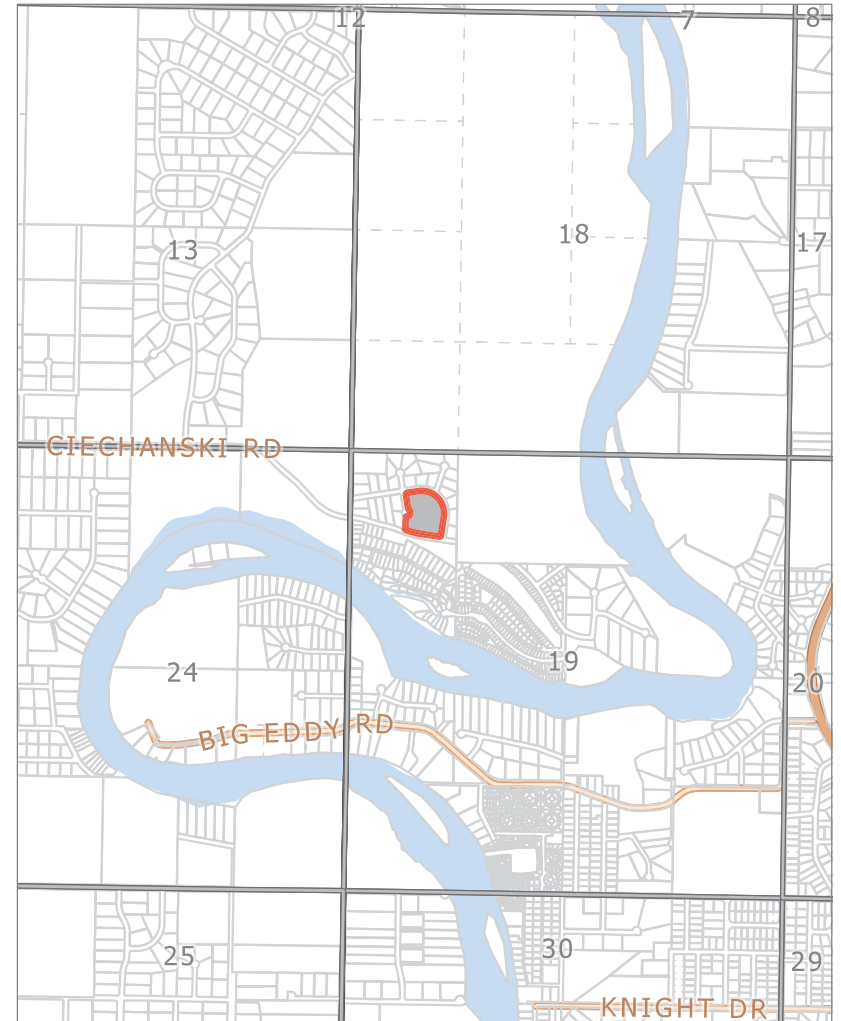


E. NEW BUSINESS

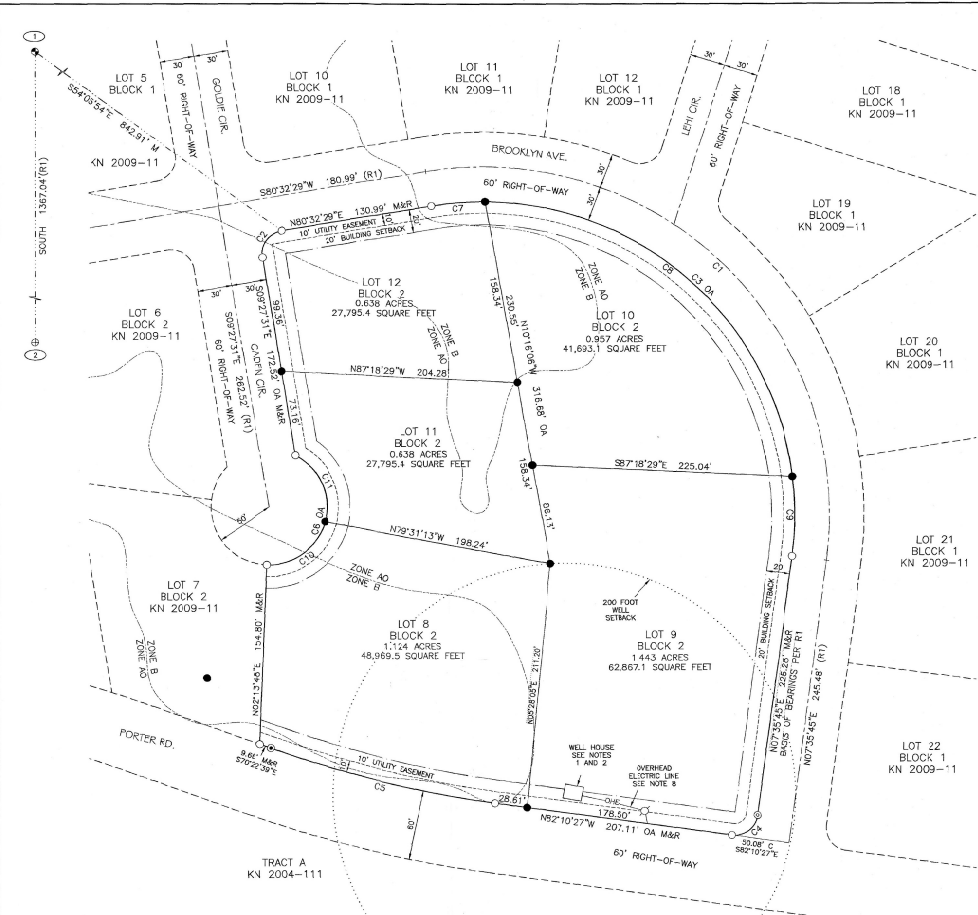
- 6. River Quest Phase 3, KPB File 2024-013
Edge Survey & Design LLC / Nash
Location: Porter Rd., Brooklyn Ave. & Caden Cir.
Kalifornsky Area**



