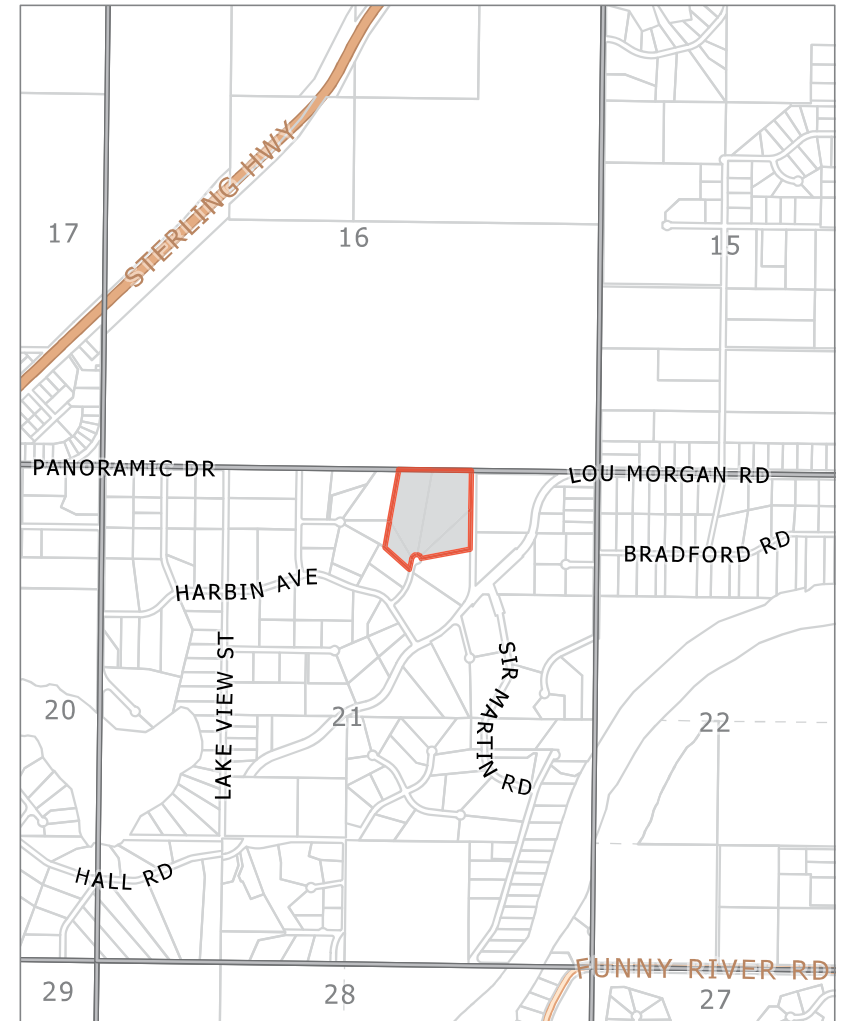
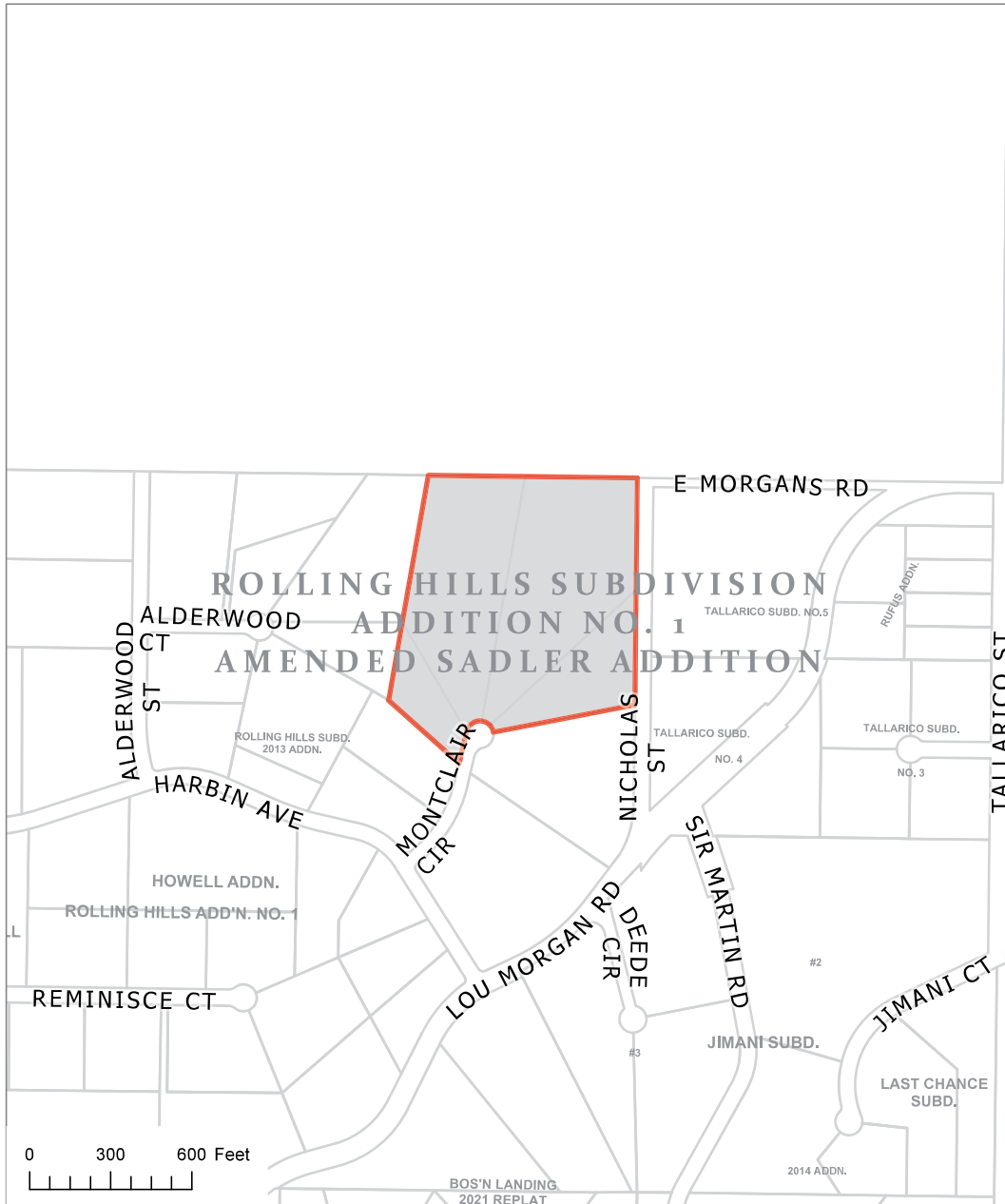


