: OR JOINTING, BEDDING, AND FAULTING DESCRIPTIONS.	SOIL STRATA DESCRIPTION; LITHOLOGY AND TEXTURE.
			0.5		0.5	GRASS, MOSS, ROOTS & ORGANIC MATTER
			1.5		2.5	FINE, MOIST LIGHT BROWN SILT
5			3.0		2.0	DARK BROWN SILT
					2.5	SILTY GRAVEL WITH SMALL STONES
					3.0	VERY COARSE GRAVEL WITH STONES UP TO 2" DIA.
10			10.5G			
15						
20						
25						
30						

Wm. J. Nelson & Associates

CONSULTING ENGINEERS STRUCTURAL/CIVIL
P.O. BOX 1686 KENAI, AK 99611 907 283-3583

TEST HOLE LOG

PROJECT LAKE THETIS ESTATES JOB NO. 8320 BORING NO. #2

TYPE OF BORING Backhoe LOCATION GROUND EL. 190

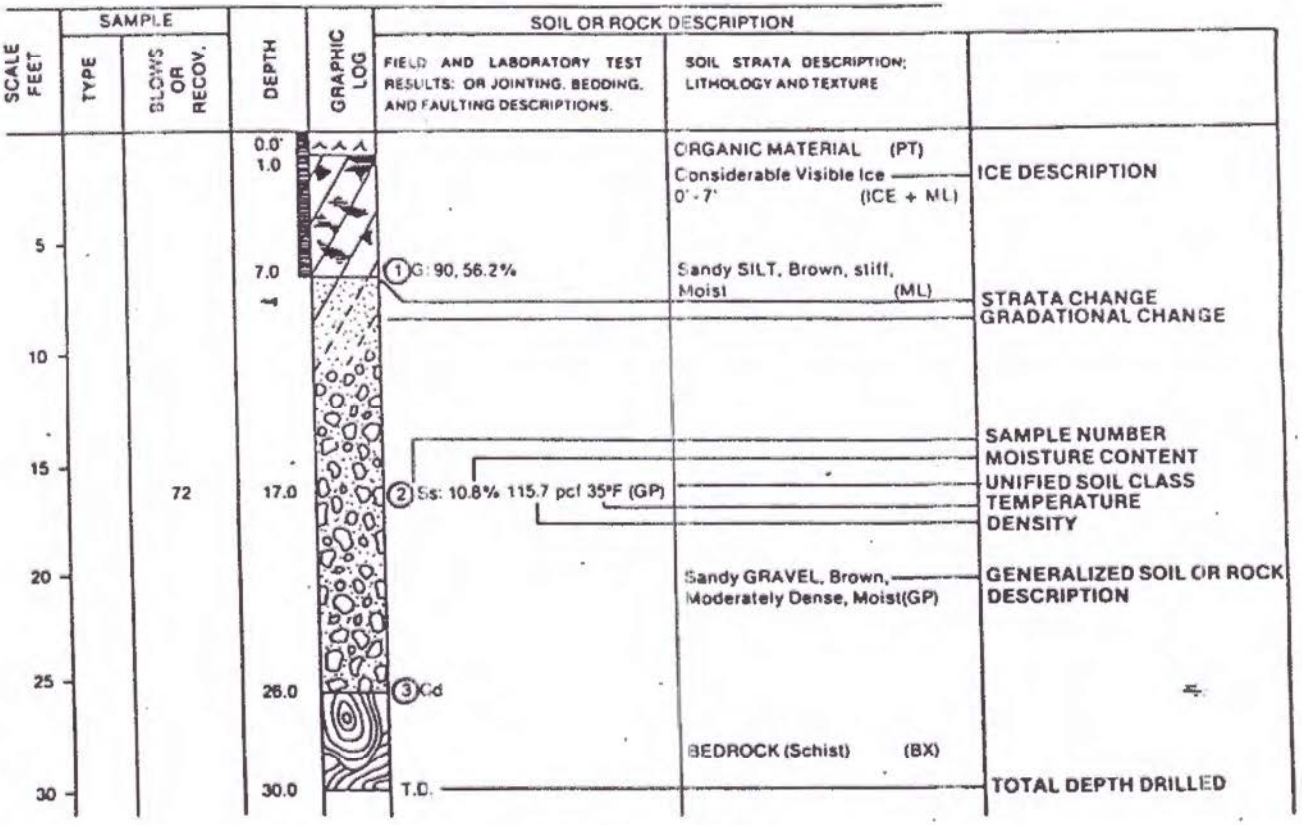
DATE 4/28/83 DRILLED BY Backhoe LOGGED BY R.Patsos

SUMMARY OF BORING 190 Series Dynahoe

SCALE FEET	SAMPLE TYPE	SAMPLE BLOWS OR RECOV.	DEPTH	GRAPHIC LOG	SOIL OR ROCK DESCRIPTION: FIELD AND LABORATORY TEST RESULTS: OR JOINTING, BEDDING, AND FAULTING DESCRIPTIONS.		SOIL STRATA DESCRIPTION; LITHOLOGY AND TEXTURE.
					0.5		GRASS ROOTS, MOSS & ORGANIC MATTER
			1.5		2.0	0.5	FROZEN BROWN SILT, HARD PACKED
					3.5		
5					4.0	2.0	MOIST FINE OLIVE SILT WITH PEBBLES UP TO 1"DIA.
						3.5	COARSE GRAVEL WITH NO STONES OVER 1/2" DIA
10					10.0G	4.0	VERY COARSE GRAVEL WITH SOME LARGE ROCKS UP TO 8" DIA.
15							
20							
25							
30							

Wm. J. Nelson & Associates
CONSULTING ENGINEERS
STRUCTURAL/CIVIL
P.O. BOX 1688 KENAI, AK 99611 907 283-3583

TYPICAL BORING LOG



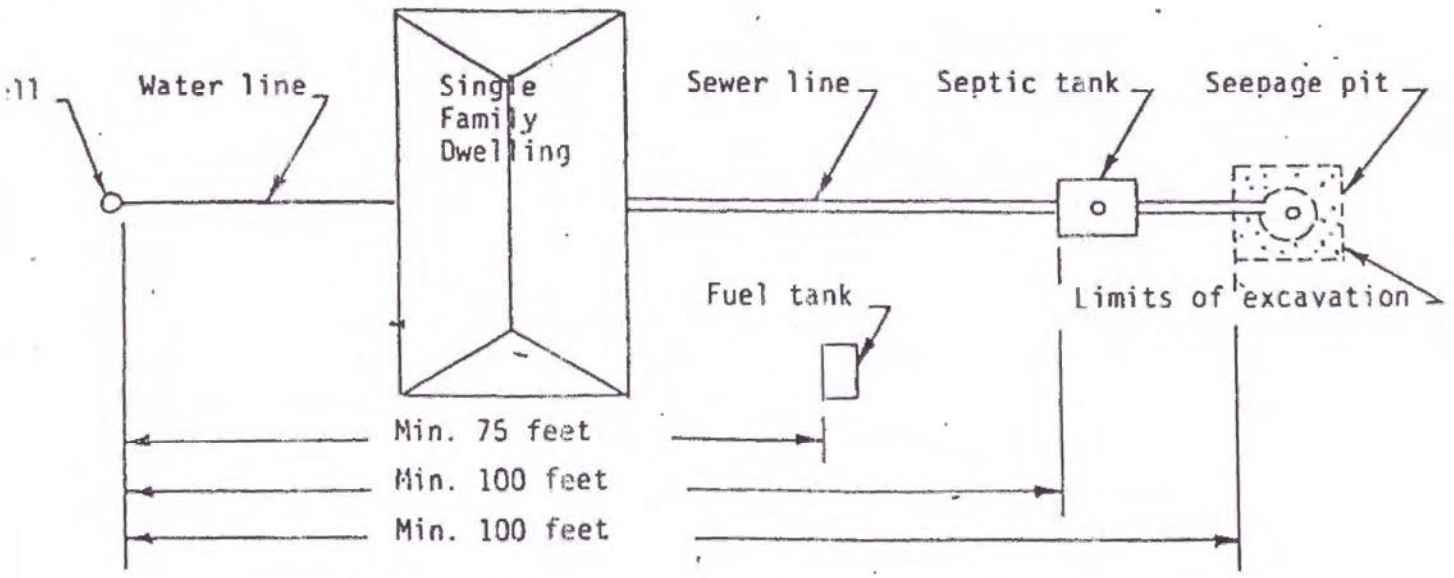
STANDARD SYMBOLS

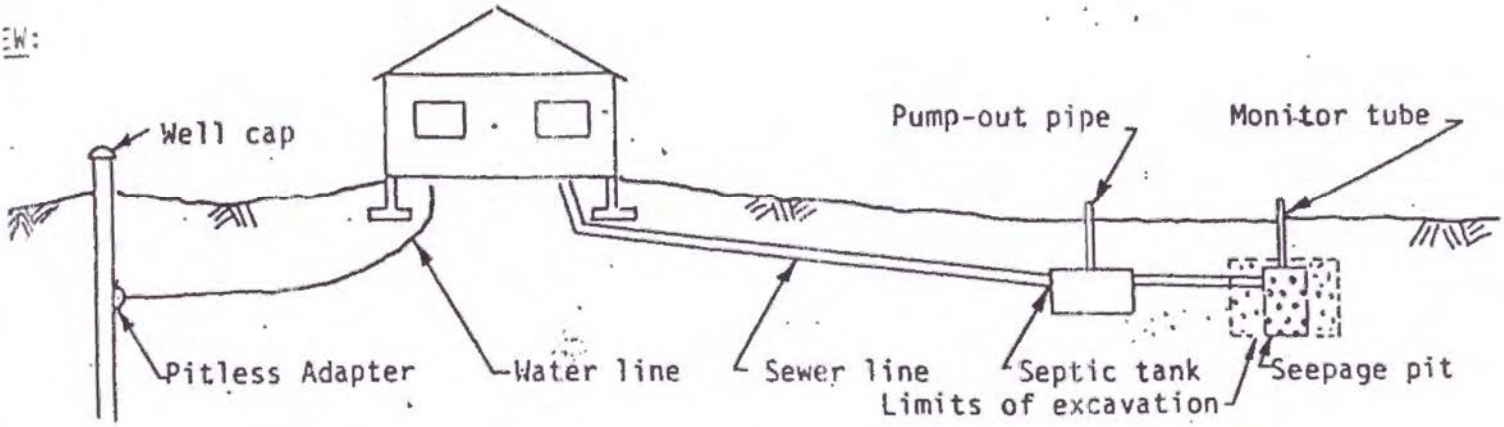
- ORGANIC MATERIAL
- CLAY
- SILT
- SAND
- GRAVEL
- COBBLES & BOULDERS
- CONGLOMERATE
- SANDSTONE
- MUDSTONE
- LIMESTONE
- IGNEOUS ROCK
- METAMORPHIC ROCK
- ICE, MASSIVE
- ICE-SILT
- ORGANIC SILT
- SANDY SILT
- SILT GRADING TO SANDY SILT
- SANDY GRAVEL, SCATTERED COBBLES (ROCK FRAGMENTS)
- INTERLAYERED SAND & SANDY GRAVEL
- SILTY CLAY w/TRACE SAND

