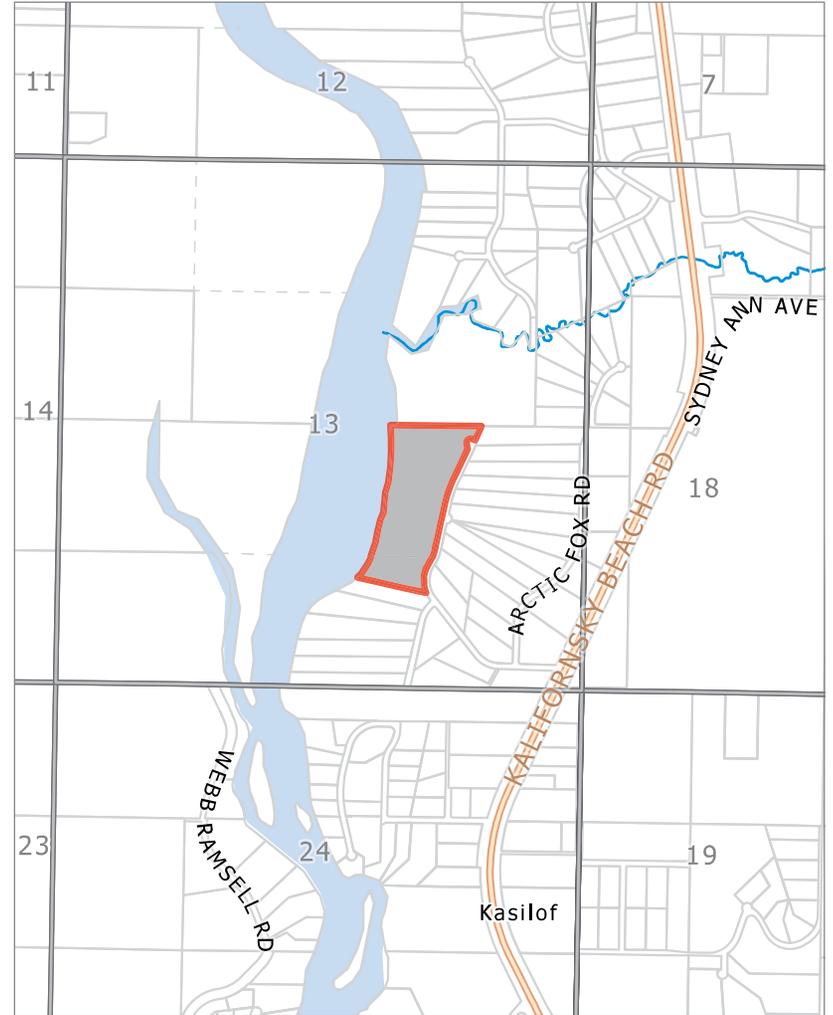
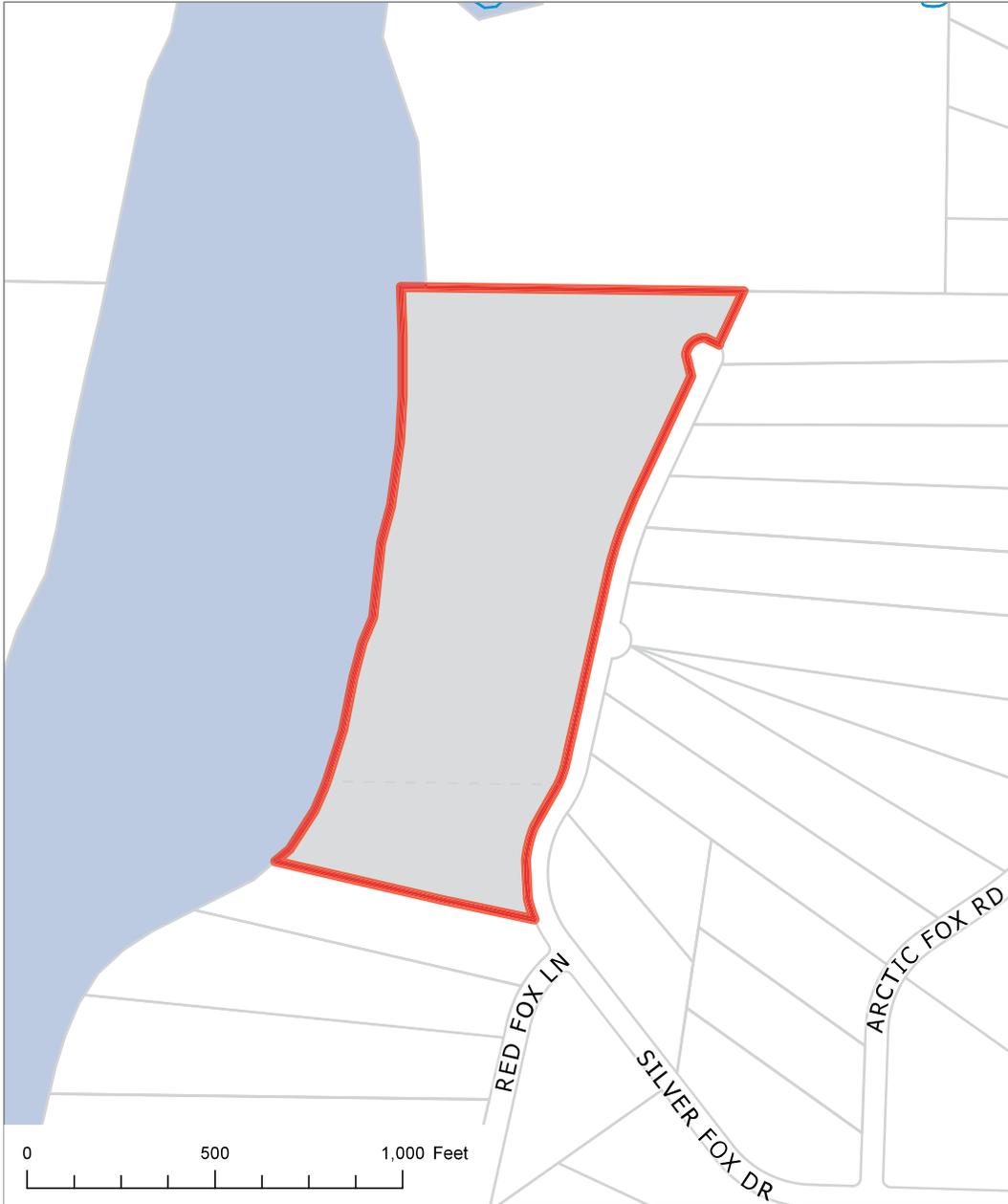


## **E. NEW BUSINESS**

- 1. Fox Hills Estates Subdivision Part 3; KPB File 2023-146  
Edge Survey & Design, LLC / Swanson  
Location: Silver Fox Drive off Kalifornsky Beach Road  
Kasilof Area**