KPB File 2024-013
T 05N R 10W SEC 19
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.



- LEGEND**
- FOUND PRIMARY MONUMENT AS REFERENCED
 - RECORD PRIMARY MONUMENT AS REFERENCED
 - FOUND PROPERTY CORNER 5/8" REBAR
 - FOUND PROPERTY CORNER 5/8" REBAR WITH BLUE PLASTIC CAP
 - FOUND PROPERTY CORNER 5/8" REBAR WITH ORANGE PLASTIC CAP
 - SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
 - MONUMENT REFERENCE NUMBER
 - UTILITY POLE
 - OVERHEAD ELECTRIC LINE
 - FOUND PROPERTY CORNER 5/8" REBAR
 - FOUND PROPERTY CORNER 5/8" REBAR WITH BLUE PLASTIC CAP
 - FOUND PROPERTY CORNER 5/8" REBAR WITH ORANGE PLASTIC CAP
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 - MONUMENT REFERENCE NUMBER
 - UTILITY POLE
 - OVERHEAD ELECTRIC LINE
- MONUMENT SUMMARY**
- FOUND PROPERTY CORNER 5/8" REBAR
 - FOUND PROPERTY CORNER 5/8" REBAR WITH BLUE PLASTIC CAP
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 - MONUMENT REFERENCE NUMBER
 - UTILITY POLE
 - OVERHEAD ELECTRIC LINE
- MONUMENT SUMMARY**
- FOUND PROPERTY CORNER 5/8" REBAR
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 - FOUND PROPERTY CORNER 5/8" REBAR WITH ORANGE PLASTIC CAP
 - SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
 - MONUMENT REFERENCE NUMBER
 - UTILITY POLE
 - OVERHEAD ELECTRIC LINE

- NOTES**
- 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. THIS SUBDIVISION IS SUBJECT TO KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2011-15, GRANTING EXCEPTION TO THE 20' FOOT BUILDING SETBACK FOR THE WELL HOUSE AS SHOWN.
 - THIS SUBDIVISION IS SERVED BY AN EXISTING COMMUNITY WATER SYSTEM APPROVED BY ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. PUBLIC WATER SERVICE ID # 244298.
 - 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.
 - PER 81, THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
 - 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: JULY 1, 1959, MISC. VOLUME/PAGE: 3/127, KRD. GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
 - THIS SUBDIVISION SUBJECT TO EASEMENT FOR TELEPHONE WIRES, TOWERS AND RELATED PURPOSES. RECORDED: JULY 1, 1997, VOLUME/PAGE: 509/742, KRD. GRANTED TO P11 COMMUNICATION INC.
 - THIS SUBDIVISION SUBJECT TO EASEMENT, FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY. RECORDED: JUNE 24, 2013, SERIAL NUMBER 2013-005895-0, KRD. GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
 - THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30-FOOT-WIDE ELECTRICAL DISTRIBUTION EASEMENT, INCLUDING GUY AND ANCHORS, GRANTED THIS PLAT.
 - THIS SUBDIVISION SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR BY-LAWS INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), SUBMITTED TO THE HORIZONTAL PROPERTY REGIMES ACT AND/OR THE UNIFORM COMMON INTEREST OWNERSHIP ACT OF THE STATE OF ALASKA, AND ANY AMENDMENTS THEREOF. RECORDED: AUGUST 20, 2004, SERIAL NO: 2004-008260-0 KRD AND AMENDMENTS NOTATED. RECORDED: OCTOBER 19, 2004, SERIAL NO: 2004-01804-0, RECORDED: MAY 10, 2022, SERIAL NO: 2022-003698-0, KRD.
 - THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
 - 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 RECORDERS 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 AO AND B PER MAP PANEL 020012 2045 C.
 - 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.
 - WASTEWATER DISPOSAL: SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATIVE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATIVE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