SAMPLER TYPE SYMBOLS

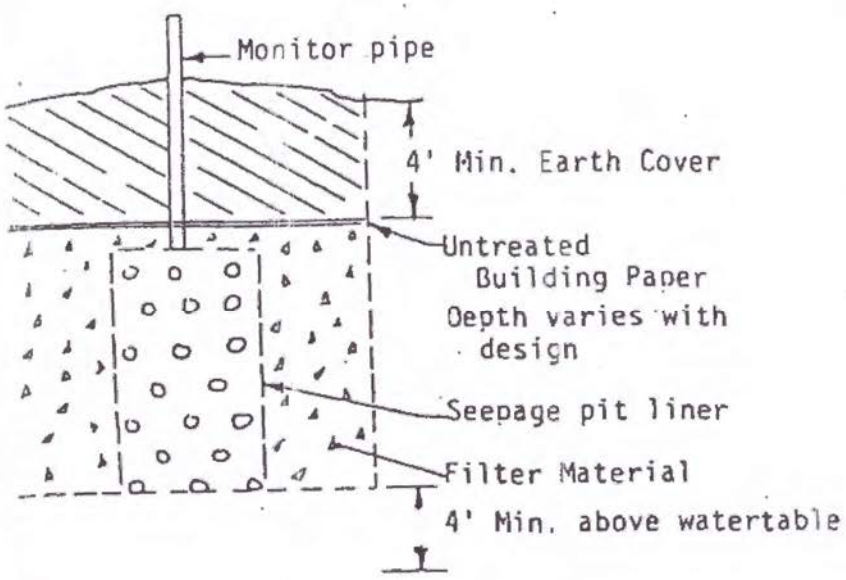
St.	1.4" Split Spoon with 47# Hammer
Ss.	1.4" Split Spoon with 140# Hammer
Sl.	2.5" Split Spoon with 140# Hammer
Sh.	2.5" Split Spoon with 340# Hammer
Sx.	2.0" Split Spoon with 140# Hammer
Sz.	1.4" Split Spoon with 340# Hammer
Sp.	2.5" Split Spoon, Pushed
Hs.	1.4" Split Spoon Driven with Air Hammer
Hl.	2.5" Split Spoon Driven with Air Hammer
Ts.	Shelby Tube
Tm.	Modified Shelby Tube
Pb.	Pitcher Barrel
Cs.	Core Barrel with Single Tube
Cd.	Core Barrel with Double Tube
Bs.	Bulk Sample
A.	Auger Sample
G.	Grab Sample

AND SOIL ABSORPTION SYSTEM: SEEPAGE PIT





PIT DETAIL



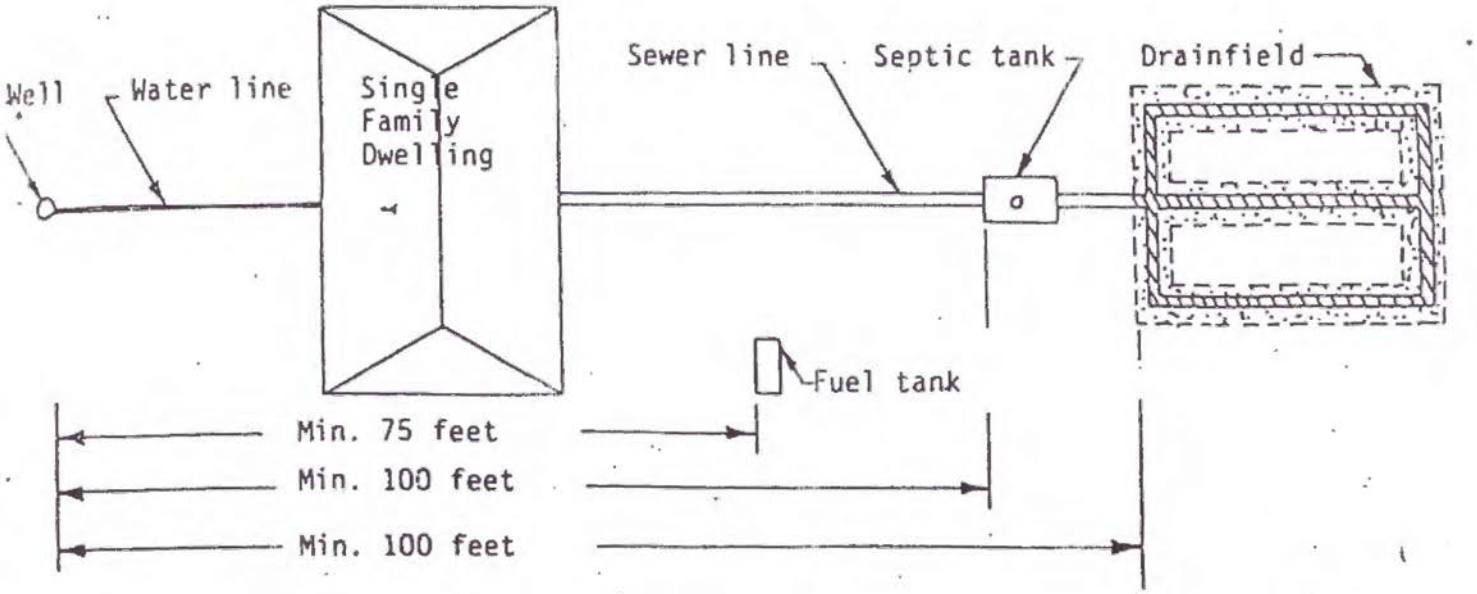
NOTES:

1. The liner for the seepage pit may be made of steel, concrete, fiberglass, or log crib and must be capable to sustain all design loads and pressures.
2. Minimum volume of seepage pit liner must be equivalent to the total daily volume of the wastewater flow.
3. Size of seepage pit excavation is dependent on wastewater volume and soil absorption capacity.
4. Multiple seepage pits must be installed parallel and provide adequate separation distances between pits.

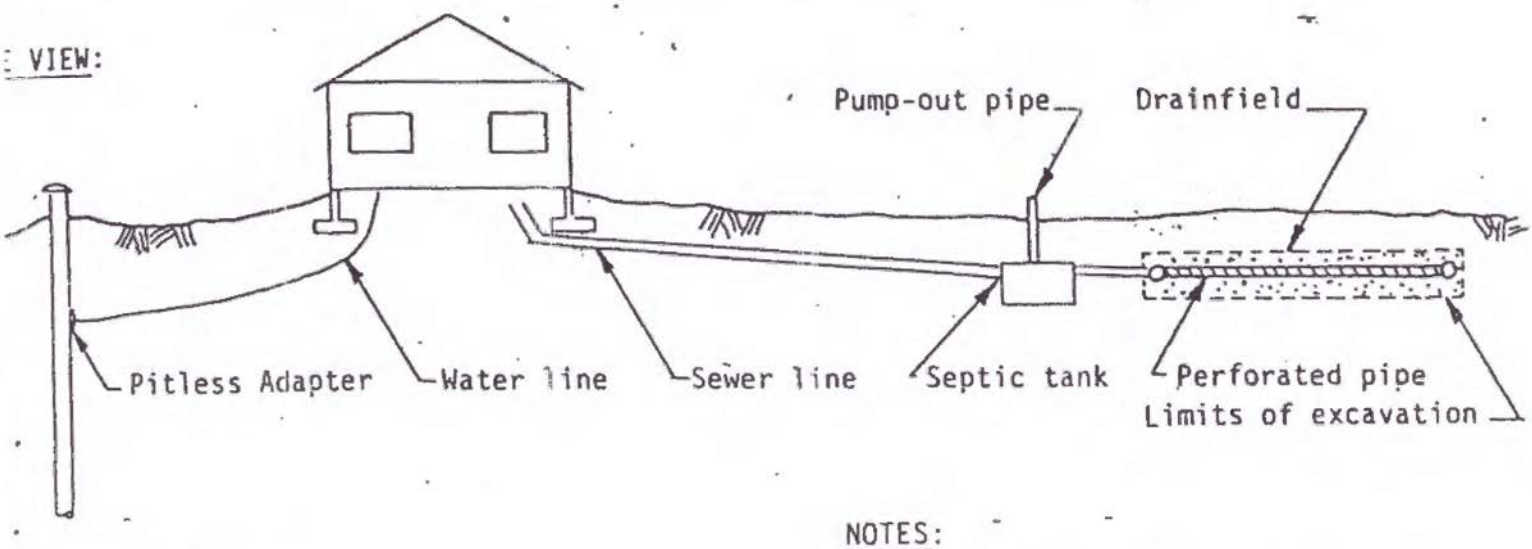
TYPICAL ON-SITE WELL AND SEPTIC TANK

AND SOIL ABSORPTION SYSTEM: SHALLOW DRAINFIELD

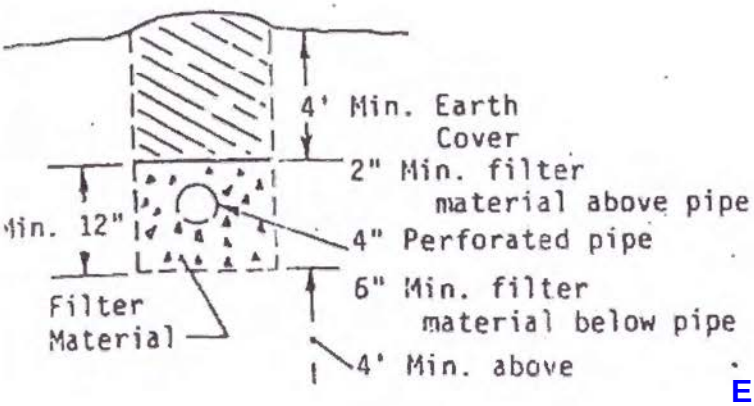
VIEW:



VIEW:



LLOW DRAINFIELD DETAIL

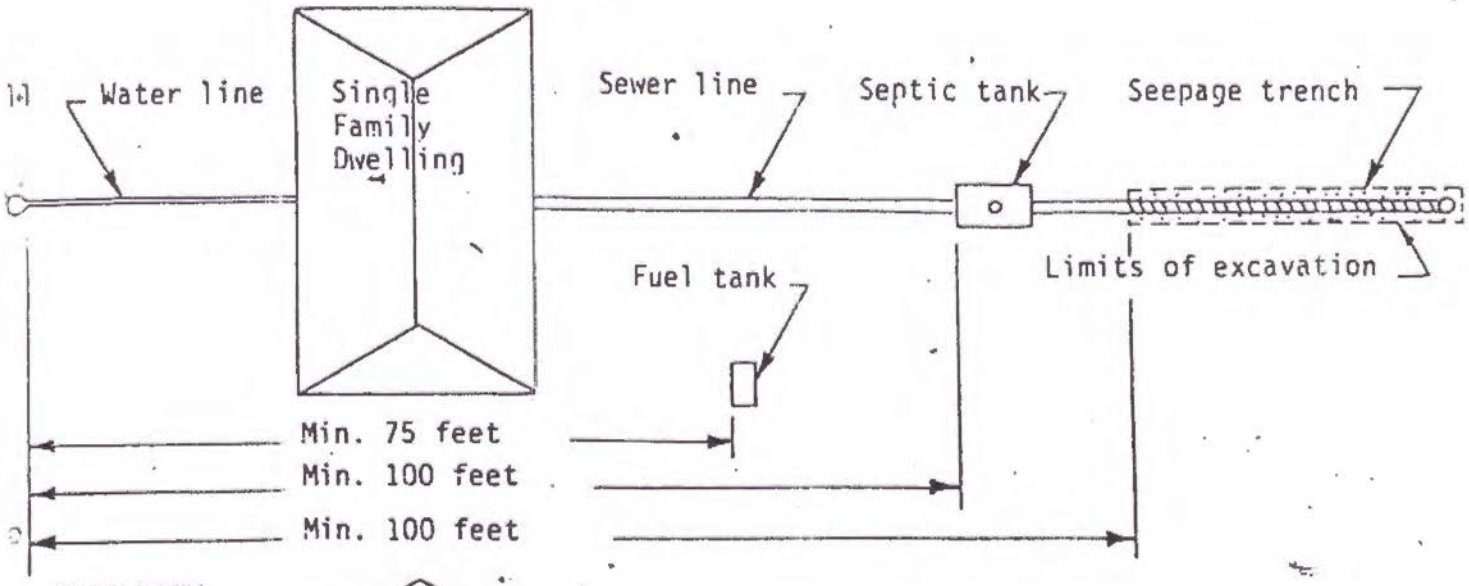


NOTES:

