

# St. Theresa Subdivision Merkes Addition

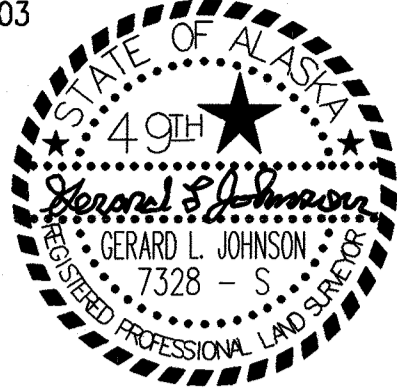
A subdivision of Tract 1 St Theresa Subd. (KRD 2001-74) and Tract 2B St. Theresa Subd. No. 2 (KRD 2018-65). Located in the SE 1/4 Section 20, T5N R9W, SM, Alaska. Kenai Recording District Kenai Peninsula Borough File 2025-003

Prepared for

ANDE, LLC  
P.O. Box 404  
Soldotna, AK 99669

Prepared by

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



5/17/25

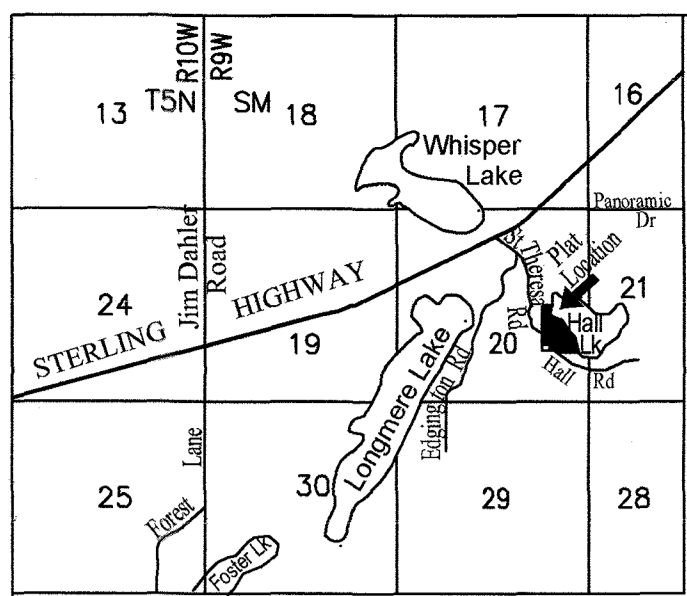
SCALE 1" = 100' 21.989 acres 9 April, 2025

## LEGEND

- ⊙ - 3 1/2" alcap monument, 610-S, 1978, per KRD 2018-65, found.
- ⊕ - 2" alcap, HVL, 4538-S, 1982, found.
- - 5/8" rebar with plastic cap, LS 8859, per KRD 2018-65, found
- - 1/2" rebar with plastic cap, 7328-S, per KRD 2018-65, found.
- ▲ - 1/2" x 4' rebar with plastic cap, set.
- ⋈ - indicates swamp
- ( ) - indicates record information KRD 2001-74.
- { } - indicates record information KRD 2018-65.

## NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines. Several existing structures are located within the building setback and utility easement as shown, which predate the limitations creation and are not subject to them. Any additional, new, or replacement construction to the structures will be subject to the 20' building setback and easement requirements.
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 is in benefit of a Right of Way Agreement per KRD Book 267 Page 713, a Right of Way Limit per KRD Book 580 Page 987, a Private Access Agreement granted in KRD Book 599 Page 625, a Private Access Agreement granted in KRD Book 613 Page 743 and amended and re-instated in Book 636 Page 933, and a Private Access Easement granted in KRD Book 636 Page 947, all located along St Theresa Rd.
4. Existing overhead powerline is the centerline of a 20' wide utility easement, including guys and anchors, granted by KRD 2001-74.
5. Roads must meet the design and construction standards establish by the borough in order to be considered for certification and inclusion in the road maintenance program ( KPB 14.06).
6. The lake meander line shown is for area computation only, the true corners being on the extensions of the side lines and the intersections with the natural meanders.
7. Acceptance of this plat by the borough does not indicate acceptance of any encroachments.
8. The borough will not enforce private covenants, easements, or deed restrictions per (KPB 20.60.170(B)).
9. 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.
10. Corner not set, falls in tree. Labeled with corner nomenclature nailed to tree.
11. Existing overhead powerline is the centerline of a 30' wide utility easement, including guys and anchors, granted by this plat.
12. All bearings and distances are measured and agree with record except as noted otherwise.
13. The existing structures as noted in plat note 1, were granted approval to the location shown in the drawing in lots 5 and 12 by the Plat Committee at the meeting of 27 May, 2025 for encroachments into the 20' Building Setback and 10' Utility Easement.



