

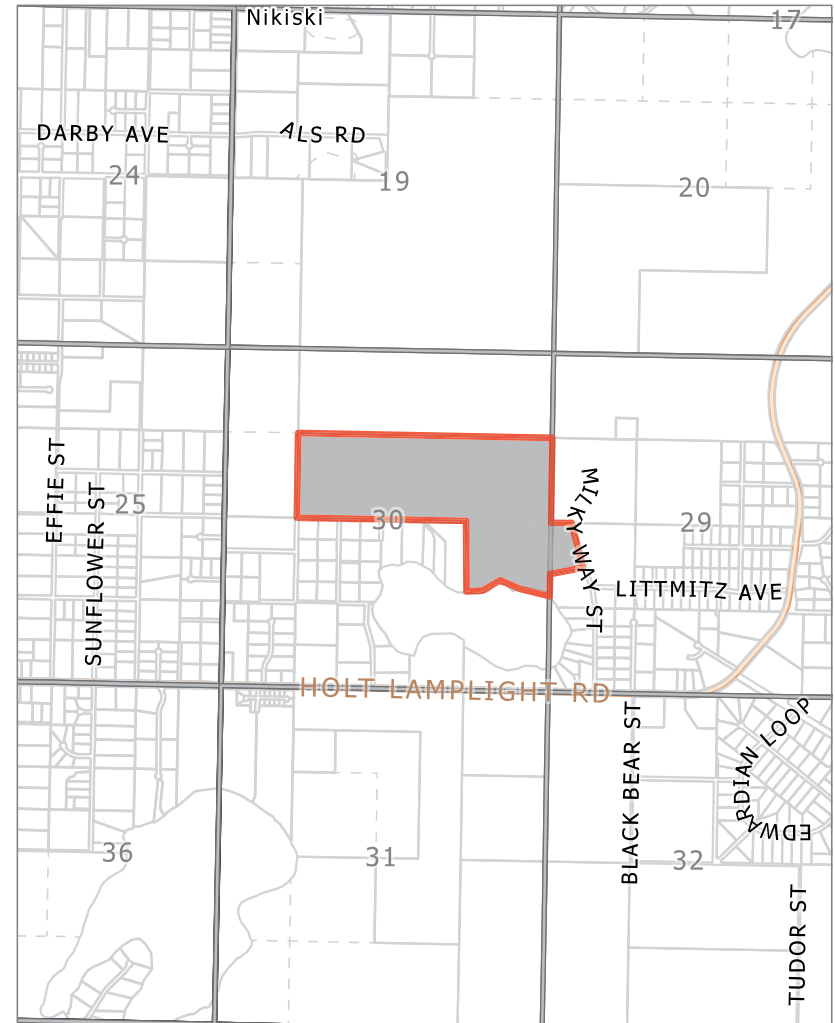
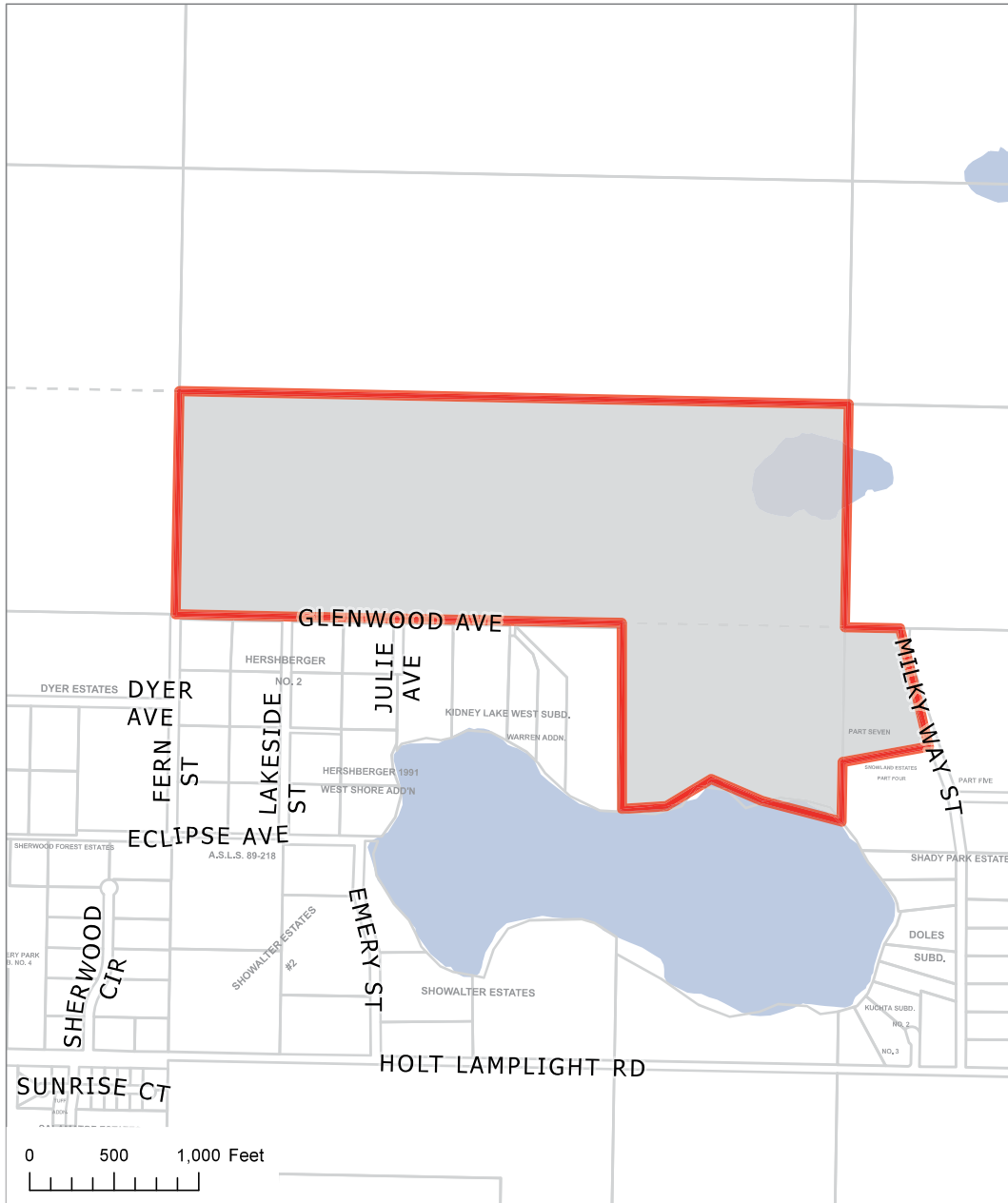
E. NEW BUSINESS

