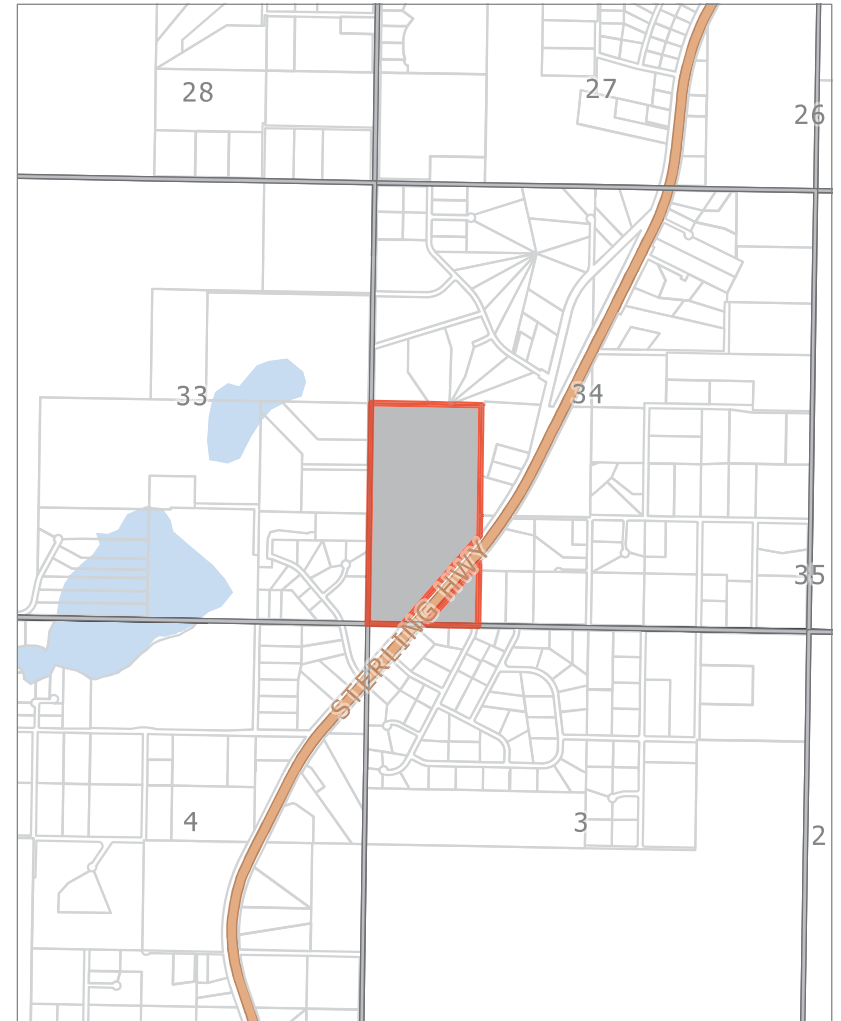
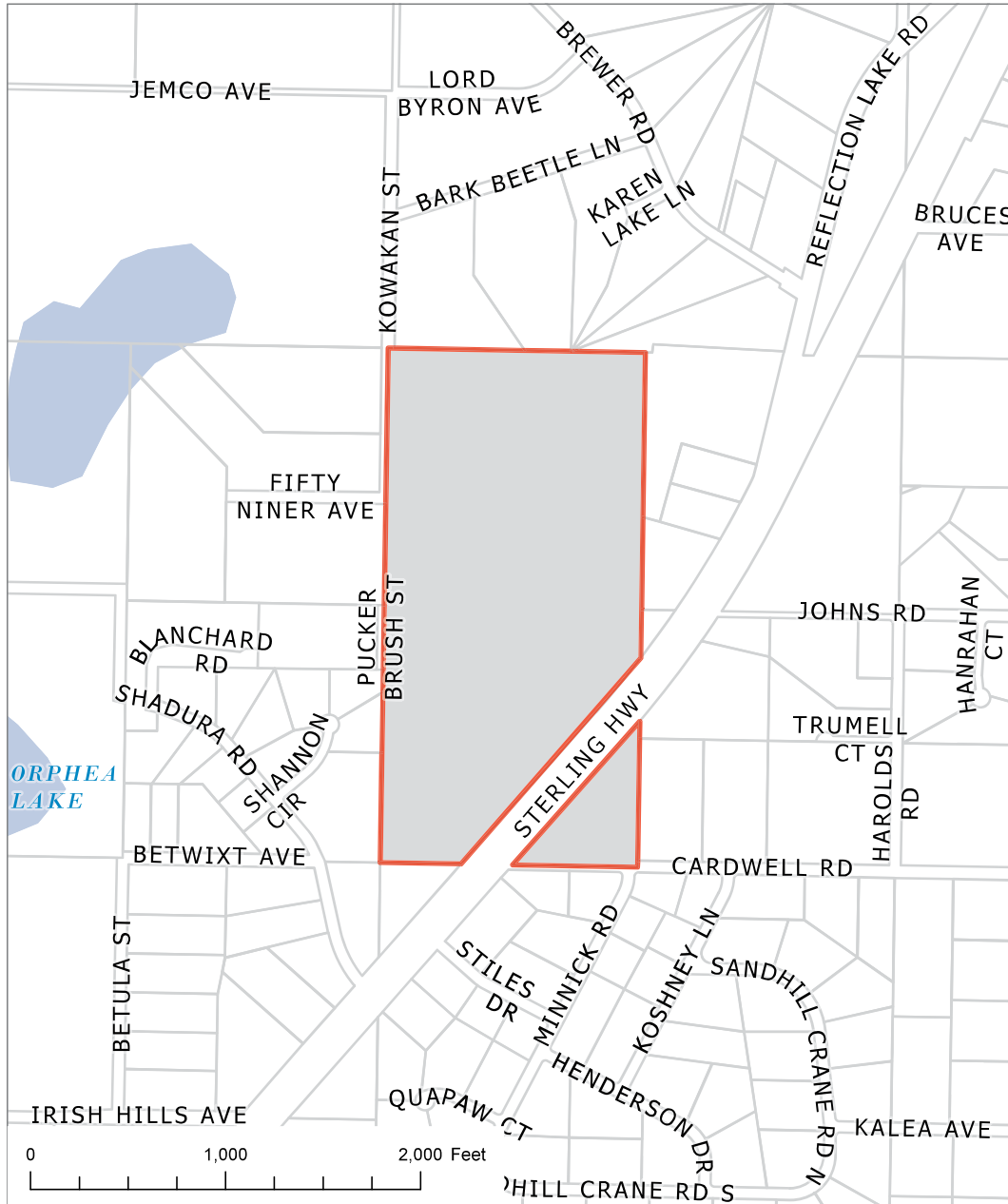
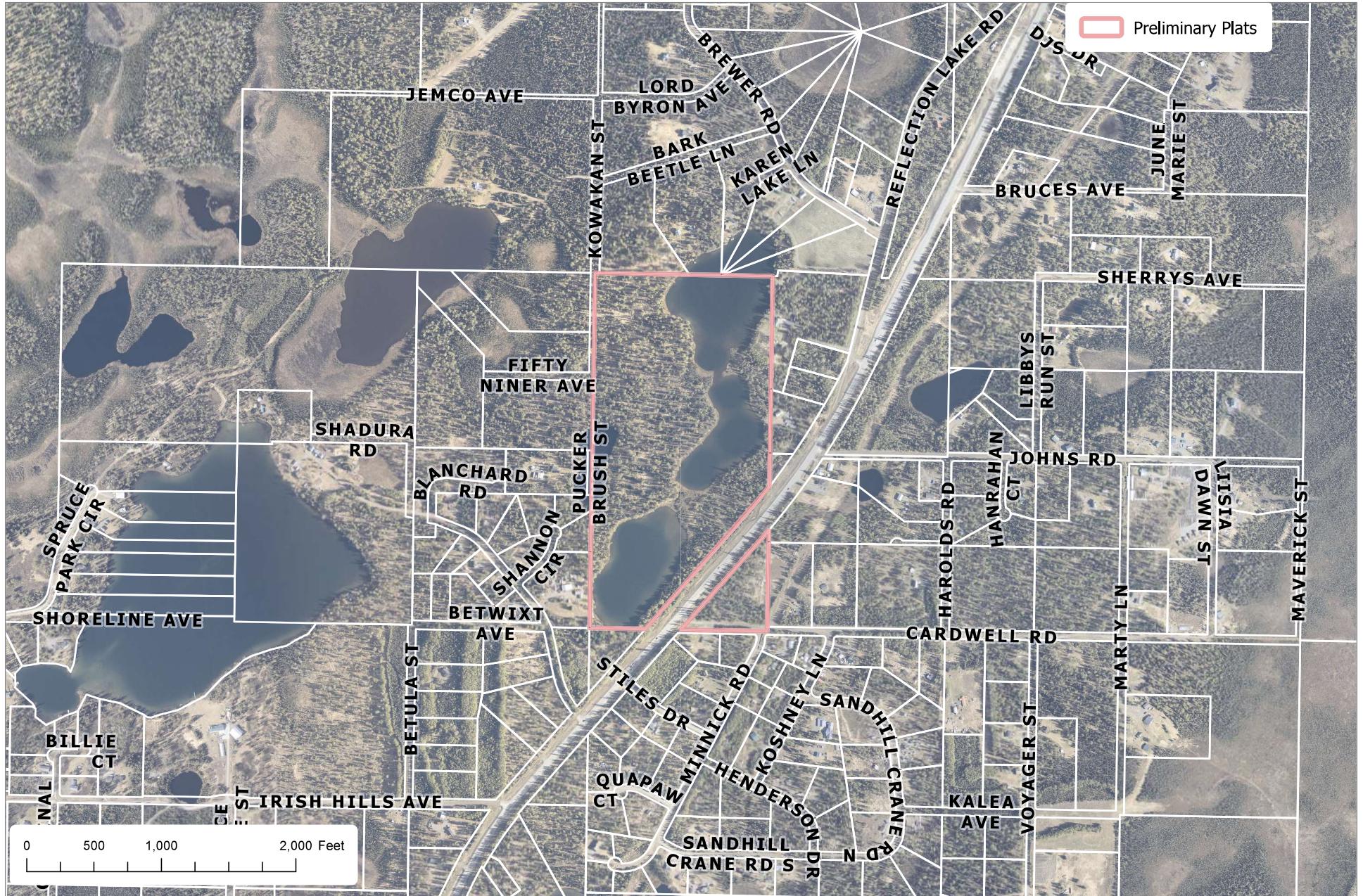


E. NEW BUSINESS

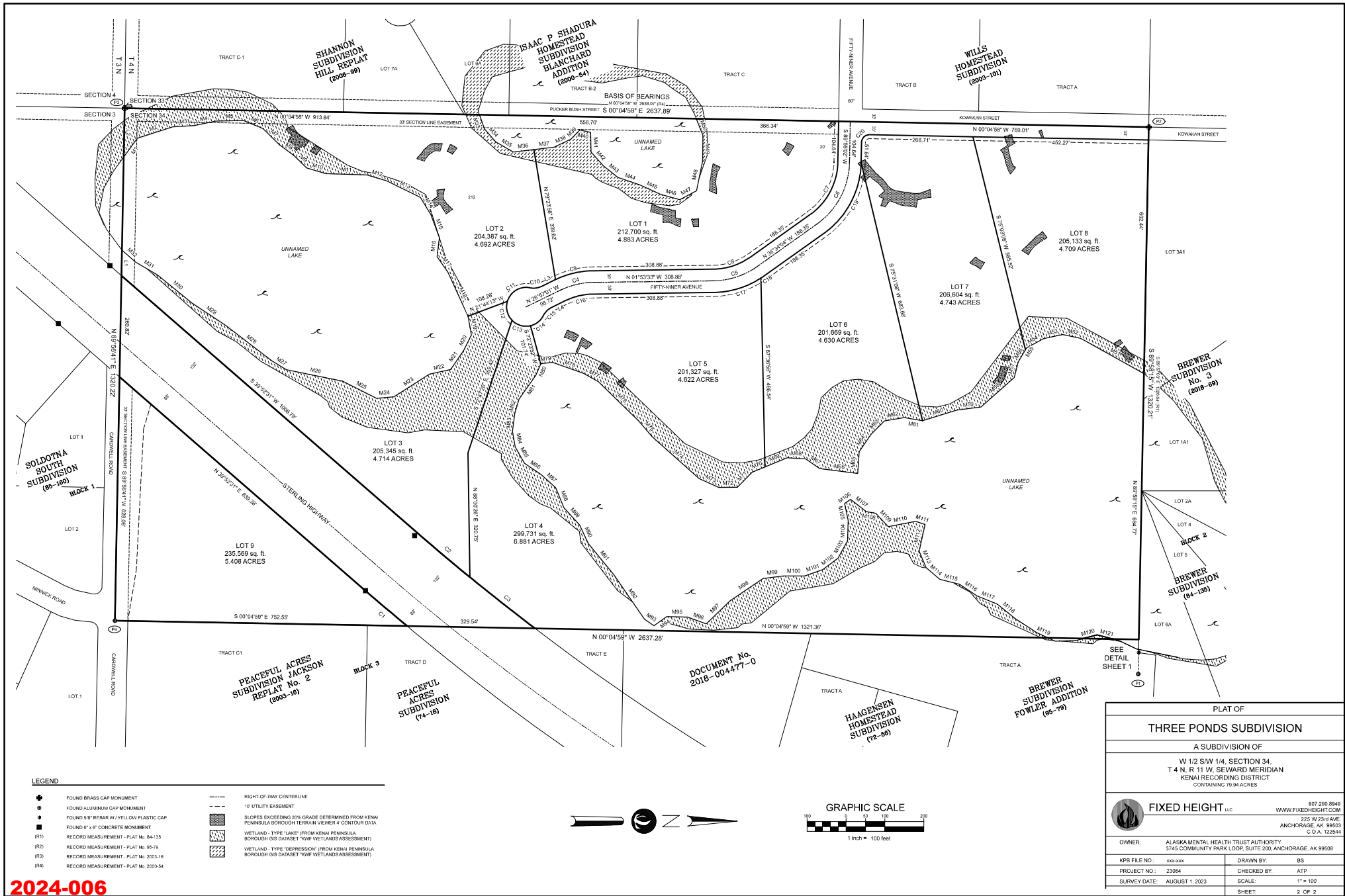
- 1. Three Ponds Subdivision; KPB File 2024-006
Fixed Height LLC / Warner
Location: MP 103 Sterling Highway
Kalifornsky Area**



KPB File 2024-006
T 04N R 11W SEC 34
Kalifornsky



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.

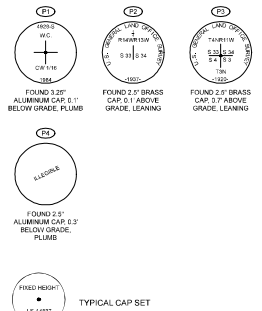


MEANDER LINE TABLE			MEANDER LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
M1	S 85°01'26" E	56.88	M51	N 08°39'55" E	47.23
M2	S 18°07'56" E	86.07	M52	N 10°24'43" W	52.26
M3	S 04°20'36" E	58.80	M53	N 45°01'56" W	48.53
M4	S 13°08'34" E	55.84	M54	N 57°04'26" W	53.87
M5	S 02°18'42" E	71.67	M55	N 86°58'43" W	56.23
M6	S 20°54'55" W	54.29	M56	N 01°43'58" W	62.11
M7	S 43°33'08" W	58.89	M57	N 33°44'12" E	44.15
M8	S 35°48'33" W	47.84	M58	N 02°20'33" E	47.49
M9	S 43°25'58" W	46.18	M59	N 23°34'22" W	33.40
M10	S 18°19'49" W	51.59	M60	N 46°53'12" W	54.26
M11	S 00°42'33" W	108.29	M61	N 01°43'58" W	62.11
M12	S 16°17'13" W	53.89	M62	N 22°59'45" E	56.03
M13	S 24°59'37" W	86.68	M63	N 40°37'32" E	161.83
M14	S 57°33'32" W	50.96	M64	N 46°38'11" E	52.25
M15	S 88°06'49" W	64.24	M65	N 43°11'57" E	146.48
M16	N 84°12'54" W	49.79	M66	N 28°59'06" E	43.67
M17	S 53°53'32" W	48.60	M67	N 18°01'55" E	85.32
M18	S 84°14'37" W	124.37	M68	N 08°41'49" W	29.16
M19	S 78°09'43" W	49.37	M69	N 66°44'12" W	31.85
M20	N 64°40'55" W	44.85	M70	N 58°23'22" W	73.90
M21	N 56°42'58" W	58.89	M71	N 74°00'54" W	37.89
M22	N 13°33'36" W	55.88	M72	N 84°03'22" W	46.84
M23	N 03°42'28" W	108.49	M73	S 78°53'22" W	41.01
M24	N 06°05'45" W	45.09	M74	S 69°05'45" W	45.44
M25	N 25°45'58" E	87.80	M75	S 32°42'31" W	50.28
M26	N 10°26'40" E	147.46	M76	N 40°36'19" W	51.54
M27	N 30°08'45" E	43.92	M77	S 66°49'27" W	56.51
M28	N 38°11'21" E	150.73	M78	S 46°20'08" W	59.90
M29	N 13°29'42" E	43.31	M79	S 43°43'07" W	52.96
M30	N 37°53'53" E	116.88	M80	S 49°33'12" W	102.15
M31	N 29°55'35" E	64.08	M81	S 54°20'13" W	140.55
M32	N 40°46'52" E	47.39	M82	S 33°27'33" E	29.80
M33	N 69°15'47" E	38.64	M83	S 36°10'53" E	40.31
M34	N 48°17'08" E	44.15	M84	S 00°37'37" E	53.39
M35	N 28°23'42" E	47.37	M85	S 18°46'43" E	51.84
M36	N 07°49'57" W	52.92	M86	S 45°30'22" E	85.49
M37	N 07°45'37" W	52.92	M87	S 34°55'56" E	102.41
M38	N 21°18'23" W	47.37	M88	S 03°02'11" E	52.36
M39	N 46°30'27" W	32.59	M89	S 01°21'41" E	54.44
M40	N 11°20'24" E	28.33	M90	S 20°02'28" E	50.15
M41	N 87°41'46" E	50.35	M91	S 10°46'48" E	48.96
M42	N 46°57'07" E	47.46	M92	S 82°47'25" E	51.14
M43	N 37°34'49" E	46.40	M93	S 89°22'18" E	52.13
M44	N 17°23'59" E	59.16	M94	S 70°48'45" E	44.45
M45	N 23°42'24" E	59.27	M95	S 36°48'53" E	18.69
M46	N 13°58'22" E	51.27	M96	S 36°16'24" W	51.16
M47	N 29°23'09" W	48.34	M97	S 09°01'11" W	24.56
M48	N 70°27'45" W	78.65	M98	S 45°46'29" W	47.21
M49	S 89°09'51" W	65.88	M99	S 11°52'00" E	72.41
M50	S 17°33'14" W	45.14	M100	S 17°46'00" E	24.87
M51	N 28°08'07" E	187.67	M101	N 78°59'55" W	70.33
M52	N 10°30'14" E	47.13	M102	S 66°10'15" W	46.46
M53	N 13°09'57" W	50.02	M103	S 38°07'11" W	45.83
M54	N 26°42'49" W	49.90	M104	S 13°08'08" W	52.14
M55	N 60°13'51" W	5.89	M105	S 32°19'34" W	54.41
M56	N 60°15'56" W	39.30	M106	N 17°24'56" W	56.49
M57	N 76°24'08" W	41.85	M107	S 38°02'44" W	58.55
M58	N 42°44'17" W	113.96	M108	S 23°17'08" W	31.83
M59	N 06°44'07" W	63.35	M109	S 16°22'23" E	36.95
M60	N 16°18'42" E	22.30	M110	S 13°32'58" W	44.04