## **E. NEW BUSINESS**

- 2. Rolling Hills Sub Addn No.1 Amended Sadler Addn  
KPB File 2025-115  
McLane Consulting Group / Sadler  
Location: Montclair Circle, Nicholas Street & Lou  
Morgan Road  
Sterling Area**



KPB File 2025-115  
T 05N R 09W S21  
Sterling

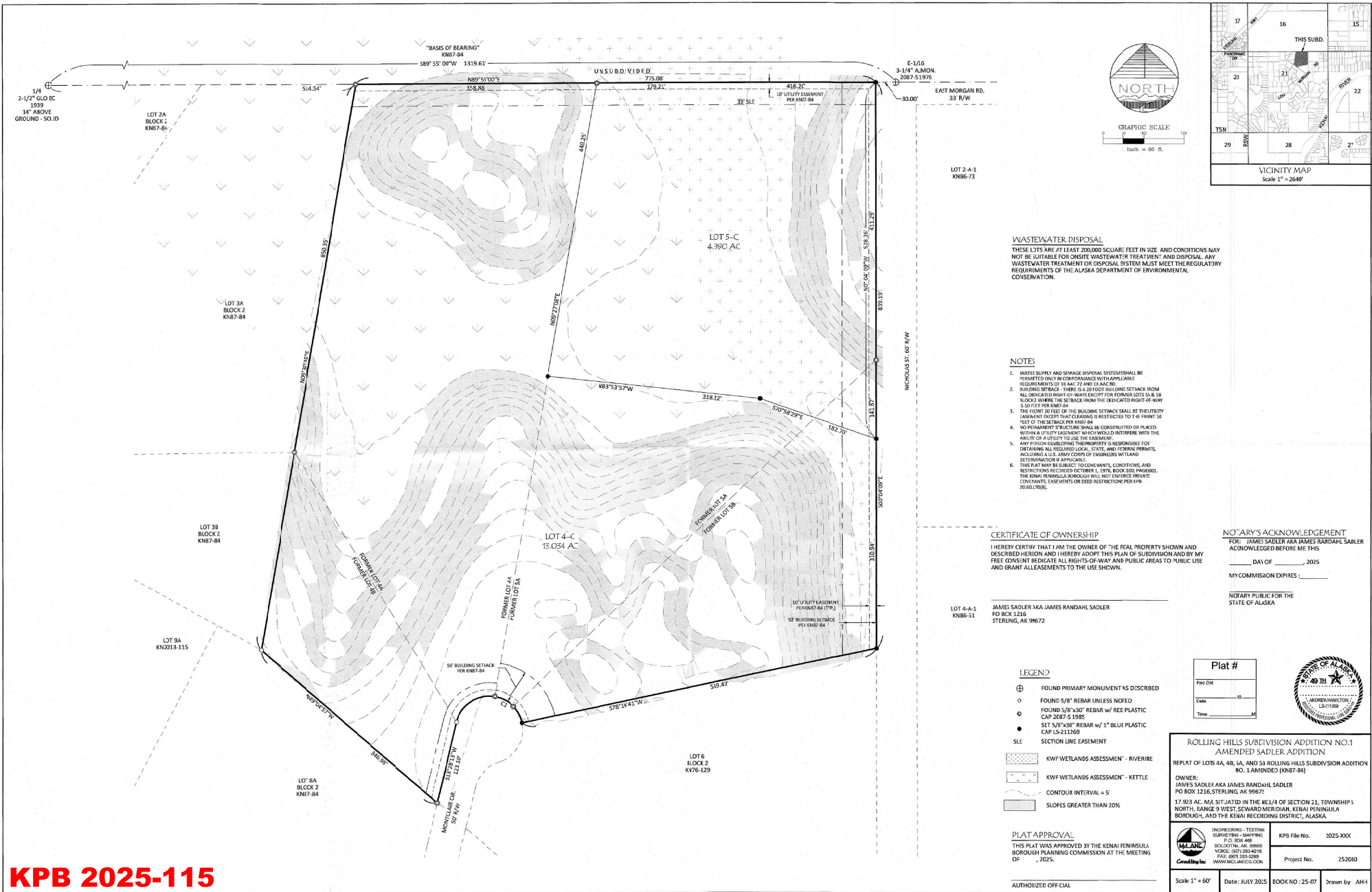




The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**KPB 2025-115**



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

- NOTES**
1. WASTE SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 86.
  2. BUILDING SETBACK - THERE IS A 20 FOOT BUILDING SETBACK FROM ALL OPERATED RIGHT-OF-WAY EXCEPT FOR FORMER LOTS 3A & 5A BLOCK 2 WHERE THE SETBACK FROM THE DEDICATED RIGHT-OF-WAY IS 50 FEET PER KPB 84.
  3. THE FRONT 20 FEET OF THE BUILDING SETBACK SHALL BE UTILIZED AS A UTILITY EASEMENT WHICH SHALL BE CONSTRUED ON PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  4. NO PERMANENT STRUCTURE SHALL BE CONSTRUED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING ALL ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  6. THIS PLAT MAY BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED OCTOBER 1, 2018, BOOK 303, PAGE 602. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR EASE RESTRICTIONS PER KPB 20.60.1700B.

**CERTIFICATE OF OWNERSHIP**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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 EASEMENTS TO THE USE SHOWN.

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: JAMES SADLER AKA JAMES RANDAHL SADLER  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

LOT 4-A-1  
 KN86-51  
 JAMES SADLER AKA JAMES RANDAHL SADLER  
 PO BOX 1216  
 STERLING, AK 99672

- LEGEND**
- ① FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS NOTED
  - FOUND 5/8"x30" REBAR w/ REC PLASTIC CAP 2087-5198
  - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
  - SLE SECTION LINE EASEMENT
  - WKF WETLANDS ASSESSMENT - RIVERBIE
  - WKF WETLANDS ASSESSMENT - KETTLE
  - CONTOUR INTERVAL = 5'
  - SLOPES GREATER THAN 20%

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2025.

AUTHORIZED OFFICIAL

**Plat #**

Rec Date \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_



**ROLLING HILLS SUBDIVISION ADDITION NO.1 AMENDED SADLER ADDITION**  
 REPLAT OF LOTS 4A, 8A, 1A, AND 33 ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED (KN87-84)

OWNER:  
 JAMES SADLER AKA JAMES RANDAHL SADLER  
 PO BOX 1216, STERLING, AK 99672

17,923 AC. ARE SITUATED IN THE BELLA OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTINI SURVEYING, MAPING P.O. BOX 466 SLOVOTNA, AK 99685 VOICE: (907) 283-4218 FAX: (907) 283-5286 WWW.TESTINISURVEYING.COM

KPB File No. 1025-XXX

Project No. 252080

Scale 1" = 60' Date: JULY 2025 BOOK NO: 25-07 Drawn by AH4



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED SADLER ADDITION**