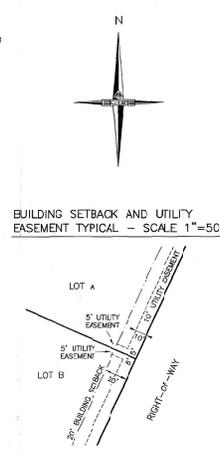
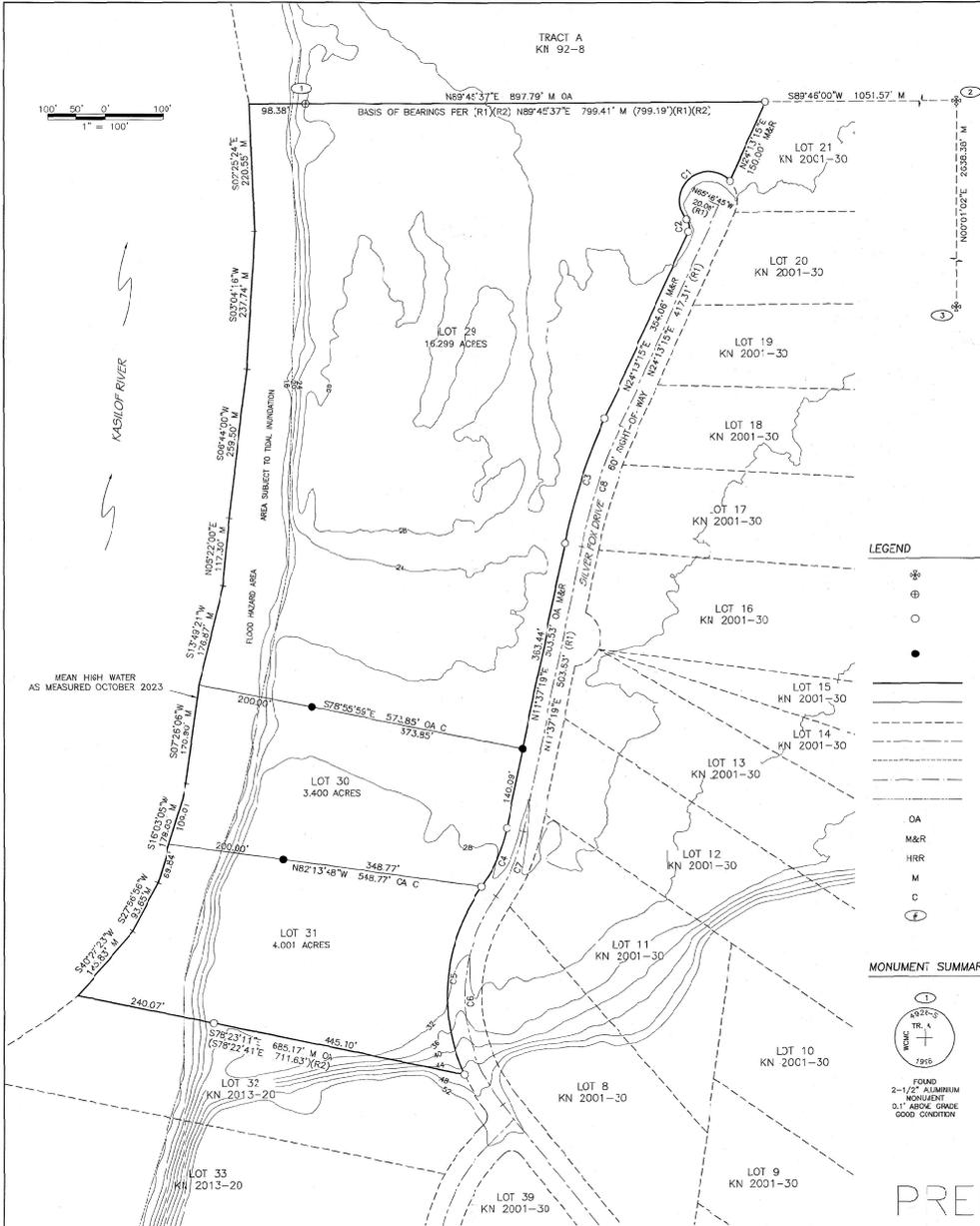


KPB File 2023-146  
T 03N R 12W SEC 13  
Kasilof/Cohoe

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.



- NOTES
- 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. SEE TYPICAL.
  - THE FRONT TO FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT ALONG WITH 20 FEET ADJACENT TO RIGHT-OF-WAY WITHIN 5 FEET OF SIDE LOT LINES, 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. SEE TYPICAL.
  - 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.
  - THE NATURAL MEANDER LINE FORMS THE TRUE BOUNDARY OF THE SUBDIVISION. THE TRUE PROPERTY CORNERS BEING THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE.
  - FLOODWAY NOTICE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KFB CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
  - ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KFB CHAPTER 21.18 AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
  - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTIES SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES AS PER MAP PANEL 030012 0850 E.
  - THIS SUBDIVISION SUBJECT TO A GENERAL EASEMENT WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED JUNE 5, 1989 MISC. BOOK 31 PAGE 145, KENAI RECORDING DISTRICT.
  - WASTEWATER DISPOSAL: LOT 24 IS AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- LOT 22 AND 23 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVICING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE NUMBER DATE

REFERENCES

(R1) FOXHILLS ESTATES SUBDIVISION PART ONE, PLAT 2001-30, KENAI RECORDING DISTRICT

(R2) FOXHILLS ESTATES SUBDIVISION PART TWO, PLAT 2013-20, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 8, 2024.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL DATE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	C-CHORD LENGTH
C1 M&R	50.00'	155.31'	178°12'04"	N48°41'54"E	99.99'
C2 M&R	20.00'	22.53'	64°37'23"	S08°05'28"E	21.38'
C3 M&R	1030.00'	226.39'	12°35'36"	N17°55'17"E	226.03'
C4 M&R	271.89'	110.19'	23°20'27"	S23°17'4"E	109.89'
C5 HRR	330.00'	341.38'	59°18'7"	S05°19'17"E	326.36'
C6 (R1)	300.00'	388.18'	73°45'06"	N01°55'06"W	350.05'
C7 (R1)	301.89'	122.98'	23°20'26"	N23°17'15"E	122.13'
C8 (R1)	1000.00'	219.39'	12°35'56"	S17°55'17"W	219.45'

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 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

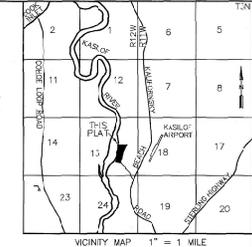
46TH PRELIMINARY SURVEY

RECORDED

RECORDER'S STAMP AREA

2.25'

2.25'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT FOXHILLS ESTATES SUBDIVISION LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF FOXHILLS ESTATES SUBDIVISION LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JACQUELINE ANN SWANSON, MEMBER  
PO BOX 61  
KASLOF, ALASKA 99610

NOTARY ACKNOWLEDGEMENT

FOR: JACQUELINE ANN SWANSON

ACKNOWLEDGED BEFORE ME

THIS DAY OF 2024

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

NOTARY STAMP AREA

KPB File No. 2023-000

FOXHILLS ESTATES SUBDIVISION PART 3

A SUBDIVISION OF UNSUBDIVIDED REMAINDER OF GOVERNMENT LOTS 6 AND 11 T3N R12W SECTION 13 AS SHOWN ON PLAT 2013-27 KENAI RECORDING DISTRICT

LOCATED WITHIN SE 1/4 SECTION 13, T3N, R12W, S.M. STATE OF ALASKA, KENAI PENINSULA BOROUGH, KENAI RECORDING DISTRICT

OWNERS: FOXHILLS ESTATES SUBDIVISION LLC PO BOX 61 KASLOF, ALASKA 99610

CONTAINING 9,471 ACRES

EDGE SURVEY AND DESIGN, LLC

8000 LONG STREET ANCHORAGE, AK 99516  
Phone: (907) 544-5900 Fax: (907) 544-7754  
AECL# 1392

DRAWN BY: JT DATE: 12/14/2023 PROJECT: 23-001

CHECKED BY: MA SCALE: 1" = 100' SHEET: 1 OF 1

KPB 2023-146

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
FOXHILLS ESTATES SUBDIVISION PART 3**

<b>KPB File No.</b>	2023-146
<b>Plat Committee Meeting:</b>	January 22, 2024
<b>Applicant / Owner:</b>	Foxhills Estates Subdivision LLC of Kasilof Alaska
<b>Surveyor:</b>	Mark Aimonetti / Edge Survey & Design, LLC
<b>General Location:</b>	Kasilof/ Cohoe area

<b>Parent Parcel No.:</b>	133-071-38
<b>Legal Description:</b>	T 3N R 12W SEC 13 SEWARD MERIDIAN KN GOVT LOT 6 & PTN OF LOT 11 EXCLUDING SUBDIVISIONS
<b>Assessing Use:</b>	Vacant
<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 23.700 acre parcel into 3 lots ranging in size from 3.400 acres to 16.299 acres.

