

**SELDOVIA
PLANNING COMMISSION**

Wednesday
August 2, 2017



REGULAR MEETING
7:00pm
MULTI-PURPOSE ROOM

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August 2, 2017



2017-2018

**AGENDA FOR THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM**

**Wednesday
August 2, 2017
7:00PM**

CAMPBELL SENENIG BATES CARLUCCIO STONE
--

- A. Call to order;
- B. Roll Call;
- C. Approval of the Agenda;
- D. Approval of Minutes from May 3, 2017 and July 19, 2017
- E. Public Comments Regarding Items Not on the Agenda;
- F. Public Hearings, Prior Notice;
- G. Consideration of Site Plans;
- H. Commission Business:
 - 1. Cedar St. Extension Update
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
 - 2. Discussion on Roadway Trafficability Issues across Seldovia.
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
- I. Staff Reports:
- J. Informational Items Not Requiring Action:
- K. Comments of the Public:
- L. Comments of the Commission:
- M. Next Meeting: Regular scheduled meeting, September 6, 2017
- N. Adjournment:

***If you require special assistance to attend the meeting,
Please, notify the City Office 24 hours in advance of the meeting and arrangements will be made.**

Seldovia
Planning Commission
Contents Page
August 2, 2017



Pages 1-4	Minutes of the Regular Meeting May 3, 2017 amended
Pages 5-8	Minutes of the Special Meeting July 19, 2017
Pages 9-10	Cedar St. Extension Survey Quote from Ability Survey
Page 11	Cedar St. Extension Survey Quote from Integrity Survey
Page 12	Cedar St. Preliminary Plat from 1996

NOTES:

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**AMENDED MINUTES FOR THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM
Wednesday
May 3, 2017
7:00PM**

BATES CARLUCCIO STONE CAMPBELL SENENIG
--

- A. Call to order; MEETING CALLED TO ORDER AT 7:09PM BY CHAIR CAMPBELL
- B. Roll Call; All present
- C. Approval of the Agenda; CARLUCCIO/STONE MOVED TO APPROVE THE AGENDA

CARLUCCIO/BATES MOVED TO AMEND THE AGENDA BY ADDING ITEM G1. REQUEST FOR COMMENT ON KPB PRILIMINARY PLAT PROPOSAL FILE #2017-004 RUSSIAN ORTHODOX CHURCH
NO OBJECTION/ MOTION CARRIED

CARLUCCIO/BATES MOVED TO APPROVE THE AGENDA AS AMENED
NO OBJECTION/ MOTION CARRIED

- D. Approval of Minutes from April 5, 2017; CARLUCCIO/BATES MOVED TO APPROVE THE MINUTES OF APRIL 5, 2017.
NO OBJECTION/ MOTION CARRIED

- E. Public Comments Regarding Items Not on the Agenda;
PERLEY MORRISON- Spoke to the Commission on his exception for his horses.

- F. Public Hearings, Prior Notice; None

- G. Consideration of Site Plans;

1. Request For Comment on KPB Priliminary Plat Proposal File #2017-004 Russian Orthodox Church

A. Presentation by Staff or Commission

CLERK/STANISH- Presented the proposal in the packet for further comment if the Commission feels it is necessary.

B. Public Presentation or Hearing

ZANE HENNING- Asked the clerk when this first came to the Commission.

C. Commission Discussion

CARLUCCIO- Discussed the maintainance of English Dr. and the responsibility of the land owners to extend sewer and water across the private property to the new lots. Those comments were submitted in Dec. when the preliminary plat first came to the Commission.

D. Action/Disposition

CONSENSIS OF THE COMMISSION WAS TO MAKE NO FURTHER COMMENT ON KPB PLAT #2017-004

- H. Commission Business:

1. Cedar St. Extension Update

CLERK/STANISH- Discussed the Cedar St. issue, the survey estimate, and the costs involved which

were researched to help solve this ROW issue.