VICINITY 1" = 1 mile MAP

2025-30  
Plat #  
Kenai  
Rec. Dist.  
6-6-2025  
DATE  
TIME 12:19 p.m.

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meetings of 27 January, 2025 and 27 May, 2025.

KENAI PENINSULA BOROUGH

By: [Signature] 6/5/2025  
Authorized Official Date

## CERTIFICATE OF ACCEPTANCE

The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of the Kenai Peninsula Borough for public purposes the real property to be dedicated by this plat including easements, Rights-of-Way, identified as follows - Lambeau Ct. & Tanner Way, alleys and other public areas shown on this plat. The acceptance of the lands for public use or public purpose does not obligate the public or any governing body to construct, operate, or maintain improvements.

By: [Signature] 6/5/2025  
Authorized Official Date

VINCE P. ABENTINI  
PLANNING MANAGER  
Name Title

## OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that ANDE, LLC is the owner of the real property shown and described herein; and that on behalf of ANDE, LLC 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

[Signature]  
Dennis Merkes authorized official ANDE LLC.  
P.O. Box 404 Soldotna, AK 99669

[Signature]  
Anita Merkes authorized official ANDE LLC.  
P.O. Box 404 Soldotna, AK 99669

## NOTARY'S ACKNOWLEDGEMENT

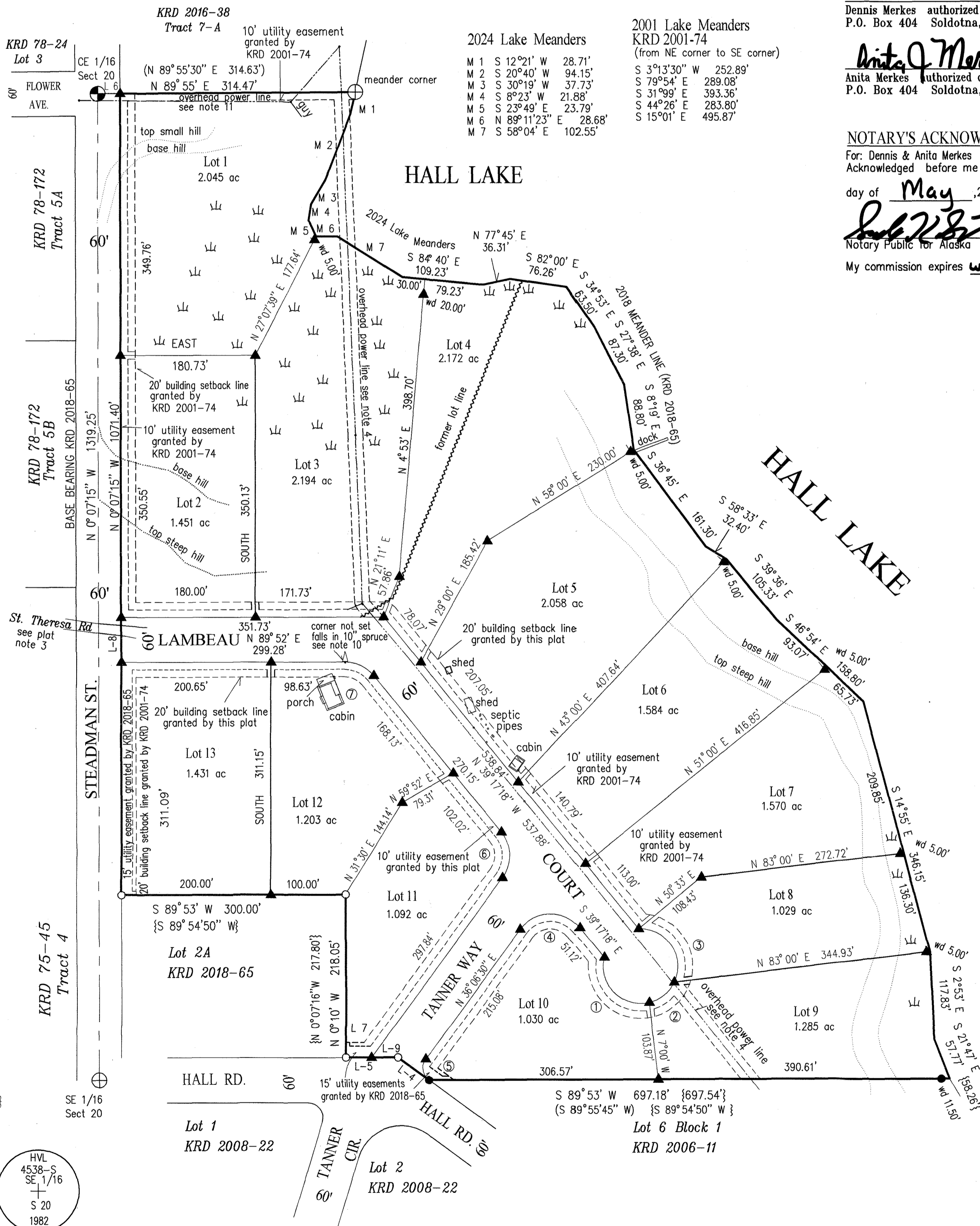
For: Dennis & Anita Merkes  
Acknowledged before me this 9th

