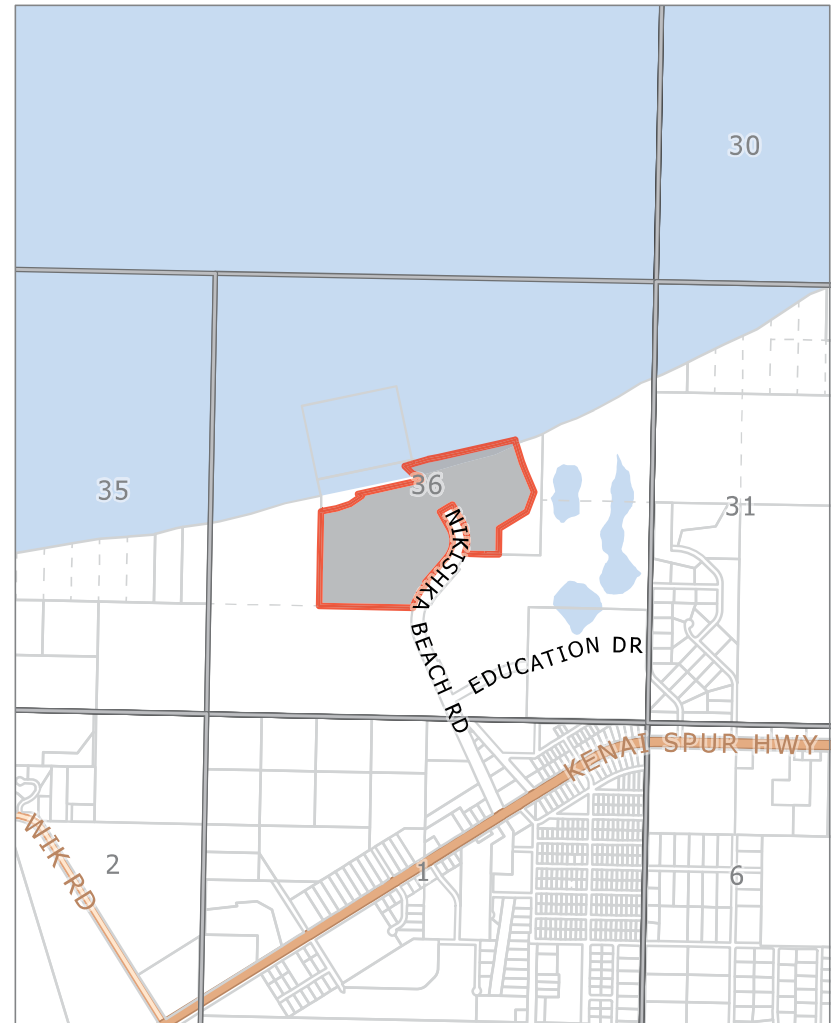


## **E. NEW BUSINESS**

- 10. OSK Subdivision No. 3; KPB File 2024-048  
McLane Consulting Group / Offshore Systems – Kenai  
Location: Nikishka Beach Road & OSK Avenue  
Nikiski Area / Nikiski APC**



KPB File 2024-048  
 T 08N R 12W SEC 36  
 Nikiski

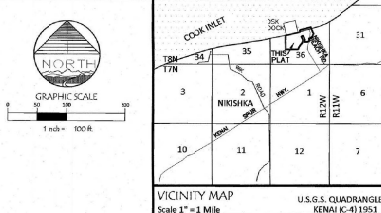
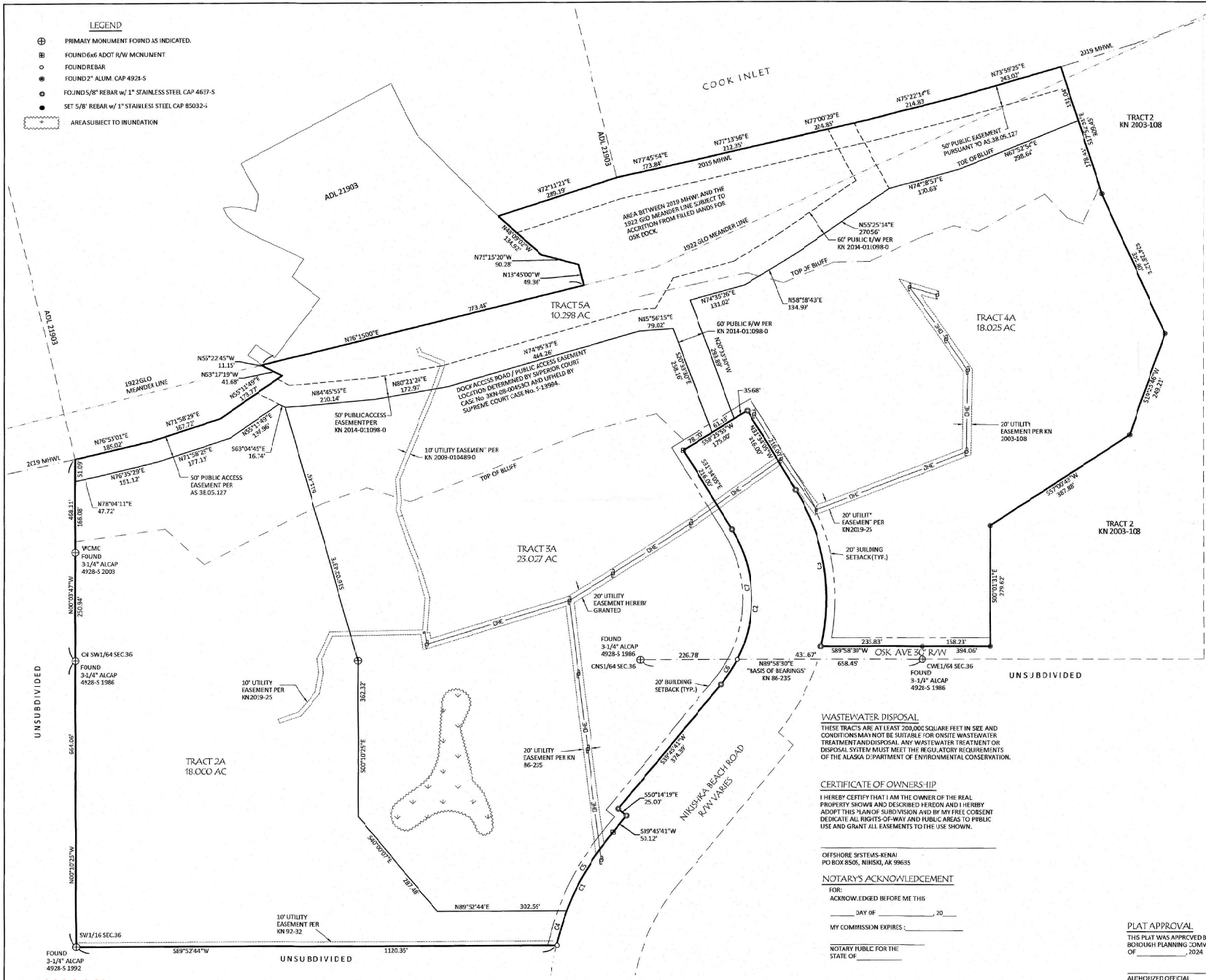
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