WALT SONEN- Spoke to the Commission in support of working together with the effected land owners to plat this existing, unplatted ROW.

RANDI SWEET- Asked the Commission questions on the process, responsibility of the costs involved and possible landowner compensation.

CAMPBELL- Clairified there is a benefit to all the landowners by platting the existing ROW. The costs would be negotiated and shared by the surrounding owners. If everyone can come to an agreement cost would be shared. If no agreement can be made, the City will stop maintaining the ROW.

SENSENIG- Spoke on the property tax decrease by platting all the new corners.

CLERK/STANISH- Explained this will be a long process starting with the survey to understand exactly where the existing corners are. The next step would be to go through an attorney to negotiate the terms with the landowners.

VAL HENNING- Asked the Commission why this didn't go through the prescriptive easement process, why there is only one survey estimate and who's going to pay for the survey?

CLERK/STANISH- The survey will have to go out for bid as it will exceed the \$5000. The one survey is a very rough estimate to see what the costs may be. It will go through Council and the public process prior to approval.

ZANE HENNING- Spoke to the Commission on his feelings toward this process in compairison to the issue at Rocky St. Spoke to Walt Sonen about what he said at the meeting in Jan. 2016 pertaining to this ROW issue.

CAMPBELL- Spoke in favor of working with the owners, getting together to mark the ROW and moving forward with the survey.

CONSENSUS OF THE COMMISSION TO GATHER WITH THE EFFECTED LANDOWNERS AND BRING BACK THE RESULTS TO THE NEXT MEETING TO DISCUSS A RECCOMENDATION TO THE COUNCIL

2. Discussion on Existing Zoning Laws and Possible Changes

CLERK/STANISH- Put together a spreadsheet of the Zones and their permitted, prohibited and conditional uses so the Commission can spread them out in front of them to see the whole picture.

CARLUCCIO- Discussed a possible workshop for this.

CAMPBELL- Proposed the Commission postpone this discussion as the summer season is upon us. It would be good to take this home to look over and put it back on the agenda in Sept.

CARLUCCIO- Agrees with Sept. Also she suggested to compare it with the Comp Plan.

I. Staff Reports:

1. Currently there are three building permits completed and signed for 2017.

J. Informational Items Not Requiring Action: Hearing None

K. Comments of the Public:

WALT SONEN- Spoke to the Commission asking they consider the quiriness of this town as it's charm and to maintain Zoning that wouldn't change that appeal.

CAMPBELL- Agreed with Walt's statement. We are trying to maintain and encourage business.

MORRISON- Thanks for doing a great job.

L. Comments of the Commission:

STONE- Thank you Walt and Perley.

CARLUCCIO- Will be gone for next month's meeting.

M. Next Meeting: Regular scheduled meeting, June 7, 2017. Cancelled due to a lack of actionable items.
CAMPBELL- Next meeting is just after the Coming Home and a very busy time. Let's change the July meeting to July 19th.

N. Adjournment:

CARLUCCIO/STONE MOVED TO ADJOURN AT 8:15 PM
NO OBJECTION/ MOTION CARRIED

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of May 3, 2017.

Lisa Stanish, City Clerk

Approved by Commission _____

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**MINUTES FROM THE SELDOVIA PLANNING COMMISSION
SPECIAL MEETING
MULTI-PURPOSE ROOM**

**Wednesday
July 19, 2017
7:00PM**

SENENIG BATES CARLUCCIO STONE CAMPBELL
--

- A. Call to order; MEETING CALLED TO ORDER AT 7:02 BY CARLUCCIO
- B. Roll Call; IN ATTENDANCE; SENSENIG, BATES, CARLUCCIO. CAMPBELL AND STONE WERE EXCUSED
- C. Approval of the Agenda; SENSENIG/BATES MOVED TO APPROVE THE AGENDA

SENENIG/BATES MOVED TO AMEND THE AGENDA FROM A REGULAR MEETING TO A SPECIAL MEETING
NO OBJECTION/ MOTION CARRIED

SENENIG/BATES MOVED TO APPROVE THE AGENDA AS AMENDED
NO OBJECTION/ MOTION CARRIED

- D. Approval of Minutes from May 3, 2017; SENSENIG/BATES MOVED TO APPROVE THE MINUTES AS WRITTEN
CARLUCCIO- Need an amendment in item M, needs to state that it was decided not to have the regular meeting of June 7, 2017 because of lack of actionable items.

