

Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Brent Hibbert, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Melanie Aeschliman, Planning Director *MA*

DATE: September 14, 2021

RE: Section Line Easement Vacation: 50 foot section line easements associated with the SE1/4 SE1/4 of Section 14 and the NE1/4 NE1/4 of Section 23 Township 05 North Range 10 West S.M.

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of September 13, 2021 the Kenai Peninsula Borough Planning Commission granted approval of the proposed vacation of a portion of the above section line easement by unanimous vote based on the means of evaluating public necessity established by KPB 20.70 (7-Yes, 3-Absent, 1-Vacant) This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

September 13, 2021 Planning Commission Draft Meeting Minutes
September 13, 2021 Agenda Item Meeting Packet

- Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.
 - Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.
 - Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.

END OF STAFF REPORT

Chair Martin opened the meeting for public comment. Hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Ecklund to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, subject to staff recommendations and compliance with borough code.

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes	7	No	0	Absent	3
Yes	Brantley, Ecklund, Fikes, Gillham, Martin, Ruffner, Venuti				
Absent	Bentz, Chesser, Morgan				

AGENDA ITEM E. NEW BUSINESS

**ITEM 5 – SECTION LINE EASEMENT VACATION
 VACATE SECTION LINE EASEMENTS ASSOCIATED WITH
 SE1/4 SE1/4 OF SECTION 14 AND
 NE1/4 NE1/4 OF SECTION 23,
 TOWNSHIP 5 NORTH RANGE 10 WEST S.M.**

KPB File No.	2021-123V
Planning Commission Meeting:	September 13, 2021
Applicant / Owner:	Gene, George, and Linda Friendshuh of Soldotna, Alaska
Surveyor:	James Hall / McLane Consulting, Inc
General Location:	Ridgeway Area
Legal Description:	50 foot section line easements associated with the SE1/4 SE1/4 of Section 14 and the NE1/4 NE1/4 of Section 23 Township 05 North Range 10 West S.M.

Staff report given by Scott Huff.

Specific Request / Purpose as stated in the petition: Lots along south side of Derks Lake Road are pressed between R/W and Soldotna Creek. By re-routing Derks Lake Road the additional property gained will allow the owners space to build homes.

Notification: Public notice appeared in the September 2, 2021 issue of the Peninsula Clarion as a separate ad. The public hearing notice was published in the September 9, 2021 issue of the Peninsula Clarion as part of the Commission's tentative agenda.

A petition has also been received for right of way vacations that coincide with the section line easement vacations. Public notices posted and mailed contained the information for each item so only one notice was required. The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

- Library of Soldotna
- Post Office of Sterling

Fifteen certified mailings were sent to owners of property within 300 feet of the proposed vacation. Six receipts had been returned when the staff report was prepared.

Public hearing notices were sent by regular mail to eight owners within 600 feet of the proposed vacation.

Nineteen public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish & Game	Alaska Communication Systems (ACS)
State of Alaska DNR	ENSTAR Natural Gas
State of Alaska DOT	General Communications Inc. (GCI)
State of Alaska DNR Forestry	Homer Electric Association (HEA)
Advisory Planning Commission	Central Emergency Services

Legal Access (existing and proposed): Legal access to Derks Lake road is via Mackay Lake Road to Denise Lake Road. An alternate route is from Denise Lake to Aksala Lane and Arctic Tern Road.

Nearby right of ways Goldeneye Avenue, Big D Road, and Cinnamon Street provide additional access. Cinnamon Street does not appear to be improved. Bid D street appears to have a constructed road. Neither right of way is maintained by KPB.

The proposed vacation has associated right of way dedications and a petition has been received to vacate that area and is scheduled for the September 13, 2021 Planning Commission meeting.

KPB Roads Dept. comments	Within KPB jurisdiction. The RSA has no comments at this time.
SOA DOT comments	No comments.

Site Investigation: There are no low wet areas or steep terrain within the right of way vacation or within the proposed dedication areas. The area proposed to be vacated and dedicated appear to be relatively flat.