day of May, 2025

[Signature]  
Notary Public for Alaska

My commission expires with office

Notary Public  
Sandra K. Simons  
State of Alaska  
My Commission Expires With Office



### Curves

1. Δ = 117°10'  
R = 50.00'  
L = 102.25'  
C = 85.34'  
CB = S 44°44'41" E
2. Δ = 51°00'41"  
R = 50.00'  
L = 44.52'  
C = 43.06'  
CB = N 51°09'35" E
3. Δ = 118°03'  
R = 50.00'  
L = 103.02'  
C = 85.74'  
CB = N 33°23' W
4. Δ = 104°35'44"  
R = 50.00'  
L = 91.28'  
C = 79.17'  
CB = N 88°24'38" E
5. Δ = 90°00'  
R = 20.00'  
L = 31.41'  
C = 28.28'  
CB = N 8°53'30" W
6. Δ = 75°23'45"  
R = 50.00'  
L = 65.80'  
C = 61.15'  
CB = S 7°35'22" E
7. Δ = 50°50'42"  
R = 50.00'  
L = 44.37'  
C = 42.93'  
CB = S 64°42'33" E

### Lines

- L 1 N 50°45' E 49.19'
- L 2 N 19°00' W 71.22'
- L 3 N 71°00' E 94.43'
- L 4 N 53°53' W 51.20' [50.79']
- L 5 S 89°55' W 69.88' [S 89°54'50" W 70.07']
- L 6 S 89°55' W 30.00'
- L 7 S 89°55' W 34.05'
- L 8 N 0°07'15" W 60.00'
- L 9 S 89°55' W 35.83'

## ADDITIONAL NOTES

14. Affecting former Tract 2B St Theresa Subd. #2, KRD 2018-65, a 15' wide gas line easement centered on the existing natural gas line was granted to Enstar Natural Gas Company, LLC by KRD document #2025-3451-0.
15. Affecting former Tract 1 St Theresa Subd, KRD 2001-74, a 15' wide gas line easement centered on the existing natural gas line was granted to Enstar Natural Gas Company, LLC by KRD document #2025-3452-0.

## WASTEWATER DISPOSAL

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 is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

[Signature] 6/11/25 5/18/25  
Engineer License # Date