6. Snowland Subdivision 2025; KPB File 2025-019

Peninsula Surveying / Trident Investment Properties LLC

**Location: Glenwood Avenue, Milkyway Street – off Holt
Lamplight Road**

Nikiski Area / Nikiski APC



KPB File 2025-019
T 07N R 11W SEC 29 & 30
Nikiski

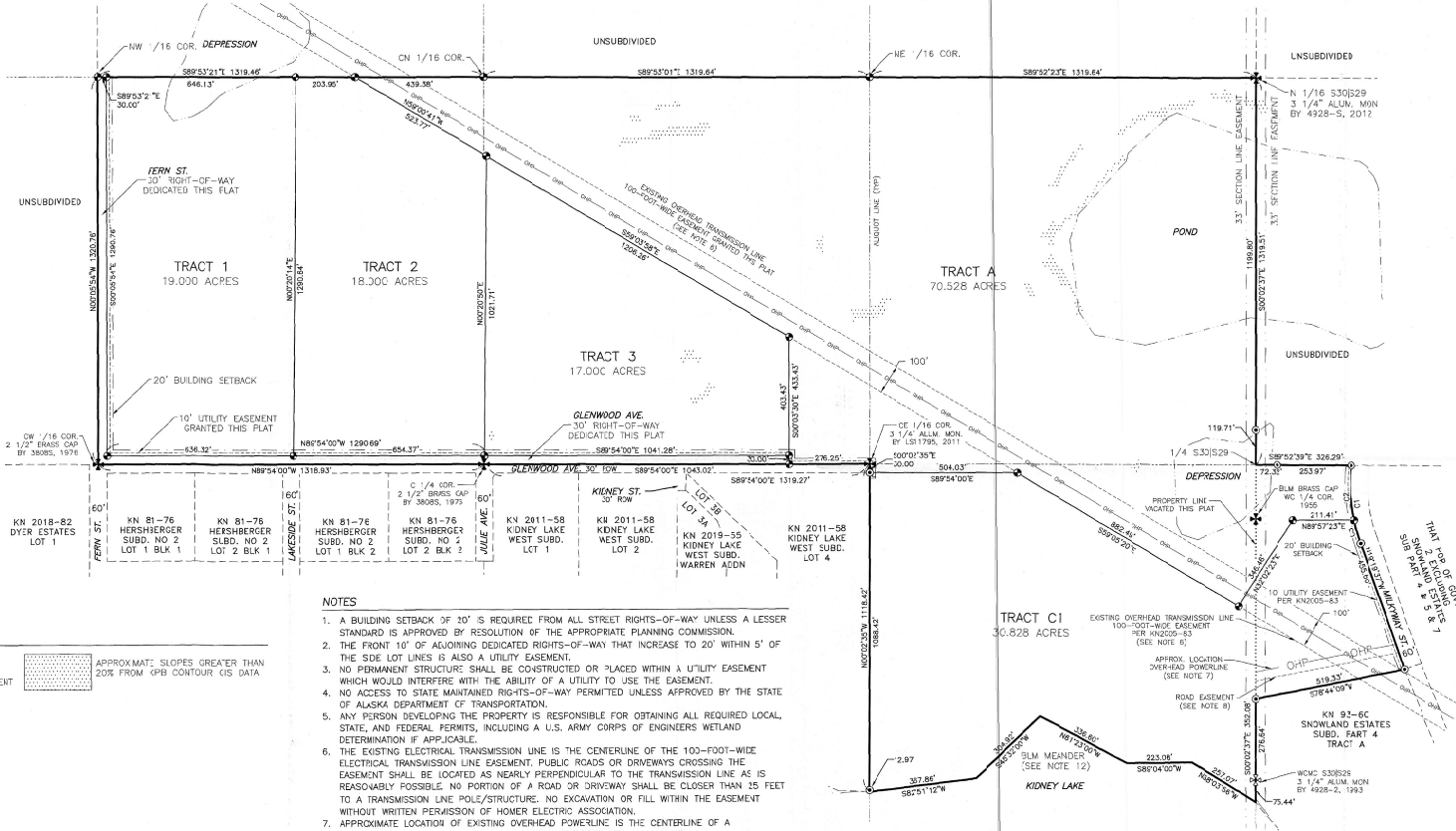
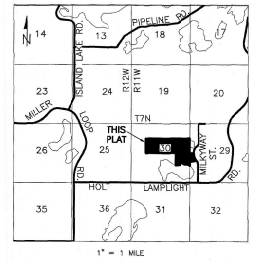
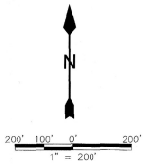
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



