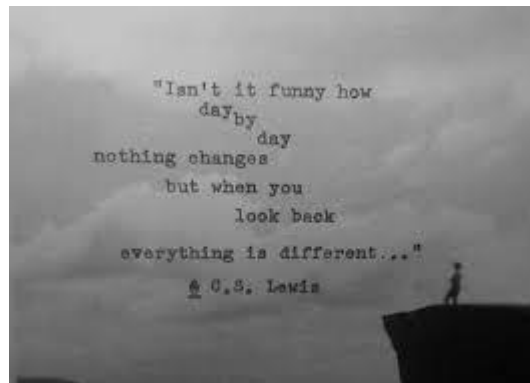


SELDOVIA PLANNING COMMISSION

Wednesday
September 4, 2019



REGULAR MEETING
6:00pm
MULTI-PURPOSE ROOM

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AGENDA FOR THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM
Wednesday
September 4, 2019
6:00PM

BATES FORSBERG CARLUCCIO GRUBER
--

- A. Call to order;
- B. Roll Call;
- C. Approval of the Agenda;
- D. Approval of Minutes from August 07, 2019
- E. Public Comments Regarding Items Not on the Agenda;
- F. Public Hearings, Prior Notice;
- G. Consideration of Site Plans;
 - 1. Consideration of Replat Seldovia Island 2019 and Vacation of Backer's Island Lane
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
- H. Commission Business:
- 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, October 2, 2019
- 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.**

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Seldovia
Planning Commission
Contents Page
September 4, 2019

Pages 1-4	Minutes of the Regular Meeting August 7, 2019
Page 5	Scott Huff, KPB- Preliminary Plat Response
Pages 6-8	Email Correspondence with Ability Surveys
Page 9	Plat of Seldovia Island 2019
Page 10	Petition to Vacate Backer's Island Lane
Page 11	Plat of Seldovia Island 2007

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**AGENDA FOR THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM
Wednesday
August 7, 2019
6:00PM**

FORSBERG CARLUCCIO GRUBER BATES
--

Swearing in of New Planning Commission Member

- A. Call to order; MEETING CALLED TO ORDER 6:01PM BY COMMISSIONER CARLUCCIO
- B. Roll Call; IN ATTENDANCE; FORSBERG, CARLUCCIO, GRUBER, and BATES
- C. Approval of the Agenda;
BATES/FORSBERG MOVED TO APPROVE THE AGENDA
NO OBJECTION/ MOTION CARRIED
- D. Approval of Minutes from May 01, 2019
BATES/GRUBER MOVED TO APPROVE THE MINUTES
NO OBJECTION/ MOTION CARRIED
- E. Public Comments Regarding Items Not on the Agenda; None
- F. Public Hearings, Prior Notice; None
- G. Consideration of Site Plans;
 - 1. Building Permit Reconsideration- Cole
 - A. Presentation by Staff or Commission
CLERK GEAGEL- Presented the building permit for consideration with its denial letter and correspondence and cited the nonconformity code.
 - B. Public Presentation or Hearing
JEFF COLE- Spoke on behalf of the permittee and discussed that a building permit had not been needed to replace and prepared what was there, it was a nonconforming structure, and was not altered, but repaired. The lower deck piling were the original pilings and there was a door that had been there since 1960 plus or minus. Without a deck it would be a 6-foot drop from the door and which was a safety concern as there was no escape without the deck there. He discussed that there had been some confusion with a petition to change the lot to three lots years before that was never recorded and that when he had measured there was 16 feet from the deck to the shop across the street and that they did not want to inhibit anyone from using the right-of-way. They spoke with the neighbors and one had concern about snow removal that was resolved when he verified that the loader would fit it.
 - C. Commission Discussion
BATES- Inquired if other properties were affected by this deck and spoke in support of recommending that the applicant file for a variance.
CARLUCCIO- Inquired about the length of time that the deck was gone and discussed that the issue was whether the deck was a repair or new construction. She discussed that a variance would normally stay with the structure, if it was sold, or even if it fell into disrepair you could still use it and if the neighbors were affected that would be taken into account with a variance. The deck was in the setback according to code and the building permit was not granted. She spoke in opposition of the deck being a repair because it was not there for more than a year and spoke in support of recommending that the applicant apply for a variance.
CM CAMERON- Discussed that the question was whether or not the applicant was replacing or repairing a deck and if they needed to apply for a variance. The deck had not been there for years and was the reason the applicant was contacted when the city was informed that the deck had been built.

