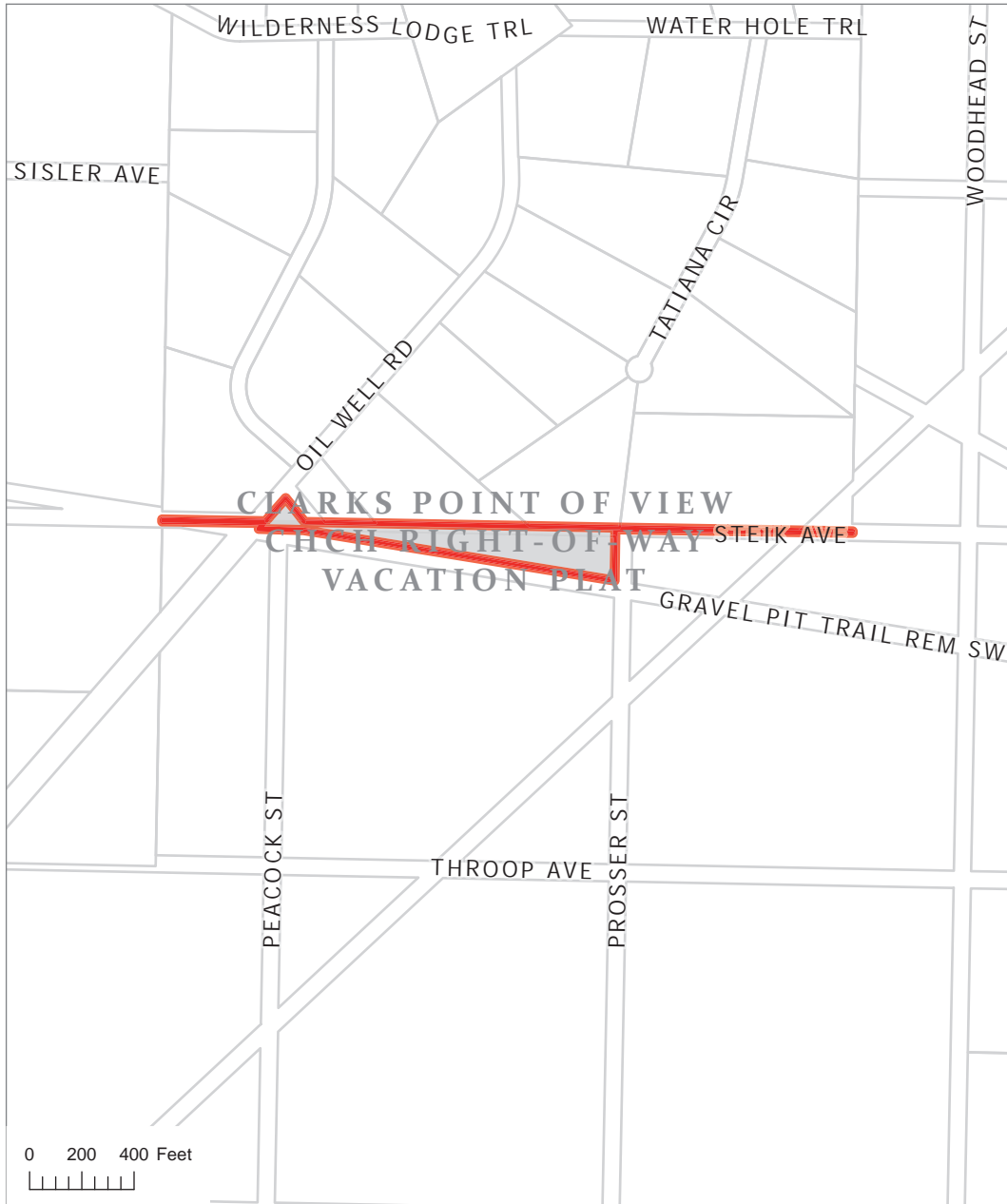


## **E. NEW BUSINESS**

5. Clark's Point of View CHCH ROW Vacation Plat; KPB File 2023-061  
Peninsula Surveying / Caribou Hills Cabin Hoppers  
Location: Oil Well Road, Steik Avenue & Prosser Street  
Ninilchik Area

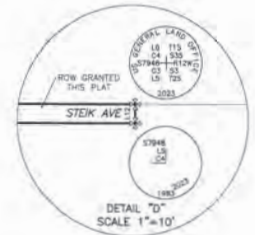
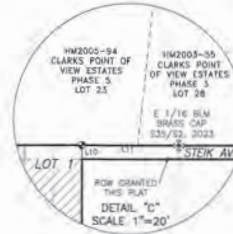
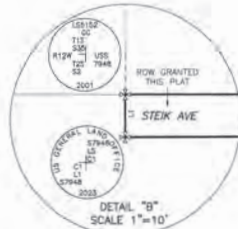
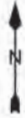


KPB File 2023-061  
T01S R12W SEC35 & T02S R12W SEC02  
Ninilchik



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.

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 7.84'   | N40°08'18"E |
| L2   | 34.67'  | N40°12'36"E |
| L3   | 8.43'   | S40°12'36"W |
| L4   | 117.99' | N40°12'36"W |
| L5   | 161.08' | N40°12'36"E |
| L6   | 117.24' | S39°47'38"E |
| L7   | 43.97'  | S00°00'00"E |
| L8   | 68.30'  | N61°49'19"W |
| L9   | 111.43' | N89°50'15"W |
| L10  | 4.82'   | N00°01'10"W |
| L11  | 33.46'  | S89°52'25"E |
| L12  | 3.30'   | S09°02'36"W |
| L13  | 67.11'  | S00°01'10"E |
| L14  | 67.09'  | S02°04'02"W |
| L15  | 46.70'  | N45°08'11"W |



**WASTEWATER DISPOSAL**

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**RIGHT-OF-WAY VACATION PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/00/YYYY.

THROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

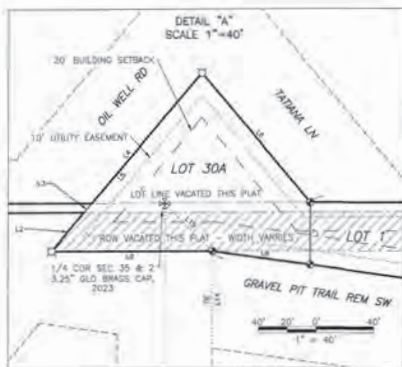
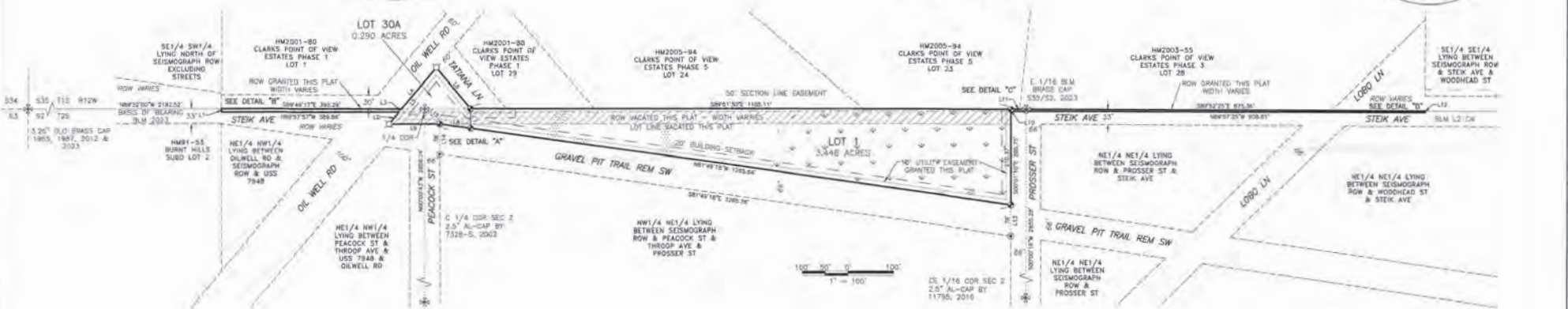
I, THE UNDERSIGNED, HEREBY CERTIFY THAT CARIBOU HILLS CABIN HOPPERS IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF CARIBOU HILLS CABIN HOPPERS, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JASON SCHOLLENBERG  
PO BOX 375  
CLAM GULCH, AK 99588

**NOTARY ACKNOWLEDGMENT**

FOR JASON SCHOLLENBERG  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

NOTARY PUBLIC FOR \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_



**NOTES**

- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADDITIONAL DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SBE LOT LINES IS ALSO A UTILITY EASEMENT.
- 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.
- VACATION OF A PORTION OF STEAK AVENUE RIGHT-OF-WAY WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE JUNE 28, 2023 MEETING.
- THE LOCATION OF THE GRAVEL PIT TRAIL REM SW RIGHT-OF-WAY AS DIMENSION ON HM2017-36.