MOVED TO AMEND THE MINUTES OF MAY 3, 2017, ITEM M SHOULD NOTE THAT THE REGULAR SCHEDULED MEETING JUNE 7, 2017 WAS CANCELLED DUE TO A LACK OF ACTIONABLE ITEMS.
NO OBJECTION/ MOTION CARRIED

- E. Public Comments Regarding Items Not on the Agenda; Hearing None
- F. Public Hearings, Prior Notice; None
- G. Consideration of Site Plans;

1. Frank Raby Subdivision Barnard Replat

A. Presentation by Staff or Commission

CRAIG BARNARD- Stated he has received lots of hints that he needed to erase the lines on his property. He was unable to obtain a building permit because it crosses his property lines and his tax accountant struggled with the documentation.

B. Public Presentation or Hearing

WALT SONEN- Asked for clarification that he was joining three properties together to make one.

C. Commission Discussion

CARLUCCIO- Smart move, Walt was in a similar situation.

SENENIG- Asked for clarification on #2 of the plat proposal.

BATES- Stated it was pretty straightforward.

D. Action/Disposition

BATES/SENENIG MOVED TO APPROVE THE FRANK RABY SUBDIVISION BARNARD REPLAT.
NO OBJECTION/ MOTION CARRIED

2. Petition to Vacate East Addition right-of-way

A. Presentation by Staff or Commission

DEPUTY CLERK/SWICK- Discussed the petition to vacate the half of Frank Raby that is suppose to go back to A street. Her house is currently in the right of way and there are no utility easement issues with the vacation. Hopkins is no longer interested in seeking an easement back to his property. She discussed all the surrounding properties access to their lots. The only issue she sees is that the edge of the vacation is city limits and she is unsure if when the street is split whether the other property would own five feet of city property? She knows this will not be quick, believes Hopkins is in more of a hurry, they can wait and work together with him.

B. Public Presentation or Hearing

WALT SONEN- Asked if there was access to all properties if this ROW was vacated?

C. Commission Discussion

CARLUCCIO- Requested to be shown on the map where these properties were located. Requested to review the Vahalla plans from a previous meeting before deciding. Even though Hopkins signed the petition they still need to make sure he has access. Even if it is recommended and goes to the borough, they probably will not accept it unless it can be shown that these other properties have other access. She recommends postponing until more information is obtained. It would be a great thing to present Hopkins subdivision at the same time. She was on the commission when they needed a variance, because the builder had built their garage three feet in the right of way. If you look at the right of way there is essentially a wall there that would need to be blasted to create the road.

SENENIG- Asked Carluccio if she was in favor because she has stated in the past that she is against vacation as a rule? Is there an urgent deadline?

BATES- Agrees they need to wait and get more documentation.

D. Action/Disposition

SENENIG/BATES MOVED TO POSTPONE ACTION UNTIL BROUGHT BACK BY STAFF.

H. Commission Business:

1. Cedar St. Extension Update

CLERK/GEAGEL- No further updates at this time.

WALT SONEN- Introduced Tod and Kim, who own the property across from him. He was at the previous meeting May 3rd. The commission had said yes to having all the corners surveyed, there was a discussion on cost and now it needs to go to council. There is no road there to start, some people will be giving up say five feet while others will give up more. Some of the properties were recently surveyed. The Chissus's and himself would bear the portion of the survey that covers the marrying of their property lines. If the road is platted as is now it is a benefit to the city as well as the owners. There are seven lots in whole and two are joining.