She discussed that the right-of-way that the deck was near was to Watch Point Island that visitors frequented and where the Coast Guard monitored a beacon.

GRUBER- Inquired about the length of time the deck was not there and spoke in support of recommending the applicant apply for a variance.

FORSBERG- Inquired if the neighbors were in support or opposition of the deck.

D. Action/Disposition

BATES/FORSBERG MOVED TO GRANT MR. COLES REQUEST FOR A BUILDING PERMIT
ROLL CALL VOTE/ FORSBERG- N, CARLUCCIO- N, GRUBER-N, BATES-N/ MOTION FAILED

THE SELDOVIA PLANNING COMMISSION RECOMMENDED THAT THE APPLICANT
APPLY FOR A VARIANCE.

2. Consideration of Replat Seldovia Island 2019 and Vacation of Backer's Island Lane

A. Presentation by Staff or Commission

CLERK GEAGEL- Presented the replat and petition to vacate of Backer's Island Lane. The clerk noted that note two on the current plat addresses the city utility easements.

B. Public Presentation or Hearing

WALT SONEN- Inquired if there was an advantages or disadvantage to the replat and vacation.

VIVIAN ROJAS- Inquired about access to Backer's Island without the lane and if they city needed to provide access to the lot.

CM CAMERON- Discussed that the replat was an advantage for the property owner to decrease property taxes, and that monetary evaluation of the lots were not a consideration for the city. She differed to the chair whether access needed to be provided through the right-of-way and discussed that the applicant did indicate that an alternate right-of-way was being provided for, though it was unable to be determined what that access was. She discussed the utility easement, that the water and sewer came under the slough and up on the eastern side of the island and the two easements on the north and south side of the island in notes 5 and 6 of current plat which were put in place for breakwater materials and for a means of entrance and egress.

C. Commission Discussion

CARLUCCIO- Discussed the history of the replat and the utility easement down the middle and inquired if the city needed a water and sewer utility easement. She spoke in support of retaining the easements for the city. She spoke to the history of the island and that if the lots became one lot there would not seem to be a need for a road. The borough would request an alternative access on paper if the vacated road needed an alternative access, but the replat was eliminating that need. She spoke to the precedence in town of replatting lots and discussed that the application looked a little incomplete, the notes on the current plat were not on the new plat. The city would want to retain notes five and six and she inquired if the variance was being relinquished. She spoke in support of the replat and vacating the lane because it was not connecting point a to a point b and recommended approval as long as notes 2, 5, 6, and 7 were carried forward. If note 7 was being eliminated then the city would need to receive a letter of relinquishment for the variance.

GRUBER- Inquired about the effects of the replat and vacation on the city and the property owner and inquired if utilities were not in use as the application stated. She discussed that she would like to see the language from note 3 of the current plat for a blanket easement for HEA on the new plat.

BATES- Discussed that with the vacation of the lot lines there would no longer need to be a platted access only water access, and that the HEA line dropped down the pole to other side of bay and then to Nanwaleek. He discussed wanting further information about the current notes and if they would carry over to the new plat.

FORSBERG- Inquired about the utility easement and the current status of the water and sewer utility.

D. Action/Disposition

GRUBER/BATES MOVED TO POSTPONE UNTIL THE NEXT MEETING
NO OBJECTION/ MOTION CARRIED

3. Consideration of Rezoning Lots 2, 3, and 4 of Block 13 Waterfront Resubdivison No 1

A. Presentation by Staff or Commission

CLERK GEAGEL- Presented a request from a property owner to consider rezoning lots 2, 3, and 4 of Block 13 from Commercial Marine to Waterfront Commercial Residential.

B. Public Presentation or Hearing

ROJAS- Spoke in support of an application needing to be turned in before the commission would be able to act on the request and in opposition of it the lots in question being rezoned.

WALT SONEN- Spoke to the history of the creation of the zones and their properties not living up to the requirements. He spoke in opposition of the lots in question being rezoned.