**LEGEND**

- ⊕ PRIMARY MONUMENT AS DESCRIBED
- FOUND 3/8" REBAR
- ⊙ RECORD 1" STAINLESS CAP BY L310707
- ⊙ TO SET W/C ON 5/8" X 36" REBAR BY L314488
- ⊞ WETLAND/UPLAND COMPLEX PER THE KENAI WATERSHED FORUM 2013 500M INLET WETLANDS MAPPING
- ⊞ APPROXIMATE SLOPES GREATER THAN 30% FROM KPB CONTOUR GIS DATA



APR FILE NUMBER: 2026-1000

**PENINSULA SURVEYING, LLC**  
10530 KATERINA ROULEAU, WILHELM, AK 99588  
(907) 836-7538

PLAT OF  
**CLARKS' POINT OF VIEW CHCH  
RIGHT-OF-WAY VACATION PLAT**

A SUBDIVISION OF  
VACATING A PORTION STEAK AVENUE & LOT 30 CLARKS' POINT OF VIEW  
ESTATES PHASE 1, HM 2001-80 & THE NW1/4 NE1/4 LYING NORTH OF  
THE MOST NORTHERLY SEISMOGRAPH RIGHT-OF-WAY IN SECTION 2  
& LOT 5, U.S.S 7948

LOCATED WITHIN  
SW1/4, SEC 35, T1S, R12W, AND NW1/4 SEC 2, T2S,  
R12W SEWARD MERIDIAN, HOMER RECORDING DISTRICT,  
KENAI PENINSULA BOROUGH, ALASKA  
CONTAINING 3.882 ACRES

OWNERS: CARIBOU HILLS CABIN HOPPERS  
PO BOX 375  
CLAM GULCH, AK 99588

SCALE: 1" = 130'  
DRAWN: BLT  
CHECKED: JLS

DATE: FEBRUARY 3, 2026  
SHEET: 1 OF 1

KPB 2023-061

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT  
Clarks' Point of View CHCH Right-of-way Vacation Plat**

|                                |   |
|--------------------------------|---|
| <b>KPB File No.</b>            | 2023-061                                      |
| <b>Plat Committee Meeting:</b> | April 13, 2026                                |
| <b>Applicant / Owner:</b>      | Caribou Hills Cabin Hoppers / Clam Gulch      |
| <b>Surveyor:</b>               | Jason Schollenberg / Peninsula Surveying, LLC |
| <b>General Location:</b>       | Caribou Hills / Ninilchik Area                |

|                           |  |
|---------------------------|--|
| <b>Parent Parcel No.:</b> | 185-508-14, 185-508-73, & 185-508-51   |
| <b>Legal Description:</b> | T 2S R 12W SEC 2 SEWARD MERIDIAN HM NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH ROW EXCLUDING STREETS & T 02S R 12W SEC 02 SEWARD MERIDIAN HM US SURVEY 7948 LOT 5 & T 1S R 12W SEC 35 SEWARD MERIDIAN HM 2001080 CLARKS POINT OF VIEW ESTATES PHASE 1 LOT 30 & A portion of Vacated Steik Ave |
| <b>Assessing Use:</b>     | Vacant, Vacant & Vacant  |
| <b>Zoning:</b>            | Rural Unrestricted   |
| <b>Water / Wastewater</b> | Onsite / Onsite  |
| <b>Exception Request</b>  | None   |

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide is finalizing a vacation of right-of-way and combining the right-of-way with three parcels and dedicating two portions of one parcel to right-of-way.

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

Legal access to the plat is be Oil Well Road near milepost 18.5. To the south of the site is 100' dedication and to the north is a 60' dedication, both being borough maintained. The site is at the intersection of Oil Well Rd and Gravel Pit Trail.

The plat is dedicating portions of Lot 5 of US Survey 7948 located in Steik Ave, with one portion being west of Lot 30 HM2001-80 and the other to the east of the west line of Prosser St on the east side of the plat.

This plat is finalizing the vacation of Steik Ave to the south of Lot 30 Clarks Point of View Estates Phase 1 HM2001-80 and north of Lot 107 of Ninilchik Right-of-way Plat HM 84-115. The Vacation Petition is being reviewed at the Planning Commission meeting of April 13, 2026, if approved it will be sent to the KPB Assembly meeting of April 21<sup>st</sup> or May 5<sup>th</sup> for consent.

The plat is affected by section line easements. The 50' SLE is noted on the north and should be verified as the original parcel was a US Survey, if verified to exist it should be shown on the drawing. There is not a SLE noted on the south side of the section line, the SLE should be verified and shown on the drawing.

Block length is compliant with Oil Well Rd, Gravel Pit Trail, Prosser St, Steik Ave, Lobo Ln, Woodhead St and Water Hole Trail circling around the block. Even though Water Hole Trail is not shown it does connect to Woodhead St with a trail connection.

|                          |   |
|--------------------------|---|
| KPB Roads Dept. comments | Out of Jurisdiction: No<br><br>Roads Director: Uhlin, Dil<br>Comments:<br>No comments |
|--------------------------|---|

|             |            |
|-------------|------------|
| SOA DOT ROW |            |
| SOA DOT& PF | No comment |

**Site Investigation:**

There are small steep areas shown by the contour map that are identified on the drawing with the dotted hatch.

There are no improvements located on the plat. Proposed Lot 30A is currently being used as a gravel parking lot, which flows in the adjacent land northeast across Tatiana Ln. into Lot 29 HM2001-80, CES helicopters also use the area to land as it is open for a safe landing spot.

Lot 30A is undersized at 0.29 acres, **staff recommends** the surveyor to come back with an exception request to KPB 20.30.200 Lots- Minimum Size or increase the size of the lot.

The KWF Wetlands Assessment notes there are Wetlands / Upland Complex type wetlands on the plat which are identified on the drawing with the 'grass' hatching. **Staff recommendation:** place a note on the final plat indicating 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.

According to the River Center review the plat is not located in a FEMA designated flood hazard area nor a habitat protection district.

|                               |   |
|-------------------------------|---|
| KPB River Center review       | A. Floodplain<br><br>Reviewer: Hindman, Julie<br>Floodplain Status: Not within flood hazard area<br>Comments: No comments                 |
|                               | B. Habitat Protection<br><br>Reviewer: Aldridge, Morgan<br>Habitat Protection District Status: Is NOT within HPD<br>Comments: No comments |
| State of Alaska Fish and Game |   |

**Staff Analysis**

The land was originally surveyed as US Survey 7948 and the land surrounding the survey as Ninilchik Right-of-way Map HM84-115. Clarks' Point of View Estates Phase 1 HM2001-80 subdivided a portion of Lot 6 of US Survey 7948, creating Lot 30. This platting action is finalizing the vacation of Steik Av as shown coming from HM84-115. The plat will combine the right-of-way with the adjacent portion of Lot 107 HM 84-115 lying north of Gravel Pit Trail with part of Lot 5 of US Survey 7948 and with Lot 30 HM2001-80.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 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.

In the Settlement and Release BLM Serial No AA-7792 ADL No 224647 there is mention of a 1-acre parking easement. Staff recommends the surveyor review documents to verify if this was carried forward with other documents and if so, show on the drawing.

**Utility Easements**

A 15' utility easement along all rights-of-way as noted at plat note 5 on the parent plat Clarks' Point of View Estates Phase 1 HM 2001-80 is shown as 10' on the proposed plat. Staff recommends the surveyor correct the notation to 15' on the proposed plat at both plat note 1 and any depictions and notations on the drawing. No easements are being vacated by this plat.

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.

The 15' utility easement is being added along the added area from the vacated right-of-way of Steik Ave. No new easements have been requested.

**Utility provider review:**

|                  |               |
|------------------|---------------|
| HEA              |               |
| ENSTAR           |               |
| ACS              | NO objections |
| GCI              |               |
| SEWARD ELECTRIC  |               |
| CHUGACH ELECTRIC |               |
| TELALASKA        |               |

**KPB department / agency review:**

|                 |   |
|-----------------|---|
| Addressing      | <p>Reviewer: Pace, Rhealyn<br/> Affected Addresses:<br/> None</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:<br/> Steik Ave, Oil Well Rd, Gravel Pit Trail Rem SW, Prosser St, Tatiana Ln.</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:<br/> No other comments</p> |
| Code Compliance | <p>Reviewer: Ogren, Eric<br/> Comments: No comments</p>   |
| Planner         | <p>Reviewer: Raidmae, Ryan<br/> There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Conditional Land Use Permit<br/> CLUP Resolution Number: 2017-36<br/> CLUP Approval Date: 10/23/2017</p>  |

|           |  |
|-----------|--|
|           | Material Site Comments:<br>There is an existing material site, MS2017-006, PID:185-508-12, that is directly south of the parcel in question, separated by Gravel Pit Trail REM SW. |
| Assessing | Reviewer: Windsor, Heather<br>Comments: No comments  |

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Update plat note 3 with Date of April 13, 2026

*PLAT NOTES?*

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).

