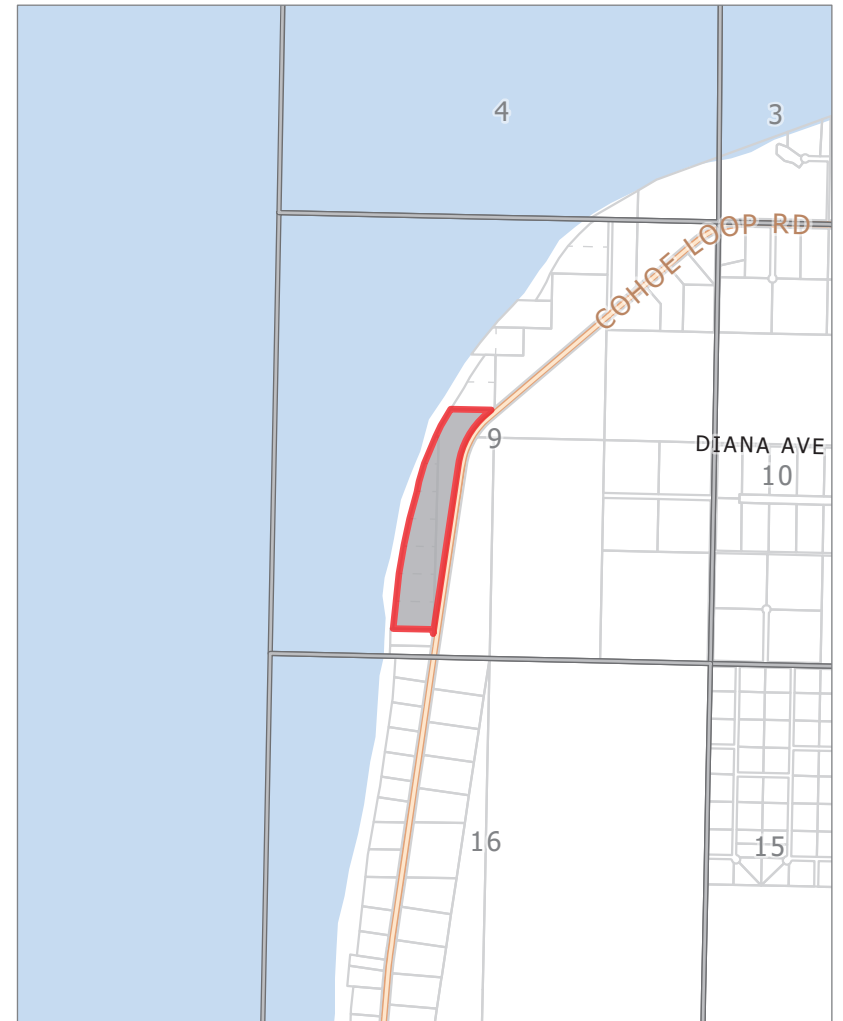


## **E. NEW BUSINESS**

- 2. Humpy Point Subdivision; KPB File 2024-052**  
**Peninsula Surveying, LLC / Kenai Peninsula Borough**  
**Location: Cohoe Loop Road**  
**Cohoe Area**



KPB File 2024-052  
T 03N R 12W SEC 09  
Cohoe

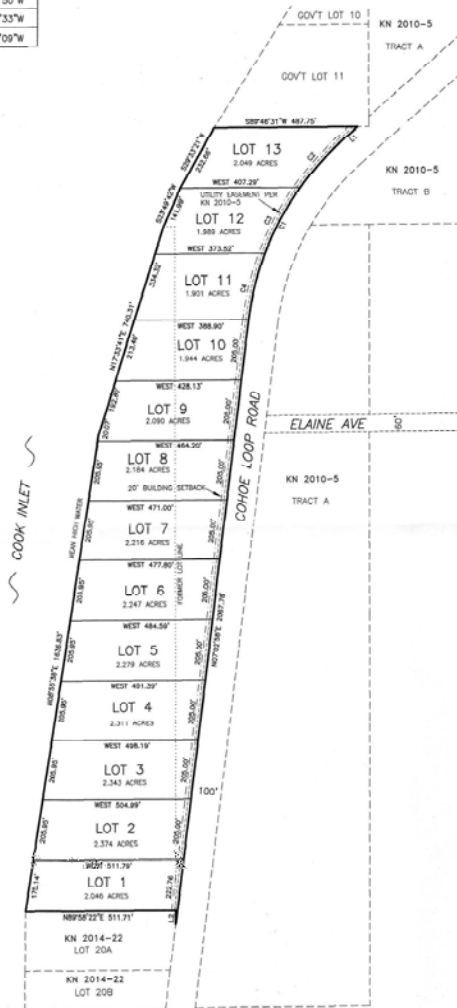
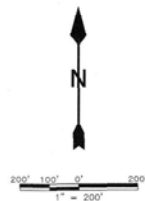


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
C1	693.17	966.73	041°04'57"	362.24	678.42	S27°35'27"W
C2	205.89	966.73	012°12'09"	103.34	205.50	S42°01'50"W
C3	254.90	966.73	015°06'26"	128.19	254.16	S28°22'33"W
C4	232.38	966.73	013°46'22"	116.75	231.82	S13°56'09"W

LINE TABLE		
L1	S48°07'55"W	77.39'
L2	N00°05'34"E	48.30'



#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE KENAI PENINSULA BOROUGH IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE KENAI PENINSULA BOROUGH, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY OWN FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PETER A. MCCICHE, MAYOR  
KENAI PENINSULA BOROUGH  
144 N BINKLEY STREET  
SOLDOTNA, AK 99669

#### NOTARY ACKNOWLEDGMENT

FOR: PETER A. MCCICHE  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

#### NOTES

1. 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' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. THE SOURCE OF THE COOKE LOOP RIGHT-OF-WAY IS FROM PLAT KN 2010-5.
5. SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2865, DATED OCTOBER 16, 1951. AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
6. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.