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	5787.58	1°23'22"	140.60	140.60	N 39°10'56" E
C2	5787.58	1°48'45"	180.00	180.00	S 39°20'00" W
C3	5787.58	2°08'34"	213.49	213.44	N 37°02'26" E
C4	200.00	23°03'28"	87.47	86.77	N 14°25'17" W
C5	200.00	34°40'31"	121.34	119.30	N 19°10'49" W
C6	200.00	53°30'54"	186.80	180.09	N 63°19'31" W
C7	170.00	32°53'12"	58.78	53.07	N 63°19'31" W
C8	170.00	34°40'31"	102.80	101.32	N 19°10'49" W
C9	230.00	23°03'28"	100.59	99.79	N 14°25'17" W
C10	50.00	36°52'12"	33.18	31.62	N 08°30'55" W
C11	50.00	34°40'31"	57.78	67.26	N 39°20'00" W
C12	50.00	50°17'33"	62.62	50.22	S 79°13'51" W
C13	50.00	36°52'12"	51.69	49.42	S 15°28'11" W
C14	50.00	49°40'31"	43.35	40.00	S 38°08'57" E
C15	50.00	36°52'12"	39.18	37.62	S 45°23'07" E
C16	170.00	23°03'28"	74.35	73.76	S 14°25'17" E
C17	230.00	32°10'22"	128.19	127.60	S 17°50'04" E
C18	230.00	2°29'22"	10.00	10.00	S 35°19'20" E
C19	230.00	53°30'54"	214.82	207.10	S 63°18'31" E
C20	230.00	50°00'30"	31.42	29.26	S 45°04'58" E

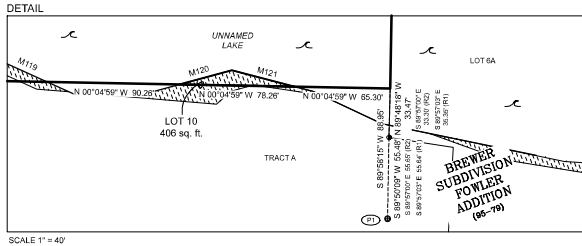
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°56'41" W	66.72
L2	S 89°56'41" W	121.64
L3	N 28°57'01" W	38.72
L4	S 26°57'01" E	38.72

MONUMENT DETAILS



LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP
- FOUND 6" x 6" CONCRETE MONUMENT
- RECORD MEASUREMENT - PLAT No. 84-135
- RECORD MEASUREMENT - PLAT No. 86-78
- RECORD MEASUREMENT - PLAT No. 2003-16
- RECORD MEASUREMENT - PLAT No. 2005-54
- RIGHT-OF-WAY CENTERLINE
- 10' UTILITY EASEMENT
- SLOPES EXCLUDING 20% GRADE DETERMINED FROM KENAI PENINSULA BOROUGH TERRAIN VIEWER & CONTOUR DATA
- WETLAND - TYPE "LAKE" (FROM KENAI PENINSULA BOROUGH GIS DATASET "WAT WETLANDS ASSESSMENT")
- WETLAND - TYPE "DEPRESSION" (FROM KENAI PENINSULA BOROUGH GIS DATASET "WAT WETLANDS ASSESSMENT")



CPB 2024-006

CERTIFICATE OF OWNERSHIP

I, JUDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.006, AS 38.05.801, AND 11 AAC 99. AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.), I HEREBY APPROVE THREE PONDS SUBDIVISION FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

ALASKA MENTAL HEALTH TRUST LAND OFFICE

JUDI WARNER
EXECUTIVE DIRECTOR
ALASKA MENTAL HEALTH TRUST LAND
OFFICE
2000 CORDOVA STREET, SUITE 201
ANCHORAGE, AK 99503

DATE

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY ON THIS DAY OF 2023, BEFORE ME APPEARED JUDI WARNER, KNOWN TO ME TO BE THE PERSON NAMED WHO EXECUTED THIS FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

PLAT APPROVAL

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

AUTHORIZED OFFICIAL

DATE

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS.

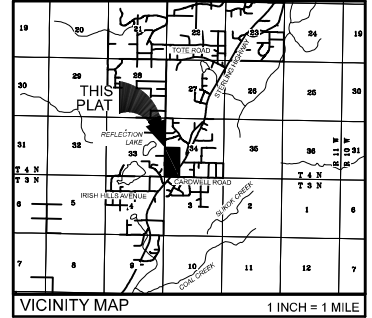
TOTE ROAD (A PORTION)

THREE PONDS ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BRINLEY STREET
SOLDOTNA, ALASKA 99589

DATE



NOTES

- SET 5/8" x 30" REBAR WITH 1/2" DIAMETER ORANGE PLASTIC CAP AT ALL LOT CORNERS AND 50' UPLAND ON PROPERTY LINE AS WITNESS CORNERS TO THE MEANDER CORNERS.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- 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.
- EXCEPTIONS TO KPB 20.30.100 (CUL-DE-SACS) AND KPB 20.30.170 (BLOCK LENGTH REQUIREMENTS) WERE GRANTED BY THE KPB PLANNING COMMISSION AT THE MEETING HELD ON XXXXXX.
- THE VICINITY MAP WAS CREATED USING PUBLICLY AVAILABLE GIS DATA. THESE DATA ARE MAINTAINED BY LOCAL, STATE AND FEDERAL ENTITIES.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE IS FOR COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SURVEY AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- WASTEWATER DISPOSAL: LOTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER

LICENSE No.

DATE

PLAT OF

THREE PONDS SUBDIVISION

A SUBDIVISION OF

W 1/2 SW 1/4, SECTION 34,
T 4 N, R 11 W, SEWARD MERIDIAN
KENAI RECORDING DISTRICT
CONTAINING 79.94 ACRES



FIXED HEIGHT LLC

207 290 8949
WWW.FIXEDHEIGHT.COM
225 W 23rd AVE
ANCHORAGE, AK 99503
C.O.A. 122544

OWNER	ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP, SUITE 200, ANCHORAGE, AK 99508	DRAWN BY	BS
KPB FILE NO.	xxx-xxx	CHECKED BY	ATP
PROJECT NO.	23064	SCALE	1" = 100'
SURVEY DATE	AUGUST 1, 2023	SHEET	1 OF 2

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
SUBDIVISION NAME**

KPB File No.	2024-006
Plat Committee Meeting:	February 26, 2024
Applicant / Owner:	Alaska Mental Health Trust Authority of anchorage
Surveyor:	Buku Saliz / Fixed Height LLC
General Location:	Cardwell Rd & Sterling Highway Kasilof area

Parent Parcel No.:	131-170-28 & 131-170-29
Legal Description:	W1/2 SW1/4 Sec 34, T4N, R11W SM AK
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.100

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide 79.94 acres parcel into ten new lots ranging in size 4.622 acres to 6.881 acres. Lot 10 is 406 sq ft being a remnant in the corner of the property near the northeast divided by the lake.

Location and Legal Access (existing and proposed):

The plat is located along the Sterling Highway at milepost 103 in the Kasilof area. Sterling Highway crosses the plat giving access to Lots 3, 4 and 9. Lots 1, 2, 3, 4, 5 and 7 will have access from currently named Three Pond Road a proposed cul-de-sac. Lots 7 and 8 have access from Kowakan Street which this plat dedicates half the right-of-way to. Lot 9 also has access from Cardwell Road. Access to the Sterling Highway will be limited by the DOT for Lots 3, 4 and 9. Lot 10 has no access by road and several exceptions to code have been requested as detailed

The length of Three Ponds Road exceeds 1,000 feet and an exception has been requested.

Block length is not compliant. With the location of the lakes and no roads accessible where currently needed **staff recommends** the Committee concur that an exception is not needed.

The plat is affected by section line easements on the south and west lines as shown. **Staff recommends:** *to label the section line easements outside of the plat where roads are not dedicated. Verify the width of the section line easement within the plat.*

Cardwell Road on the south line of Lot 9 has the centerline of the road shown lying north of the section line easement. **Staff recommends:** Cardwell Road be dedicated 33 feet north of the centerline of the existing road and south to the property line.

On the east side of Lot 9 Tract C1 is being replatted and has a proposed half cul-de-sac along the adjacent line to Lot 9. This plat will need to match the cul-de-sac for dedicating the west half of the cul-de-sac. A copy of the plat has been supplied to the surveyor for said purposes.

Staff recommends: the Plat Committee concur that these two recommendations for rights-of-way need to be met as part of the approval of the plat.

KPB Roads Dept. comments	Out of Jurisdiction: No
--------------------------	-------------------------

	Roads Director: Griebel, Scott Comments: The west portion lots (1,2,5,6,7,8) and lot 9 appear to be supported by adequate existing ROW dedication and new dedication along a section line. Eastern lake parcels (3&4) will rely upon DOT access permitting. A substantial portion of lot 4 is somewhat stranded and will likely present conflict with existing resident development. Lot 9 involves existing encroachment by 1986 "grandfathered" Cardwell Rd. This plat may present a resolution opportunity.
SOA DOT comments	Sterling Highway ROW appears to be shown correctly

Site Investigation:

Currently the site has no improvements located on it.

There are steep areas on the plat that are shown as hatched on the drawing. There is an exhibit supplied by the surveyor showing the contours of the plat.

There are wetlands on the plat, located over the ponds located on and around the ponds on the plat. They are no flooding hazards identified affecting the plat.

KPB River Center review	A. Floodplain 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 plat was an aliquot piece of land previously not platted. No easements are listed in the certificate to plat.

Lot 10 is a 406 sq ft piece of land that is cut off by the pond in the northeast corner of the plat. The lot is a remnant more attached to Tract A of Brewer Subdivision Fowler Addition KN 95-79 in staff's opinion that just happens to be on the applicant's property due to lines. Exceptions are needed for lot 10 as follows:

20.30.050 Legal Access – *no access to a road*

20.30.200 Lots- Minimum size – *40,000 not met*

20.40 Wastewater Disposal – *no room for system*

A soils report will not be required as all the lots are over 200,000 sq ft.

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 plat is in the Kalifornsky APC area which is inactive at this time

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

There does appear to be encroachment issues. Neighbors to the east look to be maintaining areas between their property and the ponds on the plat. **Staff recommends:** the owners may consider contacting these neighbors to check intent and see if there is interest in pieces of the plat. If so, the plat would need to come back to the Committee as addition of lots would be a major change. **Staff recommends;** If the plat were to come back for review, it would be beneficial to include the adjacent owners in the plat to include them by combining theirs and the pieces in use as new lots in the plat.

The name of Three Ponds Road was denied by Addressing in agency review comments. Addressing has notified staff that since this is an extension of Fifty-Niner Avenue, the cul-de-sac will be known as Fifty-Niner Circle.

Utility Easements

There are no utilities listed in the certificate to plat to be noted or shown.

The plat proposed a 10' utility easement along all rights-of-way. This is shown along Three Ponds Road only and should be added to all other rights-of-ways on the plat.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comment
ENSTAR	No comment
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: FIFTY NINER AVE, KOWAKAN ST, STERLING HWY, CARDWELL RD.</p> <p>Existing Street Name Corrections Needed: PUCKER BRUSH ST</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p>
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	THREE PONDS RD Comments: No other comments
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

PLAT NOTES?

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- No access to state maintained rights-of-ways permitted unless approved by the State of Alaska Department of Transportation.
- Add a plat note for reference to item 4 in the certificate to plat.
- Add a plat note for reference to item 5 in the certificate to plat.
- Add note for 10' utility easement.
- Add note for 20' building setback line
- Modify plat note 7 and remove 20.30.170 exception.
- Add the date of February 26, 2024 to plat note 7.

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:

- After Seward Meridian add State of Alaska.
- Add Kenai Peninsula Borough to the legal
- KPB File no is 2024-006

- 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:
- Correct spelling of Brush on Pucker Brush Street.
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
Staff recommendation:
Add a north arrow to the detail.
- 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 proposed 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:
- Check all properties for correct labeling around plat as there are several needed.
 - To the southwest add missing lot labels

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.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190.

- Match the address of the owner under the Certificate of Ownership with the address in the title block.
- Add the date of February 26, 2024 to the Plat Approval.

EXCEPTIONS REQUESTED:

A. **KPB 20.30.100 Cul-de-sacs**

Surveyor's Discussion: An exception is requested to the borough code requiring that permanently closed roads shall be no longer than 1,000 feet long.

Findings:

1. It is undesirable to add additional access points along the Sterling Highway.
2. Due to the size and location of the lakes on this property, there are limited places to place usable Right-of-Way.
3. The surrounding properties all have legal access and most have physical access. Future extension of roads within this subdivision seems unlikely.

Staff Discussion:

The cul-de-sac is an extension of the road Fifty-niner Avenue from the west coming into the plat. the location is influenced by the lakes on the property.

Findings:

4. The length of the cul-de-sac is 1,095 ft from start to the center of the bulb.
5. The cul-de-sac maneuvers between the lakes to make usable area for the lots.
6. Access to Sterling Highway is limited / restricted without permission.
7. The cul-de-sac will not affect other properties.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The 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 1-3 & 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 1-3, 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 1-4,6 & 7 appear to support this standard.

B. Exceptions For Lot 10

KPB 20.30.030 Proposed Street layout, 20.30.050 Legal Access

Surveyor's Discussion:

20.30.030 An exception is requested to the borough code requiring that streets provided on the plat must provide fee simple right-of-way dedication to the appropriate governmental entity.

20.30.050 An exception is requested to the borough code requiring legal access to all lots.

Findings:

1. There is no point within this subdivision that could provide legal access to this lot.
2. The only legal access to the lot is water access.

3. Due to the shape of the parent parcel and the lake, this lot is segregated from the rest of the land in this subdivision.

Staff Discussion:

These two exceptions were combined as there are closely related in content and findings. If the Committee wishes to vote on them separately, they may do so with separate findings and motions.

Findings:

4. A road to this lot is improbable.
5. Access is through the adjacent land owner.
6. This exception will not affect any adjacent land owners if permitted.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The 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 1-4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-3, & 6 appear to support this standard.

C. Exceptions For Lot 10

KPB 20.30.200 Lot- Minimum size, 20.40 Wastewater Disposal

Surveyor's Discussion:

20.30.200 An exception is requested to the borough code requiring that lots shall contain at least 40,000 square feet if both the well and wastewater disposal are to be located on the lot.

20.40 an exception is requested to the borough code requiring that all lots within a proposed subdivision meet the applicable standards for wastewater disposal

Findings:

1. The lot size is constrained by the lake and adjoining property.
2. This lot can only be the size and shape it is.
3. Due to the shape of the parent parcel and the lake, this lot is segregated from the rest of the land in this subdivision. There is no way to make this lot larger.

Staff Discussion:

These two exceptions were combined as there are closely related in content and findings. If the Committee wishes

to vote on them separately, they may do so with separate findings and motions.