**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 the KPB NO to 2023-061

Parcels of the plat are located in the following ¼ ¼ sections; SE1/4 SW1/4 Sec 35, SW1/4 SE1/4 Sec 35, NE1/4 NW1/4 Sec 2, NW1/4 NE1/4 Sec 2 and NE1/4 NE1/4 Sec 2. Adjust legal description accordingly.  
Scale in the title block is shown as 150’, needs changed to 100’

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:**

Add some road names to the map  
Reduce font size of Oil Well Rd

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:**

Tracts shown as being in ¼ ¼ are also parts of the lots of Niniichik Right-of-way Plat HM84-115, please add labels.

**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:**

**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.

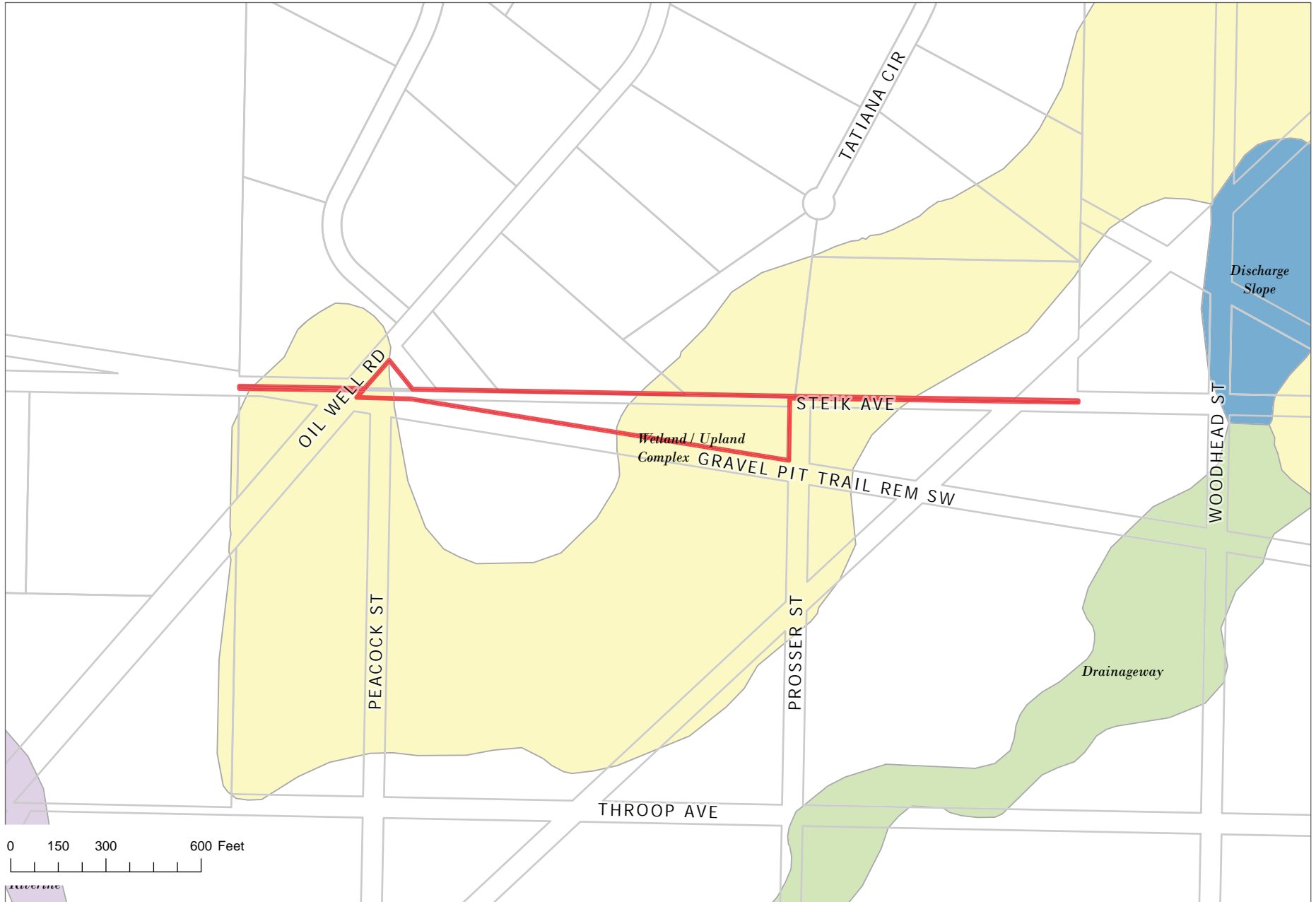
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

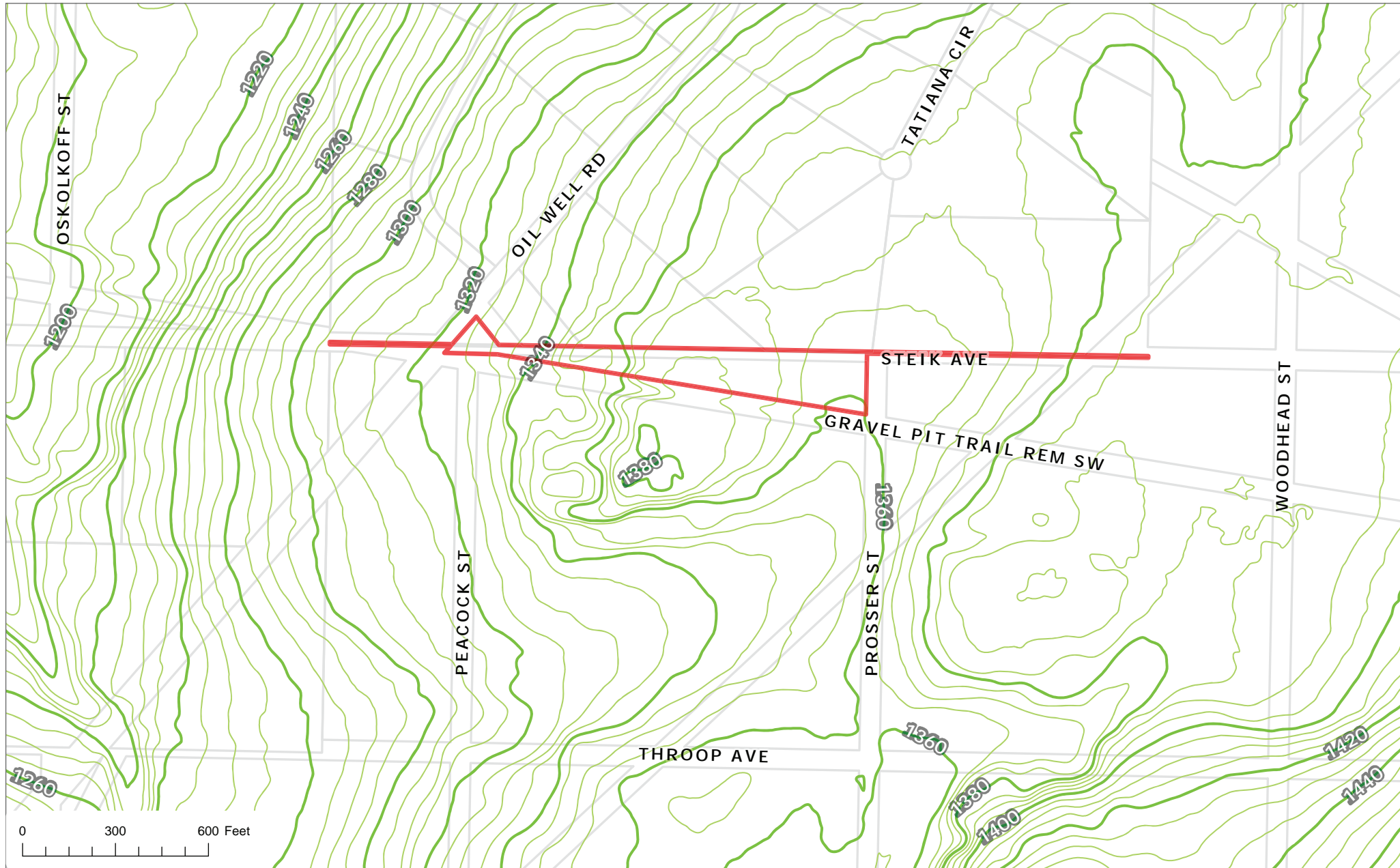
END OF STAFF REPORT



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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**NOTES:**

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) **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.
- 3) No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 4) **Restriction Comments** that may affect the development of these parcels are recorded in Book 742, Page 118, N001.
- 5) Front 15 ft. adjacent to rights-of-way and lots fronting on Tract B is also a utility easement. The outermost 10 ft. of Tract B is also a utility easement. 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.
- 6) Roads must meet the design and construction standards established by the through in order to be considered for certification and inclusion in the road maintenance program.
- 7) **WASTEWATER DISPOSAL:** No wastewater will be generated or disposed of on lots 29, 30, Tract B. These parcels are designated for paving and road construction. Conditions might not be suitable for on-site wastewater treatment and disposal systems. Any on-site wastewater treatment and disposal system must meet the wastewater disposal requirements of the ADEQ Chapter 20.14 and regulatory requirements of the Alaska Department of Environmental Conservation.
- 8) **WASTEWATER DISPOSAL:** All remaining lots are at least 200,000 SF, or having 5 acres in size and conditions 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.
- 9) **Drain of Boring to Well** between C1 and C4 of the original Lot 2 as shown on the US Survey 7948. Record and found distance is 2640'/2640.89' respectively.
- 10) An exception was granted to KPB Subdivision Ordinance No. 2014 & 2020.100 for Lots 29 & 30 and Tract B. No. 20.20.100 Half St. & 20.20.110 Minimum Right-of-Way widths for Sievert & Steik Aves. no. 20.20.200 Extension of Steik Ave., Peacock & Prosser Streets. no. 20.20.200 Frontage on a dedicated street for lots fronting on Tract B; No. 20.20.080 Minimum Grade for roads dedicated by plat.