#### WASTEWATER DISPOSAL

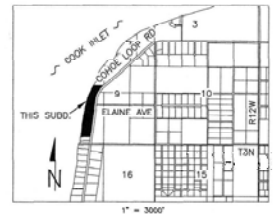
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER \_\_\_\_\_ LICENSE # \_\_\_\_\_ DATE \_\_\_\_\_

#### PLAT APPROVAL

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

BY: \_\_\_\_\_  
AUTHORIZED OFFICIAL



KPB FILE NUMBER: 2024-XXXX

<b>PENINSULA SURVEYING, LLC</b> 10535 KATRINA BOULEVARD, NIKILCHIK, AK 99639 (907)306-7005		
PLAT OF <b>HUMPY POINT SUBDIVISION</b>		
A SUBDIVISION OF TRACT C ALASKA STATE LAND SURVEY NO. 3005-6, KN 2010-5 AND GOVERNMENT LOTS 13-19 LOCATED WITHIN W1/2 SEC 9, T3N, R12W, S.M., ALASKA KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH CONTAINING 27.880 ACRES		
OWNER: KENAI PENINSULA BOROUGH 144 N BINKLEY STREET, SOLDOTNA, AK 99669		
SCALE: 1" = 200'	DATE: MAY 11, 2024	
DRAWN: JLM	CHECKED: JLS	SHEET: 1 OF 1



KPB 2024-052

AGENDA ITEM E. NEW BUSINESS

ITEM #2 - PRELIMINARY PLAT  
HUMPY POINT SUBDIVISION

<b>KPB File No.</b>	2024-052
<b>Plat Committee Meeting:</b>	June 10, 2024
<b>Applicant / Owner:</b>	Kenai Peninsula Borough
<b>Surveyor:</b>	Jason Schollenberg – Peninsula Surveying, LLC
<b>General Location:</b>	Kalifornsky Beach Area, Kasilof, Alaska

<b>Parent Parcel No.:</b>	133-010-34 & 133-010-38
<b>Legal Description:</b>	T 3N R 12W SEC 9 SEWARD MERIDIAN KN GOVT LOTS 13 THRU 19 and T 3N R 12W SEC 9 SEWARD MERIDIAN KN 2010005 ALASKA STATE LAND SURVEY NO 2005-6 TRACT C
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None

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STAFF REPORT

**Specific Request / Scope of Subdivision:**

The proposed plat will combine 2 parcels and subdivide the subsequent 27.973 acre parcel into 13 lots ranging in size from 1.901 acres to 2.374 acres.

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

Legal access to the parcels of the proposed subdivision is provided along Cohoe Loop Road, a paved and state-maintained dedication on the east border of the proposed subdivision. The proposed plat is located along Cohoe Loop Road from approximately mile 7.25 to mile 7.75. To the west of the proposed subdivision is the Cook Inlet.

The plat is not completing a vacation or dedication of right-of-way with this action. The plat is not affected by a section line easement but is affected by a trail easement created by Patent 18756. The trail is located near the center of Lot 12 and is 25 feet wide. **Staff recommends** the surveyor locate the trail and either identify the easement on the trail or create a plat note to mention the trail easement.

There is also a 5 foot wide surveyor easement located along vacated government lot 12 line as identified on 2010-6 and each monument noted. Surveyor should identify and note this easement also.

The 50 foot access easement granted by the patent 18756 needs shown along the western side of the plat. the surveyor needs to identify the limits of the easements and show and note this easement on the plat.

Block length is not compliant along Coho Loop Road; however, this plat is unable to provide relief with dedications due to the Cook Inlet to the west. **Staff recommends:** Plat Committee concur that an exception to 20.30.170 Block Length is not needed as this plat is unable to provide relief to block length requirements.

**PER DOT:** The platting action voids any previous issued permits. Applicants will need to reapply for driveway access permits to state ROW.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott
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	Comments: Permitting for access from Cohoe Loop Rd is managed by AK DOT. No other RSA comments or objections.
SOA DOT comments	

### **Site Investigation:**

There are no improvements or structures apparent on the site being subdivided by this plat.

There are areas of steep slope greater than 20% on the west side of the proposed parcels along the Cook Inlet. **Staff recommends:** These areas be depicted with top and toe of slope or indicate slope and direction on the final plat.