ENGINEER _____ LICENSE NUMBER _____ DATE _____

NOTARY SIGNATURE _____

BY COMMISSION EXPIRES: _____

REFERENCES

(R1) FIVE QUEST PHASE 2, PLAT 2009-11, KENAI RECORDING DISTRICT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (R1)	300.00'	560.54'	107°03'16"	N45°35'53"W	481.48'
C2 M&R	20.00'	3.42'	90°00'00"	N35°12'29"E	28.36'
C3 M&R	270.00'	504.48'	107°03'16"	N45°35'53"W	434.24'
C4 M&R	20.00'	3.50'	90°3'48"	N52°42'39"E	28.34'
C5 M&R	970.00'	119.71'	11°27'48"	S76°16'33"E	191.36'
C6 M&R	50.00'	115.10'	154°49'07"	N1°49'14"E	97.60'
C7	270.00'	46.71'	95°44'	S85°29'51"W	46.65'
C8	270.00'	436.04'	92°17'53"	S53°11'35"E	393.16'
C9	270.00'	68.44'	14°31'23"	S00°20'04"W	68.36'
C10	50.00'	67.55'	77°14'34"	N53°31'31"E	62.53'
C11	50.00'	67.55'	77°14'34"	S23°33'03"E	62.53'



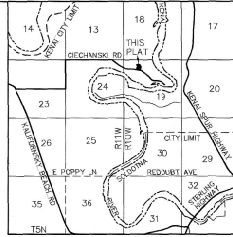
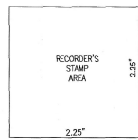
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 26, 2024. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

CERTIFICATE OF SURVEYOR

I, MARK JIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT LELAND CORPORATION IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LELAND CORPORATION, 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.

ROD NASH, MEMBER
LELAND CORPORATION
10365 W HIGHLANDER ROAD
BOZIE, IDAHO 83726

NOTARY ACKNOWLEDGEMENT

FOR: ROD NASH
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2024

PUBLIC NOTARY SIGNATURE _____
MY COMMISSION EXPIRES: _____

KPB FILE NO. 2024-000

RIVER QUEST PHASE 3

A SUBDIVISION OF
TRACT E
RIVER QUEST PHASE 2
PLAT 2009-11 KENAI RECORDING DISTRICT
LOCATED WITHIN NW 1/4 SECTION 15,
T.54N., R.12W., S.14N.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNER:
LELAND CORPORATION
10365 W HIGHLANDER ROAD
BOZIE, IDAHO 83709
CONTAINING 4.801 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 544-9590 Fax (907) 544-7754
AECL# 1392

DRAWN BY: DATE: 01/31/2024 PROJECT: 23-625
CHECKED BY: SCALE: 1" = 50' SHEET: 1 OF 1
MA

PRELIMINARY PLAT R1

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
RIVER QUEST PHASE 3**

KPB File No.	2024-013
Plat Committee Meeting:	February 26, 2024
Applicant / Owner:	Leland Corporation of Boise Idaho
Surveyor:	Mark Aimonetti and Jason Young / Edge Survey and Design LLC
General Location:	Porter Rd, Brooklyn Ave

Parent Parcel No.:	055-032-93
Legal Description:	T 5N R 10W SEC 19 SEWARD MERIDIAN KN 2009011 RIVER QUEST PHASE 2 BLOCK 2 TRACT E
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Community / onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an existing 4.801 acre tract in five new lots ranging in size from 0.638 acres to 1.443 acres.

Location and Legal Access (existing and proposed):

The lots in the plat are accessed from Caden Circle and Brooklyn Avenue. Two lots also back to Porter Road. Lots 8, 11 and 12 have access to Caden Circle. Lots 9, 10 and 12 have access from Brooklyn Avenue. Lots 8 and 9 also have access from Porter Road but will most likely use the other access. To get to the plat, follow Ciechanski Rd to where it leads into Porter Rd, to the plat then.

Since this is an existing lot being subdivided, there will be no new dedication or vacation. The plat is not affected by a section line easement either.

The block is compliant as Porter Rd, Guy Nash St and Brooklyn Ave complete a loop back to Porter Rd.

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

Site Investigation:

There are no residential buildings on the plat. there is a well house located on what will be Lot 9 shown on the plat. this is set inside the setback line as Resolution 2011-19 granted exception to its location.

The terrain of the plat is flat with a low spot in the back of the lots. Wetlands are not identified on the plat though. The River Center review did identify plat as being in a FEMA FIRM flood hazard area and the proper flood hazard note is shown at plat note #11. Flood Zone A4 need to be added to plat note #11 as the River Center review indicated that zone to be included on the plat. Zone A4 should also be added to the drawing.

KPB River Center review	See attachments
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	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: AO, A4, B Map Panel: 020012-2045C In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: i:0#.w kpb\maldrige</p> <p>C. State Parks</p> <p>Reviewer: Comments:</p>
State of Alaska Fish and Game	

Staff Analysis

Originally the land was platted as part of government Lot 5 of Section 19, Township 5 North, Range 10 West, SM Alaska. River Quest Phase 2 KN 2009-11 subdivided the portion left above Porter Rd, giving Tract E being subdivided by this platting action.

A soils report will be required and an engineer will sign the final plat.

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.

A comment has been received by a member of the HOA. This comment has no impact on KPB code and was not considered in reviewing the plat. the comment is included in the packet.

Utility Easements

HEA has noted in their reply that plat note #7 does not affect this plat and can be removed. Their reply has also crossed out plat note #8, so it too can be removed. The comment is in the packet

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. Other than HEA, other utilities have given no comment replies. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comment

ACS	
GCI	Approved as shown

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: GOLDIE CIR, LEHI CIR, CADEN CIR, BROOKLYN AVE, PORTER RD</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <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>

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- KPB File no is 2024-013

- Add to legal description in title block, Block 2
- Correct spelling of Leland Corporation in both the title block and Certificate of Ownership and Dedication.
- Correct spelling of Boise in the address in both the title block and Certificate of Ownership and Dedication.