CARLUCCIO- Apologized for the delay due in part from staff change and unfortunetaly in part from Jeremiah not being at the meeting, they were waiting on his report back, he was going to walk the road and see what people would end up with from leaving the road where it is. If the property owners did not want to go through with this, the road would no longer be maintained. If it was subdivided now all the properties would have to be granted access. First they need an idea of what it is going to cost. If it

encroached to much on someone's property they may not need all that road, but it would give owners some reductions on taxes. Hopefully they can get the city to go along with a share of the cost. The city is not buying any property, it is doing this to put the street officially in the books, but it cannot afford to pay for the whole survey. They are not going to require the boroughs 60 feet, they will keep it the way it is. She thought it was possible to use recent surveys. She stated they have already been paying taxes on that property being used as a road. Those who are joining should pay a little more then those who are not.

SACHIKO SCOTT- Discussed it being a dangerous spot, you don't want to narrow the road. Asked why they have to pay for the survey, they are giving up the most space?

CM LARSON- Discussed that he thought all properties were in agreement except for the survey cost. Should this come back to p&z or just be worked out with the owners? He thinks it would be reasonable to split the cost. Five, six years the property owners would get the survey cost back in their taxes.

SENSENI- Discussed that for at least the Chissus's, and Walt and Sachiko, part of the shared cost is for the vacation of the line between their two properties. The person who originated this idea was a non-interested party, who when asked why, had stated that they just wanted the rules followed. If the property owners care then they should do something about it and if they don't, then tell us. They came up with the idea that everyone gets together and survey, as a concession to those who wanted to get something done. This goes with what Tod is trying to do in the long range with cleaning up the city, but she doesn't believe they are the ones pushing it. It could be proposed whatever they want to pay as shares. Stated property owners are not giving up any property they have not already given up, they would just be paying less taxes.

TODD BELLER- Stated that right now he is just getting up to speed on this, he is not excited and in a hurry to lose money and property. He would still have access to his property if the street closed.

BATES- Asked that should no one want to survey and the city closes the road would it be a hardcore closure with a physical blockade?

DC/SWICK- Discussed the closure would be up to the property owners discretion. Stated that \$11667.00 is the quote, it came from Integrity, believes it also includes the marrying of the two owners properties.

NO ACTION TAKEN UNTIL FURTHER DISCUSSION WITH PROPERTY OWNERS.

I. Staff Reports:

1. Currently there are six building permits completed and signed for 2017.

J. Informational Items Not Requiring Action:

CARRLUCIO- Will give a packet to Heidi from the last borough meeting that discusses when you pass a motion you have to have substantiated evidence. She wants to make sure everyone gets a copy.

K. Comments of the Public:

L. Comments of the Commission:

SENSENI- Stated she is a teacher and has been reading a lot about Alaska lately, it struck her that sixty years ago Alaska wasn't even a state. That's part of why she is so laid back, it takes a while to civilize a place. She grew up in Pennsylvania where they have been surveying for hundreds of years, we have only been doing it for a few decades. She thinks we are doing alright. Keep pushing for what you're pushing for, but chill out it's a new state. Thanks for coming and speaking up for yourselves.

M. Next Meeting: Regular scheduled meeting, August 2, 2017

N. Adjournment:

SENSENI/BATES MOVED TO ADJOURN AT 7:50 PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of July 19, 2017.

Heidi Geagel, City Clerk

Approved by Commission

Heidi Geagel

From: Gary Nelson <gary@abilitysurveys.com>
Sent: Thursday, July 27, 2017 11:56 AM
To: Heidi Geagel
Subject: RE: Seldovia Cedar St. replat

Heidi;

Thank you for the clarification.

I propose to complete the proposed replat and survey for a total amount of \$9500.

This includes the other required fees for Title Company (Certificate to Plat), Kenai Peninsula Borough Plat fee and Recording Fee for the Plat recording.