<b>KPB File No.</b>	2025-115
<b>Plat Committee Meeting:</b>	August 25, 2025
<b>Applicant / Owner:</b>	James Sadler – James Randahl Sadler / Sterling
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting
<b>General Location:</b>	Montclair Cir and Nicholas St and Lou Morgan Road

<b>Parent Parcel No.:</b>	063-480-64, 063-480-65, 063-480-66, and 063-480-67
<b>Legal Description:</b>	T 5N R 9W SEC 21 SEWARD MERIDIAN KN 0870084 ROLLING HILLS SUB ADDN NO 1 AMENDED LOTS 4A, 4B, 5A AND 5B BLK 2
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine four lots of varied size to create two lots of 4.890 acres and 13.034 acres.

**Location and Legal Access (existing and proposed):**

Access to the plat is on the south by Montclair Cir and on the east by Nicholas St. Montclair Cir is a 50' dedicated cul-de-sac privately maintained and Nicholas St is a 60' dedicated road undeveloped. To the northeast is East Morgan Rd a half dedication coming in from the east and ending at Nicholas St.

The get to the plat, access is from Sterling Highway near mile 84.7 at Scout Lake Rd, down to Lou Morgan Rd. then right to Nicholas St continue to Harbin Ave both on the right. Harbin Ave will take you to Montclair Cir.

The Roads Director in his review of the plat noted East Morgan Rd should be extended west across to north end of the two lots or the plat. Per KPB 20.30.030 the plat should provide for the continuation or appropriate projection of all streets. **Staff recommends** the surveyor modify the drawing to include the extension of the half dedication of East Morgan Rd as a 30' dedication running to the west side of the plat as requested by the Roads Director. Additionally, include the standard plat note for road design and construction.

KPB records indicate the section line easement may be along the north boundary may be 50-feet wide. **Staff recommends** the surveyor verify the easement width and modify the section line easement label on the plat if needed.

There appears to be a trail crossing from Nicholas St going to the west into the property adjacent. The trail does not look to be well used and may follow an old stream bed.

Block length is not compliant having no road to bring the block back to full connection. The extension of East Morgan Rd on the north of the plat would be start for the compliance.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: East Morgan Road ROW should be added to the north boundary of both lots
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SOA DOT comments	
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**Site Investigation:**

There are improvements located on the property, with structures currently located on Lot 4A. When the plat is complete, the improvements will be located on Lot 4-C.