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**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	20°18'11"	144.89	299.84	100.44'	S 10°46'20"W	291.09'
2	72°19'43"	305.31	388.21	223.44'	S 01°09'48"W	380.97'
3	44°18'38"	484.20	372.33	198.87	N 09°14'40"W	367.87'
4	7°25'14"	641.90	83.82	42.01'	S 17°19'47"W	83.84'
5	18°19'17"	641.90	213.72	106.81	S 07°24'03"W	210.79'
6	12°19'03"	305.20	69.79	35.01'	N 33°18'08"E	69.58'
7	58°14'00"	305.20	315.38	172.88	N 02°21'44"W	301.89'

**WASTEWATER DISPOSAL**  
THESE TRACTS 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.

**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 ALL EASEMENTS TO THE USE SHOWN.

OFFSHORE SYSTEMS-KENAI  
PO BOX 8500, NIKISHKA, AK 99635

**NOTARY'S ACKNOWLEDGEMENT**  
FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2024

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**OSK SUBDIVISION No. 3**  
RESUBDIVISION OF TRACT 3A "OSK SUBDIVISION No. 2" (KN2219-15)  
OFFSHORE SYSTEMS-KENAI  
PO BOX 8500, NIKISHKA, AK 99635  
69.35 AC. M/L SITUATED IN SECTION 36, TOWNSHIP 8 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING  
SURVEYING - MAPPING  
P.O. BOX 468  
SOLDOTNA, AK 99589  
VOICE: (907) 283-6218  
FAX: (907) 283-5268  
WWW.MGLINC.COM

PROJECT FILE NO. 2024-0001  
PROJECT NO. 2421016

SCALE: 1" = 100' DATE: APR, 2024 BOOK NO.: 2416 DRAWN BY: JAH

**KPB 2024-048**



**ITEM #10 - PRELIMINARY PLAT  
OSK Subdivision No. 3**

<b>KPB File No.</b>	2024-048
<b>Plat Committee Meeting:</b>	May 28, 2024
<b>Applicant / Owner:</b>	Offshore Systems – Kenai of Nikiski, AK
<b>Surveyor:</b>	James Hall / McLane Consulting Inc.
<b>General Location:</b>	Nikishka Beach Road, Nikiski, Alaska / Nikiski APC

<b>Parent Parcel No.:</b>	012-020-28
<b>Legal Description:</b>	T 08N R 12W SEC 36 SEWARD MERIDIAN KN 2019025 OSK SUBDIVISION NO 2 TRACT 1A
<b>Assessing Use:</b>	Commercial
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 69.35-acre parcel into 4 tracts ranging in size from 10.298 acres to 23.027 acres.

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

This plat is accessed via Nikishka Beach Road which is accessed at approximately mile 26.7 of the Kenai Spur Highway. All four proposed tracts have access to Nikishka Beach Road which is developed and state maintained. To the north of the plat boundary is the Cook Inlet and to the east, west, and south are unsubdivided parcels owned by the Kenai Peninsula Borough.

The plat is not completing a vacation or dedication of right-of-way with this action.

Block length is not compliant; however, an exception was granted for this parcel by the Kenai Peninsula Borough Planning Commission during the October 22, 2018 meeting.

There are several public access easements and a public right-of-way created by various legal actions that when the plat is completed will be located on Tract 5A.

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

**Site Investigation:**

There are several structures located on the property. When the plat is complete there will be a major structure on each tract. Currently, there are driveways accessing structures on all four proposed parcels. If any new drive accesses are created for the properties, permits from ADOT will be needed.

There are several steep and bluff areas located on the property as the terrain rises and falls as it traverse from south to north toward the Cook Inlet. Bluff top and highwater meander line appear to be appropriately indicated on the plat. No other steep slopes are noted within the plat.

There is a wetland in the southeast corner of the proposed Tract 3A that is identified and the appropriate plat note is indicated on the plat.

River Center review has indicated that the plat is not in a flood hazard area nor a habitat protection district and noted that FEMA has not mapped this area yet.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie          Floodplain Status: Not within flood hazard area          Comments: This area has not been mapped by FEMA. No regulatory zone.</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan          Habitat Protection District Status: Is NOT within HPD          Comments: This parcel is not within 50 feet of KPB regulated anadromous streams.</p>
SOA DNR	The DNR, DML&W Survey Section has no comment on KPB 2023-048.

**Staff Analysis**

The property was previously situated in the NW ¼ SE ¼ and portions of Government Lots 1 and 3 of Section 36, Township 8 North, Range 12 West, SM, Kenai Recording District, Nikiski, AK.

OSK Subdivision No.2, KN 2019-25, combined parcels of KN 86-235, KN 92-32, and KN 2003-108 which subdivided the aliquot pieces and established Tract 1A which is being subdivided with this platting action.

A soils report will not be required per KPB 20.40.020 and the appropriate note appears to be on the plat.

