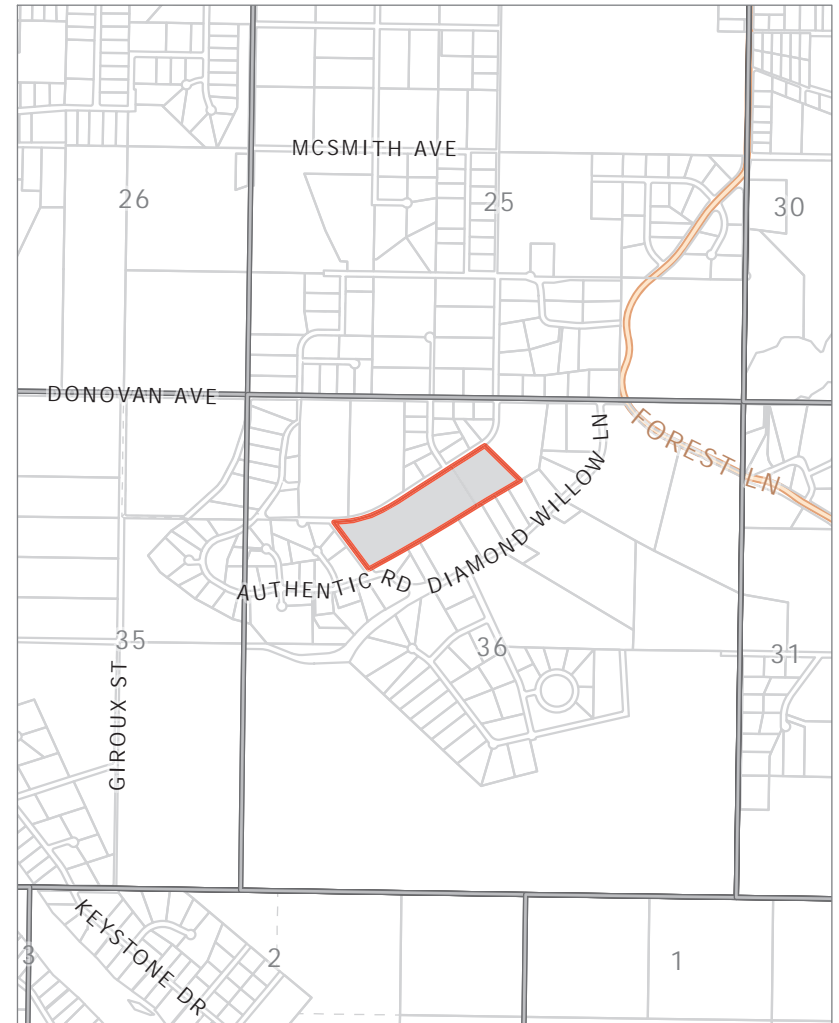