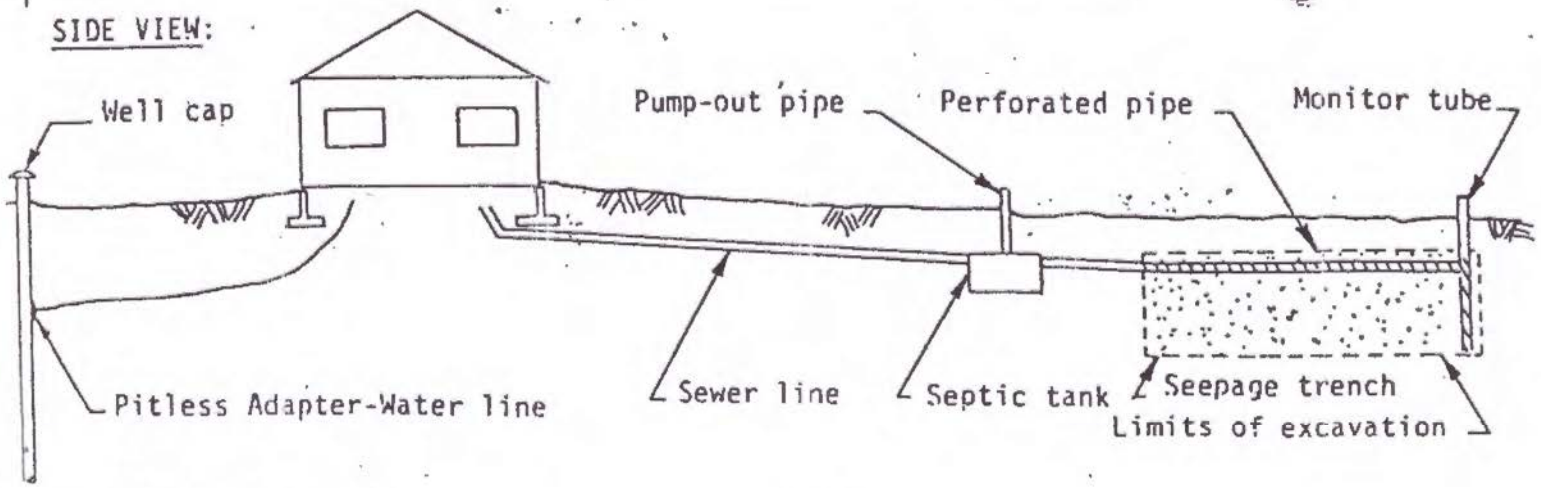
1. Minimum 4 inch diameter perforated pipe must be installed level with holes down.
2. Width of backhoe bucket will generall determine the trench width.
3. A minimum 1 foot effective drainfield depth is required.
4. Untreated building paper must be plac between filter material and earth cov
5. A minumum of 6 feet of undisturbed soils must exist between the sidewall of the drainfield laterals

AND SOIL ABSORPTION SYSTEM: SEEPAGE TRENCH

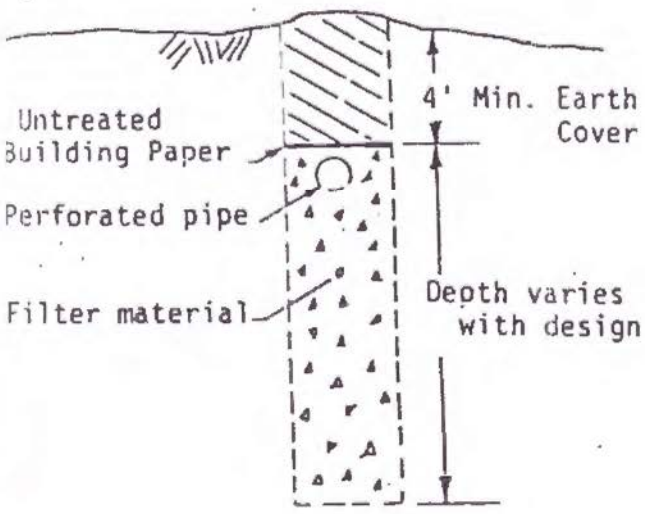
TOP VIEW:



SIDE VIEW:

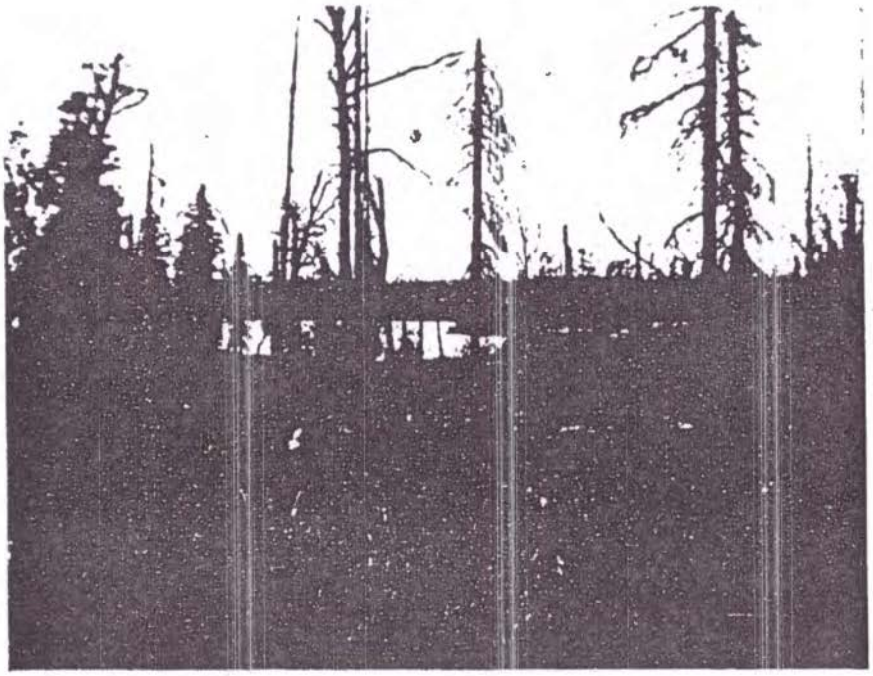


SEEPAGE TRENCH DETAIL

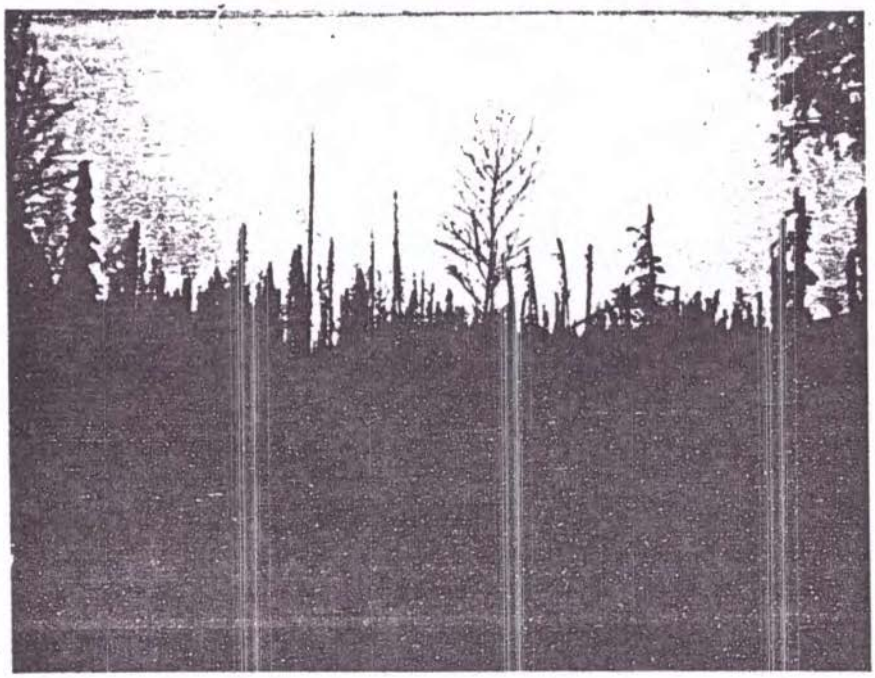


NOTES:

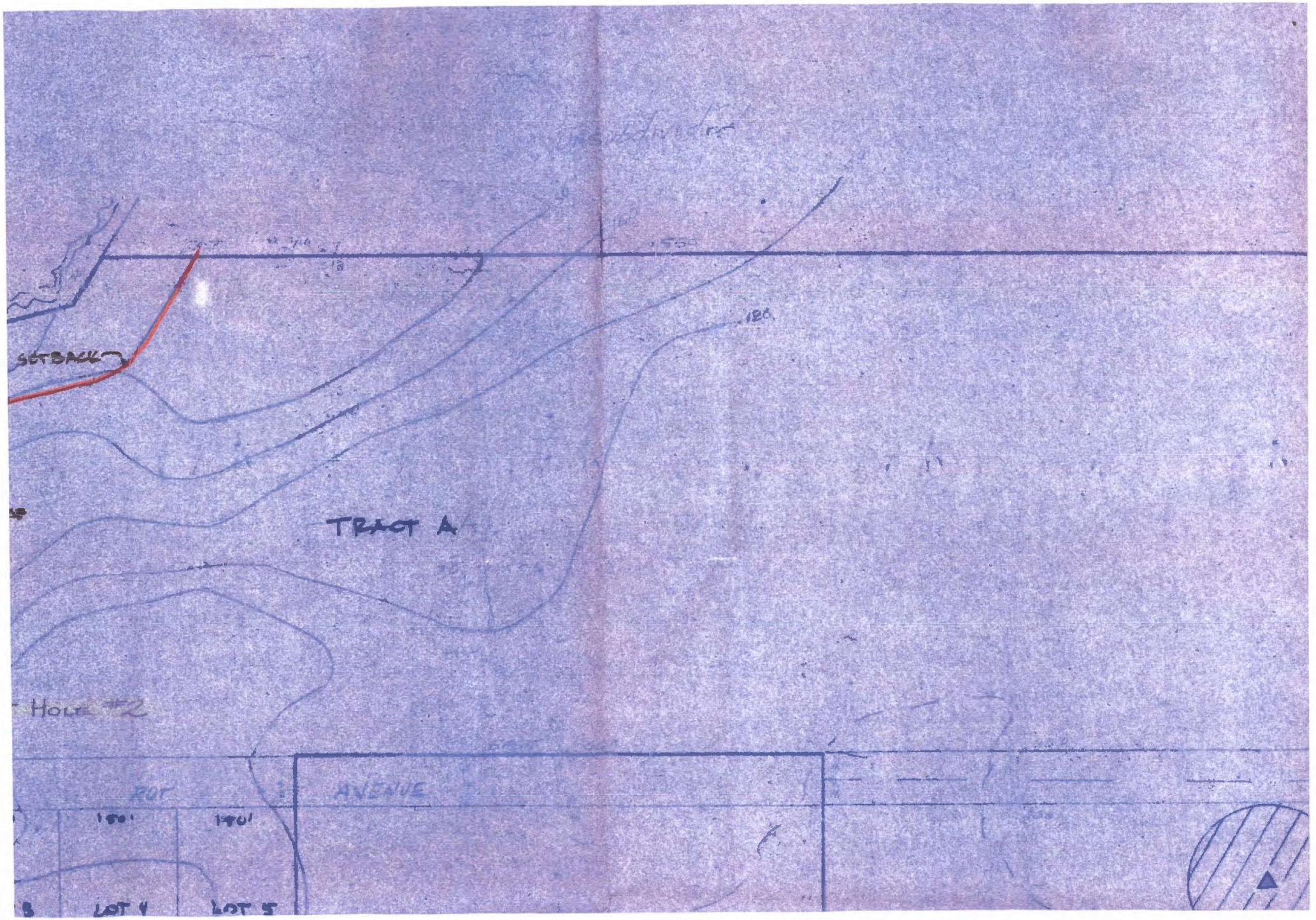
1. Minimum 4 inch diameter perforated pipe must be installed level with perforated holes placed down.
2. Minimum 10 foot cast iron pipe is required between the septic tank and edge of the seepage trench.
3. Width of backhoe bucket determines the width of the seepage trench.
4. Monitor tube consists of a vertically placed minimum 4 inch diameter perforated pipe within seepage trench and a solid pipe extension placed above the seepage depth.