**Location and Legal Access (existing and proposed):**

Existing access to the subdivision is from Silver Fox Drive running along the east side of the plat. Silver Fox Drive exits off Kalifornsky Beach Road at approximately mile point 1.6. Silver Fox Drive is a 60 foot right-of-way that is borough maintained and dedicated by Foxhills Estates Subdivision Part One KN2001-30,

This plat sill not be dedicating any new right-of-way and will be using and existing one.

Block length is not compliant as Silver Fox Drive is a long cul-de-sac but it does have a pullout bump half way along for length relief. There were exceptions to KPB 20.20.090 (maximum cul-de-sac length) and 20.20.160 (maximum block length) granted by the Kenai Peninsula Borough noted on Foxhills Estates Subdivision Part One KN2001-30.

**Staff recommends:** the Plat Committee concur these exceptions to be valid and can be carried forward to this subdivision in the plat notes. If not carried forward, the surveyor will need to apply for an exception to current KPB code 20.30.100 Cul-de-sacs and 20.30.170 – Blocks – Length requirements.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	None

**Site Investigation:**

There are steep areas shown on the plat with the contours, but not identified as steep. These are near the edge of the separation for the drop to the flood hazard area as identified on the drawing. The steep areas are around 60 percent for a distance of about 30 feet, so not significant amounts of land. **Staff recommends:** surveyor label seep area and remove contours for final submittal.

Kenai Peninsula Borough River Center review has identified the subdivision to be in a FEMA flood hazard area and designated Flood Insurance Rate Map (FIRM) area flood zones AE and X. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area, as amended, as defined by KPB 21.06.030, shall contain the following note:

**FLOOD HAZARD NOTICE:**

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code

There are structures located within the subdivision that when complete will be located in Lot 30. No encroached will be created and none appear to be coming onto or from the property.

KPB River Center review	Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: AE, X (shaded) Map Panel: 02122C-0860E In Floodway: False Floodway Panel:  B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: i:0#.w kpb\maldridge  C. State Parks Reviewer: Comments: None
State of Alaska Fish and Game	None

**Staff Analysis**

The parcel the subdivision is being created from was originally surveyed as Government lots 6 and 11 of Section 13 Township 3 North, Range 12 West SM, Alaska. Several subdivisions were created from these government lots and this land was shown as a remainder on Foxhills Estates Subdivision Part Two KN2013-20.

A soils report will be required and an engineer will sign the final plat for lots 30 and 31. Lot 29 is over 200,000 sq ft and will not require a soil report. **Staff recommends:** the surveyor modify plat note 9 to the correct lot numbers and be aware that after the soils report is complete the wastewater disposal note may need changed.

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.

The property is not within an advisory planning commission.

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

**Utility Easements**

There is a general easement granted to Homer Electric Associated in Miscellaneous Volume 31 page 145 with no location given.

HEA has requested some easements. The request has been included in the packet.

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	Easement requested, see packet for comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn          Affected Addresses:          25055 SILVER FOX DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: SILVER FOX DR</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: 25055 SILVER FOX DR WILL REMAIN WITH LOT 30</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather          Comments: No comment</p>
Advisory Planning Commission	None

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Bring north arrow and scale together.  
 Monument 1 to monument 2 can be referenced to KN92-8 for distance, as it is within .05 feet.

**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:**

Legal description should be revised to be similar to legal in certificate to plat with exceptions described.  
Add to KPB File No, 146 to make 2023-146.  
Total area of subdivision needs updated

- 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:**

Make name and right-of-way of Silver Fox Dr stand out better on the drawing.  
Add Red Fox Ln and R/W label to the drawing.

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**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.

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**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.

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**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.

20.60.180. 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.

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Update the date in the Plat Approval to January 22, 2024.

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**RECOMMENDATION:**

**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.**

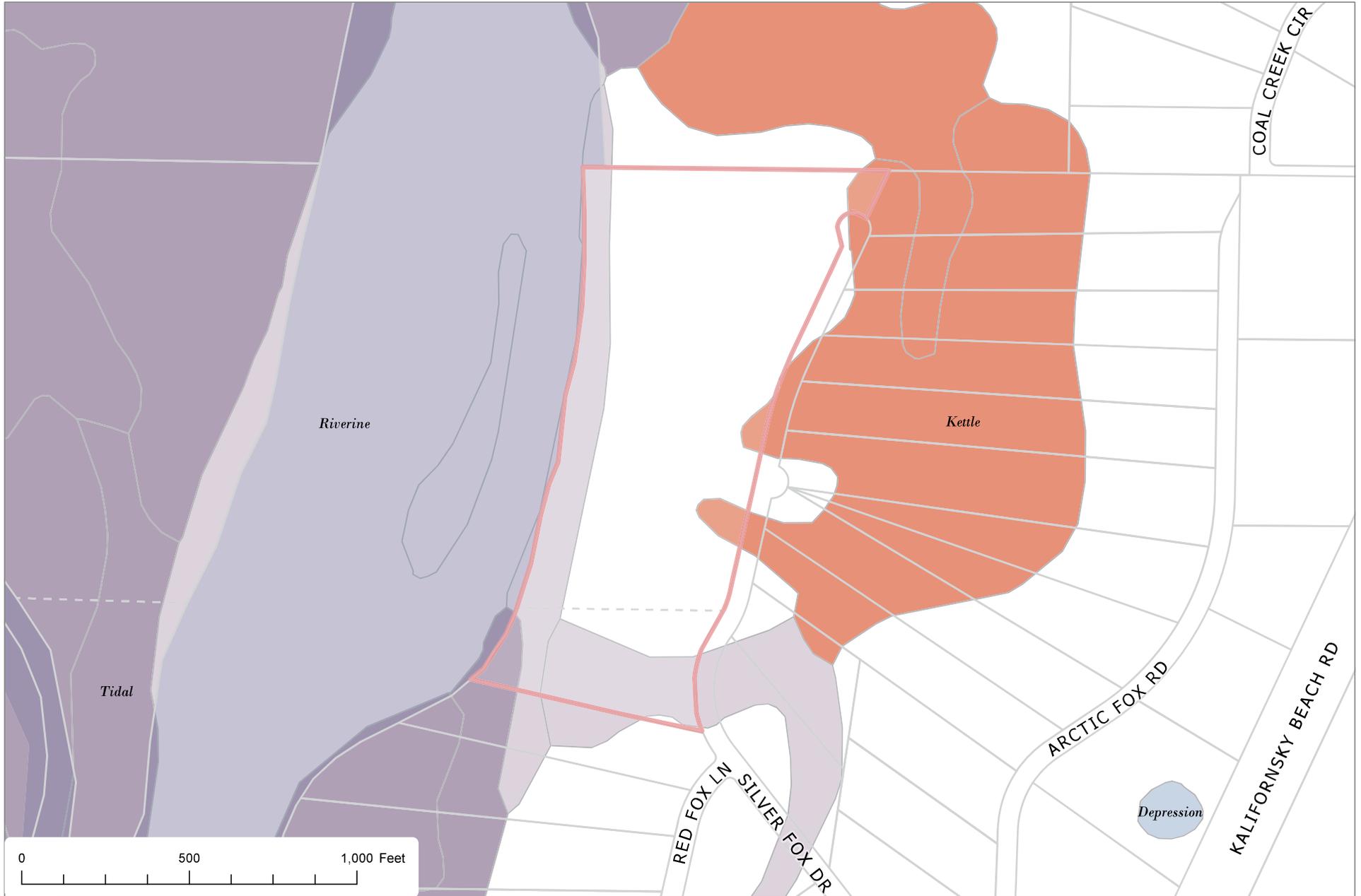
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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.**

