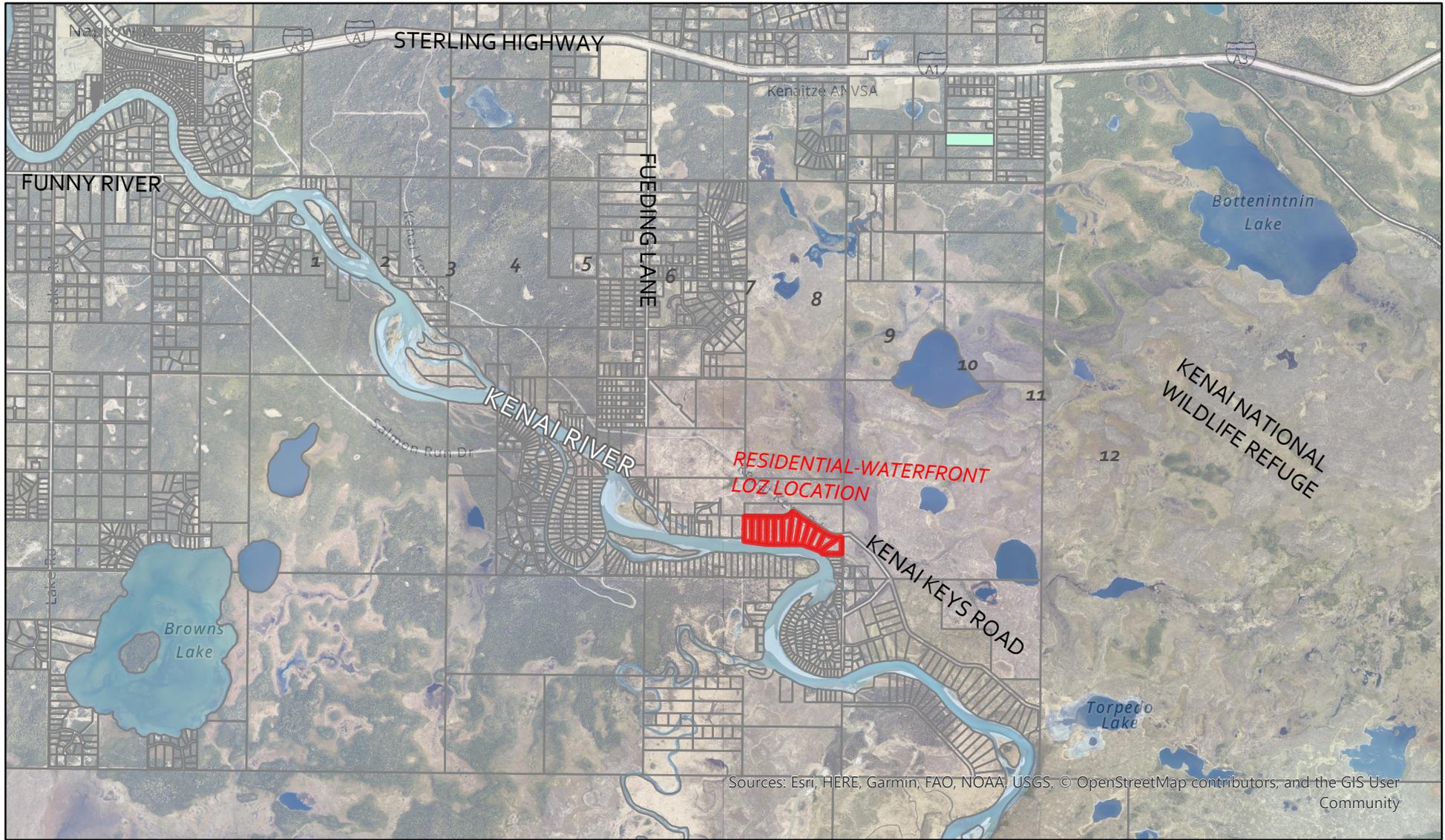
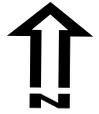