There are steep areas over 20% grade shown on the plat with the dark hatch color along the contours.

Wetlands are also shown on the plat with two distinct hatch patterns for the wetlands identified by the KWF Wetlands Assessment. The larger hatch on the west is Kettle and the smaller on the east is Riverine. Plat note 5 is properly placed and should remain on the final submittal.

The River Center Review identified the plat to be located in a FEMA identified Flood Hazard Area of Zone X-unshaded. The note in KPB 20.30.280(D) should be added to the plat notes, including the FEMA Firm Panel and Flood Zone designation.

The River Center review did not identify the plat to be located in a habitat protection district. No note from KPB 20.30.290 will be needed.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: This is within the non-regulatory X-unshaded Zone. This is an area of minimal flood hazard. No depiction needed but plat note should be present.</p> <p>Flood Zone: X (unshaded)  Map Panel: 02122C-0290F  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	

**Staff Analysis**

The land was previously identified as the E1/2 NW1/4 and the W1/2 NE1/4 of Section 21, Township 5 North, Range 9 West, SM, Alaska. Rolling Hills Subdivision KN76-129 first platted the land. Rolling Hills Subdivision Addition No. 1 KN 86-110 replatted several lots within KN76-129 including the four involved with this plat. Rolling Hills Subdivision Addition No. 1 Amended KN 87-84 corrected several typographic errors as noted. This platting action will replat 4 lots of Block 2 KN87-84 into 2 new lots.

A soils report will not be required as the new lots are above 200,000 sq ft. each.

Notice of the proposed plat was mailed to the beneficial interest holders on August 5, 2025. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.



There does not appear to be any encroachment issues on the lines.

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**

There is a 10' utility easement along the north and east line of the plat as shown.

Per plat note 9 on KN87-84, the 20' building setback on former lots 4A and 4B is designated as a utility easement by KN87-84 and has been carried forward as plat note number 3. The front 10' along the setback is designated for a clearing easement per plat KN87-84.

Per plat note 3 from KN87-84 former lots 4A & 4B have a setback of 20' and 5A & 5B have a 50' setback from all dedicated right-of-ways.

**Staff recommends** the former line between lots 4a and 5A be dimensioned for purposes of identifying the setback and easement limits. Add a label for the 20-foot building setback.

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.

HEA has requested the easement as shown on KN87-84 along the southwest line of Lot 4B be added to the drawing. HEA comment is included in the packet.

#### **Utility provider review:**

HEA	See comment
ENSTAR	No Response
ACS	No comment
GCI	No response

#### **KPB department / agency review:**

Addressing Review	<p>Reviewer: Pace, Rhealyn</p> <p>Affected Addresses: 36795 MONTCLAIR CIR, 36835 MONTCLAIR CIR, 36847 MONTCLAIR CIR, 36826 MONTCLARI CIR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: NICHOLAS ST, MONTCLAIR CIR</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:</p>
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	36835 MONTCLAIR CIR WILL REMAIN, ALL OTHER ADDRESSES WILL BE DELETED
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comments

### **STAFF RECOMMENDATIONS**

#### **CORRECTIONS / EDITS**

Add date of August 25, 2025 to the Plat Approval.

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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.

- 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:**  
Modify KPB File No to 2025-115  
Add Block 2 to the legal description of the parent plat.
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
- Staff recommendation:**  
Label Hall Lake
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
- Staff recommendation:**  
Add Block 2 to the lot numbers

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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.

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### **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.*

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**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.*

Add appropriate notes and certificates.

