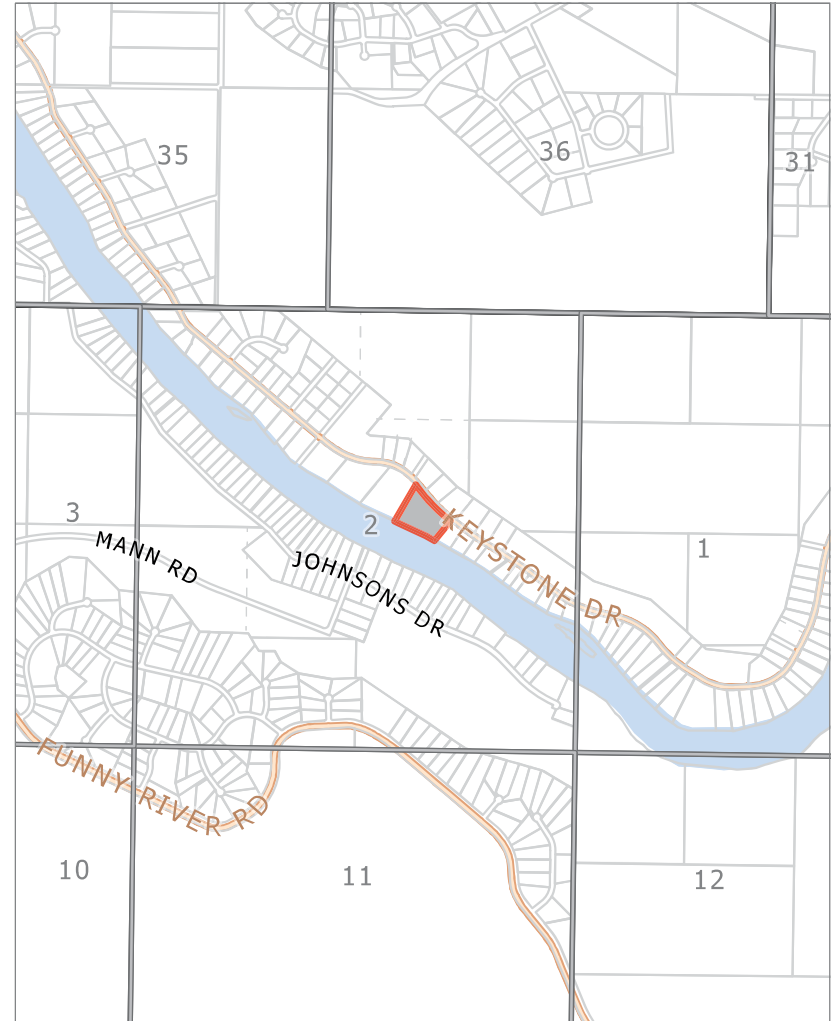
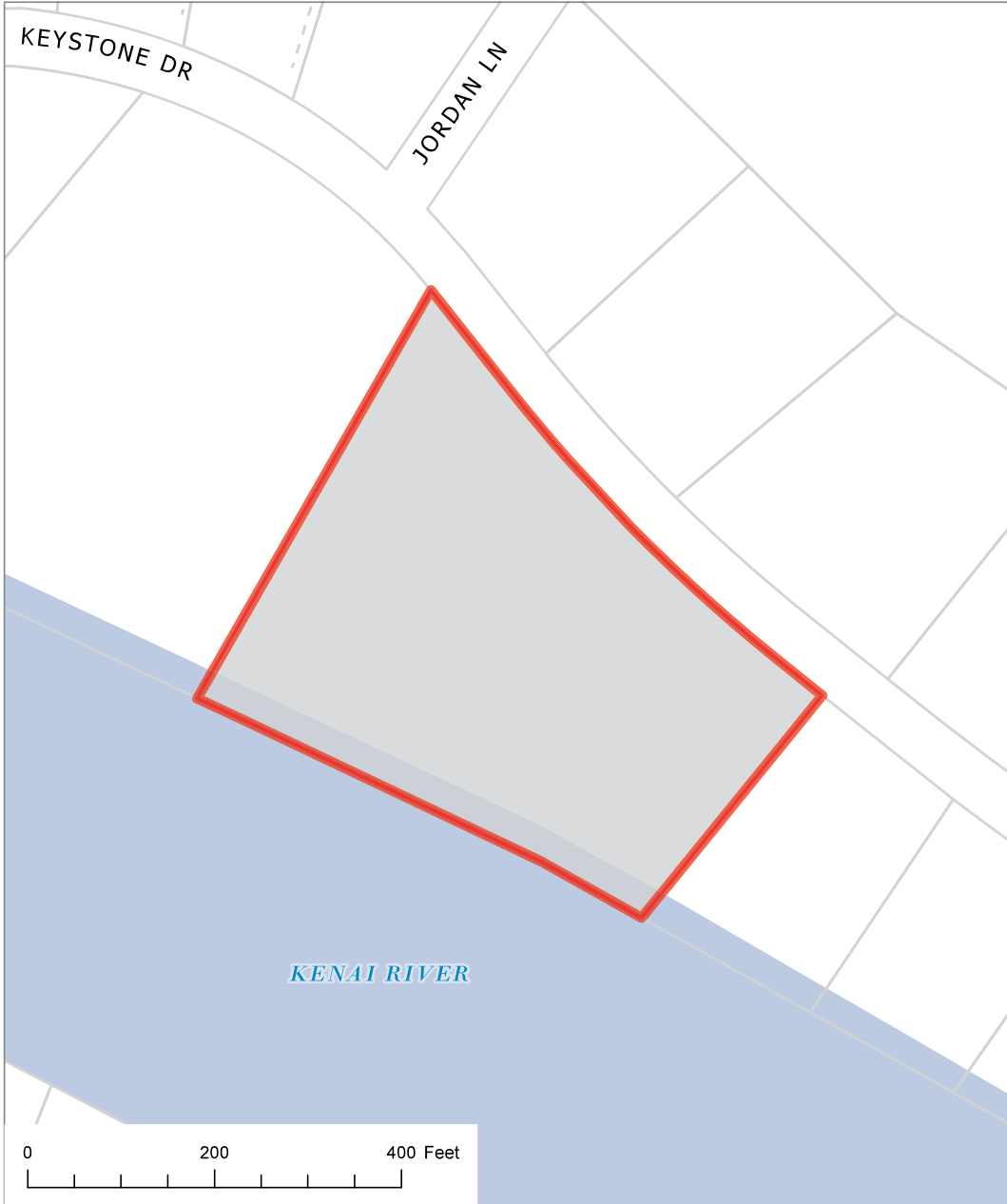


## **E. NEW BUSINESS**

- 4. Moose Range Meadows 2024 Addition; KPB File 2024-045  
Edge Survey & Design, LLC / Frawner  
Location: Keystone Drive  
Sterling Area**



KPB File 2024-045  
T 04N R 10W SEC 02  
Sterling

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.



**MONUMENT SUMMARY**



FOUND  
2-1/2" BRASS  
MONUMENT  
0.2' ABOVE GRADE



FOUND  
2-1/2" BRASS  
MONUMENT  
0.3' ABOVE GRADE



FOUND  
3-1/4" BRASS  
MONUMENT  
0.1' ABOVE GRADE

**LEGEND**

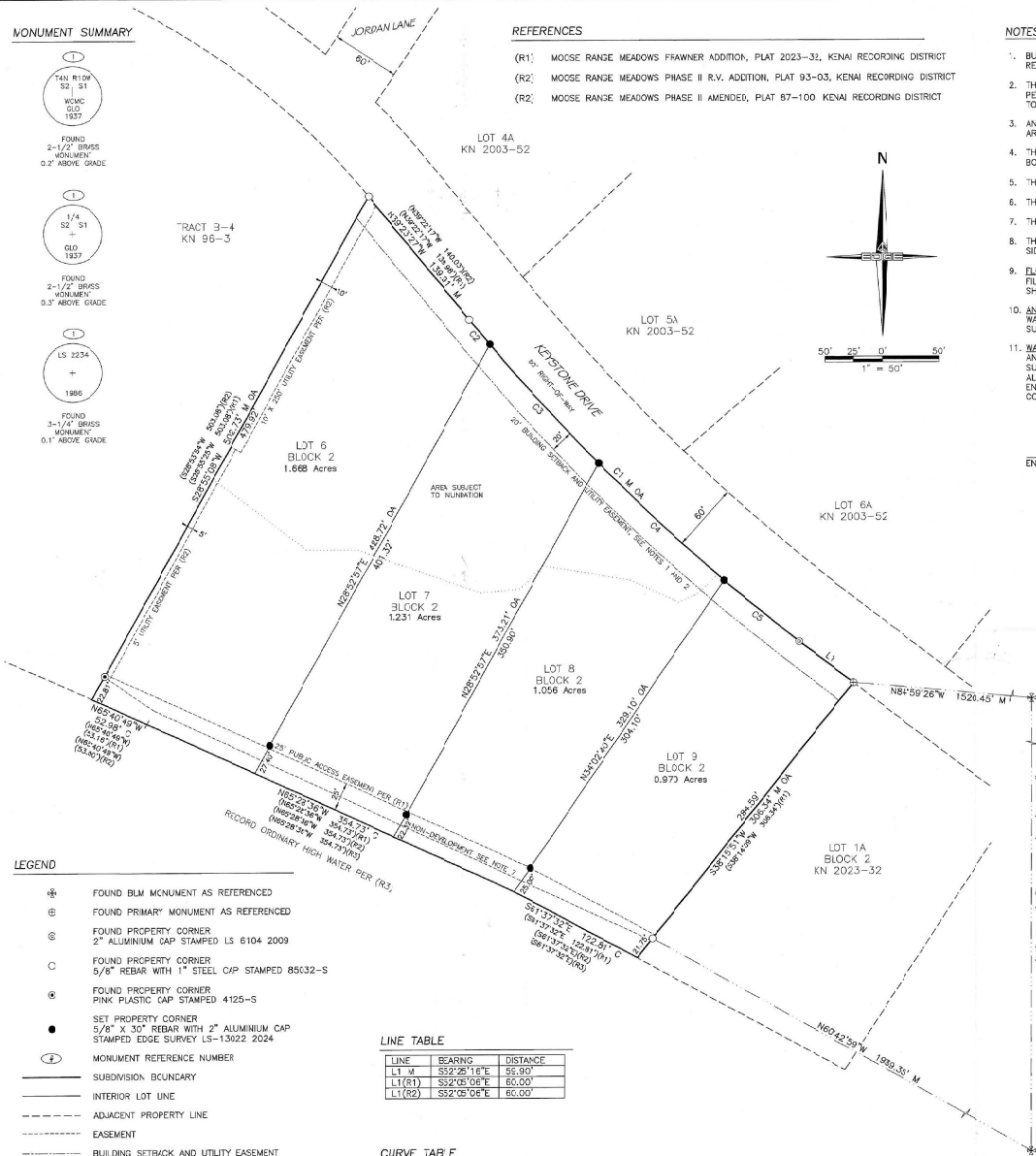
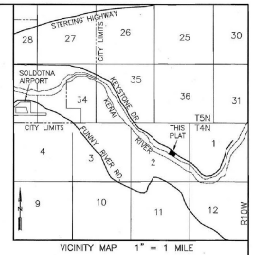
- ⊕ FOUND BLM MONUMENT AS REFERENCED
- ⊙ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND PROPERTY CORNER  
2" ALUMINUM CAP STAMPED LS 6104 2009
- ⊙ FOUND PROPERTY CORNER  
5/8" REBAR WITH 1" STEEL C/P STAMPED 85032-S
- ⊙ FOUND PROPERTY CORNER  
PINK PLASTIC CAP STAMPED 4125-S
- ⊙ SET PROPERTY CORNER  
5/8" X 30" REBAR WITH 2" ALUMINUM CAP  
STAMPED EDGE SURVEY LS-13922 2024
- ⊙ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK AND UTILITY EASEMENT
- MONUMENT TIE LINE
- LOW WET AREA
- M MEASURED AND HELD
- C COMPUTED
- (R1) RECORD DATA, SEE REFERENCE
- NT NON-TANGENTIAL