Findings:

4. The lot is in a wetland entirely.
5. This lot is not usable.
6. Not having a wastewater system will not affect the property in any form.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The 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 1-6 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 1-6 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 1-6 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

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

NOTE: 20.25.120. - REVIEW AND APPEAL.

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

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

END OF STAFF REPORT

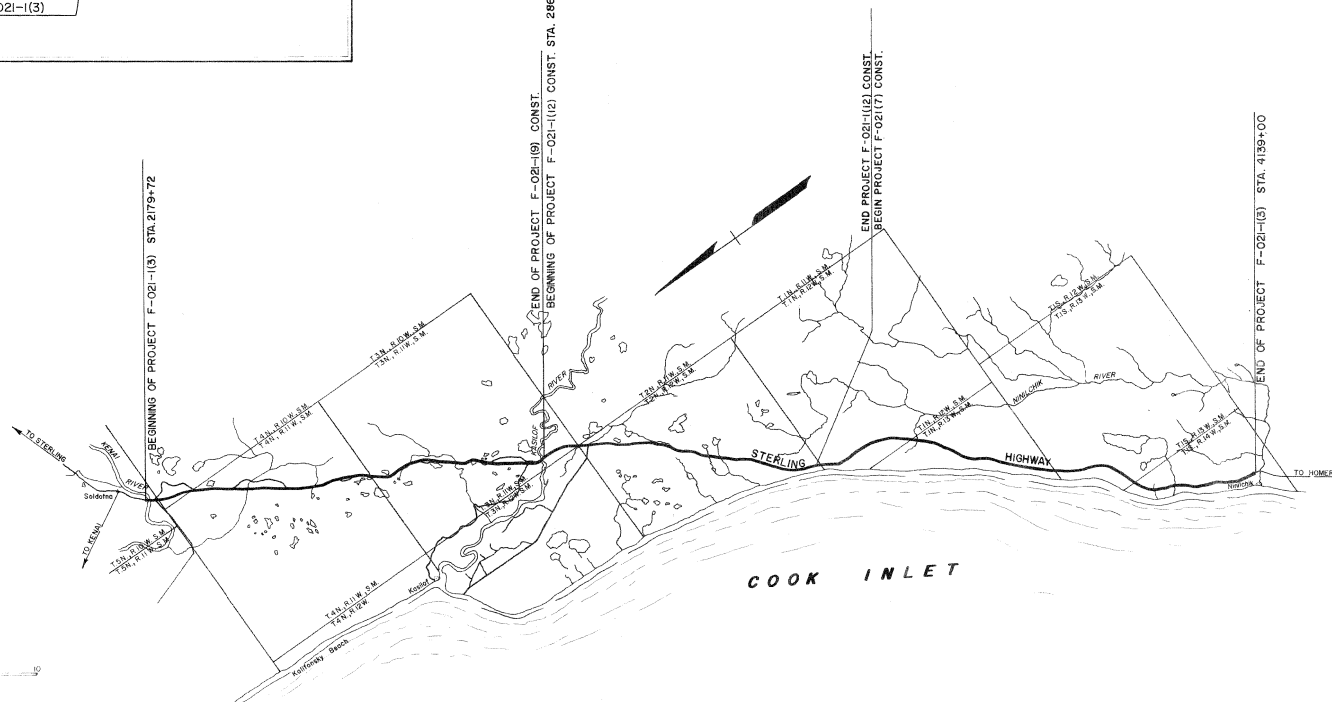
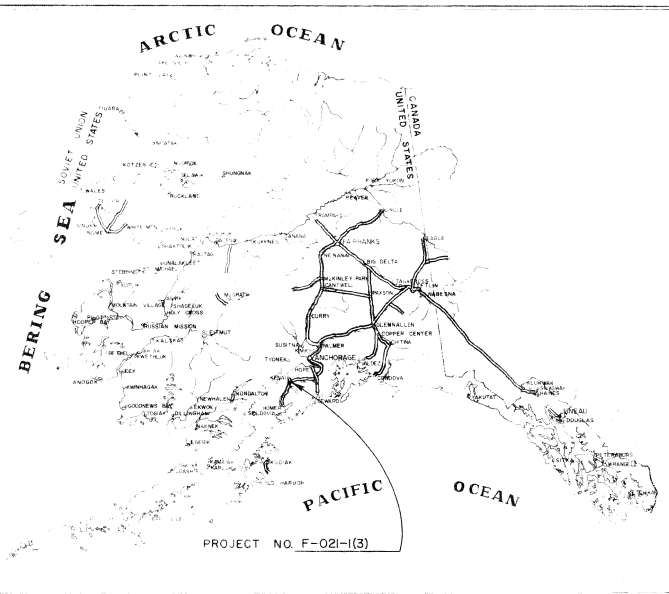
STATE OF ALASKA DEPARTMENT OF HIGHWAYS

RIGHT OF WAY MAP
PARTIAL
ALASKA PROJECT

F-021-1(3)

SOLDOTNA - NINILCHIK

FROM STA. 2864+64.08 TO STA. 4139+00.00



DEPARTMENT OF HIGHWAYS

APPROVED 9/21/96 DATE

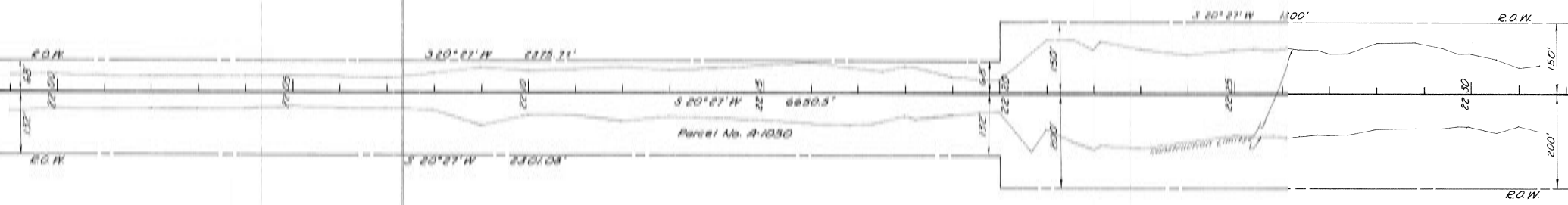
B. M. Y.
COMMISSIONER

DEPARTMENT OF COMMERCE
BUREAU OF PUBLIC ROADS

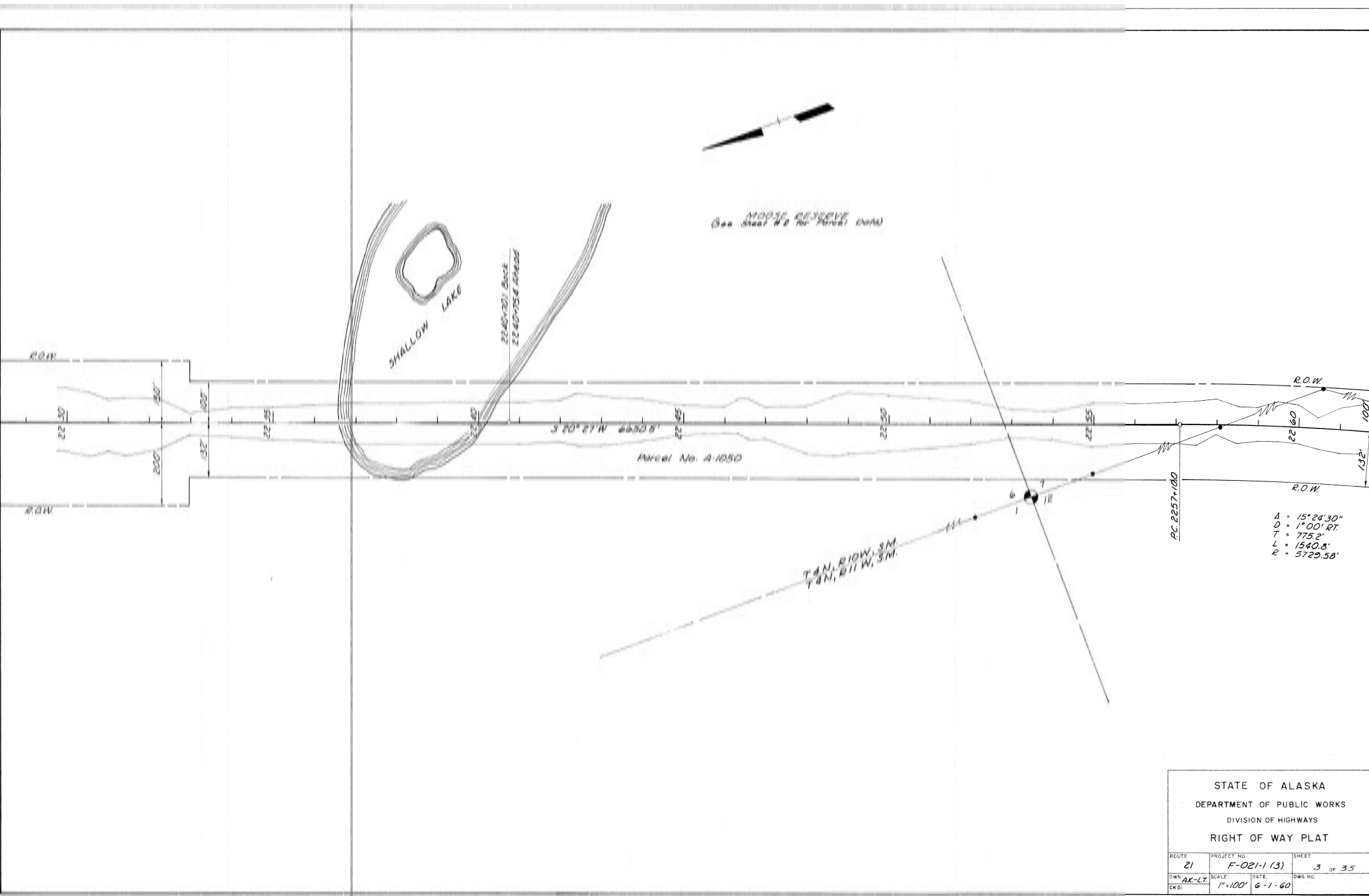
APPROVED 10/19/96 DATE

REGIONAL ENGINEER
REGIONAL ENGINEER

MOOSE RESERVE
(See Sheet # 2
for Parcel Data)



STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 2 of 35	
DWN: AK-LT	SCALE: 1"=100'	DATE: 6-1-60	DWG. NO.
CKD:			



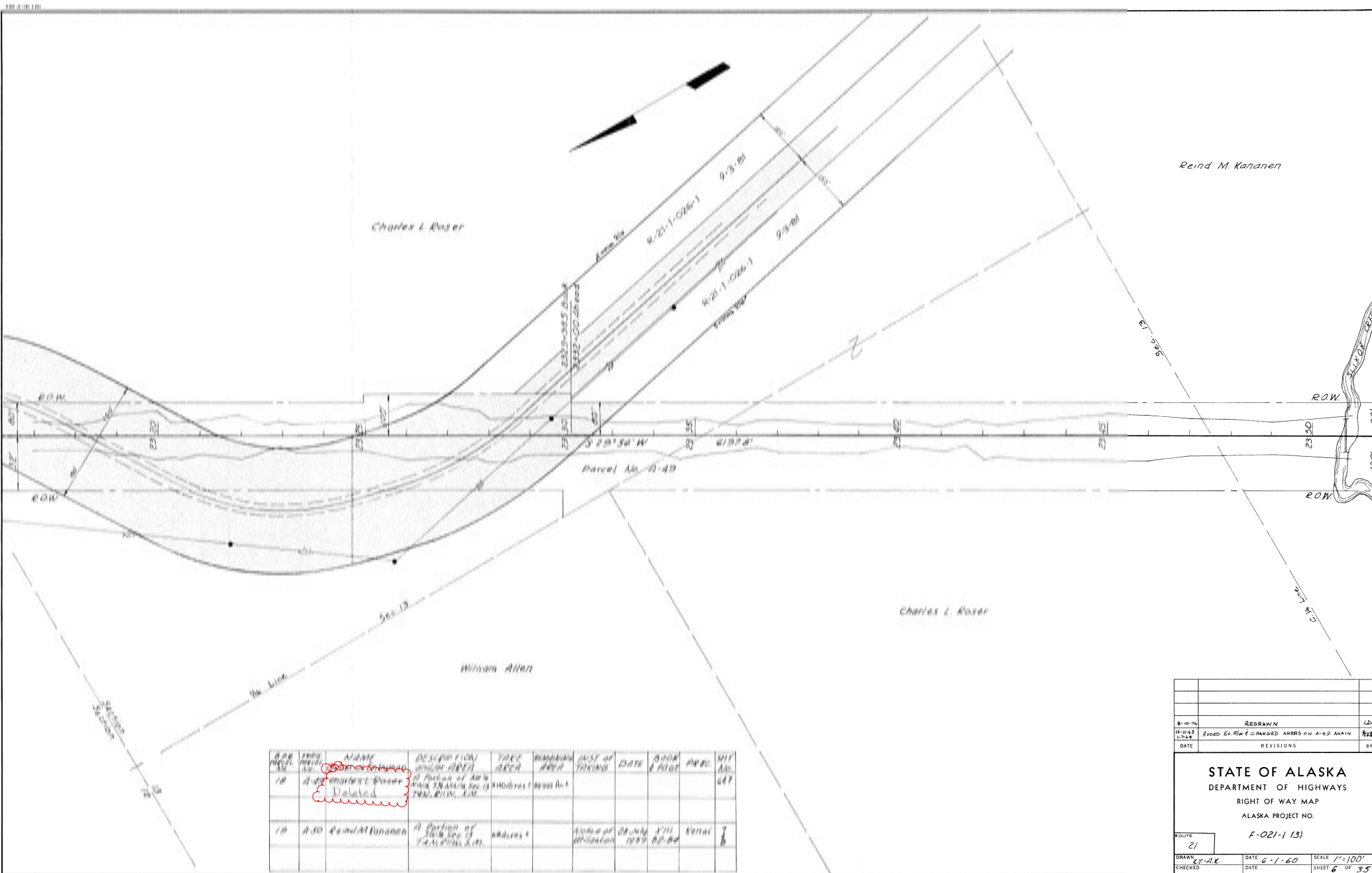
MOOSE RESERVE
(See Sheet R-2 for Parcel Data)

$\Delta = 5^{\circ}55'.39''$
 $D = 1^{\circ}00'.47''$
 $T = 296.3'$
 $L = 892.5'$
 $R = 5729.88'$

Charles L. Roser

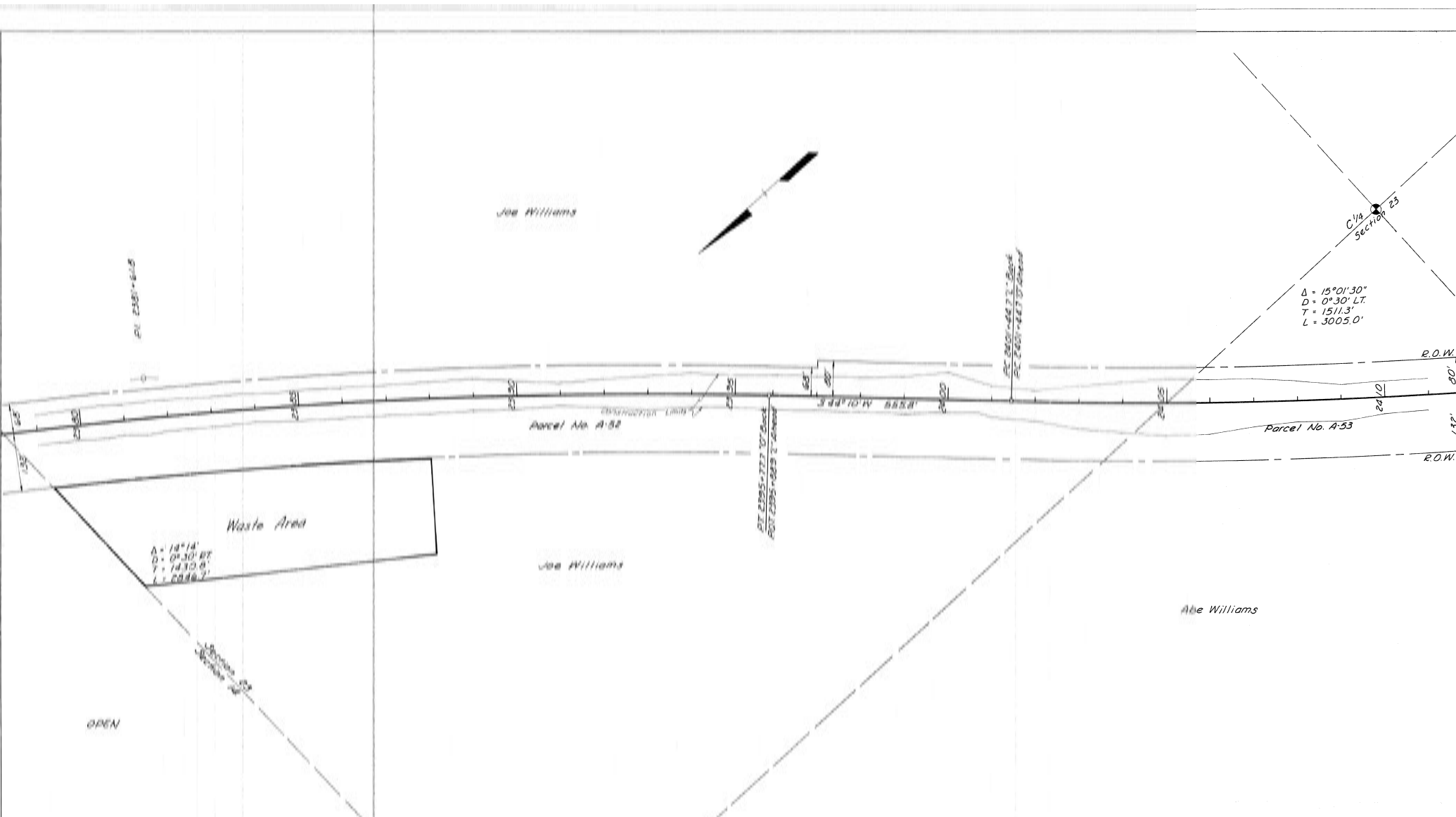
APP. DATE	STATE PROJ. NO.	NAME	OWNER OR EXISTING	Description	TAKE	Amount	Interpretation	Date	By	Amount	Set
75	A-46	Joseph Goodrich		A Portion of the E 1/4 of Sec 14 of T4N, R11W, S10	200 Acres		Alaska or Unincorporated	28 July 1957	XIII	46-48	Alaska
76	A-47	David Goodrich		A Portion of the W 1/4 of Sec 14 of T4N, R11W, S10	117 Acres		Alaska or Unincorporated	28 July 1959	XIII	45-46	Alaska
77	A-48	Clarence Goodrich		A Portion of the E 1/4 of Sec 14 of T4N, R11W, S10	100 Acres		Alaska or Unincorporated	28 July 1959	XIII	49-51	Alaska
78	A-49	DAVID L. ROSE	DELETED	A Portion of the E 1/4 of Sec 14 of T4N, R11W, S10	100 Acres	89992	Alaska				617