Floodplain Hazard Review	Not within a flood hazard area
Anadromous Waters Habitat Protection District Review	Not within a HPD.
State Parks Review	No comments

Staff Analysis: Per the petition, the lots south of Derks Lake Road have limited buildable area due to restrictions associated with Soldotna Creek wetlands and the existing right of way. The realignment of Derks Lake Road will provide additional square footage to develop the lots.

This petition is requesting to vacate approximately 1,300 feet of two 50 foot section line easements.

A new dedication for Derks Lake Road is proposed to curve northeasterly and connect to Cinnamon Street. KPB GIS imagery shows a constructed road in this area but it will not align with the new right of way. The location of the proposed right of way will allow the best subdivision design with usable area for all lots.

Approval of the vacation will be subject to consent or veto by the Kenai Peninsula Borough Assembly. The petition to vacate is tentatively scheduled for the September 21, 2021 Assembly meeting.

The State of Alaska has final jurisdiction over the section line easements. Per KPB Code 20.65.020, the planning commission, as the platting authority, has no authority to vacate public easements under the jurisdiction of the state. The planning commission may provide a recommendation to the state on the vacation.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the

planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;
Staff comments: The portion of section line easement being vacated is not being used for vehicular or pedestrian access. An overhead electric line is located to the south of the section line easement.
2. A road is impossible or impractical to construct, and alternative access has been provided;
Staff comments: The area being vacated is constructible as a roadway. A new right of way dedication is being provided to the north of the vacation and will provide a connection.
3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
Staff comments: The surrounding area has been subdivided, or will be subdivided with this plat. All needed right-of-ways and utility easements have been provided.
4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;
Staff comments: The section line easement proposed to be vacated does not provide access to public areas.
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
Staff comments: A proposed right of way dedication in conjunction with the proposed section line easement vacation will provide connectivity of the roads and utility easements for nearby parcels.
6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Staff comments:
7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.
Staff comments: Utility easements will be granted to adjoin the proposed dedicated right of way.
8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.
Staff comments: A proposed realignment will provide continuation of the right of way.

If approved, a Section Line Easement Vacation Plat will finalize the proposed section line easement vacations. Per KPB Code 20.10.080, if the sole purpose of the plat is to depict an area approved for vacation the plat does not require review by the planning commission. It will be reviewed as a final plat by the Planning Department.

The plat Tatum Denise Subdivision Phase 1 is proposed to finalize the right of way vacation and is scheduled to be heard by the Planning Commission on September 27, 2021.

KPB department / agency review:

Planner – Bryan Taylor	There are not any Local Option Zoning District issues with this proposed plat. There are not any material site issues with this proposed plat.
Code Compliance – Eric Ogren	Code Compliance review not available.
Addressing – Derek Haws	Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: DERKS LAKE RD CINNAMON ST BIG D RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No addresses Affected by this Subdivision.
Assessing – Matt Bruns	No concerns from Assessing Department.

Utility provider review:

HEA	
ENSTAR	
ACS	
GCI	Approved as shown.

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(F) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
2. Approval by the State of Alaska.
3. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code.
4. Grant utility easements requested by the utility providers.
5. Submittal of a final plat within a timeframe such that the plat can be recorded within four years of vacation consent (KPB 20.25.110).

KPB 20.65.050 – Action on vacation application

H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.

I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit

a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.

- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
 - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

END OF STAFF REPORT

Chair Martin opened the meeting for public comment. Hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Ecklund to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, subject to staff recommendations and compliance with borough code.

Commissioner Ruffner stated he believes the alternative access being provided by the petitioner does

provide equal or better access, so that is why he supports these two vacation requests.