It would take about 4 to 5 months to complete, from the notice to proceed, unless there are Mortgage companies to deal with. If there are mortgage companies to deal with there could be time delays and additional survey costs to comply with Mortgage Company requirements i.e. appraisals and as-builts are sometimes required.

Also all taxes have to be paid in full for the entire year the plat is approved by the Borough. So if delays make the plat get approved after December 31, then all of 2018 real property taxes will need to be paid to the Borough prior to their approval.

Thank You for requesting this proposal. I hope it satisfies your needs. Please feel free to call if you have further questions or I can help in any other way.

Gary Nelson, PLS
Ability Surveys
235-8440

From: Heidi Geagel [<mailto:cityclerk@cityofseldovia.com>]
Sent: Thursday, July 27, 2017 9:37 AM
To: Gary Nelson
Subject: RE: Seldovia Cedar St. replat

Gary,

How funny, you are absolutely right. When I looked back in the emails, it is pretty much the same project as was previously done, except two properties on each side would like to be replatted together and that cost would need to be broken out specifically for those owners.

As I understand it, all property owners affected are in agreeance at this time, with the exception of possibly one, but it hinges on survey cost and how much the city is willing to contribute, hence the need for a new proposal.

I hope this answers your questions and look forward to hearing back from you.

Thank you,
Heidi Geagel
City Clerk
City of Seldovia



(907)234.7643 (office)
(907)234.7430 (fax)

From: Gary Nelson [<mailto:gary@abilitysurveys.com>]
Sent: Wednesday, July 26, 2017 7:07 PM
To: Heidi Geagel
Subject: RE: Seldovia Cedar St. replat

Thanks for the contact Heidi.

Would you please draw a border around the proposed subdivision limits. That will tell me what lots will be involved.

I actually did what you may be talking about in the mid 1990's for the City of Seldovia. The City asked me to do it, and when the Plat was ready for the owner's signatures, one or two owners wouldn't sign the plat, so it was tabled by the City.

I sent Lisa Stanish a pdf copy of what I had done a few months ago at her request, but never heard back from her. You are the first person to ask about a proposal to do the job again.

I imagine the scope of work will be a little different so please clarify if for me.

Thank You,

Gary Nelson, PLS
235-8440

From: Heidi Geagel [<mailto:cityclerk@cityofseldovia.com>]
Sent: Wednesday, July 26, 2017 12:31 PM
To: gary@abilitysurveys.com
Subject: Seldovia Cedar St. replat

Hello Gary,

I am the new city clerk for the City of Seldovia, having taken over from Lisa Stanish. I am looking to obtain a quote for a replat of Cedar St. The property owners and Seldovia's Planning and Zoning have been in recent discussion about putting the existing street on the books, as it is not a platted road from Cedar st. to Lake st., at this time.

I have attached a photo of the area and hope with your experience surveying around the area that you could give me a rough quote of the cost of the replat, including the marrying of the two Chissus properties and the two Sonen properties. This would need to be shown separately, however to insure they are comfortable with their portion of their survey.

Please let me know if you have any questions. I look forward to hearing from you.

Thank you,

Heidi Geagel

City Clerk
City of Seldovia
(907)234.7643 (office)
(907)234.7430 (fax)

10

Heidi Geagel

From: Scott Huff - Integrity Surveys Inc. <integritysurveys@alaska.net>
Sent: Monday, May 01, 2017 5:13 PM
To: Lisa Stanish
Subject: RE: Seldovia Cedar St Extension

Lisa,

I took a quick look at this project and came up with the following

Field survey	\$6,336
Office work	\$1,788
Travel/lodging/food	\$1,623
Submittal fees/recording fees/Title reports	\$1,930
Total	\$11,677

The borough will require that we find or reset all property corners for the affected parcels, not just the ones along the right of way.