DATE		REVISIONS		BY	
8/11/76		REDEW ENTIRE SHEET		RON	
12/1/83		Added Ex. R/W & CHANGED AREA ON A-49		ADL	
DATE		REVISIONS		BY	
<p align="center">STATE OF ALASKA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP ALASKA PROJECT NO. F-021-1 (3)</p>					
ROUTE 21		DATE 8/11/76		SCALE 1"=100'	
DRAWN RON		DATE		SHEET 5 OF 35	
CHECKED		DATE			



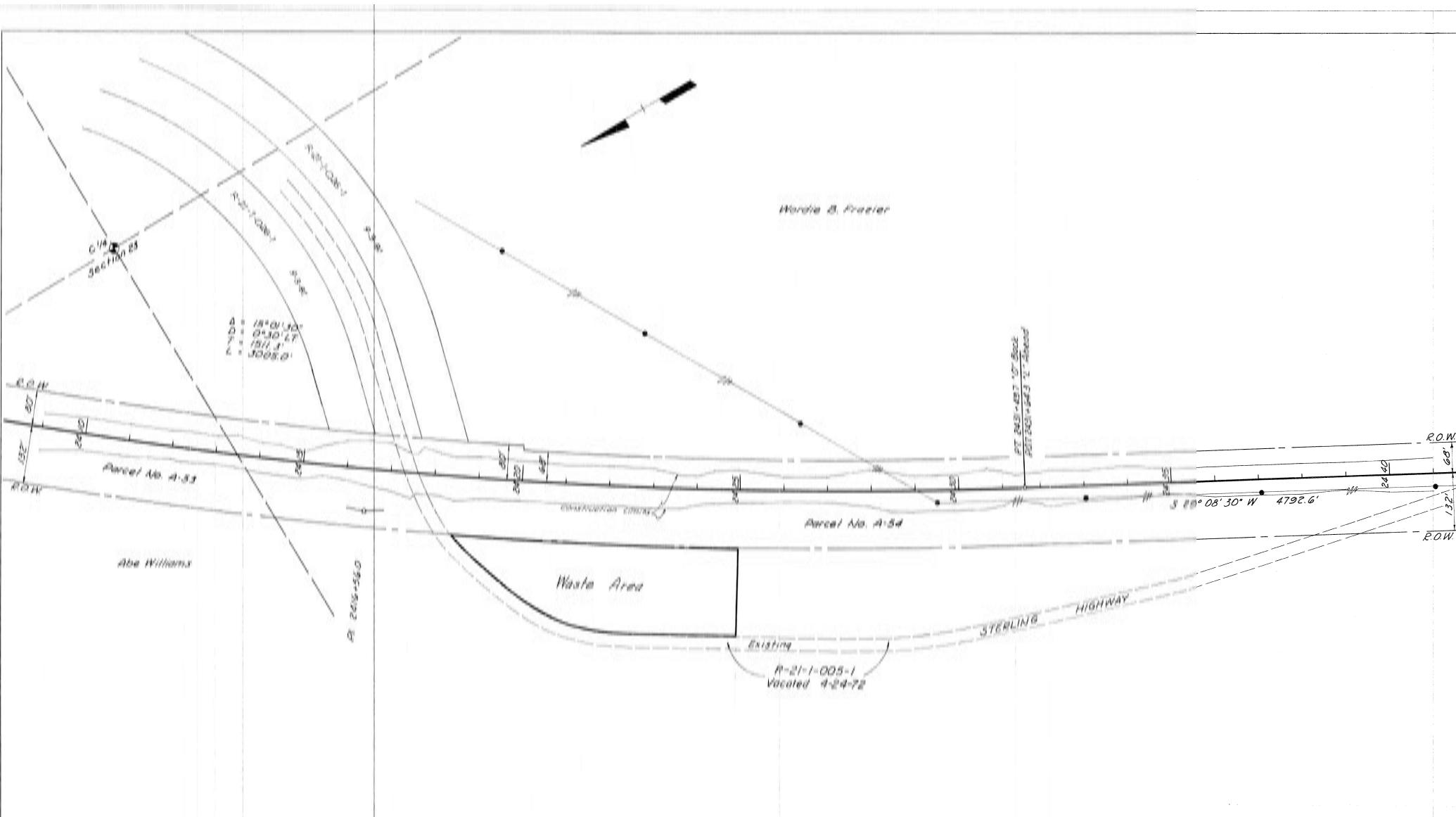
A-51(A)	James G. Ivahoe	A portion of E1, 3E1, Sec. 14, T4N, R11W	4.058A:1	75.942A:1					
PARCEL No.	NAME Owner or Entitled	DESCRIPTION S. & AREA	TAKE AREA	REMAINING AREA	INST. of TAKING	DATE	BOOKING PAGE	PREC.	S. & AREA

STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE	PROJECT NO.	SHEET	
21	F-021-1 (3)	7 OF 35	
DWN: AK:LT	SCALE:	DATE:	DWG. NO.
CKD:	1"=100'	6-1-60	

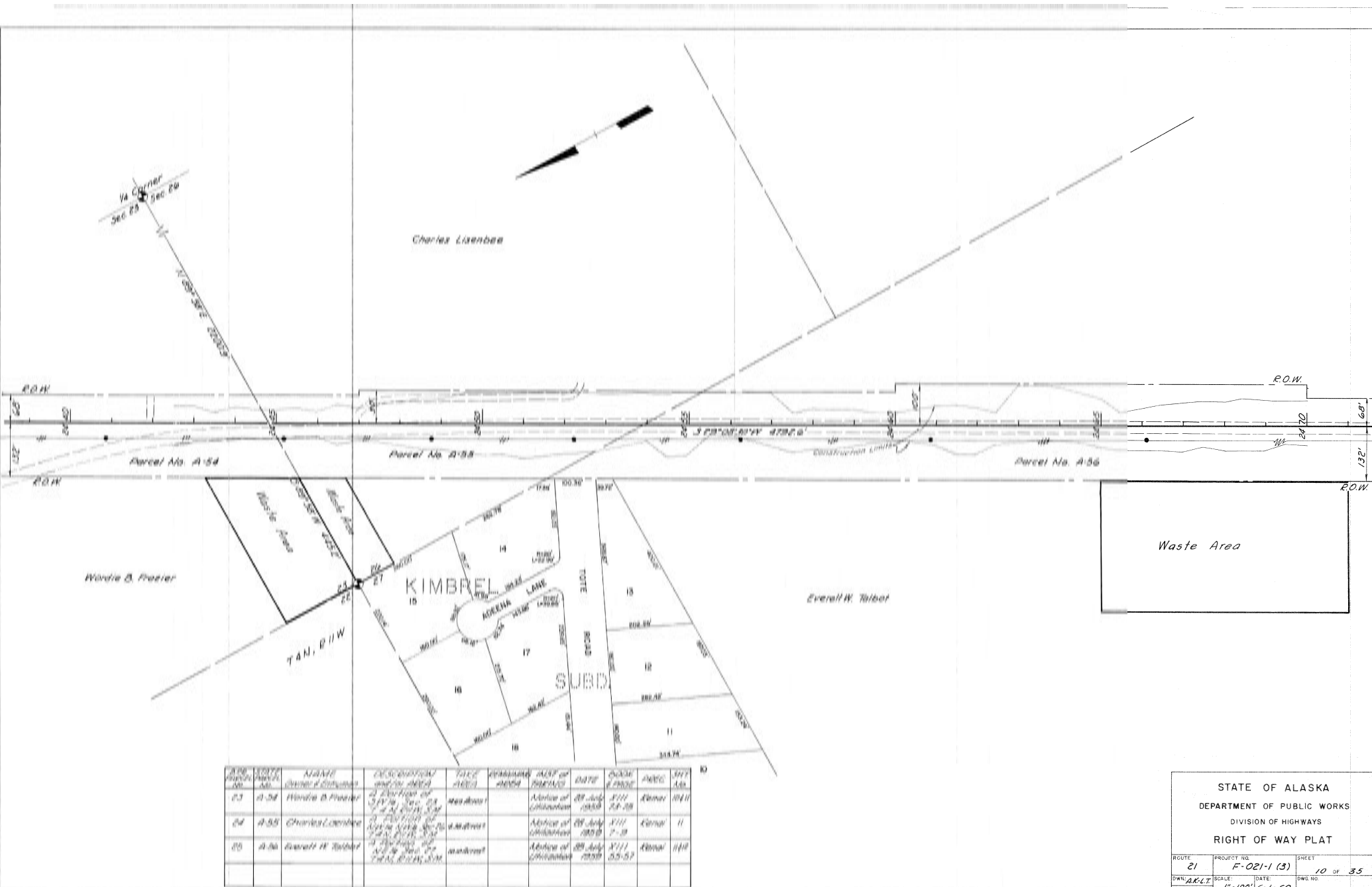


ROW	DATE	OWNER	SECTION	ADDITIONAL	REMARKS	DATE	BY	CHKD	APPD
01	4-52	Joe Williams	1/4 Section 23	1/4 Section 23	1/4 Section 23	28 July 1959	XXX	Kenai	010
02	4-53	Abe Williams	1/4 Section 23	1/4 Section 23	1/4 Section 23	28 July 1959	XXX	Kenai	010

STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 8 OF 35	
DWN. AL-LT	SCALE: 1"=100'	DATE: 6-1-60	DWG NO.
CKD			



STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 9 OF 35	
DRAWN LT-AK	SCALE 1"=100'	DATE 6-1-60	CHKD 6-1-60





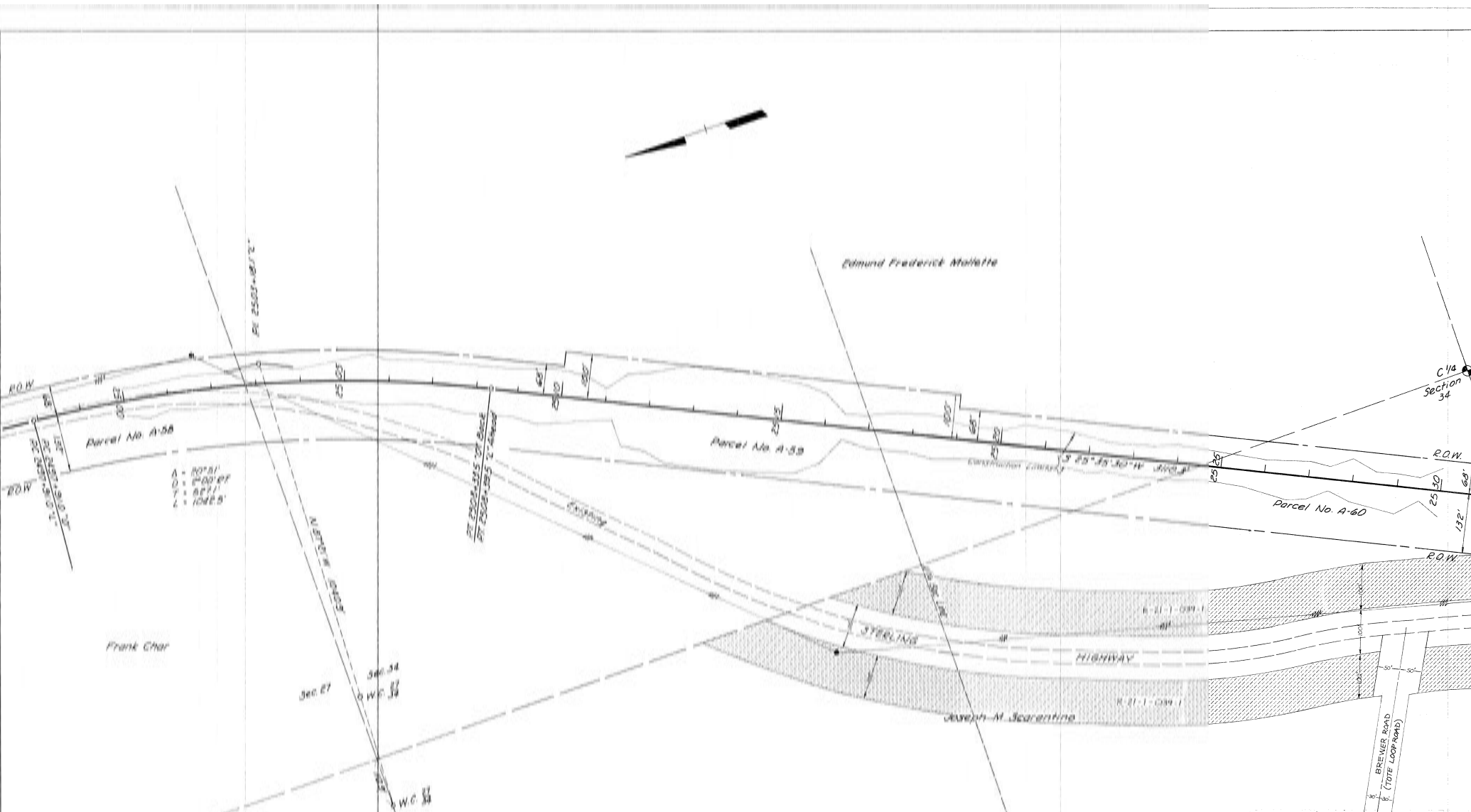
Marion Nivens

$\Delta = 14^{\circ}24'$
 $D = 2^{\circ}00' \text{ LT}$
 $T = 618.8'$
 $L = 1820.0'$

$\Delta = 20^{\circ}51'$
 $D = 2^{\circ}00' \text{ RT}$
 $T = 527.1'$
 $L = 1042.5'$