C. Commission Discussion

CARLUCCIO- Discussed that there was a procedure to be rezoned in contract zoning and she read those procedures and their intent. It has to be shown as beneficial to the city to do this, before they can recommend approval to city council and ask them to change it by ordinance. She spoke to an application being needed before it could be considered.

FORSBERG- Inquired about the change of the zones and if the change would allow those properties to still be a business if wanted.

GRUBER- Spoke in opposition of the consideration to rezone the lots in question without an application.

BATES- Discussed spot zoning.

D. Action/Disposition

NO ACTION WAS TAKEN AT THIS TIME

4. Building Application Permit- Update and Review

A. Presentation by Staff or Commission

CLERK GEAGEL- Presented the updated draft ordinance and building permit with the language of a two-year completion date included. She discussed that it was in the code that it was required that a property within 200' feet of the public system being hooked into the system before having a building be occupied.

B. Public Presentation or Hearing

ROJAS- Asked about the water and sewer being required within 200' feet of the public system.

C. Commission Discussion

CARLUCCIO- Spoke in support of the building permit reformat and discussed that federal and state building codes required and mentioned on the building application.

FORSBERG- Spoke in support of the building permit reformat.

D. Action/Disposition

CARLUCCIO- asked for a motion to recommend approving the ordinance of the city council of Seldovia amending section 17.04.020 building permits.

BATES/KATHLEEN SO MOVED

NO OBJECTION/ MOTION CARRIED

H. Commission Business: None

I. Staff Reports:

1. There have been four approved building permits to date this year. One building permit was for a new residence.

J. Informational Items Not Requiring Action: None

K. Comments of the Public:

ROJAS- Thanked everyone for their service, nice to see you up there Kathleen.

WALT SONEN- Spoke to the new members Roger and Kathleen and that he enjoyed Ricks comments and was happy that he was still a part of it even though he lived out of town.

MAYOR LENT- Commented that it was a good meeting.

COLE- Commented that he enjoyed the meeting and stated thanks.

L. Comments of the Commission:

BATES- Thanked Heidi for all her hard work and the city manager.

FORSBERG- Discussed that they had covered a lot of area that night.

GRUBER-

CARLUCCIO- Thanked the people from the public for coming, and thanked Mr. Cole even though she knew he probably hoped for a different action but she stated she thought they could work it out. This was one of the toughest meeting they have had in a long time, they had been working on zoning, forms, and ordinances, but tonight they had to work with real things and all of them were tough, there was nothing easy on the agenda that evening and she thanked the commission for coming and paying attention. She discussed that she knew she did most of the talking but that she hoped to draw the commission folks out in the future.

M. Next Meeting: Regular scheduled meeting, September 4, 2019

N. Adjournment:

CARLUCCIO CALLED FOR ADJOURNMENT

BATES SO MOVED

CARLUCCIO SO ORDERED AT 7:40PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of August 07, 2019.

Heidi Geagel, City Clerk

Approved by Commission _____

gary@abilitysurveys.com

From: Huff, Scott <shuff@kpb.us>
Sent: Friday, August 16, 2019 3:34 PM
To: Gary Nelson (gary@abilitysurveys.com)
Cc: Best, Max
Subject: FW: Seldovia Island 2019 Preliminary Plat

Gary,

Per borough code the city shall review the plat and prepare written comments which shall be included with the submittal of the plat to the borough. It also states that the City has 49 days to complete the review. If you submit to the City, and they do not act or approve the plat within 49 days, then you can submit the preliminary plat to the borough for review and approval.

As far as the notes on the parent plat,

- Plat note 2 will no longer be valid after the right of way and associate easements are vacated.
- Plat note 5 will still be valid, and will need to be carried forward, as the ingress/egress easement in favor of the city of Seldovia will still exist.
- Plat note 6 will still be valid, and will need to be carried forward.
- Plat note 7 will no longer be relevant after the right of way and building setback are vacated. Plat note 7 will not be carried forward.

Hope that his answers your questions. Please feel free to give me a call if you wish to discuss further.