Thanks,

Scott Huff

From: Lisa Stanish [<mailto:cityclerk@cityofseldovia.com>]
Sent: Tuesday, April 25, 2017 4:41 PM
To: Scott Huff - Integrity Surveys Inc. <integritysurveys@alaska.net>
Subject: Seldovia Cedar St Extension

Hi Scott,

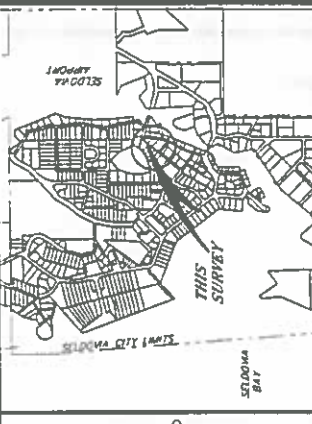
I'm doing a little research on extending the platted Cedar St in Seldovia. P&Z asked if I could get an estimate of what this project may cost the City. I'm wondering if you would be willing to help on this? Is it possible to give me a ROUGH ESTIMATE? The City of Seldovia would not hold you to this estimate. We are just hoping to get an idea. I have attached a map of the area and the survey pins we would need. The local land owners are going to walk the ROW with a Commissioner to mark where they would like the platted ROW to be recorded. Even a quick look and a "That would cost between \$5,000 & \$10,000" would suffice.

Feel free to contact me if you need further information 234-7643.

Thank you for your time,

Lisa Stanish
City Clerk
City of Seldovia





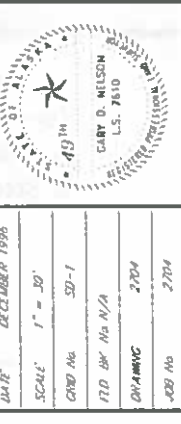
CERTIFICATE OF OWNERSHIP AND DEDICATION
 WHEREAS, CERTAIN PARTS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN HAVE BEEN ACQUIRED BY THE STATE OF ALASKA BY DEED, CONVEYANCE, EASEMENT, AND BY OTHER MEANS, AND WHEREAS, SAID PARTS OF SAID REAL PROPERTY ARE TO BE USED FOR PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN

NOTY G. OGLE, fee simple estate, former lot 10 GME
 ANA HOYT OGLE, fee simple estate, former lot J
 U.S.S. 1771
 SELKOMA, ALASKA 99661

NOTARY'S ACKNOWLEDGEMENT
 FOR HOYT G. OGLE, ANA HOYT OGLE
 Subscribed and sworn to before me this 18th day of December 1996