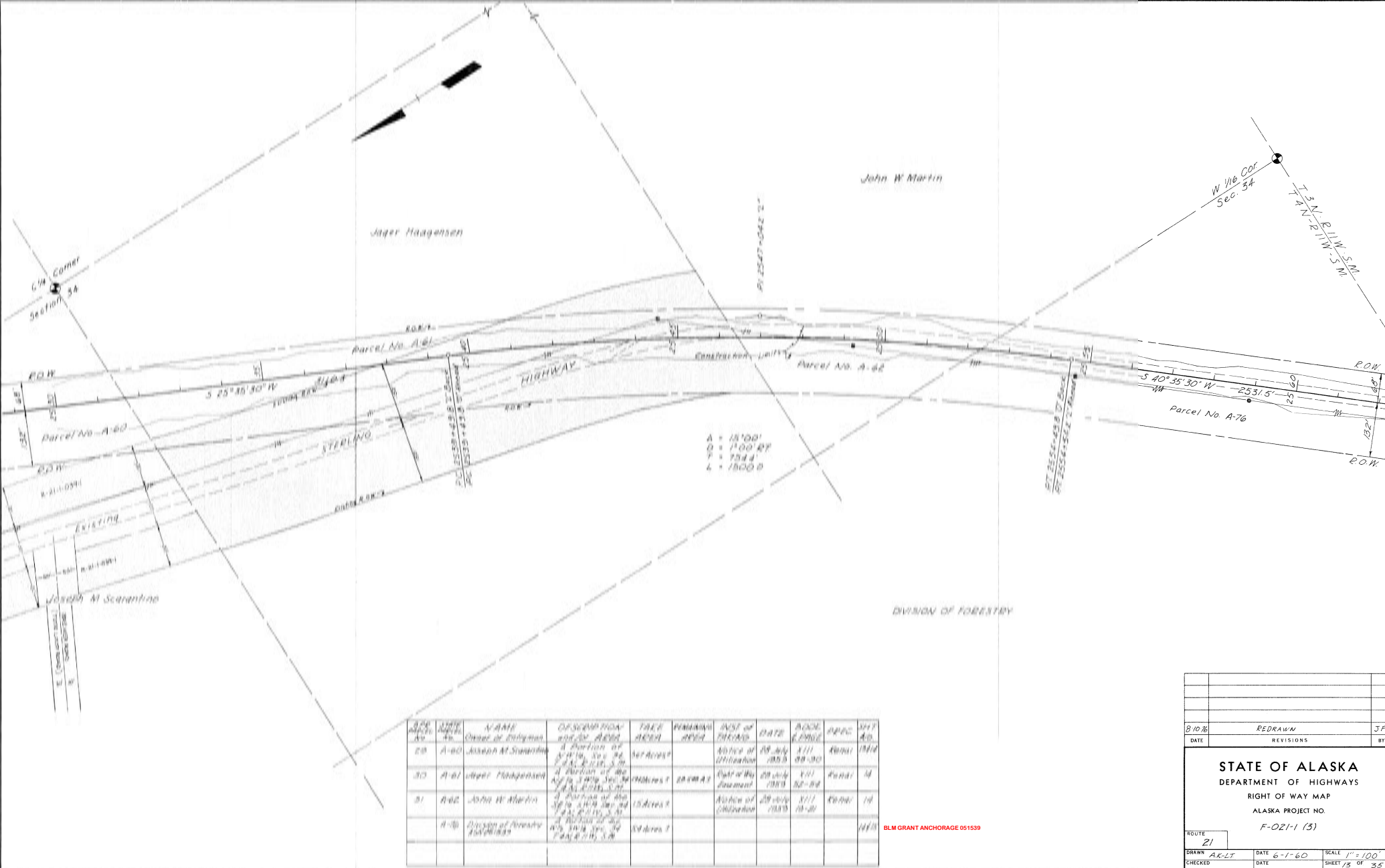
ROW	DATE	NAME	DESCRIPTION	TAKE	REMARKS	DATE	BOOK	PAGE	SHEET
21	8-58	Frank H. Tobbet	1. Part of the 1/4 Sec. 22, T. 4 N., R. 11 E., S. 14	100.00	Adverse of Unimproved	25 July 1959	111	25-52	111
22	8-58	Marion Nivens	2. Part of the 1/4 Sec. 22, T. 4 N., R. 11 E., S. 14	100.00	Adverse of Unimproved	25 July 1959	111	25-52	112
23	8-58	Frank Cher	3. Part of the 1/4 Sec. 22, T. 4 N., R. 11 E., S. 14	100.00	Adverse of Unimproved	25 July 1959	111	25-52	113

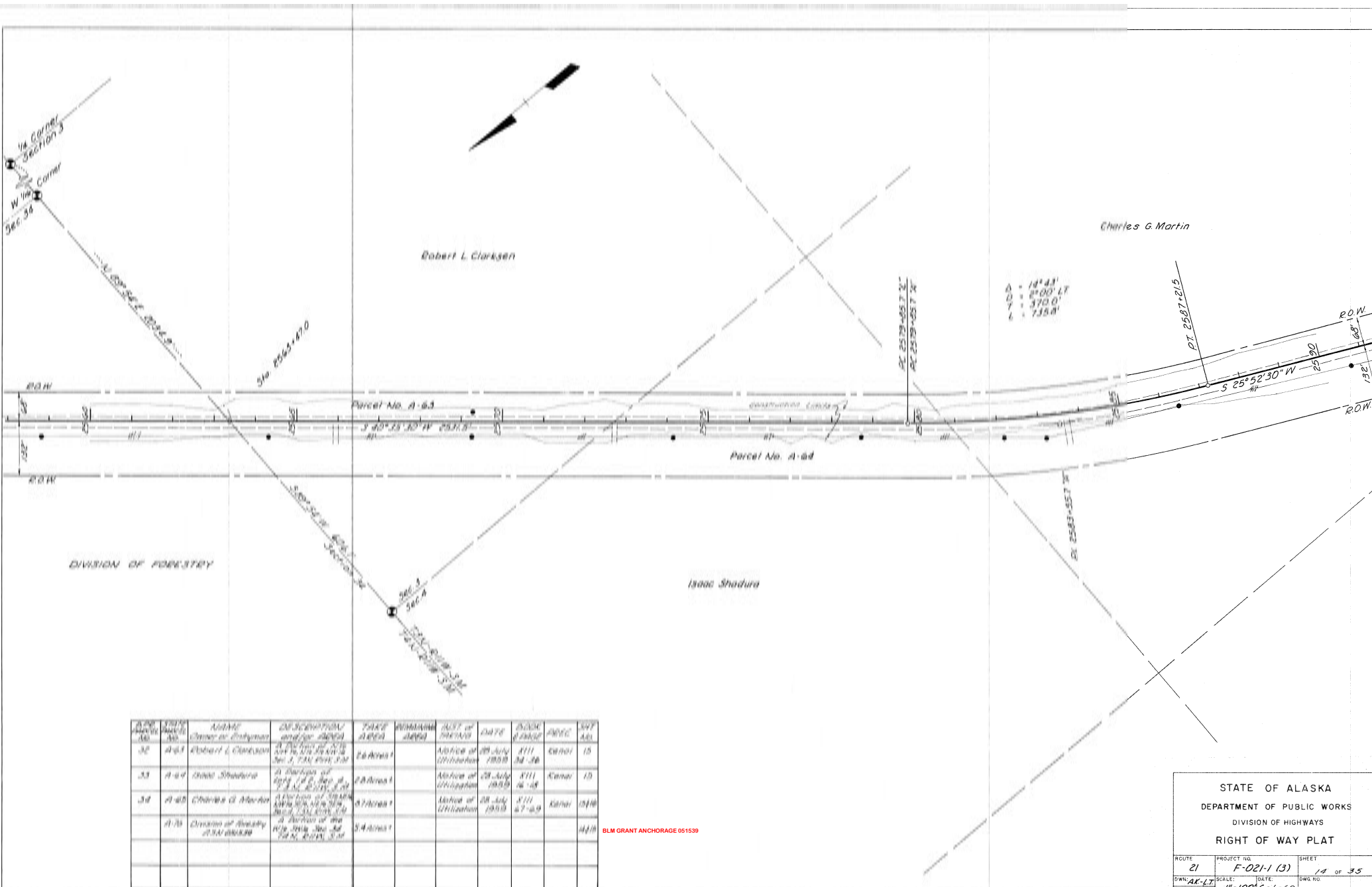
STATE OF ALASKA		
DEPARTMENT OF PUBLIC WORKS		
DIVISION OF HIGHWAYS		
RIGHT OF WAY PLAT		
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 11 OF 35
OWNER AK-LT	SCALE 1"=100'	DATE 6-1-60
CKD:		

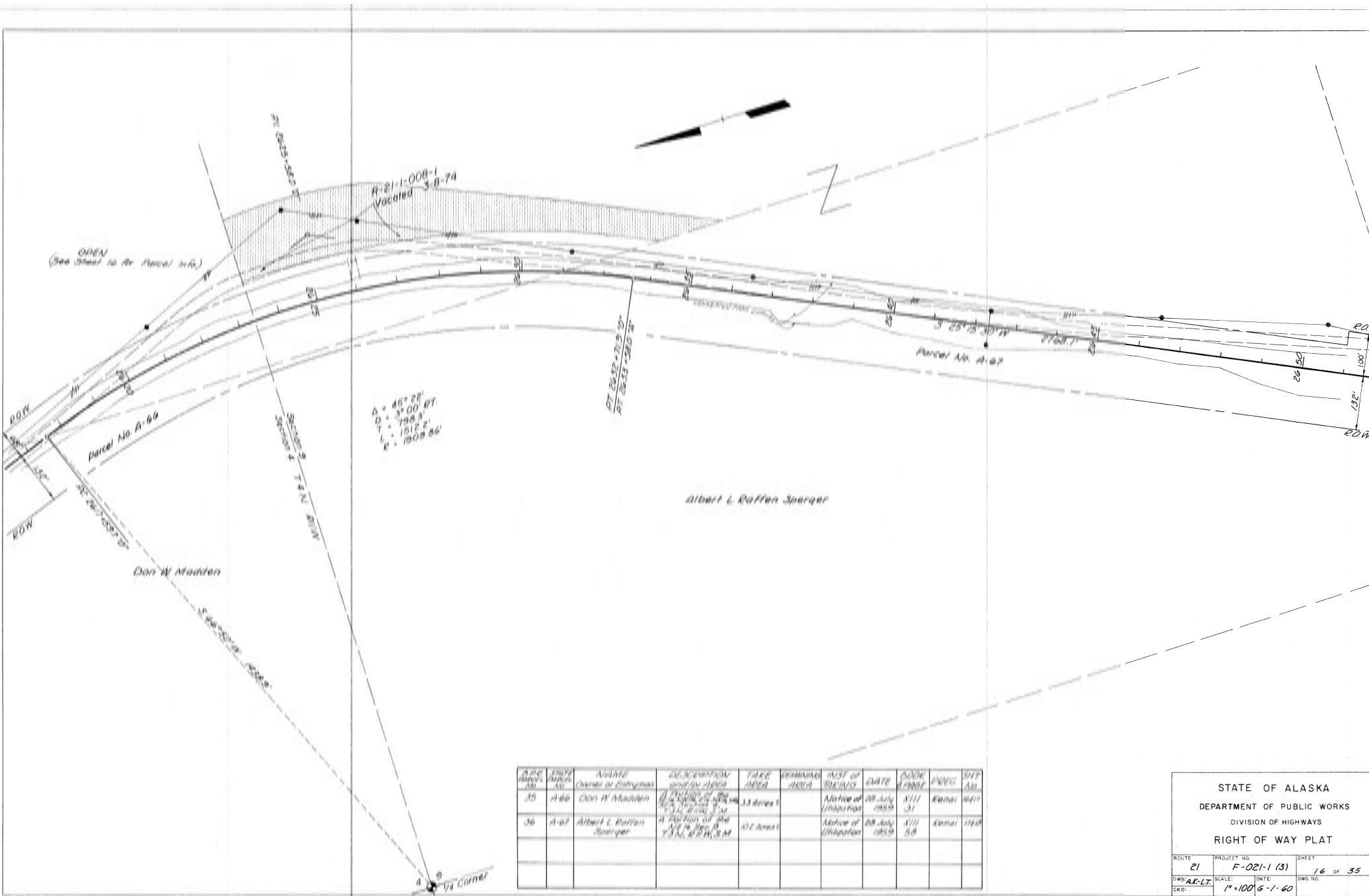


DATE	STATE	LOCALITY	DESCRIPTION	DATE	REMARKS	LIST OF	DATE	BOOK	PAGE	NOT
27	A-58	Frank Char	Part of Sec 27	20 Acres		Notice of	25 July 1959	111	100	110
28	A-59	Edmund Frederick Mahlette	Part of Sec 27	20 Acres		Notice of	25 July 1959	111	100	110
29	A-60	Joseph M. Scarentino	Part of Sec 27	20 Acres		Notice of	25 July 1959	111	100	110

STATE OF ALASKA		
DEPARTMENT OF PUBLIC WORKS		
DIVISION OF HIGHWAYS		
RIGHT OF WAY PLAT		
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 12 OF 35
OWN AK-LT	SCALE: 1"=100'	DATE: 6-1-60
CKD:		DWG. NO.

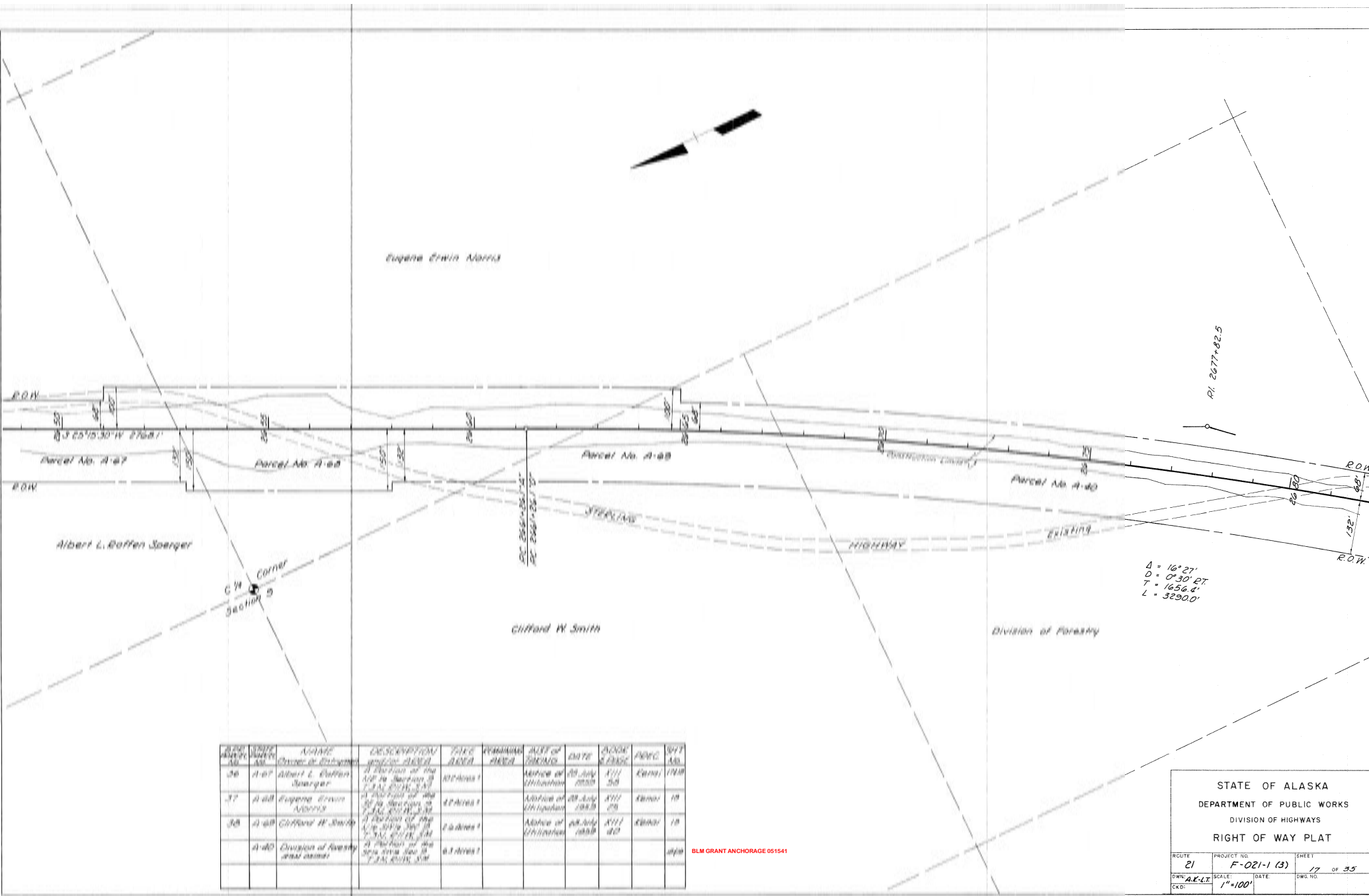






As per Survey Map	State Parcel No.	Adverse Owner or Party	DESCRIPTION of the land	TAKE ACROSS	REMARKS	DATE of RECORD	DATE	CODE PAGE	FILE	DATE
35	A-66	Don W. Maehlen	A portion of the 1/4 Section 2, T. 14 N., R. 18 W., S. 46° 28' 00" E., 1512.2' to the center of the curve.	33 acres ±		Notice of Expropriation	28 July 1959	1111	Final	1959
36	A-67	Albert L. Raffen Sparger	A portion of the 1/4 Section 2, T. 14 N., R. 18 W., S. 46° 28' 00" E., 1512.2' to the center of the curve.	62 acres ±		Notice of Expropriation	28 July 1959	1111	Final	1959

STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 16 OF 35	
DWG. NO. AK-LT	SCALE 1"=100'	DATE 6-1-60	DWG. NO.



