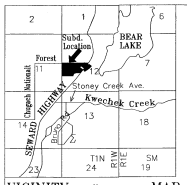


VICINITY 1"=1 mile MAP

2026-3
Plat #
Seward
Rec. Dist.
3/31/2026
DATE
TIME 12:31 pm

Grouse Creek Subdivision 2024 Addition

A subdivision of Tract B Grouse Creek Subd., 2016 Addn, SWD 2016-7 and the N1/2 SW 1/4, portion lying between the Seward Hwy and Alaska Railroad ROWs and excluding Grouse Creek Subd. No 2 SWD 98-26, & WD Bk 15 Pg 251, WD Bk 230 Pg 24, WD Bk 230 Pg 133, and WD Bk 11 Pg 949.
Located in the N 1/2 SW1/4 Section 12, T1N R1W, SM. Alaska.
Seward Recording District Kenai Peninsula Borough File 2022-022R2

Owner
Marshall & Esther Ronne Living Trust
Dated May 15, 2002
25975 Primrose Road
Seward, AK 99664

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

SCALE 1" = 100'
13 January, 2026

AREA = 46.708 acres

1/13/26

LEGEND

- 2 ½" USGLO brass cap, 1911 & 1995 , found..
- 5/8" rebar , record plat SWD 2016-7, found.
- 3¼" brass cap monument, 3522-S, 1973, found.
- 1½" alcap monument, 3522-S, 1973, found.
- plastic cap on 1/2"rebar, 7328-S, found..
- plastic cap on 5/8" rebar, 'Integrity Surveys',found.
- 2" alcap on 5/8" rebar, LS-5152, 1988, found.
- 3" brass cap monument, USDA, 1933, record SWD 98-26. found
- 1" iron pipe, record SWD 2005-12, found.
- 3/4" iron pipe, set in concrete, found.
- plastic cap on 5/8" rebar, 'Cline',found.
- plastic cap on 1/2" x 4" rebar, set.
- indicates swamp
- ( )- indicates record information, SWD plat 2016-7.
- (( ))- indicates record information, SWD plat 2005-12.

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission, SWD plat 2016-7 reserved a 15' utility easement adjacent to Seward Highway & Punkin Ave. ROWs extending to 20' within 5' of side lot lines.
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. This property may contain low, wet areas. Any person developing the property is responsible for obtaining all require local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
4. Seward Highway ROW is according to State ROW plans NH 031-1(26) SWD records plat 2013-1 pages 42 & 43.
5. No access to state maintained ROWs permitted unless approved by the State of Alaska Dept. of Transportation.
6. FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as a Flood Hazard Area District as of the date this plat is filed 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. A survey to determine the elevation of the property may be required prior to construction. Flood zones SMFDA & AE. The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 002122 Panel 4534 suffix D. Portions of these parcels are also designated as Seward Mapped Flood Data Area as included in the Flood Risk Assessment and Hydrologic and Hydraulic Report. AE, X zone, SMFDA, and Floodway.
7. FLOODWAY NOTICE: Portions of this subdivision are within the Floodway. Pursuant to KPB Chapter 21.06, development, (including fill) in the floodway is prohibited unless certification by an Engineer is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence of the base flood discharge. Floodway, FEMA Flood Map No. 002122 Panel 4534 suffix D.
8. This property is subject to Reservation of an easement for highway purposes as disclosed by Public Land Order No. 601, dated August 10, 1949 and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1, thereto, dated July 17, 1952, and Amendment No. 2, thereto, dated September 15, 1956, filed in the Federal Register.
9. A prescriptive rights claim for an access easement is recorded in book 41 page 839 Seward Recording District dated 12/26.1983. The prescriptive rights claim is centered on the existing driveway, no width given.
10. Overhead & underground powerline shown is the centerline of a 20' wide utility easement as granted by Seward Records Deeds Bk 94 Pg 884.
11. An exception to KPB 20.30.100, Cul-de-sac for Punkin Ave was granted by the KPB Planning Commission at the meeting of 14 October, 2024

WASTEWATER DISPOSAL

Tract B1
KPB 20.40.030
This lot is at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal system. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

Lot 6
KPB 20.40.080
This lot to be used for flood control.
Conditions might not be suitable for onsite wastewater treatment and disposal systems. No wastewater will be generated or disposed of on this lot as of the date of this plat. If circumstances change to allow lawful onsite wastewater treatment and disposal systems, those systems must meet the wastewater disposal regulatory requirements of the Alaska Dept of Environmental Conservation.