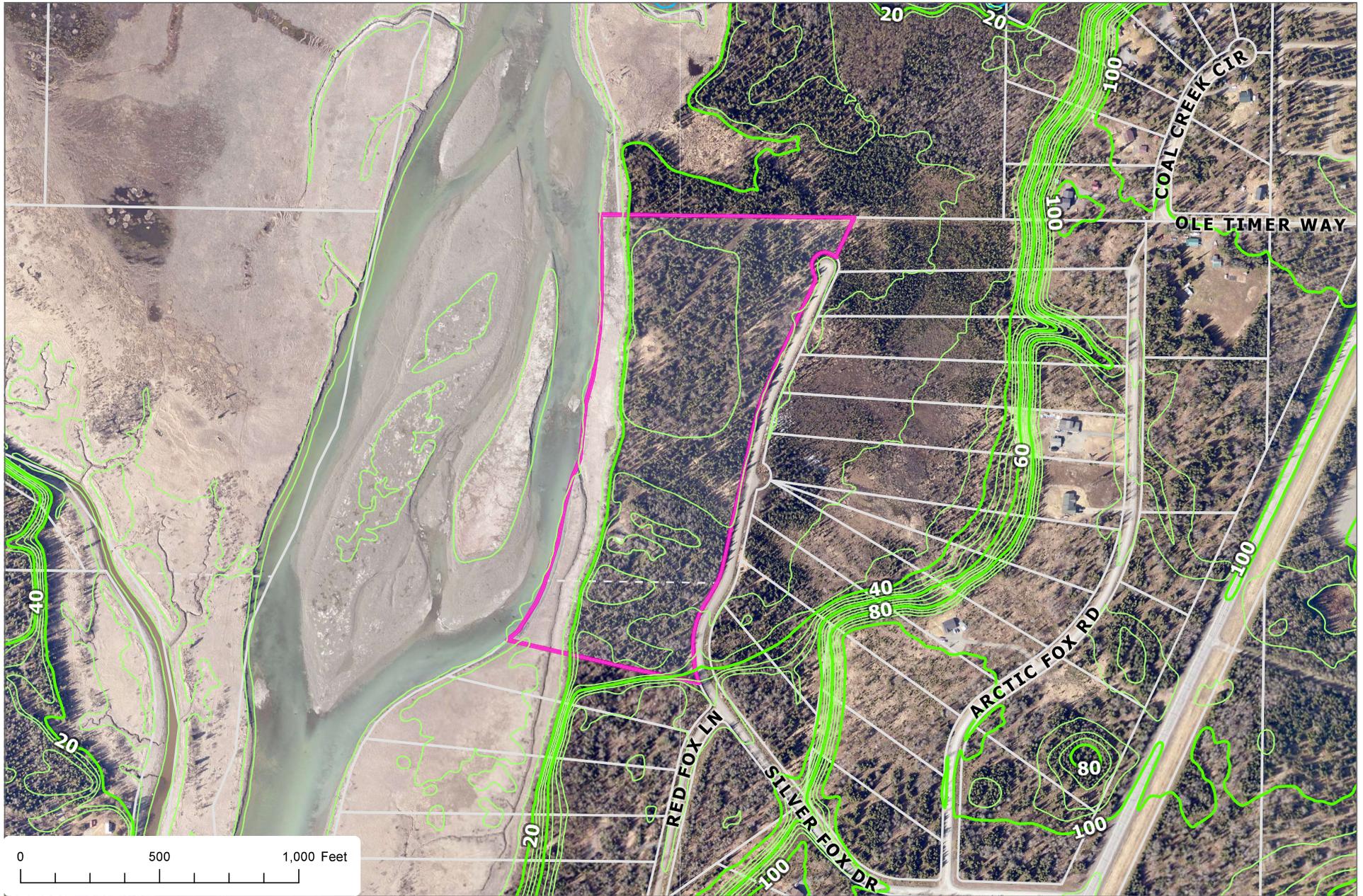
**END OF STAFF REPORT**



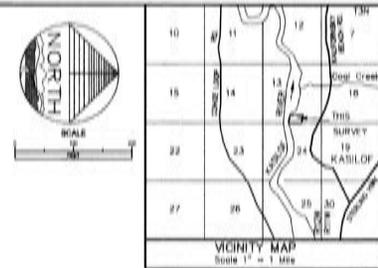
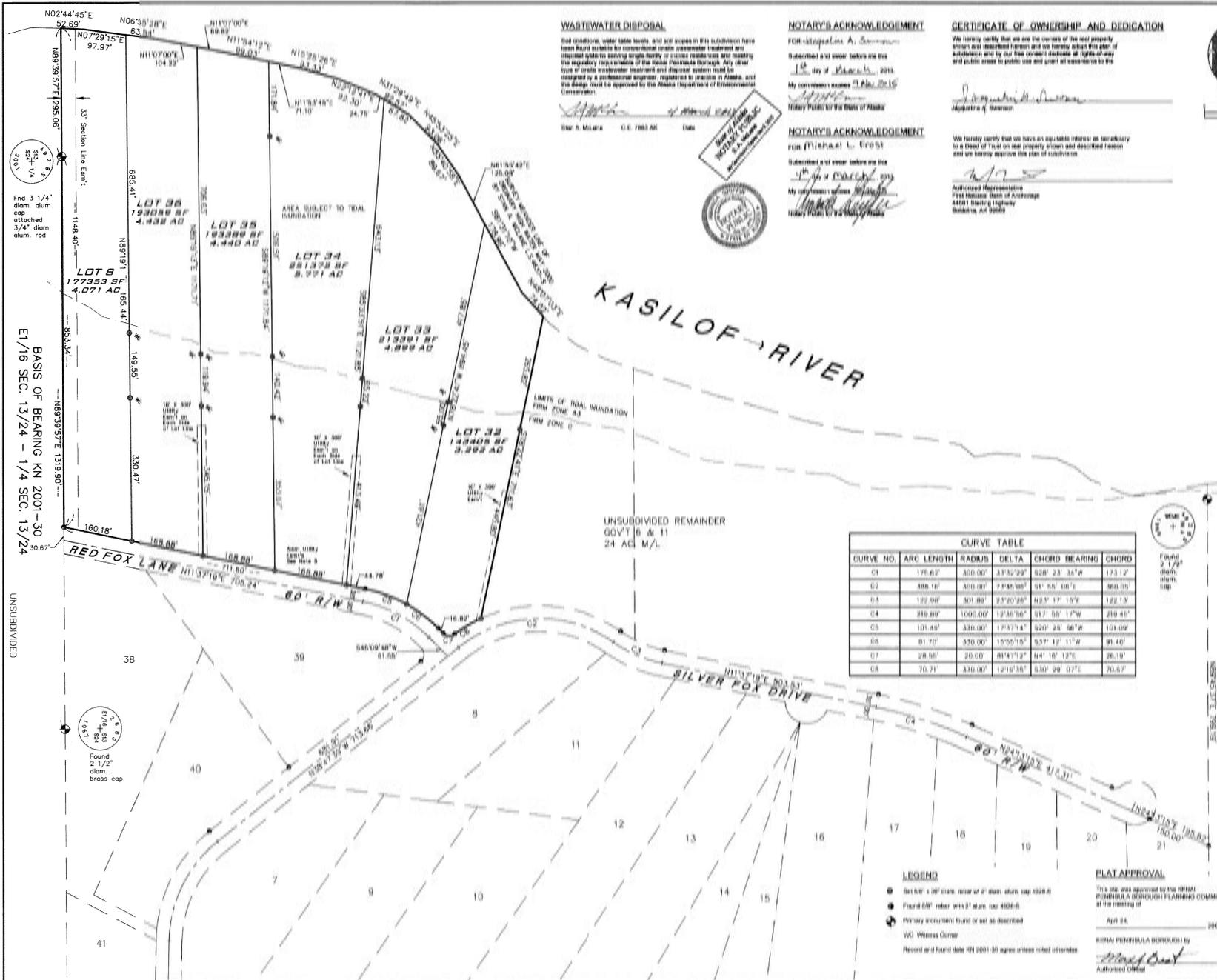
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**CURVE TABLE**

CURVE NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
01	176.62	300.00	33°32'28"	S28°23'34"W	173.12
02	386.16	501.00	7°14'58"	S1°55'06"E	383.05
03	122.88	301.88	33°30'28"	S23°17'15"E	122.13
04	219.89	1000.00	12°38'56"	S17°55'17"W	219.40
05	101.49	330.00	17°37'14"	S20°25'58"W	101.09
06	81.70	330.00	16°55'15"	S37°12'11"W	81.40
07	28.65	20.00	81°47'12"	N4°16'12"E	28.19
08	70.71	330.00	12°16'34"	S30°29'03"E	70.67