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**RECOMMENDATION:**

**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**

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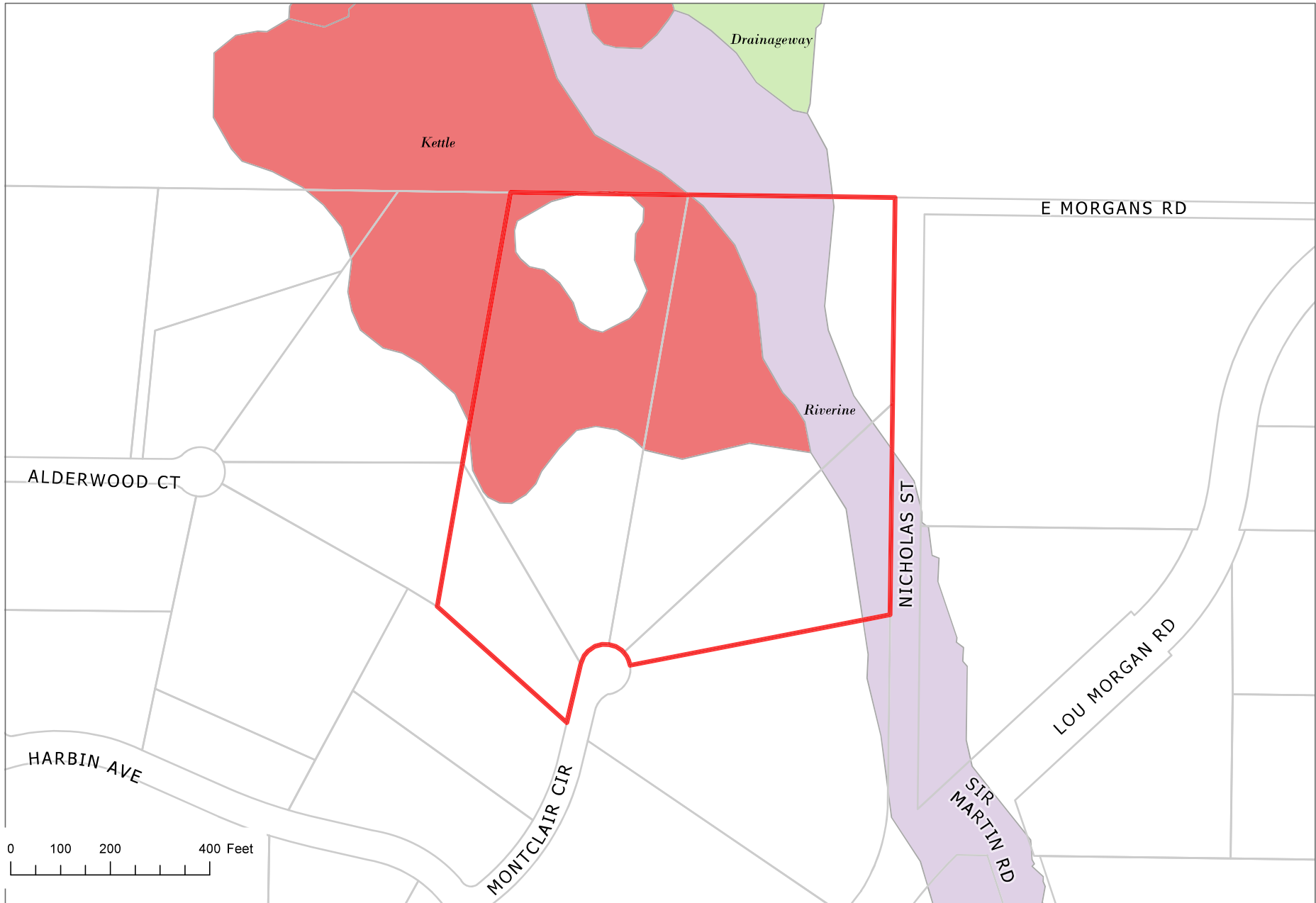


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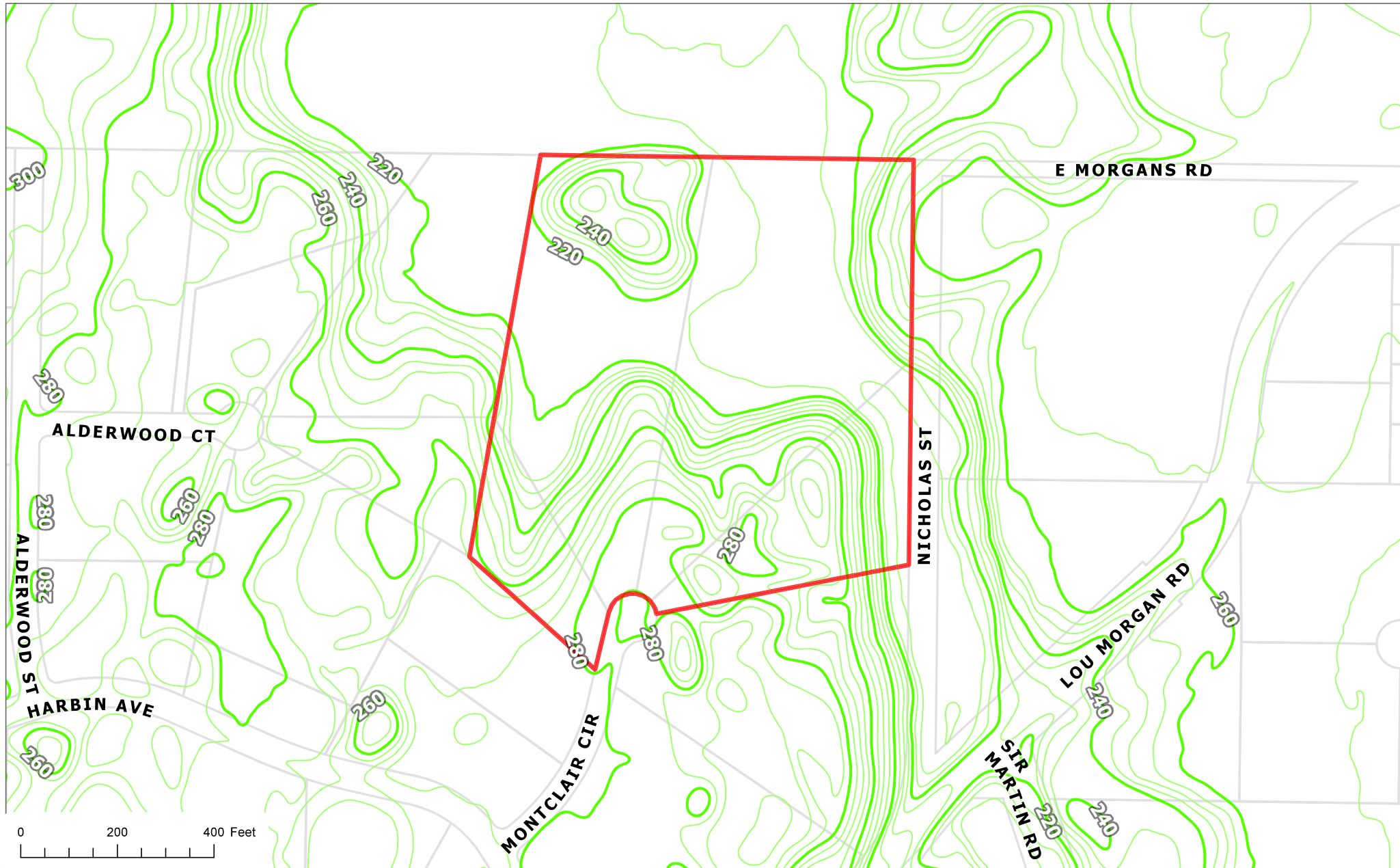