The KPB River Center review did not identify the plat to be in a FEMA flood hazard area or a habitat protection district. KPB GIS data did not identify the area to be in a wetland area either. Tidal area was identified on the west outside the limits of the plat in the Cook Inlet.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not been mapped by FEMA.  B. Habitat Protection  Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

### **Staff Analysis**

The proposed subdivision was originally government lots in the W1/2 of Section 9, Township 3 North, Range 12 West, SM, Alaska. Alaska State Land Survey No. 2005-6, KN 2010-5, created four tracts and dedicated Cohoe Loop Road. Tract C of KN 2010-6 and Government Lots 13-19 of said Section 9, which in their combined entirety make up this platting action.

A soils report will be required and an engineer will sign the final plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

### **Utility Easements**

There are 10' utility easements along the existing right-of-way dedications that are correctly depicted on the plat. The 5' utility easement at the boundary lines of the lots extending to the 20' setback need to be added.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. All the responses have been of approval or no comment so far. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	No Comments
ENSTAR	no comments or recommendations.
ACS	Approved as shown.
GCI	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  COHOE LOOP RD, ELAINE 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:  No other comments</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>

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**STAFF RECOMMENDATIONS**  
CORRECTIONS / EDITS


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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:**

Correct KPB file number to 2024-052.

Verify overall acreage lots total slightly more than total given

In the legal add the section, township, range, meridian and Alaska behind the government lots.

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

**Staff recommendation:**

Show 50' public access easement entire length of boundary with inlet in Patent 18756.

Show the trail on the drawing as shown on Detail C of 2010-5. Add the 25' public access easement listed in Patent 18756 to trail or note in plat notes

- 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 proposed 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:**

Tract D to the east should be labeled correctly.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

**Staff recommendation:**

Place top and toe of steep slope or indicate slope and direction on the drawing.

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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.

Report and engineer signature needed.

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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.

20.60.110. Dimensional data required.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

**Staff recommendation:** comply with 20.60.110.

Indicate record measurements and add legend.



20.60.120. Accuracy of measurements. All linear measurements shall be shown to the nearest 1/10 foot, and angular measurements shall be at least to the nearest minute. All lot areas shall be shown to the nearest 10 square feet or to the nearest 1/1,000 of total acres. Meander lines, dry land areas and submerged land areas shall be shown in addition to total area when applicable. All boundary closures shall be to a minimum accuracy of 1:5,000. Boundary and lot closure computations must be submitted with the final plat.

**Staff recommendation:** *provide boundary and lot closure computations with the paper final plat. KPB will verify closure complies with 20.60.120.*

Check overall acreage and verify closure.

20.60.130. Boundary of subdivision. The boundary of the subdivision shall be designated by a wider border and shall not interfere with the legibility of figures or other data. The boundary of the subdivided area shall clearly show what survey markers, or other evidence, was found or established on the ground to determine the boundary of the subdivision. Bearing and distance ties to all survey markers used to locate the subdivision boundary shall be shown.

**Staff recommendation:**

Indicate markers set and add legend.

20.60.200. Survey and monumentation.

**Staff recommendation:** *comply with 20.60.2001*

Indicate markers set, record measurements and add legend.

#### **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.

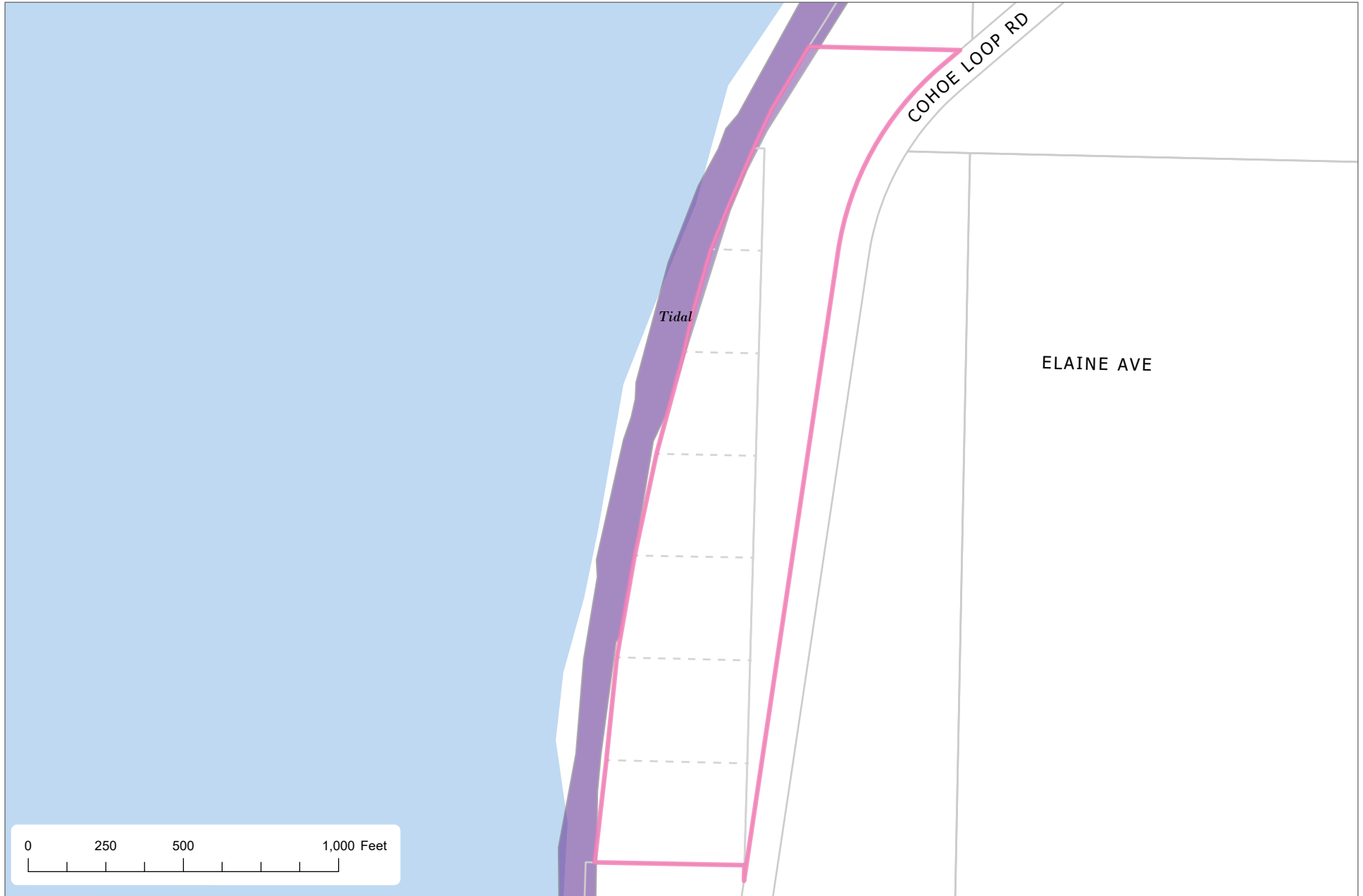
NOTE: 20.25.120. - REVIEW AND APPEAL.