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

Reduce scale and make area around site more readable.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.280. Floodplain requirements.

- A. All subdivision plats which are within areas where the floodplain has been identified by the Federal Emergency Management Agency (FEMA), and which involve 50 lots or five acres whichever is lesser, shall include the base flood elevation source.
- B. Any area of the subdivision within the floodplain, floodway or Seward Mapped Flood Data Area (SMFDA) is to be shown and labeled on the plat.
- C. All subdivisions which are wholly or partially located within flood hazard areas as defined by KPB 21.06.030 must comply with KPB 21.06.050 standards for Floodplain Management.
- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, 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.

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.

20.60.180. 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.*
- *Plat note #5 needs the date corrected to July 10, 1997.*
- *Plat note #6 add an "s," to the end of Communication to match the certificate to plat.*
- *Plat note #11 needs to have the zone of A4 added to it per the River Center review.*

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Change member name to Robert Nash, to match the entity details as listed as the registered agent with the State of Alaska.

20.60.200. Survey and monumentation.

Staff recommendation: *comply with 20.60.200*

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



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.



FLOODPLAIN DETERMINATION MAP

PARCEL ID: 05503293

2/8/2024 1:41

Definitions

Zone AO

Regulatory

1% Annual Chance Flood
(Sheet Flow Hazard)

Zone B

Non-Regulatory

0.2% Annual Chance Flood

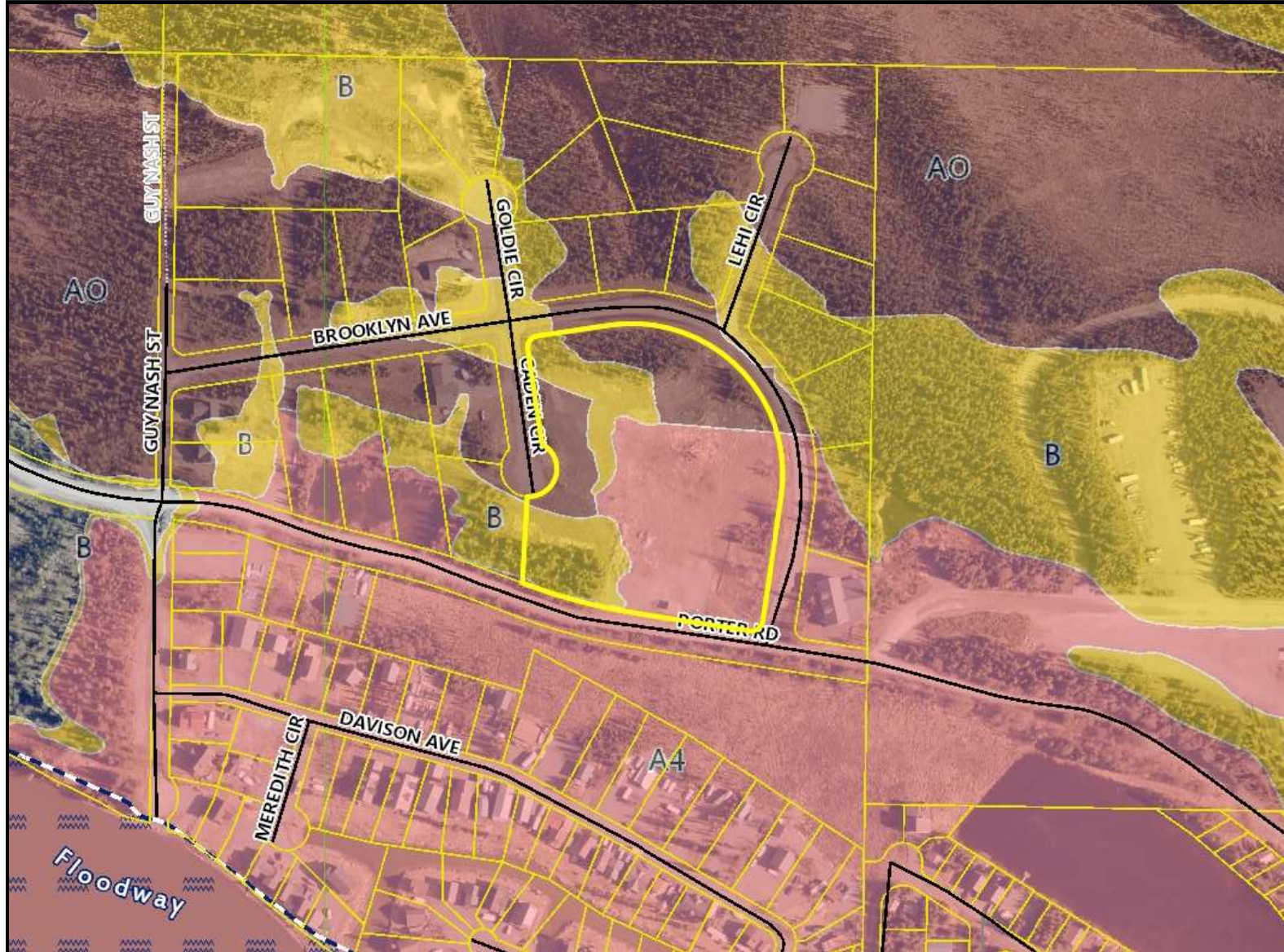
Zone A4

Regulatory

1% Annual Chance Flood

Community Flood Insurance Rate Map (FIRM) Panel(s):

0200122045C



The city of Soldotna does not participate in the National Flood Insurance Program (NFIP) and is outside the regulatory jurisdiction of the KPFB Floodplain Management Program.