**CURVE TABLE**

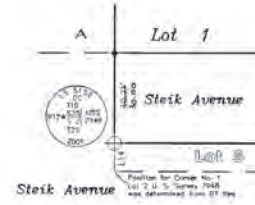
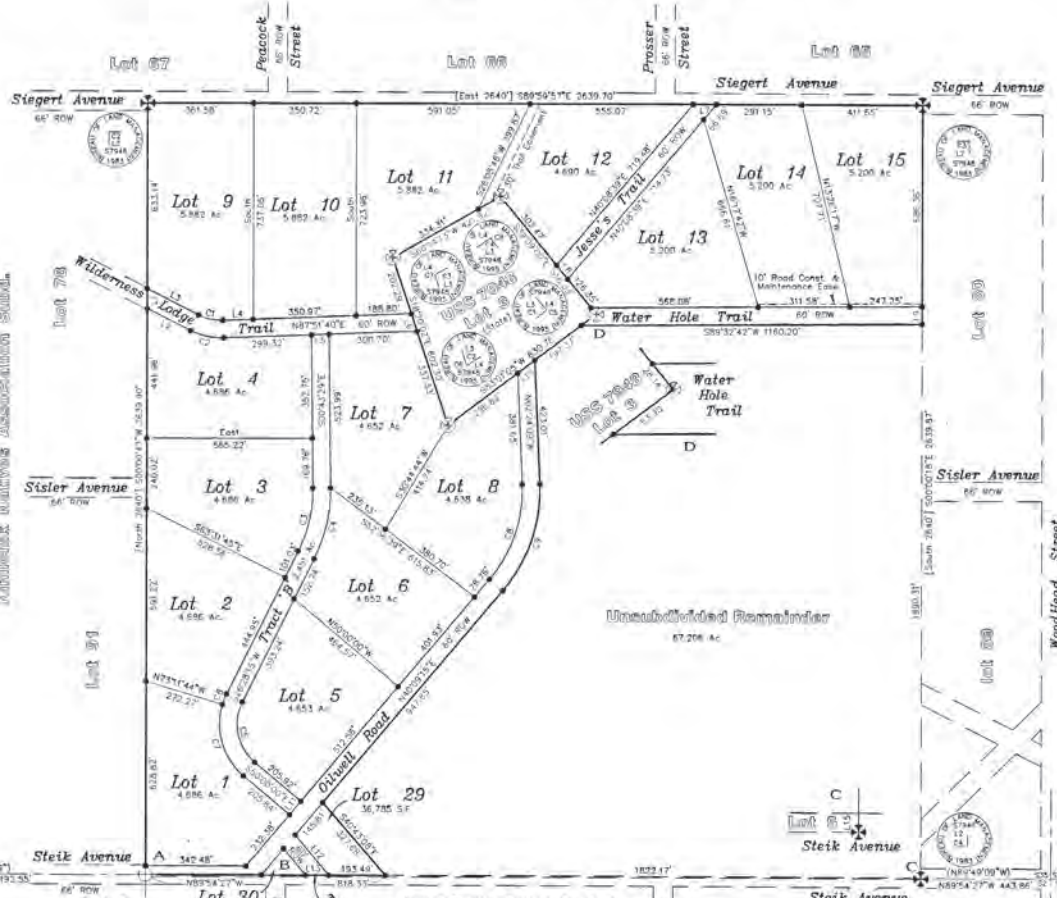
| Curve | Delta      | Radius  | Length  | Chord  | Chord Bearing |
|-------|------------|---------|---------|--------|---------------|
| C1    | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C2    | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C3    | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C4    | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C5    | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C6    | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C7    | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C8    | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C9    | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C10   | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C11   | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C12   | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C13   | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C14   | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |
| C15   | 120°00'00" | 170.00' | 100.00' | 60.00' | S77°30'00"W   |

**LINE TABLE**

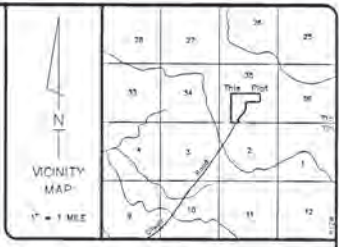
| Line | Bearing     | Length  |
|------|-------------|---------|
| L1   | S00°00'00"W | 166.87' |
| L2   | S61°03'28"W | 166.87' |
| L3   | S63°03'28"W | 187.30' |
| L4   | N87°01'40"E | 182.48' |
| L5   | N87°01'40"E | 182.48' |
| L6   | N86°20'02"W | 162.40' |
| L7   | N86°50'31"W | 78.49'  |
| L8   | S39°09'50"E | 81.06'  |
| L9   | N00°00'00"W | 60.00'  |
| L10  | S53°01'00"W | 72.87'  |
| L11  | N40°09'15"E | 60.00'  |
| L12  | S39°25'31"E | 167.61' |
| L13  | S86°54'03"W | 78.34'  |
| L14  | S00°00'43"W | 84.44'  |
| L15  | N00°00'18"W | 5.18'   |

- LEGEND:**
- 3-1/4" Alum. Cap Monument (found)
  - 2-1/2" Brass Cap Monument (found)
  - 2-1/2" Alum. Cap Monument (set)
  - 5/8" Rebar (set this survey)
  - Record Datum - U.S. Survey 7948
  - Details - Not to Scale

**Minidoka Native Association Subd.**



**CERTIFICATE OF SURVEYOR**  
 I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska; this plat represents a survey made by me or under my direct supervision; the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.  
 12 December, 2001



**CERTIFICATE of OWNERSHIP and DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS(s) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ASSENT TO 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.  
 [Signatures of Owners]

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN BEFORE ME this 12th day of December, 2001 for Lindsey Clark, Pamela Clark, Garrett H. Clark, and Tatiana Clark.  
 [Notary Signature]

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 23, 2001.  
 [Signature]

KPB FILE No. 2001-127  
**Clarks' Point Of View Estates - Phase 1**  
 A subdivision of a portion of Lot 4 U.S. Survey # 7948 located within the SE1/4 & SW1/4 of Section 35, T18R S.W., Homer Recording District, Kenai Peninsula Borough, Alaska.  
 Containing 85.854 Acres

**Integrity Surveys**  
 800 Sales Drive Kenai, Alaska 99611-8363  
 SURVEYORS PHONE - (907) 385-9047 FAX - (907) 385-9070 PLANNERS

|                           |                          |
|---------------------------|--------------------------|
| JOB NO. 10047             | DRAWN 3 October, 2001 CR |
| SURVEYED May - Sept, 2001 | SCALE: 1" = 200'         |
| FIELD BK: 2001-B, Pg 1-50 | DISK: Clark's View       |



DATE DECEMBER 22, 1995

**U.S. SURVEY  
No. 7948, ALASKA**  
The subdivision of lot 2  
into lots 3 and 4

This plot contains the entire survey record.  
U. S. Survey No. 7948 was surveyed by Richard S. Tandlich, Cadastral surveyor, in 1983.  
This survey was executed by Dominic J. Smith, Cadastral Surveyor, September 26, 1995, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, Supplemental Special Instructions dated June 26, 1995, approved July 5, 1995, and Assignment Instructions dated September 22, 1995.

Field assistant was:

Robert H. Einarson, Land Surveyor

The azimuth was obtained from direct observations of the sun, using the four angle method, and refers to the true meridian.

The geographic position of the capped well head was taken from the record of U.S. Survey No. 7948, accepted on December 22, 1983. The geographic position of corner No. 1 Lot 3, identical with corner No. 5, Lot 4, as determined by a tie to the capped well head is:

Latitude: 60° 02' 43.43" North NAD 27  
Longitude: 151° 17' 10.14" West

The mean magnetic declination was obtained from the record of U.S. Survey No. 7948.