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.

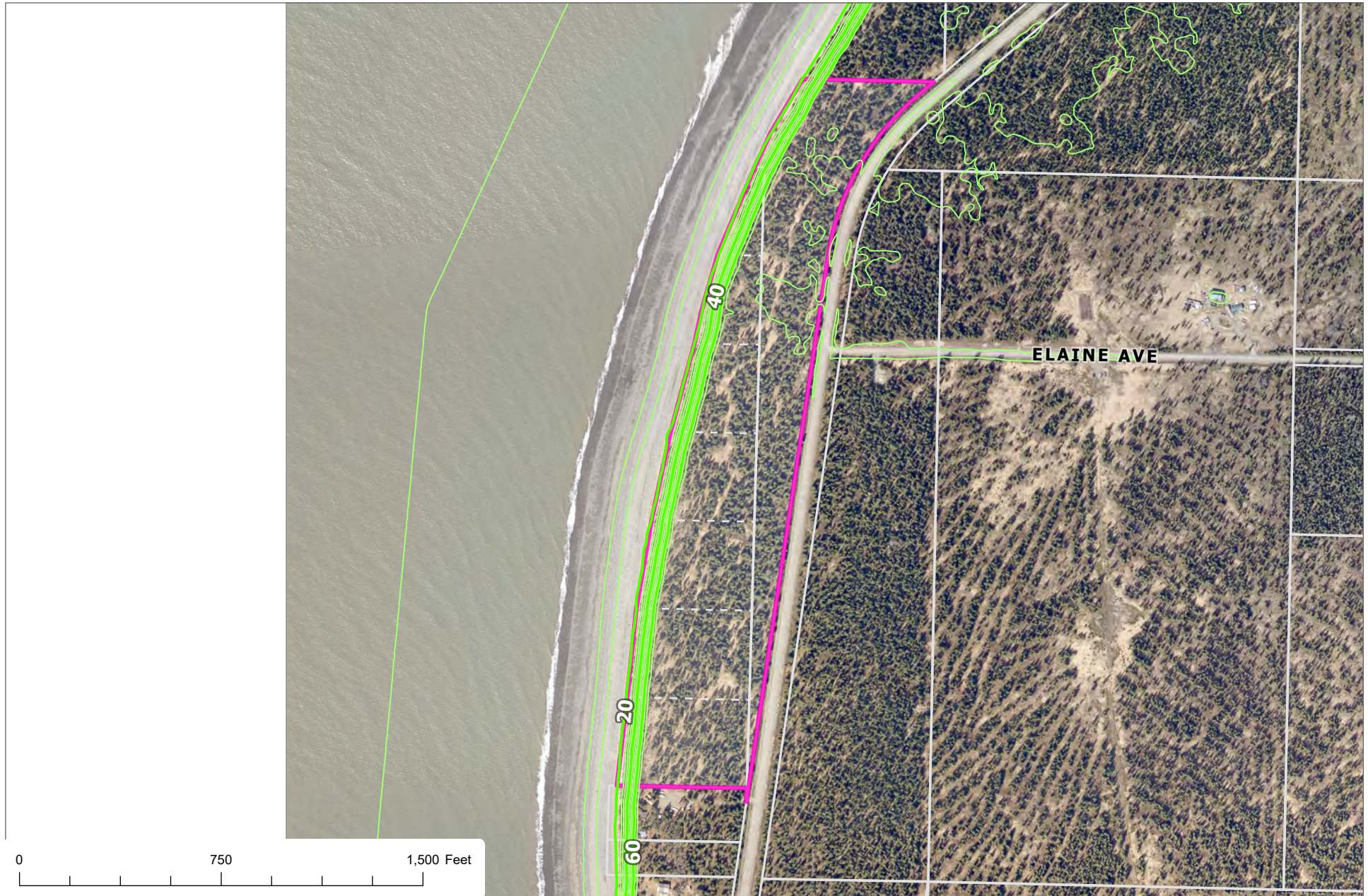
END OF STAFF REPORT

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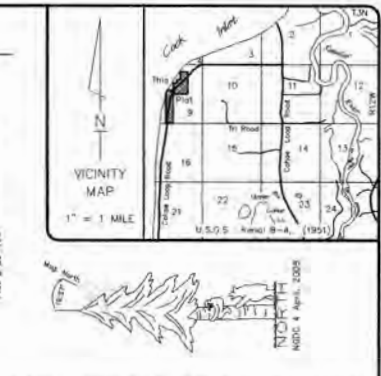
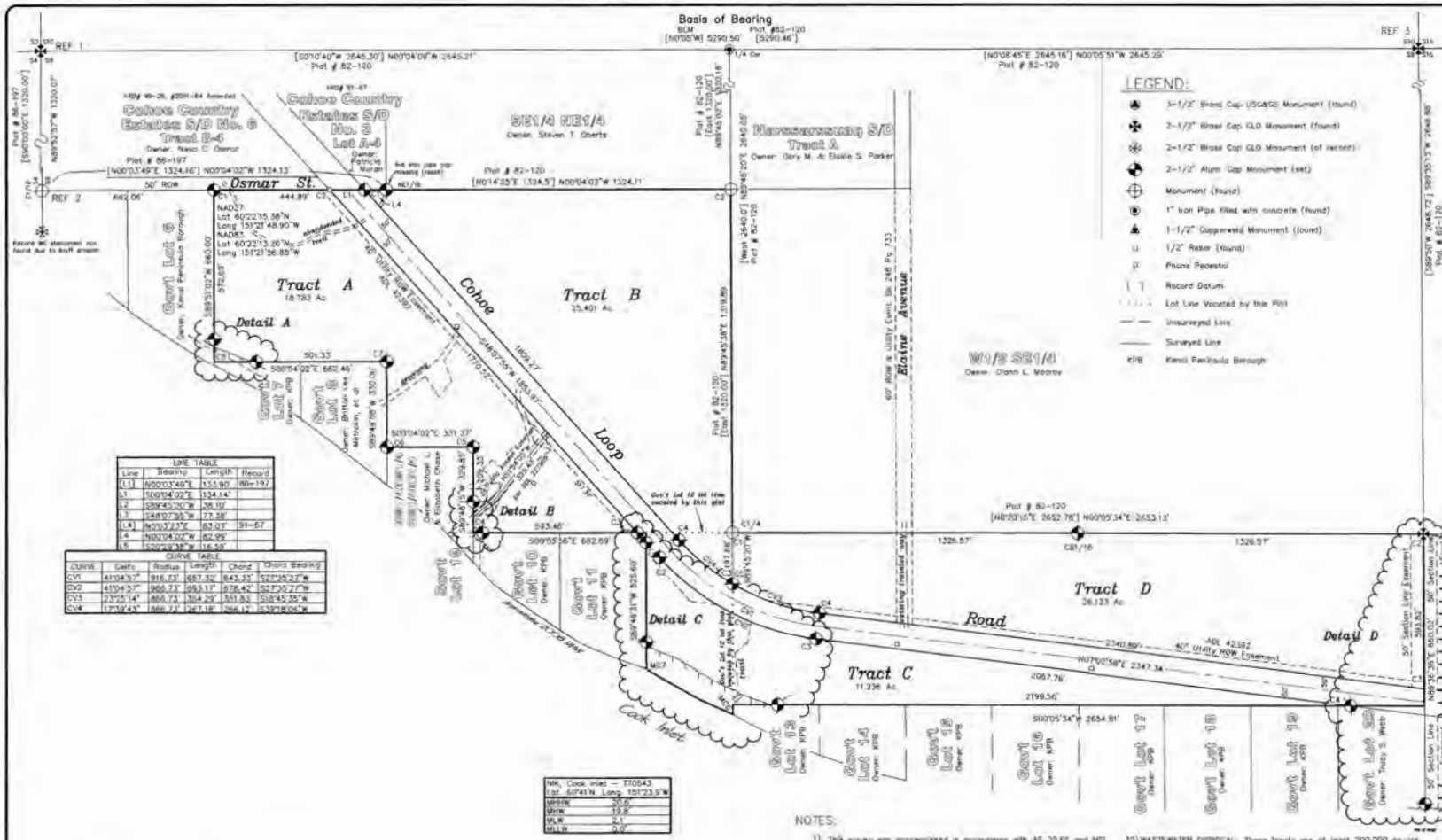
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**KENAI PENINSULA BOROUGH APPROVAL**

This plot was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 1/23/09, 11:30 AM.

*Mayor, Kenai*

*Kenai Planning Director*



**SURVEYOR'S CERTIFICATE**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plot represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist, are described and that all dimensions and other data are correct.