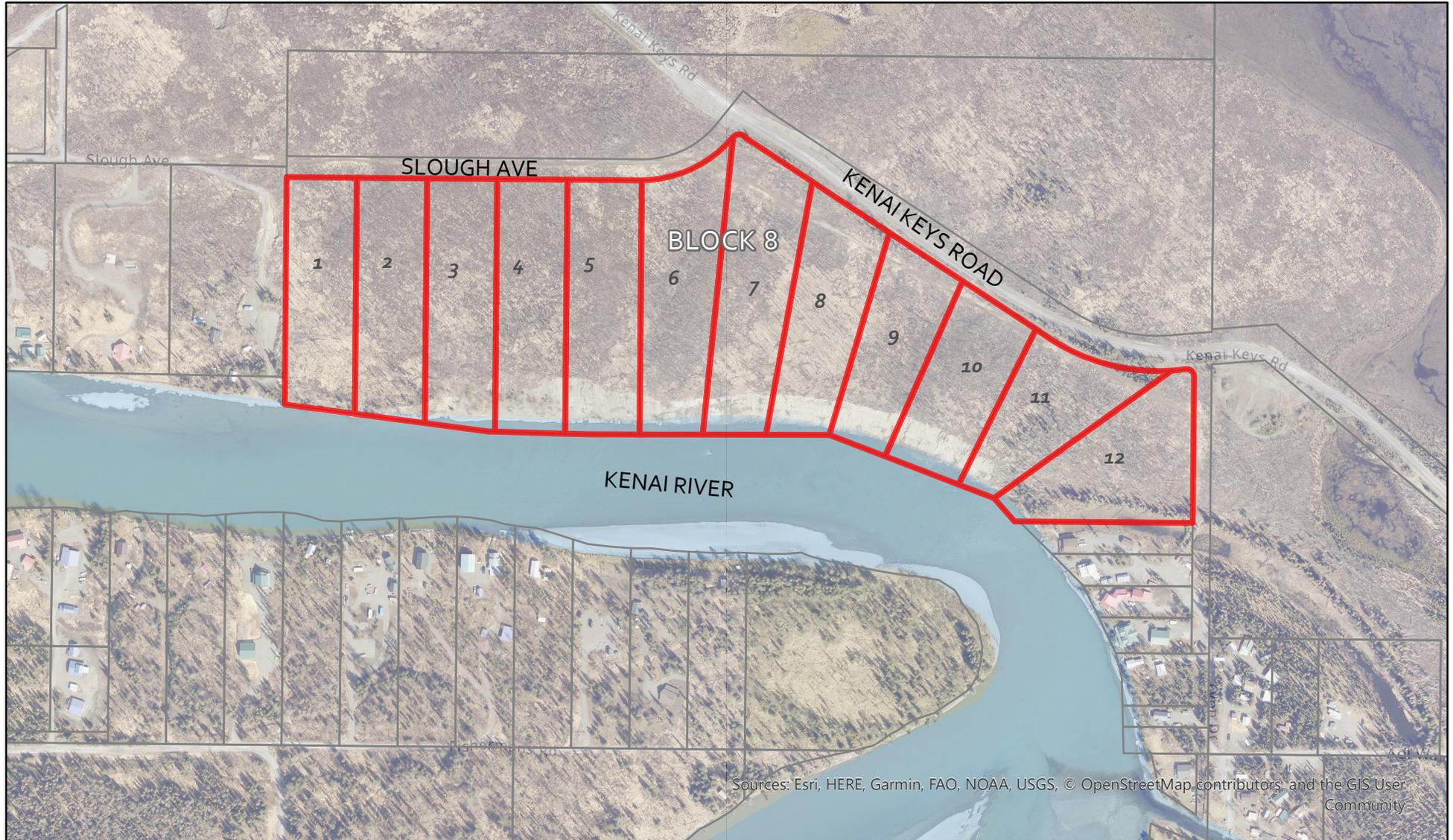
PROPOSED RESIDENTIAL WATERFRONT LOZ
BLOCK 8 STEPHENKIE ALASKA SUBDIVISION
ORDINANCE 2022-30
VICINITY MAP