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



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.

- K. Tauriainen 3380-G 3 Mar 09



LINE TABLE		
LINE	BEARING	Distance
1		Phase
2	future	
3		
4	N8032°29'E	0.26'
5	S8635°18'E	0.53'
6	S77°25'57"E	0.42'
7	S70°22'39"E	1.66'
8	S00°38'14"E	5.74'







CURV.	CURVE DATA				Chord Bearing
	Date	Radius	Length	Chord	
20	92/27.48"	50.00	31.57	22.28	94/27.22°N
21	90/35.20"	20.00	28.11	15.86	94/16.15°N
22	90/30.00"	20.00	31.52	18.68	N42/42.41°E
23	90/30.00"	20.00	31.52	18.68	S24/22.22°W
24	90/30.00"	20.00	31.52	18.68	S33/22.22°W
25	92/33.00"	50.00	31.57	22.28	N65/14.14°E
26	92/33.00"	50.00	31.57	22.28	N65/14.14°E
27	97/41.48"	20.00	23.33	12.28	S16/17.96°W
28	97/41.48"	20.00	23.33	12.28	S16/17.96°W
29	90/31.48"	50.00	31.57	22.28	N42/22.39°E
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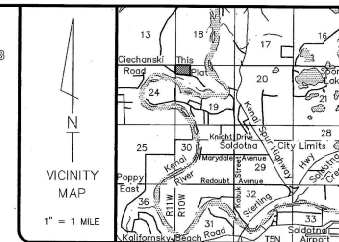
BASIS OF BEARING [North 1367.04"]

LEGEND:


- Monument (found this survey)
- Monument (set this survey)
- 5/8" Rebar (found this survey)
- 5/8" Rebar (set this survey)
- Witness Corner Meander Corner

LEGEND:

- | | |
|---|--|
|  | Monument (found this survey) |
|  | Monument (set this survey) |
|  | 5/8" Rebar (found this survey) |
|  | 5/8" Rebar (set this survey) |
|  | Witness Corner Meander Corner |
|  | Block Number |
| [] | Record and Measured Datum - River Quest Phase 1
Plot # 2004-111 |
| () | Record Datum - USGLO
154 x |



I HEREBY CERTIFY THAT WE ARE THE OWNER(S) 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.


Rob Nash, member/manager
Leland Corporation, an Alaska Corporation
45846 Porter Road
Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF February
2009 FOR Rob Nash

Virginia R. Rosenley
NOTARY PUBLIC FOR ~~ALASKA~~ IDAHO
MY COMMISSION EXPIRES Oct. 16, 2011



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF February 28, 2005

KENAI PENINSULA BOROUGH

Max A. Best
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 plot 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.



KPB FILE No. 2004-029

River Quest Phase 2

A subdivision of the unsubdivided remainder of government lot 5.

Located within the NW1/4 NW1/4 of Section 19, T5N, R10W, SM.,
Kenai Recording District, Kenai Peninsula Borough, Alaska

Containing 27.066 Acres

Integrity Surveys, Inc.

8195 Kenai Spur Hwy. Kenai, Alaska 99611-8902

SURVEYORS	PHONE - (907) 283-9047	PLANNERS
	FAX - (907) 283-9071	

JOB NO:	27007	DRAWN:	21 January 2009	CS
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SURVEYED: July - October 2003 SCALE: 1" = 60'

FIELD BK:	2003-8	DISK:	RiverQuest
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2011-008767-0

Recording Dist: 302 - Kenai
9/15/2011 3:52 PM Pages: 1 of 2



**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2011-19
KENAI RECORDING DISTRICT**

GRANTING AN EXCEPTION TO A PORTION OF THE TWENTY FOOT BUILDING SETBACK LIMIT FOR TRACT E, RIVER QUEST PHASE 2 (KN 2009-11), SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA; LOCATION: PORTER ROAD, SOLDOTNA AREA; KPB FILE NO. 2011-115

WHEREAS, a setback of twenty feet is required by designation on the plat in accordance with Kenai Peninsula Borough Code of Ordinances; and

WHEREAS, 20.24.010 authorizes the Planning Commission to grant exceptions upon finding of facts which have been shown; and

WHEREAS, a request has been received from Rob Nash, Boise, Idaho to grant an exception to the 20-foot building setback granted by River Quest Phase 2 (Plat KN 2009-11); and

WHEREAS, the structure will not affect sight distance along the right-of-way; and

WHEREAS, the Kenai Peninsula Borough Planning Commission addressed all concerns about this setback exception at their August 22, 2011, meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the 20-foot building setback limit on Tract E, River Quest Phase 2, is hereby excepted to accommodate only the encroaching portion of the well house.