11-6-08 *SAWAH* L-11735  
Date: 11/23/08 Registration No:

**KPB FILE NO. 2008-120**

DATE OF SURVEY: 11 March 2008  
Beginning: 11 March 2008  
Ending: 29 July 2009

NAME OF SURVEYOR: Integrity Surveys  
8145 Klondike Spur Hwy  
Kenai, Alaska 99511

**STATE OF ALASKA**  
**DEPARTMENT OF NATURAL RESOURCES**  
**DIVISION OF MINING, LAND AND WATER**  
**ANCHORAGE, ALASKA**

**ALASKA STATE LAND SURVEY NO. 2005-6**

Creating Tracts A, B, C, D, the  
dedication of "COOK LOOP ROAD"  
AND  
SUBDIVISION GOVERNMENT LOT 12

Containing 82,570 Acres.

Located within  
Surveyed Section 4  
Tearing 3 North, Range 12 West  
Toward Mendon, Kenai Recording  
District, Kenai Peninsula Borough,  
Alaska

DRAWN BY: CS  
DATE: 06 November, 2009  
FILE NO: 28802  
CHECKED: CB  
SCALE: 1" = 200'

APPROVAL RECOMMENDED:  
*William S. Brown* 1/28/10  
DATE: 1/28/10  
FILE NO: 28802-2  
FILE NO: ASLS 20050060

- NOTES:**
- This survey was accomplished in accordance with AS 28.65 and MS 2005-6.
  - All bearings shown are true bearings as oriented to the Basis of Bearings, and distances shown are required to horizontal field distances. Basis of Bearings obtained from BLM plot dated June 5, 1997.
  - The accuracy of this survey is greater than 1:5000.
  - All parcels of land owned by the State of Alaska, located within 50.00 feet of a surveyed or proposed section line, are subject to a 50 foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.06.010.
  - No access to State maintained HOF's permitted unless approved by the State of Alaska Department of Transportation.
  - 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.
  - 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.
  - Building Setback - A setback of 20 feet is required from all street right-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
  - The natural meanders of the line for mean high water (MHW) of Cook Inlet form the true boundary of ASLS 2005-6, Tract C. The approximate line of MHW, as shown, is for area computations only, with the true corners being on the extension of the side line and the intersection with the natural meanders.
  - WASTEWATER DISPOSAL: These tracts are of least 200,000 square feet or nominal 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.
  - The Basis of Coordinates on this plot was determined by a high precision Leica SR530 GPS survey receivers, corrected and processed with Leica frequency real time kinematic system 500 software. The NAD 83 coordinates were transformed to NAD 27 coordinate values using NADCON Program version 2.11.
  - Primary monuments set this survey are attached to 2" diameter by 30" aluminum pipe with magnets permanently attached at the top and bottom.
  - Ownership information of adjacent properties shown was obtained from Kenai Peninsula Borough's web site. Integrity Surveys does not accept any liability of the information obtained.
  - Front 10 ft of the building setback adjacent to right-of-way along with an additional 10 ft, within 5 ft of the side property line 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.
  - The Plot Committee granted exceptions to KPB 20.20.000 (providing continuation of access to surrounding areas) and KPB 20.20.110 (minimum street width) at their May 15, 2008 meeting.
  - Mean High Tide was determined by the time coordinated tidal observations on March 12, 2008 as extrapolated from the NOAA Publication for the predictions of high and low waters for 2008.
  - The Right-of-Way for Cook Loop Road was established by an on-built survey along the center line of the existing paved traveled way.

**CERTIFICATE OF OWNERSHIP and DEDICATION**

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS No. 2005-6, as shown hereon. I hereby approve this survey and plot for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

DATED: *March 25, 2009*  
for *David R. Carey*  
Director, Division of Mining, Land and Water  
550 W. 7th Avenue, Ste. 650  
Anchorage, Alaska 99501-3578

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn to before me this *25th* day of *March* 2009 by *David R. Carey*

*Ronda Wilson*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES *1/28/10*

**APPLICANT CERTIFICATE**

I, the undersigned, hereby certify that we are the applicant as shown hereon. We hereby approve this survey and plot.

ADL No. *22516* Tracts B & D  
ADL No. *22526* Tracts A & C

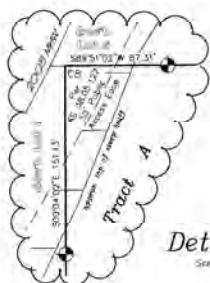
*David R. Carey*  
25 Mar 09  
Date

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn to before me this *25th* day of *November* 2009 by *David R. Carey*

*Christa Rodriguez*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES *1/28/10*