Notice of the proposed plat was mailed to the beneficial interest holder on May 3, 2024. The beneficial interest holder 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.

Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

**Utility Easements**

In the middle of the drawing within Tract 3A, the 20' utility easement should be designated as 'per KN2019-25'. HEA noted this in their comments also.

The appropriate utility easements both newly designated and carried over from previous plat actions appear to be on the plat with the correct plat notes as well.

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	Comments attached.
ENSTAR	
ACS	Alaska Communications has no objections.
GCI	Approved as shown.
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  52241 NIKISHKA BEACH RD, 52281 NIKISHKA BEACH RD, 52505 NIKISHKA BEACH RD,  52518 NIKISHKA BEACH RD, 52516 NIKISHKA BEACH RD, 52504 NIKISHKA BEACH RD  52514 NIKISHKA BEACH RD.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  NIKISHKA BEACH RD, OSK AVE</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:  Address will not be affected by subdivision.</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comment</p>
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

- Change KPB file number to 2024-048.
- Add Plat Approval date of May 28, 2024.

PLAT NOTES?

- No structures are permitted within the panhandle portion of the flag lot(s).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

---

**KPB 20.25.070 – Form and contents required**

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

A. Within the Title Block

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

**Staff recommendation:**

Change KPB file number to 2024-036.

Ownership needs resolved before the final can be approved.

---

**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.

20.30.060. Easements-Requirements.

HEA noted change in label to 20' utility easement near center of drawing to per 2019-25.

10' utility easement near front rights-of-way needs shown on drawing or show with a typical detail

---

**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.

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**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.