This survey is situated at the end of a dirt road, known locally as Oil Well Road. It is approximately 20 miles northeasterly of Ninilchik, Alaska within Township 1 South, Range 11 West, Seward Meridian, Alaska.

The land is gently rolling, with scattered spruce and birch.

Access to the survey was by truck.

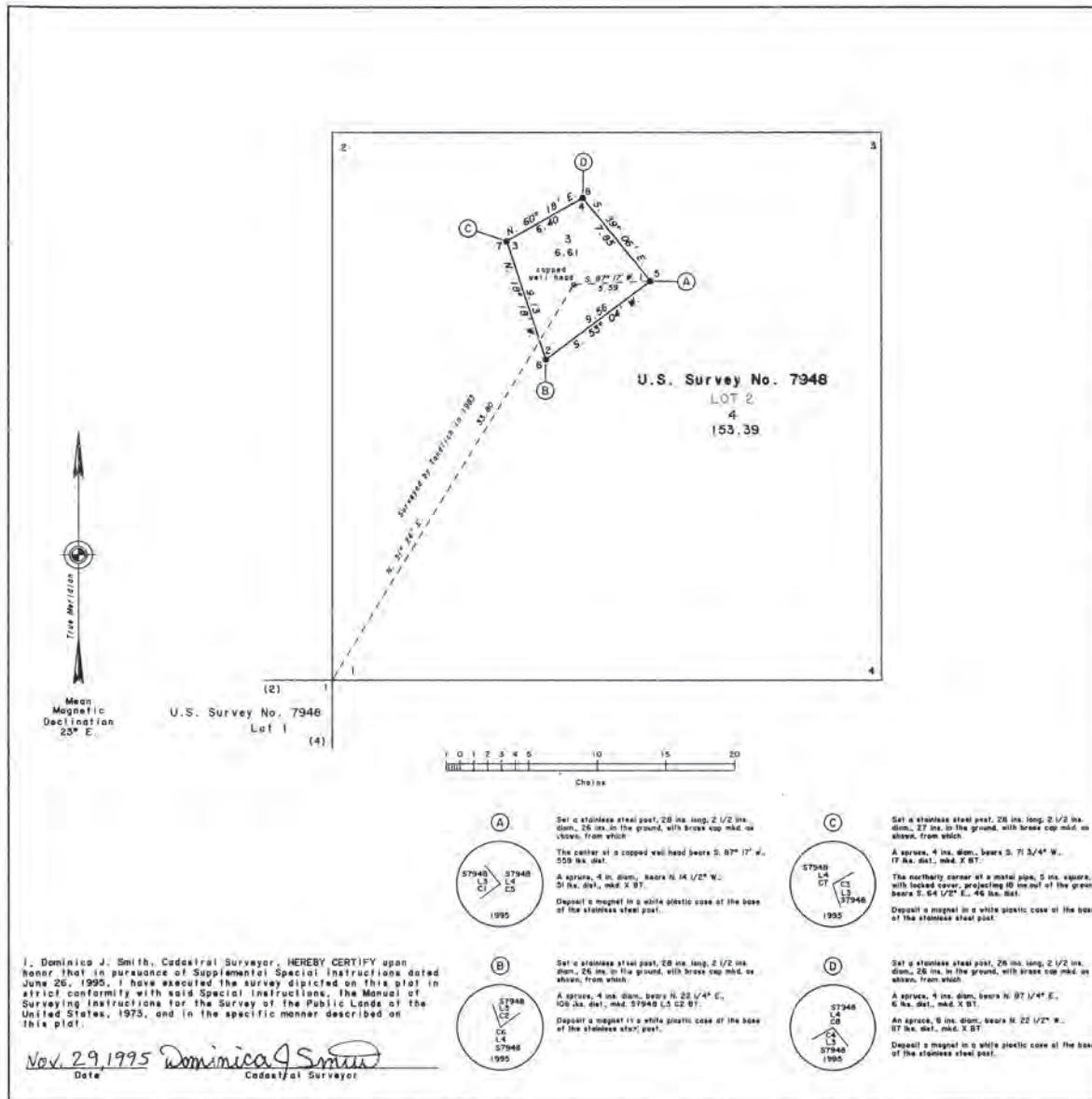
Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Filing Doctrine and Section 6(m) of the Alaska Statehood Act, P.L. 85-506, notwithstanding the use, location, or absence of meander lines to depict water bodies.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

The survey represented by this plot, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*Joyce Pinkerton* Dec. 4, 1995  
State Director for Cadastral Survey, Alaska



I, Dominic J. Smith, Cadastral Surveyor, HEREBY CERTIFY upon honor that in pursuance of Supplemental Special Instructions dated June 26, 1995, I have executed the survey depicted on this plot in strict conformity with said Special Instructions, the Manual of Surveying Instructions for the Survey of the Public Lands of the United States, 1973, and in the specific manner described on this plot.

Nov. 29, 1995 *Dominic J. Smith*  
Date Cadastral Surveyor

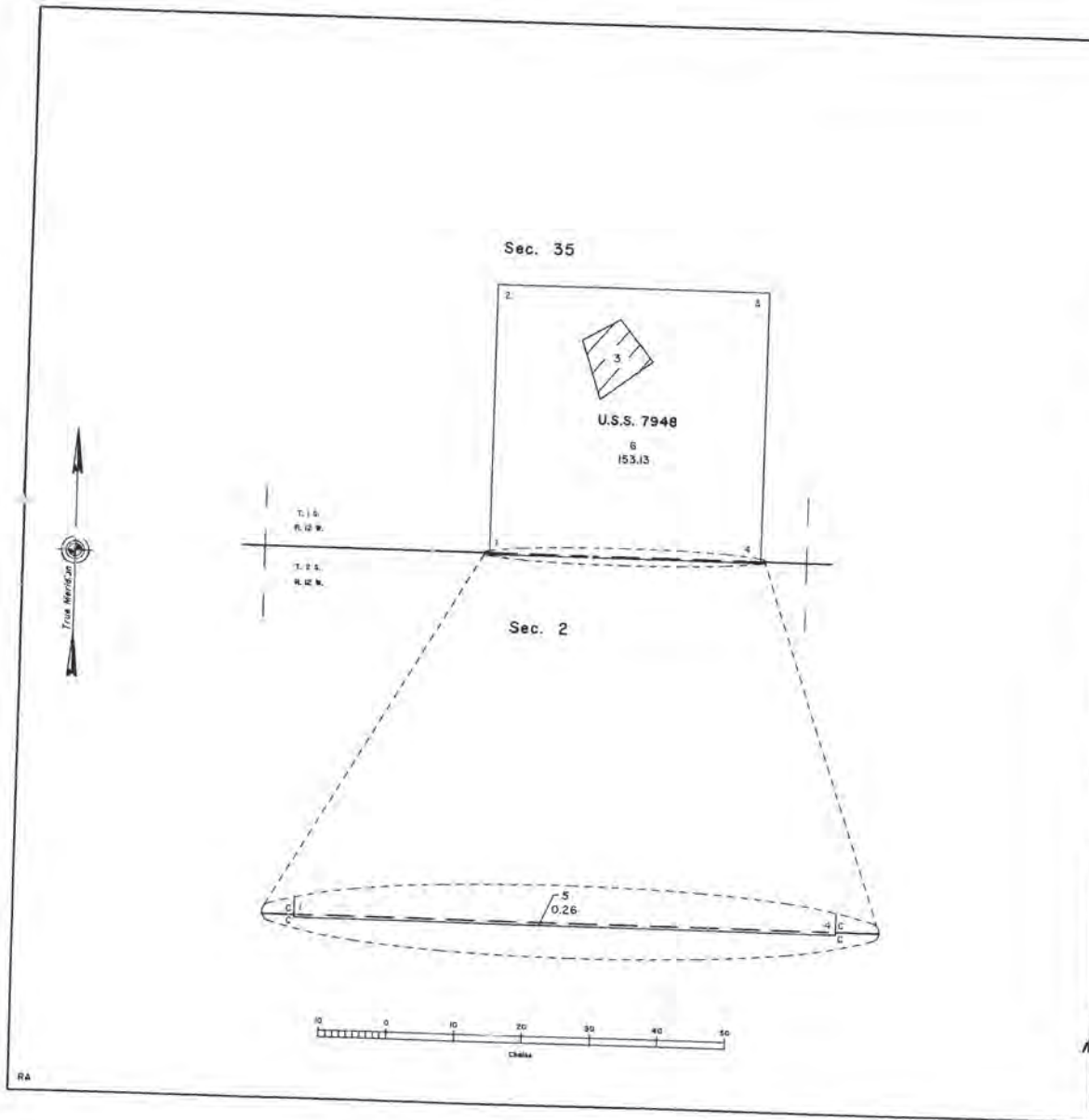
- (A)** Set a stainless steel post, 28 in. long, 2 1/2 in. diam., 26 in. in the ground, with brass cap mid. as shown, from which:  
The center of a capped well head bears S. 87° 17' W., 553 in. dist.  
A spruce, 4 in. diam., bears N. 14 1/2° W., 51 in. dist., mkt. X BT.  
Deposit a magnet in a white plastic case at the base of the stainless steel post.
- (B)** Set a stainless steel post, 28 in. long, 2 1/2 in. diam., 26 in. in the ground, with brass cap mid. as shown, from which:  
A spruce, 4 in. diam., bears N. 23 1/4° E., 108 in. dist., mkt. 57948 L3 C2 BT.  
Deposit a magnet in a white plastic case at the base of the stainless steel post.