B.P.R. Gravel Reserve

L.E. Montague

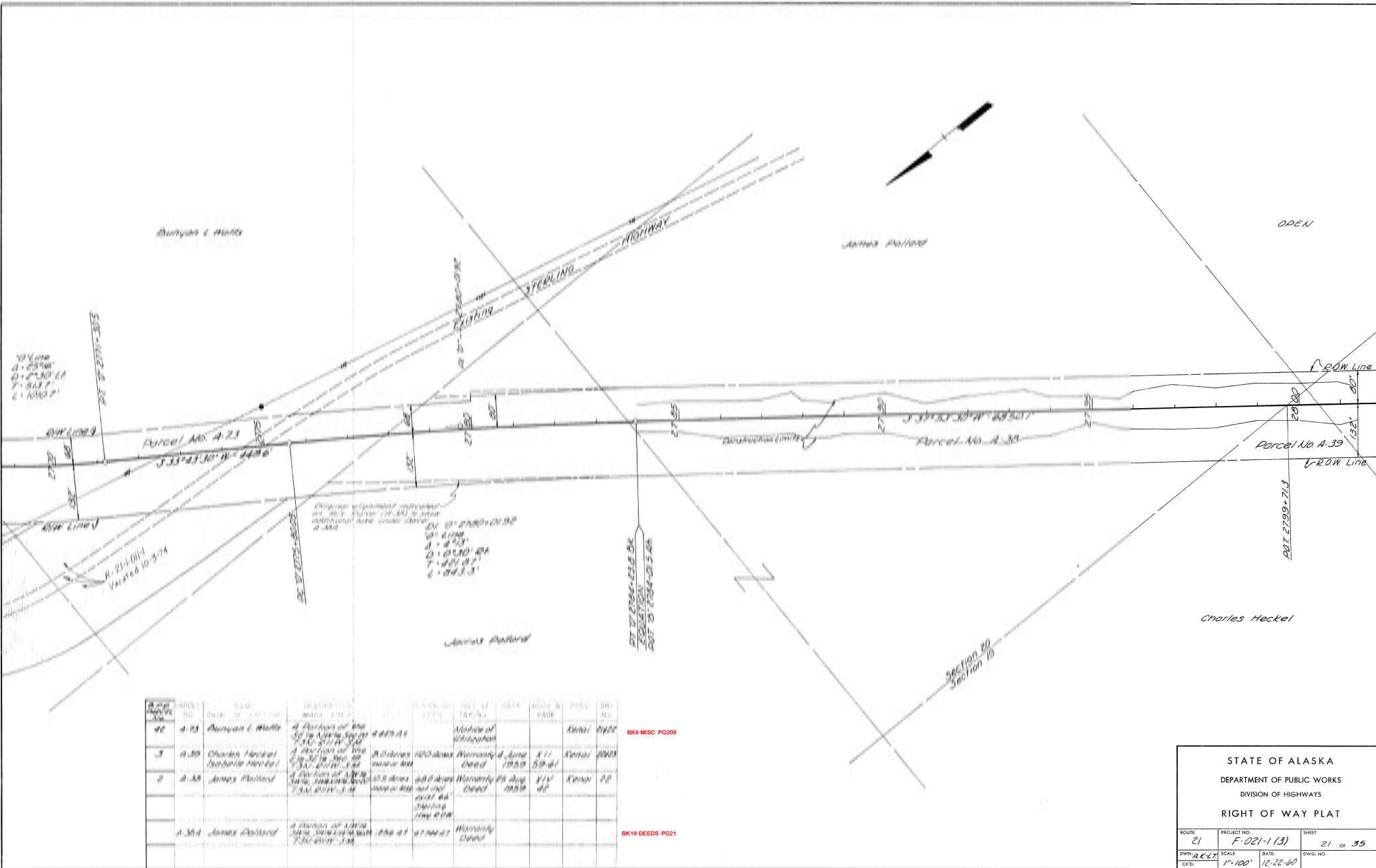
George Bonin

Homer R. Breving

A = 28° 16'
D = 3° 00' 48"
F = 428.2'
E = 888.2'

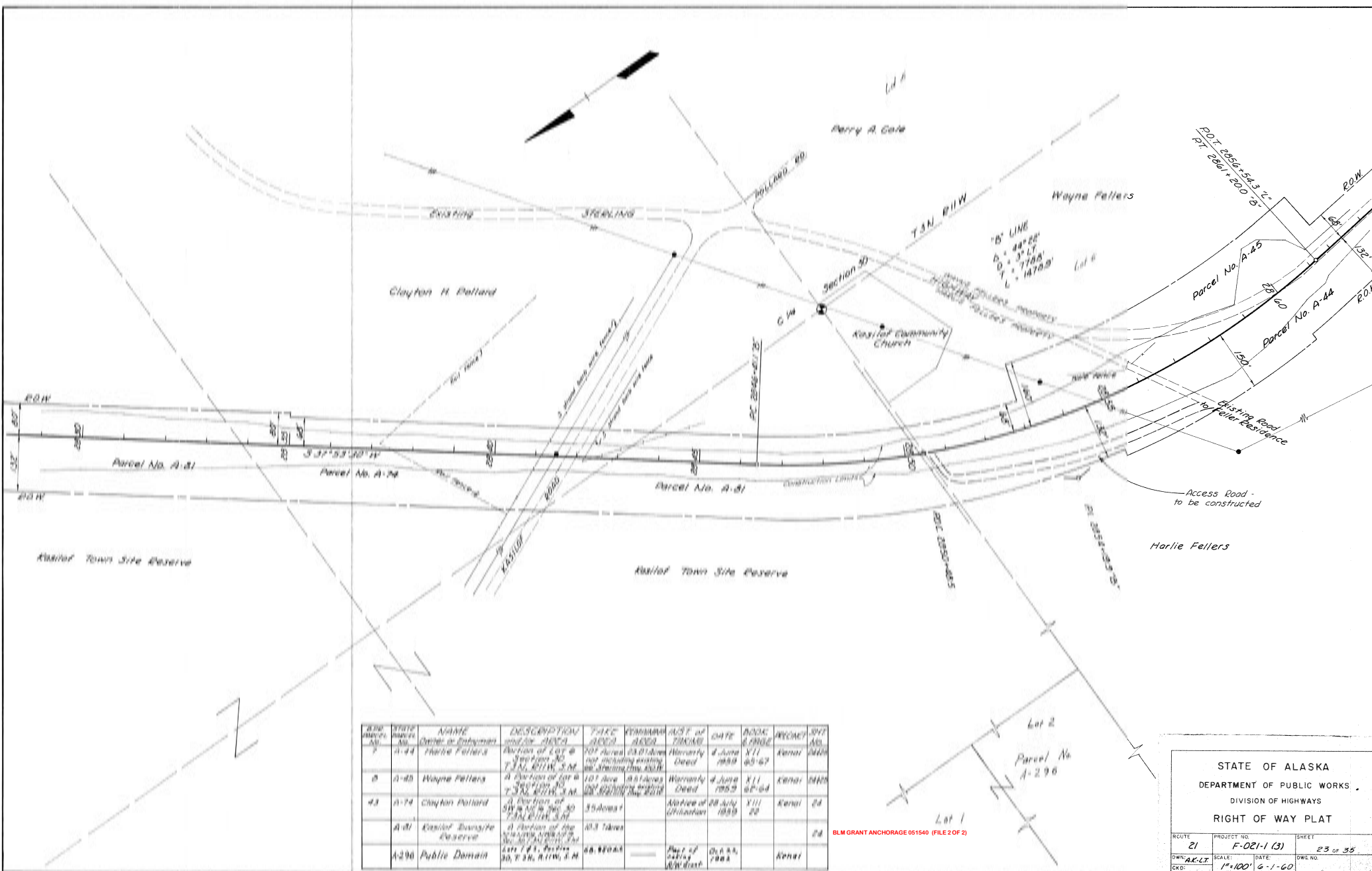
Parcel No.	State Parcel No.	A-72	DESCRIPTION	FAIR	REMARKS	ACRES	DATE	DATE	DATE	DATE
39	A-72	L.E. Montague	A Portion of the N 1/2 Sec 12 T 3 N, R 22 E, S 2 R	35 Acres	Adverse of Chas. H. H. H.	35	20 July 1953	1111	Known	1953
40	A-72	Homer R. Breving	A Portion of the N 1/2 Sec 12 T 3 N, R 22 E, S 2 R	4.6 Acres	Adverse of Chas. H. H. H.	4.6	20 July 1953	1111	Known	1953
41	A-72	George Bonin	A Portion of the N 1/2 Sec 12 T 3 N, R 22 E, S 2 R	16 Acres	Adverse of Chas. H. H. H.	16	20 July 1953	1111	Known	1953

STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 19 OF 35	
OWN AK-LT	SCALE 1"=100'	DATE 6-1-60	DWG NO.



Parcel No.	Name	Description	Area	Volume	Page	Sheet
22	A-23 Buryan & Morte	A portion of the 1/2 in 1/4 Sec 20 T14N R14E S14E	4.445 ac	Volume of 1/4 Sec 20 T14N R14E S14E	111	Sheet 21
3	A-38 Charles Heckel (Charles Heckel)	A portion of the 1/2 in 1/4 Sec 20 T14N R14E S14E	4.445 ac	Volume of 1/4 Sec 20 T14N R14E S14E	111	Sheet 21
2	A-38 James Heckel	A portion of the 1/2 in 1/4 Sec 20 T14N R14E S14E	4.445 ac	Volume of 1/4 Sec 20 T14N R14E S14E	111	Sheet 21
A-39	James Heckel	A portion of the 1/2 in 1/4 Sec 20 T14N R14E S14E	4.445 ac	Volume of 1/4 Sec 20 T14N R14E S14E	111	Sheet 21

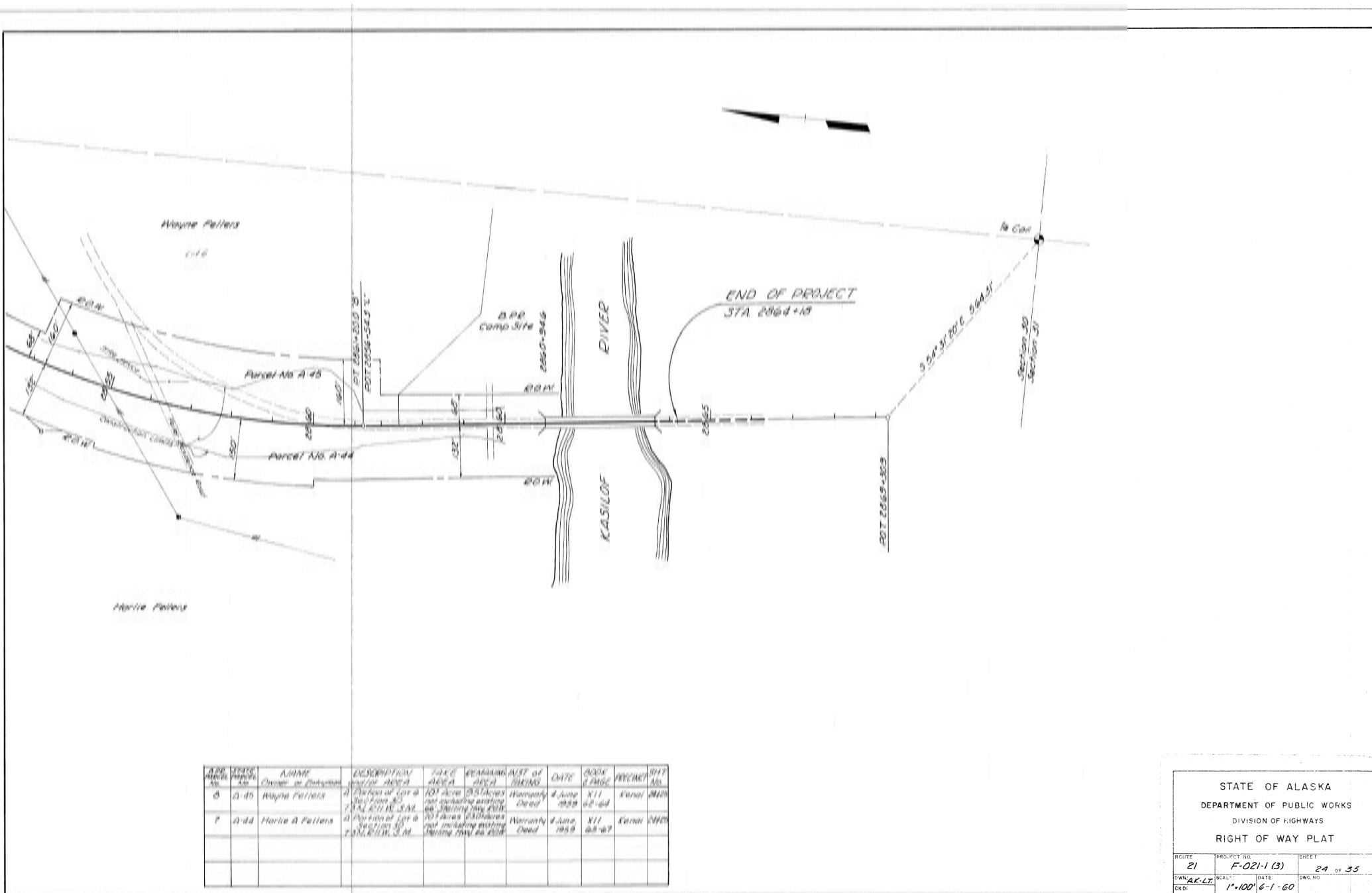
STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1(3)	SHEET 21 OF 35	
DRAWN BY KLT	SCALE 1"=100'	DATE 12-22-60	DWG. NO.

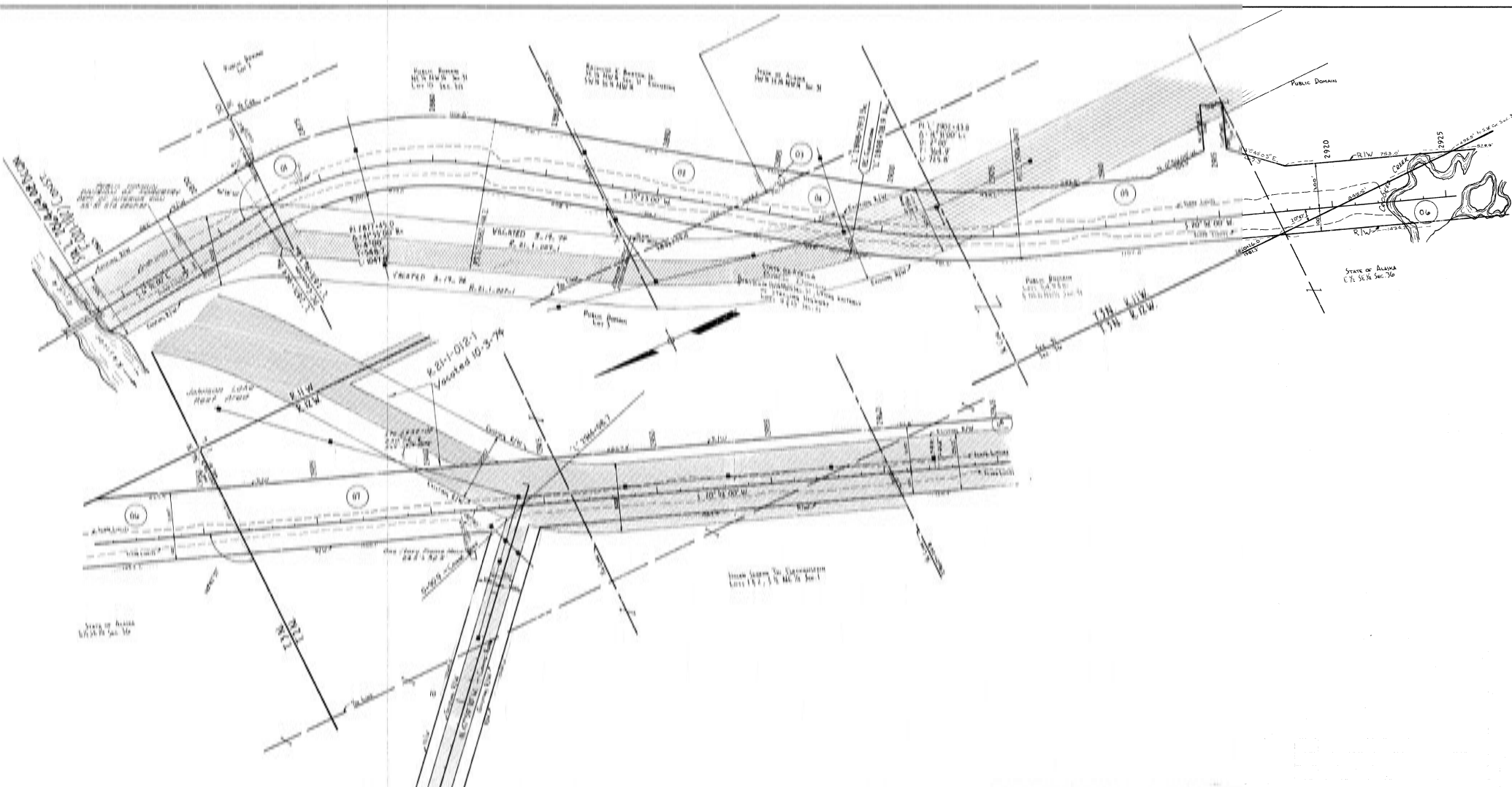


BLM Parcel No.	State Parcel No.	NAME	DESCRIPTION	7-1/2 ACRES	REMARKS	ACRES of TRACT	DATE	BOOK & PAGE	REMARK	SPR NO.
7	A-44	Charles & Catherine Fellers	Portion of Lot 6 Section 30 T3N, R11W, S4E	101 Acres	Not including existing oil streamline right	101 Acres	4 June 1952	XII 65-67	Kenai	2408
8	A-45	Wayne Fellers	A Portion of Lot 6 Section 30 T3N, R11W, S4E	101 Acres	Not including existing oil streamline right	101 Acres	4 June 1952	XII 65-67	Kenai	2408
43	A-74	Clayton Pollard	A Portion of S1/4 Sec 30 T3N, R11W, S4E	35 Acres		35 Acres	Notice of 28 July 1959	XIII 22	Kenai	24
A-81		Kasilof Town Site Reserve	A Portion of the Kasilof Town Site Reserve, 101.5 Acres	101.5 Acres		101.5 Acres				24
A-296		Public Domain	Lot 1 & 2, Section 30, T3N, R11W, S4E	66.88043		66.88043			Kenai	

BLM GRANT ANCHORAGE 051540 (FILE 2 OF 2)

STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 23 of 35	
OWNER AK-LT	SCALE 1"=100'	DATE 6-1-60	DWG NO.
CHKD			