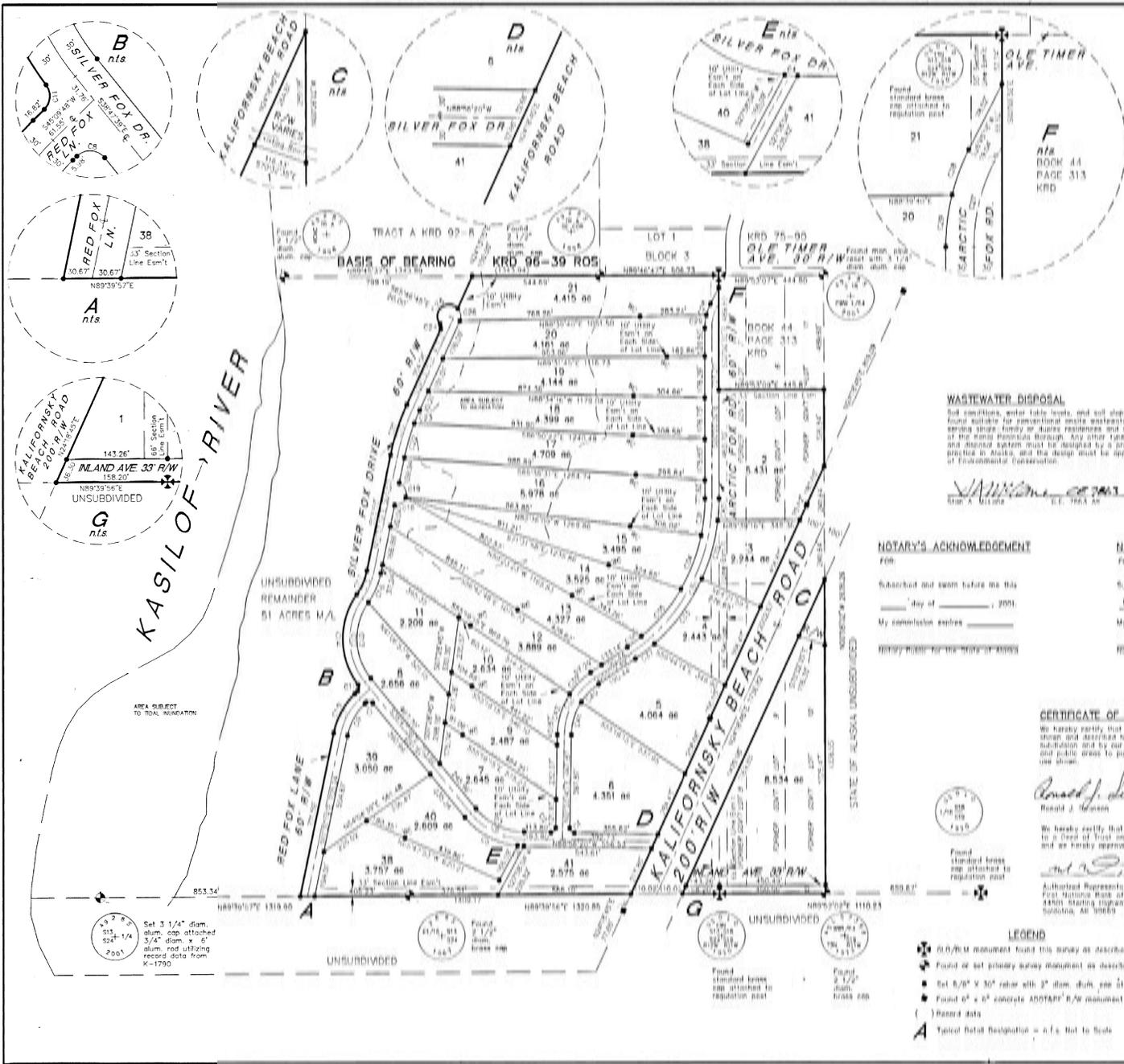


**FENHILL ESTATES SUBDIVISION PART TWO (A RE-DEVELOPMENT OF A PORTION OF THE UNDIVIDED REMAINDER OF GOV'T 11)**  
 Stephanie A. Swanson, owner  
 P.O. Box 2022  
 Kenai, AK 99541

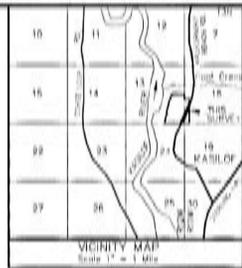
**LEGEND**  
 ● 60' dia. x 30" diam. rebar w/ 2" diam. alum. cap #228-B  
 ● Found 60" rebar with 2" alum. cap #228-B  
 ● Primary monument found or set as described  
 WC Witness Corner  
 Revised and found date RR 2001-30 agree unless noted otherwise

**PLAT APPROVAL**  
 This plat was approved by the OPEN REMAINDER A BOROUGH PLANNING COMMISSION at the meeting of  
 April 24, 2015  
 REBAI PENINSULA BOROUGH BY  
 [Signature]  
 Authorized Official