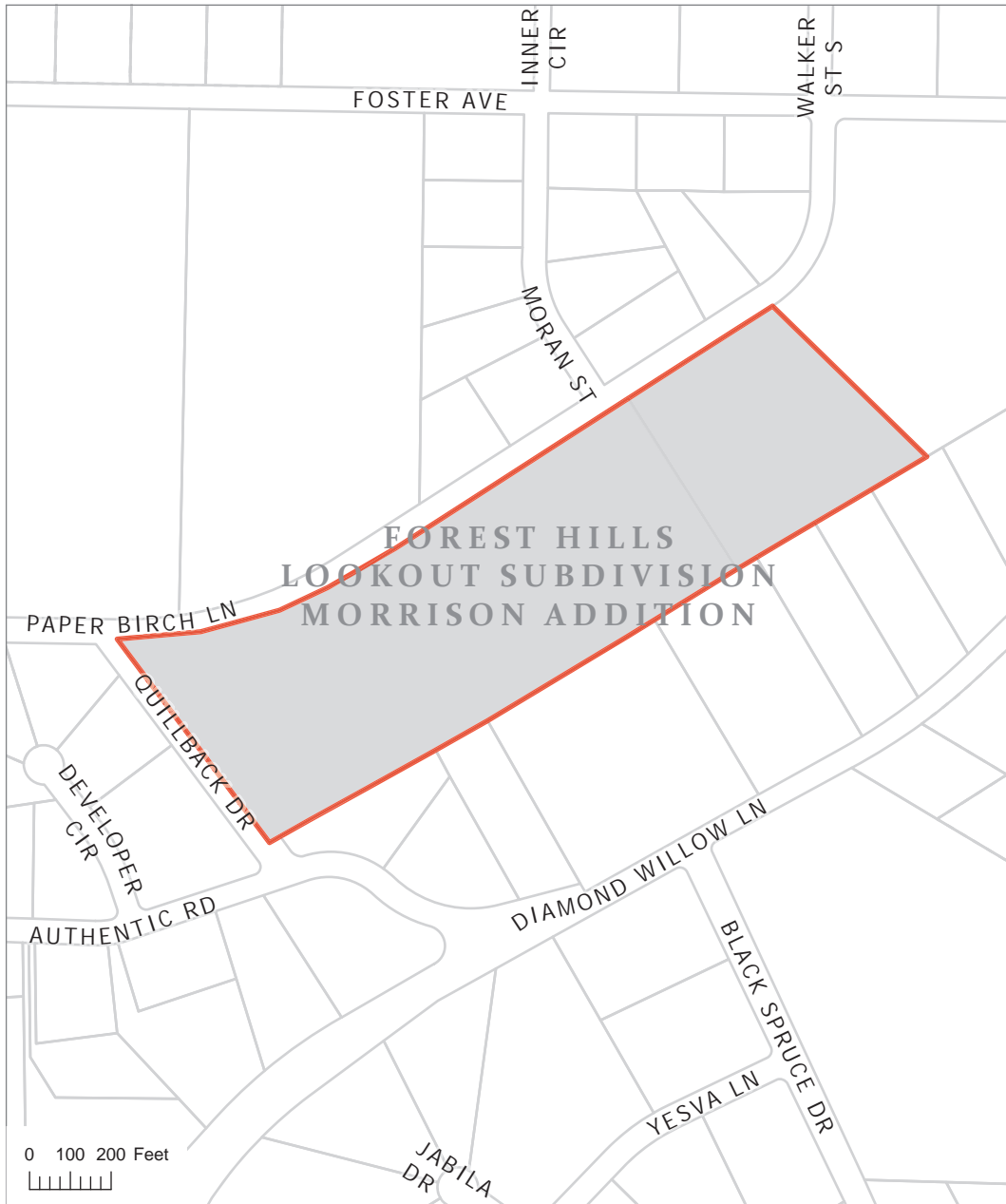