LEGEND

	RECORD PRIMARY MONUMENT		APPROXIMATE SLOPES GREATER THAN 20% FROM CPB CONTOUR GIS DATA
	RECORD SECONDARY MONUMENT		
	OTHER RECORD MONUMENT		
	MONUMENT TO BE SET		

- NOTES**
1. A BUILDING SETBACK OF 30' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 3. 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.
 4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 6. THE EXISTING ELECTRICAL TRANSMISSION LINE IS THE CENTERLINE OF THE 100'-FOOT-WIDE ELECTRICAL TRANSMISSION LINE EASEMENT. PUBLIC ROADS OR DRIVEWAYS CROSSING THE EASEMENT SHALL BE LOCATED AS NEARLY PERPENDICULAR TO THE TRANSMISSION LINE AS IS REASONABLY POSSIBLE. NO PORTION OF A ROAD OR DRIVEWAY SHALL BE CLOSER THAN 15 FEET TO A TRANSMISSION LINE POLE/STRUCTURE. NO EXCAVATION OR FILL WITHIN THE EASEMENT WITHOUT WRITTEN PERMISSION OF HOMER ELECTRIC ASSOCIATION.
 7. APPROXIMATE LOCATION OF EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20'-FOOT-WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT, PER KN2005-83.
 8. SUBJECT TO A ROAD EASEMENT RECORDED JULY 6, 1970 PER BOOK 37 PAGE 297, KENAI RECORDING DISTRICT.
 9. SUBJECT TO A RIGHT OF WAY ACCESS EASEMENT ALONG EXISTING ROAD PER BOOK 518 PAGE 849 RECORDED NOVEMBER 25, 1997, KENAI RECORDING DISTRICT.
 10. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. PER BOOK 7 PAGE 318 RECORDED APRIL 17, 1962, BOOK 10 PAGE 31 RECORDED APRIL 5, 1963, AND BOOK 100 PAGE 351 RECORDED SEPTEMBER 23, 1976, KENAI RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
 11. SUBJECT TO A RIGHT-OF-WAY EASEMENT FOR PUBLIC ROAD CONSTRUCTION, DRAINAGE AND UTILITIES GRANTED TO THE KENAI PENINSULA BOROUGH PER BOOK 205 PAGE 788 RECORDED APRIL 7, 1983, KENAI RECORDING DISTRICT.
 12. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE FORMS THE TRUE BOUNDARY OF THE SUBDIVISION. THE TRUE FRONTIER CORNERS BEING THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE.
 13. DIMENSIONS SHOWN ARE BEST FIT FROM RECORD UNLESS OTHERWISE NOTED.
 14. THE POND, DEPRESSIONS AND LAKE SHOW APPROXIMATE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLAND MAPPING.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	270.25'	630.00'	024°34'42"	288.19'	SC7°02'16"E
C2	188.39'	630.00'	017°07'59"	187.69'	N02°18'54"W
C3	81.87'	630.00'	007°28'43"	81.81'	N15°36'16"W

WASTEWATER DISPOSAL
 LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT TRIDENT INVESTMENT PROPERTIES, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF TRIDENT INVESTMENT PROPERTIES, LLC, I HEREBY ADOPT THIS PLAN 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.

SIGNATORY
 TRIDENT INVESTMENT PROPERTIES, LLC
 14453 S FAIRBANK ISLAND DR. STE 589
 CORPUS CHRISTI, TX 78418

NOTARY ACKNOWLEDGMENT
 FOR: TBD
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

PENINSULA SURVEYING, LLC
 10555 KATRINA BOLLINGER, NINILCHIK, AK 99639
 (907)906-7065

PLAT 3F
SNOWLAND ESTATES 2025

A SUBDIVISION OF
 THE S1/2 OF THE NW1/4 & SE1/4 OF THE
 NW1/4 & SW1/4 SEC. 30, T7N, R11W, SEC. 30
 &
 TRACT C, SNOWLAND ESTATES SUBDIVISION,
 PART SEVEN, KN2005-83

LOCATED WITHIN
 THE E1/2 & NW1/4 SEC. 30, AND THE SW1/4 SEC. 29,
 T7N, R11W, S4W
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 157.87± ACRES