**REVISIONS**  
 REVISION NO. DATE BY  
 001 04/24/15 [Signature]



CURVE	LENGTH	BEARING	CHORD BEARING	CHORD
1	10.00	N89°39'57"E	N89°39'57"E	10.00
2	10.00	S89°39'57"W	S89°39'57"W	10.00
3	10.00	N89°39'57"E	N89°39'57"E	10.00
4	10.00	S89°39'57"W	S89°39'57"W	10.00
5	10.00	N89°39'57"E	N89°39'57"E	10.00
6	10.00	S89°39'57"W	S89°39'57"W	10.00
7	10.00	N89°39'57"E	N89°39'57"E	10.00
8	10.00	S89°39'57"W	S89°39'57"W	10.00
9	10.00	N89°39'57"E	N89°39'57"E	10.00
10	10.00	S89°39'57"W	S89°39'57"W	10.00
11	10.00	N89°39'57"E	N89°39'57"E	10.00
12	10.00	S89°39'57"W	S89°39'57"W	10.00
13	10.00	N89°39'57"E	N89°39'57"E	10.00
14	10.00	S89°39'57"W	S89°39'57"W	10.00
15	10.00	N89°39'57"E	N89°39'57"E	10.00
16	10.00	S89°39'57"W	S89°39'57"W	10.00
17	10.00	N89°39'57"E	N89°39'57"E	10.00
18	10.00	S89°39'57"W	S89°39'57"W	10.00
19	10.00	N89°39'57"E	N89°39'57"E	10.00
20	10.00	S89°39'57"W	S89°39'57"W	10.00
21	10.00	N89°39'57"E	N89°39'57"E	10.00
22	10.00	S89°39'57"W	S89°39'57"W	10.00
23	10.00	N89°39'57"E	N89°39'57"E	10.00
24	10.00	S89°39'57"W	S89°39'57"W	10.00
25	10.00	N89°39'57"E	N89°39'57"E	10.00
26	10.00	S89°39'57"W	S89°39'57"W	10.00
27	10.00	N89°39'57"E	N89°39'57"E	10.00
28	10.00	S89°39'57"W	S89°39'57"W	10.00
29	10.00	N89°39'57"E	N89°39'57"E	10.00
30	10.00	S89°39'57"W	S89°39'57"W	10.00
31	10.00	N89°39'57"E	N89°39'57"E	10.00
32	10.00	S89°39'57"W	S89°39'57"W	10.00
33	10.00	N89°39'57"E	N89°39'57"E	10.00
34	10.00	S89°39'57"W	S89°39'57"W	10.00
35	10.00	N89°39'57"E	N89°39'57"E	10.00
36	10.00	S89°39'57"W	S89°39'57"W	10.00
37	10.00	N89°39'57"E	N89°39'57"E	10.00
38	10.00	S89°39'57"W	S89°39'57"W	10.00
39	10.00	N89°39'57"E	N89°39'57"E	10.00
40	10.00	S89°39'57"W	S89°39'57"W	10.00
41	10.00	N89°39'57"E	N89°39'57"E	10.00
42	10.00	S89°39'57"W	S89°39'57"W	10.00
43	10.00	N89°39'57"E	N89°39'57"E	10.00
44	10.00	S89°39'57"W	S89°39'57"W	10.00
45	10.00	N89°39'57"E	N89°39'57"E	10.00
46	10.00	S89°39'57"W	S89°39'57"W	10.00
47	10.00	N89°39'57"E	N89°39'57"E	10.00
48	10.00	S89°39'57"W	S89°39'57"W	10.00
49	10.00	N89°39'57"E	N89°39'57"E	10.00
50	10.00	S89°39'57"W	S89°39'57"W	10.00
51	10.00	N89°39'57"E	N89°39'57"E	10.00
52	10.00	S89°39'57"W	S89°39'57"W	10.00
53	10.00	N89°39'57"E	N89°39'57"E	10.00
54	10.00	S89°39'57"W	S89°39'57"W	10.00
55	10.00	N89°39'57"E	N89°39'57"E	10.00
56	10.00	S89°39'57"W	S89°39'57"W	10.00
57	10.00	N89°39'57"E	N89°39'57"E	10.00
58	10.00	S89°39'57"W	S89°39'57"W	10.00
59	10.00	N89°39'57"E	N89°39'57"E	10.00
60	10.00	S89°39'57"W	S89°39'57"W	10.00
61	10.00	N89°39'57"E	N89°39'57"E	10.00
62	10.00	S89°39'57"W	S89°39'57"W	10.00
63	10.00	N89°39'57"E	N89°39'57"E	10.00
64	10.00	S89°39'57"W	S89°39'57"W	10.00
65	10.00	N89°39'57"E	N89°39'57"E	10.00
66	10.00	S89°39'57"W	S89°39'57"W	10.00
67	10.00	N89°39'57"E	N89°39'57"E	10.00
68	10.00	S89°39'57"W	S89°39'57"W	10.00
69	10.00	N89°39'57"E	N89°39'57"E	10.00
70	10.00	S89°39'57"W	S89°39'57"W	10.00
71	10.00	N89°39'57"E	N89°39'57"E	10.00
72	10.00	S89°39'57"W	S89°39'57"W	10.00
73	10.00	N89°39'57"E	N89°39'57"E	10.00
74	10.00	S89°39'57"W	S89°39'57"W	10.00
75	10.00	N89°39'57"E	N89°39'57"E	10.00
76	10.00	S89°39'57"W	S89°39'57"W	10.00
77	10.00	N89°39'57"E	N89°39'57"E	10.00
78	10.00	S89°39'57"W	S89°39'57"W	10.00
79	10.00	N89°39'57"E	N89°39'57"E	10.00
80	10.00	S89°39'57"W	S89°39'57"W	10.00
81	10.00	N89°39'57"E	N89°39'57"E	10.00
82	10.00	S89°39'57"W	S89°39'57"W	10.00
83	10.00	N89°39'57"E	N89°39'57"E	10.00
84	10.00	S89°39'57"W	S89°39'57"W	10.00
85	10.00	N89°39'57"E	N89°39'57"E	10.00
86	10.00	S89°39'57"W	S89°39'57"W	10.00
87	10.00	N89°39'57"E	N89°39'57"E	10.00
88	10.00	S89°39'57"W	S89°39'57"W	10.00
89	10.00	N89°39'57"E	N89°39'57"E	10.00
90	10.00	S89°39'57"W	S89°39'57"W	10.00
91	10.00	N89°39'57"E	N89°39'57"E	10.00
92	10.00	S89°39'57"W	S89°39'57"W	10.00
93	10.00	N89°39'57"E	N89°39'57"E	10.00
94	10.00	S89°39'57"W	S89°39'57"W	10.00
95	10.00	N89°39'57"E	N89°39'57"E	10.00
96	10.00	S89°39'57"W	S89°39'57"W	10.00
97	10.00	N89°39'57"E	N89°39'57"E	10.00
98	10.00	S89°39'57"W	S89°39'57"W	10.00
99	10.00	N89°39'57"E	N89°39'57"E	10.00
100	10.00	S89°39'57"W	S89°39'57"W	10.00



**WASTEWATER DISPOSAL**

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Rural Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

*William A. Miller*  
 State of Alaska  
 Civil Engineer  
 No. 1763  
 Date: 5/24/2001

**NOTARY'S ACKNOWLEDGEMENT**

For: **Ronald J. A. Hanson**  
 Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2001.  
 My commission expires \_\_\_\_\_  
 Notary Public for the State of Alaska

**NOTARY'S ACKNOWLEDGEMENT**

For: **Ronald J. A. Hanson**  
 Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2001.  
 My commission expires \_\_\_\_\_  
 Notary Public for the State of Alaska

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described herein and as hereby subject this plan of subdivision and by our consent donate to the public use and grant of easements to the use shown.

*Ronald J. Hanson*  
 Ronald J. Hanson  
 State of Alaska  
 Notary Public  
 No. 1763  
 Date: 5/24/2001

We hereby certify that we have an equitable interest as beneficiary to a trust in real property shown and described herein and we hereby approve this plan of subdivision.

*John P. A.V.R.*  
 John P. A.V.R.  
 Authorized Representative  
 First National Bank of Anchorage  
 4401 Stevens Highway  
 Anchorage, AK 99503

**LEGEND**

- ✱ On/Off monument found this survey as described
- Found or set primary survey monument as described
- Set 8/8" x 30" rebar with 3" diam. duct cap attached
- Found 4" x 8" concrete ADOTAP R/W monument
- ( ) Record data
- A Typical flat designation = n/s, Not to Scale

**PLAT APPROVAL**

This plat was approved by the RPBH Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

HEMAL PENINSULA BOROUGH by: *Steve Cant*  
 Authorizing Official

**NOTES**

- 1) Water supply and sewage disposal systems shall be permitted only in accordance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access to state maintained ROWs permitted unless approved by State of Alaska Department of Transportation.
- 3) No permanent structure shall be constructed or placed within an easement unless shown otherwise with the ability of a utility to use the easement.
- 4) Lots within this subdivision may be located within a designated road reserve area of such in the final development must comply with Title 21, Chapter 6 of the Rural Peninsula Borough Code of Ordinances. A survey to determine the situation of the property may be required prior to construction.
- 5) BUREAU SET BACK - A building set back of 30 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 6) 60' MINIMUM within parkway portion of Lot 38.
- 7) The front ten (10) feet of the building setback and enter setback within five (5) feet of the side lot lines to also a utility easement unless shown otherwise.
- 8) The right of way line of Kalifornsky Beach Road was determined from ADOTAP administration records and Right of Way maps for Project S-04630.
- 9) Duration of Protective Easements which affect this subdivision are listed in the Record Recording District on pp. 174, 180, 210, 230.
- 10) The Rural Peninsula Borough Planning Commission granted easements to RPD 20 20 200 (Minimum culvert length), and for 20 20 100 (Maximum block length), and 20 20 180 (lot dimensions 5:1 ratio).
- 11) Roads must meet the design and construction standards established by the Borough in order to be certified for inclusion in the Borough Road Maintenance Program.