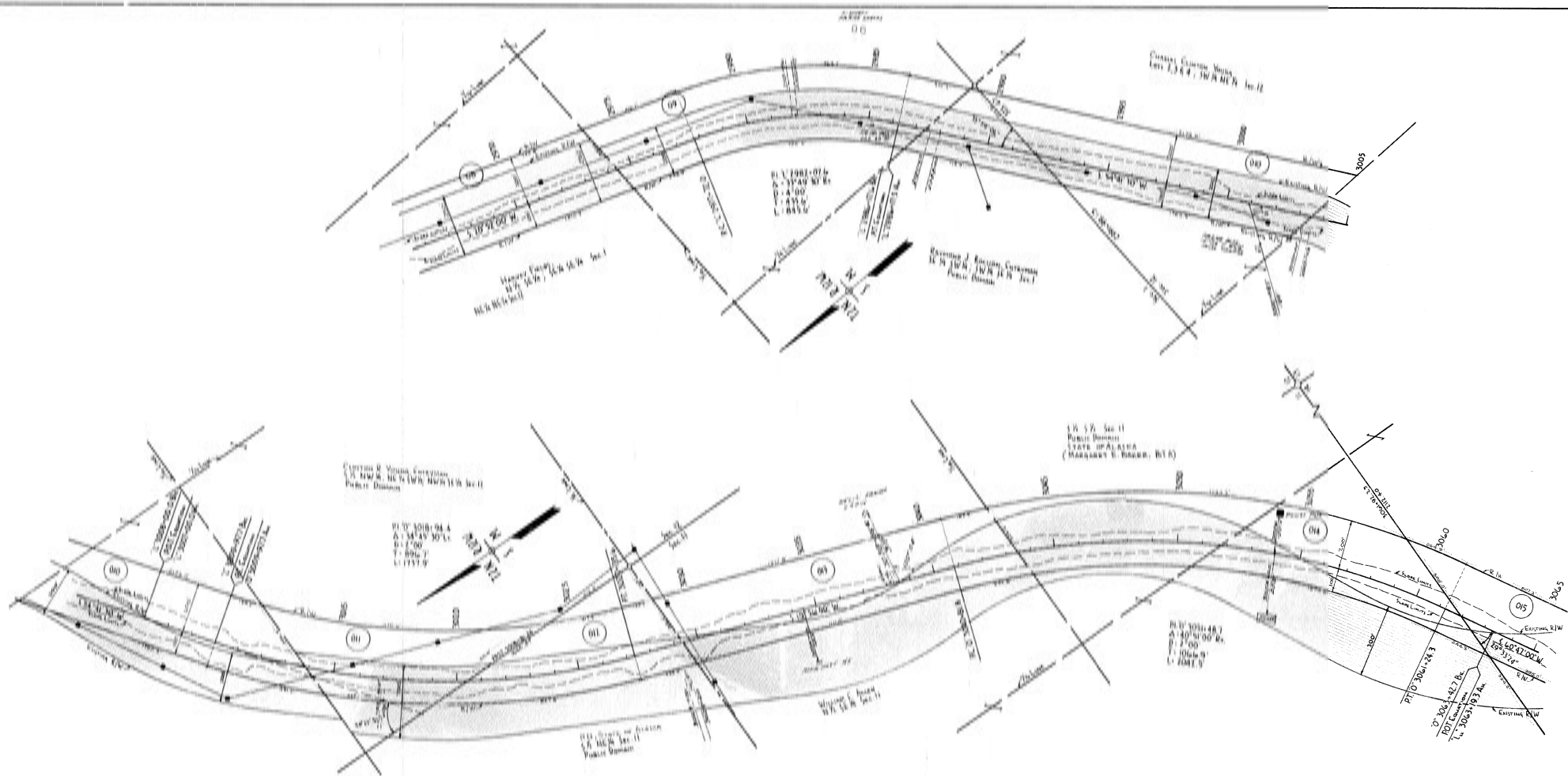


- BK27 DEEDS PG225
- BK13 MISC PG182
- BK14 MISC PG262
- BK14 MISC PG257
- BK13 MISC PG188
- BK26 DEEDS PG236
- CA 64-1395 D

PARCEL NO.	NAME OF ESTATE	TAX AREA	REMAINING AREA
01	PUBLIC DOMAIN	11,586 Ac.±	39,771 Ac.±
02	WILLIAM C. PETERSON	1,504 Ac.±	25,306 Ac.±
03	STATE OF ALASKA	11,505 Ac.±	9,715 Ac.±
04	PUBLIC DOMAIN, STATE OF ALASKA	1,771 Ac.±	1,967 Ac.±
05	PUBLIC DOMAIN	13,107 Ac.±	125,006 Ac.±
06	STATE OF ALASKA	6,764 Ac.±	73,211 Ac.±
07	WILLIAM C. PETERSON	11,517 Ac.±	119,645 Ac.±
08	HARVEY FINE	1,638 Ac.±	146,772 Ac.±

10-4-69 Waterly 50' Pct. 08 (All ex. R/W Abandoned To owner). J.S.

STATE OF ALASKA			
DEPARTMENT OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE	PROJECT NO.	SHEET	
	F-021-1(3)	25 of 35	
DWN. SK	SCALE	DATE	DWB. NO.
CKD:JS	1"=200'	1-8-63	

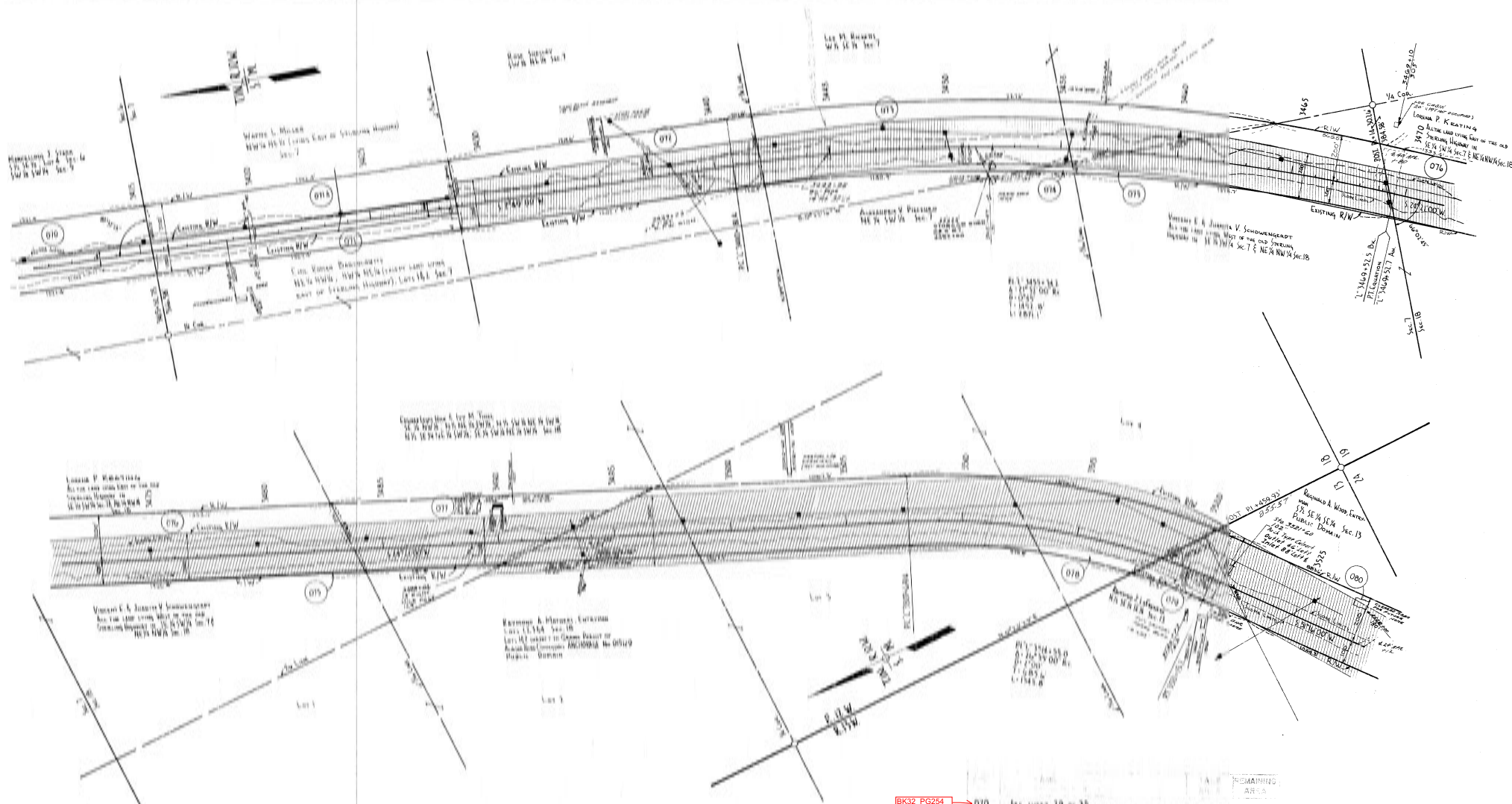


PARCEL NO.	NAME Owner or Contingent	TAKE AREA	REMAINING AREA
CA 64-1395 D	OR		
[BK27 DEEDS PG214]	MR. MARCUS CAMP	1,159 A.C.	148,712 A.C.
CA 64-1392 C & 64-1392 D & BK16 MISC PG104	PD, RAYMOND J. QUINN, KATKONAN	3,903 A.C.	17,999 A.C.
[BK16 MISC PG106]	CLAYTON CLAYTON ASHBY	1,199 A.C.	143,599 A.C.
[BK14 MISC PG160]	PD, CLAYTON MARCO YOUNG, KATKONAN	3,163 A.C.	173,623 A.C.
[BK26 DEEDS PG238]	PD, BRYAN ALAN PETERSON	1,053 A.C.	70,399 A.C.
[OO-BIA APP FOR ROW]	WILLIAM FRANK ASHBY	6,100 A.C.	64,259 A.C.
	PD STATE OF ALASKA (MARGARET E. HANSEN, BIA)	5,116 A.C.	139,913 A.C.

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS
RIGHT OF WAY PLAT

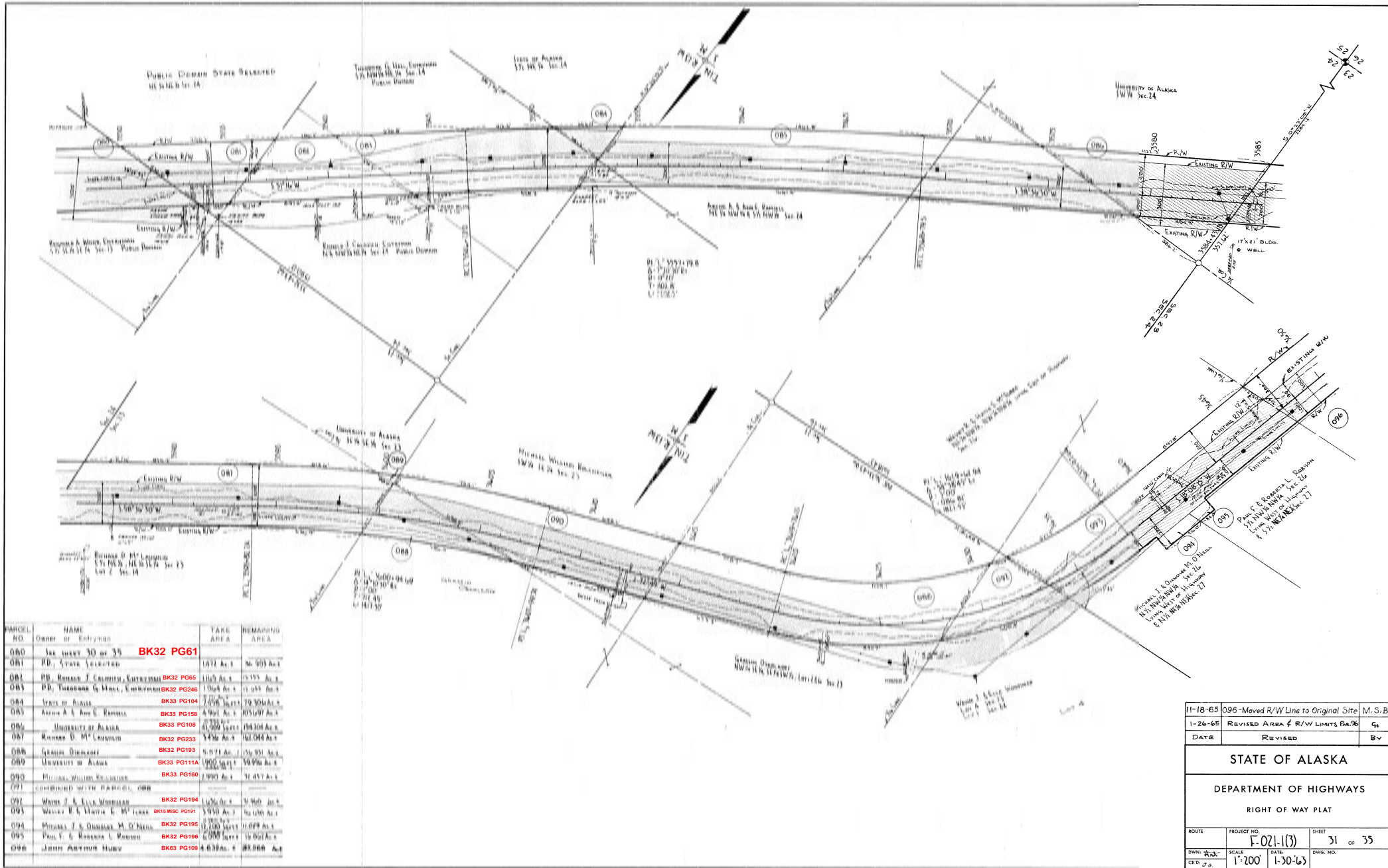
ROUTE	PROJECT NO.	SHEET
	F-021-1(3)	26 OF 35

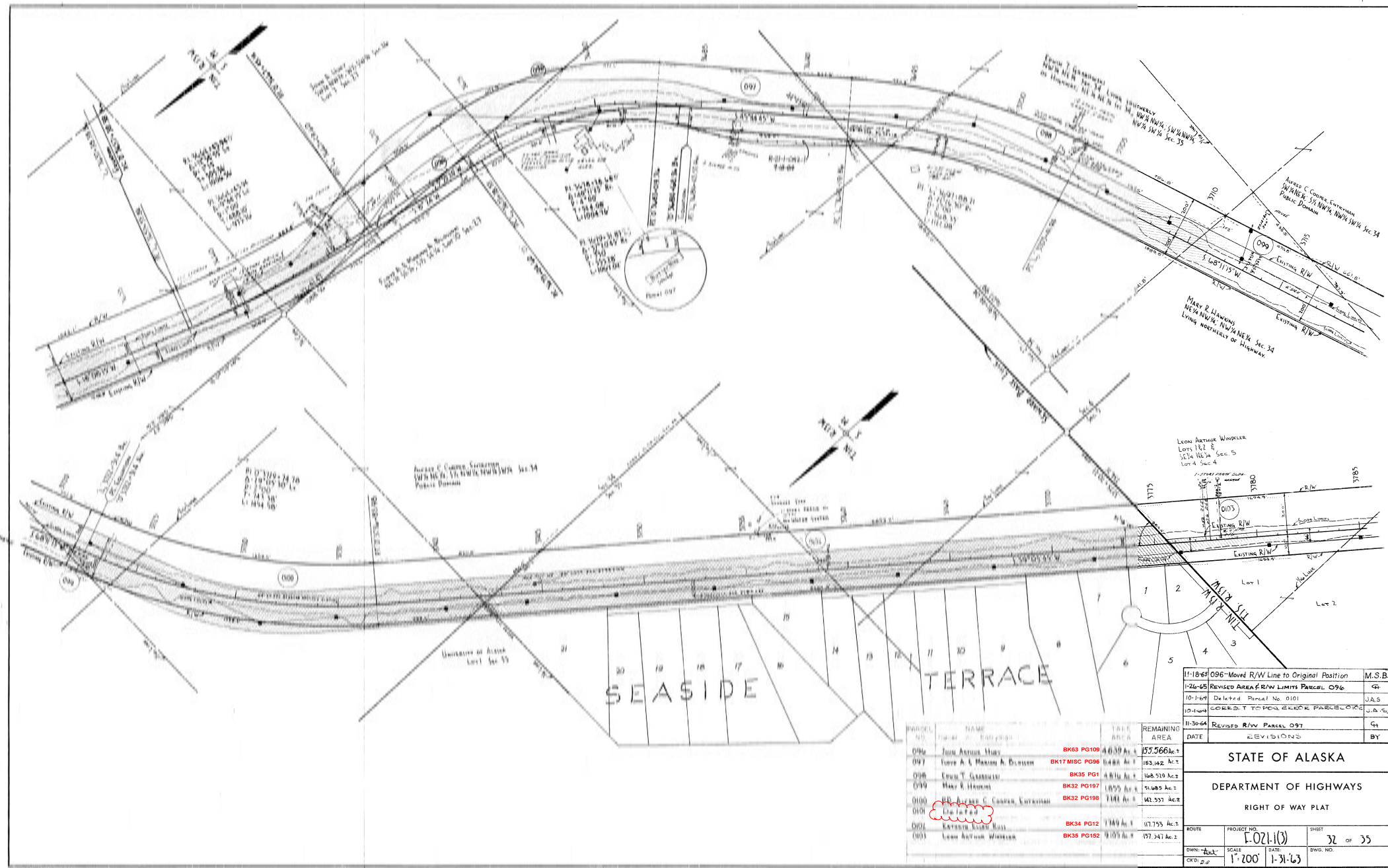
DWN. <u>Box</u>	SCALE	DATE	DWG. NO.
EXP. <u>Red</u>	1" = 200'	1-9-63	