- (C)** Set a stainless steel post, 26 in. long, 2 1/2 in. diam., 27 in. in the ground, with brass cap mid. as shown, from which:  
A spruce, 4 in. diam., bears S. 71 3/4° W., 17 in. dist., mkt. X BT.  
The northerly corner of a metal pipe, 5 in. square, with locked cover, projecting 10 in. out of the ground, bears S. 64 1/2° E., 46 in. dist.  
Deposit a magnet in a white plastic case at the base of the stainless steel post.
- (D)** Set a stainless steel post, 26 in. long, 2 1/2 in. diam., 26 in. in the ground, with brass cap mid. as shown, from which:  
A spruce, 4 in. diam., bears N. 97 1/4° E., 6 in. dist., mkt. X BT.  
An spruce, 6 in. diam., bears N. 22 1/2° W., 87 in. dist., mkt. X BT.  
Deposit a magnet in a white plastic case at the base of the stainless steel post.

565

Officially Filed  
DATE MAY 9, 1997

ORIGINAL



U.S. SURVEY  
No. 7948, ALASKA  
SUPPLEMENTAL PLAT

This supplemental plat of U.S. Survey No. 7948, Alaska, shows amended lotting created by the subdivision of Lot 4 into Lot 5 and Lot 6. Except as indicated hereon, the lotting and areas are as shown on the plat of U.S. Survey No. 7948 accepted December 22, 1983, and the plat of U.S. Survey No. 7948 subdividing Lot 2 into Lots 3 and 4 accepted December 4, 1995. The subdivisional line between Lot 5 and Lot 6 is identical with a portion of the township line between Township 1 South, Range 12 West, and Township 2 South, Range 12 West, Seward Meridian, Alaska. These revisions are based upon the original survey records; the plat of Township 1 South, Range 12 West, Seward Meridian, Alaska, accepted February 22, 1972; the plat of the dependent resurvey and subdivision of Township 1 South, Range 12 West, Seward Meridian, Alaska, accepted June 1, 1980; the plat of Township 2 South, Range 12 West, Seward Meridian, Alaska, accepted February 22, 1972; the plat of the dependent resurvey of Township 2 South, Range 12 West, Seward Meridian, Alaska, accepted June 1, 1990; the plat of U.S. Survey No. 7948 accepted December 22, 1983; and the plat of U.S. Survey No. 7948 subdividing Lot 2 into Lots 3 and 4 accepted December 4, 1995.

Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(a) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of boundary lines to depict water bodies.

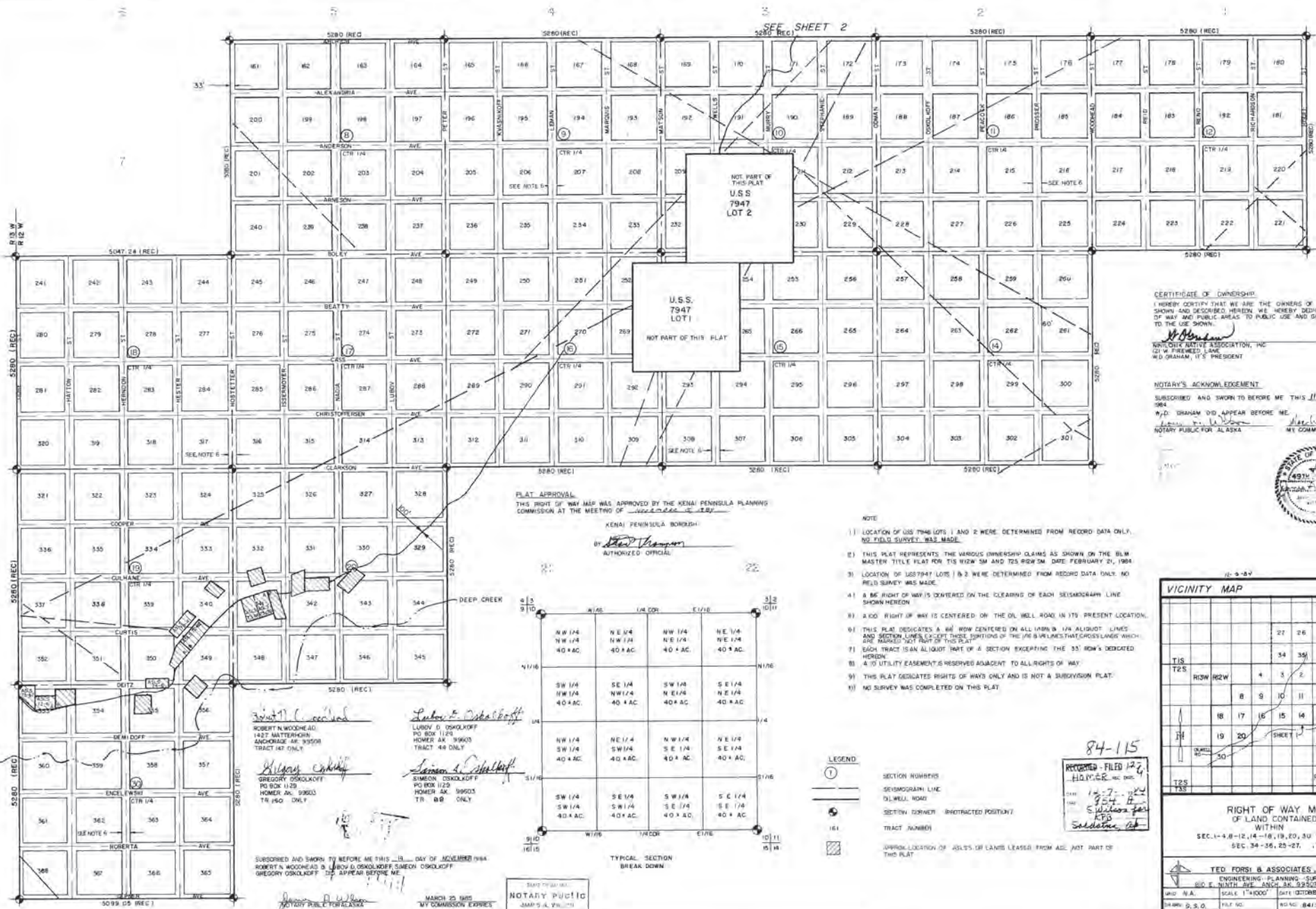
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

This supplemental plat is based upon the official records and, having been correctly prepared in accordance with the regulations of this Bureau, is hereby accepted.

For the Director:

*Deputy Director* April 24, 1997  
Date  
Deputy State Director for Cadastral Survey,  
Alaska

DRC/mwB



CERTIFICATE OF OWNERSHIP  
 I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, WE HEREBY DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.  
 W.D. SHANAM  
 NATIVE ALASKA ASSOCIATION, INC.  
 121 W. FIREWHEEL LANE  
 W.D. SHANAM, IT'S PRESIDENT

NOTARY'S ACKNOWLEDGEMENT  
 SUBSCRIBED AND SHOWN TO BEFORE ME THIS 11 DAY OF NOVEMBER 1984  
 W.D. SHANAM DID APPEAR BEFORE ME  
 W.D. SHANAM  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES



PLAT APPROVAL  
 THIS RIGHT OF WAY MAP WAS APPROVED BY THE KENAI PENINSULA PLANNING COMMISSION AT THE MEETING OF NOVEMBER 2, 1984  
 KENAI PENINSULA BOARD  
 BY Paul Thompson  
 AUTHORIZED OFFICIAL

- NOTE
- 1) LOCATION OF U.S. TRACTS 1 AND 2 WERE DETERMINED FROM RECORD DATA ONLY. NO FIELD SURVEY WAS MADE.
  - 2) THIS PLAT REPRESENTS THE VARIOUS OWNERSHIP CLAIMS AS SHOWN ON THE 81M MASTER TITLE PLAT FOR T15 N12W 5M AND T25 N12W 5M, DATE FEBRUARY 21, 1984
  - 3) LOCATION OF U.S. 7947 LOTS 1 & 2 WERE DETERMINED FROM RECORD DATA ONLY. NO FIELD SURVEY WAS MADE.
  - 4) A 65' RIGHT OF WAY IS CENTERED ON THE CLEARING OF EACH SE1/4S1/4 CORNER LINE SHOWN HEREON.
  - 5) A 60' RIGHT OF WAY IS CENTERED ON THE OIL WELL ROAD IN ITS PRESENT LOCATION.
  - 6) THIS PLAT DEDICATES A 66' ROW CENTERED ON ALL 1/4M & 1/4N ALLOTMENT LINES AND SECTION LINES EXCEPT THOSE PORTIONS OF THE 66' LINES THAT CROSS LANDS WHICH ARE MARKED 'NOT PART OF THIS PLAT'.
  - 7) EACH TRACT IS AN ALLOTMENT PART OF A SECTION EXCEPTING THE 35' ROW'S DEDICATED HEREON.
  - 8) A 20' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL RIGHTS OF WAY.
  - 9) THIS PLAT DEDICATES RIGHTS OF HWAYS ONLY AND IS NOT A SUBDIVISION PLAT.
  - 10) NO SURVEY WAS COMPLETED ON THIS PLAT.