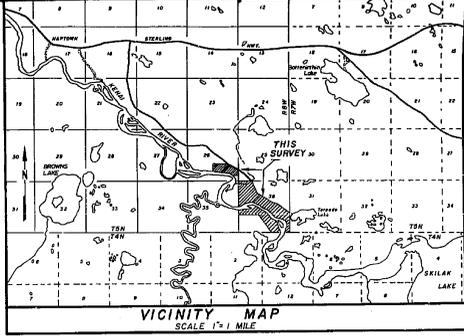
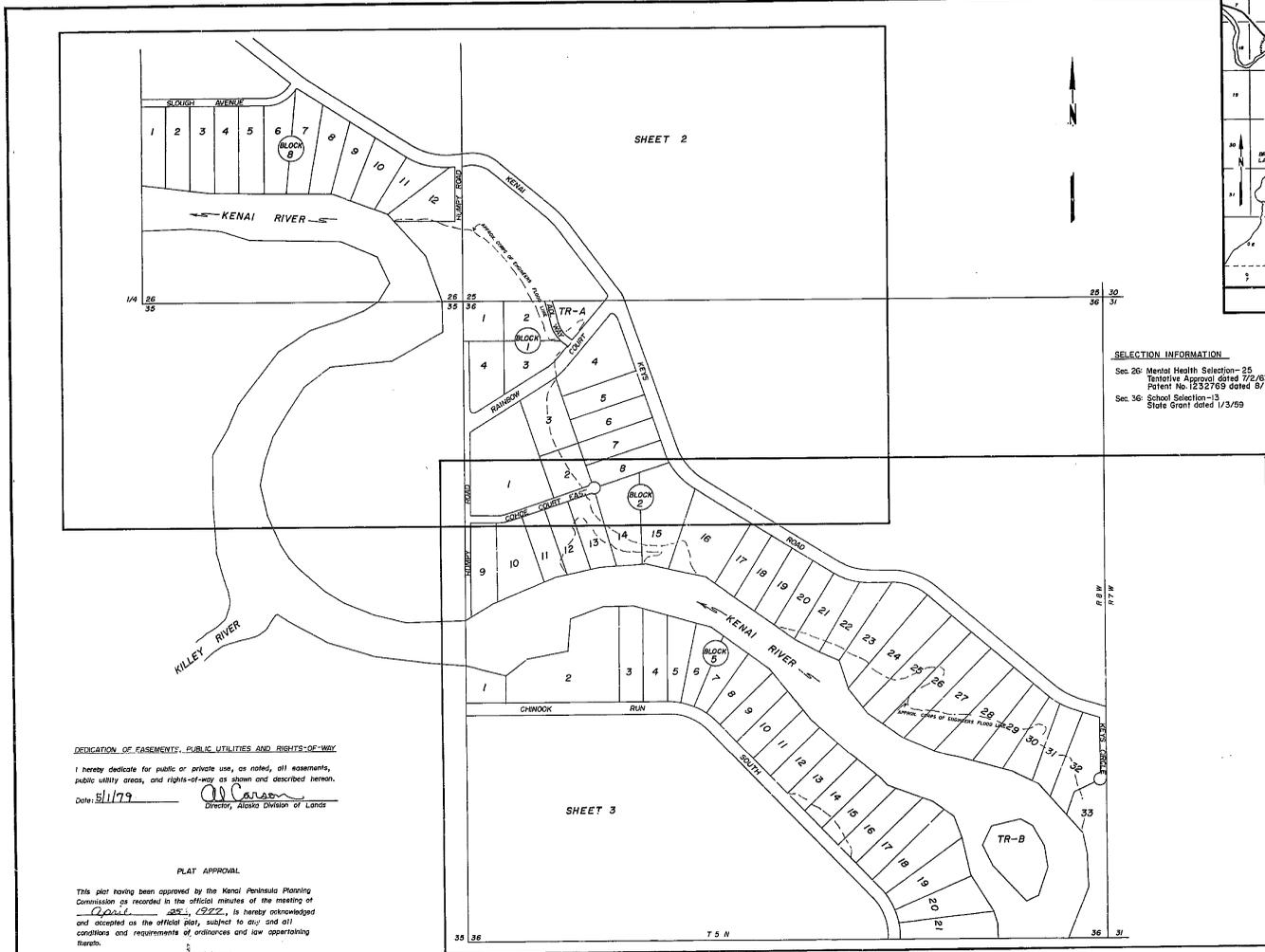
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

LOCATED OFF KENAI KEYS ROAD; STERLING, ALASKA

PROPOSED RESIDENTIAL WATERFRONT LOZ BLOCK 8 STEPHENKIE ALASKA SUBDIVISION ORDINANCE 2022-30



LOCATED WITHIN SECTION 26, T₅N, R8W, S.M.; STERLING, ALASKA



SELECTION INFORMATION
 Sec. 26 Mental Health Selection—25
 Tentative Approval dated 7/2/63
 Patent No. 1232769 dated 8/1/63
 Sec. 36 School Selection—13
 State Grant dated 1/3/59