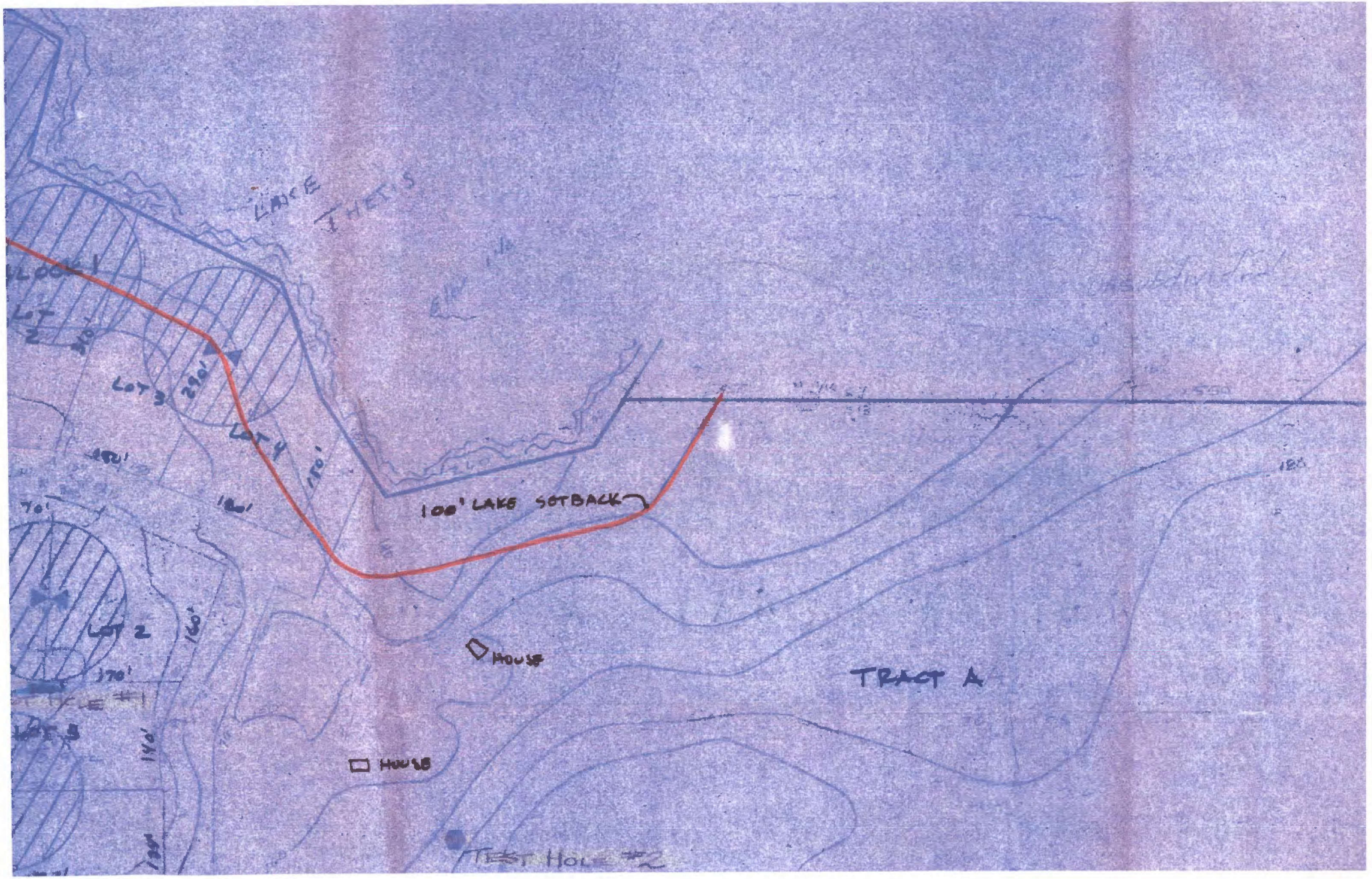


FACING NORTH



FACING SOUTH


SETBACK
TRACT A
AVENUE
LOT 4
LOT 5


LAKE THELMA
LOT 1
LOT 2
LOT 3
LOT 4
100' LAKE SETBACK
HOUSE
HOUSE
TRACT A
TEST HOLE #2

W

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPROVAL OF ON-SITE RESIDENTIAL WATER AND SEWER SYSTEMS

PROPERTY DESCRIPTION

Lot, Block & Subdivision or U.S. Survey
Tract A Lake Thetis Est. Sab'd

Certificate Issued for Application No.:
84-2-3-DS-092

The Department of Environmental Conservation does not guarantee the continued satisfactory performance of the water supply and wastewater disposal systems. The validation dates are based on evaluation of the systems using accepted engineering practices and assuming satisfactory maintenance.

WATER SUPPLY

The water system has been evaluated and found to comply with 18 AAC 80, satisfying standards for system construction and water quality of Class C water supplies and for minimum separation distances as appropriate.

This approval is valid for __________ months for the Water Supply System from date of issuance, provided the system is properly maintained.

Name	Title	Date

WASTEWATER DISPOSAL

The domestic wastewater treatment and disposal system has been evaluated and has been found to be in compliance with 18 AAC 72 for a ☒ single family ☐ multi-family unit with 2 total bedrooms, satisfying the requirements for design, sizing and construction of a wastewater disposal system.

This certificate is valid for 24 months for the Wastewater Disposal System from date of issuance, provided the system is properly maintained. Receipts for Septic Tank Pumping, which is required every 24 months, must be retained for a valid approval.

Name	Title	Date
[signature]	EFO	3/27/84

0404(6/82) Distribution: White - Bank/Lending Institution; Canary - Applicant; Pink - Department

RECEIVED
MAR 16 1981
Department of
Environmental Conservation
Kenai District Office

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPLICATION FOR ON-SITE WATER AND SEWER SYSTEM APPROVAL

Approval of individual water and domestic wastewater disposal systems is offered by the Department of Environmental Conservation to the public for their convenience. This approval may not be required by the Department, however it may be required by other authorities.

INSTRUCTIONS TO THE APPLICANT

1. For a water supply system, complete Sections I, II and IV of this application form and attach the following items as part of your application.
   a) as built plans signed by a registered land surveyor or engineer.
   b) a well log for all new systems and, if it is available, for existing systems.
   c) a photograph of the well casing to clearly show its height and the sanitary seal.
   d)a copy of the test results for a water sample taken from this water system.

2. For a wastewater disposal system, complete sections I, III and IV of this application form and attach the following items as part of your application:
   a) as built plans signed by a registered land surveyor or engineer.
   b) a copy of the adequacy test report (if appropriate).
   c) a copy of the receipt for having the septic tank pumped (if appropriate).

3. This application form with the appropriate attachments should be submitted to the local district office of the Department of Environmental Conservation at the address listed below:

Box 2420
Juneau, Alaska 99803
(907) 789-3151

Room 203 State Office Bldg.
415 Main Street
Ketchikan, Alaska 99901
(907) 225-6200

Box 450
Sitka, Alaska 99835
(907) 747-8614

Box 1601
Fairbanks, Alaska 99707
(907) 452-1714

Box 1711
Nome, Alaska 99762
(907) 443-2600

Box 186
Tok, Alaska 99780
(907) 883-4381

437 E. Street 2nd Floor
Anchorage, Alaska 99501
(907) 274-2533

Box 1207
Soldotna, Alaska 99669
(907) 262-5210

Box 515
Kodiak, Alaska 99615
(907) 486-3350

Drawer 1709
Valdez, Alaska 99686
(907) 835-4698

Box 1064
Wasilla, Alaska 99687
(907) 376-5038

18-0307(Rev. 6/82)

Date Received

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

092

APPLICATION FOR ON-SITE WATER AND SEWER SYSTEM APPROVAL

I. GENERAL INFORMATION

Legal Description of the Location

Tract A Lake Thetis Estates

Applicant Name	Applicant is: (Check one)
Gene Holly	☐ Bank ☐ Certified Installer No. ☒ Owner/Builder
Address (Street or P. O. Box)	Type of Residence / Total No. of Bedrooms
P.O. Box 634	☒ Single Family ☐ Multi-Family / 2
City, State and Zip Code	Telephone
Kenai, Alaska 99611	

Send Approval to:
☒ Applicant ☐ Other: (Give Name & Address)

II. WATER SUPPLY SYSTEM

Source of Water and Containment (Check all that Apply)	Type of Water Supply System	Treatment of Water (Check all that Apply)
☐ Well (Drilled or Driven) ☐ Surface (Identify) _____	☐ Private	☐ None ☐ Chlorination
☐ Roof Catchment ☐ Other (Identify) _____	☐ Public (Serves more than one family)	☐ Filtration ☐ Mineral Removal
☐ Holding Tank		☐ Other: _____

Well Data

Is the Height of the Well Casing more than 12" above the Ground? ☐ Yes ☐ No

Is a sanitary seal installed on the well casing? ☐ Yes ☐ No

Is drainage directed away from or around the casing within a radius of 10 feet of the well casing? ☐ Yes ☐ No

Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)	Yield (If Available) Gal/Min	Pump Rate (If Available) Gal/Min

Separation Distances from the Well Casing to each of the Following Sources of Contamination:

Septic/Holding Tank on Lot	Sewer Lines on Lot	Absorption Area on Lot
Closest Septic/Holding Tank on Adjacent Lot	Closest Sewer Lines on Adjacent Lot	Closest Edge of an AbsorptiomArea on Adjacent L

If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:	On Lot	On Adjacent Lot

Water Sample Taken by: Name	Sampler is:
Address	☐ Buyer ☐ Engineer ☐ Banker ☐ Government Official

Water Sample Results: Attach Copy ☐ Satisfactory - Date: ☐ Unsatisfactory - Date:

Comments/Recommendations:

I certify that the above information is correct:

Signature	Typed/Printed Name	Title	Date

NOTE: Must be signed by aCertified Installer, Professional Engineer, Department of Environmental Conservation or the Owner/Builder

III. WASTEWATER DISPOSAL

☒ Septic Tank/Absorption System	☐ Package Treatment: (Specify Brand Name or Process)

☐ Holding Tank - Specify:	Capacity of Tank	Where Waste is Disposed	Frequency of Pumping
☐ Septic Tank Outfall Discharged To:		☐ Other (Specify): (Outhouse, Incinerator, etc.)	