Section 2. That any new, replacement, and/or additional construction will be subject to the 20-foot building setback limit.

Section 3. That the 20-foot building setback limit shall apply to the remainder of said lot.

Section 4. That an as-built survey or sketch showing the location of the encroachment within the building setback be attached to, and made a part of this resolution, becoming page 2 of 2.

Section 5. That the utility easements granted on the parent plat are not reduced or removed by this action.

Section 6. That this resolution is void if not recorded in the appropriate Recording District within 90 days of adoption.

Section 7. That this resolution becomes effective upon being properly recorded.

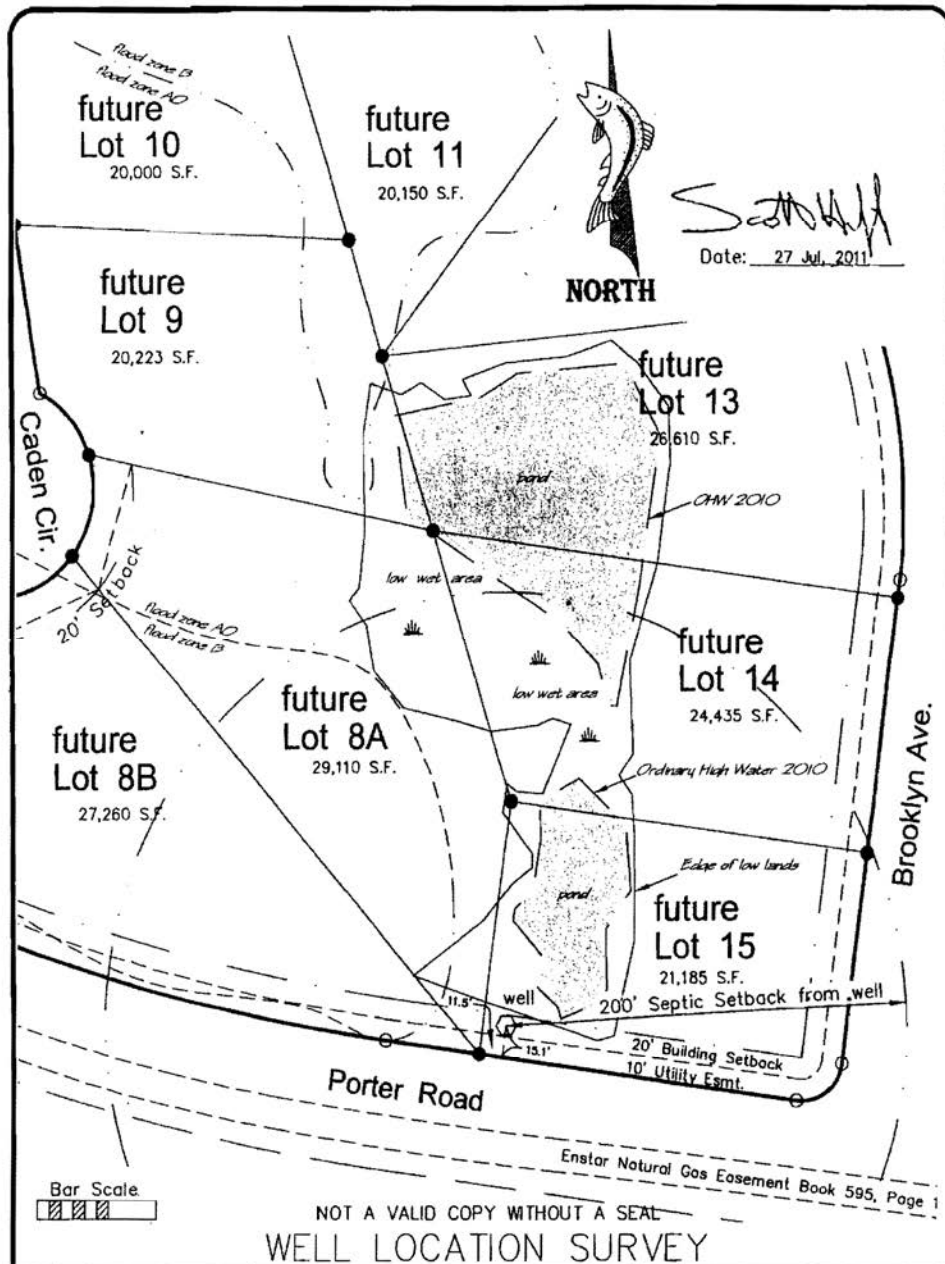
ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 22 DAY OF August, 2011.


Philip Bryson, Chairperson
Planning Commission

ATTEST:


Patti Hartley
Administrative Assistant

Return to:
Planning Department
Kenai Peninsula Borough
144 North Binkley Street
Soldotna, Alaska 99669



LEGEND

- Well
- Rebar (found)
- Rebar (set for future subd.)

Scale: 1" = 60' F.B. #: 2011-1 PG: 72

KENAI RECORDING DISTRICT

Plot: 2009-11 Surveyed: June 13, 2011

Drawn: SH W.O. # 211077 FILE:211077 BSV.dwg

INTEGRITY SURVEYS, INC.

