

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
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. BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
5. 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.
6. EXCEPTION TO KPB 20.30.190(A) LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE MEETING OF JUNE 23, 2025.
7. 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.
8. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

LEGEND

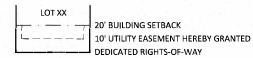
- ① FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR w/ 1" BLUE PLASTIC CAP (S-211269) (NCLANE)
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP (S-211269) (NCLANE)
- DTP DEDICATED THIS PLAT
- AREA SUBJECT TO INUNDATION/KETTLE

WASTEWATER DISPOSAL

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 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CODY R. McLANE C.E. 11510 AK DATE

TYPICAL SETBACK DETAIL (NTS)



CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	89°48'57"	20.00'	31.35'	15.94'	S 44° 57' 33" W	28.24'
C2	40°24'55"	20.00'	15.50'	8.16'	N 68° 00' 30" W	15.12'
C3	40°13'52"	50.00'	38.60'	20.32'	N 67° 54' 55" W	37.65'
C4	90°11'03"	50.00'	78.70'	50.10'	S 44° 52' 38" W	70.82'
C5	134°24'55"	50.00'	117.30'	118.99'	S 67° 25' 21" E	92.19'
C6	40°24'55"	20.00'	15.50'	8.16'	N 67° 34' 39" E	15.12'
C7	90°11'03"	20.00'	31.48'	20.00'	S 67° 00' 23" E	28.33'
C8	40°24'55"	20.00'	15.50'	8.16'	S 22° 00' 30" W	15.12'
C9	40°10'43"	10.00'	41.17'	21.83'	S 20° 47' 42" W	40.02'
C10	64°24'57"	50.00'	56.21'	31.50'	S 55° 00' 08" E	53.30'
C11	10°51'10"	50.00'	37.32'	8.79'	S 77° 08' 11" E	37.24'
C12	44°24'55"	20.00'	15.50'	8.16'	S 64° 51' 19" E	15.12'
C13	33°11'16"	230.00'	134.58'	68.27'	S 59° 34' 30" E	133.65'
C14	33°51'44"	230.00'	155.67'	27.96'	S 83° 06' 00" E	55.51'
C15	44°24'55"	20.00'	15.50'	8.16'	S 67° 49' 34" E	15.12'
C16	76°29'57"	30.00'	36.96'	37.98'	S 40° 49' 22" E	60.47'
C17	14°25'53"	30.00'	64.96'	37.98'	S 82° 40' 40" W	60.47'
C18	40°24'55"	20.00'	15.50'	8.16'	S 67° 40' 41" W	15.12'
C19	47°22'00"	170.00'	140.59'	74.60'	N 40° 20' 21" W	136.62'
C20	21°18'30"	50.00'	38.60'	9.41'	N 31° 59' 37" W	18.49'
C21	21°18'30"	50.00'	18.60'	9.41'	N 10° 41' 00" W	18.49'
C22	89°48'58"	20.00'	31.35'	15.94'	N 44° 52' 37" E	28.24'

RECORD PLAT REFERENCE

- R1 = RECORD OF SURVEY - KN2003-1285
- R2 = WEAVER SUBDIVISION 2014 ADDITION - KN2015-4
- R3 = RECORD OF SURVEY - KN2025-385
- R4 = COTTONWOOD-SPRUCE SUBDIVISION - KN78-107
- R5 = AKDOT&PF STERLING HIGHWAY RIGHT OF WAY MAP (R-043-3(3)) 56375 - KN2013-26
- R6 = DAYTON SUBDIVISION - KN81-147
- R7 = ADELL ACRES ADDITION NO. 1 - KN97-8

Plat

Rec Date: _____
Date: _____
Time: _____



NOTARY'S ACKNOWLEDGEMENT

FOR: DAVID C. SHANKS
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT STERLING TB REALTY LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF STERLING TB REALTY 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.

DAVID C. SHANKS, MANAGER
STERLING TB REALTY LLC, OWNER
3000 ALAMESA BLVD STE 300
FORT WORTH, TX 76133

CERTIFICATE OF ACCEPTANCE - KPB

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

MCARTHUR ST.
MCARTHUR CT.
HANGAR CT.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL

DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 23, 2025.

AUTHORIZED OFFICIAL

LINE #	BEARING	DISTANCE
L1	N 89°47'00" E	30.00'
L2	N 0°01'51" W	33.00'
L3	N 0°01'51" W	33.00'
L4	N 89°58'00" E	53.92'
L5	N 89°58'00" E	34.07'

HANGAR SUBDIVISION
A SUBDIVISION OF
THE WEST 200 FEET OF THE EAST 750 FEET OF GOVERNMENT LOT 18,
TOGETHER WITH THE WEST 200 FEET OF THE EAST 750 FEET OF THE SE
1/4 OF THE SW 1/4 AND THE EAST 550 FEET OF GOVERNMENT LOT 18,
TOGETHER WITH THE EAST 550 FEET OF THE SE 1/4 SW 1/4 N SECTION
11, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN.

OWNER:
STERLING TB REALTY LLC
3000 ALAMESA BLVD STE 300, FORT WORTH, TX 76133

37 659 AC. SITUATED IN THE SW 1/4 SECTION 11, TOWNSHIP 5 NORTH,
RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND
KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTINO
SURVEYING, MAPING
P.O. BOX 468
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VOICE: (907) 283 4218
FAX: (907) 283 1855
WWW.MCLANEENGINEERING.COM

KPB File No. 2025-XXX
Project No. 242028
Scale: 1" = 100' Date: MAY 2025 BOOK: 24-05 Drawn by: AHH