OWNERS: TRIDENT INVESTMENT PROPERTIES, LLC
 14453 S FAIRBANK ISLAND DR. STE 589
 CORPUS CHRISTI, TX 78418

SCALE: 1" = 200'
 DRAWN: BLT
 CHECKED: JLS
 SHEET: 1 OF 1

DATE: FEBRUARY 18, 2025

KPB 2025-019

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
SNOWLAND ESTATES 2025**

KPB File No.	2025-019
Plat Committee Meeting:	March 24, 2024
Applicant / Owner:	Trident Investment Properties, LLC
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	LOCATION / APC

Parent Parcel No.:	013-120-02 & 013-600-24
Legal Description:	T 7N R 11W SEC 30 SEWARD MERIDIAN KN S1/2 NE1/4 & SE1/4 NW1/4 & GOVT LOT 3 & T 7N R 11W SEC 29 SEWARD MERIDIAN KN 2005083 SNOWLAND ESTATES SUB PART SEVEN TRACT C
Assessing Use:	Residential, Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170, 20.30.030(A)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two parcel totaling 158.055 acres and subdivide them into five new tracts and two dedications. The tracts will range in size from 17.00 acres to 70.528 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is from a couple locations. Milky Way St, a borough maintained 60' dedication, is located on the east side of the plat giving access to Tracts A and C1. Milky Way St is gotten to from Miller Loop Rd to Holt Lamplight Rd to Milky Way St. The other access to the plat is along Glenwood Ave, a currently 30' half dedicated right-of-way, on the south side of the plat giving access to Tracts 1, 2, 3 and A. Glenwood Ave is gotten to from Miller Loop Rd to Holt Lamplight Rd to Emery St, then Eclipse Ave, to Lakeside St to Glenwood Ave.

The plat is proposing to dedicate two half rights-of-way. One will complete the existing Glenwood Ave on the south. The other proposed dedication is on the west. This dedication extending Fern St, coincides with a proposed dedication from the plat Trust Land Survey 2024 Emerald Subdivision KPB 2024-066, which is near complete and ready for recording. The applicant has requested an exception to KPB 20.30.030(A) Proposed Street Layout, if the request is denied, Glenwood Ave would need to be extended across the subdivision and a new layout of the plat proposed.

The plat is also affected by a 33' section line easement on the east side of the plat, crossing through Tracts A and C1 as shown. Since the plat is in two sections, a portion is 66' wide.

The block is not compliant throughout the plat on the north, south and east. The applicant has requested an exception to KPB 20.30.170 Block Length Requirement. If the exception is denied, additional roads would need to be added and a new plat design submitted.

There are several small trails crossing the property and one running along the overhead transmission line that are visible in the KPB GIS map viewer. These trails do not appear to be for private use, but more of a recreational access possibly. Staff recommends the surveyor identify any of these trails that may need defined for access easements and show them on the plat

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: All legal ROW accesses to proposed tracts are undeveloped or not developed to RSA standard. No further RSA comments or objections.
SOA DOT comments	No comment

Site Investigation:

There is a structure in the southern portion of proposed Tract C1. There is also what looks to be a runway on the south part of proposed Tract C1. None of this is causing any issues as they are well within the property lines.

There are a few steep areas as noted on the drawing with the shaded locations. The terrain is relatively flat on the west side of the plat and slopes towards the east with the larger downslopes near the pond and gradual slopes south towards Kidney Lake.

The River Center review did not identify the plat to be located in a FEMA designated flood hazard zone or a habitat protection district. Per the KWF Wetlands Assessment there are wetlands located on the plat. The wetlands assessment identifies the pond as 'depression' and Kidney Lake as 'lake' going onto land slightly. **Staff recommends** the drawing should be adjusted to show both designations and the lake edging per the wetlands assessment. **Staff recommendation:** the note as follows be added to the plat any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally part of the S1/2 NE1/4 and the SE1/4 of the NW1/4 and Gov't Lot 3 of Section 30 and Gov't Lot 2 of Section 29 in Township 7 North, Range 11 West, S.M. Kenai Peninsula Borough, Alaska. Snowland Estates Subdivision Part Seven KN2005-83 subdivided a portion of Gov't Lot 2 in Tract C that is part of the current platting action. The current platting action all that part of Section 30 described above and Tract C of KN2005-83 and subdividing it as proposed.

A soils report will not be needed as all the proposed tracts are over 200,000 sq ft in size.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Nikiski Advisory Planning Commission minutes for the March 20, 2025 meeting were not available when the staff report was prepared on March 12, 2025 (KPB 21.02.020). Meeting notes will be provided with the desk packet if

available but not necessarily addressed in the staff report.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

In the plat notes existing utility easements at plat note 10. ON the east right-of-way thee is an existing 10' utility easement per KN2005-83.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The plat is proposing a new 10' utility easement along all rights-of-ways along Fern St and Glenwood Ave. The 100' electric transmission line easement located in Section 29 is existing and that part in Section 30 is proposed.

Utility provider review:

HEA	
ENSTAR	
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 51500 GLENWOOD AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: GLENWOOD AVE, MILKY WAY ST, FERN ST, LAKESIDE ST, JULIE AVE, KIDNEY ST</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 51500 GLENWOOD AVE WILL BE DELETED</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p>

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Show a detail in the southwest corner of Tract C1 to better detail what is going on there.
- Signatory will need to be added when determined to the Certificate of Ownership an Dedication and to the Notary Acknowledgement.