## Wetlands

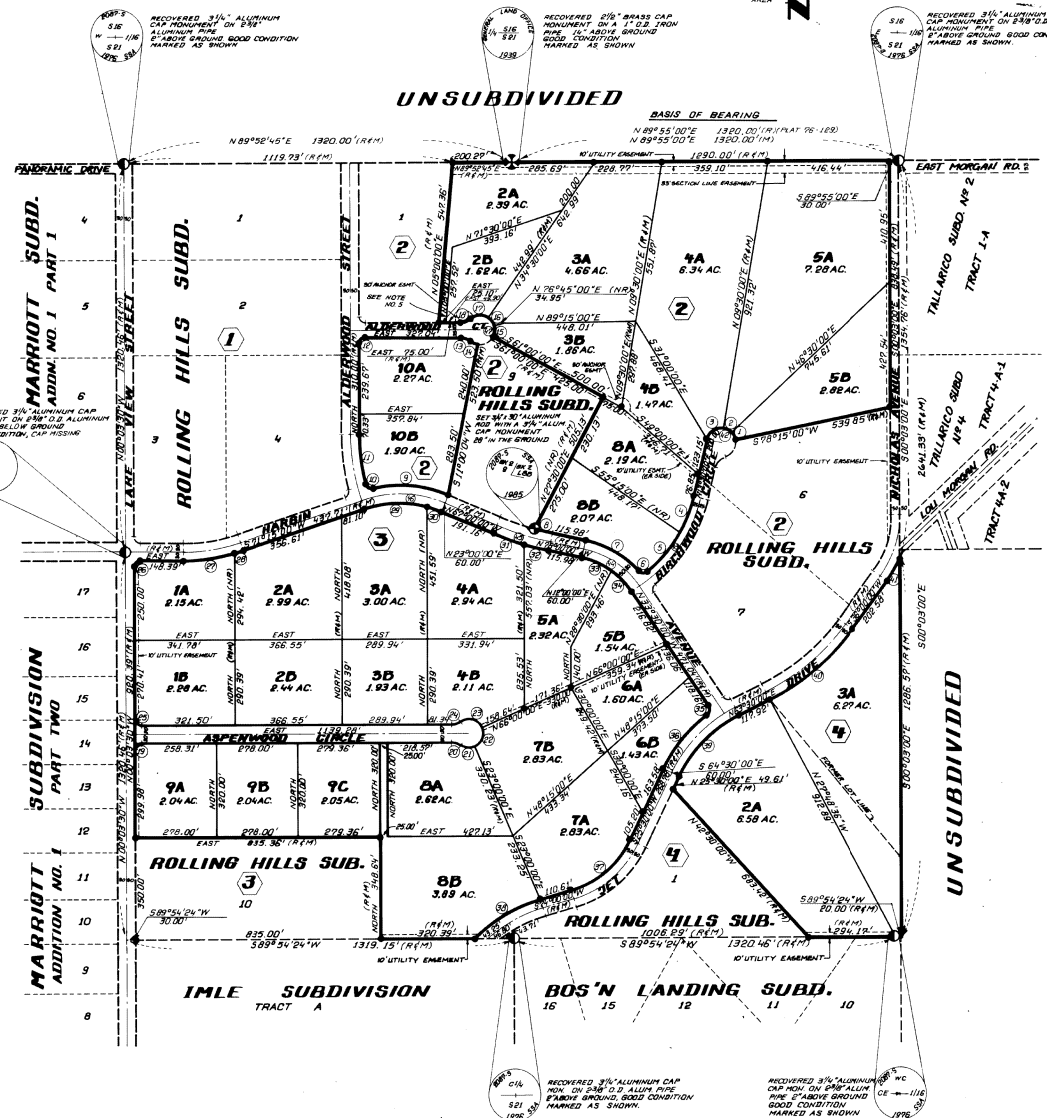


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LETTER OF APPROVAL BY ALASKA  
DEPT. OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE  
WITH AAC 72.065 AND WAS RECOMMENDED FOR APPROVAL  
IN A LETTER DATED APRIL 8, 1984 AND SUBJECT TO  
NOTE 7.