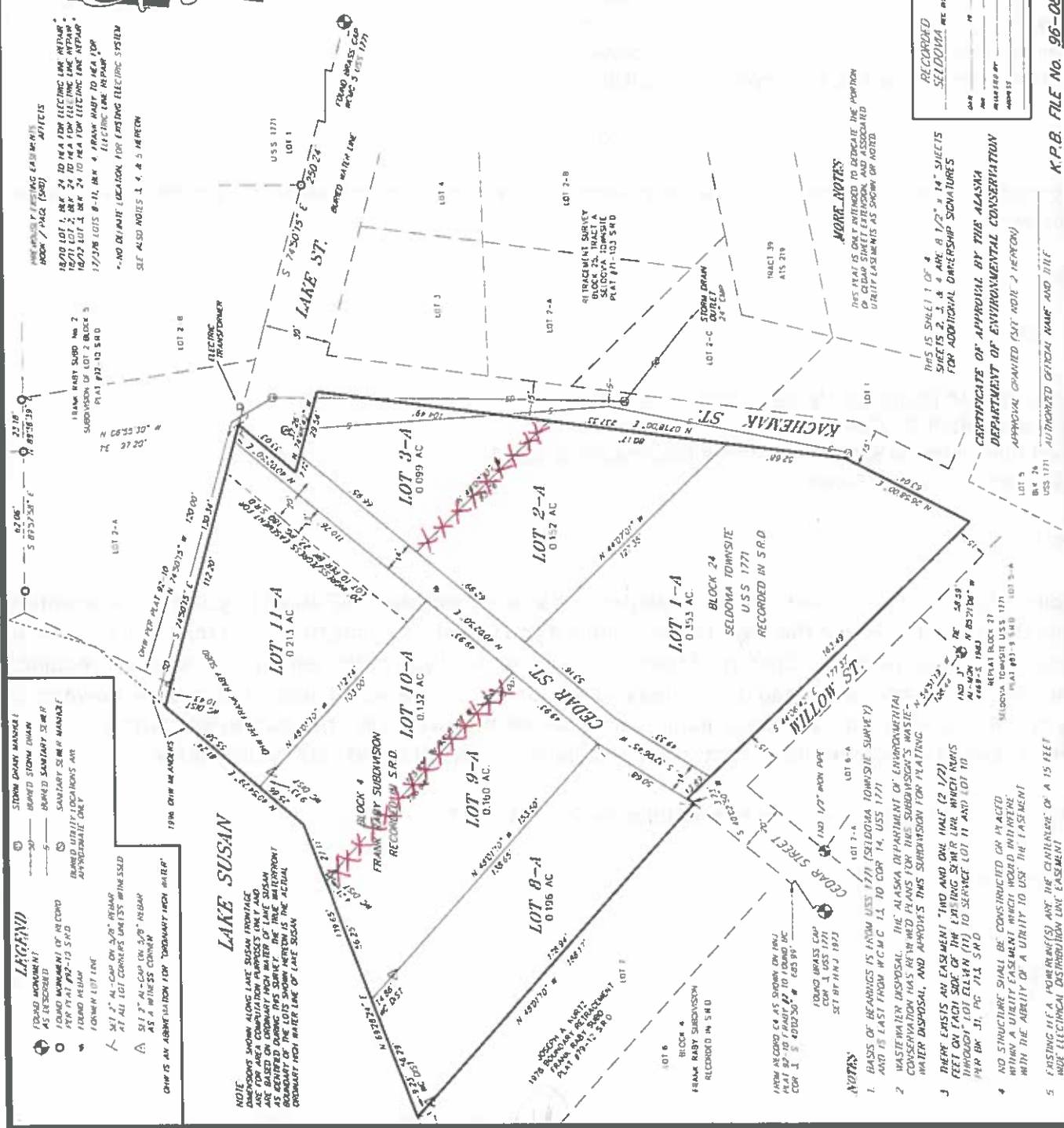
Notary Public for Alaska
 My Commission Expires
PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 5/20/96

APPROVED BY
 AUTHORIZED OFFICER
 DATE: DECEMBER 1996
 SCALE: 1" = 30'
 GRID No. SD-1
 TID BR No N/A
 DRAWING 2704
 JOB No. 2704



CEADAR STREET EXTENSION DEDICATION
 BEING A REPEAT OF LOTS 8-11, BRK 4, FRANK BABY SUBDIVISION, PLAT 216 S.R.D. AND LOTS 1-3, BLOCK 24, U.S.S. 1771, ORIGINAL TOWNSHIP SURVEY WITHIN THE 1/2 SECTION 37, T40N R14W S14W, CITY OF SELKOMA
 FOR THE CITY OF SELKOMA
 SELKOMA HOMEOWNERS DISTRICT
 PENNA PENINSULA BOROUGH, JUDICIAL DISTRICT
 STATE OF ALASKA
 CERTIFYING 1-261 AG

ABILITY SURVEYS
 600 N. HESS ST.
 SUITE 100
 184 CITIES CENTER, HOMER ALASKA 99601



UTILITY LOCATIONS
 18200 LOT 1, BRK 24 TO 18400 ELECTRIC LINE REPAIR
 18200 LOT 2, BRK 24 TO 18400 ELECTRIC LINE REPAIR
 18200 LOT 3, BRK 24 TO 18400 ELECTRIC LINE REPAIR
 17370 LOTS 8-11, BRK 4 FRANK BABY TO 18400
 17370 LOTS 8-11, BRK 4 ELECTRIC LINE REPAIR
 *NO DEFINITE LOCATION FOR EXISTING RECEIVING SYSTEM
 SEE ALSO NOTES 1, 4, & 5 HEREON