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes	7	No	0	Absent	3
Yes	Brantley, Ecklund, Fikes, Gillham, Martin, Ruffner, Venuti				
Absent	Bentz, Chesser, Morgan				

AGENDA ITEM E. NEW BUSINESS

ITEM 6 – Marijuana Cultivation Facility License

Applicant: Alaska Off Grid Cannabis Co.
Landowner: Shawn McDonough
Parcel ID#: 165-113-19
Legal Description: T 4S R 14W SEC 13 SEWARD MERIDIAN HM 2000048 - RS CAMPO DE ORO SUB TRACT 19
Location: 30992 Ram Rack Road, Nikolaevsk, AK
 Staff report given by Bryan Taylor.

BACKGROUND INFORMATION: On November 17, 2020, the borough received notification from the Alcohol and Marijuana Control Office (AMCO) that the applicant had initiated the application to the state for a Standard Marijuana Cultivation Facility license. On December 14, 2020, the applicant supplied the borough with a signed acknowledgement form and a site plan of the proposed marijuana cultivation facility on the above-described parcel. The AMCO notified the borough that the application was complete on August 3, 2021. Staff has reviewed the completed license that has been submitted to the state and the site plan submitted to the borough and has found the following concerning the standards contained in KPB 7.30.020:

1. The Borough finance department has been notified of the complete application and they report that the applicant is in compliance with the borough tax regulations.
2. Borough planning department staff has evaluated the application and has determined that the proposed facility will be located greater than 1,000 feet from any school.
3. Borough planning department staff has evaluated the application and has determined that the proposed facility will be located greater than 500 feet from all recreation or youth centers, and all buildings in which religious services are regularly conducted, and all correctional facilities.
4. The proposed facility is not located within a local option zoning district.
5. The proposed facility is not located where there is sufficient ingress and egress for traffic to the parcel.
 - During a site visit on August 19, 2021, staff measured the width of the driveway accessing Ram Rack Road, a dedicated, unmaintained KPB right-of-way, at 12 feet. A perimeter fence around the property allows an opening for access of only 15 feet at the same location.
 - KPB 7.30.020(C)(1)(a) requires that, except for limited cultivation facilities, marijuana establishments shall be located where an approach meeting a borough right-of-way had a minimum width of 24 feet.
 - The signed acknowledgement form indicates that there will not be any parking in borough rights-of-way.
 - The site plan indicates a clear route for delivery vehicles which allows vehicles to turn safely.
 - On-site parking and loading areas are designated at a location that would preclude vehicles from backing out into the roadway.
6. The signed acknowledgement form indicates that the proposed facility will not conduct any business on, or allow any consumer to access, the retail marijuana store's licensed premises.



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Planning Commission

Meeting Packet

September 13, 2021

7:30 p.m.

**E5 – Section Line Easement Vacation
Derk's Lake Road**

AGENDA ITEM E. NEW BUSINESS

**ITEM 5 – SECTION LINE EASEMENT VACATION
VACATE SECTION LINE EASEMENTS ASSOCIATED WITH
SE1/4 SE1/4 OF SECTION 14 AND
NE1/4 NE1/4 OF SECTION 23,
TOWNSHIP 5 NORTH RANGE 10 WEST S.M.**

KPB File No.	2021-123V
Planning Commission Meeting:	September 13, 2021
Applicant / Owner:	Gene, George, and Linda Friendshuh of Soldotna, Alaska
Surveyor:	James Hall / McLane Consulting, Inc
General Location:	Ridgeway Area
Legal Description:	50 foot section line easements associated with the SE1/4 SE1/4 of Section 14 and the NE1/4 NE1/4 of Section 23 Township 05 North Range 10 West S.M.

STAFF REPORT

Specific Request / Purpose as stated in the petition: Lots along south side of Derks Lake Road are pressed between R/W and Soldotna Creek. By re-routing Derks Lake Road the additional property gained will allow the owners space to build homes.

Notification: Public notice appeared in the September 2, 2021 issue of the Peninsula Clarion as a separate ad. The public hearing notice was published in the September 9, 2021 issue of the Peninsula Clarion as part of the Commission's tentative agenda.