AMENDMENT CERTIFICATION

ALTERATIONS TO 86-110, KENAI RECORDING DISTRICT  
1. PRIMARY EASEMENT ON TALLEKROD RD. BKS. LOC CHANGED TO  
2. SECONDARY EASEMENT ON TALLEKROD RD. BKS. LOC CHANGED TO  
3. LOT 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 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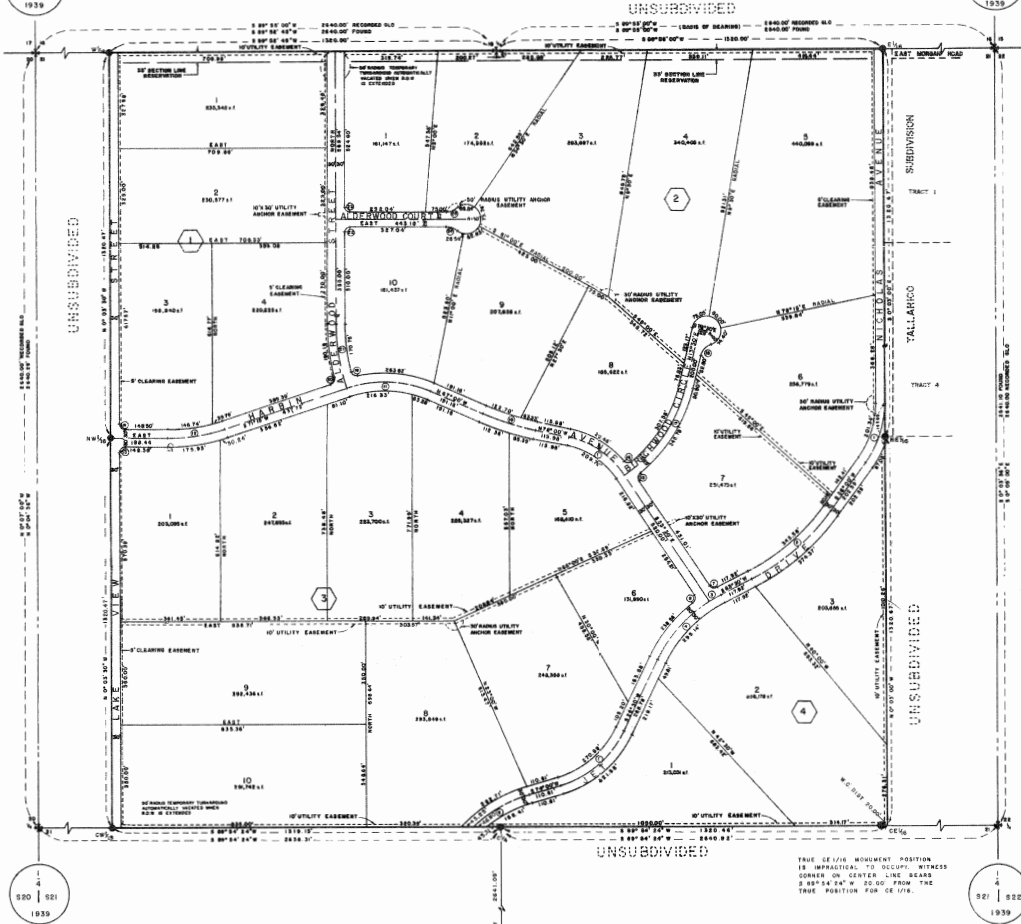
FOUND G.L.O. BRASS CAP MONUMENT ON A 2" IRON PIPE 24" ABOVE THE GROUND SURFACE. FROM WHICH

A SPRUCE 4" IN DIAMETER BEARS N 4° 00' E A DISTANCE OF 7.2'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A SPRUCE 4" IN DIAMETER BEARS S 61° 09' E A DISTANCE OF 17.1'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A SPRUCE 5" IN DIAMETER BEARS N 76° 59' W A DISTANCE OF 59.5'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

T&N R&W  
S17, S18  
S20, S21  
1939



FOUND G.L.O. BRASS CAP MONUMENT 12" ABOVE GROUND SURFACE ON A 2" PIPE FROM WHICH

A SPRUCE 4" IN DIAMETER BEARS N 71° 16' E A DISTANCE OF 34.9'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A SPRUCE 4" IN DIAMETER BEARS S 65° 58' E A DISTANCE OF 12.8'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A SPRUCE 4" IN DIAMETER BEARS N 55° 37' W A DISTANCE OF 28.8'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

# NOTES

- ALL BEARINGS ARE BASED ON THE 1939 DATUM OF THE GENERAL LAND OFFICE FOR THE SECTION LINE COMMON TO SECTIONS 16 AND 21, T&N, R&W, S.N. ALASKA.
- THERE SHALL BE A TWENTY FOOT BUILDING SET BACK FROM ALL FRONT LOT LINES.
- THE PROPOSED USE OF THIS SUBDIVISION IS RESIDENTIAL AND RECREATIONAL.

## CURVE DATA

NO.	RADIUS	DELTA	TANGENT	CHORD	LENGTH
1	350.00'	36°05'00"	113.89'	216.60'	220.82'
2	750.00'	27°30'00"	183.52'	356.53'	359.87'
3	475.00'	5°18'48"	22.04'	44.03'	44.06'
4	475.00'	38°00'00"	163.56'	309.29'	315.03'
5	350.00'	48°30'00"	157.66'	287.50'	296.27'
6	475.00'	26°09'42"	110.37'	215.01'	216.89'
7	20.00'	85°00'00"	17.69'	26.50'	28.97'
8	20.00'	86°03'58"	18.67'	27.30'	30.04'
9	300.00'	44°30'00"	122.73'	227.19'	233.00'
10	1000.00'	11°00'00"	96.29'	191.69'	191.99'
11	400.00'	41°45'00"	152.55'	288.06'	291.47'
12	600.00'	18°45'00"	99.06'	196.47'	196.38'
13	20.00'	90°03'30"	20.02'	28.30'	31.44'
14	20.00'	89°56'30"	19.98'	28.27'	31.40'
15	20.00'	84°44'10"	18.24'	26.96'	29.58'
16	20.00'	88°06'55"	19.35'	27.82'	30.76'
17	500.00'	43°00'00"	196.96'	366.50'	375.25'
18	50.00'	60°00'00"	28.87'	50.00'	52.36'
19	20.00'	87°23'06"	19.16'	27.67'	30.56'
20	20.00'	86°10'38"	18.71'	27.33'	30.08'
21	700.00'	18°45'00"	115.57'	228.05'	229.07'
22	20.00'	90°00'00"	20.00'	28.28'	31.42'
23	20.00'	90°00'00"	20.00'	28.28'	31.42'
24	50.00'	41°24'35"	18.89'	35.36'	36.14'
25	50.00'	41°24'35"	18.89'	35.36'	36.14'