Thanks,

Scott

From: gary@abilitysurveys.com
To: [Heidi Geagel](#)
Cc: edenkiwi@aol.com
Subject: RE: Seldovia Island 2019 Preliminary Plat
Date: Friday, August 16, 2019 5:50:44 PM
Attachments: [image001.png](#)
[5144_s_huff_prelim_reply.pdf](#)

Madam Clerk;

Please forward to the Seldovia Advisory Planning Commission, the attached pdf email comments from the borough plat manager regarding the Seldovia Island Preliminary Plat.

My comments to the Seldovia Advisory Planning Commission follow;

I recommend Seldovia initiate new Planning Commissioners with an Orientation of powers and the how and why of Planning Commission actions. Preliminary Plats are reviewed for CONCEPT. Is what is being proposed good, bad, or otherwise in harmony with City code and reasonable planning concepts of the City?

The borough has the platting powers, and will generally adopt City recommendations, and will make sure the FINAL plat complies with legalities of code.

I was very disappointed in the way the Seldovia Advisory Planning Commission delayed action on the subject plat because notes were not carried forward from the parent plat. Plats are **typically recommended for approval with conditions or recommendations**, at least by Seward, Kenai, Homer, and Kenai Peninsula Borough Planning Commissions. According to the Borough's Plat Manager, not all of the Seldovia Planning Commission's note "requests" would be valid or upheld by the borough. Another reason to keep them requests and not requirements, with unnecessary delays.

You have the parent plat and so know of the noted easements and such. You also now have comments from a review by the Borough Plat Manager. Notes will be carried forward on the final plat to the Borough and possibly on the preliminary plat to the borough subject to my review and consult with Borough Plat Manager.

I understand your positions are voluntary and unpaid. **Thank You for your service.** A service that is all too often a thankless service to say the least.

Appreciative of your time and effort,

Gary Nelson, PLS

From: Heidi Geagel <cityclerk@cityofseldovia.com>

Sent: Tuesday, August 13, 2019 9:55 AM
To: 'gary@abilitysurveys.com' <gary@abilitysurveys.com>
Cc: 'edenkiwi@aol.com' <edenkiwi@aol.com>
Subject: RE: Seldovia Island 2019 Preliminary Plat

Mr. Nelson,

The Seldovia Island 2019 Preliminary Plat and the vacation of Backer's Island Lane was discussed at the Seldovia Planning Commission on Wednesday, August 7th, 2019.

The planning commission members spoke in support of the replat and vacation, but postponed approval until the next planning commission meeting so that notes 2, 5, 6, and 7 of the current plat could be addressed in the new preliminary plat. It was stated that the city would need a letter of relinquishment for the variance discussed in note 7 should the owner wish to relinquish the variance.

I have attached the current 2006 plat with the notes mentioned above for your reference. The next Seldovia Planning Commission will be September 4th, 2019 at 6:00pm.

Please let me know if you have any questions.

Thank you,

Heidi Geagel

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



Public Records Law Disclosure: This e-mail may be considered public record and be subject to public disclosure.
Confidentiality Notice: This e-mail may contain confidential or privileged information. It is intended only for the use of the recipient named above. If you believe you have received this message in error, please notify me immediately by reply email, delete the message from your computer, and destroy any paper copies.

From: gary@abilitysurveys.com <gary@abilitysurveys.com>
Sent: Thursday, August 1, 2019 12:12 PM
To: Heidi Geagel <cityclerk@cityofseldovia.com>
Cc: edenkiwi@aol.com
Subject: Seldovia Island 2019 Preliminary Plat

Madam Clerk;

Attached is a pdf of the preliminary plat being submitted to City of Seldovia today for Planning

Commission consideration at next Wednesday's meeting.

A currier will deliver it shortly this afternoon. Five reduced 11"X 17 copies and 1 full sized 18" X 24" copy are being submitted.

Thank You for your assistance.

Gary Nelson, PLS
907-235-8440
Ability Surveys

CERTIFICATE OF OWNERSHIP

I hereby certify that Precious Earth Inc. is the owner of the real property shown and described hereon, and that Precious Earth Inc. does hereby adopt this plan of subdivision, and by its free consent dedicate all public rights-of-way and grant all easements and public areas to the use shown.