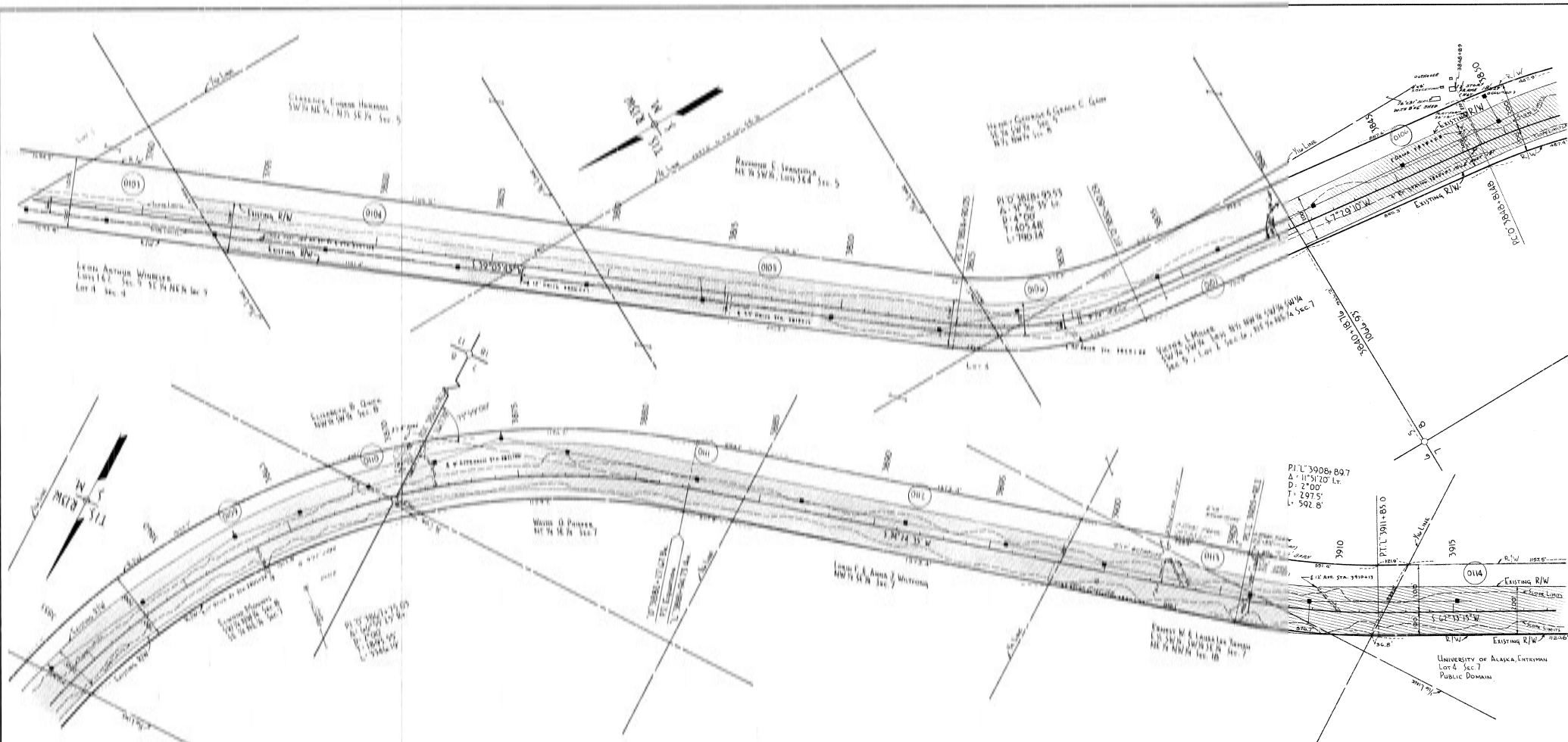


BK32 PG254	→ O10	See sheet 19 of 35	
BK32 PG231	→ O11	LEWIS HOMER BARTONGRIFF	7.216 Ac ± 127.506 Ac ±
BK33 PG153	→ O12	ROSE, JUNESEY	3.019 Ac ± 30.892 Ac ±
BK16 MISC PG4	→ O13	LEE, MATHIAS ROBERT	1.636 Ac ± 69.795 Ac ±
BK33 PG149	→ O14	ALEXANDER, VERONICA PANGLOSS	1.000 Ac ± 39.906 Ac ±
BK32 PG192	→ O15	VINCENT E. & JUANITA V. SCHOUWENEGART	14.800 Ac ± 48.844 Ac ±
BK16 MISC PG99	→ O16	LOUISA P. K. MARTIN	4.656 Ac ± 16.568 Ac ±
BK30 DEEDS PG259	→ O17	LEE, M. THOMAS & EUGENE LAUREN HILL	1.745 Ac ± 68.414 Ac ±
BK34 PG135	→ O18	P.D. RAYMOND & MATHIAS, CHRISTIAN	1.410 Ac ± 54.564 Ac ±
BK32 PG251	→ O19	RAYMOND, JUANITA LAFRANCA	1.185 Ac ± 19.019 Ac ±
BK32 PG61	→ O20	P.D. RAYMOND & MATHIAS, CHRISTIAN	11.502 Ac ±
BK33 PG124	→ O11 A	WILLIAM L. MILLER	4.880 Ac ± 73.712 Ac ±

STATE OF ALASKA			
DEPARTMENT OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE	PROJECT NO.	SHEET	
	F-021-1(3)	30 OF 35	
DWN: <input checked="" type="checkbox"/>	SCALE	DATE	DWG. NO.
CKD:	1"=200'	1-25-63	







PCL 106 & 108-BK33 PGS

PARCEL NO.	OWNER	PROJECTED AREA	TAKEN AREA	REMAINING AREA
0105	See sheet 32 or 33	BK35 PG152		
0104	CLARENCE EUGENE HERRON	BK32 PG200	5.043 Ac.±	10.021 Ac.±
0109	RAYMOND E. STANHOPE	BK32 PG201	3.981 Ac.±	115.296 Ac.±
0106	WILLIAM G. & GRACE C. QUINN	CA 65-13 B	4.971 Ac.±	108.762 Ac.±
0107	WILLIAM L. MILLER	BK33 PG282	9.410 Ac.±	117.085 Ac.±
0108	WILLIAM O. PARKER	BK34 PG161-A	3.564 Ac.±	69.172 Ac.±
0109	CLARENCE EUGENE HERRON	BK34 PG178	14.813 Ac.±	58.929 Ac.±
0110	WILLIAM O. PARKER	BK33 PG128	1.316 Ac.±	29.940 Ac.±
0111	LAWRENCE F. & ANNE J. WILKINSON	BK33 MSC PG01	3.158 Ac.±	30.541 Ac.±
0112	FRANK M. & LAURENCE HERRON	BK34 PG244	3.510 Ac.±	150.292 Ac.±
0113	P.D. UNIVERSITY OF ALASKA, ENTERPRISE	BK33 PG115	1.691 Ac.±	22.938 Ac.±

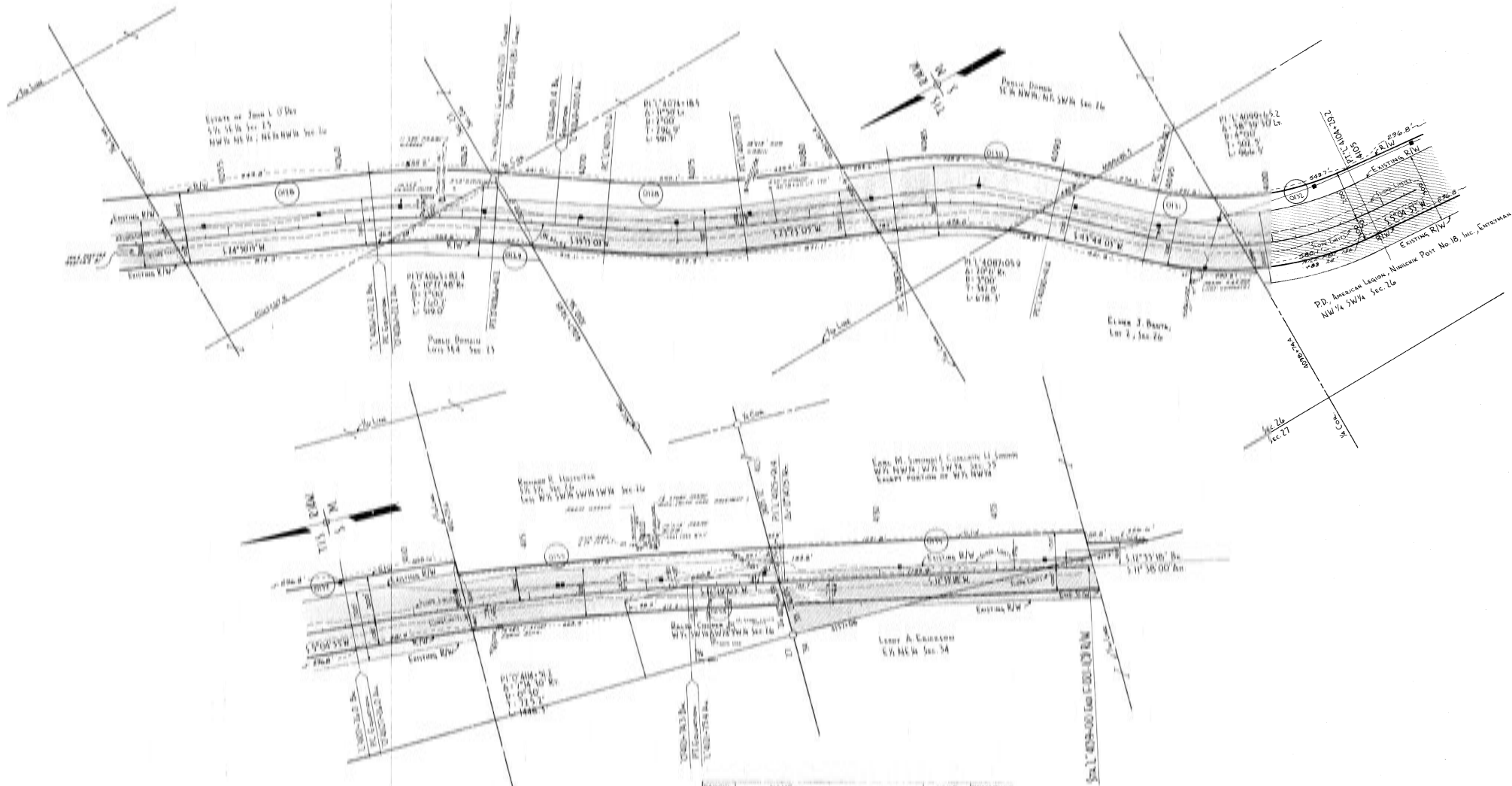
STATE OF ALASKA

DEPARTMENT OF HIGHWAYS

RIGHT OF WAY PLAT

ROUTE	PROJECT NO.	SHEET
11	E-021-1(3)	33 OF 35
DWN: <i>AK</i>	SCALE: 1"=200'	DATE: 1-1-63
CHK: <i>AK</i>		DWS: NO.





PARCEL NO.	OWNER or Easement	LAND AREA	REMARKS
0118	Estate of John A. O'Day	140.91 Ac.	
0119	Public Domain	140.91 Ac.	
0120	Public Domain	140.91 Ac.	
0121	Elmer J. Branta	140.91 Ac.	
0122	PD, American Legion, Naticum Post No. 18, Inc., Cantonment	140.91 Ac.	
0123	Richard H. Montross	140.91 Ac.	
0124	Estate of Elmer J. Branta	140.91 Ac.	
0125	Elmer J. Branta	140.91 Ac.	

STATE OF ALASKA			
DEPARTMENT OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE	PROJECT NO.	SHEET	
	F-021-1(3)	35 of 35	
DWN. DATE	SCALE	DATE	DWG. NO.
11-1-63	1"=200'	11-1-63	



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



LEGEND











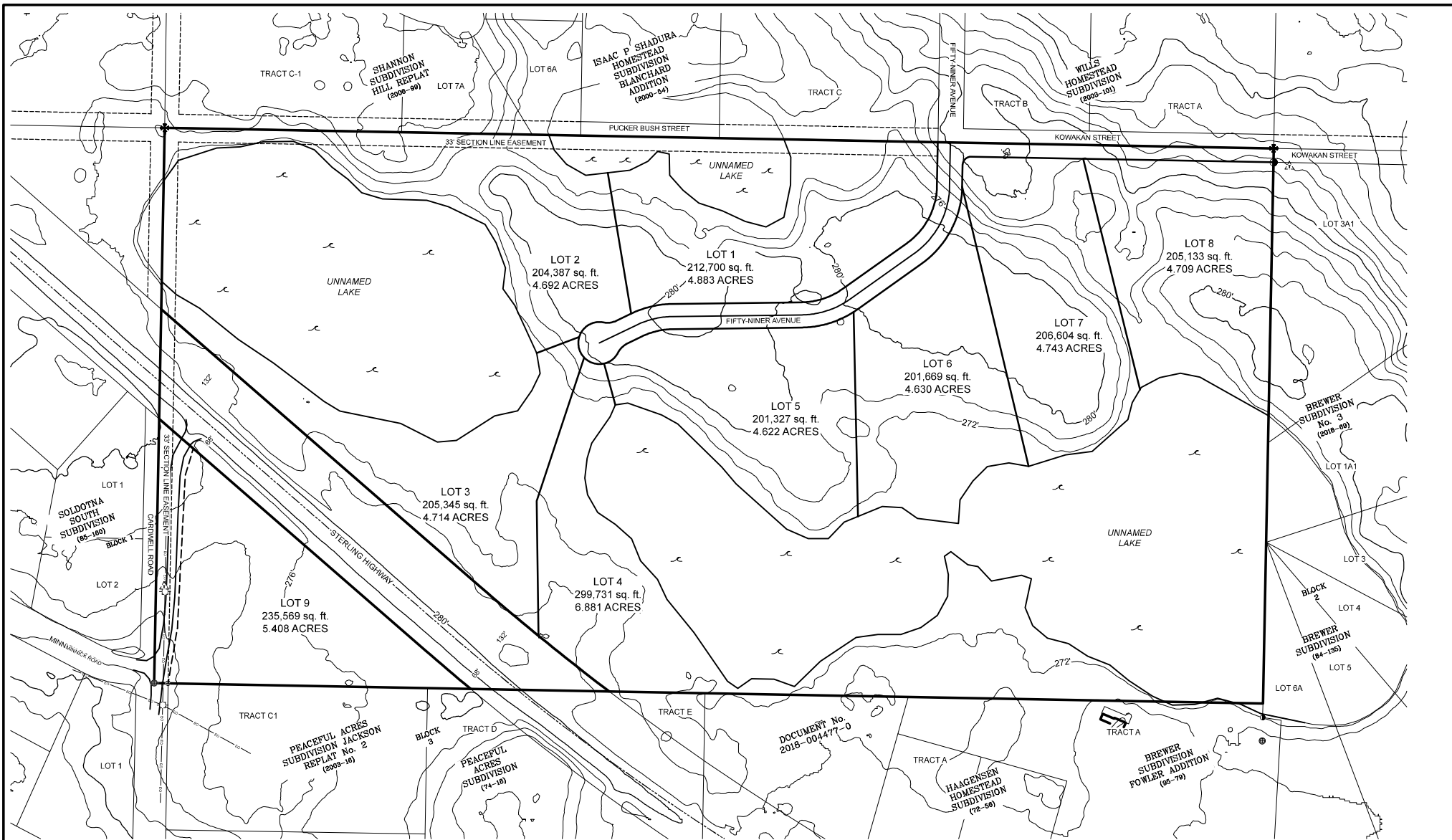
-  FOUND 2.5" DIAMETER BRASS MONUMENT
-  FOUND 5/8" DIAMETER REBAR WITH CAP
-  FOUND 5/8" DIAMETER REBAR
-  SECTION LINE EASEMENT
-  PROPOSED ACCESS EASEMENT
-  ROAD CENTER LINE
-  OVERHEAD UTILITY WIRE
-  UTILITY POLE
-  UTILITY PEDESTAL



EXHIBIT	
THREE PONDS SUBDIVISION	
A SUBDIVISION OF	
W 1/2 SW 1/4, SECTION 34, T 4 N, R 11 W, SEWARD MERIDIAN CONTAINING 79.940 ACRES	
	FIXED HEIGHT LLC <small>907.290.8949 WWW.FIXEDHEIGHT.COM 225 W 23rd AVE. ANCHORAGE, AK 99503 C.O.A. 122544</small>
PROJECT NO.: 23065	DRAWN BY: IB
SHEET: 1 OF 1	CHECKED BY: BS
	SCALE: 1" = 150'



LEGEND

- FOUND 2.5" DIAMETER BRASS MONUMENT
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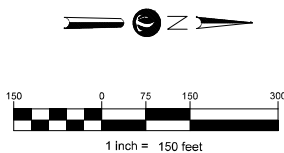


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