## **E. NEW BUSINESS**

1. Forest Hills Lookout Subdivision Morrison Addition  
KPB File 2026-031  
Johnson Surveying / Morrison  
Location: Paper Birch Lane, Quillback Drive & Moran Street  
Sterling Area



KPB File 2026-031  
T05N R10W SEC36  
Sterling

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



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.



# Forest Hills Lookout Subdivision Morrison Addition Preliminary Plat

A subdivision of Lot 17B Forest Hills Lookout Subd Musgrove Addition (KRD 2011-61) & Lot 6 of Forest Hills Lookout Subd Amended (KRD 86-204), Located in the NW/4 Section 36, T5N R10W, S4, Kenai Recording District Kenai Peninsula Borough File

Prepared for  
Kevin & Heidi Jo Morrison  
1850 Pebble Beach Ct  
Kenai, AK 99611

Prepared by  
Johnson Surveying  
P.O. Box 27  
Clam Gulch, Ak 99558  
(907) 262-5772

RECEIVED  
APR 15 2026  
KPB PLANNING DEPT.

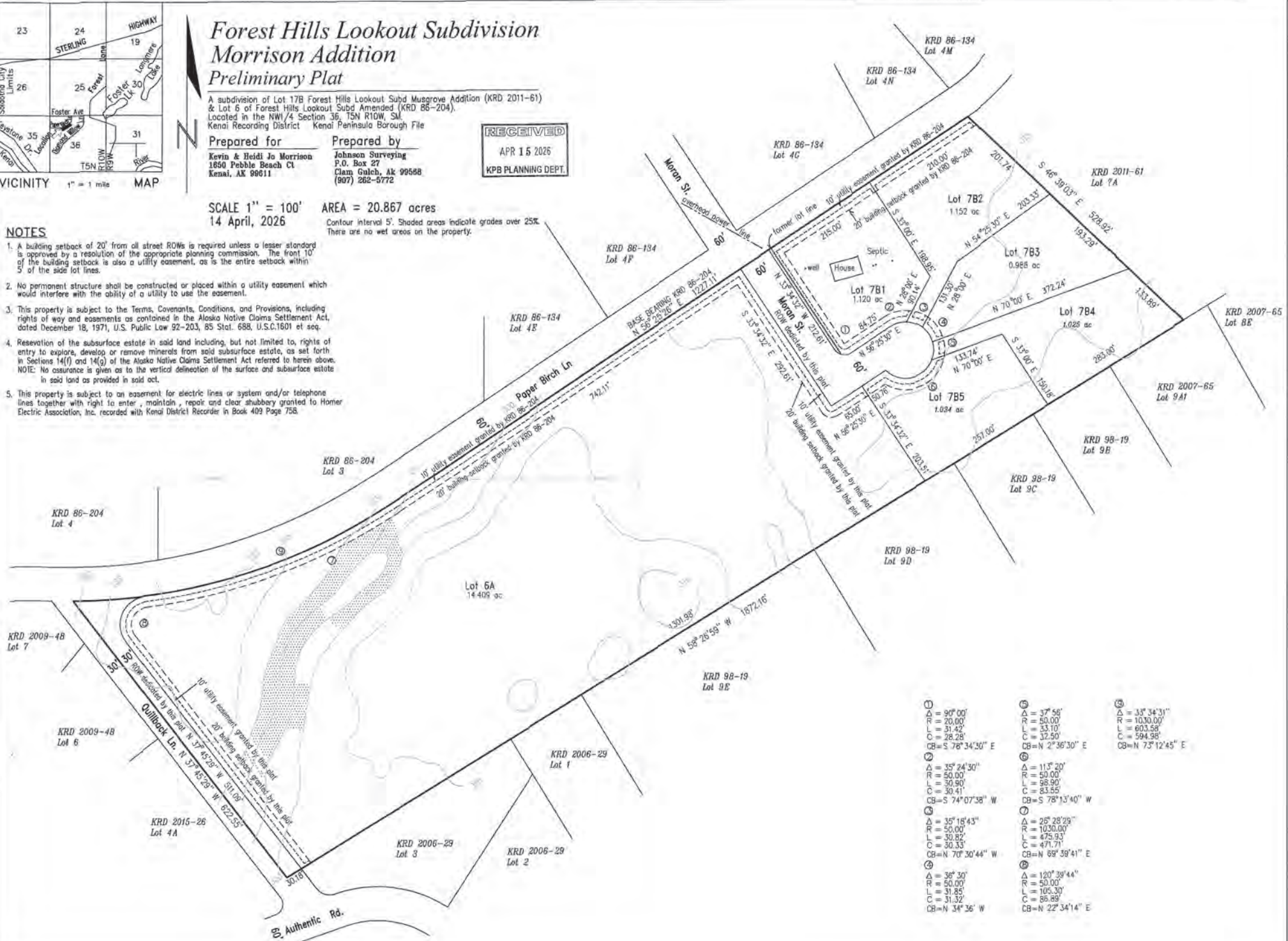
SCALE 1" = 100'  
14 April, 2026

AREA = 20.867 acres

Contour interval 5'. Shaded areas indicate grades over 25%. There are no wet areas on the property.

## NOTES

- A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' of the building setback is also a utility easement, as is the entire setback within 5' of the side lot lines.
- 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.
- This property is subject to the Terms, Covenants, Conditions, and Provisions, including rights of way and easements as contained in the Alaska Native Claims Settlement Act, dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688, U.S.C.1601 et seq.
- Reservation of the subsurface estate in said land including, but not limited to, rights of entry to explore, develop, or remove minerals from said subsurface estate, as set forth in Sections 14(f) and 14(g) of the Alaska Native Claims Settlement Act referred to herein above. NOTE: No assurance is given as to the vertical delineation of the surface and subsurface estate in said land as provided in said act.
- This property is subject to an easement for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery granted to Homer Electric Association, Inc. recorded with Kenai District Recorder in Book 409 Page 758.