**REFERENCES**

- (R1) MOOSE RANGE MEADOWS FRAWNER ADDITION, PLAT 2023-32, KENAI RECORDING DISTRICT
- (R2) MOOSE RANGE MEADOWS PHASE II R.V. ADDITION, PLAT 93-03, KENAI RECORDING DISTRICT
- (R2) MOOSE RANGE MEADOWS PHASE II AMENDED, PLAT 87-100 KENAI RECORDING DISTRICT

**NOTES**

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 20 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, WITH CLEARING RESTRICTED TO FRONT 10 FEET, PER (R2). 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. 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.
4. THIS SUBDIVISION SUBJECT TO THE EFFECTS OF COVENANTS, CONDITIONS, RESTRICTIONS RECORDED JUNE 26, 1986, BOOK/PAGE 289/157, KRD AND AMENDED NOVEMBER 29, 1988, BOOK/PAGE 338/228, KRD.
5. THIS SUBDIVISION SUBJECT TO THE EFFECTS OF COVENANTS, CONDITIONS, RESTRICTIONS RECORDED MARCH 8, 1996, BOOK/PAGE 480/129, KRD.
6. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
7. THIS SUBDIVISION SUBJECT TO THE EFFECTS NON-DEVELOPMENTAL AREA RECORDED APRIL 3, 1998, BOOK/PAGE 526/136, KRD.
8. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
9. FLOODWAY NOTICE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY, PURSUANT TO KPB CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
10. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18 AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
11. WASTEWATER DISPOSAL SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATIVE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATIVE ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S52°26'16"E	55.90'
L1(R1)	S2°08'08"E	60.00'
L1(R2)	S52°08'08"E	60.00'

**CURVE TABLE**

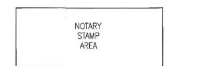
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	435.10'	1825.06'	12°43'04"	N45°42'55"W	404.27'
C1(R1)	404.97'	1825.06'		N45°43'41"W	404.14'
C1(R2)	434.97'	1825.06'			
C2	27.82'	1825.06'	0°52'24"	N39°47'36"W	27.82'
C3	141.54'	1825.06'	4°26'37"	N42°27'08"W	141.50'
C4	152.42'	1825.06'	4°43'20"	N47°02'03"W	150.38'
C5	85.33'	1825.06'	2°40'43"	N50°44'05"W	85.32'

**NOTARY ACKNOWLEDGEMENT**

FOR: EARL FRAWNER  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
  
PUBLIC NOTARY SIGNATURE  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

FOR: ANN FRAWNER  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
  
PUBLIC NOTARY SIGNATURE  
MY COMMISSION EXPIRES: \_\_\_\_\_



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 13, 2024. KENAI PENINSULA BOROUGH

**AUTHORIZED OFFICIAL**

**CERTIFICATE OF SURVEYOR**

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**CERTIFICATE OF OWNERSHIP AND LEDGANCE**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

EARL FRAWNER  
16764 BRIARCLIFF POINTE CIRCLE  
ANCHORAGE, ALASKA 99516

ANN FRAWNER  
16764 BRIARCLIFF POINTE CIRCLE  
ANCHORAGE, ALASKA 99516

KPB FILE No. 2024-000

**MOOSE RANGE MEADOWS 2024 ADDITION**

A SUBDIVISION OF  
TRACT B-5A  
MOOSE RANGE MEADOWS FRAWNER ADDITION  
PLAT 2023-32 KENAI RECORDING DISTRICT

LOCATED WITHIN:  
E 1/2 SECTION 2,  
T4N, R10W, S1M,  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
EARL AND ANN FRAWNER  
16764 BRIARCLIFF POINTE CIRCLE  
ANCHORAGE, ALASKA 99516

CONTAINING 4.924 ACRES



8000 KINGS STREET ANCHORAGE, AK 99518  
Phone (807) 344-5990 Fax (807) 344-7794  
AED# 1392

DRAWN BY: DATE: 04/08/2024 PROJECT: 24-518  
CHECKED BY: SCALE: 1" = 50' SHEET: 1 OF 1  
MA

PRELIMINARY DRAFT



AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT  
MOOSE RANGE MEADOWS 2024 ADDITION**

<b>KPB File No.</b>	2024-045
<b>Plat Committee Meeting:</b>	May 13, 2024
<b>Applicant / Owner:</b>	Earl and Ann Frawner of Anchorage AK
<b>Surveyor:</b>	Mark Aimonetti & Jason Young / Edge Survey and Design LLC
<b>General Location:</b>	Keystone Drive Sterling

<b>Parent Parcel No.:</b>	135-260-37
<b>Legal Description:</b>	Tract B-5A Block 2 Moose Range Meadows Frawner Addition KN 2023-32
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 4.929 acre parcel into four lots ranging in size from 0.970 acres to 1.668 acres.

**Location and Legal Access (existing and proposed):** The proposed plat is located along Keystone Drive in the area of Sterling. Keystone Drive is a 60-foot-wide dedicated right of way and is a borough maintained road. All of the proposed lots will continue to utilize access from Keystone Drive. Keystone drive was dedicated from Moose Range Meadows Subdivision Phase II KRD 86-137.

The terrain of the area is gradual until closer to the Kenai River where steep slopes are present.

The block length is noncompliant, but there is no remedy since this plat is against the river. **Staff recommends:** the Plat Committee concur that an exception is not needed.

Plat KRD 87-100 dedicated a Public Access Easement near the back line of the lots that is being brought forward to the current plat.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: No RSA comments or objections
SOA DOT comments	

**Site Investigation:** There are no structures on the site and no improvements indicated.

Per KPB GIS, the steep slopes falling to the river lie within the platted lines at the back side of the lots. Surveyor should verify their location and if in the lots, show the top of the back on the Final Plat. The property sheet drains towards the Kenai River.

Per the River Center review, the plat is in a FEMA designated flood hazard area. The flood hazard notice in KPB 20.30.280D. should be listed in a plat note along with the FEMA FIRM Panel and Zone listing. The River Center Admin requested that prior to finalizing and recording the plat, the surveyor verify the data is current as FEMA is in the process of updating maps and flood zones. The plat is also in a floodway and the floodway notice is listed in

the plat notes.

Also, per the River Center review this plat is located in a Habitat Protection District. The proper anadromous waters habitat protection district plat note is listed on the plat, however, this portion needs to be added: "Width of the habitat protection district shall be in accordance with KPB 21.18.040."

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Floodplain note in addition to floodway note should be present. Include a reference to the map panel.</p> <p>Flood Zone: A4, C  Map Panel: 020012-2405A  In Floodway: True  Floodway Panel: *same as FIRM Panel</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: IS totally or partially within HPD  Comments: Portions of this plat lie within the jurisdiction of KPB 21.18 and River Center must be consulted prior to any work being done.</p> <p>Please note that this area is part of the remapping done by FEMA. The new maps have not yet been adopted. Please verify prior to final plat if the map panel, or depiction of flood zones will need to be updated.</p>
<p>State of Alaska Fish and Game</p>	

**Staff Analysis** The proposed plat is subdividing Tract B-5A Block 2 of Moose Range Meadows Frawner Addition KN 2023-32. This parcel has previously been included in several subdivisions before this platting process beginning in 1986 with Moose Range Meadows Subdivision Phase II KN 86-137. Keystone Drive was dedicated as a 60' right-of-way by Moose Range Meadows Subdivision Phase II KN 86-137.

A soils report will be required and an engineer will sign the final plat for all four lots.

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.

The property is not within an advisory planning commission.

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

**Utility Easements**

The front 20' near the right-of-way is noted at plat note #2 as being a utility easement being carried forward from the parent plat having clearing restrictions to the front 10'.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.



**Utility provider review:**

HEA	Correct plat listed in (R2)
ENSTAR	
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE  Existing Street Names are Correct: Yes  List of Correct Street Names: KEYSTONE DR  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:  Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Add to KPB file no 2024-045  
Check the recorded data on the bearings of the river line with distance of 345.73'  
The R1 distance on the west line of the boundary should be 503.07'  
Correct the reference plat in (R2) to 96-03  
Correct the second (R2) in the refence plat to (R3)

Label the GLO Corners with cap information and correct monument summary to reflect accurate reference numbers.

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**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.*

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:**

In Lot 7 there is a label of 'area subject to inundation' and it may be mislabeled, please verify.  
25' Public access easement in rear of lots is per 87-100. (R3)

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:**

Label the Kenai River on the south side of plat  
Lot to the east need labeling – Lot 7A KN 2003-52

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**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.*

**RECOMMENDATION:**

**SUBJECT TO 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: 20.25.120. - REVIEW AND APPEAL.**



**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**A DECISION OF THE PLANNING 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**

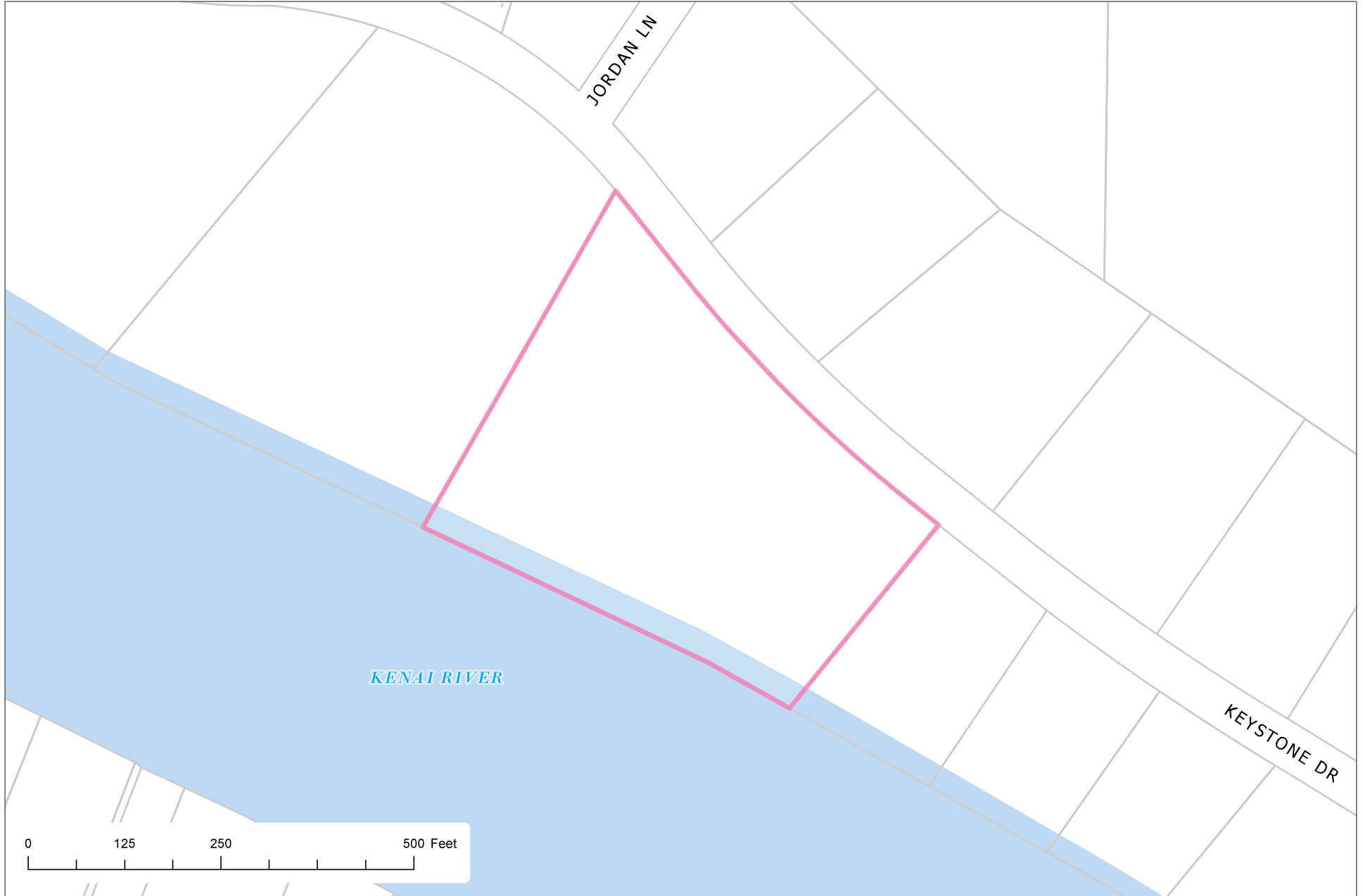
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CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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 of Steve Helbock, Owner Lot 1 Block 2 KN87-100, 1806 Curry Rd, Roseburg, OR 97471.