## LEGEND

- FOUND 1919 G.L.O. BRASS CAP MONUMENT
- SET A-1 BERNSTEIN ALUMINUM FEDERAL MONUMENT
- SET 5/8" X 30" REBAR ROD WITH SURVEY CAP AT ALL LOT CORNERS
- CURVE NO. 1 SEE CURVE DATA
- TYPICAL IDENTIFIABLE MONUMENT CAP



A-1 BERNSTEIN ALUMINUM FEDERAL MONUMENT CAP

SURV KAP

FOUND G.L.O. BRASS CAP MONUMENT 12" ABOVE GROUND SURFACE ON A 1" IRON PIPE. FROM WHICH

A SPRUCE 4" IN DIAMETER BEARS N 40° 00' E A DISTANCE OF 43.2'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

A G.L.O. BRASS CAP (F&D.) ON A 1" PIPE (WEATHER CORNER) BEARS S 8° 00' W A DISTANCE OF 9.10'.

A SPRUCE 4" IN DIAMETER BEARS N 33° 00' W A DISTANCE OF 30.1'. TREE IS DOUBLE BLAZED AND SCRIBED "8 M".

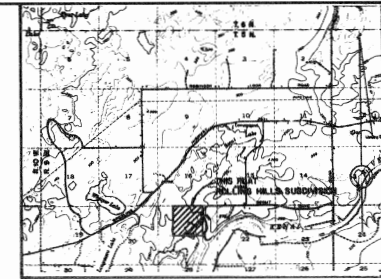
S20, S21  
1939

FOUND G.L.O. BRASS CAP MONUMENT ON A 1" IRON PIPE. THE PIPE IS BROKEN 8" BELOW THE CAP. THE G.L.O. PIPE AND BRASS CAP ARE 160.00' FROM THE TRUE POSITION FOR C.E.I.R.

A NAIL (SET) EMBEDDED 24" ABOVE GROUND ON THE NORTH SIDE OF POWER POLE NO. 67222 BEARS N 27° 26' E A DISTANCE OF 110.72'.

A DEAD SPRUCE (D.C. S.T.) 8" IN DIAMETER BEARS N 71° 30' E A DISTANCE OF 21.80'. TREE IS BLAZED AND SCRIBED 1/4 INCH BY 1/4 INCH WITH G.L.O. TAG.

A NAIL (SET) EMBEDDED 30" ABOVE THE ROOT CROWN ON THE WEST SIDE OF A 2" SPRUCE BEARS S 27° 54' E A DISTANCE OF 38.85'.



BASE: KENAI (C-3) QUADRANGLE SCALE: 1" = 1 MILE

## VICINITY MAP

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision and dedicate all streets, alleys, walks, parks, utility easements and other open spaces to public use.

*Stan Sears*  
Stan Sears  
1300 Lons Drive  
Anchorage, Alaska 99503

*James Harrower*  
James Harrower  
Star Route A  
Anchorage, Alaska 99502

*Anthony Ony*  
Anthony Ony  
7146 Terry Place  
Anchorage, Alaska 99502

## NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 16 day of July, 1976.

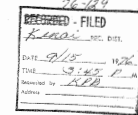
*Marjorie Davis*  
Notary for Alaska

*My Commission Expires*

## PLAT APPROVAL

Plot approved by the commission this 22 day of March, 1976.

*Stan Sears*  
Planning Director



## CERTIFICATE OF SURVEY

I, the undersigned registered land surveyor, hereby certify that this survey has been completed by me or under my direct supervision and that the corners and monuments have been located and established and that dimensions shown herein are true and correct.

*Stan Sears*  
Stanley E. Sears  
Registered Land Surveyor  
2087-S

Date 7/16/76

This parcel contains 160.069 acres, more or less.

**PLAT OF**  
**ROLLING HILLS SUBDIVISION**  
A SUBDIVISION OF THE  
E/2 NW1/4 & W/2 NE1/4, SECTION 15, T&N, R&W  
SEWARD MERIDIAN, ALASKA

**STAN SEARS AND ASSOCIATES**  
REGISTERED LAND SURVEYORS  
6924 E. 6th AVENUE  
ANCHORAGE, ALASKA 99504

DATE MAY 1, 1976	SCALE 1" = 200'	GRID STERLING	DRAWN BY B. THOMAS	WORK ORDER 76-2
SHEET 1 OF 1			CHECKED BY STAN SEARS	FIELD BOOK 27 S 29 A