

SW 98-14

Unsubdivided



3-1/4" Alum. Cap

Basis of Bearing [S89°55'28"E 1181.26']

[89°55'28"E 2642.62']

1/4 cor.



NORTH

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	36°52'12"	50.00	32.18	31.62	N71°33'54"W
C2	24°01'50"	244.36	102.49	101.74	N12°00'56"W
C3	25°19'25"	170.00	75.14	74.53	N05°39'18"E
C4	37°44'11"	170.00	111.97	109.95	S34°39'32"W
C5	44°48'02"	230.00	179.84	175.29	S31°07'37"W
C6	72°46'56"	170.00	215.95	201.72	S45°07'03"W
C7	114°08'00"	230.00	458.16	386.08	N54°48'58"E
C8	35°03'27"	270.00	165.20	162.64	N10°01'08"E
C9	46°24'07"	170.00	137.68	133.95	N50°44'55"E

Unsubdivided

No.	Bearing	Distance
L1	N02°15'02"E	119.26'
L2	N02°15'02"E	95.49'
L3	N02°15'02"E	23.77'
L4	N36°02'32"W	65.42'

Tract 'C1'  
44.008 Ac.

NOTES:

- 1) the NW1/4 of Section 23, T1N, R1W, S.M. was patented June 19, 1916 and therefore is not subject to section line easements.
- 2) No structures permitted within the panhandle portion of flag lot.
- 3) Proposed land uses are recreational, residential, agricultural, and commercial.
- 4) Building Setback - A setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 5) Front 10 ft. of the building setback to be used as 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.
- 6) WASTEWATER DISPOSAL: Tract 'C1' is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

WASTEWATER DISPOSAL: Tract 'C2' soil conditions, water table levels, and soil slopes have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of 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: *Wince Corthell Brown* License #: 7235 CE Date: 6-23-98

CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

WE FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPEAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

*Dana Scott Rough*  
By: *Diana Davis*, by POA  
Dana Scott Rough  
P. O. Box 72  
Seward, Alaska 99664

*Judith Lee Rough*  
Judith Lee Rough  
(Individually & As Secretary of  
D & J CONSTRUCTION, INC.)  
P. O. Box 72  
Seward, Alaska 99664

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF JUNE 1998 FOR DANA SCOTT ROUGH BY DIANA DAVIS BY POA AND JUDITH LEE ROUGH

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 1-22-99



98-14  
RECORDED  
Seward REC. DIST. 20  
DATE: 7/7 1998  
TIME: 1:15 P.M.  
REQUESTED BY:  
INTEGRITY SURVEYS  
605 SWIRES DRIVE  
KENAI, ALASKA 99611

LEGEND:

- Monument (found this survey)
- 1-1/2" Alum. Cap (found this survey) lot corner
- 5/8" Rebar (set this survey)
- Record Datum - Lost Lake Subdivision Addition No. 4 - Plat No. 96-20

PLAT APPROVAL

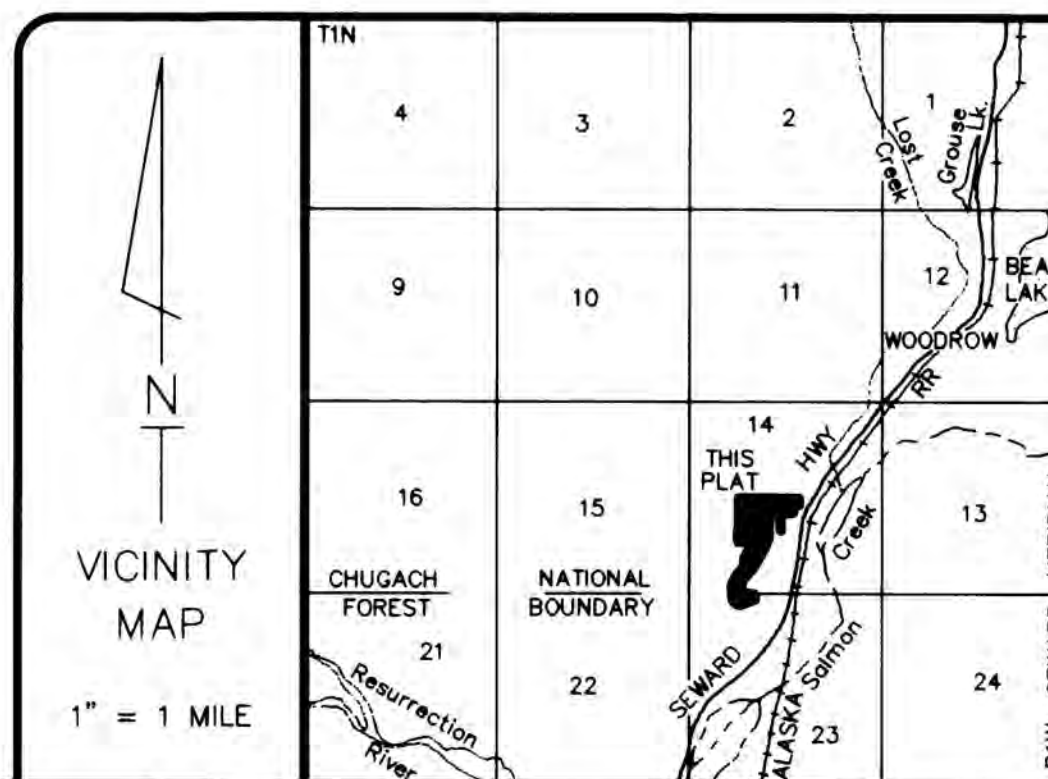
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF May 26, 1998

KENAI PENINSULA BOROUGH  
*Wince Corthell Brown*  
AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this sketch represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

30 JUNE '98  
DATE



Lost Lake Subdivision Number 5

A resubdivision of Tract 'C' Lost Lake Subdivision Addition No. 4. Located within the SW1/4, NW1/4 SE1/4 Section 14, and N1/2 NW1/4 Section 23, T1N, R1W, S.M., Seward Recording District, Kenai Peninsula Borough, Alaska. Containing 48.011 Ac. KPB FILE No. 98-073

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363  
SURVEYORS PHONE - (907) 283-9047 PLANNERS  
FAX - (907) 283-9071

JOB NO: 98046 ref. 94006 PLATTED: 4 June, 1998 CB  
SURVEYED: Sept. 1993 - Sept. 1996 SCALE: 1" = 100'  
FIELD BK.: 93-8, 93-13, 96-5 DISK: \D-6\Lost Lake