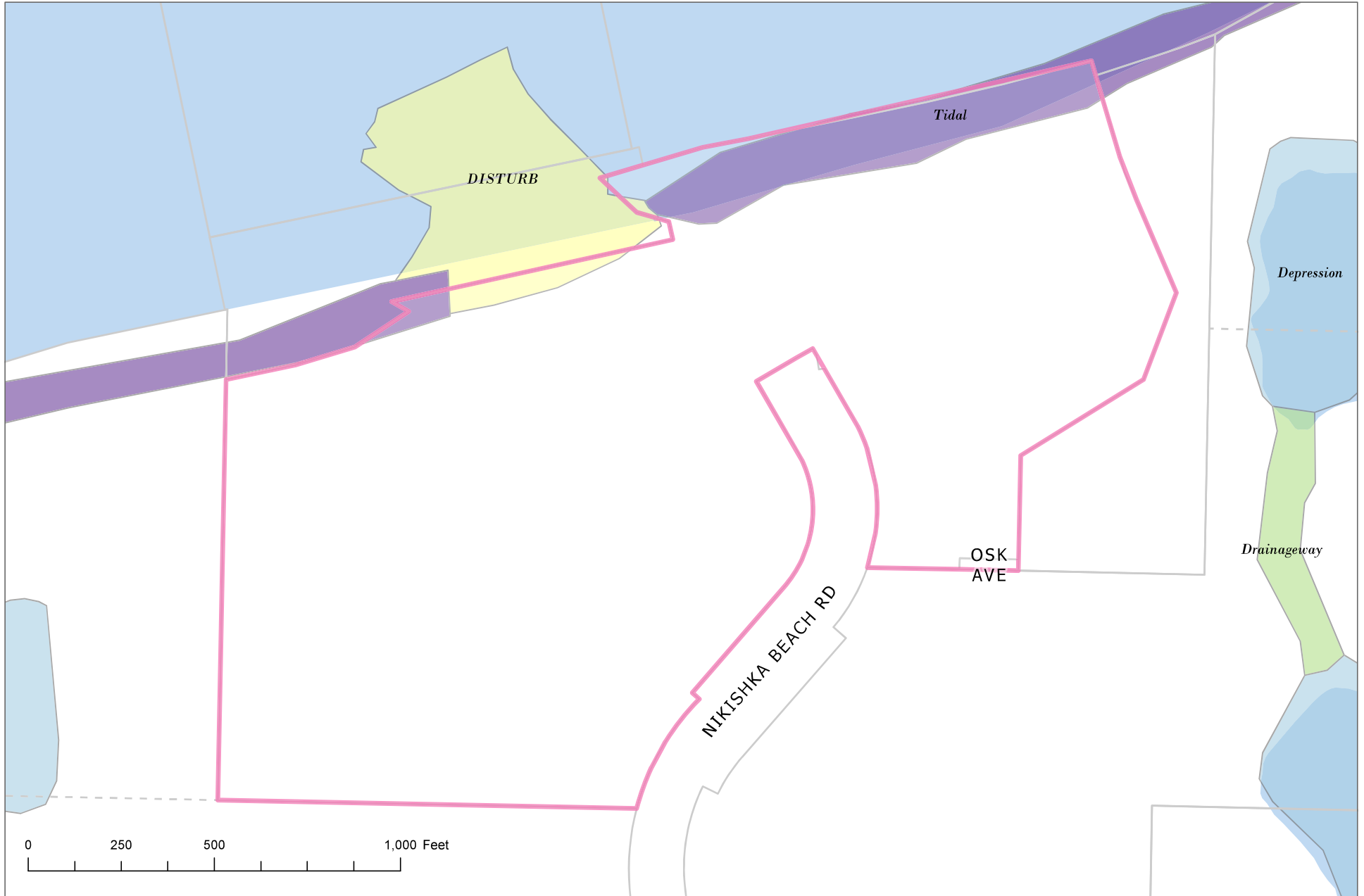


**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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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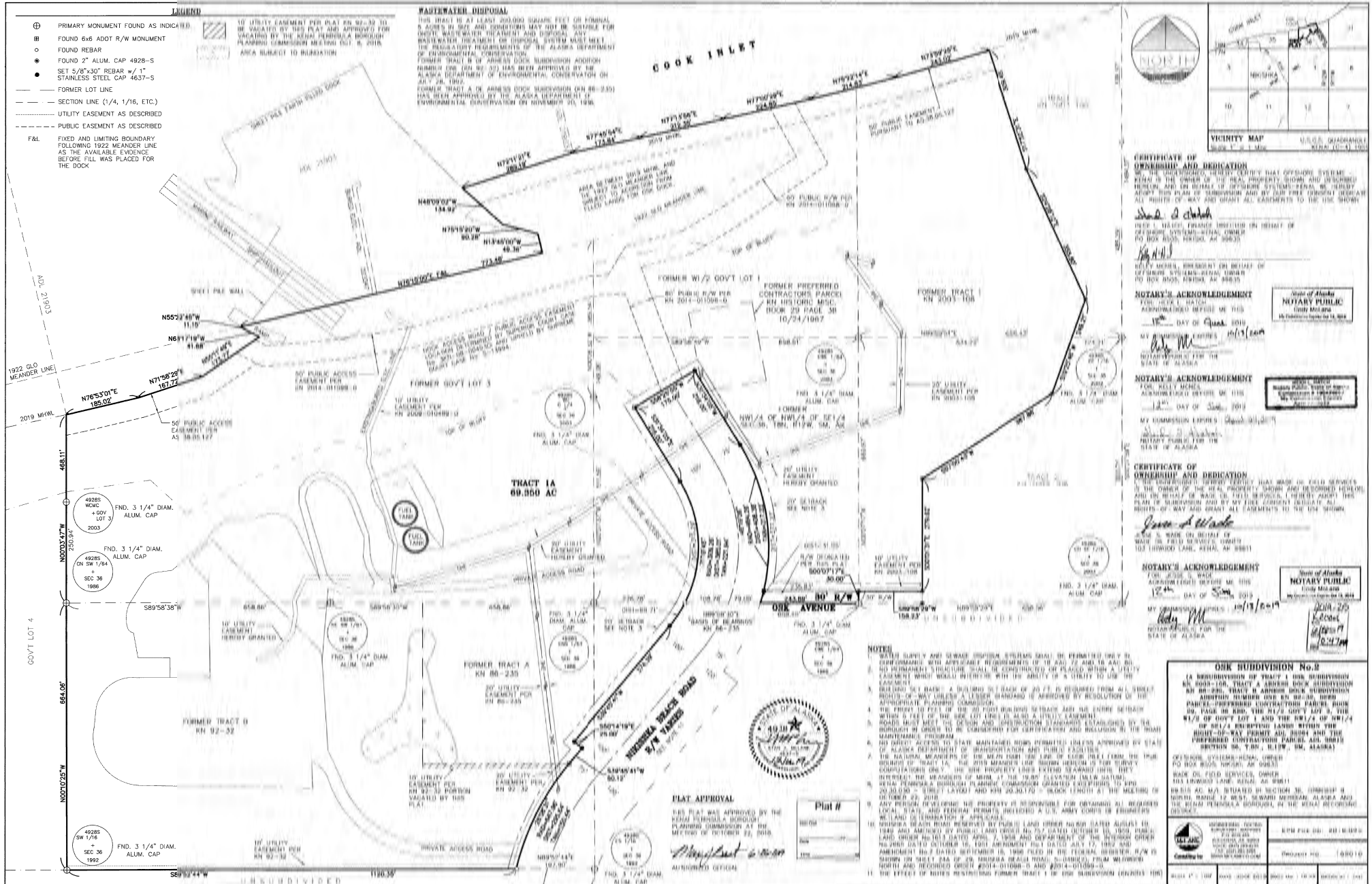
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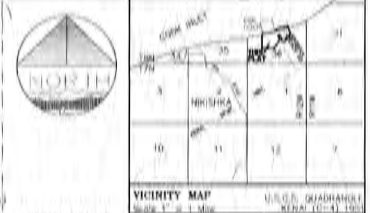
- ⊕ PRIMARY MONUMENT FOUND AS INDICATED
- ⊖ FOUND 6x6 AODT R/W MONUMENT
- FOUND REBAR
- FOUND 2" ALUM. CAP 4928-S
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 4637-S
- FORMER LOT LINE
- - - SECTION LINE (1/4, 1/16, ETC.)
- - - UTILITY EASEMENT AS DESCRIBED
- - - PUBLIC EASEMENT AS DESCRIBED
- F&L FIXED AND LIMITING BOUNDARY FOLLOWING 1922 MEANDER LINE AS THE AVAILABLE EVIDENCE BEFORE F&L WAS PLACED FOR THE DOCK

**WASTEWATER DISPOSAL**  
 THIS TRACT IS AT LEAST 200,000 SQUARE FEET OR MORE IN AREA IN SIZE AND DIMENSIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. FORMER TRACT B OF ABERNETHY DOCK SUBDIVISION ADDITION NUMBER ONE (RD 92-32) HAS BEEN APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON JULY 26, 1992. FORMER TRACT A OF ABERNETHY DOCK SUBDIVISION ONE (RD 86-233) HAS BEEN APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON NOVEMBER 30, 1988.

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE NEVAL PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 22, 2019.  
*[Signature]*  
 AUTHORIZED OFFICIAL