Gregory W. Davis, President and Chairman
PRECIOUS EARTH INC.
P.O. BOX 10808
BAKERSFIELD, CA 93389

NOTES

1. THESE LOTS ARE SUBJECT TO SELDOVIA CITY CODE.
2. 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.
3. APPROXIMATE FLOOD ZONE DEFINITION FROM FEMA F.I.R.M COMMUNITY PANEL #020012-5045A MAY 19, 1981.
"ZONE A"; AREA OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
"ZONE D"; AREA OF UNDETERMINED, BUT POSSIBLE FLOOD HAZARDS.
4. GREY SHADING REPRESENTS SLOPES STEEPER THAN 20%.
5. SUBDIVISION BOUNDARY IS PER SL2007-4, ATS 219, AND U.S. SURVEY 1771, FIXED BY 1964 EARTHQUAKE.

WASTEWATER NOTE

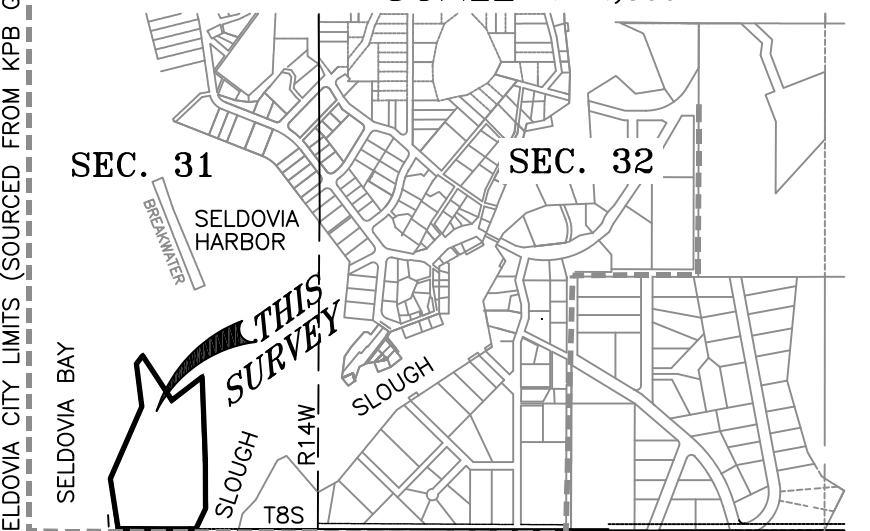
PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS, ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____
KENAI PENINSULA BOROUGH

BY _____
Authorized Official

VICINITY MAP SCALE 1"=1,500'



SEC. 1 15W 14W 8S 9S SEC. 6

DATE	7/31/2019	
SCALE	1"=100'	
JOB No.	5144	
DRAWING:	5144PLAT.dwg	

SELDOVIA ISLAND 2019

VACATING BACKER'S ISLAND LANE AND REVERTING TO ACREAGE BY VACATING LOTS 1 THROUGH 5 OF SELDOVIA ISLAND (SL2007-4), WITHIN THE SE1/4 SECTION 31, T8S, R14W, SM, CITY OF SELDOVIA, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, SELDOVIA RECORDING DISTRICT, ALASKA CONTAINING 7.289 ACRES MORE OR LESS

OWNER:
PRECIOUS EARTH INC,
P.O. BOX 10808,
BAKERSFIELD, CA 93389

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603

KPB FILE No. 2019-



Kenai Peninsula Borough Planning Department
144 North Binkley
Soldotna, Alaska 99669-7599
Toll free within the Borough 1-800-478-4441, extension 2200
(907) 714-2200

Petition to Vacate Public Right-of-Way/Easement/Platted Public Area
Public Hearing Required

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

- ☒ \$500 non-refundable fee to help defray costs of advertising public hearing.
- ☒ City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- ☒ Name of public right-of-way proposed to be vacated is dedicated by the plat of SELDONIA ISLAND Subdivision, filed as Plat No. 2007-4 in SELDONIA Recording District.
- ☒ Are there associated utility easements to be vacated? ☒ Yes ☐ No
- ☒ Are easements in use by any utility company? If so, which company NOT USED
- ☐ Easement for public road or right-of-way as set out in (specify type of document) _____ as recorded in Book _____ Page _____ of the _____ Recording District. (Copy of recorded document must be submitted with petition.)
- ☒ Submit three copies of plat or map showing area proposed to be vacated. Must not exceed 11x17 inches in size. In the case of public right-of-way, the submittal must include a sketch showing which parcels the vacated area will be attached to. Proposed alternative dedication is to be shown and labeled on the sketch.
- Has right-of-way been fully or partially constructed? ☐ Yes ☒ No
- Is right-of-way used by vehicles / pedestrians / other? ☐ Yes ☒ No
- Is alternative right-of-way being provided? ☒ Yes ☐ No

