

Approved <i>HLG</i>	Denied
Public Hearing:	11/20/18
Date Action Taken:	11/20/18
Attest:	<i>[Signature]</i>

**CITY OF SELDOVIA
ACTION MEMORANDUM 19-02**

Title: City Council Statement of non-objection of the Fleming Giles Estates 2018 Replat and in acceptance of any additional right of way dedication or maintenance easement

Agenda of: November 26, 2018

Originator: Heidi Geagel, City Clerk

Date: 11/19/2018

Route to:	Department Head	Signature	Date
X	City Clerk	<i>Heidi Geagel</i>	11/20/2018
X	City Manager	<i>Camdi Cameron</i>	11/20/18
X	Finance Officer	<i>Jackie Johnson</i>	11/20/18
X	Public Works	<i>[Signature]</i>	11/20/18

Reviewed by City Manager: *Camdi Cameron*

Attachment(s):

- KPB Final Review Letter
- Fleming Giles Estates 2018 Replat
- Seldovia Planning Commission Minutes 06/06/18

Fiscal Impact: No

Summary Statement:

Prior to final approval by the Kenai Peninsula Borough an acceptance statement from the City of Seldovia accepting any additional Right of Way dedication or maintenance easement for the Fleming Giles Estates 2018 Replat is required.

The Seldovia Planning Commission approved a prior version of the Fleming Giles Estates 2018 Replat on June 06, 2018 that did not include the "ROW Dedicated this Plat".

Administration recommendation: Approve Action Memorandum 19-02



Planning Department

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

Charlie Pierce
Borough Mayor

October 18, 2018

Kenton Bloom
Seabright Survey + Design
1044 East End Road
Suite A
Homer, Alaska 99603

Dear Kenton:

RE: Final Review Letter
Fleming Giles Estates 2018 Replat
KPB File 2018-085

Prior to final approval, Borough signature and filing the plat, the following are required or requested:

1. Tax Certificate. The Finance Department cannot issue a Certificate of Paid Taxes until the taxes for 2018 are paid in full. Payment of personal check or e-check will delay issuance of the Tax Certificate for 7 days. To expedite issuance of the Tax Certificate, payment may be made by cash, cashier's check, money order, or credit card. **All tax payments must be submitted directly to the Finance Department.** If you let us know when the taxes have been paid, we will request the Tax Certificate as soon as we can.
2. Within the title block, change the record plat identification to match the record plats labels as shown on the drawing (SL 2004-05 and SL 2003-01).
3. Revise the depiction of the utility easement so that the easement is no more than 10 feet from the right of way and no more than 20 feet from the right of way within 5 feet of the side lot lines.
4. Place the floodplain note on the plat: *Some or all of the property shown on this plat has 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. Panel #020012-5045A, Flood Zone VE.*
5. Letter of approval or non-objection from First National Bank Alaska.
6. Written statement from the appropriate city official that improvements required by city ordinance are or will be installed, or an installation agreement is not required. The statement from the city can be a letter or an email.
7. Per KPB 20.30.030 Provide right of way dedication for the continuation of neighboring right of way. Comply by removing the jog in the right of way. 40-foot-wide right of way has been dedicated to the north and south of this subdivision (Spruce Street and Illiamna Street).