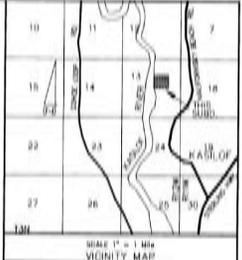
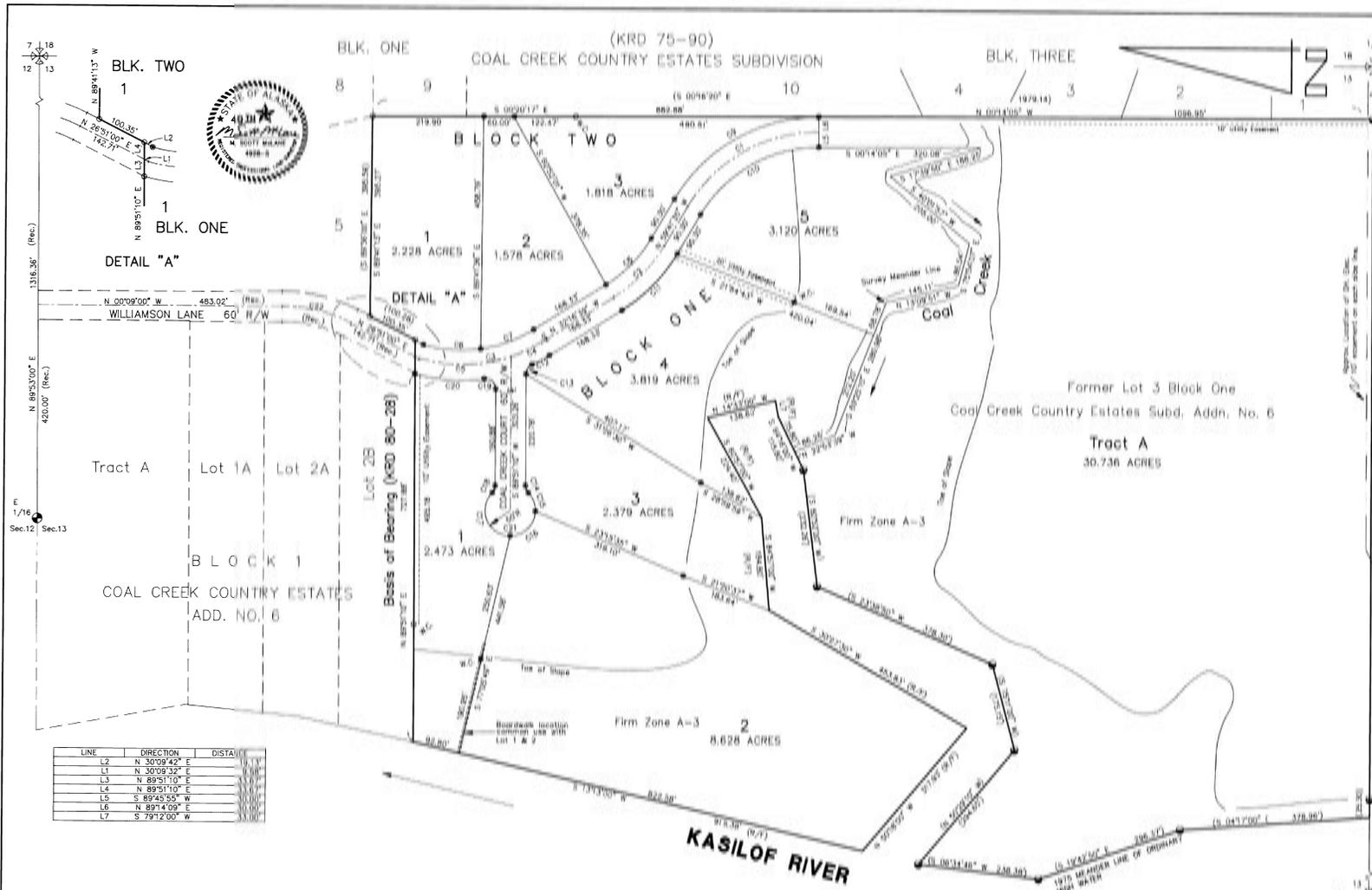
**FOX HILLS ESTATES SUBDIVISION PART ONE**

AS REBUNDIVISION OF GOVT LOTS 8-10 AND PORTIONS GOVT LOTS 6, 7 AND 11 SECTION 18) RANGE 24N, TWP 61N, R. 15W, S. 14N, ALASKA IN THE RURAL PENINSULA BOROUGH IN THE RURAL RECORDING DISTRICT

OWNER: **FOX HILLS ESTATES**  
 204 8TH AV. S.E., SUITE 101, ANCHORAGE, AK 99503  
 PHONE: 273-1111 FAX: 273-1111

Canadave Group  
 MTL and Testing  
 Date: March 2001  
 Book No.: 00-09, 00-30, 00-31  
 Project No.: 002001  
 Sheet 17 of 200

Surveyed by: *Canadave Group*  
 P.O. Box 488  
 Seward, AK 99589



- LEGEND**
- ⊗ BLD monument of record not recovered
  - ⊙ Survey monument of record not recovered
  - Found 1/2" diam. steel rebar
  - Prop. cut, W.L. or M.O. of record not recovered
  - ⊙ Set 1/2" x 24" rebar with Malone & Assoc. cap attached
  - ( ) (Rec.) indicates record date or (R/P) date agrees
- NOTES**
- 1) Water supply and sewage disposal systems shall be permitted only in conformance with appropriate requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
  - 2) BUILDING SET BACK-A building set back of 20 ft. is required from an street right-of-way unless a lesser setback is approved by resolution of the appropriate Planning Commission.
  - 3) No direct access to state maintained HIGHWAY shall be approved by State of Alaska Department of Transportation.
  - 4) The natural meanders of ordinary high water for the Kaslof River form the true bounds of these lots. The 1976 meander line shown herein is for survey computations only.
  - 5) Lots within this subdivision may be located within a designated flood hazard area. If such is the case, development must comply with Title 21, Chapter 5 of the Rural Municipality through Code of Ordinances. A survey to determine the location of the stream's may be required prior to construction.
  - 6) No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
  - 7) Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
  - 8) No additional fill will be allowed in tide lands on lots 1, 2, 3, 4 and 5, Block One.
  - 9) Boundaries shall be constructed in designated areas only. A common area best location easement shall be allowed on lot 4 Block One that shall be used by the owners of lots 1, 2, and 3 Block One and lots 1 thru 5, Block One. Specific easement and easement area precise agreements to be accompanied by a separate recorded instrument(s).
  - 10) The boundaries of Tract A except for the meander line of Coal Creek were derived from record data (80-80-28) and an additional field survey work was performed at this date.
  - 11) The thread of Coal Creek forms the true bounds of lots 4 and 5, Block One and Tract A for those property lines which front said areas. The survey meander line shown herein is for computational purposes only.

UNSUBDIVIDED

LINE	DIRECTION	DISTANCE
L2	N 30°09'42" E	453.02'
L1	N 30°09'32" E	453.02'
L3	N 89°51'10" E	420.00'
L4	N 89°51'10" E	420.00'
L5	S 89°45'55" W	17.16'
L6	N 89°45'09" E	420.00'
L7	S 79°12'00" W	17.16'

**NOTARY'S ACKNOWLEDGEMENT**

For: Stanley S. Milane

Subscribed and sworn before me this 5th day of February, 1992.

My commission expires Oct. 3, 1994

*Denise A. Saul*  
Notary Public for the State of Alaska

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described herein and that we grant the plan of subdivision and by our true consent dedicate all rights of way to public use and grant all easements to the use shown.

We further certify that (each) of Trust effecting this property do not contain restrictions which would prohibit this plan, or require signature and approval of beneficiaries.

*Michael P. Milane* By *A.L.R. Stanley S. Milane*  
Michael P. Milane

*Denise A. Saul* By *A.L.R. Stanley S. Milane*  
Denise A. Saul

**WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

*John H. Miller* E.E. 02/01/92  
Name and title of Alaska Department of Environmental Conservation Approving Official

**PLAT APPROVAL**

This plat was approved by the NEHAL PENINSULA ZONING/OUT PLANNING COMMISSION at the meeting of OCTOBER 8TH, 1990.