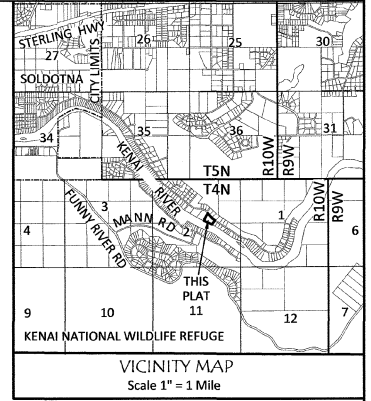
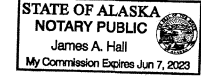
Signature of Linda Helbock, Owner Lot 1 Block 2 KN87-100, 1806 Curry Rd, Roseburg, OR 97471.

NOTARY'S ACKNOWLEDGEMENT

FOR: STEVE & LINDA HELBOCK ACKNOWLEDGED BEFORE ME THIS 24 DAY OF APRIL, 2023

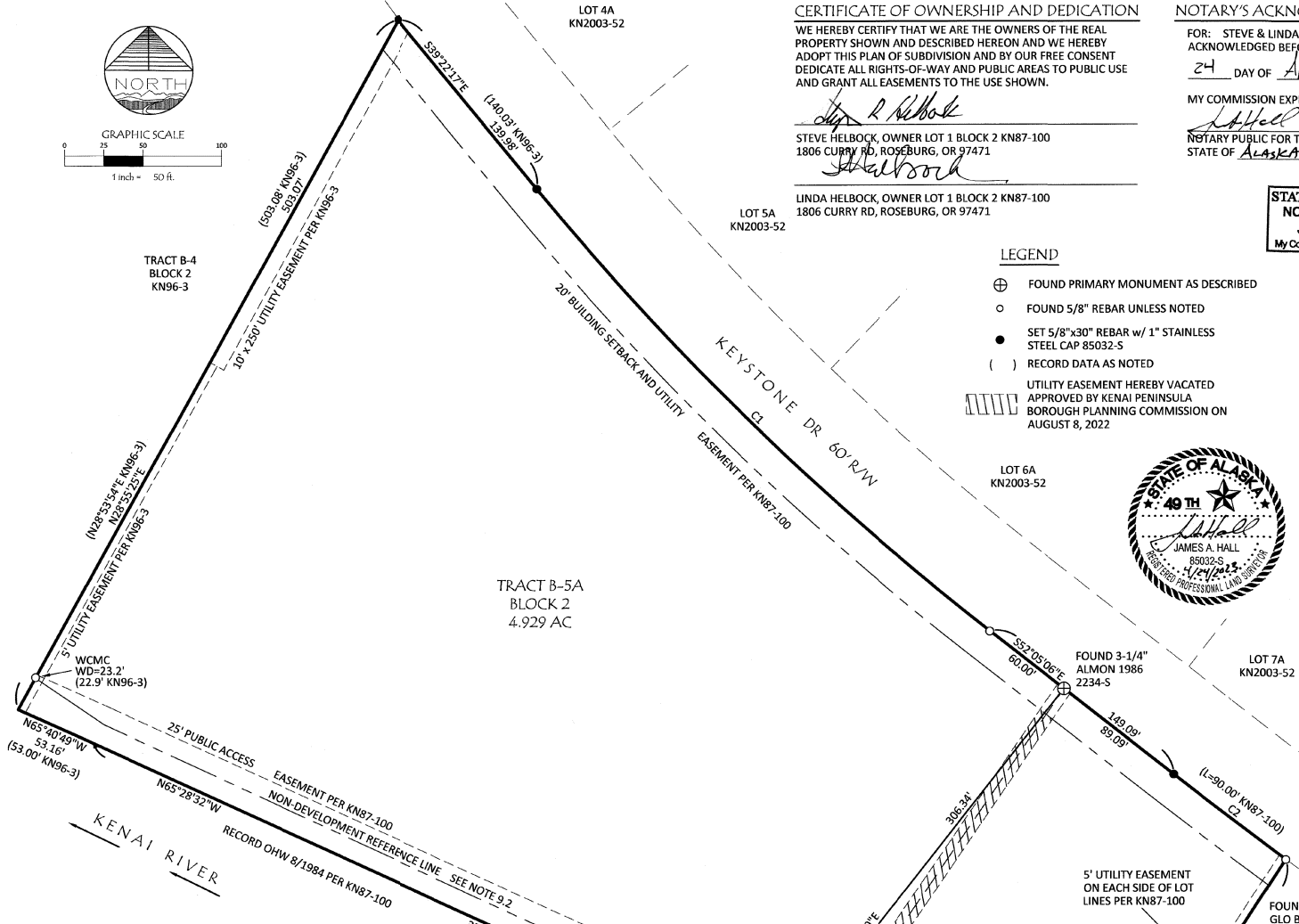
MY COMMISSION EXPIRES: June 7, 2023

Signature of Notary Public James A. Hall, State of Alaska.



- LEGEND: FOUND PRIMARY MONUMENT AS DESCRIBED, FOUND 5/8" REBAR UNLESS NOTED, SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S, RECORD DATA AS NOTED, UTILITY EASEMENT HEREBY VACATED APPROVED BY KENAI PENINSULA BOROUGH PLANNING COMMISSION ON AUGUST 8, 2022.

- 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. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. 3. THE FRONT 20 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS A UTILITY EASEMENT WITH CLEARING RESTRICTED TO FRONT 10 FEET PER KN87-100. 4. 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. 5. THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF EACH TRACT. THE RECORD MEANDER LINE SHOWN IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS. 6. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040. 7. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY PER FEMA PANEL 020012-2405A PURSUANT TO KPB CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE. 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. 9. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING: 9.1. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 26, 1986 IN BOOK 289, PAGE 157 KRD AND AMENDED NOVEMBER 29, 1988 IN BOOK 338 PAGE 228 KRD. 9.2. NON-DEVELOPMENT AREA RECORDED APRIL 3, 1998 IN BOOK 526, PAGE 136 KRD. 9.3. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 21, 1994 IN BOOK 451, PAGE 523 KRD. 9.4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 8, 1996 IN BOOK 480, PAGE 129 KRD. 9.5. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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 of Earl Frawner, Owner Tract B-5 KN96-3, 16764 Briarcliff Pointe Cir, Anchorage, AK 99516.

Signature of Ann Frawner, Owner Tract B-5 KN96-3, 16764 Briarcliff Pointe Cir, Anchorage, AK 99516.

NOTARY'S ACKNOWLEDGEMENT

FOR: EARL & ANN FRAWNER ACKNOWLEDGED BEFORE ME THIS 27 DAY OF January, 2023

MY COMMISSION EXPIRES: May 3, 2026

Signature of Notary Public Jamie Reulman, State of California.



WASTEWATER DISPOSAL - (LOT 1A)

THE LOTS INVOLVED WITH THIS PLATTING ACTION HAD ONSITE WASTEWATER DISPOSAL SYSTEMS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON 6/5/1987. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL - (LOT B-5A)

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET 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.

Table with 7 columns: CURVE #, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 and C2.

PLAT APPROVAL

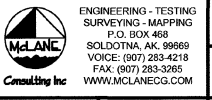
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 8, 2022.

Signature of Authorized Official, Date 6/30/23.

2023-32 Plat # Kenai Rec Dist Date 6/30/23 Time 10:25 a.m.

MOOSE RANGE MEADOWS FRAWNER ADDITION

A RESUBDIVISION OF LOT 1 BLOCK 2 MOOSE RANGE MEADOWS SUBDIVISION PHASE II AMENDED (KN87-100) AND TRACT B-5 MOOSE RANGE MEADOWS SUBDIVISION PHASE II, R.V. ADDITION (KN96-3) AND FINALIZING THE UTILITY EASEMENT VACATION EARL FRAWNER AND ANN FRAWNER, OWNER TRACT B-5 KN96-3 16764 BRIARCLIFF POINTE CIR, ANCHORAGE, AK 99516 STEVE HELBOCK AND LINDA HELBOCK, OWNER LOT 1 BLOCK 2 KN87-100 1806 CURRY RD, ROSEBURG, OR 97471 6.207 AC. M/L SITUATED IN THE E1/2 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



KPB FILE NO. 2022-104 PROJECT NO. 222023

SCALE 1" = 50' DATE: JUN 2022 BOOK NO.: 22-02 DRAWN BY: JAH

# CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

Kenai Recording District Pl 2023 32

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Riverside )

on January 27, 2023 before me, Jamie Reulman, notary  
(here insert name and title of the officer)

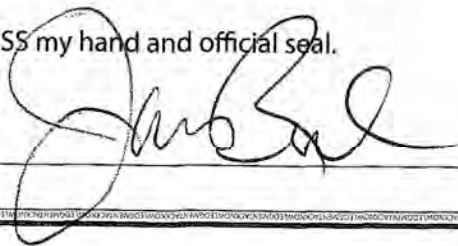
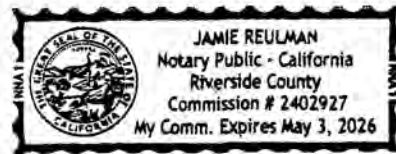
personally appeared EARL Frawner  
Ann Frawner

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information
<b>Method of Signer Identification</b> Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es) Notarial event is detailed in notary journal on: Page # _____ Entry # _____ Notary contact: _____
<b>Other</b> <input type="checkbox"/> Additional Signer(s) <input type="checkbox"/> Signer(s) Thumbprint(s) <input type="checkbox"/> _____



**RESTRICTIVE COVENANTS**

RESTRICTIVE COVENANTS WERE RECORDED ON JUNE 26, 1986, AT THE KENAI RECORDING DISTRICT IN BOOK 289 PAGE 157.

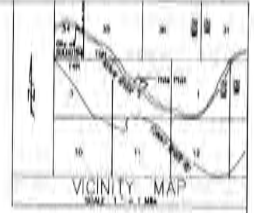
**WASTEWATER DISPOSAL :** CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WATER CARRIED WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST BE DESIGNED BY A REGISTERED ENGINEER AND APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION. ALL WASTE DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SUBJECT TO ANY NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATING.