8. Per KPB 20.30.120. B – provide additional right of way dedication or an easement to accommodate the entire travel way including the side slopes required for ditching, maintenance and/or back slopes. If the travel way is on the property line, as noted in plat note 8, then there needs to be additional right of way to provide an area for ditching, snow storage, road maintenance and road improvements. In light of the many right of way issues within the City of Seldovia, it is important that there is adequate space between travel ways and property boundaries to avoid conflicts and to allow the City to maintain the public roadways. A right of way dedication between the two found 1" PCAP 7328-5 will remove the jog in the right of way and taper down to match the existing right of way on the south boundary. A right of way dedication can be completed without setting any new survey markers. Just adjust the witness distances (lot line dimensions and acreages) from the survey markers to the right of way dedication.
9. Provide an Acceptance Statement for the City of Seldovia to accept any additional Right of Way – dedication or maintenance easement.
10. Correct the KPB Code for street width in Plat Note 7 (KPB 20.30.120), change was to were to reflect the multiple exceptions, and correct the meeting date (September 10, 2018).
11. Confirm no permanent structures encroach in the 10-foot utility easement in Lot 4A-1.
12. Add the following note to the plat: The natural meanders of mean high water line is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
13. Revise Plat Note 1: . . . or placed within a utility easement which would . . .
14. On the lot line common with Lot 3B-1 and Lot 2A-1, place L3 on the bottom of the line so that the two sub distances are on the same side of the line. Also, between Lot 3A-1 and 4A-1, place the 125.30' dimension on the top of the lot line so that the sub distances are on the same side.
15. Correct L3 in the line table.
16. The label, 'NEW LOT LINE PROPOSED THIS PLAT', can be removed from the drawing as it is not required.
17. Provide a survey marker for the PC on Lot 4A-1.
18. Notarized signature of all parties having an interest of record as determined by Certificate to Plat. Provide space for the notary stamp so as to not cover up any other information. If necessary, a second sheet or notarized affidavits can be used (KPB 20.60.190 A.4).
19. Confirm the state for the notary acknowledgement. Two of the land owners have a New Mexico address.
20. Provide a different utility pole symbol so it is not the same as the found 1" plastic cap symbol.
21. Provide the year, survey number and any other information marked on the WCMC brass cap monument.
22. Provide two ties to BLM/GLO monuments.
23. Provide a Basis of Bearing.
24. Updated Certificate to Plat. I suggest the final update not be ordered until requested by the Planning Department.
25. Any covenants/easements of record in the final Certificate to Plat that were not included in the previous report must be noted/shown on the final plat with the recording information.
26. Surveyor's signature on the plat.

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____, 2018
DAY OF _____, 2018

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____, 2018
DAY OF _____, 2018

NOTARY PUBLIC FOR NEW MEXICO _____

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____, 2018
DAY OF _____, 2018

NOTARY PUBLIC FOR NEW MEXICO _____

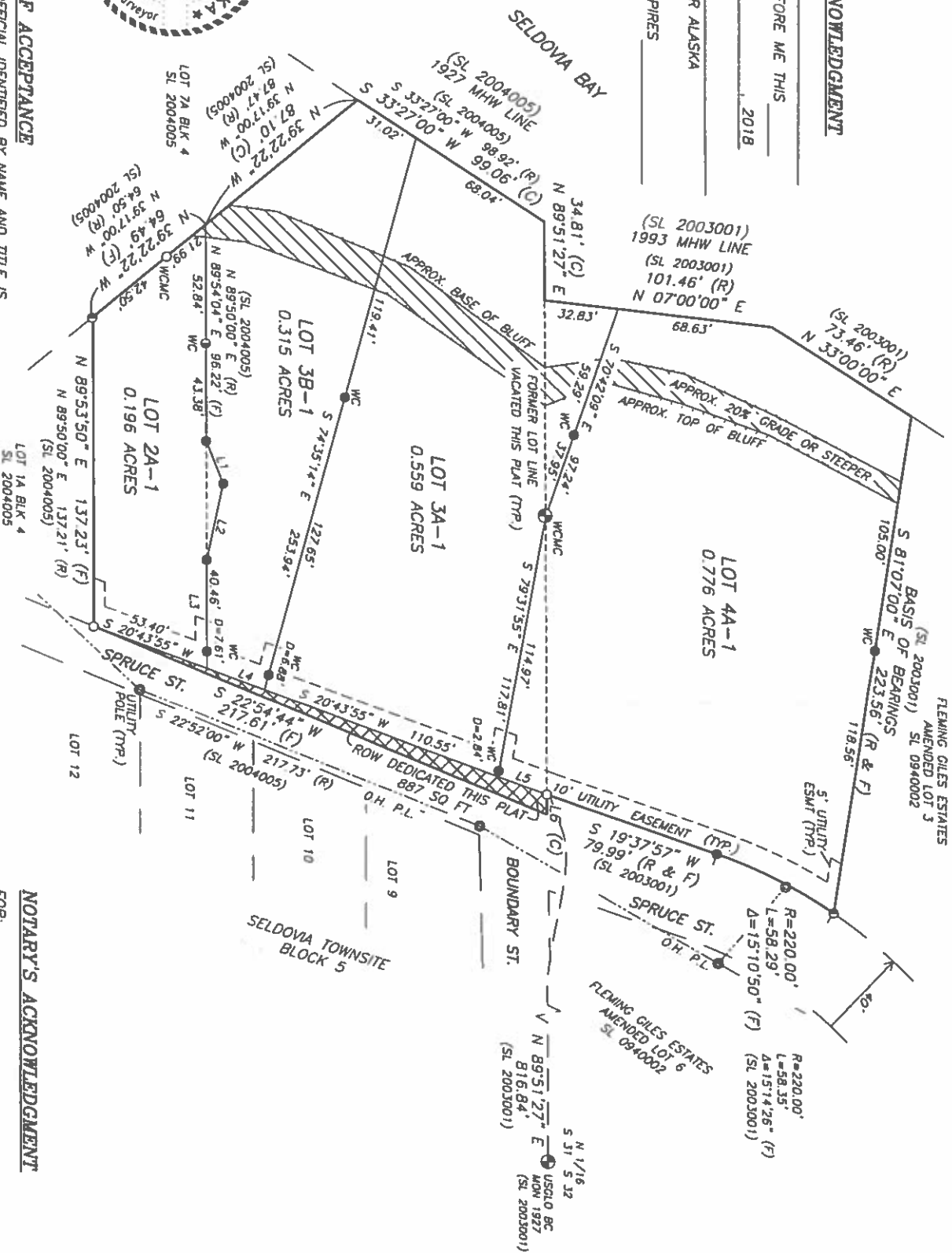
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____, 2018
DAY OF _____, 2018