SURVEYORS CERTIFICATE:
 I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this plat represents a survey made by me or under my direct supervision, and the monuments shown thereon actually exist as described, and that all dimensions and details are correct.
 August 12, 1974
 Date
 Registration No. 1974-010-S
 Registered Land Surveyor
Richard M. Stone



Date of plat preparation August 12, 1974

OWNERSHIP CERTIFICATE:
 I, the undersigned, hereby certify that I am the Director, Alaska Division of Lands and that the State of Alaska is the owner of Stephenkie Alaska Subdivision, Alaska State Land Survey No. 73-146 as shown hereon. I hereby approve this survey and plat for the State of Alaska.
 Date 12/24/74
 Acting Director, Alaska Division of Lands
David P. Miller

NOTARY'S ACKNOWLEDGMENT:
 Subscribed and sworn to before me this 31 day of December, 1974.
 My commission expires 3/31/75
 Notary Public for Alaska.
Shirley A. McLean

73-146
 COPY # 10
 RECORDED 11/13/74
 5-9 79
 AS 100
 Arch.

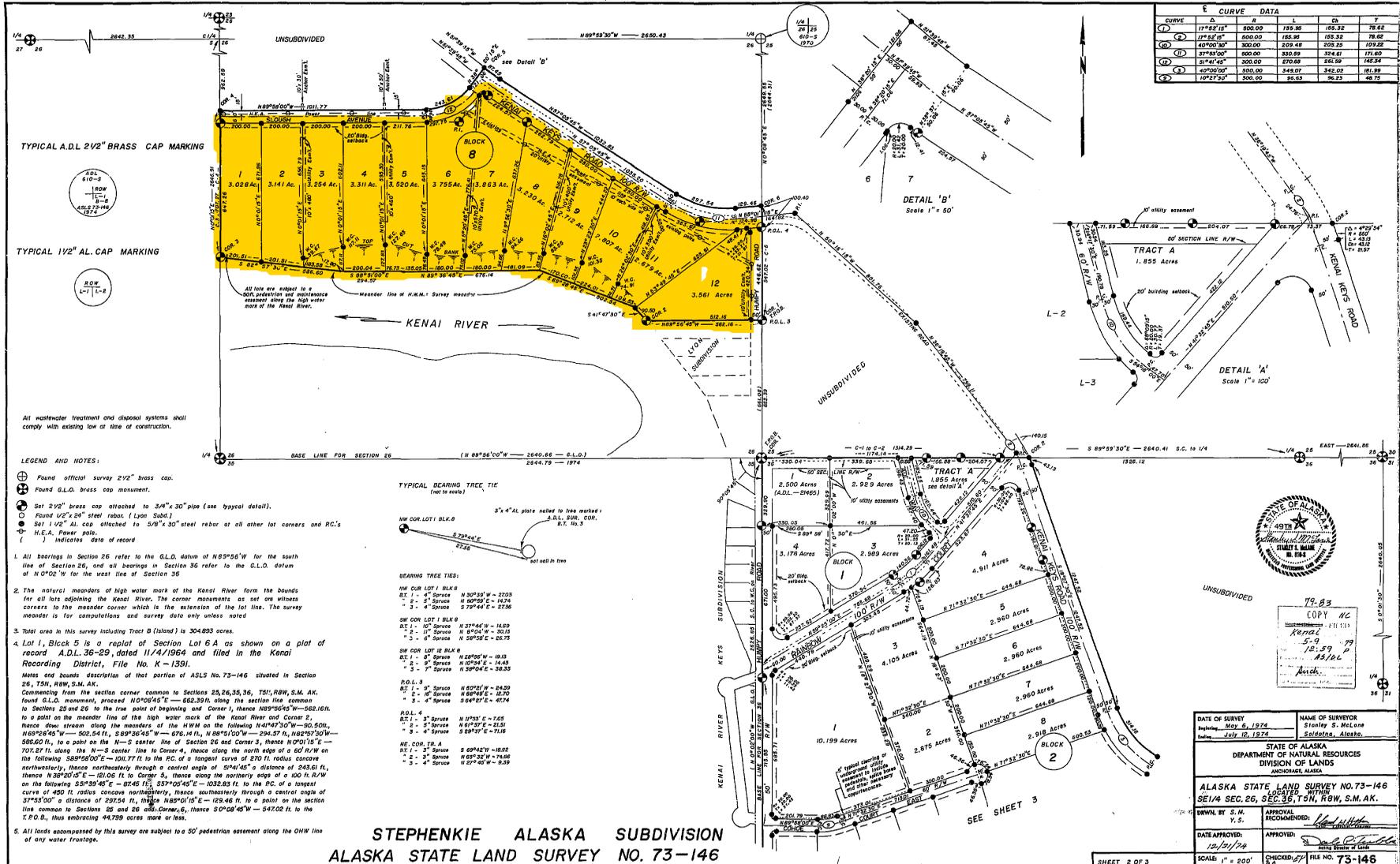
DEDICATION OF EASEMENTS, PUBLIC UTILITIES AND RIGHTS-OF-WAY
 I hereby dedicate for public or private use, as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.
 Date: 8/11/79
[Signature]
 Director, Alaska Division of Lands