8195 Kenai Spur Hwy, Kenai, Alaska 99611-8902

SURVEYORS PHONE - (907) 283-9047 FAX --- (907) 283-9071 PLANNERS

WELL LOCATION SURVEY

I hereby certify that this survey is a representation of the conditions that were found at the time of the location survey was performed on:

Tract E River Quest Phase 2

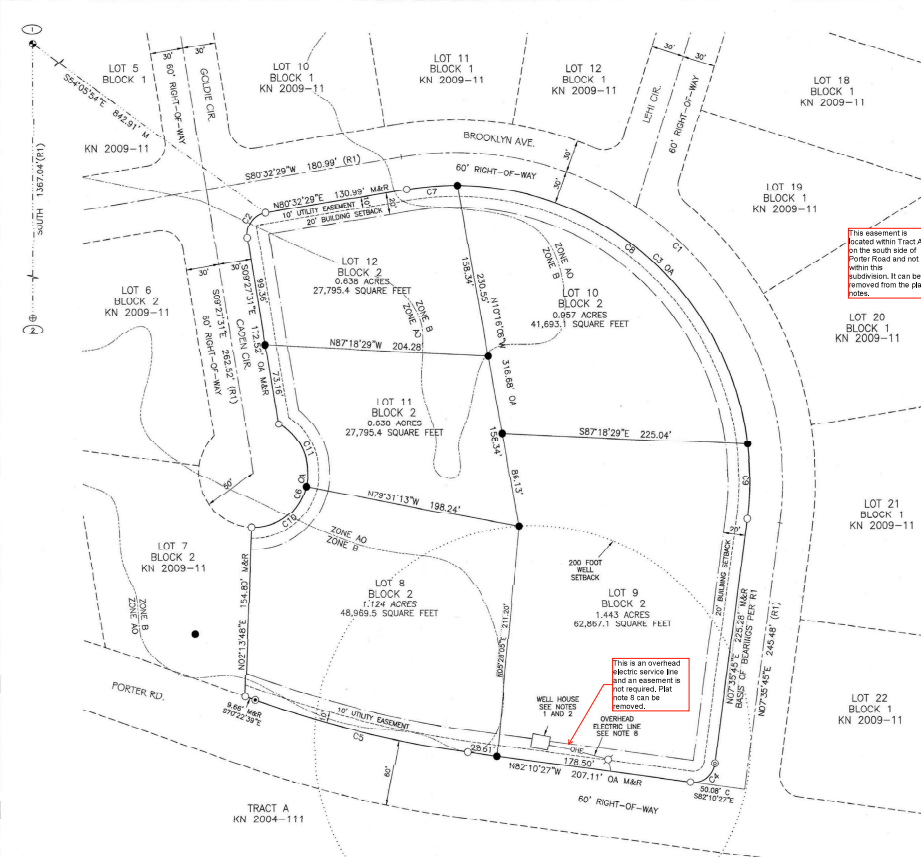
(future Lot 15 Blk 2 River Quest Phase 3)

and that this document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose. The information contained on this drawing shall not be used to establish any fence, structure or other improvements.

Exclusion Note:

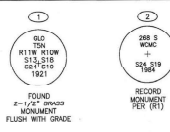
It is the responsibility of the Owner to determine the existence of any easements, covenant, or restrictions which do not appear on the recorded subdivision plat.





LEGEND		
●	FOUND PRIMARY MONUMENT AS REFERENCED	----- SUBDIVISION BOUNDARY
⊙	RECORD PRIMARY MONUMENT AS REFERENCED	----- INTERIOR LOT LINE
○	FOUND PROPERTY CORNER 5/8" REBAR	----- ADJACENT PROPERTY LINE
⊙	FOUND PROPERTY CORNER 5/8" REBAR WITH BLK. PLASTIC CAP	----- 10 FOOT UTILITY EASEMENT
⊙	STAMPED INTEGRITY SURVEYS 11795-S	----- 20 FOOT BUILDING SETBACK
⊙	FOUND PROPERTY CORNER 5/8" REBAR WITH ORANGE PLASTIC CAP	----- FLOOD ZONE
⊙	STAMPED LS 6101	----- CENTERLINE
●	SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP	----- 200 FOOT WELL SETBACK
●	STAMPED FDOF SURVEY LS-13022 2024	----- MONUMENT TIE LINE
⊙	MONUMENT REFERENCE NUMBER	M&R
⊙	UTILITY POLE	M
OHF	OVERHEAD ELECTRIC LINE	C
		OA
		(R#)
		RECORD DATA, SEE REFERENCE