NOTARY PUBLIC FOR ALASKA _____

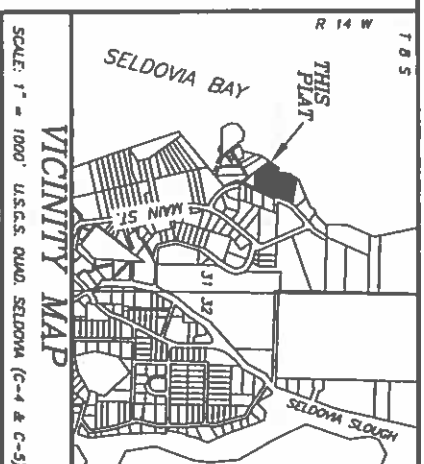
MY COMMISSION EXPIRES _____



CERTIFICATE OF ACCEPTANCE
THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SELDOVA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE RIGHTS-OF-WAY DEDICATED BY THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.



NOTARY'S ACKNOWLEDGMENT
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____, 2018
DAY OF _____, 2018
NOTARY PUBLIC FOR ALASKA _____
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

GREG HOLT, MANAGER (FORMER LOT 2A)
ONE BEULF DR, LE COEUR DE LA MER LLC
200 54TH AVE #1044
ANCHORAGE, AK 99503

KETH R GAY (FORMER LOT 3A)
P.O. BOX 112
SELDOVA, AK 99663

ROSENE L GAIN (FORMER LOT 3A)
P.O. BOX 112
SELDOVA, AK 99663

TED W STALLINGS (FORMER LOT 4A)
5333 E 21ST ST
CLONS, NM 88101

PATRICK L STALLINGS (FORMER LOT 4A)
5333 E 21ST ST
CLONS, NM 88101

**FLEMING GILES ESTATES
2018 REPLAT**

A REPLAT OF LOTS 2A & 3A, BLK 4, SELDOVA TOWNSITE 2003 ADDN. (SL 2004005), AND LOT 4A FLEMING GILES ESTATES 2002 REPLAT (SL 2003001) LOCATED WITHIN THE NE 1/4 SEC 31, WITHIN THE CITY OF SELDOVA.

T. B. S., R. 14 W., S.M.
KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 1.866 ACRES

**SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.**

1044 EAST ROAD, SUITE A
HONER, ALASKA 99603
(907) 235-4247

DRAWN BY: KK	CHKD BY: KB	JOB #2018-36
DATE: 10/2018	SCALE: 1"=40'	SHEET #2 OF 2