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Alaska Communication Systems (ACS)
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Legal Access (existing and proposed): Legal access to Derks Lake road is via Mackdy Lake Road to Denise Lake Road. An alternate route is from Denise Lake to Aksala Lane and Arctic Tern Road.

Nearby right of ways Goldeneye Avenue, Big D Road, and Cinnamon Street provide additional access. Cinnamon Street does not appear to be improved. Bid D street appears to have a constructed road. Neither right of way is maintained by KPB.

The proposed vacation has associated right of way dedications and a petition has been received to vacate that area and is scheduled for the September 13, 2021 Planning Commission meeting.

KPB Roads Dept. comments	Within KPB jurisdiction. The RSA has no comments at this time.
SOA DOT comments	No comments.

Site Investigation: There are no low wet areas or steep terrain within the right of way vacation or within the proposed dedication areas. The area proposed to be vacated and dedicated appear to be relatively flat.

Floodplain Hazard Review	Not within a flood hazard area
Anadromous Waters Habitat Protection District Review	Not within a HPD.
State Parks Review	No comments

Staff Analysis: Per the petition, the lots south of Derks Lake Road have limited buildable area due to restrictions associated with Soldotna Creek wetlands and the existing right of way. The realignment of Derks Lake Road will provide additional square footage to develop the lots.

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20.65.050 – Action on vacation application

- D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:
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Staff comments: The portion of section line easement being vacated is not being used for vehicular or pedestrian access. An overhead electric line is located to the south of the section line easement.
 - 2. A road is impossible or impractical to construct, and alternative access has been provided;

Staff comments: The area being vacated is constructible as a roadway. A new right of way dedication is being provided to the north of the vacation and will provide a connection.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
Staff comments: The surrounding area has been subdivided, or will be subdivided with this plat. All needed right-of-ways and utility easements have been provided.
4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;
Staff comments: The section line easement proposed to be vacated does not provide access to public areas.
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
Staff comments: A proposed right of way dedication in conjunction with the proposed section line easement vacation will provide connectivity of the roads and utility easements for nearby parcels.
6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Staff comments:
7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.
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KPB department / agency review:

Planner – Bryan Taylor	There are not any Local Option Zoning District issues with this proposed plat. There are not any material site issues with this proposed plat.
Code Compliance – Eric Ogren	Code Compliance review not available.
Addressing – Derek Haws	Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: DERKS LAKE RD CINNAMON ST BIG D RD Existing Street Name Corrections Needed: All New Street Names are Approved: No

	List of Approved Street Names: List of Street Names Denied: Comments: No addresses Affected by this Subdivision.
Assessing – Matt Bruns	No concerns from Assessing Department.

Utility provider review:

HEA	
ENSTAR	
ACS	
GCI	Approved as shown.

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(F) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
2. Approval by the State of Alaska.
3. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code.
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- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when

the original petition was filed.