*David J. Galt* Environmental Engineer 2-24-96  
SIGNATURE TITLE DATE

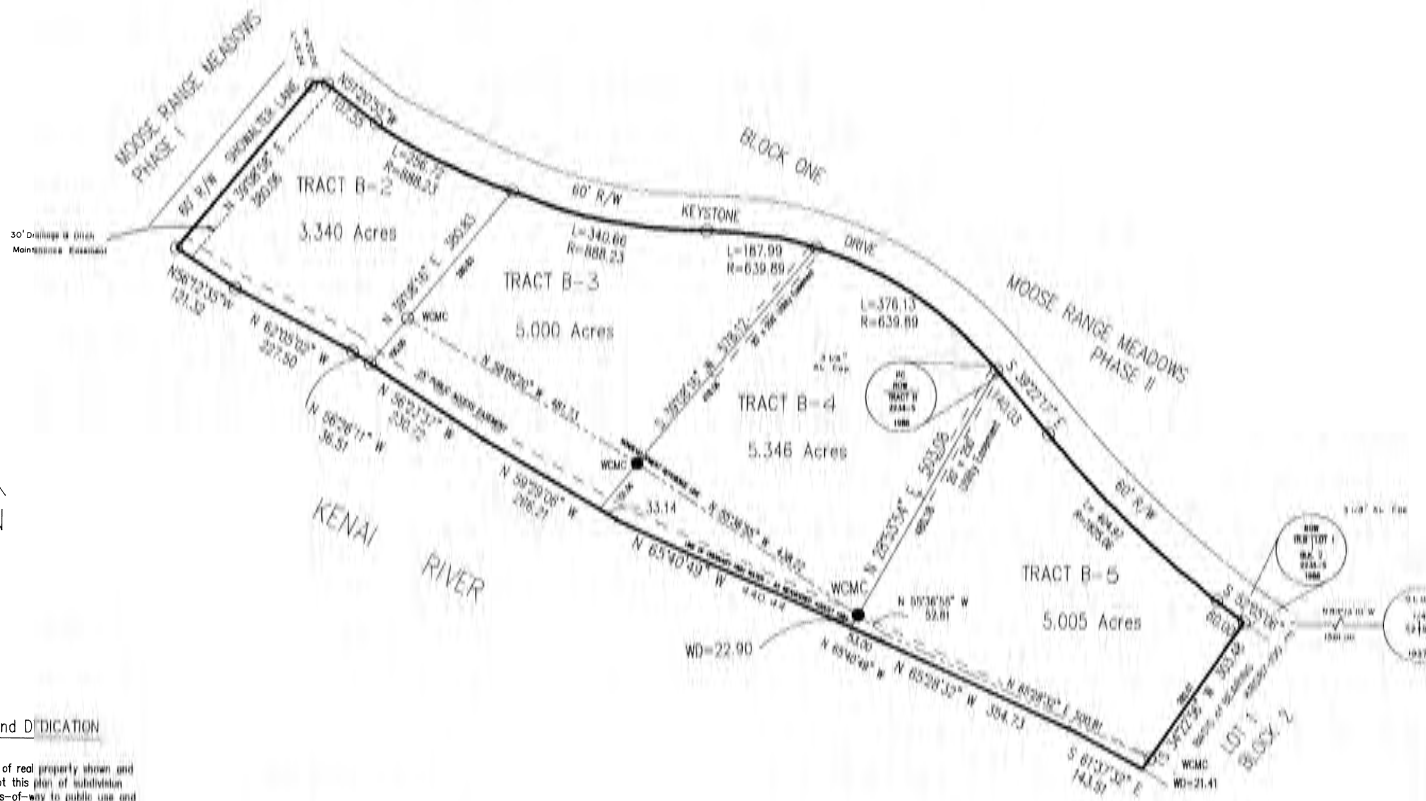
**LEGEND**

- Found 5/8" rebar w/plastic cap
- Set 5/8" rebar w/plastic cap



**NOTES**

- No other owner to state registered R.O.B.'s permit upon approval to State of Alaska Department of Transportation.
- Building Setback: A setback of 30 feet is required from all other rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Front 10 feet of building setback is also a utility easement and the entire setback is within 5 feet of side lot line.
- Twenty-Five (25) feet wide access easement reserved for foot traffic of equestrian type vehicles only.
- All lots have a conservation area bounded on the north by the members of the ordinary high water line of the Kenai River, as defined by this survey, and on the south by a line 100 feet (5) feet inland of the conservation reference line as defined herein.
- Lots within this subdivision may be located within a designated flood hazard area: 5 feet to the east, designated street center 400' from 71 of the State Peninsula Borough Code of Ordinances. A survey to determine the direction of the property may be required prior to construction.
- A 5' utility easement shall be provided on each side of all lot lines.



MICHAEL A. SWAN  
REGISTRATION NO. LS-6040  
BRASS CAP

**CERTIFICATE of OWNERSHIP and DEDICATION**

We hereby certify that we are the owners of 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 to public use and grant all easements to use shown.

We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this report, or require signature and approval of beneficiaries.

**Notary's Acknowledgment**

Subscribed and sworn before me on this 24 day of February, 1996, for Salamatof Native Association.

*Connie J. Wirz* Secretary/Treasurer  
SALAMATOF NATIVE ASSOCIATION, INC.  
Authorized Official

*James O. Begato* President  
SALAMATOF NATIVE ASSOCIATION, INC.  
Official

**PLAT APPROVAL**

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of 1/17/96.

KENAI PENINSULA BOROUGH  
BY *[Signature]*  
Authorized Official

**MOOSE RANGE MEADOWS SUBD. PHASE II, R.V. ADDITION**

A RESUBDIVISION OF TRACT B-1 BLOCK 2, MOOSE RANGE MEADOWS SUBD. PHASE II, TRACTS A-1, B-1 and C-1

OWNER: SALAMATOF NATIVE ASSOCIATION  
P.O. BOX 987  
SOLDOTNA, AK 99669

LOCATED WITHIN THE SW 1/4, NE 1/4, SE 1/4, SECTION 2, T.14N, R.10W, S.4M, AK PENINSULA BOROUGH, STATE RECORDING DISTRICT CONTAINING 18300 ACRES

SWAN SURVEYING  
P.O. Box 987  
SOLDOTNA, AK 99669  
PHONE: 907-262-1014

DATE SURVEYED	SCALE	DRAWN	MAP
JAN. 1996	1" = 100'		
K.P.B. FILE NO.	SR. NO.	KENAI RECORDING	DISTRICT
95-178	AL. 6040		

**CURVE SCHEDULE**

Δ	R	L	Ts	Qs	Δs	Δs
A 05° 34' 33"	3387.10	329.21	144.04	829.49	5.95	59° 56' 54"
B 13° 49' 56"	1430.00	345.27	173.49	844.38	8.60	07° 30' 14"
C 6° 30' 07"	20.00	31.24	10.82	28.16	0.83	04° 07' 07"
D 20° 29' 53"	20.00	31.59	10.17	28.41	1.06	06° 09' 09"
E 38° 32' 03"	858.23	571.20	299.99	566.38	5.70	56° 07' 18"
F 8° 11' 33"	693.89	100.08	50.12	39.99	1.85	21° 13' 12"
G 50° 30' 40"	639.89	964.12	801.87	546.03	8.64	81° 39' 39"
H 12° 42' 49"	1825.06	404.71	903.38	804.14	0.49	42° 41' 12"



**TYPICAL DETAIL NONDEVELOPMENT AREA**  
(N.D.A.) PER RECORDING PLAT NO. 84-197

**NOTES**

1. THE SOLE INTENT OF THIS DEPLAT IS TO CORRECT SEVERAL TRAITS OF THE ORIGINAL PLAT SAID PLAT WAS FILED AS PLAT NO. 84-197 IN THE KENAI REC. DIST. THE FIELD SURVEY HAS BEEN COMPLETED FOR THIS DEPLAT.
2. THERE SHALL BE A 10' MINIMUM BUILDING SETBACK FROM ALL DEDICATED ROADS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. ALL CORNERS COURSES RUN FROM ANGLE POINT TO ANGLE POINT WITH LOT LINE INTERSECTIONS ADJACENTED BY A WITNESS CORNER/BRANDED CORNER AT A WITNESS DISTANCE DENOTED AS 'WIT'.
4. ALL LOT CORNERS, ANGLE POINTS AND WITNESS CORNERS ARE IDENTIFIED WITH A 3" X 3" BRASS NAIL APPLIED WITH YELLOW PLASTIC CAP IN 1984'S.
5. THE 20' BUILDING SETBACK ALONG ALL ROADS SHALL ALSO BE A UTILITY EASEMENT WITH CLEARING RESTRICTED TO THE FRONT 10' OF SAID EASEMENT.
6. A 5' UTILITY EASEMENT SHALL BE PROVIDED ON EACH SIDE OF ALL LOT LINES.
7. A PORTION OF SOME LOTS/TRACTS MAY INCLUDE AREAS OF ALUMINUM AND ALUMINUM VEHICLES ONLY.
8. A 20' PUBLIC ACCESS EASEMENT BEHIND 20' FOOT FRAMES OR ARBITRARY TYPE VEHICLES ONLY.
9. SOILS ON THESE LOTS/TRACTS MAY OR MAY NOT BE SUITABLE FOR CONVENTIONAL ON-SITE WATER DISPOSAL SYSTEMS. NO PERSON SHALL CONSTRUCT, INSTALL, MAINTAIN OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER BUMP TANK DISPOSAL SYSTEM UNLESS APPROVAL OF THE A.P.C. IS OBTAINED.
10. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF ISAAK 20, ISAAK 72 AND ISAAK 80.
11. THE LINE IDENTIFIED AS THE 100 YEAR FLOOD BOUNDARY IS APPROXIMATE IN LOCATION. IT IS DERIVED FROM AN INTERPRETED FLOOD MAP ENTITLED "FLOOD BOUNDARY AND FLOODWAY MAP, KENAI PENINSULA, BRUSH, AK, PANEL 11 OF 32, COMMUNITY FLOOD NUMBER 33002-01A, EFFECTIVE DATE MAY 19, 1987."

**SPECIAL NOTE**

TRACT B-1 AND E-1 ARE TO HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTH BY THE CENTER LINE OF THE ORDINARY HIGH WATER LINE OF THE KENAI RIVER, AND ON THE NORTH BY A LINE LYING 2 FEET PER 100 FEET UPWARD OF THE NONDEVELOPMENT REFERENCE LINE AS DEFINED HEREON (SEE TYPICAL DETAIL, BELOW).

**LEGEND**

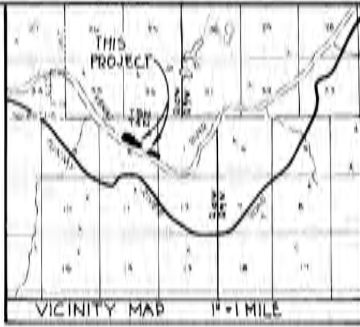
- GOVT. LAND OFFICE
- BRASS CAP NAIL
- 3/8" DIA. ALUM. NAIL
- 3/8" DIA. BRASS NAIL AT ALL LOT LINES AND ADJ. PTS. UNLESS OTHERWISE NOTED (SEE PLAT NO. 84-197)



**SURVEYOR'S CERTIFICATE**

I, GARY D. CHERRY, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LAND, PREVIOUSLY SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. SAID SURVEY WAS ORIGINALLY FILED AS PLAT NO. 84-197 IN THE KENAI RECORDING DISTRICT, AK.

*Gary D. Cherry* April 22, 1987  
DATE



**CERTIFICATE OF OWNERSHIP DEDICATION**

WE HEREBY CERTIFY THAT WE ARE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OR WAYS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Dwight C. Johnson* *Richard A. Johnson*  
Dwight C. Johnson, Richard A. Johnson, OWNERS  
PO BOX 2682, KENAI, AK 99501

**NOTARY'S ACKNOWLEDGEMENTS**

*Dwight C. Johnson* *Richard A. Johnson*  
Dwight C. Johnson & Richard A. Johnson  
PERSONALLY APPEARED AND SWORN BEFORE ME  
THIS 22<sup>ND</sup> DAY OF APRIL, 1987.

PERSONALLY APPEARED AND SWORN BEFORE ME  
THIS 22<sup>ND</sup> DAY OF APRIL, 1987.

**PLAT APPROVAL**

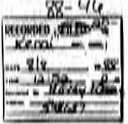
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOULDER PLANNING COMMISSION AT THE MEETING OF 04-09-87.

**APPROVAL OF DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH ISAAK 71.050 AND IS APPROVED SUBJECT TO ANY WATER RESTRICTIONS.

**RESTRICTIVE COVENANTS**

RESTRICTIVE COVENANTS WERE DEDICATED PLAT NO. 84-197 IN THE KENAI RECORDING DISTRICT IN BOOK 288, PAGE 153.