STORM DRAIN MANHOLE
 1. STORM DRAIN MANHOLE
 2. BURNED STORM DRAIN
 3. SANITARY SEWER
 4. SANITARY SEWER MANHOLE
 5. BURNED UTILITY LOCATIONS ARE APPROXIMATE ONLY
 6. FENCED LOT LINE
 7. SET 3" AL-CAP ON 20" REBAR AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 8. SET 3" AL-CAP ON 3/8" REBAR AS A WITNESS CORNER
 9. THIS IS AN ABSTRACTION FROM 'ORDINARY HIGH WATER'

NOTE
 DIMENSIONS SHOWN ALONG LAKE SUSAN FRONTAGE ARE BASED ON CORNER HIGH WATER OF LAKE SUSAN AS CENTERED DURING THIS SURVEY. THE TRUE WATERFRONT BOUNDARY OF THE LOTS SHOWN HEREON IS THE ACTUAL CORNER HIGH WATER LINE OF LAKE SUSAN
 1996 CHIP MEASUREMENTS
 1978 JOSEPH MERTI
 1978 PENNSULA BOROUGH
 PLAT #17-113 S.R.D.
 BLOCK 4
 FRANK BABY SUBDIVISION
 RECORDED IN S.R.D.
 FOUND BRASS CAP
 SET BY INJ 1993
 FOUND BRASS CAP AS SHOWN ON INJ
 COM. J. U.S.S. 1771
 COM. J. U.S.S. 1771
 COM. J. U.S.S. 1771
 COM. J. U.S.S. 1771

LEGEND
 1. STORM DRAIN MANHOLE
 2. BURNED STORM DRAIN
 3. SANITARY SEWER
 4. SANITARY SEWER MANHOLE
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 9. THIS IS AN ABSTRACTION FROM 'ORDINARY HIGH WATER'

NOTE
 THIS IS SHAL 1 OF 4
 SHEETS 2, 3, & 4 ARE 8 1/2" x 14" SHEETS
 FOR ADDITIONAL OWNERSHIP SIGNATURES
 DEPARTMENT OF APPROVAL BY THE ALASKA
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 APPROVAL OBTAINED (SEE NOTE J HEREON)
 U.S.S. 1771
 BLOCK 24
 SELKOMA TOWNSHIP
 U.S.S. 1771
 RECORDED IN S.R.D.

NOTE
 THIS PLAT IS ONLY INTENDED TO DEDICATE THE PORTION OF CEDAR STREET EXTENSION AND ASSOCIATED UTILITY EASEMENTS AS SHOWN OR NOTED

NOTES
 1. BASIS OF HEARINGS IS FROM U.S.S. 1771 (SELKOMA TOWNSHIP SURVEY) AND IS BEARING FROM W.C.M.C. 1.1 TO COR 14, U.S.S. 1771
 2. WASTEWATER DISPOSAL: THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THE SUBDIVISION'S WASTEWATER DISPOSAL, AND APPROVES THIS SUBDIVISION FOR PLATING
 3. THERE EXISTS AN EASEMENT TWO AND ONE HALF (2 1/2) FEET ON EACH SIDE OF THE EXISTING SEWER LINE WHICH RUNS THROUGH LOT 11 AND LOT 10 TO SERVE LOT 11 AND LOT 10 PER BR. JI, PG. 211, S.R.D.
 4. NO STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH MIGHT INTERFERE WITH THE ABILITY TO USE THE EASEMENT
 5. EXISTING 1/2" A. POWER LINES ARE THE CENTERLINE OF A 15 FEET WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT

RECORDED
 SELKOMA
 ME #17
 DATE
 BY
 APPROVED BY

K.P.B. FILE NO. 96-082

(21)