① Δ = 90° 00' R = 70.00' L = 31.42' C = 28.28' CB = S 76° 34' 30" E	⑤ Δ = 37° 56' R = 50.00' L = 33.10' C = 32.90' CB = N 2° 36' 30" E	⑩ Δ = 13° 34' 31" R = 1030.00' L = 603.58' C = 594.98' CB = N 75° 12' 45" E
② Δ = 35° 24' 30" R = 50.00' L = 30.90' C = 30.41' CB = S 74° 07' 38" W	⑥ Δ = 113° 20' R = 50.00' L = 86.90' C = 83.85' CB = S 78° 13' 40" W	⑪ Δ = 26° 28' 29" R = 1030.00' L = 475.93' C = 471.71' CB = N 69° 39' 41" E
③ Δ = 35° 18' 43" R = 50.00' L = 30.82' C = 30.33' CB = N 70° 30' 44" W	⑦ Δ = 26° 28' 29" R = 1030.00' L = 475.93' C = 471.71' CB = N 69° 39' 41" E	⑫ Δ = 120° 39' 44" R = 50.00' L = 105.30' C = 86.89' CB = N 22° 34' 14" E
④ Δ = 36° 30' R = 50.00' L = 31.85' C = 31.32' CB = N 34° 36' W	⑧ Δ = 37° 56' R = 50.00' L = 33.10' C = 32.90' CB = N 2° 36' 30" E	⑬ Δ = 120° 39' 44" R = 50.00' L = 105.30' C = 86.89' CB = N 22° 34' 14" E

**ITEM #2 - PRELIMINARY PLAT  
FOREST HILLS LOOKOUT SUBDIVISION MORRISON ADDITION**

<b>KPB File No.</b>	2026-031
<b>Plat Committee Meeting:</b>	April 27, 2026
<b>Applicant / Owner:</b>	Heidi J. Morrison AKA Heidi Jo Morrison and Kevin C. Morrison
<b>Surveyor:</b>	Jerry Johnson; Johnson Surveying
<b>General Location:</b>	Quillback Drive and Paper Birch Lane off Diamond Willow Lane, Sterling area

<b>Parent Parcel No.:</b>	058-360-06 and 058-362-08
<b>Legal Description:</b>	058-360-06: T 5N R 10W SEC 36 Seward Meridian KN 0860204 FOREST HILLS LOOKOUT SUB AMENDED LOT 6  058-362-08: T 05N R 10W SEC 36 Seward Meridian KN 2011061 FOREST-HILLS LOOKOUT SUB MUSGROVE ADDN LOT 7B
<b>Assessing Use:</b>	058-360-06: Residential Vacant 058-362-08: Residential Dwelling
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None Requested

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide two parcels of 15.31 acres and 5.557 acres into six parcels ranging in size from 0.988 acres to 14.409 acres. Additionally, the plat will dedicate 30-feet to Quillback Drive and dedicate 60-feet to Moran Street, terminating in a cul-de-sac.

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

The proposed plat is located in Sterling near Forest Lane.

Legal access to the subdivision is provided by Quillback Drive and Paper Birch Lane.

Paper Birch Lane is a 60-foot platted right-of-way that is currently unconstructed. It connects to Foster Avenue to the north and Authentic Road to the west, both borough-maintained roads. Foster Avenue connects to Forest Lane, which provides access to the Sterling Highway, a state-maintained right-of-way.

The western 30 feet of Quillback Drive was dedicated by plat KN 2009-48. The proposed plat will dedicate the remaining portion, bringing the right-of-way width into compliance with KPB requirements.

The proposed plat dedicates a 60-foot right-of-way terminating in a cul-de-sac, providing access to all the proposed lots of the plat. Per KPB 20.30.150.B. Offset intersections are not allowed, the location of Moran right-of-way as comes off Paper Birch Ln should be adjusted. Across from the proposed Moran St is the dedication of Moran St, as proposed they are offset 30' center of road to center of road. Additionally, the intersection with Paper Birch Lane must include round corners. KPB RSA oppose the proposed cul-de-sac design, as it does not provide an adequate turnaround and sufficient area exists to dedicate a full cul-de-sac. **Staff recommends** the applicant work with the KPB RSA to submit a revised cul-de-sac design to suite their standards, relocate the intersection to meet code, and incorporate rounded corners at the intersection. The applicant should also confirm the new street name with the KPB Addressing Officer and provide verification to the Platting Department, as well as confirm the driveway location for Proposed Lot 6A.

No section line easements affect the proposed plat. No vacations are proposed with this platting action.

A revised patent (50-84-0415) reserved easements within the aliquot section. **Staff recommends** the applicant verify whether these easements do not affect the proposed plat. If they do, a plat note must be added addressing the easements; if not, written confirmation should be provided to the Platting Department.

Block length is compliant and is defined by Paper Birch Lane to the north and west, Quillback Drive to the west, and Authentic Road and Diamond Willow Lane to the south. The dedication of Moran Street this will further complete the block and satisfies KPB code 20.30.170 block length requirements.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: RSA objects to this plat. KPB 20.30.100. - Cul-de-sacs requires a a suitable turnaround with a minimum radius of 50 feet. There is ample room to do this at the end of Moran St. Having a 90 degree turn that leads immediately to a substandard hammer head will cause issues with future road maintenance and may affect large emergency service vehicles.
SOA DOT&PF comments	No comments

**Site Investigation:**

KPB data indicates that no wetlands affect the subdivision area, and a corresponding note has been added to the plat. Contours at 5-foot intervals are shown, with slopes greater than 25% shaded.