PLAT APPROVAL
 This plat having been approved by the Kenai Peninsula Planning Commission as recorded in the official minutes of the meeting of October 22, 1974, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.
 Kenai Peninsula Borough
 By *[Signature]*

**STEPHENKIE ALASKA SUBDIVISION
 ALASKA STATE LAND SURVEY NO. 73-146**

(This Project accomplished under G.S.C. 74)

DATE OF SURVEY May 6, 1974	NAME OF SURVEYOR Shirley S. McLean
DATE July 18, 1974	REGISTERED 30/10000, ALASKA
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 73-146 SECTION 26, SEC. 36, T5N, R9W, S.M. AK.	
APPROVAL BY S.M. Y.S. 10/21/74	APPROVAL RECEIVED BY: <i>[Signature]</i>
DATE APPROVED: 10/21/74	APPROVED: <i>[Signature]</i>
SCALE: 1" = 200'	CHECKED BY: <i>[Signature]</i> FILE NO. 73-146



CURVE DATA						
CURVE	Δ	R	LS	CS	TS	T
(1)	177°52'00"	800.00	155.35	165.32	79.82	
(2)	177°52'00"	800.00	155.35	165.32	79.82	
(3)	40°00'00"	300.00	109.48	109.29	109.29	
(4)	37°45'00"	600.00	330.89	324.61	171.80	
(5)	57°45'00"	300.00	210.88	182.59	165.54	
(6)	40°00'00"	200.00	348.07	342.02	181.99	
(7)	10°22'30"	300.00	95.63	96.23	48.72	

TYPICAL A.D.L. 2 1/2" BRASS CAP MARKING

TYPICAL 1/2" AL. CAP MARKING

All wastewater treatment and disposal systems shall comply with existing law at time of construction.

LEGEND AND NOTES:

- ⊕ Found official survey 2 1/2" brass cap.
- ⊙ Found G.L.O. brass cap monument.
- ⊙ Set 2 1/2" brass cap attached to 3/4" x 30" pipe (see layout detail).
- ⊙ Found 1/2" x 24" steel rebar. (Lyon Subd.)
- ⊙ Set 1/2" Al. cap attached to 3/8" x 30" steel rebar at all other lot corners and P.C.'s.
- H.E.A. Power pole.
- () indicates data of record