K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

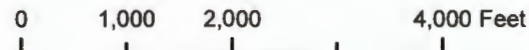
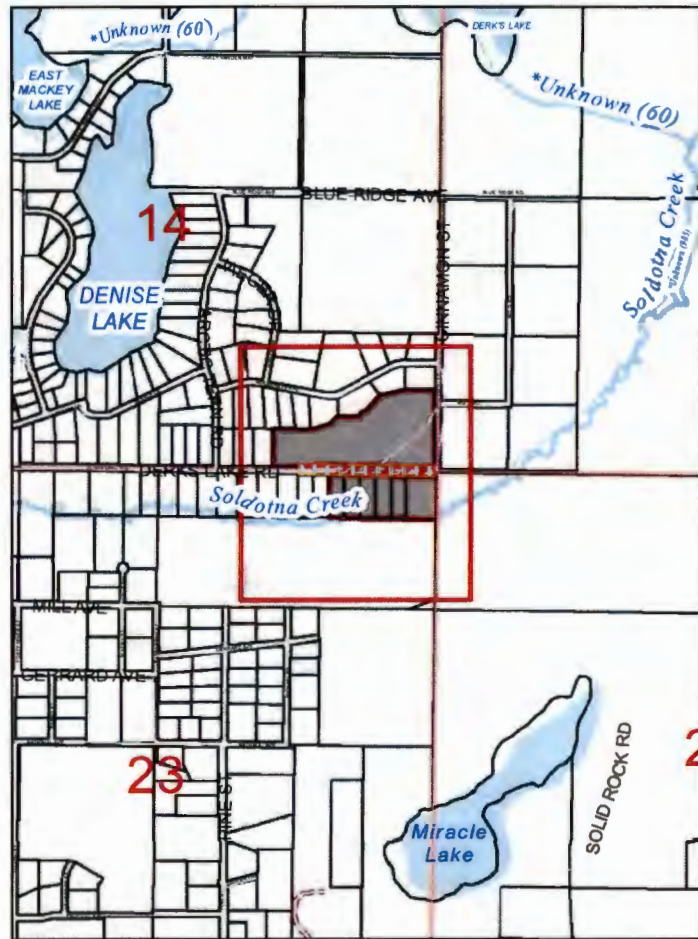
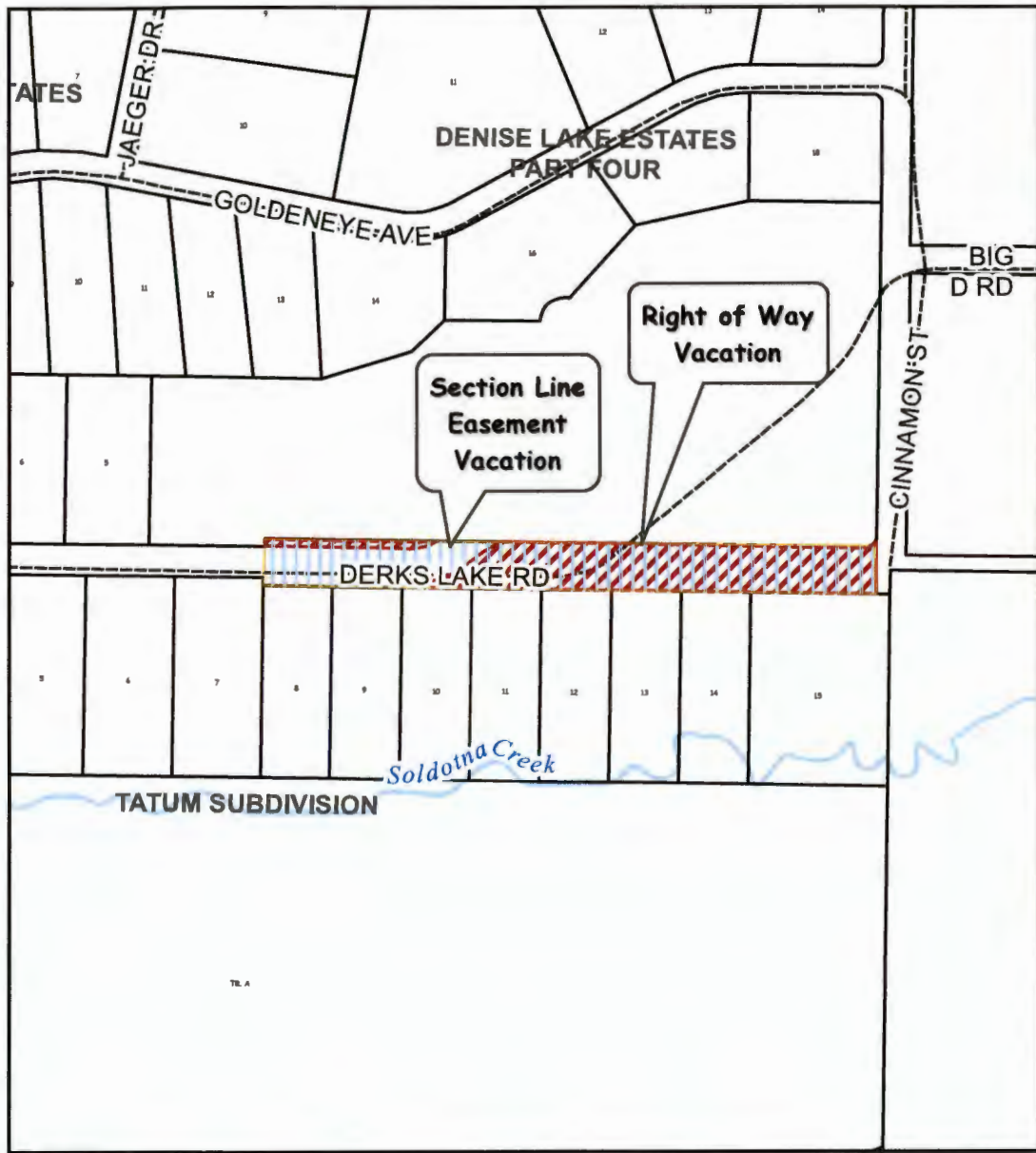
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- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
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Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