Lots 1, 2, 4, & 5
20.40.040
Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences.
An Engineer's Subdivision and Soils Report is available from the Kenai Peninsula Borough.
Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

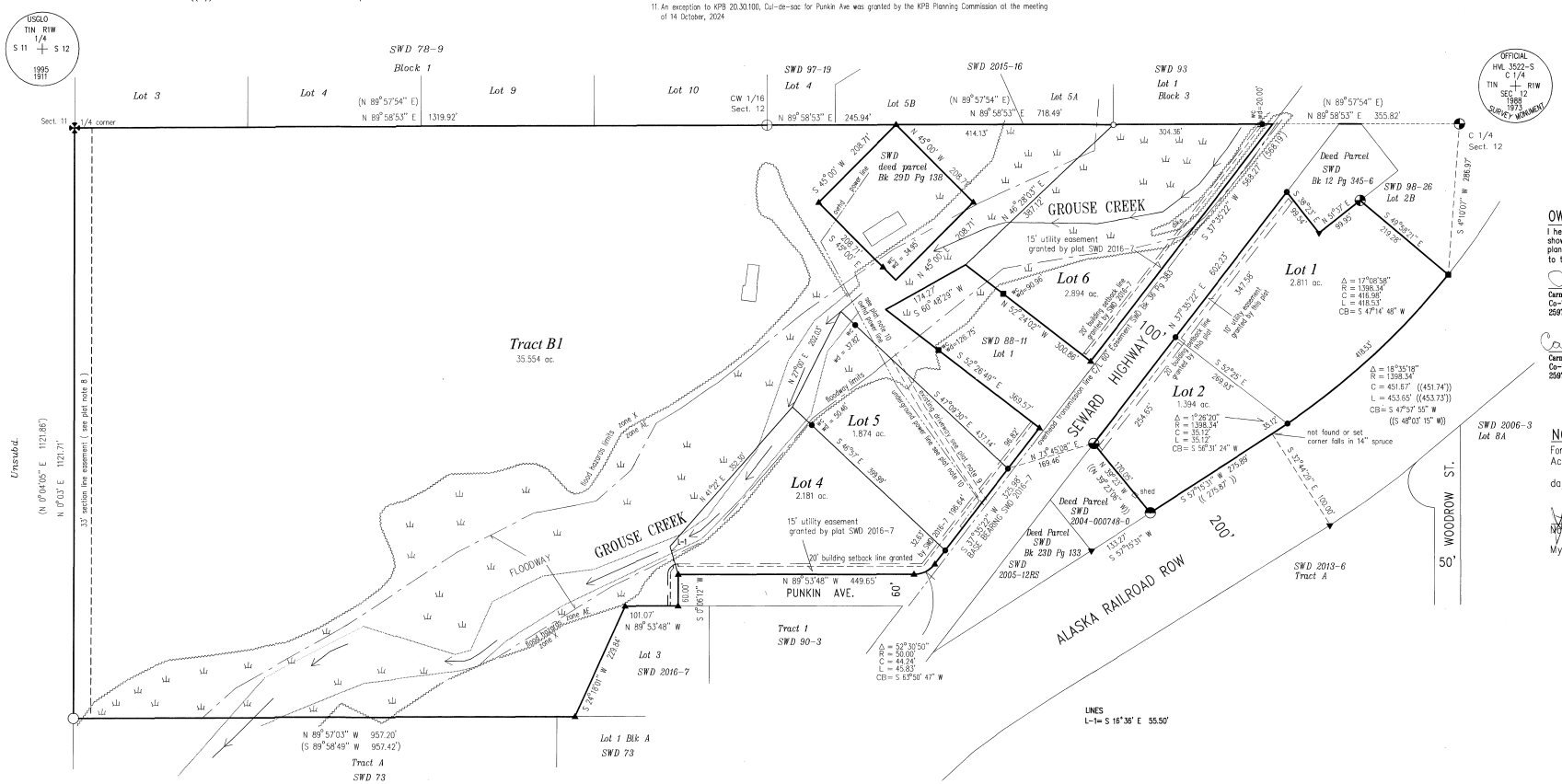
Engineer CE13353 License # 25 Feb '26 Date

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 14 October, 2024.

KENAI PENINSULA BOROUGH

By: Authorized Official 3/27/2026 Date



OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described hereon; and that I hereby adopt this plan of subdivision and by my free consent grant all easements to the use shown

Carmen K Dunham TTEE

Carmen K Dunham
Co-Trustee for the Marshall & Esther Ronne Living Trust
25975 Primrose Road Seward, AK 99664

Carmen K Dunham for Danielle Sauve TTEE

Carmen K Dunham, Delegate Co-Trustee for Danielle Sauve
Co-Trustee for the Marshall & Esther Ronne Living Trust
25975 Primrose Road Seward, AK 99664

NOTARY'S ACKNOWLEDGEMENT

For: Carmen K Dunham
Acknowledged before me this 20th
day of January, 2026

Notary Public for Alaska
My commission expires 4/14/26

STEPHANIE ELIASIO
NOTARY PUBLIC
STATE OF ALASKA
My Commission Expires April 14, 2026