KPB reviewers have determined that the proposed plat is located within a non-regulatory X-Unshaded flood zone. No depiction is required. **Staff recommends** adding the standard Flood Hazard note referencing the flood zone and FIRM map panel 02122C-0930F.

The proposed plat is not located within a Habitat Protection District.

The submitted plat depicts an existing house on proposed Lot 7B1. There appear to be no encroachment issues. Available KPB data does not contain a record of this structure.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory X-Unshaded Zone. No depiction. Plat note should be included.  Flood Zone: X (unshaded) Map Panel: 02122C-0930F In Floodway: False Floodway Panel:  B. Habitat Protection  Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

**Staff Analysis**

In 1986, Forest Hills Lookout Subdivision (KN 86-204) created 18 lots from the N1/2 of section 36, Township 5 North, Range 10 West, Seward Meridian.

In 2011, Forest Hills Lookout Subdivision Musgrove Addition (KN 2011-61) further subdivided Lot 7 into lots 7A and 7B.

The proposed plat will subdivide Lot 6 (KN 86-204) and Lot 7B (KN 2011-61) into six lots and will dedicate right-of-way for Quillback Drive and Moran Street.

Proposed Lots 7B2 and 7B4 are designed as flag lot. The access portions exceed 20 feet in width and do not exceed 150 feet in length. **Staff recommends** adding the standard flag lot note to the final plat.

Proposed lots 7B1 through 7B5 are each less than 200,000 square feet; therefore, a soils report is required and an engineer must sign the final plat. Proposed Lot 6A exceeds 200,000 square feet and does not require a soils report. **Staff recommends** adding the applicable waste water disposal notes to the final plat in accordance with KPB 20.40

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.

**Utility Easements**

Forest Hills Lookout Subdivision Amended (KN 86-204) granted a 10-foot utility easement along all dedicated rights-of-way. This easement was carried forward in Forest Hills Lookout Subdivision Musgrove Addition (KN 2011-61). The proposed plat continues this easement, extending it to 20 feet within 5 feet of the side lot lines, as shown on the proposed 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 proposed plat will grant a 10-foot utility easement adjacent to the rights-of-way being dedicated, Quillback Drive and Moran Street.

HEA has reviewed the plat and requests plat note 5 be removed, as the easement is located solely on Lot 7A, Plat KN 2011-61 and does not affect this subdivision.

**Utility provider review:**

HEA	See comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown.

**KPB department / agency review:**

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 35230 Paper Birch Ln, 35050 Paper Birch Ln.  Existing Street Names are Correct: Yes
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	<p>List of Correct Street Names: Moran St, Paper Birch Ln, Quillback Dr, Authentic Rd.</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: 35230 Paper Birch Lane may need to change dependent on driveway placement. Please confirm correct street access.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS 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>

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Add a plat note about the CCR's listed at the CTP at item 3

*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).
- 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:**

- o To conserve both parent plat names, please revise the subdivision name. Staff suggests "Forest Hills Lookout Musgrove Addition Morrison Replat."
- o Modify Lot 17B to Lot 7 B (KN 2011-61).

- Add KPB File # 2026-031
  - Modify Ownership information to: Kevin C. Morrison and Heidi Jo AKA Heidi J. Morrison
- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;  
**Staff recommendation:**
- Revise the name of “Quillback Drive”
- 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:**
- Patent 50-84-0415 reserved easements within the affected aliquot section.
- 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:**
- Modify Lot 4 to Lot 2 (KN 86-204)

### 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.*

#### 20.30.030. Proposed street layout-Requirements.

- A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.  
**Staff recommendation:**  
 Comply with KPB RSA request. Provide dedications to KPB on final plat.

#### 20.30.060. Easements-Requirements.

**Staff recommendation:** *The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.***  
 Comply with HEA’s request.

#### 20.30.100. Cul-de-sacs.

- A. Streets designed to have one end permanently closed shall be no more than 1000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.
- B. Hammerhead or T -type turnarounds may be allowed on a case-by-case basis. Adequate turning radii, width and depth must be provided for road maintenance and emergency vehicle access. Plans must be reviewed with a recommendation by emergency service providers and the KPB Road Service Area Board prior to submittal for planning commission review.  
**Staff recommendation:**  
 Comply with KPB RSA request.