☐ **New System**

Name of Installer: Bob Kirchof	Date Installed
☐ Owner/Builder ☐ Certified Installer No. ☒ Other:	Type/Manufacturer: Steel
Septic Tank Size (Gallons): 1000 Gal — Number of Compartments: 2	Soil Type or Rating: Gravel (GW)
Type Soil Absorption System: Leach Pit	Dimensions/Size Soil Absorption System: Steel liner 4'x6', Pit 7'dia x 5'high
Type/Quantity Backfill Material used for Soil Absorption System: 3"-	
Percolation Test Results: N/A	Percolation Test by: (Name) N/A

Minimum Ground Cover over Absorption area: 4 Feet	Minimum Ground Cover over Septic Tank: 4 Feet	Cleanout Pipes/Caps Installed on Septic Tank: ☒ Yes ☐ No	Cleanout Pipes/Caps Installed on Absorption System: ☒ Yes ☐ No

Separation Distance to:	Water Supply Source on Lot: N/A* Feet	Nearest Water Supply Source on Adjacent Lot: N/A Feet	Nearest Body of Water: 100 Feet	Water Table/Bedrock: 4'/6' Feet	Lot Line: 710' Feet

Comments/Recommendations

This system is adequately constructed to provide onsite wastewater disposal for a 2 bedroom dwelling in conformance with 18AAC72.

*No well on lot at time of site investigation.

I certify that the above information is correct:

Signature	Typed/Printed Name	Title, Reg. /Cert. No., Inst. No.	Date
	Wm. J. Nelson, P.E.	CE 5460	3/16/84

NOTE: Must be signed by a certified installer, professional engineer or DEC Staff.

☐ **Existing System**

Name of Installer	Date Installed
☐ Owner/Builder ☐ Certified Installer No. ☐ Other:	Type/Manufacturer
Septic Tank Size (Gallons) — Number of Compartments	Soil Type or Rating
Type Soil Absorption System	Dimensions/Size Soil Absorption System
Type/Quantity Backfill Material used for Soil Absorption System	
Adequacy Test Results ☐ Pass ☐ Fail	Adequacy Test Performed By: (Attach Copy of Report)
Date Septic Tank Pumped (Attach Copy of Receip	

Minimum Ground Cover over Absorption Area Feet	Minimum Ground Cover over Septic Tank Feet	Cleanout Pipes/Caps Installed on Septic Tank ☐ Yes ☐ No	Cleanout Pipes/Caps Installed on Absorption System ☐ Yes ☐ No

Separation Distance to:	Water Supply Source on Lot Feet	Nearest Water Supply Source on Adjacent Lot Feet	Nearest Body of Water Feet	Water Table/Bedrock Feet	Lot Line Fe

Comments/Recommendations

I certify that the above information is correct:

Signature	Typed/Printed Name	Title, Reg./Cert. No., Inst. No.	Date

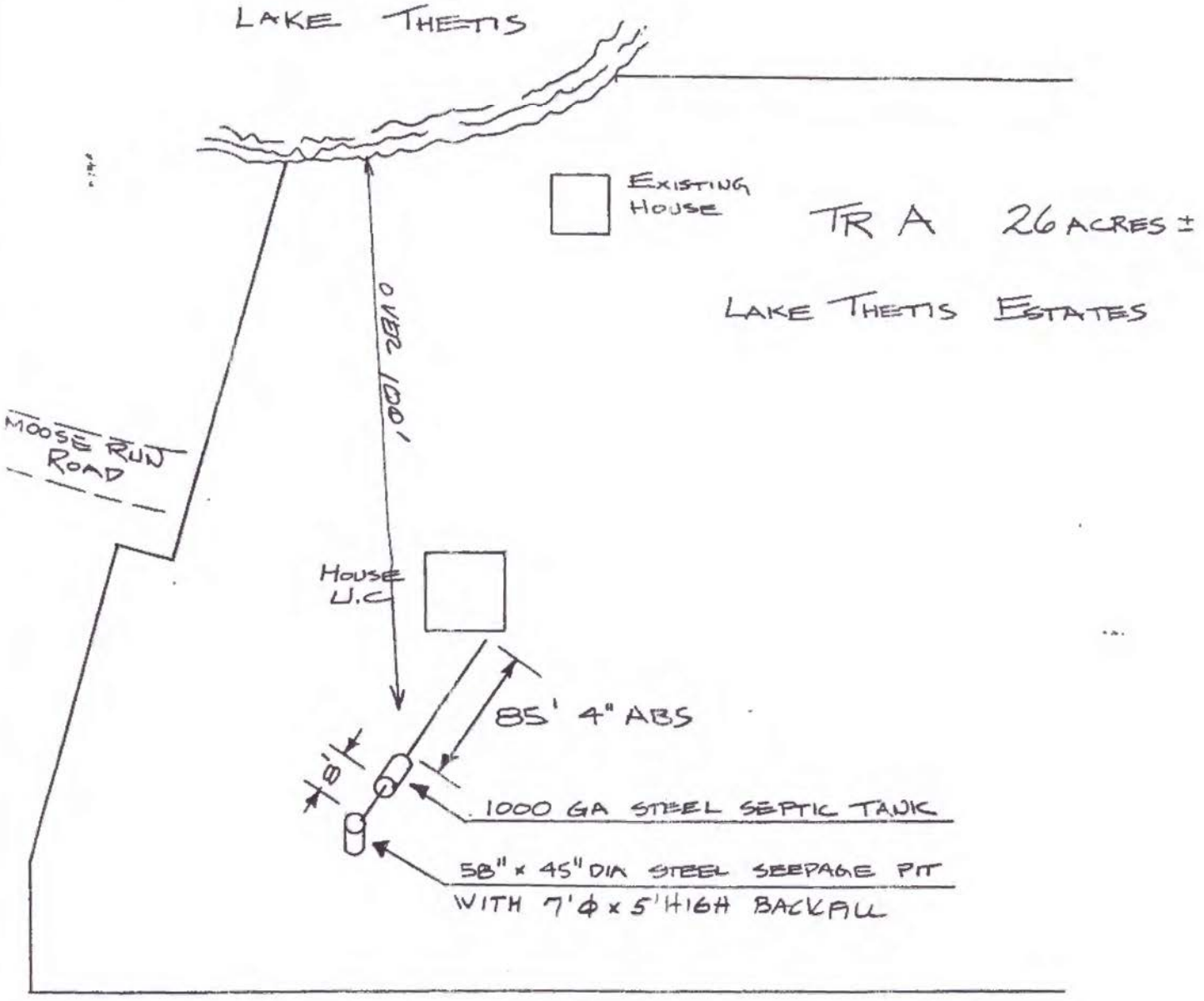
NOTE: Must be signed by a professional engineer.

STATE OF ALASKA
William J. Nelson
CE - 5460

SEAL

Registered Professional Engineer

VII. SITE PLAN



NOT TO SCALE

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

W

APPROVAL OF ON-SITE RESIDENTIAL WATER AND SEWER SYSTEMS

PROPERTY DESCRIPTION

Lot, Block & Subdivision or U.S. Survey

Tract A Lake Thetis Est. Sub'd

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The Department of Environmental Conservation does not guarantee the continued satisfactory performance of the water supply and wastewater disposal systems. The validation dates are based on evaluation of the systems using accepted engineering practices and assuming satisfactory maintenance.

WATER SUPPLY

The water system has been evaluated and found to comply with 18 AAC 80, satisfying standards for system construction and water quality of Class C water supplies and for minimum separation distances as appropriate.

This approval is valid for _____ months for the Water Supply System from date of issuance, provided the system is properly maintained.

Name	Title	Date

WASTEWATER DISPOSAL

The domestic wastewater treatment and disposal system has been evaluated and has been found to be in compliance with 18 AAC 72 for a ☒ single family ☐ multi-family unit with 2 total bedrooms, satisfying the requirements for design, sizing and construction of a wastewater disposal system.

This certificate is valid for 24 months for the Wastewater Disposal System from date of issuance, provided the system is properly maintained. Receipts for Septic Tank Pumping, which is required every 24 months, must be retained for a valid approval.

Name	Title	Date
L. Bockhorst	EHO	3/27/84

0404(6/82) Distribution: White - Bank/Lending Institution; Canary - Applicant; Pink - Department

RECEIVED
MAR 16 1981
Department of
Environmental Conservation
Kenai District Office

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPLICATION FOR ON-SITE WATER AND SEWER SYSTEM APPROVAL

Approval of individual water and domestic wastewater disposal systems is offered by the Department of Environmental Conservation to the public for their convenience. This approval may not be required by the Department, however it may be required by other authorities.

INSTRUCTIONS TO THE APPLICANT

1. For a water supply system, complete Sections I, II and IV of this application form and attach the following items as part of your application.
   a) as built plans signed by a registered land surveyor or engineer.
   b) a well log for all new systems and, if it is available, for existing systems.
   c) a photograph of the well casing to clearly show its height and the sanitary seal.
   d)a copy of the test results for a water sample taken from this water system.

2. For a wastewater disposal system, complete sections I, III and IV of this application form and attach the following items as part of your application:
   a) as built plans signed by a registered land surveyor or engineer.
   b) a copy of the adequacy test report (if appropriate).
   c) a copy of the receipt for having the septic tank pumped (if appropriate).