SCALE  
KENAI RECORDING DISTRICT  
A PLAT OF

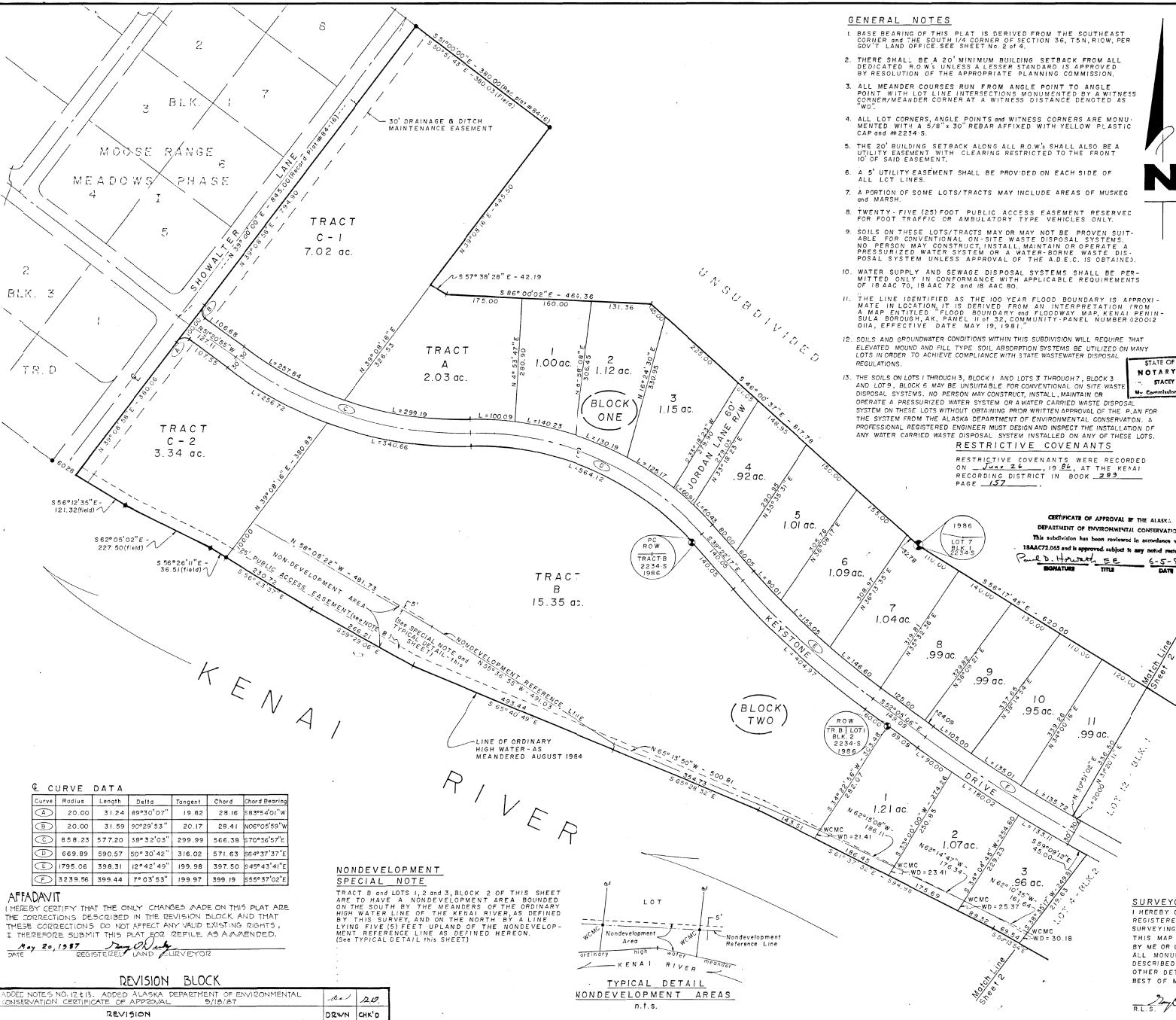
**MOOSE RANGE MEADOWS SUBDIVISION PHASE II - TRACTS A-1, B-1 AND E-1**  
A PLAT OF  
**MOOSE RANGE MEADOWS SUBD. PHASE II TRACTS A, B, C-1, C-2, E AND LOT 1, BLOCK 3**

CONTAINING 34.14 ACRES HOMESITE LOTS

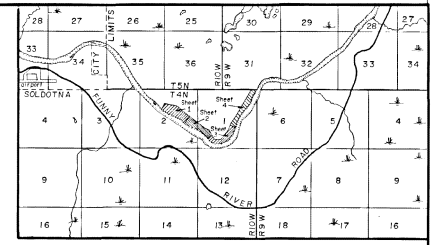
**pb** PROFESSIONAL DESIGN ASSOCIATES  
PO BOX 2747  
KENAI AK  
148 2222

DATE JAN. 1987 SCALE 1"=200'  
THE REC. 2022 SHEET 1 OF 1





- GENERAL NOTES**
1. BASE BEARING OF THIS PLAT IS DERIVED FROM THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 36, T5N, R10W, PER GOV'T LAND OFFICE SEE SHEET No. 2 of 4.
  2. THERE SHALL BE A 20' MINIMUM BUILDING SETBACK FROM ALL DEDICATED R.O.W.'S UNLESS A LESSEF STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  3. ALL MEANDER COURSES RUN FROM ANGLE POINT TO ANGLE POINT WITH LOT LINE INTERSECTIONS MONUMENTED BY A WITNESS CORNER/MEANDER CORNER AT A WITNESS DISTANCE DENOTED AS "WD".
  4. ALL LOT CORNERS, ANGLE POINTS AND WITNESS CORNERS ARE MONUMENTED WITH A 5/8" x 30" REBAR AFFIXED WITH YELLOW PLASTIC CAP AND #2234-S.
  5. THE 20' BUILDING SETBACK ALONG ALL R.O.W.'S SHALL ALSO BE A UTILITY EASEMENT WITH CLEARING RESTRICTED TO THE FRONT 10' OF SAID EASEMENT.
  6. A 5' UTILITY EASEMENT SHALL BE PROVIDED ON EACH SIDE OF ALL LOT LINES.
  7. A PORTION OF SOME LOTS/TRACTS MAY INCLUDE AREAS OF MUSKOGEE AND MARSH.
  8. TWENTY-FIVE (25) FOOT PUBLIC ACCESS EASEMENT RESERVED FOR FOOT TRAFFIC OR AMBULATORY TYPE VEHICLES ONLY.
  9. SOILS ON THESE LOTS/TRACTS MAY OR MAY NOT BE PROVEN SUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER-BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE A.D.E.C. IS OBTAINED.
  10. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 70, 19 AAC 72 AND 18 AAC 80.
  11. THE LINE IDENTIFIED AS THE 100 YEAR FLOOD BOUNDARY IS APPROXIMATE IN LOCATION. IT IS DERIVED FROM AN INTERPRETATION FROM A MAP ENTITLED "FLOOD BOUNDARY AND FLOODWAY MAP, KENAI PENINSULA BOROUGH, AK, PANEL H# 92, COMMUNITY-PANEL NUMBER 020012 OHA, EFFECTIVE DATE MAY 19, 1981.
  12. SOILS AND GROUNDWATER CONDITIONS WITHIN THIS SUBDIVISION WILL REQUIRE THAT ELEVATED MOUND AND FILL TYPE SOIL ABSORPTION SYSTEMS BE UTILIZED ON MANY LOTS IN ORDER TO ACHIEVE COMPLIANCE WITH STATE WASTEWATER DISPOSAL REGULATIONS.
  13. THE SOILS ON LOTS 1 THROUGH 3, BLOCK 1 AND LOTS 3 THROUGH 7, BLOCK 2 AND LOTS 9, BLOCK 6 MAY BE UNSUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER-BORNE WASTE DISPOSAL SYSTEM ON THESE LOTS WITHOUT OBTAINING PRIOR WRITTEN APPROVAL OF THE PLAN FOR THE SYSTEM FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. A PROFESSIONAL REGISTERED ENGINEER MUST DESIGN AND INSPECT THE INSTALLATION OF ANY WATER CARRIED WASTE DISPOSAL SYSTEM INSTALLED ON ANY OF THESE LOTS.



**VICINITY MAP**  
Scale: 1" = 1 mile

**CERTIFICATE of OWNERSHIP and DEDICATION**

We hereby certify that we are the Owners of the property shown and described hereon, that we adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

*James O. Segura* (SALMOTAF Vice President)  
*Richard A. Johnson* (SALMOTAF Native Association, Inc. President)

**NOTARY'S ACKNOWLEDGMENT**

For *James O. Segura & Richard A. Johnson*

Subscribed and sworn to before me, this 20<sup>th</sup> day of May, 19 98.

*Stacey Taylor*  
NOTARY PUBLIC  
STATE OF ALASKA  
My Commission Expires 9/28/98

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 6-16-98.

By *Richard A. Johnson*  
KENAI PENINSULA BOROUGH  
AUTHORIZED OFFICIAL

**CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

This subdivision has been reviewed in accordance with 18AAC70.03 and is approved subject to any noted restrictions.

*Stacey Taylor*  
NOTARY  
DATE 6-5-98  
COUNTY KENAI

**RESTRICTIVE COVENANTS**

RESTRICTIVE COVENANTS WERE RECORDED ON June 26, 19 98, AT THE KENAI RECORDING DISTRICT IN BOOK 289 PAGE 167.

- LEGEND**
- ✦ FOUND-GOV'T LAND OFFICE BRASS CAP MONUMENT
  - ⊕ SET-3/4" MAGNETIC ALUMINUM CAPPED MONUMENT
  - FOUND-5/8" REBAR
  - ⊞ SET-5/8" x 30" REBAR WITH PLASTIC CAP AND #2234-S

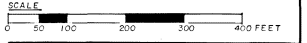
**RECORDED**

86-137  
KORAL INC. 05  
DATE 3/27/98  
BY [Signature]

87-100  
RECORDED FILED 05  
KORAL INC. 05  
DATE 8/14/98  
BY [Signature]

**AMENDED PLAT**

SHEET 1 of 4

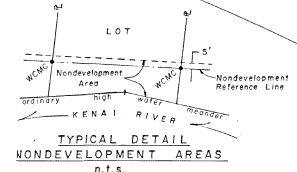


**Curve Data**

Curve	Radius	Length	Delta	Tangent	Chord	Chord Bearing
(A)	20.00	31.24	89°30'07"	19.82	28.16	S63°54'01"W
(B)	20.00	31.59	90°29'53"	20.17	28.41	N06°05'59"W
(C)	858.23	577.20	38°32'03"	299.99	566.38	S70°56'57"E
(D)	669.89	590.57	50°30'42"	316.02	571.63	S64°37'37"E
(E)	1795.06	398.31	12°42'49"	199.98	397.50	S45°43'41"E
(F)	3239.56	399.44	7°03'53"	199.97	399.19	S55°37'02"E

**NONDEVELOPMENT SPECIAL NOTE**

TRACT B and LOTS 1, 2 and 3, BLOCK 2 OF THIS SHEET ARE TO HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTH BY THE MEANDERS OF THE ORDINARY HIGH WATER LINE OF THE KENAI RIVER, AS DEFINED BY THIS SURVEY, AND ON THE NORTH BY A LINE LYING FIVE (5) FEET UPLAND OF THE NONDEVELOPMENT REFERENCE LINE AS DESIGNED HEREON. (SEE TYPICAL DETAIL THIS SHEET)



**AFFIDAVIT**

I HEREBY CERTIFY THAT THE ONLY CHANGES MADE ON THIS PLAT ARE THE CORRECTIONS DESCRIBED IN THE REVISION BLOCK AND THAT THESE CORRECTIONS DO NOT AFFECT ANY VALID EXISTING RIGHTS, I THEREFORE SUBMIT THIS PLAT FOR RECORDATION AS AMENDED.

May 20, 1998  
*Stacey Taylor*  
REGISTERED LAND SURVEYOR

**REVISION BLOCK**

NO.	DATE	BY	DESCRIPTION
1	20	DMW	CH'D



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED & LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THIS MAP REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Stacey Taylor*  
DATE June 11, 1998