The petitioner must provide reasonable justification for the vacation. Reason for vacating:
Application to construct road to the right-of-way has been denied by City, Corps of Engineers, & DNR. Therefore owner loses the right-of-way and Lots it serves are no longer feasible or desired. Surrounding water and tidelands are the only real and actual means of access to the land except for two adjoining private lands. Owner desires privacy and there is no longer a need for public access onto property.
The right-of-way does not serve any other properties, or the public for any sort of through fare, and as such does not provide access to public waters.

The petition must be signed (written signature) by owners of the majority of land fronting the right-of-way, easement, or platted public area proposed to be vacated. Each petitioner must include address and legal description of his/her property.

Submitted By:

Name: Gary Nelson
Address: 152 Debel Ave.
Homer, AK 99603
Phone: 907-235-8440

Signature as:

☐ Petitioner ☒ Representative

Petitioners:

Signature: [Signature]
Name: Gregory W. Davis for Precious Earth Inc.
Address: P.O. Box 10608
Bakersfield, CA 93309

Signature: _____
Name: _____
Address: _____

Owner of Lots 1 through 5, Seldonia Island

Owner of _____

Signature: _____
Name: _____
Address: _____

Signature: _____
Name: _____
Address: _____

Owner of _____

Owner of _____

NOTES

1. THE BASIS OF BEARING IS BETWEEN THE SW W.C.M.C. AND THE SE W.C.M.C., TRACT C, U.S. SURVEY NO. 1770.
2. THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF SIDE LOT LINES 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.
3. HEA HAS BLANKET EASEMENT ACROSS TRACT C, U.S. SURVEY NO. 1770.
4. LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES. A SURVEY MAY BE REQUIRED TO DETERMINE THE ELEVATION OF THE PROPERTY PRIOR TO CONSTRUCTION.
5. THERE IS AN INGRESS/EGRESS EASEMENT IN FAVOR OF THE CITY OF SELDOVIA RECORDED IN BK 6 PAGE 90 AND PAGE 94 S.R.D. THIS EASEMENT IS DESCRIBED AS HAVING A WIDTH OF 20 FEET ABOVE THE HIGHEST TIDE LEVEL AT A SUITABLE PLACE FOR MEANS OF ENTRANCE AND EGRESS FROM THE LAND SIDE OF TRACT C.
6. THERE IS AN EASEMENT FOR A BREAKWATER AND MATERIALS IN FAVOR OF THE CITY OF SELDOVIA RECORDED IN BK 6 PAGE 89 S.R.D. THIS EASEMENT IS DESCRIBED AS BEING LOCATED ON EITHER OF THE TWO NORTHERN POINTS OF TRACT C.
7. THE SELDOVIA CITY COUNCIL APPROVED A VARIANCE TO THE SETBACK REQUIREMENTS FOR THE 3' WIDE BOARDWALK DURING THEIR DECEMBER 13, 2006 MEETING.

WASTEWATER DISPOSAL:

PLANS FOR THE WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPT. OF ENVIRONMENTAL CONSERVATION.