- NOTES**
1. WATER SUPPLY AND SEWER SYSTEMS SHALL BE PERMITTED ONLY TO CONFORM WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80. 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.
  2. BUILDING SET BACKS - A BUILDING SET BACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LARGER SETBACK IS APPROVED BY RESOLUTION OF THE APPLICABLE PLANNING COMMISSION.
  3. THE FRONT 10 FEET OF THE 50 FOOT BUREAU SEWERAGE AND THE ENTIRE DEEDER WITHIN 5 FEET OF THE SIDE LOT LINE IS ALSO A UTILITY EASEMENT.
  4. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE DIVISION IN ORDER TO BE ELIGIBLE FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
  5. THE DEDICATED ACCESS TO STATE MAINTAINANCE ROAD PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
  6. THE NATURAL MEANDERS OF THE MEAN POINT LINE OF COOK INLET FROM THE FOUR CORNERS OF TRACT 1A, THE 2019 MEANDER LINE SHOWN HEREON IS THE ONLY CONSIDERED ONLY. THE SIDE PROPERTY LINES EXTEND PLANNED OVER THE INTEREST; THE MEASURES OF MEAN AT THE MEAN ELEVATION (NAVD 83).
  7. NEVAL PENINSULA BOROUGH PLANNING COMMISSION CHANGED EASEMENTS TO 20 FEET - STREET LAYOUT AND SET BACKS TO 20 FEET - BLOCK LENGTH AT THE MEETING OF OCTOBER 22, 2019.
  8. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS INCLUDING A U.S. ARMY CORPS OF ENGINEERS W-1 AND DETERMINATION OF APPLICABLE.
  9. FORMER TRACT B FROM RESERVE BY PUBLIC LAND ORDER NUMBER DATED AUGUST 10, 1989 AND AMENDED BY PUBLIC LAND ORDER NO. 757 DATED OCTOBER 10, 1989, PUBLIC LAND ORDER NUMBER DATED APRIL 2, 1989 AND DEPARTMENT OF THE INTERIOR OTHER NUMBER DATED OCTOBER 16, 1991 AMENDMENT DATED JULY 17, 1992 AND AMENDMENT NO. 2 DATED FEBRUARY 16, 1996 FILED IN THE FEDERAL REGISTER, R/W IS SHOWN TO BE 1/4 OF 28 THIRDA BEGA ROAD SUBDIVISION, TRACT 100, NORTH AND RECORDS 0001-01004-0 AND 0014-01004-0.
  10. THE EFFECT OF NOTES RESTRICTING FORMER TRACT 1 OF THIS SUBDIVISION (EXCEPT FOR)



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT OFFSHORE SYSTEMS NEVAL IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF OFFSHORE SYSTEMS NEVAL, WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND BY OUR FREE VOLUNTARY ACTUAL ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.  
*[Signature]*  
 OFFSHORE SYSTEMS NEVAL, OWNER  
 PO BOX 8008, NEVAL, AK 99831

**NOTARY'S ACKNOWLEDGEMENT**  
 I, THE NOTARY PUBLIC, HAVE PERSONALLY KNOWN THE SIGNER OF THIS INSTRUMENT AND HE IS WHOSE NAME HE HAS SIGNED.  
 12th DAY OF June, 2019  
 NOTARY PUBLIC FOR THE STATE OF ALASKA  
*[Signature]*  
 State of Alaska  
**NOTARY PUBLIC**  
 Cindy Malone  
 14000th Avenue, NEVAL, AK 99831

**NOTARY'S ACKNOWLEDGEMENT**  
 I, THE NOTARY PUBLIC, HAVE PERSONALLY KNOWN THE SIGNER OF THIS INSTRUMENT AND HE IS WHOSE NAME HE HAS SIGNED.  
 12th DAY OF June, 2019  
 MY COMMISSION EXPIRES 02/01/2021  
 NOTARY PUBLIC FOR THE STATE OF ALASKA  
*[Signature]*  
 State of Alaska  
**NOTARY PUBLIC**  
 Cynthia L. Johnson  
 14000th Avenue, NEVAL, AK 99831

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT WASTE FIELD SERVICES IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF WASTE FIELD SERVICES, I HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND BY MY FREE VOLUNTARY ACTUAL ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.  
*[Signature]*  
 WASTE FIELD SERVICES, OWNER  
 103 INWOOD LANE, NEVAL, AK 99811

**NOTARY'S ACKNOWLEDGEMENT**  
 I, THE NOTARY PUBLIC, HAVE PERSONALLY KNOWN THE SIGNER OF THIS INSTRUMENT AND HE IS WHOSE NAME HE HAS SIGNED.  
 12th DAY OF June, 2019  
 MY COMMISSION EXPIRES 10/17/2019  
 NOTARY PUBLIC FOR THE STATE OF ALASKA  
*[Signature]*  
 State of Alaska  
**NOTARY PUBLIC**  
 Kelly M. Rasmussen  
 14000th Avenue, NEVAL, AK 99831

**ONE SUBDIVISION No. 2**  
 (A SUBDIVISION OF TRACT 1 ONE SUBDIVISION NO. 100, TRACT A ABERNETHY DOCK SUBDIVISION RD 86-233, TRACT B ABERNETHY DOCK SUBDIVISION ADDITION NUMBER ONE (RD 92-32), NEVAL PENINSULA BOROUGH PLANNING COMMISSION FILED NUMBER 0001-01004-0 AND THE 1/2 GOVT LOT 3, THE 1/2 OF GOVT LOT 1 AND THE 1/2 OF 1/4 OF GOVT LOT 1 AND THE 1/2 OF 1/4 OF BUREAU SEWERAGE WITHIN THE RIGHT-OF-WAY PERMIT AND SHOWN AND THE PERMITTED CONVEYANCE TABLE AND TABLE SECTION 30, TWP. 16N, R.12W, 146E, ALASKA)

OFFSHORE SYSTEMS NEVAL, OWNER  
 PO BOX 8008, NEVAL, AK 99831  
 WASTE FIELD SERVICES, OWNER  
 103 INWOOD LANE, NEVAL, AK 99811  
 BUREAU OF LAND MANAGEMENT, ALASKA AND THE NEVAL PENINSULA BOROUGH, IN THE NEVAL RECORDING DISTRICT.