3. This application form with the appropriate attachments should be submitted to the local district office of the Department of Environmental Conservation at the address listed below:

Box 2420
Juneau, Alaska 99803
(907) 789-3151

Room 203 State Office Bldg.
415 Main Street
Ketchikan, Alaska 99901
(907) 225-6200

Box 450
Sitka, Alaska 99835
(907) 747-8614

Box 1601
Fairbanks, Alaska 99707
(907) 452-1714

Box 1711
Nome, Alaska 99762
(907) 443-2600

Box 186
Tok, Alaska 99780
(907) 883-4381

437 E. Street 2nd Floor
Anchorage, Alaska 99501
(907) 274-2533

Box 1207
Soldotna, Alaska 99669
(907) 262-5210

Box 515
Kodiak, Alaska 99615
(907) 486-3350

Drawer 1709
Valdez, Alaska 99686
(907) 835-4698

Box 1064
Wasilla, Alaska 99687
(907) 376-5038

18-0307(Rev. 6/82)

Date Received

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

092

APPLICATION FOR ON-SITE WATER AND SEWER SYSTEM APPROVAL

I. GENERAL INFORMATION

Legal Description of the Location

Tract A Lake Thetis Estates

Applicant Name	Applicant is: (Check one)
Gene Holly	☐ Bank ☐ Certified Installer No. ☒ Owner/Builder
Address (Street or P. O. Box)	Type of Residence / Total No. of Bedrooms
P.O. Box 634	☒ Single Family ☐ Multi-Family / 2
City, State and Zip Code	Telephone
Kenai, Alaska 99611	

Send Approval to:
☒ Applicant ☐ Other: (Give Name & Address)

II. WATER SUPPLY SYSTEM

Source of Water and Containment (Check all that Apply)	Type of Water Supply System	Treatment of Water (Check all that Apply)
☐ Well (Drilled or Driven) ☐ Surface (Identify)	☐ Private	☐ None ☐ Chlorination
☐ Roof Catchment ☐ Other (Identify)	☐ Public (Serves more than one family)	☐ Filtration ☐ Mineral Removal
☐ Holding Tank		☐ Other:

Well Data

Is the Height of the Well Casing more than 12" above the Ground? ☐ Yes ☐ No

Is a sanitary seal installed on the well casing? ☐ Yes ☐ No

Is drainage directed away from or around the casing within a radius of 10 feet of the well casing? ☐ Yes ☐ No

Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)	Yield (If Available)	Pump Rate (If Available)
			Gal/Min	Gal/Min

Separation Distances from the Well Casing to each of the Following Sources of Contamination:

Septic/Holding Tank on Lot	Sewer Lines on Lot	Absorption Area on Lot
Closest Septic/Holding Tank on Adjacent Lot	Closest Sewer Lines on Adjacent Lot	Closest Edge of an AbsorptiomArea on Adjacent L

If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:	On Lot	On Adjacent Lot

Water Sample Taken by: Name	Sampler Is:
Address	☐ Buyer ☐ Engineer ☐ Banker ☐ Government Official

Water Sample Results: Attach Copy ☐ Satisfactory - Date: ☐ Unsatisfactory - Date:

Comments/Recommendations:

I certify that the above information is correct:

Signature	Typed/Printed Name	Title	Date

NOTE: Must be signed by aCertified Installer, Professional Engineer, Department of Environmental Conservation or the Owner/Builder

III. WASTEWATER DISPOSAL

☒ Septic Tank/Absorption System

☐ Package Treatment: (Specify Brand Name or Process)

☐ Holding Tank - Specify:

Capacity of Tank:

Where Waste is Disposed:

Frequency of Pumping:

☐ Septic Tank Outfall Discharged To:

☐ Other (Specify): (Outhouse, Incinerator, etc.)

☐ **New System**

Name of Installer: Bob Kirchof

Date Installed:

☐ Owner/Builder ☐ Certified Installer No. ☒ Other:

Type/Manufacturer: Steel

Septic Tank Size (Gallons): 1000 Gal

Number of Compartments: 2

Soil Type or Rating: Gravel (GW)

Type Soil Absorption System: Leach Pit

Dimensions/Size Soil Absorption System: Steel liner 4'x6' Pit 7'dia x 5'high

Type/Quantity Backfill Material used for Soil Absorption System: 3"-

Percolation Test Results: N/A

Percolation Test by: (Name) N/A

Minimum Ground Cover over Absorption area	Minimum Ground Cover over Septic Tank	Cleanout Pipes/Caps Installed on Septic Tank	Cleanout Pipes/Caps Installed on Absorption System
4 Feet	4 Feet	☒ Yes ☐ No	☒ Yes ☐ No

Separation Distance to:	Water Supply Source on Lot	Nearest Water Supply Source on Adjacent Lot	Nearest Body of Water	Water Table/Bedrock	Lot Line
	N/A* Feet	N/A Feet	100 Feet	4'/6' Feet	710' Feet

Comments/Recommendations

This system is adequately constructed to provide onsite wastewater disposal for a 2 bedroom dwelling in conformance with 18AAC72.

*No well on lot at time of site investigation.

I certify that the above information is correct:

Signature	Typed/Printed Name	Title, Reg. /Cert. No., Inst. No.	Date
	Wm. J. Nelson, P.E.	CE 5460	3/16/84

NOTE: Must be signed by a certified installer, professional engineer or DEC Staff.

☐ **Existing System**

Name of Installer:

Date Installed:

☐ Owner/Builder ☐ Certified Installer No. ☐ Other:

Type/Manufacturer:

Septic Tank Size (Gallons):

Number of Compartments:

Soil Type or Rating:

Type Soil Absorption System:

Dimensions/Size Soil Absorption System:

Type/Quantity Backfill Material used for Soil Absorption System:

Adequacy Test Results: ☐ Pass ☐ Fail

Adequacy Test Performed By: (Attach Copy of Report)

Date Septic Tank Pumped (Attach Copy of Receip

Minimum Ground Cover over Absorption Area	Minimum Ground Cover over Septic Tank	Cleanout Pipes/Caps Installed on Septic Tank	Cleanout Pipes/Caps Installed on Absorption System
Feet	Feet	☐ Yes ☐ No	☐ Yes ☐ No

Separation Distance to:	Water Supply Source on Lot	Nearest Water Supply Source on Adjacent Lot	Nearest Body of Water	Water Table/Bedrock	Lot Line
	Feet	Feet	Feet	Feet	Fe

Comments/Recommendations

I certify that the above information is correct:

Signature	Typed/Printed Name	Title, Reg./Cert. No., Inst. No.	Date

NOTE: Must be signed by a professional engineer.

STATE OF ALASKA

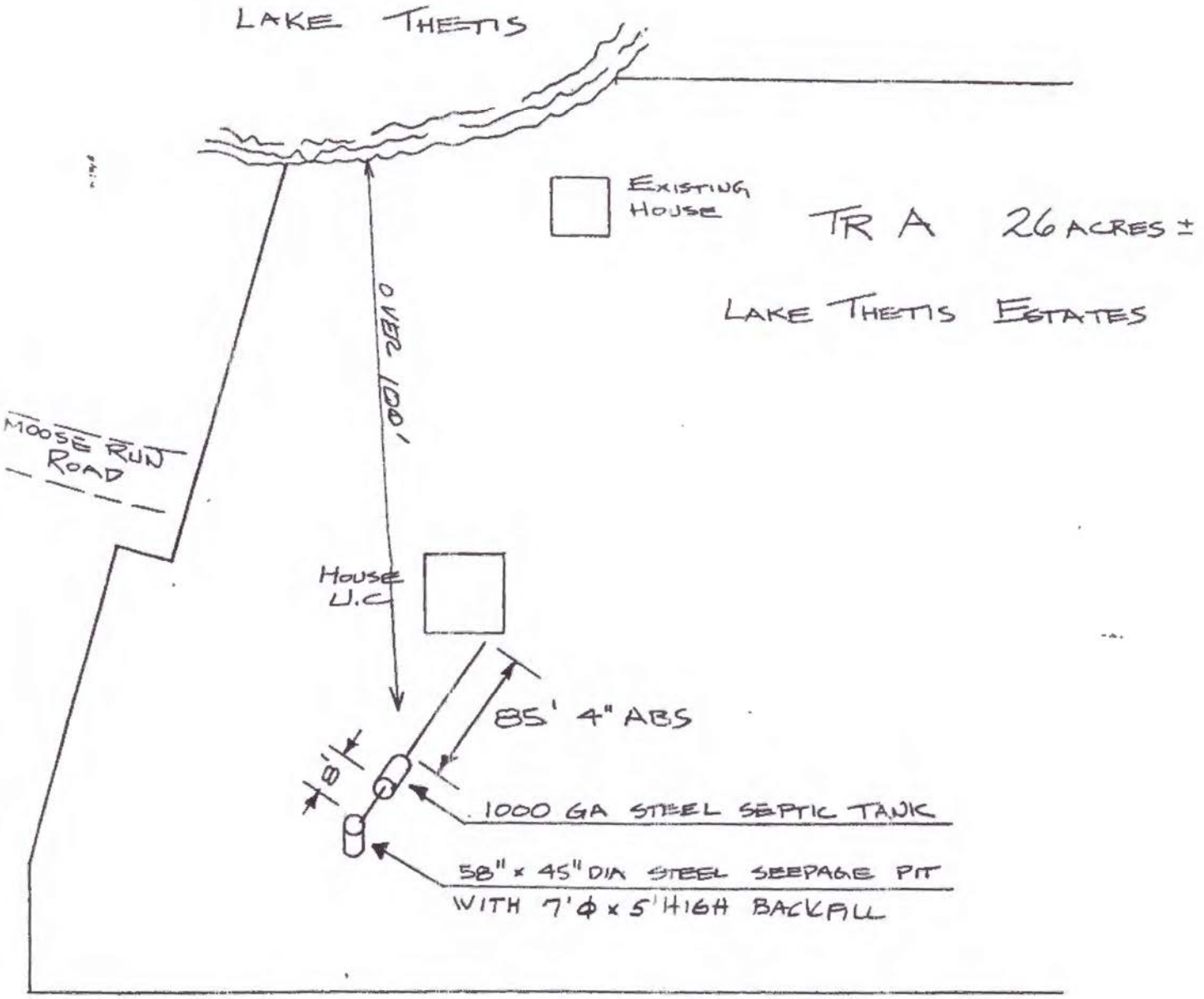
William J. Nelson

CE-5460

SEAL

Registered Professional Engineer

VII. SITE PLAN



NOT TO SCALE

IV. DIAGRAM OF SYSTEM(S)

INSTRUCTIONS FOR DIAGRAM

1. In a plan view, locate and identify each of the following:
   a) Well
   b) All Structures
   c) Septic Tank
   d) Soil Absorption System (Include Dimensions)
   e) Surface Water
   f) Sources of Contamination
   g) Property Line
   h) Closest well on an adjacent property
   i) Closest septic tank on an adjacent property
   j) Closest edge of an absorption field on an adjacent property
2. Show distances between the well and each of the other items listed in 1.
3. Show distances between water bodies and each of the other items listed in 1.
4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
   a) Soil Cover
   b) Absorption Material
   c) Water Table
   d) Bedrock
   e) Discharge Pipes