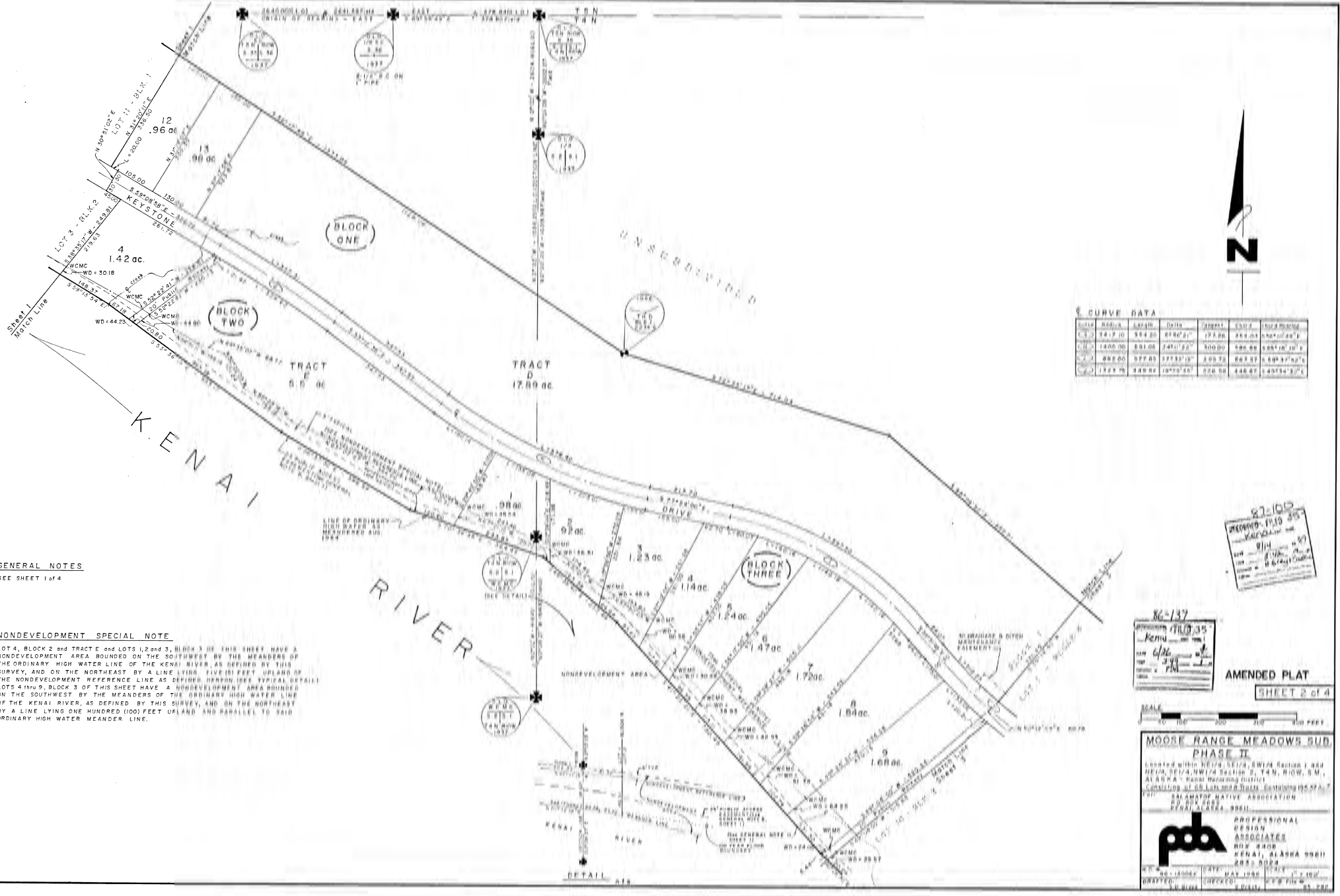
**MOOSE RANGE MEADOWS SUB. PHASE II**

Located within NE1/4, SE1/4, SW1/4 Section 1 and NE1/4, SE1/4, NW1/4 Section 2, T4N, R10W, S.M., ALASKA - Kenai Recording District  
Consisting of 65 Lots and 8 Tracts, Containing 10537Ac.±

For **SALMOTAF NATIVE ASSOCIATION**  
P.O. Box 2682  
KENAI, ALASKA 99611

**PROFESSIONAL DESIGN ASSOCIATES**  
BOX 4406  
KENAI, ALASKA 99611  
283-5024

NO. # 86-1A00EK DATE: MAY 1998 SCALE: 1" = 100'  
DRAFTED: S. G. Grier CHECKED: G. Grier KPB File # 85-202



**CURVE DATA**

Station	Radius	Length	Delta	Chord	Chord Bearing
1+00	347.10	344.20	84°02'17"	192.80	264°04'28"
2+00	1400.00	831.00	34°01'22"	500.00	268°10'10"
3+00	882.00	377.83	27°53'15"	200.73	268°57'52"
4+00	1327.78	848.82	18°03'35"	226.50	248°54'27"

**GENERAL NOTES**  
SEE SHEET 1 of 4

**NONDEVELOPMENT SPECIAL NOTE**  
LOT 4, BLOCK 2 and TRACT C and LOTS 1, 2 and 3, BLOCK 3 of THIS SHEET HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTHWEST BY THE MEANDERS OF THE ORDINARY HIGH WATER LINE OF THE KENAI RIVER, AS DEFINED BY THIS SURVEY, AND ON THE NORTHEAST BY A LINE LYING FIVE (5) FEET UPLAND OF THE NONDEVELOPMENT REFERENCE LINE AS DEFINED HEREIN (SEE TYPICAL DETAIL). LOTS 4 and 9, BLOCK 3 OF THIS SHEET HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTHWEST BY THE MEANDERS OF THE ORDINARY HIGH WATER LINE OF THE KENAI RIVER, AS DEFINED BY THIS SURVEY, AND ON THE NORTHEAST BY A LINE LYING ONE HUNDRED (100) FEET UPLAND AND PARALLEL TO SAID ORDINARY HIGH WATER MEANDER LINE.

87-103  
RECORDED - FILED 3/15/98  
Kenai  
3/15/98  
BY: [Signature]  
COUNTY CLERK

86-137  
RECORDED - FILED 3/5/98  
Kenai  
3/5/98  
BY: [Signature]  
COUNTY CLERK

**AMENDED PLAT**  
SHEET 2 of 4

SCALE: 1" = 100'

**MOORE RANGE MEADOWS SUB. PHASE II**  
Located within NE 1/4, SE 1/4, SW 1/4 Section 1 and NE 1/4, SE 1/4, NW 1/4 Section 2, T4N, R10W, S.M., Alutka - Rural Municipality District consisting of 25 Lots and 8 Tracts. Containing 195.37 ac.

PREPARED BY: MOORE RANGE NATIVE ASSOCIATION  
25 GOV ROAD  
KENAI, ALASKA 99501

**PROFESSIONAL ENGINEER ASSOCIATES**  
KENAI, ALASKA 99501  
855-5022

DATE: MAY 1998  
CHECKED: [Signature]  
DESIGNED: [Signature]

**GENERAL NOTES**

SEE SHEET 14-A

**NONDEVELOPMENT SPECIAL NOTE**

LOTS 10, 11, 12 AND A PORTION OF TRACT F, BLOCK 3 ARE DESIGNATED TO HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTH AND SOUTHWEST BY THE ORDINARY HIGH WATER MEANDER OF THE KENAI RIVER, AS DEFINED BY THIS SURVEY, AND ON THE NORTH AND NORTHEAST BY A LINE LYING ONE HUNDRED (100) FEET UPLAND AND PARALLEL TO SAID ORDINARY HIGH WATER AS DEPICTED HEREON. LOTS 1 AND 18, BLOCK 3 ARE DESIGNATED TO HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTHWEST BY SAID ORDINARY HIGH WATER LINE, AS DEFINED BY THIS SURVEY, AND ON THE NORTHEAST BY A LINE LYING FIVE (5) FEET UPLAND AND PARALLEL TO THE NONDEVELOPMENT REFERENCE LINE AS DEPICTED HEREON.

**CURVE DATA**

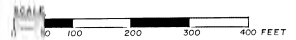
Curve	Radius	Length	Delta	Tangent	Chord	Chord Bearing
C1	133.75	448.83	19°25'35"	226.58	446.67	S49°24'32"E
C2	483.00	188.83	9°58'44"	85.07	167.57	S89°16'41"E
C3	781.00	198.51	4°35'30"	100.00	198.38	S86°33'48"E
C4	607.51	617.49	58°42'52"	338.94	590.83	N56°42'01"E
C5	1783.17	850.43	18°06'00"	300.00	591.68	N17°52'35"E



87-100  
 RECORDS FILED 35  
 Kenai, Alaska  
 8/14 1997  
 3:42 P.  
 H. Gray  
 86-137  
 RECORDS FILED 35  
 Kenai, Alaska  
 8/14 1997  
 3:42 P.  
 H. Gray

AMENDED PLAT

SHEET 3 of 4



**MOOSE RANGE MEADOWS SUB. PHASE II**  
 Located within NE 1/4, SE 1/4, SW 1/4 Section 1 and NE 1/4, SE 1/4, SW 1/4 Section 2, T4N, R10W, S.M., ALASKA - Kenai Recording District  
 Consisting of 65 Lots and 8 Tracts - Containing 195.37 Ac ±  
 SALAMATOF NATIVE ASSOCIATION  
 P.O. BOX 2682  
 KENAI, ALASKA 99501

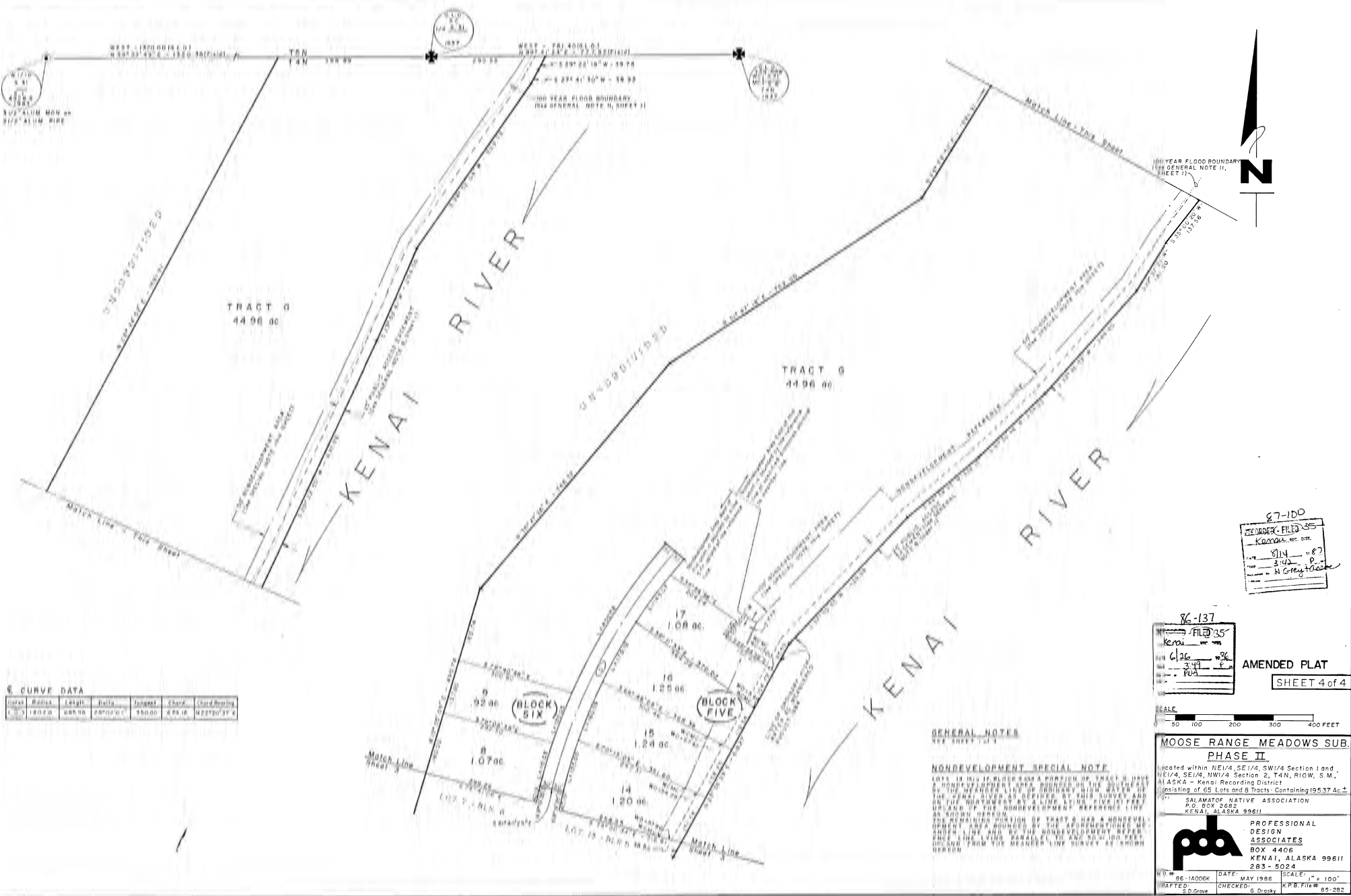


**PROFESSIONAL DESIGN ASSOCIATES**  
 BOX 4406  
 KENAI, ALASKA 99501  
 283-5024

DATE: MAY 1996 SCALE: 1" = 100'  
 DRAWN BY: D. Govey CHECKED BY: S. Drasky K.P.B. File # 86-282







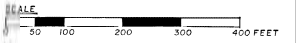
**S CURVE DATA**

Curve	Radius	Length	Bells	Tangent	Chord	Chord Bearing
1	120.20	88.98	28°02'00"	35.00	4.95 16	N28°02'37" E