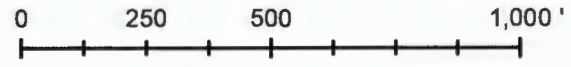
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END OF STAFF REPORT



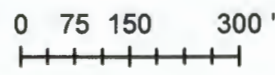
KPB 2021-122V
S23 T05N R10W
S14 T05N R10W
STERLING

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.







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Aerial View



	SLEV
	Right of Way Vacation

PClements, KPB 2021-122V
Imagery Sterling 2018

NOTES

- DIAGONALLY HATCHED AREA INDICATES THE PORTION OF THE SECTION LINE EASEMENT BEING VACATED WITHIN SECTION 14 & 25, T5N, R30W, S1M., ALASKA.
- NO FIELD SURVEY HAS BEEN CONDUCTED IN RELATION TO THE PREPARATION OF THIS SECTION LINE EASEMENT VACATION PLAT.
- THIS VACATION WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION ON _____, 2021.
- ALTERNATE ACCESS IS PROVIDED VIA THE RE-ROUTE OF DERKS LAKE ROAD DEDICATED R/W PER TATUM DENRE SUBDIVISION K10221-2X.

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT 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.

GENE J. FRIENDSHUH, OWNER LOTS 10 THRU 15 TATUM SUBD. I10221-15
35581 KENAI SPUR HWY, SOLDOTNA, AK 99689

LINDA A. FRIENDSHUH, OWNER LOTS 10 THRU 15 TATUM SUBD. I10221-15
35581 KENAI SPUR HWY, SOLDOTNA, AK 99689

GEORGE U. FRIENDSHUH, OWNER LOTS 10 THRU 15 TATUM SUBD. I10221-15
35581 KENAI SPUR HWY, SOLDOTNA, AK 99689

NOTARY'S ACKNOWLEDGEMENT

FOR: GENE J. FRIENDSHUH, LINDA A. FRIENDSHUH, GEORGE U. FRIENDSHUH
ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20__

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT 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.

LINDA A. FRIENDSHUH, OWNER 1/2 INTEREST IN S1/2 OF SE1/4 SEC. 14, T5N, R30W, S1M, AK EXCEPT I10221-15, I10221-16, I10221-17 & I10221-18
35581 KENAI SPUR HWY, SOLDOTNA, AK 99689

GEORGE URBAN FRIENDSHUH, OWNER 1/2 INTEREST IN S1/2 OF SE1/4 SEC. 14, T5N, R30W, S1M, AK EXCEPT I10221-15, I10221-16, I10221-17 & I10221-18
35581 KENAI SPUR HWY, SOLDOTNA, AK 99689