*John H. Miller*  
Authorized Official

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BLK. ONE LOT 1	CA	100.00'	157.08'	100.00'	157.08'	N 30°09'42" E	30°09'42"
BLK. ONE LOT 2	CA	100.00'	157.08'	100.00'	157.08'	N 30°09'32" E	30°09'32"
BLK. ONE LOT 3	CA	100.00'	157.08'	100.00'	157.08'	N 89°51'10" E	89°51'10"
BLK. ONE LOT 4	CA	100.00'	157.08'	100.00'	157.08'	N 89°51'10" E	89°51'10"
BLK. ONE LOT 5	CA	100.00'	157.08'	100.00'	157.08'	S 89°45'55" W	89°45'55"
BLK. ONE LOT 6	CA	100.00'	157.08'	100.00'	157.08'	N 89°45'09" E	89°45'09"
BLK. ONE LOT 7	CA	100.00'	157.08'	100.00'	157.08'	S 79°12'00" W	79°12'00"

92-8  
RECORDED 20  
REVAL REC DIST  
DATE Feb 24 1992  
BY DENISE A SAUL  
REGISTERED PROFESSIONAL SURVEYOR  
P.O. BOX 408  
SHELDON AK 99682

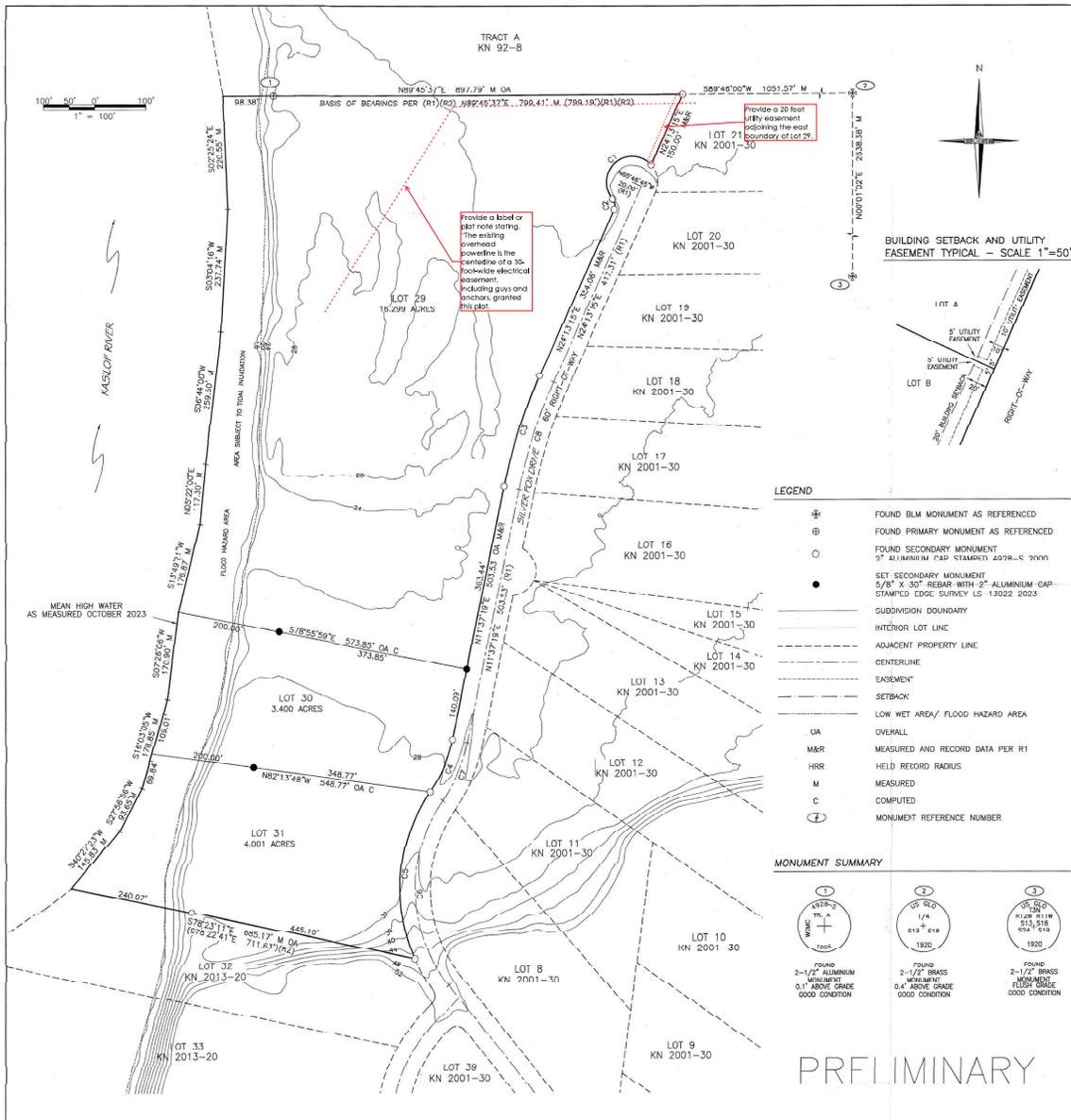
**COAL CREEK MOORAGE SUBDIVISION PART ONE**  
(A REBIDIVISION OF LOT 3 BLOCK ONE COAL CREEK COUNTRY EST. SUBD. ADDN. NO. 6)

Michael P. Milane, owner  
Box 759  
Kobuk, Ak. 99610

LOCATION  
0.8817 AC. S.W. 1/4 SITUATED IN THE NE 1/4 (GOV. LOTS 1 AND 5) SEC. 15, T34N, R13W, S4M, AK, THE NEHAL PENINSULA BOROUGH AND THE NEHAL RECORDING DISTRICT.

Surveyed by: MILANE & ASSOCIATES  
P.O. BOX 408  
SHELDON AK 99682

Date: 11/29/91 Book No.: 90-16 Project No.: 902020  
Drawn by: J.M.P. Scale: 1" = 100' SPP File No.: 90-120  
Checked by: mem



**NOTES**

- 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, SEE TYPICAL.
- THE FRONT TO FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT ALONG WITH 20 FEET ADJACENT TO RIGHT-OF-WAY WITHIN 5 FEET OF SIDE LOT LINES, 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, SEE TYPICAL.
- 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.
- THE NATURAL MEANDER LINE FORMS THE TRUE BOUNDARY OF THE SUBDIVISION, THE TRUE PROPERTY CORNERS BEING THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE.
- FLOODWAY NOTICE:** PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY, PURSUANT TO KPB CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:** PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18 AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
- FLOOD HAZARD NOTICE:** SOME OR ALL OF THE PROPERTIES SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS APPROVED BY FLOOD ZONES AS PER MAP PANEL 020012 0890 E.
- THIS SUBDIVISION SUBJECT TO A GENERAL EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED JUNE 8, 1988 MCD, BOOK 31 PAGE 145, KENAI RECORDING DISTRICT.
- WASTEWATER DISPOSAL:** LOT 24 IS AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OF DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT FOXHILLS ESTATES SUBDIVISION LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF FOXHILLS ESTATES SUBDIVISION LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JACQUELINE ANN SWANSON, MEMBER  
PO BOX 91  
KASLOF, ALASKA 99610

**NOTARY ACKNOWLEDGEMENT**

FOR: JACQUELINE ANN SWANSON  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

PUBLIC NOTARY SIGNATURE  
MY COMMISSION EXPIRES: \_\_\_\_\_



NOTARY STAMP AREA

**REFERENCES**

- (R1) FOXHILLS ESTATES SUBDIVISION PART ONE, PLAT 2001-30, KENAI RECORDING DISTRICT
- (R2) FOXHILLS ESTATES SUBDIVISION PART TWO, PLAT 2013-20, KENAI RECORDING DISTRICT

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 8, 2024.  
KENAI PENINSULA BOROUGH

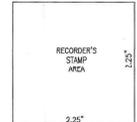
AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M&R	50.00	135.51	136.12°04'	N48°41'54"E	99.99
C2 M&R	20.00	22.66	64°37'23"	S08°05'26"E	21.36
C3 M&R	1030.00	228.49	12°38'56"	N17°55'17"E	226.03
C4 M&R	27.89	110.76	23°20'27"	S23°17'14"W	109.99
C5 HRR	330.00	341.38	59°16'17"	S05°19'17"W	326.36
C6 (R1)	300.00	368.16	73°50'56"	N01°55'06"E	360.50
C7 (R1)	301.80	122.98	23°20'26"	N02°17'16"E	122.13
C8 (R1)	1000.00	219.89	12°35'56"	S17°55'17"W	219.45

**CERTIFICATE OF SURVEYOR**

I, MARK AMONETTI 13022-5, 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.



PRELIMINARY

**KPB 2023-146**