#### 20.30.150. Streets-Intersection requirements.

- A. Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than 60 degrees. Where acute street intersections are designed, a minimum 50-foot radius corner at the right-of-way line of the acute angle shall be provided.

- B. Offset intersections are not allowed. The distance between intersection centerline shall be no less than 150 feet.

**Staff recommendation:**

Offset intersection is not allowed. Align Moran St. intersections. Provide rounded corners at the intersection of Moran St. and Paper Birch Ln.

20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10

**Staff recommendation:**

Confirm with Addressing Officer of cul-de-sac name.

20.30.190. Lots-Dimensions.

- B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

**Staff recommendation:** *place the standard note on the plat for the flag lot(s): No structures or wastewater disposal are permitted within the panhandle portion of the flag lot(s).*

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

**FLOOD HAZARD NOTICE:**

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

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**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** *comply with 20.40.*

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**KPB 20.60 – Final Plat**

**Staff recommendation:** *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

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**RECOMMENDATION:**

**STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED),

**KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**

- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

**NOTE: 20.25.120. - REVIEW AND APPEAL.**

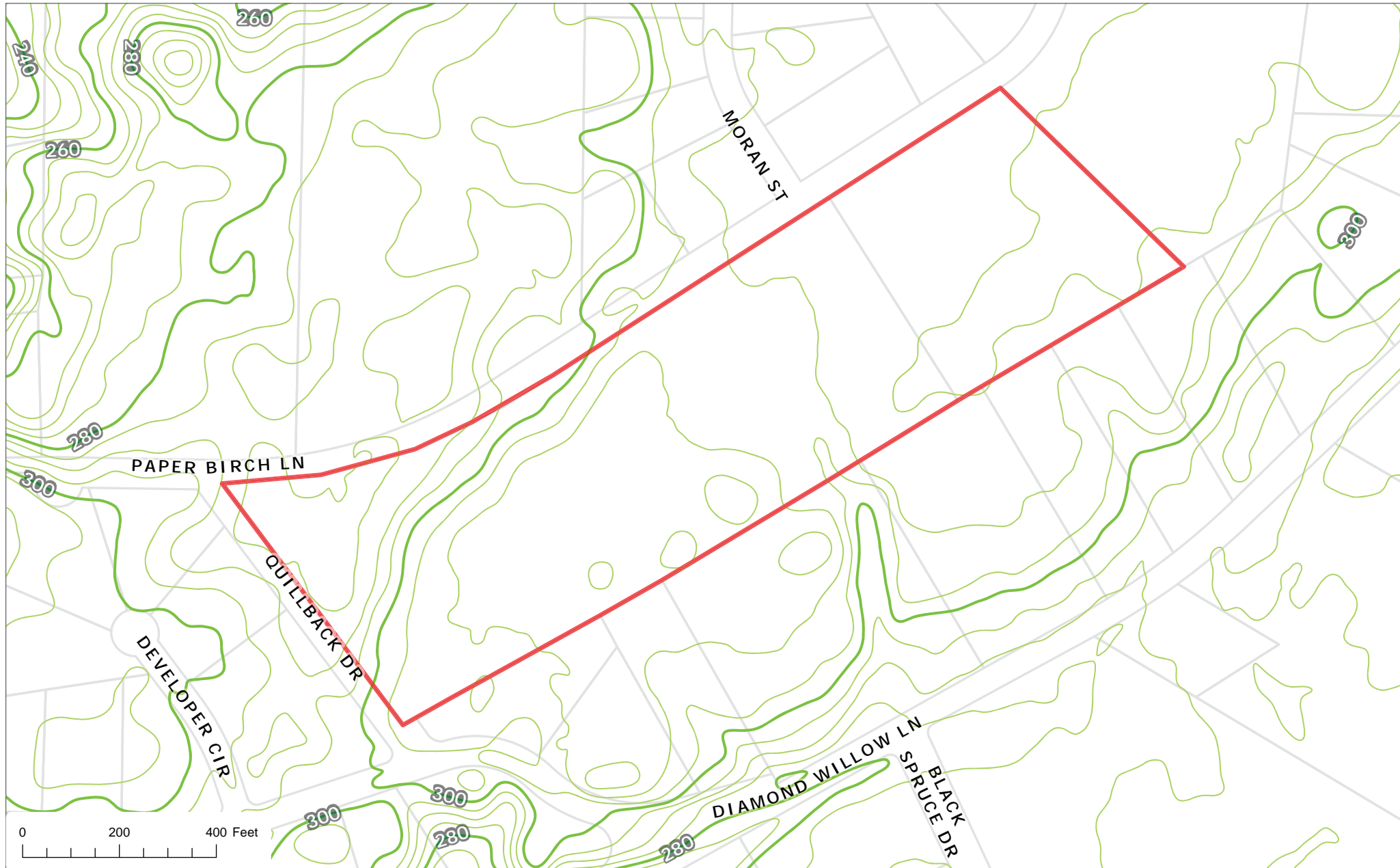
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**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**