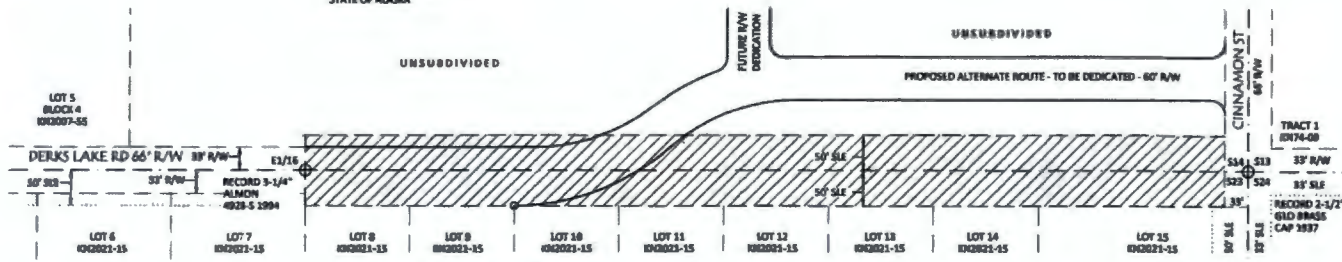
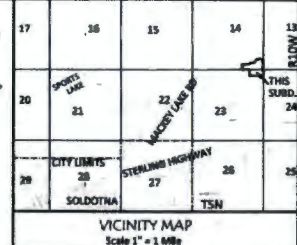
NOTARY'S ACKNOWLEDGEMENT

FOR: LINDA A. FRIENDSHUH, GEORGE URBAN FRIENDSHUH
ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20__

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA



SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: _____ DATE: _____

TITLE: REGIONAL CHIEF RIGHT-OF-WAY AGENT

STATE OF ALASKA DIVISION OF LAND

THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF LAND AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: _____ DATE: _____

TITLE: DIRECTOR, DIVISION OF LAND

STATE OF ALASKA

ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA WICKETS AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER AS 19.38.020 SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING ON THIS PLAT.

DATE: _____ APPROVED: _____

COMMISSIONER
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DATE: _____ APPROVED: _____

COMMISSIONER
DEPARTMENT OF NATURAL RESOURCES

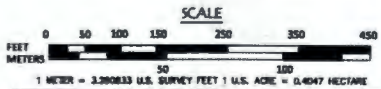
LEGEND

⊕ RECORD MONUMENT AS DESCRIBED

CONTOUR INTERVAL = 4'

▨ SECTION LINE EASEMENT VACATED THIS PLAT

Plat #	
Sheet	_____ of _____
Date	_____ 20__
Time	_____



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

Date _____
Registration Number _____

Registered Land Surveyor

KPB 2021-122V(SLEV)

PLAT APPROVAL

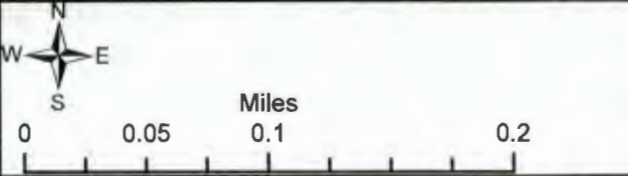
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

AUTHORIZED OFFICIAL

DATE OF SURVEY BEGINNING: 10 FIELD SURVEY ENDING:	NAME OF SURVEYOR MILANE CONSULTING, INC. P.O. Box 456 Soldotna, AK 99689
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
SECTION LINE EASEMENT VACATION PLAT ASSOCIATED WITH TATUM SUBDIVISION (I10221-1S), SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SE1/4 SE1/4) SECTION 14, TOWNSHIP 5 NORTH, RANGE 30 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, KENAI RECORDING DISTRICT, ALASKA	
DRAWN BY: JPH	APPROVAL
DATE: AUG. 16, 2021	Statewide Planning Supervisor Date
SCALE: 1" = 100'	FILE NO. K.P.B. FILE NO.