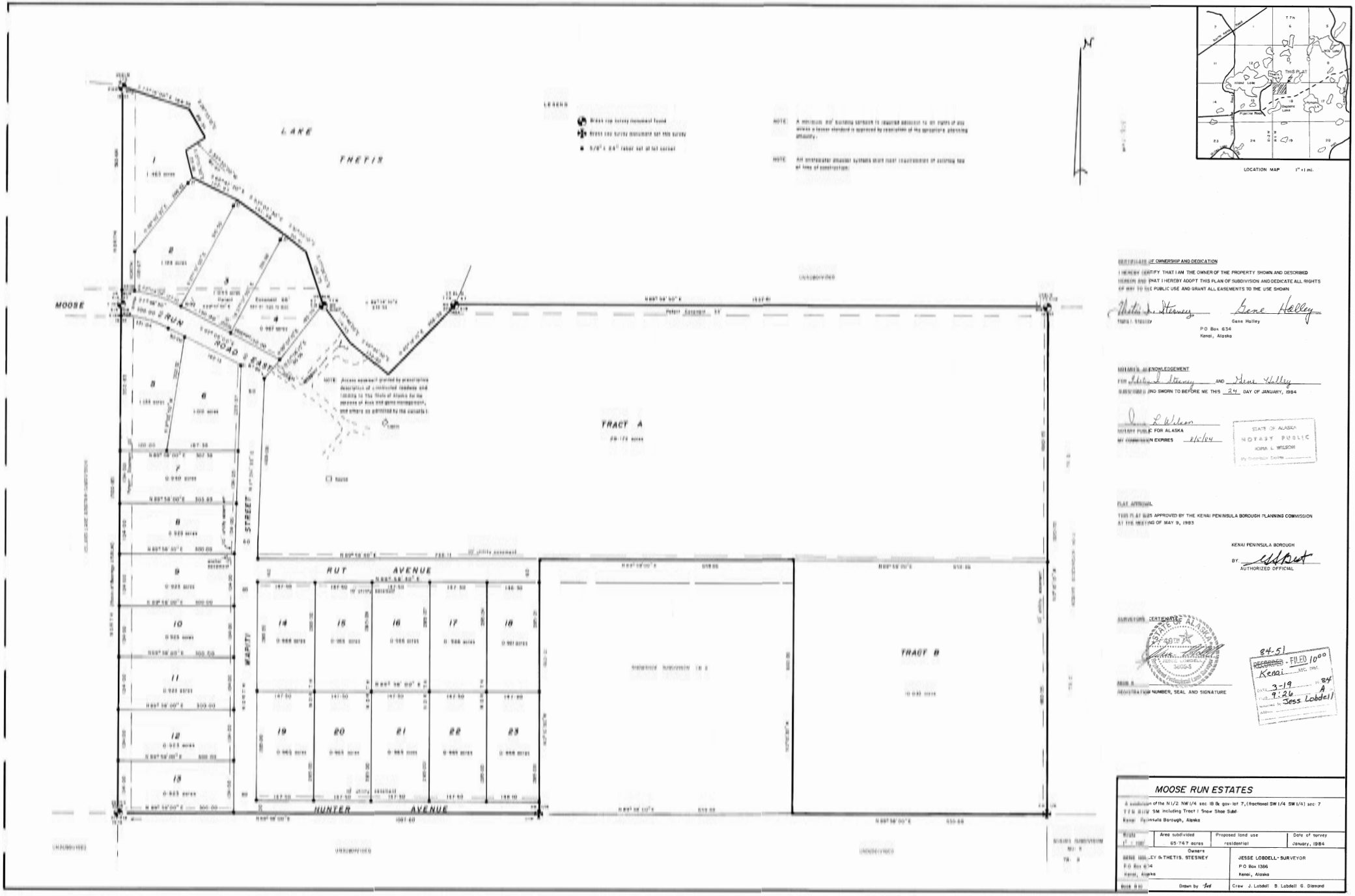
Kenai Peninsula Borough Planning Department

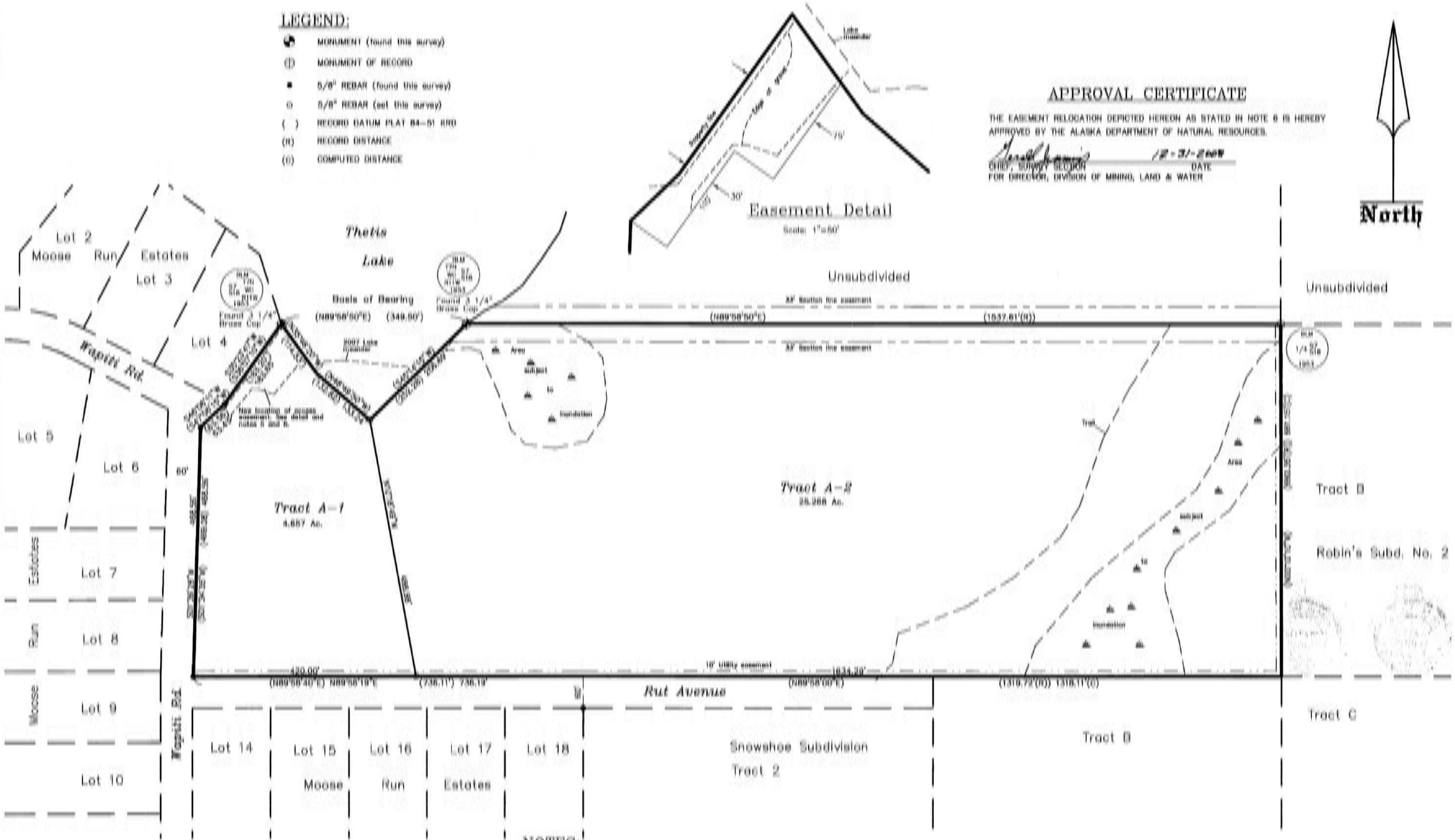
Wetlands

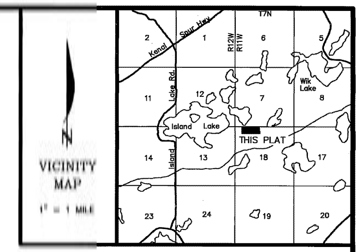
KPB File Number 2023-144

12/19/2023

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.


LAKE
THETIS
MOOSE
RUN
ROAD
EAST
STREET
WEST
RUT
AVENUE
HUNTER
AVENUE
TRACT A
TRACT B
LEGEND
Brass cap survey monument found
Brass cap survey monument set this survey
5/8" x 24" rebar set at lot corner
NOTE: A minimum 60' building setback is required adjacent to all rights of way unless a lesser standard is approved by resolution of the appropriate planning authority.
NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.
NOTE: Access easement granted by prescriptive description of a constructed roadway and relating to The State of Alaska for the purpose of fish and game management, and others as permitted by the owner(s).
LOCATION MAP 1" = 1 mi.
CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO THE PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN
Thetis L. Stesney
THETIS L. STESNEY
Gene Holley
GENE HOLLEY
P.O. Box 634
Kenai, Alaska
NOTARY'S ACKNOWLEDGEMENT
FOR Thetis L. Stesney AND Gene Holley
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF JANUARY, 1984
Notary Public for Alaska
My commission expires 11/5/84
STATE OF ALASKA
NOTARY PUBLIC
JOHN L. WILSON
PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 9, 1983
KENAI PENINSULA BOROUGH
BY:
AUTHORIZED OFFICIAL
SURVEYOR'S CERTIFICATE
STATE OF ALASKA
JESSE LOBDELL
5600-S
REGISTERED LAND SURVEYOR
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE & REGISTRATION NUMBER, SEAL AND SIGNATURE
84-51
RECORDED - FILED 1000
Kenai REC. DIST.
DATE 3-19 1984
TIME 9:20 A
REQUESTED BY Jess Lobdell
ADDRESS
MOOSE RUN ESTATES
A subdivision of the N1/2 NW1/4 sec 18 & gov. lot 7, (fractional SW1/4 SW1/4) sec. 7
T7N R11W SM including Tract I Snow Shoe Subd
Kenai Peninsula Borough, Alaska
Scale 1" = 100'
Area subdivided 65.747 acres
Proposed land use residential
Date of survey January, 1984
Owners
GENE HOLLEY & THETIS STESNEY
P.O Box 634
Kenai, Alaska
JESSE LOBDELL - SURVEYOR
P.O Box 1366
Kenai, Alaska
Book 810
Drawn by JL
Crew J. Lobdell B. Lobdell G. Diamond





APPROVAL CERTIFICATE

THE EASEMENT RELOCATION DEPICTED HEREON AS STATED IN NOTE 6 IS HEREBY APPROVED BY THE ALASKA DEPARTMENT OF NATURAL RESOURCES.

12-31-2008

CHIEF, SURVEY SECTION DATE
FOR DIRECTOR, DIVISION OF MINING, LAND & WATER

CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JEFFREY B. WILLIAMS
P.O. BOX 8262
NIKISKI, AK 99567

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF DECEMBER, 2008
FOR JEFFREY B. WILLIAMS

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES FEB. 22, 2012

THOMAS GLAZIER NOTARY PUBLIC STATE OF ALASKA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF May 12, 2008.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

NOTES:

1) Basis of bearing taken from the plat of Moose Run Estates, Plat 84-51, 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) All waste disposal systems shall comply with existing laws at the time of construction.
4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
5) The access easement shown on Moose Run Estates (KN 84-51) was vacated and a new easement granted by Planning Commission Resolution 2007-09, adopted on 12 March, 2007, and recorded as document 2007-005925-0 Kenai Recording District.
6) A public access easement initially granted by prescriptive right of constructed roadway and landing to the State of Alaska, relocated and dedicated in the location shown, at the widths indicated, for the purpose of fish and game management and the recreational public uses associated with this resource right, and as otherwise permitted by the owner. Additional rights granted by the owner shall not conflict with or negatively impact the state's existing fishery management or the public's right to enjoy the same. Easement area encompasses approximately 0.298 acres. The DNR, Div. of Mining, Land & Water file is LSR 578.
7) Private covenants and restrictions which affect this plat are recorded in Book 304 Page 238, Kenai Recording District.
8) Exceptions to KPB 20.20.030 and KPB 20.20.160 were granted by the Plat Committee at the meeting of 12 May, 2008.
9) Front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
10) 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 Department of Environmental Conservation.

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 hereon actually exist as described, and all dimensions and other details are correct.