TYPICAL SECTION BREAK DOWN

|       |          |          |          |          |
|-------|----------|----------|----------|----------|
| 4 1/2 | W 1/4    | 1/4 COR  | E 1/4    | 3 1/2    |
| 8 1/2 | NW 1/4   | NE 1/4   | NW 1/4   | NE 1/4   |
|       | NW 1/4   | NE 1/4   | NW 1/4   | NE 1/4   |
|       | 40 * AC. | 40 * AC. | 40 * AC. | 40 * AC. |
| 4 1/2 | SW 1/4   | SE 1/4   | SW 1/4   | SE 1/4   |
|       | NW 1/4   | NW 1/4   | NE 1/4   | NE 1/4   |
|       | 40 * AC. | 40 * AC. | 40 * AC. | 40 * AC. |
| 4 1/2 | NW 1/4   | NE 1/4   | NW 1/4   | NE 1/4   |
|       | SW 1/4   | SW 1/4   | SE 1/4   | SE 1/4   |
|       | 40 * AC. | 40 * AC. | 40 * AC. | 40 * AC. |
| 8 1/2 | SW 1/4   | SE 1/4   | SW 1/4   | SE 1/4   |
|       | SW 1/4   | SW 1/4   | SE 1/4   | SE 1/4   |
|       | 40 * AC. | 40 * AC. | 40 * AC. | 40 * AC. |
| 8 1/2 | SW 1/4   | SE 1/4   | SW 1/4   | SE 1/4   |
|       | SW 1/4   | SE 1/4   | SW 1/4   | SE 1/4   |
|       | 40 * AC. | 40 * AC. | 40 * AC. | 40 * AC. |

- LEGEND
- 1 SECTION NUMBER
  - 2 SEVERAL LINES
  - 3 SECTION CORNER (INDICATED POSITION)
  - 4 TRACT NUMBER
  - 5 APPROXIMATE LOCATION OF ASSETS OF LANDS LEASERS FROM A.C. NOT PART OF THIS PLAT

Robert Woodhead  
 ROBERT W. WOODHEAD  
 1427 WATERHORN  
 ANCHORAGE AK 99508  
 TRACT 147 ONLY

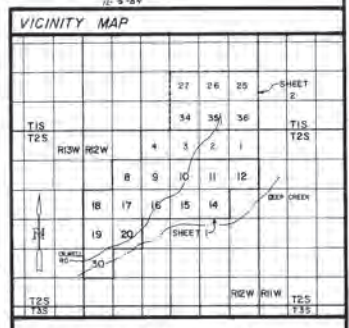
Robert Woodhead  
 LUDV D. OSKOLKOFF  
 PO BOX 1125  
 HOMER AK 99603  
 TRACT 44 ONLY

Gregory Oskolkoff  
 GREGORY OSKOLKOFF  
 PO BOX 1125  
 HOMER AK 99603  
 TR 150 ONLY

Simon Oskolkoff  
 SIMON OSKOLKOFF  
 PO BOX 1125  
 HOMER AK 99603  
 TR 88 ONLY

SUBSCRIBED AND SHOWN TO BEFORE ME THIS 13 DAY OF NOVEMBER 1984  
 ROBERT W. WOODHEAD & LUDV D. OSKOLKOFF SIMON OSKOLKOFF  
 GREGORY OSKOLKOFF DID APPEAR BEFORE ME  
 W.D. SHANAM  
 NOTARY PUBLIC FOR ALASKA  
 MARCH 25 1985  
 MY COMMISSION EXPIRES

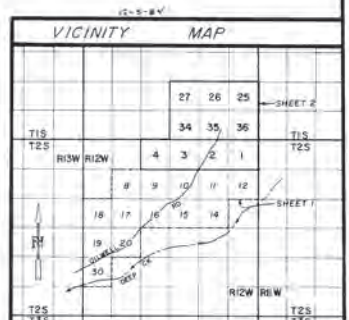
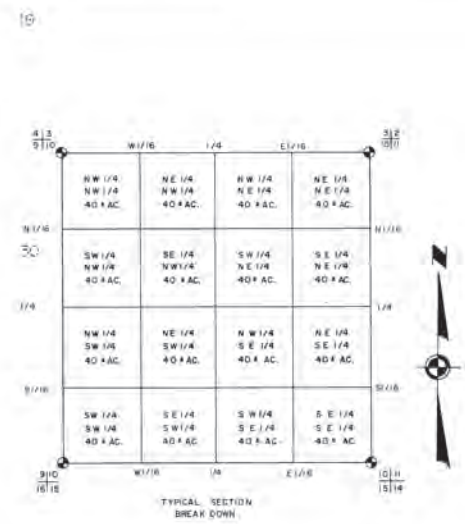
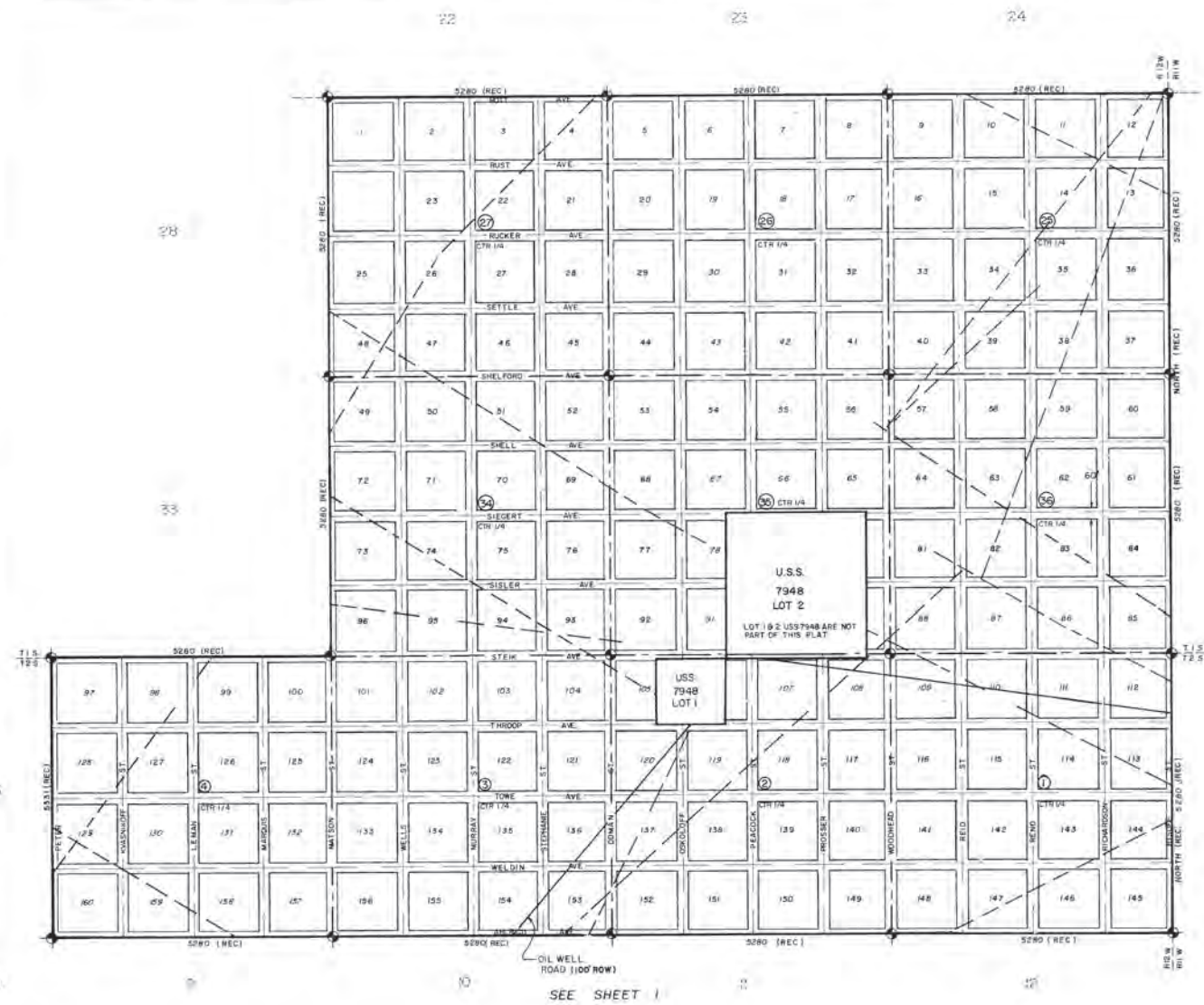
STATE OF ALASKA  
 NOTARY PUBLIC  
 JAMES A. WILSON



RIGHT OF WAY MAP  
 OF LAND CONTAINED  
 WITHIN  
 SEC. 14-18-12, 14-18-19, 20, 30 T25 N12W 5M.  
 SEC. 34-36, 25-27, T15 N12W 5M.