87-100  
 REORDER FILED 35  
 Kenai, ac. cont.  
 DATE 8/14 11:07  
 BY 3-02 D-3  
 DRAWN H. Greyback

86-137  
 REORDER FILED 35  
 Kenai, ac. cont.  
 DATE 3-14 11:07  
 BY PUA

AMENDED PLAT  
 SHEET 4 of 4



GENERAL NOTES  
 SEE SHEET 1 & 2

**NONDEVELOPMENT SPECIAL NOTE**

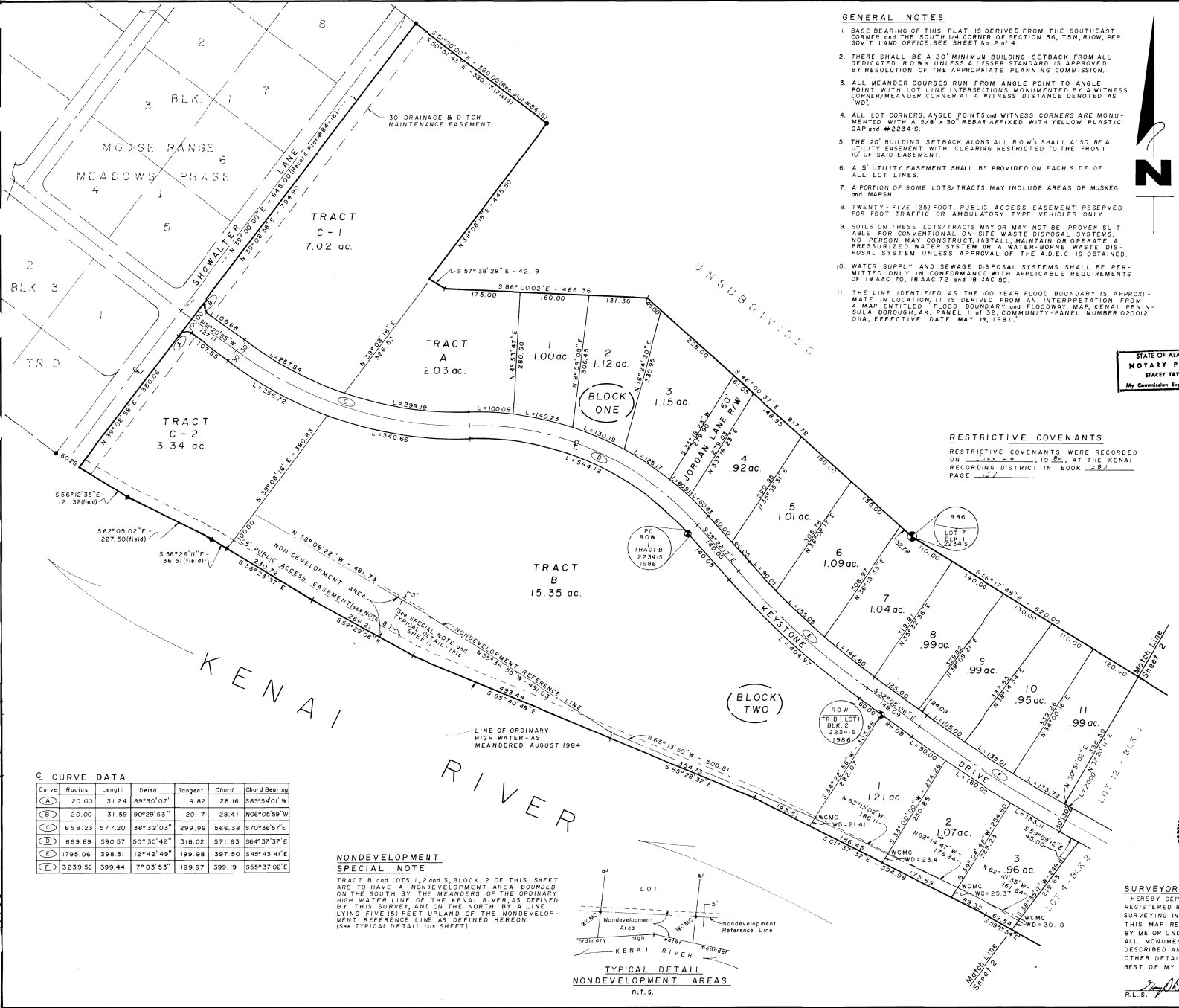
LOTS 18 AND 19 BLK 6 ARE A PORTION OF TRACT 0, 1/4 NE 1/4, SE 1/4, NW 1/4 SECTION 2, T4N, R10W, S.M., ALASKA - Kenai Recording District, CONSISTING OF 65 LOTS AND 8 TRACTS, CONTAINING 195.37 AC. ±. THE REMAINDER PORTION OF TRACT 0 HAS A NONDEVELOPMENT LINE AND IS SUBJECT TO THE AGREEMENT BETWEEN THE SALAMATOF NATIVE ASSOCIATION AND THE STATE OF ALASKA DATED 11/15/82. THE REMAINDER PORTION OF TRACT 0 IS SHOWN HEREON.

**MOOSE RANGE MEADOWS SUB. PHASE II**  
 Located within NE 1/4, SE 1/4, SW 1/4 Section 1 and NE 1/4, SE 1/4, NW 1/4 Section 2, T4N, R10W, S.M., ALASKA - Kenai Recording District, CONSISTING OF 65 LOTS AND 8 TRACTS, CONTAINING 195.37 AC. ±.  
 SALAMATOF NATIVE ASSOCIATION  
 P.O. BOX 2682  
 KENAI, ALASKA 99611

**PROFESSIONAL DESIGN ASSOCIATES**  
 BOX 4406  
 KENAI, ALASKA 99611  
 283 - 5024

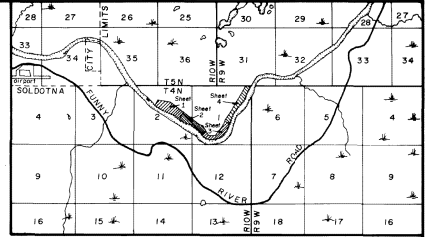
W.D. # 86-1A006K DATE: MAY 1986 SCALE: 1" = 100'  
 DRAWN BY: G. Drasky CHECKED BY: G. Drasky KPB FILE # 85-282





**GENERAL NOTES**

1. BASE BEARING OF THIS PLAT IS DERIVED FROM THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 36, T4N, R10W, PER GOV'T LAND OFFICE. SEE SHEET No. 2 of 4.
2. THERE SHALL BE A 20' MINIMUM BUILDING SETBACK FROM ALL DEDICATED R.O.W.'S UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. ALL MEANDER COURSES RUN FROM ANGLE POINT TO ANGLE POINT WITH LOT LINE INTERSECTIONS MONUMENTED BY A WITNESS CORNER NEARER CORNER AT A WITNESS DISTANCE DENOTED AS 'WD'.
4. ALL LOT CORNERS, ANGLE POINTS AND WITNESS CORNERS ARE MONUMENTED WITH A 5/8" x 30' REBAR AFFIXED WITH YELLOW PLASTIC CAP and #2234-S.
5. THE 20' BUILDING SETBACK ALONG ALL R.O.W.'S SHALL ALSO BE A UTILITY EASEMENT WITH CLEARING RESTRICTED TO THE FRONT 10' OF SAID EASEMENT.
6. A 5' UTILITY EASEMENT SHALL BE PROVIDED ON EACH SIDE OF ALL LOT LINES.
7. A PORTION OF SOME LOTS/TRACTS MAY INCLUDE AREAS OF MUSKED AND MARSH.
8. TWENTY-FIVE (25) FOOT PUBLIC ACCESS EASEMENT RESERVED FOR FOOT TRAFFIC OR AMBULATORY TYPE VEHICLES ONLY.
9. SOILS ON THESE LOTS/TRACTS MAY OR MAY NOT BE PROVEN SUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER-BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE A.D.E.C. IS OBTAINED.
10. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 70, 18 AAC 72 and 18 AAC 80.
11. THE LINE IDENTIFIED AS THE 100 YEAR FLOOD BOUNDARY IS APPROXIMATE IN LOCATION. IT IS DERIVED FROM AN INTERPRETATION FROM A MAP ENTITLED "FLOOD BOUNDARY AND FLOODWAY MAP, KENAI PENINSULA BOROUGH, AK, PANEL 11 OF 30, COMMUNITY-PANEL NUMBER 020012 OHA, EFFECTIVE DATE MAY 19, 1981."



VICINITY MAP  
Scale: 1" = 1 mile

**CERTIFICATE of OWNERSHIP and DEDICATION**

We hereby certify that we are the Owners of the property shown and described hereon, that we adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

*James O. Segura* (James O. Segura, Vice President, Salamatof Native Association, Inc. PO. Box 2682, Kenai, AK 99611)  
*Ralph A. Johnson* (Ralph A. Johnson, President, Salamatof Native Association, Inc. PO. Box 2682, Kenai, AK 99611)

**NOTARY'S ACKNOWLEDGMENT**

For *James O. Segura + Ralph A. Johnson*  
 Subscribed and sworn to before me, this 29th day of May, 1986.

STATE OF ALASKA  
 NOTARY PUBLIC  
 STACEY TAYLOR  
 My Commission Expires 5/28

*Stacy Taylor* (Stacy Taylor, Notary, State of Alaska, 5-288)  
 MY COMMISSION EXPIRES

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 6-16-86.

By *Richard D. Towner* (Richard D. Towner, Kenai Peninsula Borough Authorized Official)

**RESTRICTIVE COVENANTS**

RESTRICTIVE COVENANTS WERE RECORDED ON 1986, AT THE KENAI RECORDING DISTRICT IN BOOK 97 PAGE 1.

**LEGEND**

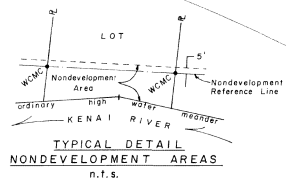
- ✦ = FOUND-GOVT LAND OFFICE BRASS CAP MONUMENT
- ⊙ = SET- 3/16" MAGNETIC ALUMINUM CAPPED MONUMENT
- = FOUND - 5/8" REBAR
- ⊥ = SET - 5/8" x 30' REBAR WITH PLASTIC CAP and #2234-S

**© CURVE DATA**

Curve	Radius	Length	Delta	Tangent	Chord	Chord Bearing
(A)	20.00	31.24	89°30'07"	19.82	28.16	S83°54'01"W
(B)	20.00	31.59	90°29'53"	20.17	28.41	N06°05'59"W
(C)	858.23	577.20	38°32'03"	299.99	566.38	S70°36'57"E
(D)	669.89	590.57	50°30'42"	316.02	571.63	S64°37'37"E
(E)	1795.06	398.31	12°42'49"	199.98	397.50	S45°43'41"E
(F)	3239.56	399.44	7°03'53"	199.97	399.19	S55°37'02"E

**NONDEVELOPMENT SPECIAL NOTE**

TRACT B and LOTS 1, 2 and 3, BLOCK 2 OF THIS SHEET ARE TO HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTH BY THE MEANDERS OF THE ORDINARY HIGH WATER LINE OF THE KENAI RIVER, AS DEFINED BY THIS SURVEY, AND ON THE NORTH BY A LINE LYING FIVE (5) FEET UPLAND OF THE NONDEVELOPMENT REFERENCE LINE AS DEFINED HEREON. (See TYPICAL DETAIL THIS SHEET)