1. All bearings in Section 26 refer to the G.L.O. datum of N89°56'W for the south line of Section 26, and all bearings in Section 36 refer to the G.L.O. datum of N9°02'W for the west line of Section 36.
2. The natural meanders of high water mark of the Kenai River form the bounds for all lots adjoining the Kenai River. The corner monuments as set witness corners to the meander corner which is the extension of the lot line. The survey meander is for computations and survey data only unless noted.
3. Total area in this survey including Tract B (Island) is 304,893 acres.
 4. Lot 1, Block 5 is a replat of Section Lot 6A as shown on a plat of record A.D.L. 36-29, dated 11/4/1964 and filed in the Kenai Recording District, File No. K-1531.
 Metes and bounds description of that portion of ASLS No. 73-146 situated in Section 26, T5N, R5W, S.M. AK.
 Commencing from the section corner common to Sections 25, 26, 35, 36, T5N, R5W, S.M. AK. Found G.L.O. monument, proceed N0°00'45"E — 663.39 ft. along the section line common to Sections 25 and 26 to the true point of beginning and Corner 1, thence N89°26'45"W — 562.16 ft. to a point on the meander line of the high water mark of the Kenai River and Corner 2, thence down stream along the meanders of the H.W.M. on the following N48°45'30"W — 502.50 ft., N69°28'45"W — 501.54 ft., S89°36'45"E — 676.14 ft., N 88°45'00"W — 294.27 ft., N82°57'30"W — 586.60 ft., to a point on the N—S center line of Section 26 and Corner 3, thence N°00'10"E — 102.27 ft. along the N—S center line to Corner 4, thence along the westerly edge of a 600 ft. R/W on the following S89°58'00"E — 101.77 ft. to the P.C. of a tangent curve of 270 ft. radius concave northwesterly, thence northwesterly through a central angle of 87°44'45" a distance of 648.61 ft., thence N26°03'07"E — 83.06 ft. to Corner 5, thence along the westerly edge of a 600 ft. R/W on the following S57°39'48"E — 87.45 ft., S57°05'48"E — 103.82 ft. to the P.C. of a tangent curve of 450 ft. radius concave northwesterly, thence northwesterly through a central angle of 37°52'00" a distance of 202.56 ft., thence N89°01'05"E — 128.46 ft. to a point on the section line common to Sections 25 and 26 and Corner 6, thence S°00'08'48"W — 847.02 ft. to the T.P.O.B., thus embracing 44,789 acres more or less.
5. All lands encompassed by this survey are subject to a 50' pedestrian easement along the OHW line of any water frontage.

STEPHENIE ALASKA SUBDIVISION
ALASKA STATE LAND SURVEY NO. 73-146

DATE OF SURVEY Beginning: <u>May 6, 1974</u> Ending: <u>July 12, 1974</u>	NAME OF SURVEYOR <u>Stanley S. Malone</u> <u>Sedona, Alaska</u>
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 73-146 SE1/4 SEC. 26, S2E35, T5N, R5W, S.M. AK.	APPROVAL RECOMMENDED: <u>[Signature]</u>
DATE APPROVED: <u>12/01/74</u>	APPROVED: <u>[Signature]</u>
SCALE: 1" = 200'	CHECKED BY: <u>[Signature]</u>
SHEET 2 OF 3	FILE NO. <u>73-146</u>