TEO FORSIS & ASSOCIATES, INC.  
 ENGINEERING PLANNING SURVEYING  
 810 E. NINTH AVE. ANCHORAGE, ALASKA 99507 374-3017

DATE: N.A. SCALE: 1"=1000' DATE: OCTOBER 84 DRAWN: F.A.S. CHECKED: B.A.S. SHEET 1 OF 2



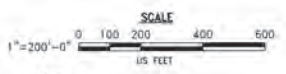
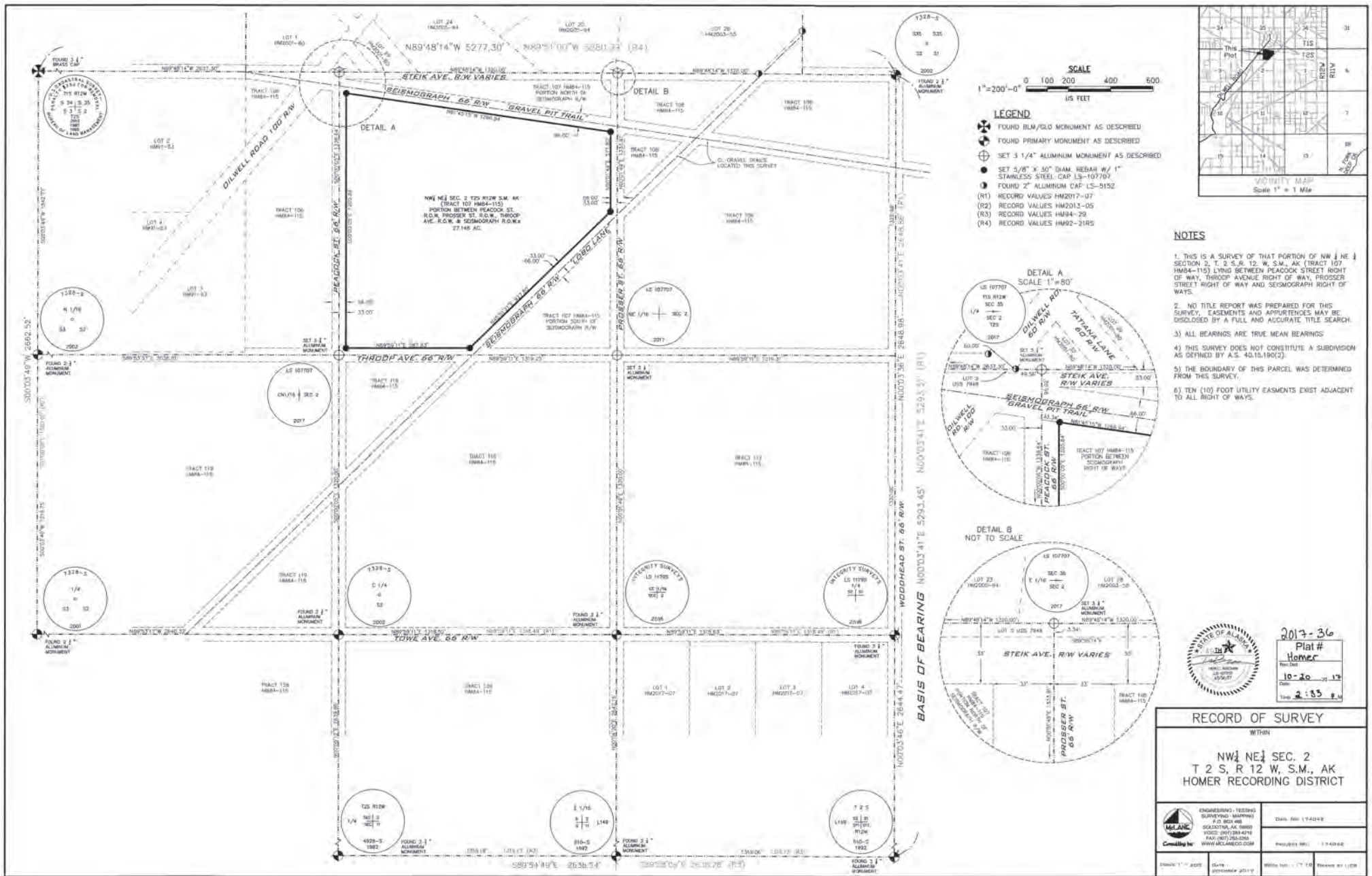
RIGHT OF WAY MAP  
OF LAND CONTAINED  
WITHIN  
SEC. 34-36, 25-27, T15, R12W, S.M.  
SEC. 1-4, 8-12, 14-18, 19, 20, 30 T25, R12W, S.M.

TED FORSI & ASSOCIATES, INC.  
ENGINEERING - PLANNING - SURVEYING  
810 E. NORTH OVE. AVE. SUITE 214-2617  
S.D. N.A. SCALE: 1"=1000' SHEET OCT 84 800' 1988  
DRAWN: G.S.O. FILE NO. 8413 SHEET 2 of 2

84-115  
2-150-12-  
HOMER  
12-7-84  
9:24 A  
S. Wilson for  
KPB  
S. Wilson, Dk.

HM 84-115

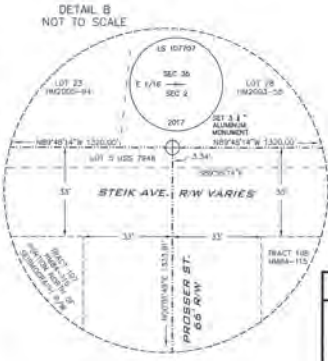
NINILCHIK ROW MAP



- LEGEND**
- ⊕ FOUND BLM/GLO MONUMENT AS DESCRIBED
  - ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - ⊕ SET 3 1/4" ALUMINUM MONUMENT AS DESCRIBED
  - ⊕ SET 5/8" X 30" DIAM. REBAR W/ 1" STAINLESS STEEL CAP LS-107704
  - ⊕ FOUND 2" ALUMINUM CAP LS-5152
  - (R1) RECORD VALUES HM2017-07
  - (R2) RECORD VALUES HM2013-05
  - (R3) RECORD VALUES HM94-29
  - (R4) RECORD VALUES HM92-2195



- NOTES**
1. THIS IS A SURVEY OF THAT PORTION OF NW 1/4 NE 1/4 SECTION 2, T. 2 S., R. 12 W., S.M., AK (TRACT 107 HM94-115) LYING BETWEEN PEACOCK STREET RIGHT OF WAY, THROOP AVENUE RIGHT OF WAY, PROSSER STREET RIGHT OF WAY AND SEISMOGRAPH RIGHT OF WAYS.
  2. NO TITLE REPORT WAS PREPARED FOR THIS SURVEY. EASEMENTS AND APPURTENANCES MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  - 3) ALL BEARINGS ARE TRUE MEAN BEARINGS
  - 4) THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.190(2).
  - 5) THE BOUNDARY OF THIS PARCEL WAS DETERMINED FROM THIS SURVEY.
  - 6) TEN (10) FOOT UTILITY EASEMENTS ADJACENT TO ALL RIGHT OF WAYS.



2017-36  
Plat #  
Homer  
10-20-17  
Date  
10:55 a.m.

|   |                                     |
|---|-------------------------------------|
| RECORD OF SURVEY  |                                     |
| WITHIN  |                                     |
| NW 1/4 NE 1/4 SEC. 2<br>T 2 S, R 12 W, S.M., AK<br>HOMER RECORDING DISTRICT   |                                     |
| <br>ENGINEERING - TESTING<br>SURVEYING - MAPPING<br>P.O. BOX 48<br>SALADINA, AK 99581<br>VOICE: (907) 283-2476<br>FAX: (907) 283-2398<br>WWW.MCLANECO.COM | DWG. NO. 174049<br>PROJ. NO. 174049 |
| DATE: OCTOBER 2017<br>DRAWN BY: J.C.B.  | CHECKED BY: J.C.B.                  |