PLAT NOTES TO ADD

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat’s name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Add the KPB File no 2025-019 to the title block
Check the total acreage, staff gets 158.055 acres.

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

Easements are listed in the certificate to plat that affect this property and should be noted on the plat.

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

Land to the west is in the process of being platted, suggest prior to final approval checking status of plat

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

There are low wet areas that need added to the plat or revised, the pond has depression expanded past its shoreline. The lake on the south has wetlands also.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.170 Blocks – Length Requirement, KPB 20.30.030(A) Proposed Street Layout

Surveyor's Discussion:

This subdivision is proposing five (50 lots of significant acreage, with one over 70 acres and one being over 30 acres. Tough not a phased plat action, the owner is working on a larger development plan for these proposed parcels and is seeking the requested exceptions to facilitate a thoughtful design for future subdivision.

Proposed Tract a exceeds block length requirements along the north, west and south boundaries.

As drawn, the matching dedication of Glenwood Ave. east of Tract 3 has been intentionally omitted.

The justification and findings are similar for the exception request for the two code elements listed.

The owner is working to acquire Lot 4 Kidney Lake West Subd., KN 2011-58, and would like to incorporate this parcel with Tract A for future development. In order to reduce new dedications that would need to be vacated. Combined the total area would be close to 80 acres.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. A thoughtful subdivision design would benefit the current and future owners of any additional lots created with ROW's that fit the landscape while providing access to the usable and valuable areas within the proposed tract.
2. By not dedicating any additional ROWs at this time, there would not be any need to vacate said ROWs in the future.
3. If the owner is not able to incorporate Lot 4 in a future development, Glenwood Ave. could be extended to match the southeast portion of the dedication during future plat actions.
4. Tract C1 has constructed access via Milky Way St on the east boundary.
5. Owners along the existing gravel road within Glenwood Ave. ROW will benefit from the portion of new dedication, but would not be affected by ~276' of matching ROW omitted.
6. Adequate block lengths and access to the north and east boundaries of Tract A could be met during future plat actions.
7. The relatively flat terrain and minimal wetlands make a variety of subdivision layouts possible on each of the proposed Tracts.

Staff Discussion:

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff reviewed the exception request and recommends granting approval/denial for the reasons stated in the following proposed Findings.

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee (or Commission, as applicable) may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee (or Commission, as applicable) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee (or Commission, as applicable) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1 & 6 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 2 & 7 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5 – 7 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

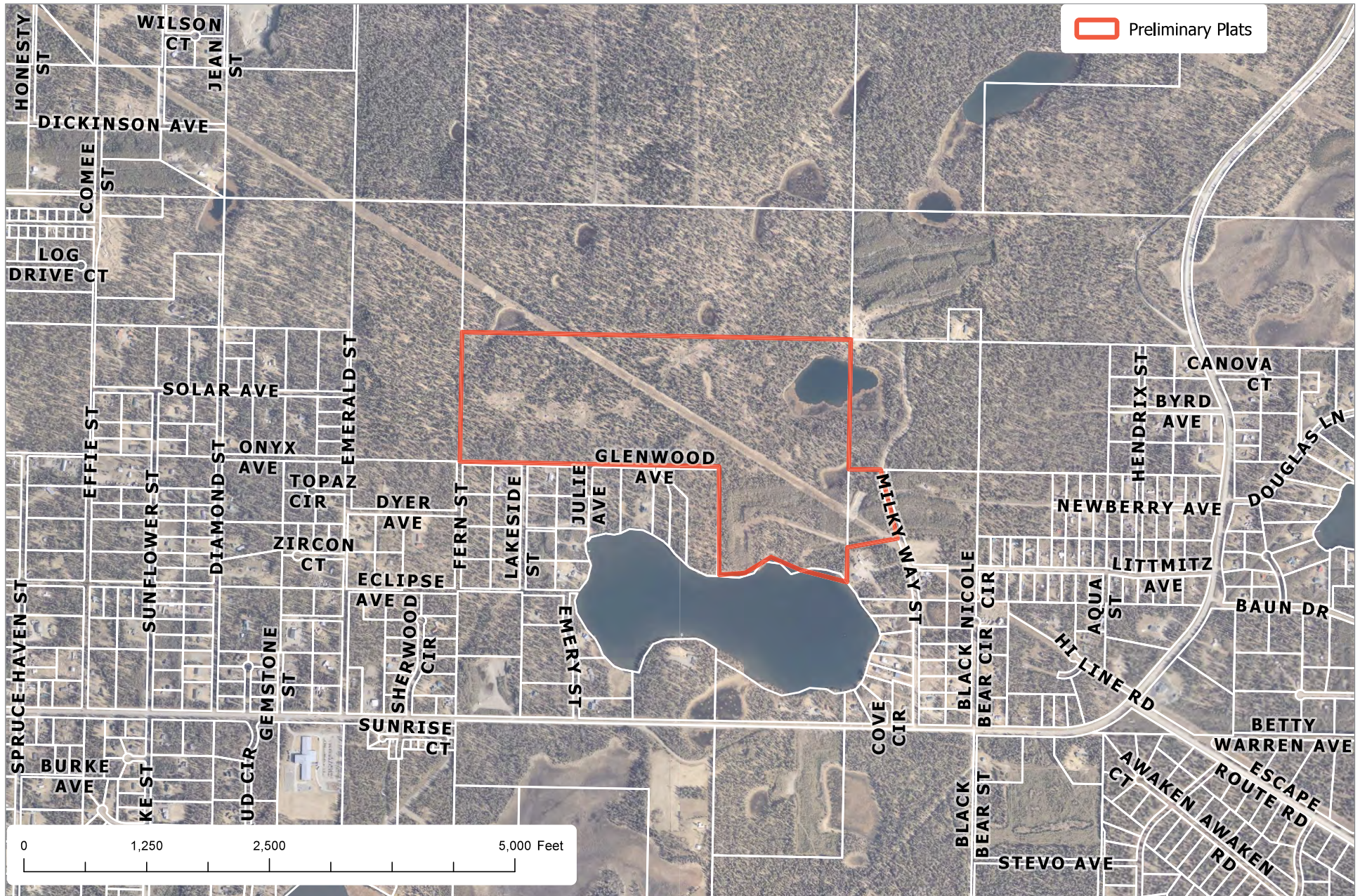
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