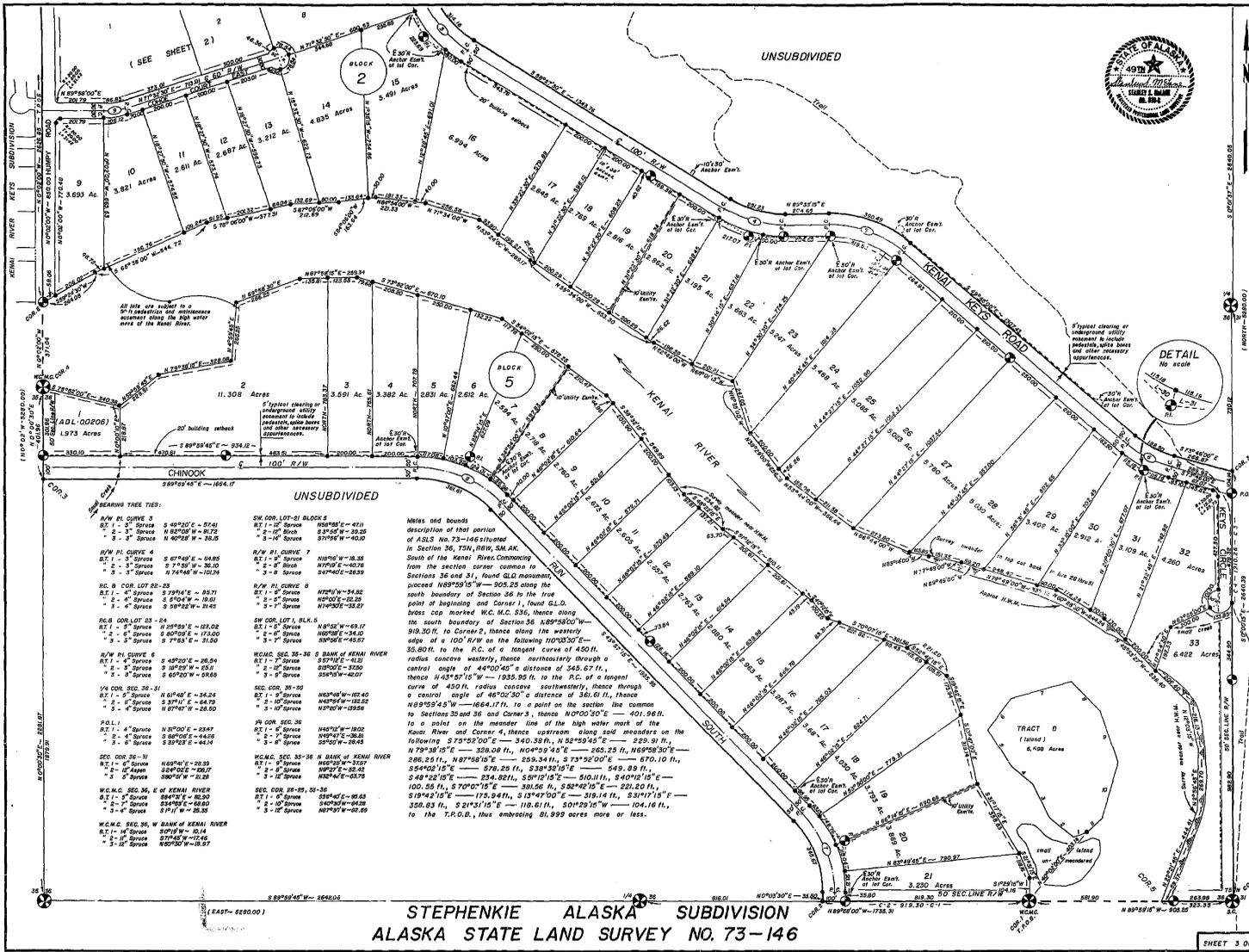
CURVE DATA					
CURVE	Δ	R	Ch	T	T
1	40°00'00"	500.00	345.07	342.22	161.50
2	31°59'18"	500.00	279.14	275.53	142.31
3	40°40'48"	500.00	354.93	347.56	168.23
4	24°00'00"	500.00	209.84	207.91	106.28
5	44°00'45"	500.00	344.08	374.77	203.00
6	40°02'30"	500.00	401.79	391.07	212.45
7	18°27'30"	500.00	96.89	96.89	48.73

Mets and Down description of that portion of ASLS No. 73-146 situated in Section 36, T5N, R5W, S.M. AK. north of the Kenai River. Commencing from the section corner common to Sections 26, 28, 29, 35, 36, T5N, R5W, S.M. AK. (the being the iron pin at beginning and Corner 1, found G.L.O. monument, proceed S89°49'30"E—134.29 ft. along the section line common to Sections 25 and 36 to intersection with the westerly edge of a 100' R/W and Corner 2, thence along said R/W on the following, southeasterly along a curve of 550 ft. radius concave to the southeasterly through a central angle of 42°49'34" a distance of 43.13 ft., thence S18°27'50"E—247.82 ft. to the P.C. of a tangent curve of 450 ft. radius concave northeasterly, thence southeasterly through a central angle of 40°00'00" a distance of 344.16 ft., thence S58°27'30"E—1343.76 ft. to the P.C. of a tangent curve of 450 ft. radius concave northeasterly, thence southeasterly through a central angle of 31°59'18" a distance of 251.23 ft., thence S89°33'15"E—204.65 ft. to the P.C. of a tangent curve of 550 ft. radius concave northeasterly, thence southeasterly through a central angle of 40°00'00" a distance of 168.50 ft., thence S73°46'00"E—266.87 ft. to a point on the section line common to Sections 36 and 31 and Corner 3, thence S21°15'15"E—1910.26 ft. to the section corner common to Sections 31 and 31 and Corner 4, found G.L.O. monument, thence along the south boundary of Section 36 S48°29'45"W—233.51 ft. to a point on the meander line of the high water mark of the Kenai River and Corner 5, thence downstream along the meanders of the NW 1/4 of the following: N22°52'45"E—44.41 ft., N02°05'45"E—263.70 ft., N12°02'18"W—216.13 ft., N45°23'32"W—536.40 ft., N60°28'30"W—244.24 ft., N74°42'00"W—338.42 ft., N59°48'00"W—393.20 ft., S77°48'00"W—12.85 ft., N89°00'00"W—65.85 ft., N89°00'00"W—273.80 ft., N53°44'00"W—368.64 ft., N39°29'00"W—256.26 ft., N10°30'00"W—247.02 ft., N09°01'00"W—20.51 ft., N62°49'00"W—108.28 ft., N57°31'00"W—653.00 ft., N53°24'00"W—298.17 ft., N77°34'00"W—256.58 ft., N04°54'00"W—231.33 ft., S88°40'00"W—163.64 ft., S78°00'00"W—232.49 ft., S74°00'00"W—377.31 ft., S68°10'00"W—244.72 ft., S39°00'00"W—264.08 ft. to a point on the section line common to Sections 35 and 36 and Corner 6, N02°00'00"W—265.82 ft. to the T.P.D., thus embracing 172,938 acres more or less.