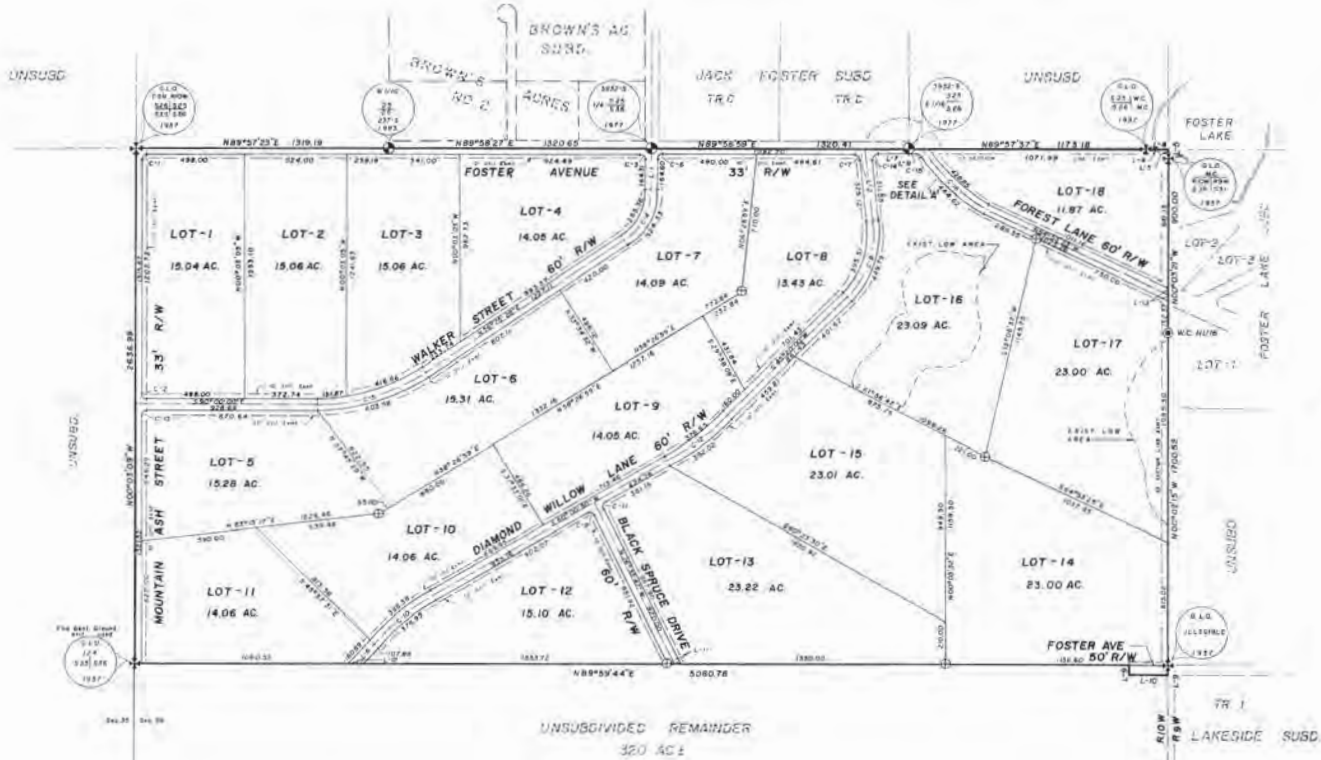
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# FOREST HILLS LOOKOUT SUBDIVISION



**Certificate of Ownership and Dedication**  
 WE HEREBY CERTIFY THAT WE ARE THE ORIGINAL(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHT OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Notary Acknowledgement  
 For: Edna A. Johnson, Pres. Salamator Native Assoc. Inc.  
James G. Segura, Vice Pres. Salamator Native Assoc. Inc.