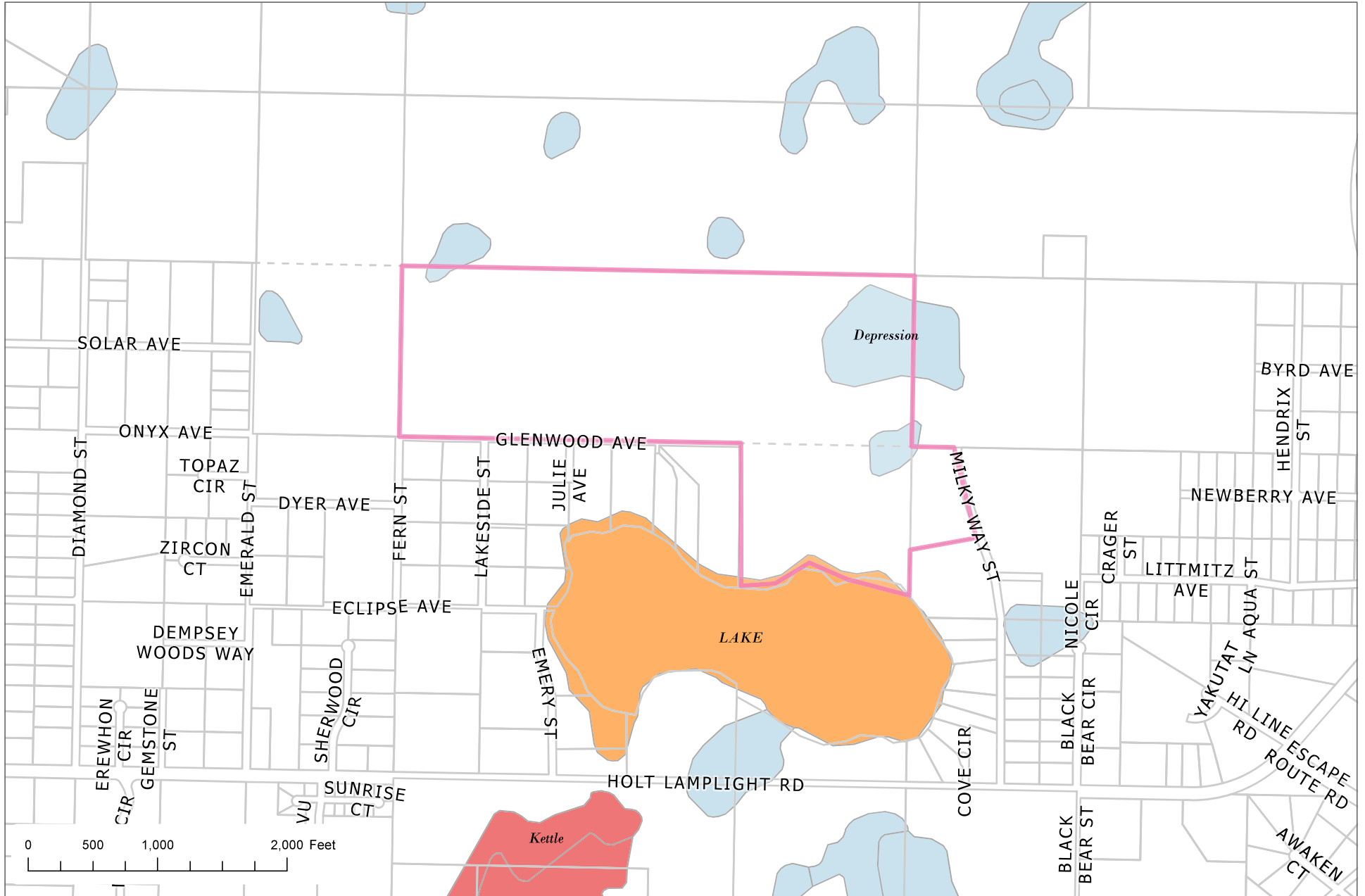
Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands

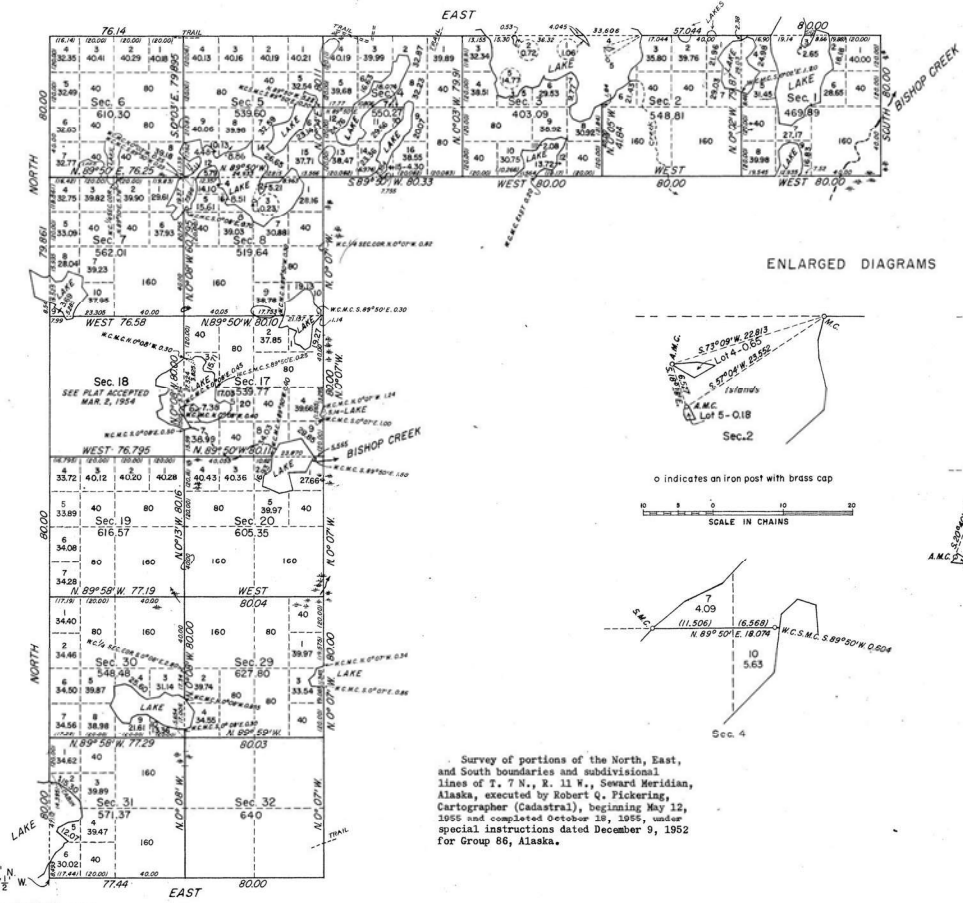


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

TOWNSHIP 7 NORTH, RANGE II WEST, OF THE SEWARD MERIDIAN, ALASKA



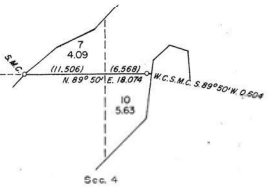
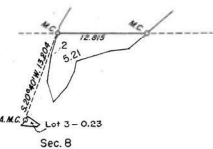
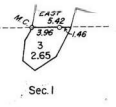
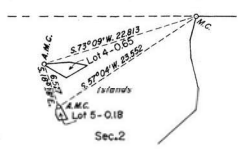
MEAN MAGNETIC DECLINATION 25° E.

Latitude 60° 39' N.
Longitude 151° 17' W.