Measures of Tract B (Island)

1. S 72°46'45"W—42.03
2. N 51°53'30"W—224.04
3. N 20°48'30"W—166.77
4. N 49°33'30"W—119.13
5. N 30°00'00"W—182.00
6. S 37°48'00"E—174.80
7. N 72°10'00"E—201.25
8. S 43°17'00"E—182.49
9. S 10°27'30"E—244.95
10. S 10°12'18"E—226.28
11. S 49°54'00"W—96.11

79-83
007' N.C.
111.011
5.9
125.2
A/D/L
A/D/L
A/D/L



Mets and bounds description of that portion of ASLS No. 73-146 situated in Section 36, T5N, R5W, S.M. AK. South of the Kenai River, commencing from the section corner common to Sections 36 and 31, found G.L.O. monument, proceed N89°39'15"W—905.25 along the south boundary of Section 36 to the true point of beginning and Corner 1, found G.L.O. brass cap marked W.C. McC. S36, thence along the south boundary of Section 36 N09°50'00"W—919.35 ft. to Corner 2, thence along the westerly edge of a 100' R/W on the following: T02°30'E—35.80 ft. to the P.C. of a tangent curve of 450 ft. radius concave westerly, thence northeasterly through a central angle of 44°00'45" a distance of 345.67 ft., thence N43°57'15"W—1935.95 ft. to the P.C. of a tangent curve of 450 ft. radius concave southeasterly, thence through a central angle of 46°02'30" a distance of 361.61 ft., thence N89°49'45"W—1654.17 ft. to a point on the section line common to Sections 36 and 36 and Corner 3, thence N02°00'00"E—401.96 ft. to a point on the meander line of the high water mark of the Kenai River and Corner 4, thence upstream along said meanders on the following: S71°52'00"E—340.38 ft., N54°25'45"E—285.91 ft., N79°39'15"E—328.08 ft., N04°59'45"E—265.25 ft., N59°58'30"E—206.25 ft., N87°00'00"E—259.34 ft., S73°52'00"E—670.10 ft., S54°00'00"E—376.25 ft., S31°32'00"E—549.89 ft., S49°22'15"E—334.82 ft., S59°12'15"E—510.11 ft., S40°15'15"E—100.55 ft., S70°00'15"E—338.56 ft., S89°48'15"E—221.20 ft., S18°10'15"E—338.56 ft., S18°10'15"E—318.14 ft., S31°11'15"E—326.03 ft., S21°31'15"E—118.81 ft., S01°29'15"W—104.16 ft. to the T.P.D., thus embracing 81,999 acres more or less.

STEPHENKIE ALASKA SUBDIVISION
ALASKA STATE LAND SURVEY NO. 73-146

DATE OF SURVEY Beginning: Nov. 6, 1974 Ending: July 12, 1974	NAME OF SURVEYOR Stanley S. McLean Selling: ALASKA
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 73-146 SE1/4 SEC. 26, SEC. 36, T5N, R5W, S.M. AK.	
DRAWN BY S.M. F. S.	APPROVAL <i>[Signature]</i>
DATE APPROVED 12/31/79	APPROVED <i>[Signature]</i>
SCALE: 1" = 200'	CHECKED BY FILE NO. 73-146