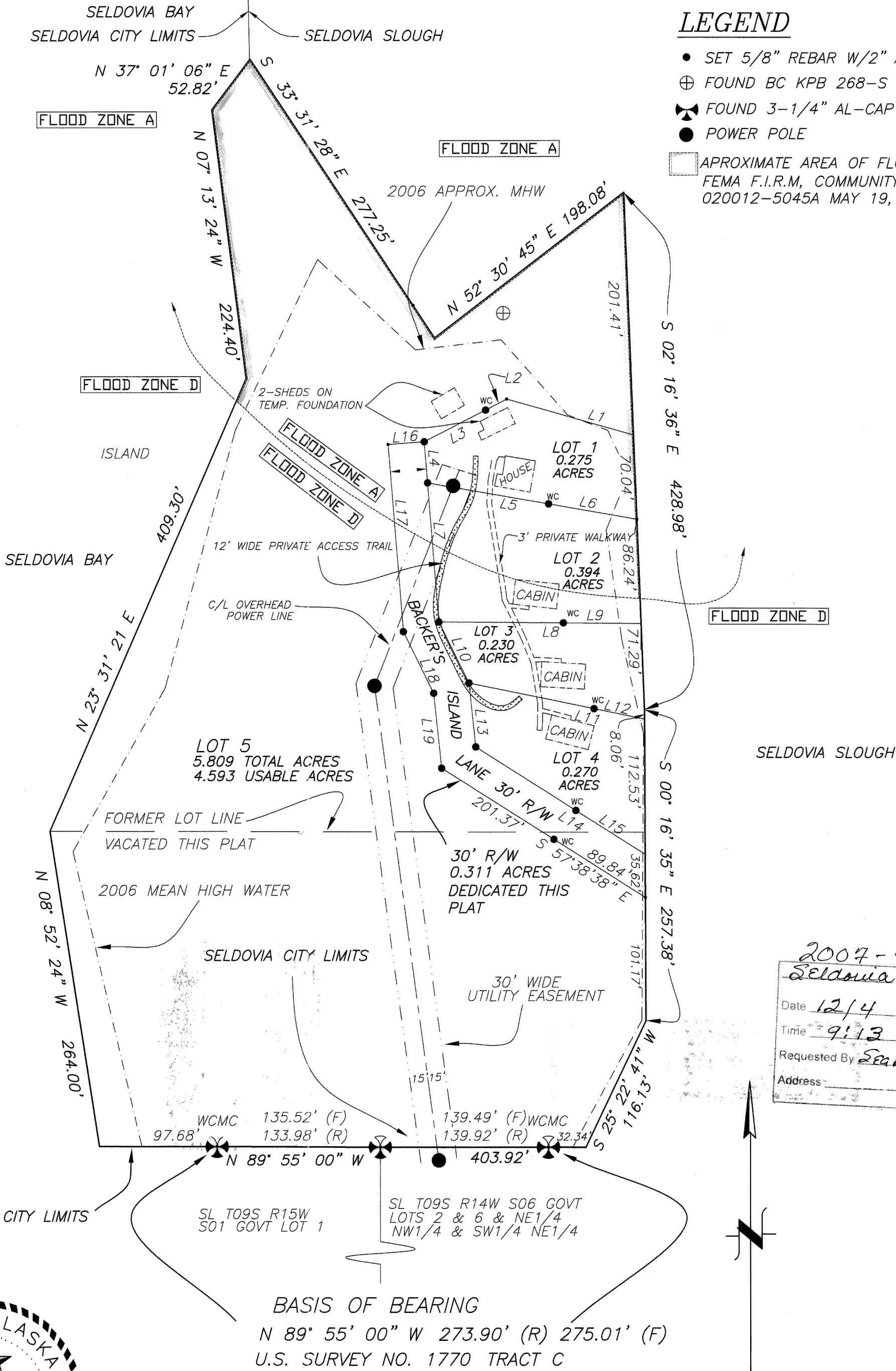
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 27, 2006