NEVAL PENINSULA BOROUGH  
 PLANNING COMMISSION  
 14000th Avenue, NEVAL, AK 99831  
 PHONE: 907-556-2200  
 FAX: 907-556-2200  
 WWW.NEVALAK.COM

PROJECT NO. 160010  
 SHEET 1 OF 100  
 DATE: JUNE 2019  
 DRAWN BY: J. JOHNSON  
 CHECKED BY: J. JOHNSON



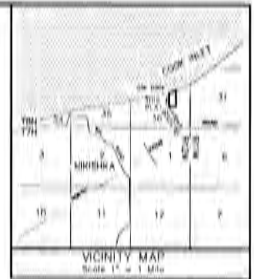
C O O K I N L E T

**LEGEND**

- 40' monument standard from one attached to regulation post
- Set 5/8" x 3/4" diam. color w/ 2" diam. iron stake
- Primary survey monument described as noted
- ( ) Record data

2003  
N 1/4  
E  
S 36  
SEC 36  
T30N  
R12W

Minimum of Record Returned  
Final Plat. Subdivision  
2 1/4" diam. iron  
pin



**WASTEWATER DISPOSAL**

These lots are at least 200,000 square feet or minimum 5 acres 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**

- Water supply and sanitary disposal systems of all the parcels are in conformance with applicable requirements of AS AAC 19 and 19 AAC 80.
- No direct access to state waters (RMA) identified using approved by State of Alaska Department of Transportation and Public Facilities.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- The natural abundance of the mean high water of Cook Inlet does not constitute a riparian right. The APN includes the shore waters for survey computations only.
- 30' R/W SET BACK: A building set back of 30' is required from all private rights of way unless a lesser setback is required by resolution of the appropriate governing jurisdiction.
- The front lot 110' feet of the front 200' foot building setback and the entire setback within five (5) feet of the site of front is a utility easement.
- The existing sewer line is the responsibility of a 30' front utility easement distribution line easement.
- The 2003 boundary line of the Mean High Water Line shown herein is for informational purposes only. The true location of the true mean high water of the site is to be determined by field observation and reference to the local tide gauge station.
- Plots must meet the design and construction standards established by the building code to be maintained by the owner and subject to the local jurisdiction's approval.
- The forms E 12 011 1 1 is subject to modification (revisions) of record and from 013 page 289 pursuant to RPS 17 in 1980.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the land primarily shown and described herein and we hereby dedicate this plot of subdivision and by our true consent dedicate all rights of way and public access to public use and grant all easements to the use shown.

**NOTARY'S ACKNOWLEDGEMENT**

for John L. Bradley  
Subscribed and sworn before me this  
20th day of November, 2003  
My commission expires 8-11-02  
John L. Bradley  
Notary Public for the State of Alaska

John L. Bradley  
Date Registered:  
Rural Peninsula Borough  
144 N. Bishop St.  
Sitka, AK 99801  
16174 R/W 1/4 SEC 36



Michael A. Paul POA 11-25-03  
Ron Russell, President  
James S. White, Partner  
Offshore Systems, Kenai An Alaska General Partnership  
P.O. Box 8500  
Kenai, AK 99828  
E 1/2 GOVT LOT 1 SEC 36

**NOTARY'S ACKNOWLEDGEMENT**

for Michael A. Paul  
Subscribed and sworn before me this  
20th day of November, 2003  
My commission expires 8-11-02  
John L. Bradley  
Notary Public for the State of Alaska

Michael A. Paul POA 11-25-03  
James S. White, Partner  
Offshore Systems, Kenai An Alaska General Partnership  
P.O. Box 8500  
Kenai, AK 99828  
E 1/2 GOVT LOT 1 SEC 36

**PLAT APPROVAL**

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of  
April 28, 2003

Official Approved by  
John L. Bradley  
Authorized Official



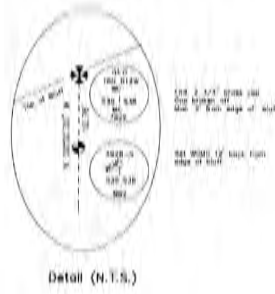
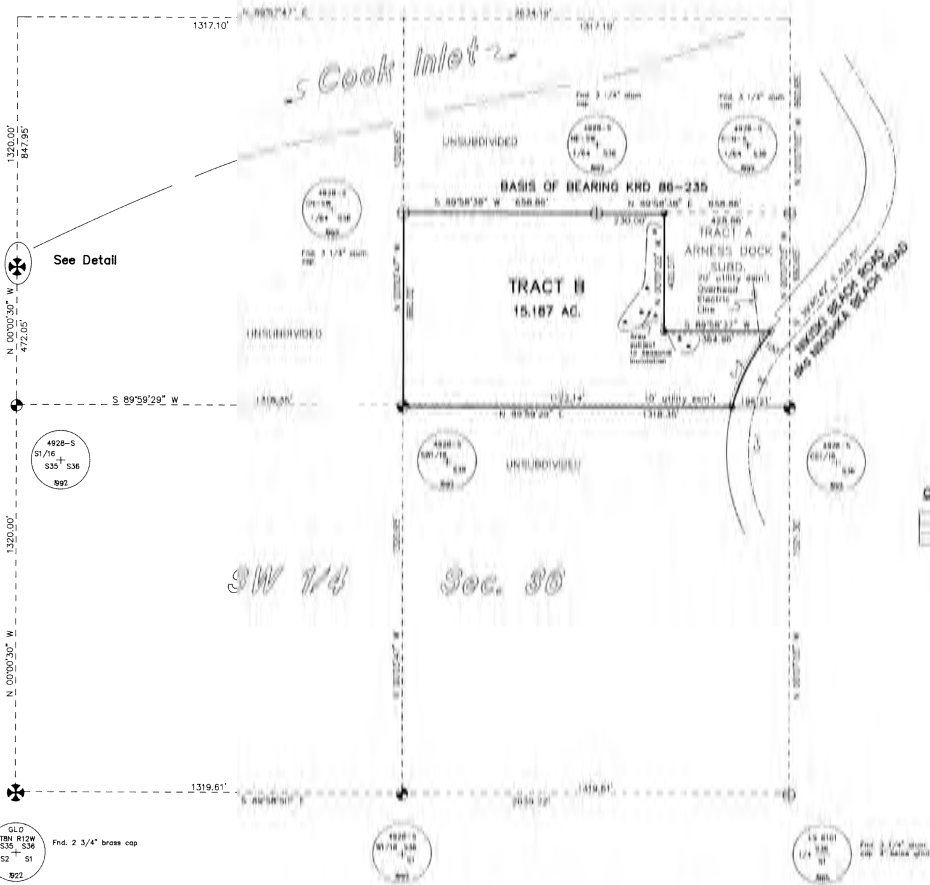
**OSK SUBDIVISION**  
(A RESUBDIVISION OF E 1/2 GOVT LOT 1)