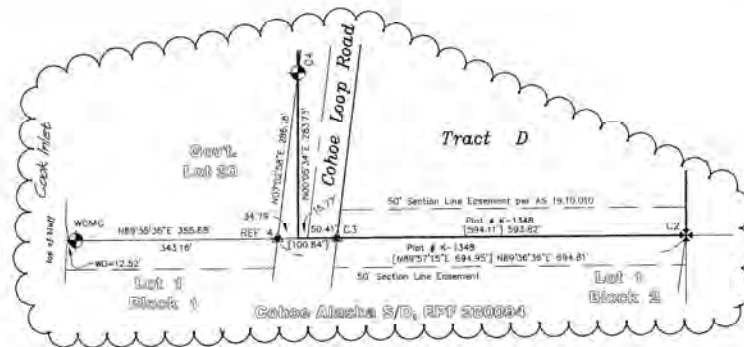
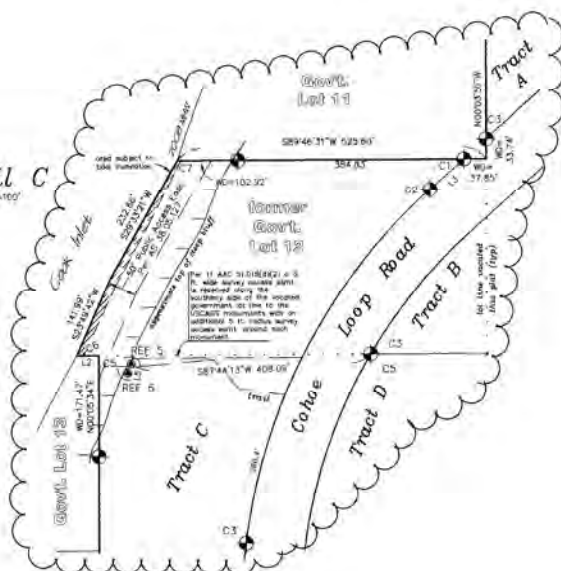


Detail A  
Scale 1"=50'



Detail B  
Scale 1"=50'

Detail C  
Scale 1"=100'



Detail D  
Scale 1"=100'

Monuments Set This Survey

No.	Description	Bearing Object	No.	Description	Bearing Object	No.	Description	Bearing Object	No.	Description	Bearing Object
C1 Tract A		From Which: 5\" Spruce N00E 56.6' 10\" Spruce S10W 39.5' 6\" Spruce N60W 55.9'	C7 Tract A		From Which: 4\" Spruce N5E 31.9' 5\" Spruce S45E 28.0' 8\" Spruce S70W 14.1'	C4 Tract B		From Which: 7\" Spruce N60E 43.9' 7\" Spruce S25E 24.4' 12\" Spruce S50W 65.7'	WC C7 Tract C		From Which: 9\" Spruce N40E 39.6' 4\" Spruce S20W 32.8' 10\" Spruce N40W 27.9'
C3 Tract A		From Which: 5\" Spruce N25E 36.6' 6\" Cottonwood S43E 21.4' 6\" Spruce N60W 60.7'	South WC C8 Tract A		From Which: 5\" Spruce N30E 32.6' 7\" Spruce S40E 13.1' 10\" Spruce S20W 26.6'	C1 Tract C		From Which: 7\" Spruce S10E 10.8' 2\" Spruce S30W 12.9' 5\" Spruce N60W 10.9'	CS1/16		From Which: 9\" Spruce N40E 39.6' 4\" Spruce S20W 32.8' 10\" Spruce N40W 27.9'
South WC C4 Tract A		From Which: 5\" Spruce S40E 42.2' 6\" Spruce S20W 32.8' 8\" Spruce S30E 40.2'	East WC C8 Tract A		From Which: 5\" Spruce S40E 42.2' 6\" Spruce S20W 32.8' 8\" Spruce S30E 40.2'	C2 Tract C		From Which: 5\" Spruce N20E 1.8' 4\" Spruce S45W 22.4' 4\" Spruce N25W 16.2'	C4 Tract D		From Which: 9\" Spruce N40E 39.6' 4\" Spruce S20W 32.8' 10\" Spruce N40W 27.9'
East WC C4 Tract A		From Which: 4\" Spruce N10E 6.8' 5\" Spruce N70E 11.7' 8\" Spruce S10W 16.0'	C1 Tract B		From Which: 2-1/2\" Alum. Cap. Monument South 83.0' 7\" Spruce S60E 61.2' 8\" Spruce S20W 74.9'	C3 Tract C		From Which: 8\" Spruce S90E 10.1' 4\" Spruce S60W 12.0' 8\" Spruce N40W 15.6'	WC C5		From Which: 9\" Spruce N40E 39.6' 4\" Spruce S20W 32.8' 10\" Spruce N40W 27.9'
C2 Tract A		From Which: 5\" Spruce N30E 32.6' 7\" Spruce S40E 13.1' 10\" Spruce S20W 26.6'	NE1/10		From Which: 2-1/2\" Alum. Cap. Monument South 83.0' 7\" Spruce S60E 61.2' 8\" Spruce S20W 74.9'	C4 Tract C		From Which: 9\" Spruce N40E 39.6' 4\" Spruce S20W 32.8' 10\" Spruce N40W 27.9'	WC C5		From Which: 9\" Spruce N40E 39.6' 4\" Spruce S20W 32.8' 10\" Spruce N40W 27.9'
C6 Tract A		From Which: 4\" Spruce S60E 51.5' 6\" Spruce S40E 40.2' 8\" Spruce S20W 32.8'	C3 Tract B		From Which: 4\" Spruce N30E 32.6' 7\" Spruce S40E 13.1' 10\" Spruce S20W 26.6'	WC C5		From Which: 9\" Spruce N40E 39.6' 4\" Spruce S20W 32.8' 10\" Spruce N40W 27.9'	WC C5		From Which: 9\" Spruce N40E 39.6' 4\" Spruce S20W 32.8' 10\" Spruce N40W 27.9'