Area surveyed, 8552.95 acres



ENLARGED DIAGRAMS



o indicates an iron post with brass cap
SCALE IN CHAINS

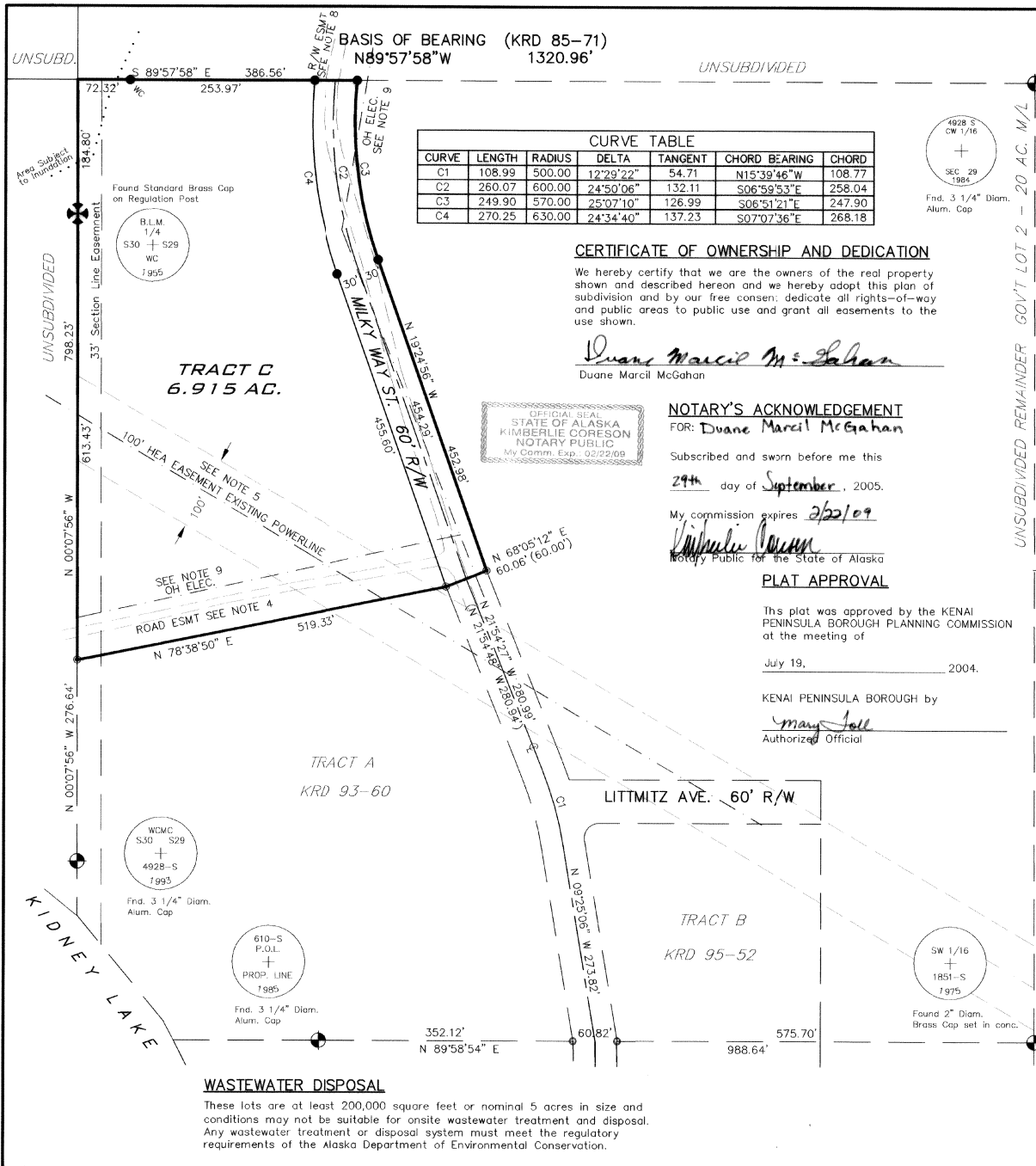
Survey of portions of the North, East, and South boundaries and subdivisional lines of T. 7 N., R. 11 W., Seward Meridian, Alaska, executed by Robert Q. Pickering, Cartographer (Cadastral), beginning May 12, 1965 and completed October 28, 1966, under special instructions dated December 9, 1962 for Group 86, Alaska.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. September 30, 1968

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director
Carl G. Harrington
Cadastral Engineering Staff Officer

Vol R44, 2244



LEGEND

- ⊕ GLO/BLM monument found this survey
- ⊙ Primary monument as described
- Set 5/8" x 30" diam. rebar w/ 2" diam. alum. cap 4928-S
- 1/2" rebar with McLane cap attached

NOTES

- Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 72 and 18 AAC 80.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- BUILDING SET BACK**- A building set back of 20 ft. is required from all streets rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- Road Easement granted to Roger C. and Shirley Crosby per KRD Book 37 Page 297.
- The existing electrical transmission line is the centerline of the 100 ft. wide electrical transmission line easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of a road or driveway shall be closer than 25 ft. to a transmission line pole/structure. No excavation or fill within the easement without written permission of HEA.
- The front ten (10) ft. of the twenty (20) ft. wide building set back along street rights of way and the entire twenty (20) ft. of the set back within five (5) ft. of the side lot lines is also a utility easement.
- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- Right of Way Access Easement along existing road granted to Masuda per KRD Book 0518 Page 849.
- Approximate location of existing O.H. powerline is the centerline of a 20 ft. wide electrical distribution line easement.

VICINITY MAP
Scale 1" = 1 Mile

STATE OF ALASKA
49th
Kimberlie Coreson
Notary Public for the State of Alaska
My Commission Expires 2/20/09

2005-83
KENAI REC. DIST.
Date: 10-13-05
Time: 11:12 AM
Requested By: McLANE
Address:

SNOWLAND ESTATES
SUBDIVISION PART SEVEN
(A RESUBDIVISION OF A PORTION OF THE REMAINDER OF GOVERNMENT LOT 2)

Duane McGahan, owner
50365 Newberry Avenue
Kenai, AK 99611

LOCATION
7.899 AC. M/L SITUATED IN THE NE 1/4 SW 1/4 SECTION 29, T. 7 N., R. 11 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

SCALE 1" = 100' DATE: AUG05 BOOK NO.: 05-07 DRAWN BY: MBM

P.O. Box 468 SOLEDADNA, AK 99669 PROJECT NO. 032026
McLane Consulting Group Testing KPB FILE NO. 2004-184
TEL: 907.283.4218 FAX 907.283.3265