86-137  
 35  
 Kenai, AK  
 6/26  
 1986

SCALE  
 0 50 100 200 300 400 FEET

SHEET 1 of 4



**SURVEYOR'S CERTIFICATE**

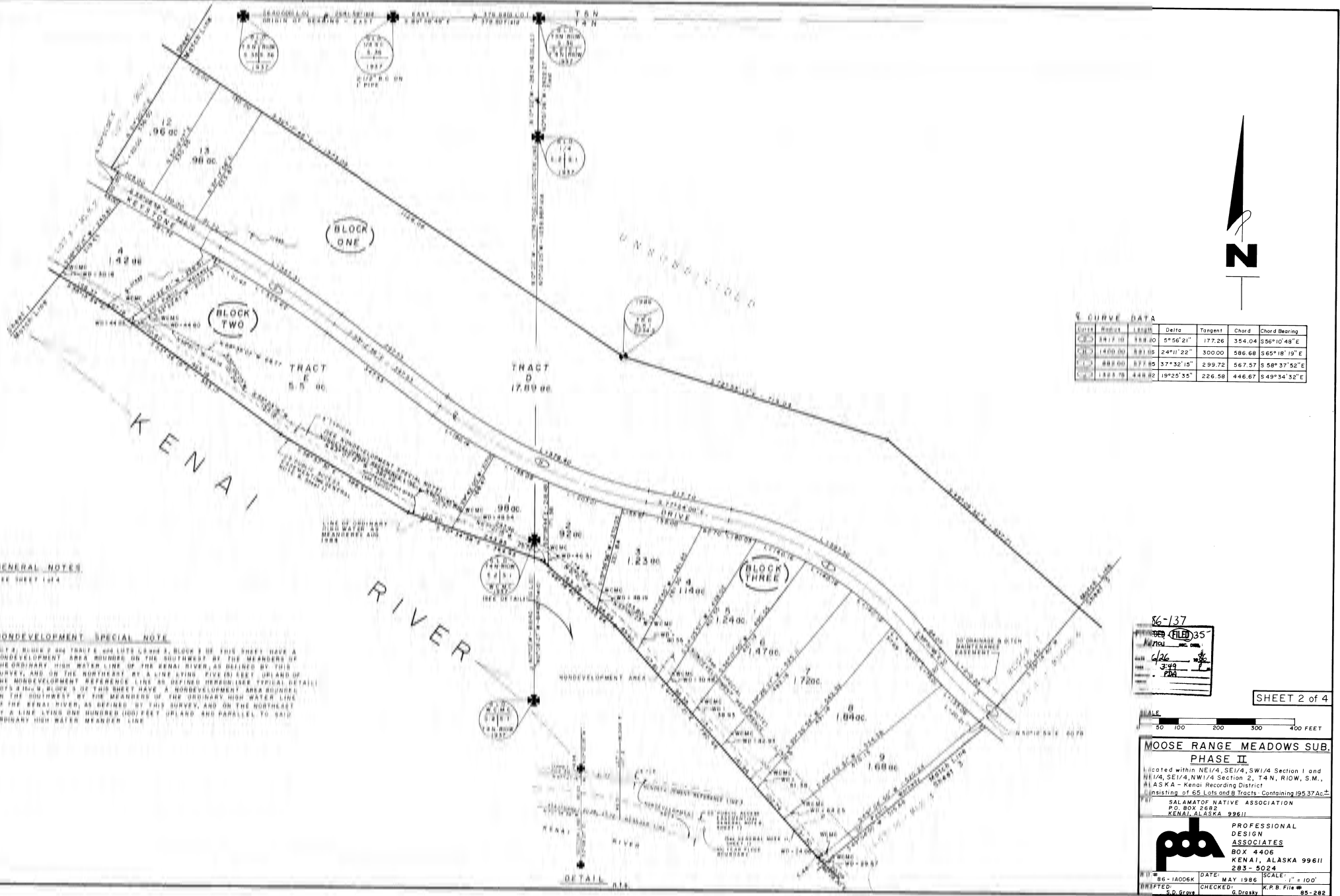
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THIS MAP REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Stacy Taylor* (Stacy Taylor, Surveyor)  
 R.L.S. DATE: June 11, 1986

**MOOSE RANGE MEADOWS SUB. PHASE II**  
 Located within NE1/4, SE1/4 SW1/4 Section 1 and NE1/4, SE1/4, NW1/4 Section 2, T4N, R10W, S.M., ALASKA - Kenai Recording District  
 Consisting of 65 Lots and 8 Tracts - Containing 19537Ac±  
 For: SALAMATOF NATIVE ASSOCIATION  
 PO BOX 2682  
 KENAI, ALASKA 99611

**PROFESSIONAL DESIGN ASSOCIATES**  
 BOX 4406  
 KENAI, ALASKA 99611  
 283-5024

NO # 86-1A00K DATE: MAY 1986 SCALE: 1" = 100'  
 DRAFTED: S.D.Guyot CHECKED: G.Duyot K.P.B. File # 85-282



**CURVE DATA**

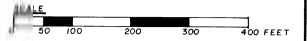
Curve	Radius	Length	Delta	Tangent	Chord	Chord Bearing
C-1	3817.10	388.10	5°56'21"	177.26	354.04	S56°10'48"E
C-2	1400.00	891.05	24°11'22"	300.00	586.68	S65°16'19"E
C-3	888.00	877.85	37°32'15"	299.72	567.57	S58°37'52"E
C-4	1823.75	448.82	19°25'35"	226.56	446.67	S49°34'52"E

**GENERAL NOTES**  
SEE SHEET 1214

**NONDEVELOPMENT SPECIAL NOTE**  
LOTS 2, BLOCK 2 AND TRACTS 100 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTHWEST BY THE MEANDERS OF THE ORDINARY HIGH WATER LINE OF THE KENAI RIVER, AS DELINEATED BY THIS SURVEY, AND ON THE NORTHEAST BY A LINE LYING FIVE (5) FEET UPLAND OF THE NONDEVELOPMENT REFERENCE LINE AS DEFINED HEREON (SEE TYPICAL DETAIL). LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTHWEST BY THE MEANDERS OF THE ORDINARY HIGH WATER LINE OF THE KENAI RIVER, AS DEFINED BY THIS SURVEY, AND ON THE NORTHEAST BY A LINE LYING ONE HUNDRED (100) FEET UPLAND AND PARALLEL TO SAID ORDINARY HIGH WATER MEANDER LINE.

86-137  
FILED 35  
MAY 1986  
LAC  
3-99  
PBA

SHEET 2 of 4



**MOOSE RANGE MEADOWS SUB. PHASE II**  
 Located within NE1/4, SE1/4, SW1/4 Section 1 and NE1/4, SE1/4, NW1/4 Section 2, T4N, R10W, S.M., ALASKA - Kenai Recording District  
 (Consisting of 65 Lots and 8 Tracts Containing 195.37Ac.)  
 SALAMATOF NATIVE ASSOCIATION  
 P.O. BOX 2682  
 KENAI, ALASKA 99611

**PROFESSIONAL DESIGN ASSOCIATES**  
 BOX 4406  
 KENAI, ALASKA 99611  
 283-5024

DATE: MAY 1986 SCALE: 1" = 100'  
 DRAFTER: S.D. Gross CHECKED: G. Driskin K.P.B. File # 85-282

**GENERAL NOTES**

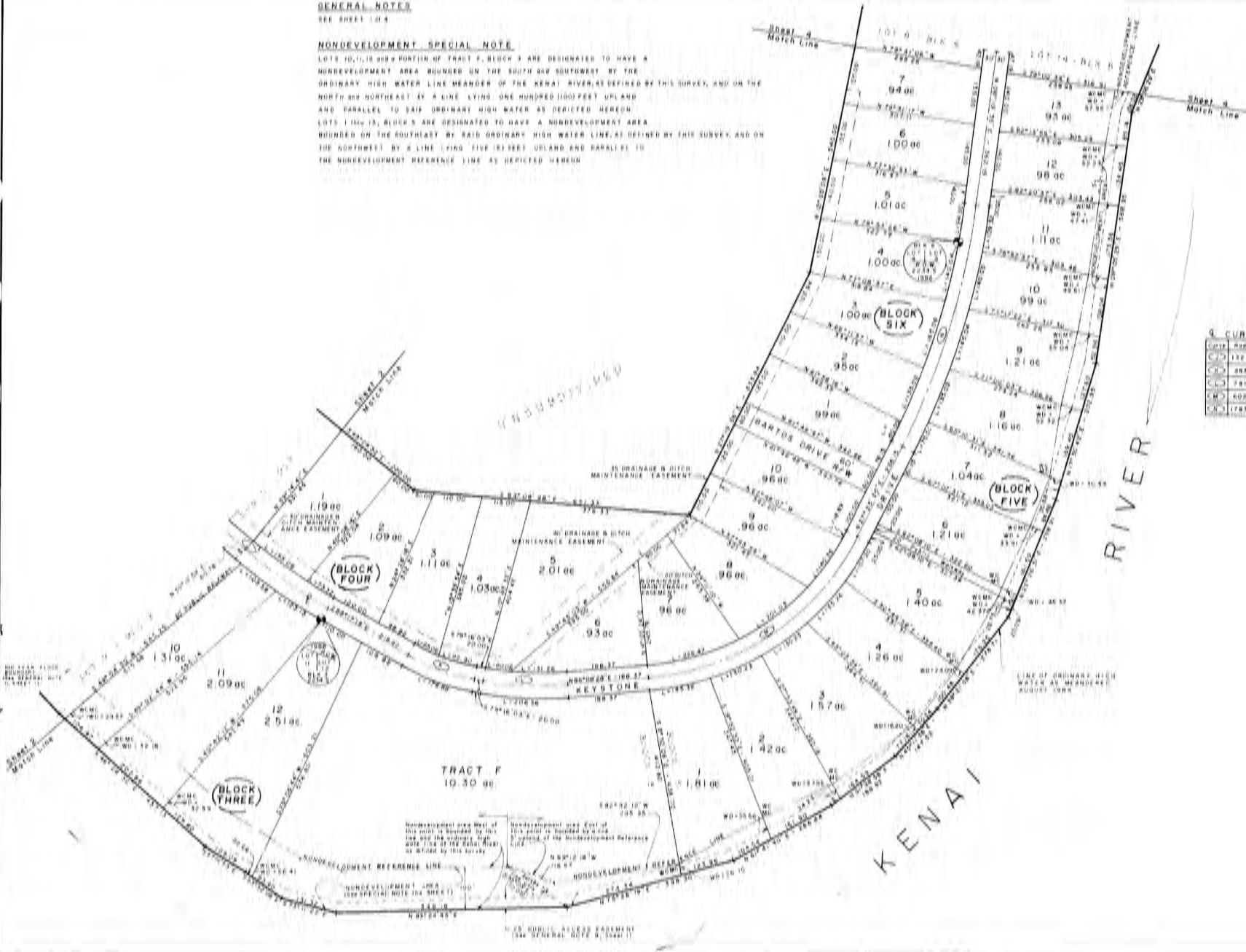
SEE SHEET 1 OF 4

**NONDEVELOPMENT SPECIAL NOTE**

LOTS 10, 11, 12 AND A PORTION OF TRACT F, BLOCK 3 ARE DESIGNATED TO HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTH BY SOUTHWEST BY THE ORDINARY HIGH WATER LINE MEANDER OF THE KENAI RIVER, AS DEFINED BY THIS SURVEY, AND ON THE NORTH AND NORTHEAST BY A LINE LYING ONE HUNDRED (100) FEET UPLAND AND PARALLEL TO SAID ORDINARY HIGH WATER AS DEPICTED HEREON. LOTS 1 AND 13, BLOCK 5 ARE DESIGNATED TO HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTHEAST BY SAID ORDINARY HIGH WATER LINE, AS DEFINED BY THIS SURVEY, AND ON THE NORTHWEST BY A LINE LYING FIVE (5) FEET UPLAND AND PARALLEL TO THE NONDEVELOPMENT REFERENCE LINE AS DEPICTED HEREON.

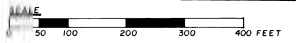
**9 CURVE DATA**

CHORD	RADIUS	SPERM	Delta	Tangent	Chord	Chord Bearing
1103.73	888.82		19°25'35"	226.58	446.67	S69°54'32"E
881.00	100.81		10°58'44"	85.07	167.57	S69°16'41"E
281.08	188.92		14°35'30"	100.00	198.38	S86°33'48"E
402.57	817.48		58°42'52"	338.94	590.83	N56°47'01"E
1783.17	184.41		19°06'00"	300.00	591.68	N17°52'35"E



86-137  
 FILED 35  
 KENAI  
 1986  
 5/12  
 P

SHEET 3 of 4



**MOOSE RANGE MEADOWS SUB. PHASE II**  
 Located within NE 1/4, SE 1/4, SW 1/4 Section 1 and NE 1/4, SE 1/4, SW 1/4 Section 2, T4N, R10W, S. M., 1/4 S. K.A. - Kenai Recording District  
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 283 - 5024

DATE: MAY 1986  
 CHECKED: G. Priddy  
 SCALE: 1" = 100'  
 K.P.B. File # 85-282