Date 12/24/08

2009-9
RECORDED 10
Kenai REC. DIST.
DATE: 3/5 2009
TIME: 1:38 A.M.
REQUESTED BY:
SEGESSER SURVEYS
30485 ROSLAND ST.
SOLDOTNA, AK 99669

KPB FILE No. 2006-238

Moose Run Estates Williams Addition

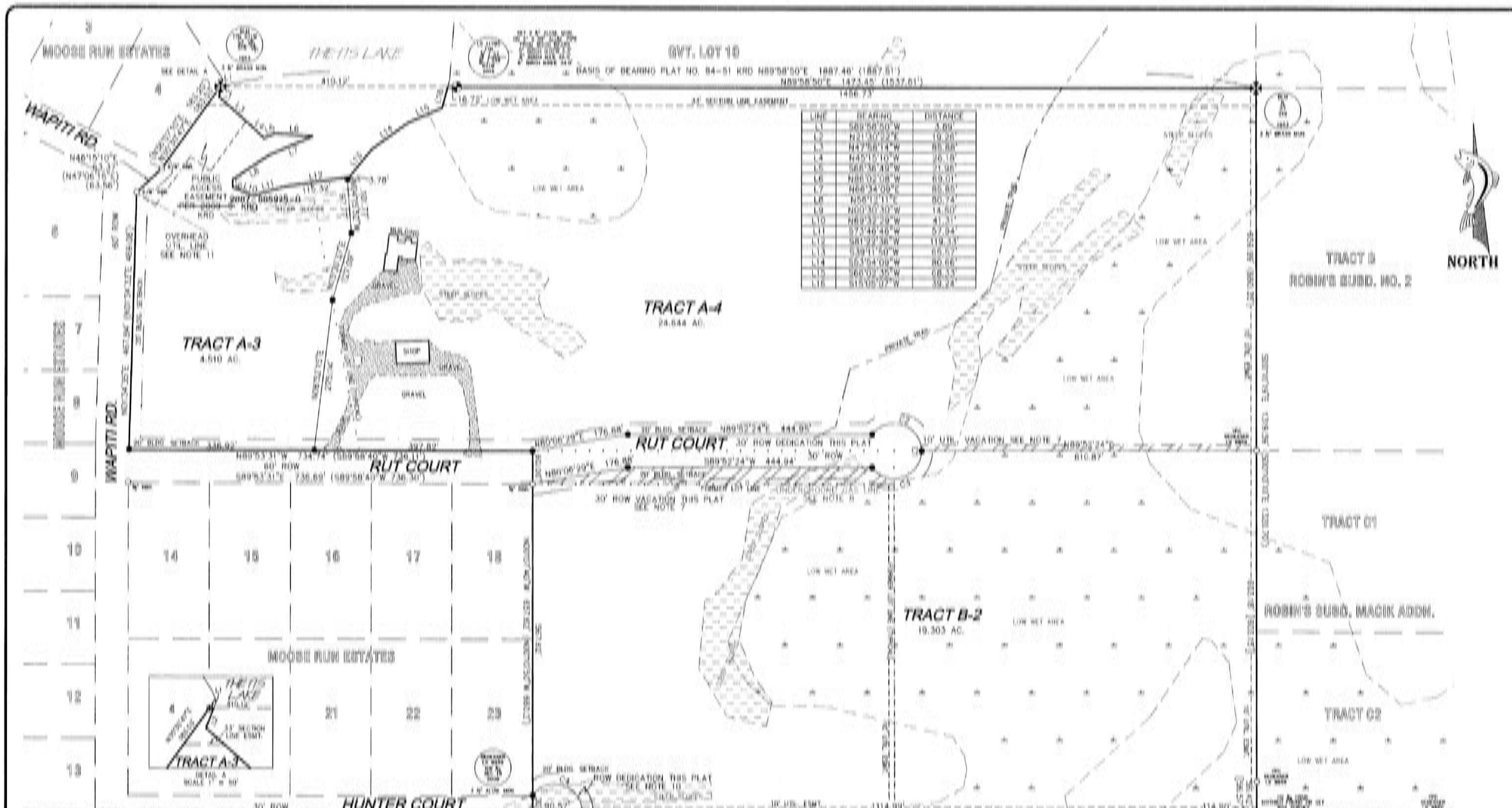
A resubdivision of Tract A, Moose Run Estates, Plat 84-51, Kenai Recording District.

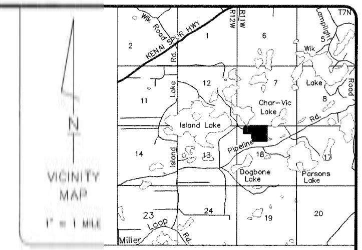
Located within the N1/2 NW1/4 Section 18, T7N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 29.925 Ac.

SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99669

JOB NO.	08107	DRAWN:	12-4-08
SURVEYED:	June, 2007	SCALE:	1"= 100'
FIELD BOOK:	07-2	SHEET:	1 of 1





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	249.81'	50.00'	N00°07'36"W	286°15'37"
C2	50.00'	124.90'	94.87'	N71°41'31"W	143°07'48"
C3	50.00'	124.90'	94.87'	N71°26'16"E	143°07'48"
C4	50.00'	126.82'	95.46'	N71°43'24"W	145°19'13"

NOTES:

1) BUILDING SETBACK – A 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. FORMER TRACTS A-1 AND A-2 OF MOOSE RUN ESTATES WILLIAMS ADDITION AND TRACT B OF MOOSE RUN ESTATES SUBDIVISION MAY BE AFFECTED BY PRIVATE COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 304 PAGE 238, KENAI RECORDING DISTRICT.

2) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY 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.

3) 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.

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.

5) THE NATURAL MEANDERS OF THE LINE OF ORDINARY WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF ORDINARY HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

6) EXCEPTIONS WERE GRANTED TO KPB 20.30.030 (DEDICATING RIGHT OF WAY), KPB 20.30.100 (CUL-DE-SAC LENGTH) AND KPB 20.30.170 (BLOCK LENGTH) AT THE JULY 13, 2015 PLAT COMMITTEE MEETING.

7) APPROVAL TO VACATE A PORTION OF RUT AVENUE AND ANY ASSOCIATED UTILITY EASEMENTS ALONG WITH A VACATION OF THE 10 FOOT UTILITY EASEMENT ALONG THE SOUTH BOUNDARY OF TRACT A-4 WAS APPROVED BY THE KPB PLANNING COMMISSION ON THE MEETING OF JUNE 22, 2015.

8) A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER DRAWINGS SUPPLIED FROM ENSTAR NATURAL GAS COMPANY.

9) THESE PARCELS MAY BE AFFECTED BY GENERAL EASEMENTS GRANTED TO HOMER ELECTRIC ON MAY 31, 1961 IN BK 6 PG 374 KRD. AND DECEMBER 5, 1961 IN BK 10 PG 177 KRD.

10) ADDITIONAL 25' BACK SLOPE EASEMENTS ARE GRANTED THIS PLAT TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF A FUTURE ROADWAY WITHIN THE HUNTER COURT CUL-DE-SAC.

11) EXISTING OVERHEAD POWER LINE IS THE CENTERLINE OF A 20 FOOT WIDE ELECTRIC DISTRIBUTION LINE EASEMENT INCLUDING GUYS AND ANCHORS. SEE MISC. BK 2 PG 177 KRD.

12) WASTEWATER DISPOSAL: THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR A NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- GLO/BLM MONUMENT RECOVERED AS NOTED
- PRIMARY MONUMENT SET THIS SURVEY
- PRIMARY MONUMENT RECOVERED AS NOTED
- SECONDARY MONUMENT SET THIS SURVEY 5/8" X 30" REBAR W/ PLASTIC CAP
- SECONDARY MONUMENT RECOVERED AS NOTED
- YPC YELLOW PLASTIC CAP ON REBAR
- VACATION
- ( ) RECORD PER MOOSE RUN ESTATES PLAT NO. 84-51 KRD
- [ ] RECORD PER ROBIN'S SUBDIVISION MACIK ADDITION PLAT NO. 2011-51 KRD

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 13, 2015

KENAI PENINSULA BOROUGH

[signature]
AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

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 HEREON ACTUALLY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

2015-44 Plat Kenai
Date 11/18 2015
Time 11:05 A.M.

CERTIFICATE OF OWNERSHIP AND 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 RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DEBBIE L. RUSS
AKA DEBORAH RUSS

TERRY L. RUSS
AKA TERRY RUSS

OWNERS OF FORMER TRACT 2 SNOWSHOE SUBD. AND FORMER TRACT B MOOSE RUN ESTATES SUBDIVISION
51715 RUT AVE
KENAI, AK 99611

LINDA P. WILLIAMS
OWNER OF FORMER TRACT A-2 MOOSE RUN ESTATES WILLIAMS ADDITION
PO BOX 8262
NIKISKI, AK 99635

JEFFREY D. WILLIAMS
OWNER OF FORMER TRACT A-1 MOOSE RUN ESTATES WILLIAMS ADDITION AND FORMER TRACT A-2 MOOSE RUN ESTATES WILLIAMS ADDITION
PO BOX 8262
NIKISKI, AK 99635

NOTARY'S ACKNOWLEDGMENT

FOR: DEBBIE L. RUSS AND TERRY L. RUSS
AKA DEBORAH RUSS AND TERRY RUSS
ACKNOWLEDGED BEFORE ME THIS 29 DAY OF SEPT., 2015

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/17/17

OFFICIAL SEAL
STATE OF ALASKA
SCOTT HUFF
NOTARY PUBLIC
My Comm. Exp.: 10/17/17

NOTARY'S ACKNOWLEDGMENT

FOR: LINDA P. WILLIAMS AND JEFFREY D. WILLIAMS
ACKNOWLEDGED BEFORE ME THIS 25 DAY OF SEPT., 2015

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/17/17

OFFICIAL SEAL
STATE OF ALASKA
SCOTT HUFF
NOTARY PUBLIC
My Comm. Exp.: 10/17/17

KPB FILE No. 2015-065

MOOSE RUN ESTATES 2015 ADDITION

A SUBDIVISION OF TRACT A-1 AND A-2 OF MOOSE RUN ESTATES WILLIAMS ADDITION (2008-8 KRD) AND TRACT B MOOSE RUN ESTATES (84-51 KRD) AND TRACT 2 SNOWSHOE SUBDIVISION (KN 77-136)

ALSO FINALIZING THE PARTIAL VACATION OF RUT AVE AND ASSOCIATED UTILITY EASEMENTS

OWNER: DEBBIE L. RUSS & TERRY L. RUSS
TRACT B & TRACT 2
51715 RUT AVE
KENAI, AK 99611

JEFFERY D. WILLIAMS
TRACT A-1 & TRACT A-2
PO BOX 8262
NIKISKI, AK 99635

LOCATED WITHIN THE NW1/4 SECTION 18, T7N, R11W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 49.568 ACRES

INTEGRITY SURVEYS INC.
820 SET NET DRIVE KENAI, AK 99611
SURVEYORS
PHONE – (907) 283-9047
FAX --- (907) 283-9071
integritysurveys@alaska.net
PLANNERS

JOB NO:	215069	DRAWN:	SEPT. 15, 2015 SH
SURVEYED:	MAY-AUG 2015	SCALE:	1" = 100'
FIELD BK:	2015-4 PG 9-12	FILE:	215069 FP.DWG

Page 1 of 1