Plat Approval  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF Feb. 20, 1985  
 (Ord. No. 375 (1985), Ord. No. 375 (2nd), 1985) By J. J. [Signature] Authorized Official

Surveyor's Certificate  
 I, Ge. D. Deakley, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE ERROR OF CLOSURE FOR FIELD TRAVELER'S DOES NOT EXCEED ONE PART IN 5000, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

Water Supply and Sewage Disposal  
 NO INDIVIDUAL WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THESE SYSTEMS.

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT
C-1	90°00'33"	25.00	39.27	25.01
C-2	89°56'51"	25.00	39.25	24.98
C-3	90°08'23"	25.00	39.33	25.06
C-4	56°48'34"	300.00	294.84	160.55
C-5	53°34'32"	1000.00	986.00	501.68
C-6	89°50'09"	25.00	39.20	24.93
C-7	89°53'48"	30.00	43.74	28.60
C-8	51°00'03"	487.16	422.65	227.03
C-9	93°25'24"	20.00	36.61	21.83
C-10	89°37'27"	1000.00	988.67	506.05
C-11	89°54'36"	300.00	305.32	168.84
C-12	14°40'50"	1000.00	384.54	193.23
C-13	90°03'09"	25.00	39.29	25.02
C-14	90°07'07"	50.00	50.50	35.38
C-15	60°02'08"	50.00	31.64	17.47
C-16	39°24'15"	492.20	463.97	241.08

**NOTES**

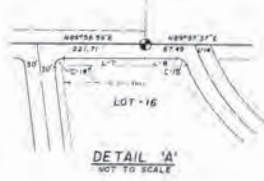
- There shall be a 20' minimum building setback from all dedicated R/W's unless a lesser standard is approved by resolution of the appropriate planning commission.
- There shall be a 10' utility easement along all dedicated Right of Way's.
- All water control domestic sewage systems must be designed by an Engineer registered in the State of Alaska and approved by the Alaska Dept. of Environmental Conservation prior to installation.

**Amended 10-B-85**

- Starting on a corner of Forest Lane shopped from 66°42'55" W to N 64°53'23" W
- Added missing dimension on Lot 5, along R/W of Walker Street - 233.74 feet
- Changed dimension on East boundary of Lot 17 from 1258.07 feet to 1085.50 feet and set the dimension of 152.57 to reflect bearing break of W.C. N11°18' outside
- Changed area of Lot 14 from 20.00 acres to 23.00 acres to reflect correct area of monumentation.
- Changed dimension of curve on Lot 4 from 268.36 feet to 263.36 feet.
- Changed the title block to reflect the correct spelling of "containing".

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	N00°06'50"W	222.44
L-2	N08°20'13"W	381.74
L-3	N49°27'35"E	107.88
L-4	N89°57'37"E	147.75
L-5	S00°00'01"E	59.75
L-6	N49°27'35"E	134.59
L-7	N89°57'37"E	160.00
L-8	N89°57'37"E	25.07
L-9	S00°02'38"E	50.00
L-10	N89°56'44"E	200.00
L-11	N89°56'44"E	33.54
L-12	N89°59'44"E	40.03
L-13	N00°03'07"W	33.18
L-14	N89°57'37"E	33.70



**LEGEND**

- FOUND OFFICIAL SURVEY MONUMENT
- FOUND 2 1/2" B.L.D. BRASS CAP MONUMENT
- SET 3" X 3" ALUMINUM MONUMENT
- FOUND 2" ALUM. CAP (W.C. N11°18')
- ALL LOT CORNERS, ANGLE POINTS AND P.C.'s MONUMENTED WITH 3/8" REBAR AND YELLOW CAP 2334'S

AMENDED PLAT (see Notes)

**FOREST HILLS LOOKOUT SUBDIVISION**  
 CONTAINING 320 1/2 ACRES MORE OR LESS AND SITUATED WITHIN THE  
 N 1/2 SECTION 36, T5N, R10W, S1M, AK. AND THE KENAI PENINSULA BOROUGH.

PREPARED FOR: SALAMATOR NATIVE ASSOCIATION INC.  
 80, Box 2682, Kenai, AL, 99541

PREPARED BY: **pub** PROFESSIONAL DESIGN ASSOCIATES, INC.  
 200 4406 Kenai, AK 99540

NO. 188 DATE: 5/29/83 SCALE: 1"=300'  
 DRAFTED: E.R. CHECKED: G.S. P.P. FILE # 85-045