MONUMENT SUMMARY



NOTES

- 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. THIS SUBDIVISION SUBJECT TO KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2011-19, GRANTING EXCEPTION TO THE 20 FOOT BUILDING SETBACK FOR THE WELL HOUSE AS SHOWN.
- THIS SUBDIVISION IS SERVED BY AN EXISTING COMMUNITY WATER SYSTEM APPROVED BY ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. PUBLIC WATER SERVICE ID # 244290.
- 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.
- PER R1, THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
- THIS SUBDIVISION SUBJECT TO EASEMENT, WITH NO UNFINISHED LOCATION, FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY. RECORDED: JULY 1, 1959, MISC. VOLUME/PAGE: 3/127, KRD. GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
- THIS SUBDIVISION SUBJECT TO EASEMENT FOR TELEPHONE WIRES, TOWERS AND RELATED PURPOSES. RECORDED: JULY 1, 1997, VOLUME/PAGE: 505/742, KRD. GRANTED TO PFI COMMUNICATION INC.
- THE EXISTING OVERHEAD POWERLINE IS THE EXISTENCE OF A 30-FOOT WIDE ELECTRICAL DISTRIBUTION EASEMENT, INCLUDING GUYS AND ANCHORS, LOCATED THIS PLAT.
- THIS SUBDIVISION SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR BY-LAWS INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), SUBMITTED TO THE HORIZONTAL PROPERTY REGIMES ACT AND/OR THE UNIFORM COMMON INTEREST OWNERSHIP ACT OF THE STATE OF ALASKA AND ANY AMENDMENTS THERETO; RECORDED: AUGUST 20, 2004, SERIAL NO.: 2004-008260-0, KRD AND AMENDMENTS THERETO; RECORDED: OCTOBER 19, 2004, SERIAL NO.: 2004-010604-0, RECORDED: MAY 10, 2022, SERIAL NO.: 2022-003595-0, KRD.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- 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 AO AND R PFR MAP PANEL 020017 2045 C.
- FLOODWAY NOTICE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY PURSUANT TO KRS CHAPTER 21.06. ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENDOGRADMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- WASTEWATER DISPOSAL: SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATIVE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATIVE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

ENGINEER

LICENSE NUMBER

DATE

REFERENCES

(R1) RIVER QUEST PHASE 2, PLAT 2009-11, KENAI RECORDING DISTRICT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (R1)	300.00'	560.54'	107°03'16"	N45°55'53"W	482.48'
C2 MAR	20.00'	31.42'	90°00'00"	N35°32'23"E	28.28'
C3 MAR	270.00'	504.48'	107°03'16"	N45°55'53"W	434.24'
C4 MAR	20.00'	31.50'	90°13'48"	N52°42'30"E	28.34'
C5 MAR	970.00'	199.71'	11°47'48"	S78°16'33"E	199.36'
C6 MAR	50.00'	135.10'	156°49'07"	N14°49'14"E	97.60'
C7	270.00'	46.71'	9°54'44"	S85°29'51"W	46.65'
C8	270.00'	436.04'	92°31'53"	S53°11'35"E	380.18'
C9	270.00'	68.44'	1°43'12"	S00°20'04"W	68.20'
C10	50.00'	67.55'	7°24'54"	N53°31'31"E	62.53'
C11	50.00'	67.55'	7°24'54"	S23°53'03"E	62.53'

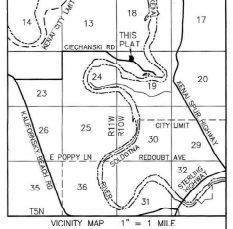
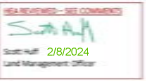
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 26, 2024. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT LEELEAD CORPORATION, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LEELEAD CORPORATION, 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.

ROB NASH, MEMBER
LEELEAD CORPORATION
10365 W HIGHLANDER ROAD
BOZIE, IDAHO 83709

NOTARY ACKNOWLEDGMENT

FOR: ROB NASH
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2024

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



KPB FILE No. 2024-000

RIVER QUEST PHASE 3

A SUBDIVISION OF
TRACT E
RIVER QUEST PHASE 2
PLAT 2009-11 KENAI RECORDING DISTRICT
LOCATED WITHIN NW 1/4 SECTION 19,
T.5N., R.10W., S.5M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNER:
LEELEAD CORPORATION
10365 W HIGHLANDER ROAD
BOZIE, IDAHO 83709
CONTAINING 4.801 ACRES



DRAWN BY: 07	DATE: 01/31/2024	PROJECT: 03-125
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1

From: [Planning Dept.](#)
To: [Carpenter, Beverly](#); [Piagentini, Vincent](#)
Subject: FW: <EXTERNAL-SENDER>KPB file number 2024-013
Date: Monday, February 12, 2024 8:16:26 AM

-----Original Message-----

From: G. BRUCE TALBERT <gbrucetalbert@hotmail.com>
Sent: Sunday, February 11, 2024 10:46 AM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>KPB file number 2024-013

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

To Whom it may Concern:

I am a home owner in RiverQuest subdivision Phase 1. Rob Nash has been the declarant on Phase 1 and Phase 2 since they were initiated in 2005. He has continued as the Declarant to the present time and has continued to control the HOA since this subdivision was initiated in 2005. Most declarants stay on as declarants a year or two or less.

I am opposed to the subdividing of this parcel into 5 lots. I am opposing this subdividing because by subdividing it, it would allow Mr. Nash to remain the Declarant for at least two more years. He has been the declarant too long. He won't admit it, but he owes the HOA approximately \$40,000 dollars for their Reserve fund. By subdividing this he would be able to remain a declarant and avoid his financial responsibilities to the HOA.

Sent from my iPhone