Kenai Peninsula Borough  
144 N. Bishop St.  
Sitka, AK 99801

LOCATION  
30 AC ±, S 1/4 SEC 36, T30N R12W, S 36, BOROUGH OF KENAI  
PART OF WEST 3/4 AC AND THE KENAI PENINSULA  
BOROUGH OF THE KENAI PENINSULA BOROUGH

DATE 11-25-03	DATE MAY 2008	DATE MAY 2008	DATE MAY 2008
------------------	------------------	------------------	------------------





- LEGEND**
- ⊗ 1/2" monument of record retained
  - ⊙ Found official survey monument as described.
  - ⊕ Found 1/2" diam. rebar w/ Milana & Assoc. cap.
  - ⊖ Found 5/8" x 6" conc. R/W Monument
  - ⊗ Set 3 1/2" diam. steel pipe, 2 1/2" O.D. flange pipe, 30 lbs. long, insulated and 28 lbs. in ground.
  - ⊕ Set 1 1/2" x 2 1/4" rebar with Milana & Assoc. cap attached.
- Retired and found data agree unless noted otherwise.

- NOTES**
- 1) Water supply and sewage disposal systems shall be permitted only in accordance with applicable requirements of 18 AAC 70, 18 AAC 71, and 18 AAC 80.
  - 2) No permanent structure shall be constructed or placed within an easement unless such structure with the ability of a utility to use the easement.
  - 3) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
  - 4) No access to state-maintained rights-of-way shall be permitted unless approved by State of Alaska Department of Transportation.

**CURVE TABLE**

LOT	CHY	RADIUS	CHORD	ARC DIST	CHORD BEARING	DELTA
TRACT B	2	112.00'	232.91'	130.52'	S 12° 00' 00" W	203° 59' 59"

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: **ROSS A. KINNEY**  
 Subscribed and sworn before me this  
 30th day of July, 1992  
 My commission expires 10-13-93  
 Nancy D. Jungmann  
 Notary Public for the State of Alaska  
 RANCY D. JUNGSMANN

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby certify that we are the owners of the real property shown and described herein and we hereby adopt this plan of subdivision and by our free consent grant all easements to the use shown.  
 Ross A. Kinney  
 Authorized Official for the Kenai Peninsula Borough

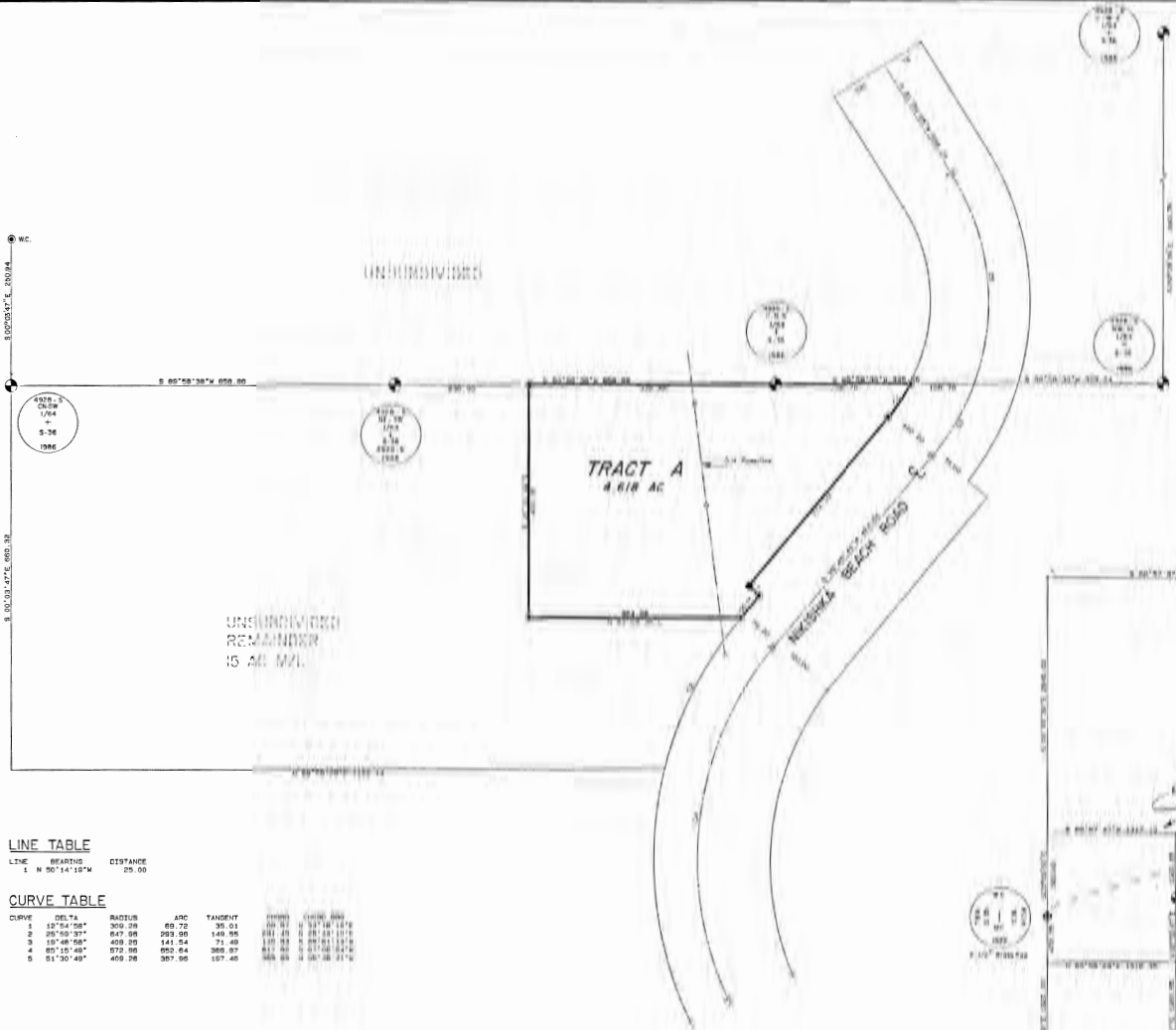
**WASTEWATER DISPOSAL**  
 Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.  
 The Alaska Department of Environmental Conservation approves this subdivision for siting.  
 Name and title of Alaska Department of Environmental Conservation Approving Official