Monuments Found This Survey

No.	Description	No.	Description	No.	Description
C2 Tract D		REF 1		REF 3	
C3 Tract D		REF 2		REF 4	
C2 Tract B		From Which: 5\" Spruce East 64.3' 8\" Spruce South 57.2' 5\" Spruce N60W 17.4'	REF 5		From Which: 9\" Cottonwood N80E 32.8' 7\" Spruce S20W 32.8' 8\" Spruce S40W 12.0'
C1 Tract D		2-1/2\" Brass Cap	REF 6		From Which: 9\" Cottonwood N80E 32.8' 7\" Spruce S20W 32.8' 8\" Spruce S40W 12.0'

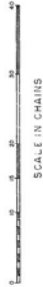
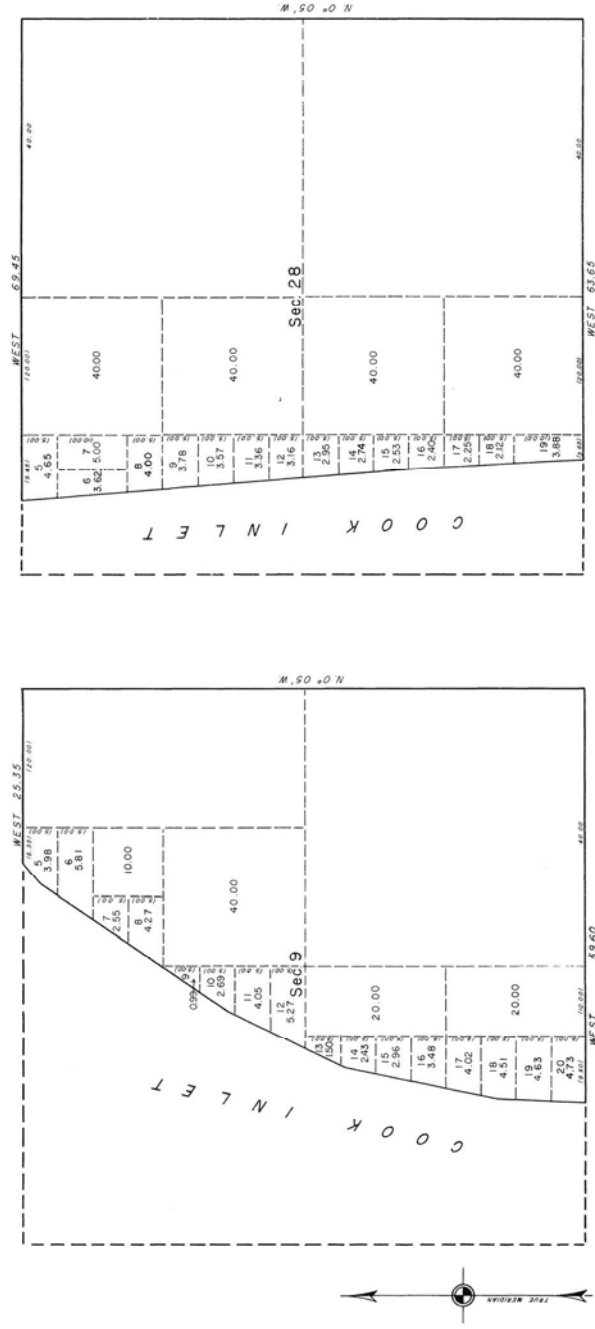
KPS FILE No. 2008-120 Page 2 of 2

DATE OF SURVEY Beginning 11 March, 2008 Ending 29 July, 2009	NAME OF SURVEYOR Integrity Surveys 8145 Keno Spur Hwy Kenai, Alaska 99511
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2005-6	
Containing Tracts A, B, C, D, the vicinity of "COHOO LOOP ROAD" AND SUBDIVISION GOVERNMENT LOT 12	
Containing 92.575 Acres	
Located within Surveyed Section 9 Township 6 North, Range 13 West Grand Meridian, Kenai Recording District, Kenai Peninsula Borough, Alaska	
DRAWN BY: CB DATE: 06 November, 2009 JOB No. 26012	APPROVAL RECOMMENDED By: <i>William S. Brown</i> for <i>1/10/10</i> DATE: <i>10/10/10</i> CHECKED BY: CB FILE No.: ASLS 20050006

ORIGINAL

# TOWNSHIP 3 NORTH, RANGE 12 WEST OF THE SEWARD MERIDIAN, ALASKA

## SUPPLEMENTAL PLAT OF SECTIONS 9 AND 28



UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C., August 17, 1963

This plat showing amended lotting, having been correctly prepared in accordance with the regulations, is hereby accepted.

For the Administrator

*[Signature]*  
Assistant Chief, Division of  
Land Management Engineering

This supplemental plat of T. 3 N., R. 12 W., Seward Meridian, Alaska, showing amended lotting of sections 9 and 28, into new lots 5 to 20, inclusive, and original lots 1 to 4, inclusive, sec. 28 into new lots 5 to 19, inclusive, is based upon the plat accepted January 6, 1922.