KENAI PENINSULA BOROUGH

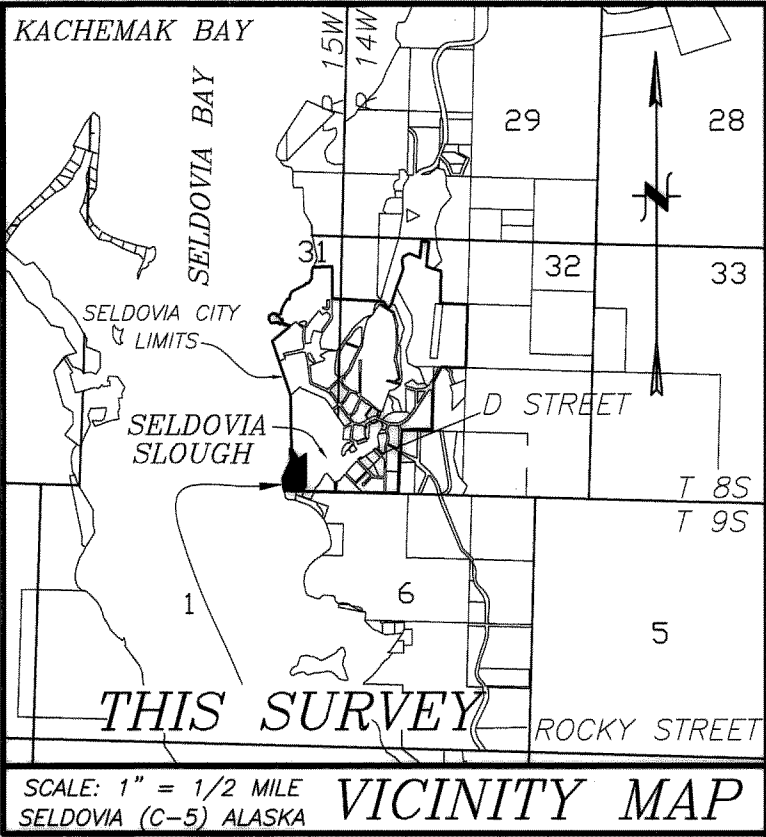
BY: *Map 1 Best*
AUTHORIZED OFFICIAL

LINE	BEARING	LENGTH
L1	N 74°08'56" W	110.17'
L2	S 62°40'09" W	19.77'
L3	S 62°40'09" W	57.32'
L4	S 04°35'53" E	90.19'
L5	S 80°05'32" E	177.14'
L6	S 80°05'32" E	74.42'
L7	S 04°35'53" E	53.28'
L8	S 89°31'30" E	168.66'
L9	S 89°31'30" E	64.41'
L10	S 26°17'44" E	56.37'
L11	S 78°22'22" E	149.62'
L12	S 78°22'22" E	43.65'
L13	S 05°56'52" E	53.28'
L14	S 57°38'38" E	167.59'
L15	S 57°38'38" E	69.16'
L16	S 85°24'07" W	30.00'
L17	S 04°35'53" E	155.69'
L18	S 26°17'44" E	56.73'
L19	S 05°56'52" E	62.43'



LEGEND

- SET 5/8" REBAR W/2" AL-CAP 7968-S 2006
- ⊕ FOUND BC KPB 268-S 1984
- ⊗ FOUND 3-1/4" AL-CAP ON 2" PIPE BLM 1988
- POWER POLE
- APROXIMATE AREA OF FLOOD HAZARD ZONE A FEMA F.I.R.M. COMMUNITY PANEL # 020012-5045A MAY 19, 1981



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

Robert Whear
ROBERT WHEAR, SIGNER FOR
SNUG HARBOR RESORT LLC
PO BOX 1707
GARDNERVILLE, NV 89410

NOTARY'S ACKNOWLEDGMENT

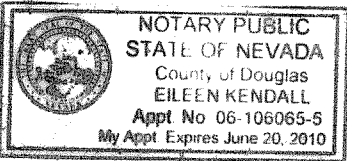
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 11/2, 2007.

FOR: *Robert Whear*

NOTARY PUBLIC FOR ALASKA *Douglas Co. Nevada*

MY COMMISSION EXPIRES 6/20/2010

2007-4
Seldivia REC DIST
Date 12/4 2007
Time 9:13 A.M.
Requested By Seabright
Address:



SELDOVIA RECORDING DISTRICT KPB FILE No. 2006-330

SELDOVIA ISLAND

A SUBDIVISION OF TRACT C, U.S. SURVEY NO. 1770 LYING WITHIN SELDOVIA BAY IN THE CITY OF SELDOVIA LYING WITHIN THE KENAI PENINSULA BOROUGH THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 7.289 ACRES MORE OR LESS

SEABRIGHT SURVEY+DESIGN

1044 EAST ROAD, SUITE A
HOMER ALASKA 99603
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DRAWN BY: J.S.	DATE: 10/26/07	SCALE: 1" = 80'
CHK BY: K.B.	JOB #06-48	SHEET 1 OF 1

SCALE 1" = 80'