**PLAT APPROVAL**  
 This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of  
 JUNE 22nd 1992  
 KENAI PENINSULA BOROUGH by  
 Submitted Official



92-32  
 APPROVED 300  
 KENAI AVE 657  
 BY: Ross A. Kinney  
 AUTHORIZED OFFICIAL  
 JUNE 22, 1992

**ARNESS DOCK SUBDIVISION  
 ADDITION NUMBER ONE**  
 Kenai Peninsula Borough, Alaska  
 145 N. Bristol, Kenai, AK 99609  
 LOCATION  
 15.187 AC. U.A. SITUATED IN THE NE 1/4 SW 1/4 SEC. 36, T8N, R12W, S4M, AS THE KENAI PENINSULA BOROUGH AND KENAI PENINA RECORDING DISTRICT  
 Surveyed by: M. J. AND ASSOCIATES  
 P.O. BOX 408  
 Kenai, Alaska 99609  
 Date: 6/18/92 Book No.: 91-02 Project No.: 92010  
 Drawn by: mm Scale 1" = 200' XBR File No.: 92005  
 Checked by: MSM



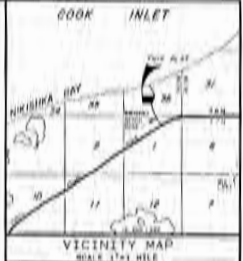
**LINE TABLE**

LINE	BEARING	DISTANCE
1	N 50°14'12\"	25.00

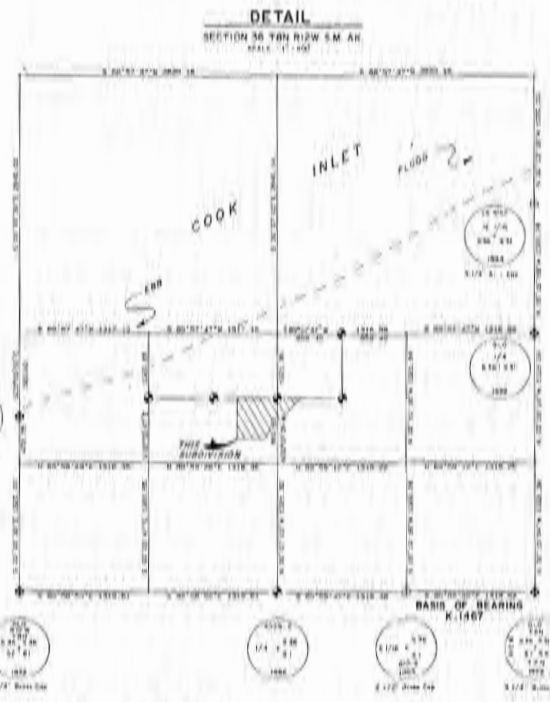
  

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	CHORD DISTANCE
1	12°54'08\"	300.00	60.72	30.01	101.10	S 77°18'11\"	101.10
2	25°50'32\"	647.95	263.50	140.95	201.25	S 78°33'11\"	201.25
3	15°48'58\"	420.20	141.54	71.40	110.88	S 78°11'11\"	110.88
4	85°15'48\"	970.90	652.64	388.87	811.88	S 17°38'11\"	811.88
5	51°30'48\"	400.20	387.56	187.45	365.85	S 37°48'11\"	365.85



- LEGEND**
- ⊙ B.M. or B.L. monument recovered
  - ⊙ B.M. or B.L. monument not recovered
  - ⊙ Found official survey monument
  - ⊙ Not between 1/2\"/>



- NOTES**
- 1) Water supply and sewage disposal systems shall be installed only in accordance with applicable requirements of 10 AAC 10.100 AAC 700 and 10 AAC 10.
  - 2) Lots on these lots may or may not be suitable for any building on-site waste disposal system. No person may construct, install, maintain, or operate a on-site waste disposal system or other on-site waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.
  - 3) No person shall place metallic items permitted on land approved by state of Alaska Dept. of Transportation.
  - 4) BULKHEAD SET BACK - A building set back of 20 ft is required from all adjacent high-tide lines unless a lesser standard is approved by resolution of the local planning commission.
  - 5) Fencing consists of 6\"/>

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR STATE OF ALASKA  
 Subscribed and sworn before me this  
9th day of December, 1986.  
 My commission expires July 24, 1988  
*Lorena Neely*  
 Notary Public for the State of Alaska



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby certify that we are the owners of the property shown and described herein and that we hereby adopt this plan as subdivision and dedicate all right-of-way to public use and grant all easements to the use shown.  
*Lorena Neely*  
 2225, Kenai Peninsula Borough, Alaska  
 PO Box 650

**LETTER OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
 This subdivision has been reviewed in accordance with ISAAC70 000 and is approved, subject to any noted restrictions  
 December 20, 1986  
 Date

**PLAT APPROVAL**  
 This plat was approved by the LOCAL PLANNING COMMISSION of the Kenai Peninsula Borough, Alaska on the date of  
 December 16, 1986  
 Approved Official

86-235  
 COMPAS FILED 20  
 12/15/86  
 H. O. Neely

**ARNESS DOCK SUBDIVISION**  
 Kenai Peninsula Borough  
 PO Box 650  
 Kenai, AK 99588

**LOCATION**  
 4.618 AC SITUATED WITHIN THE NE/4 SW/4, NW/4 SE/4 SECTION 36, T4N, R10W, S1M 4R ALASKA IN THE KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT

Approved by: *MLAW AND ASSOCIATES, INC.*  
 BILLYGARDEN, AK 99588

DATE OF SURVEY	SCALE	SHEET
9-18-86	1" = 100'	1 of 1

Drawn by: *JB*  
 Checked by: *MM*

U.S.G.S. FILE NO. 100-20-86-10-745  
 JOB NO. 86-1066