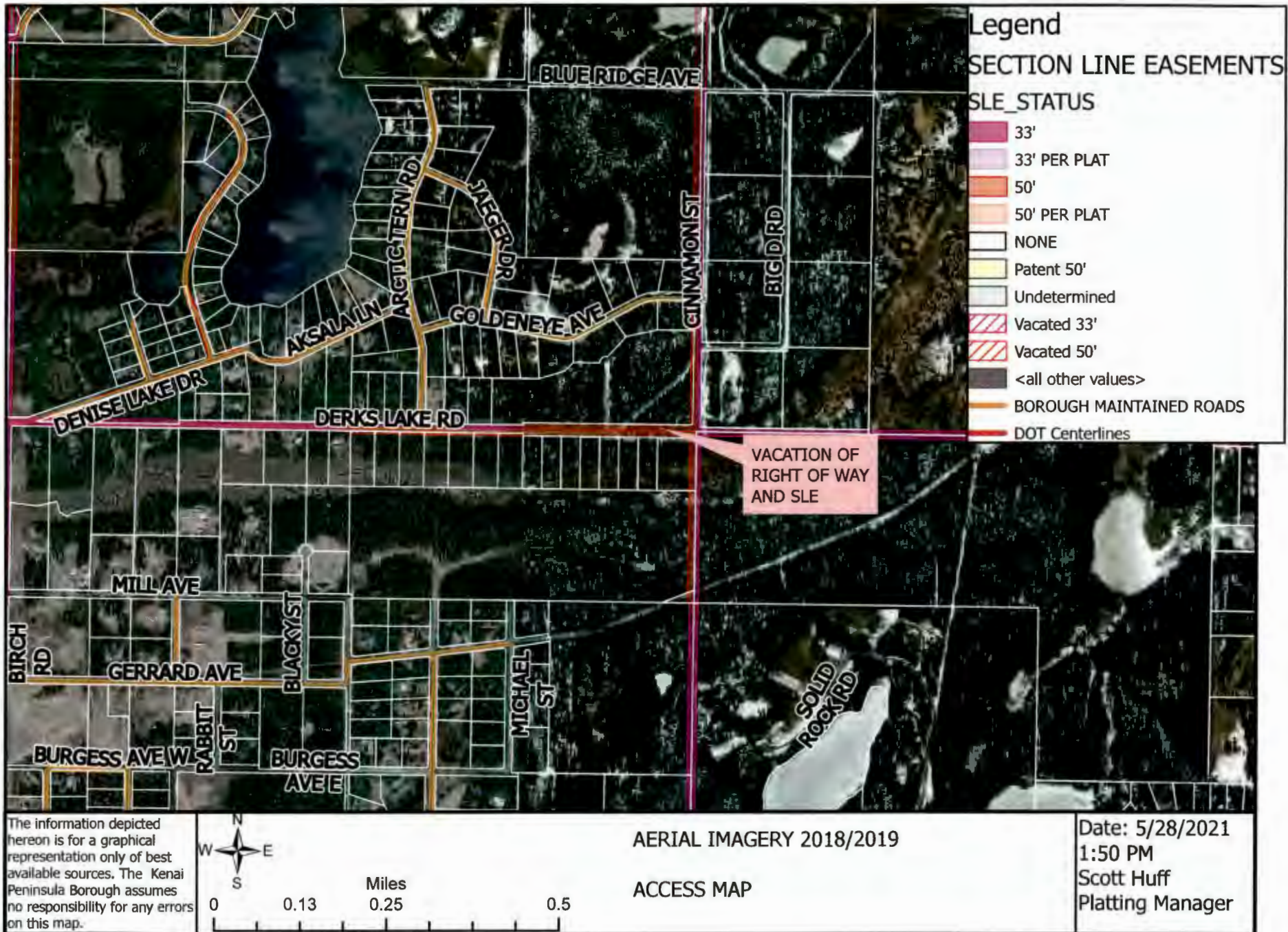


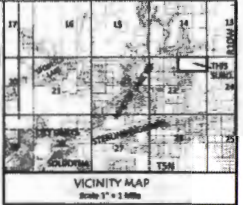
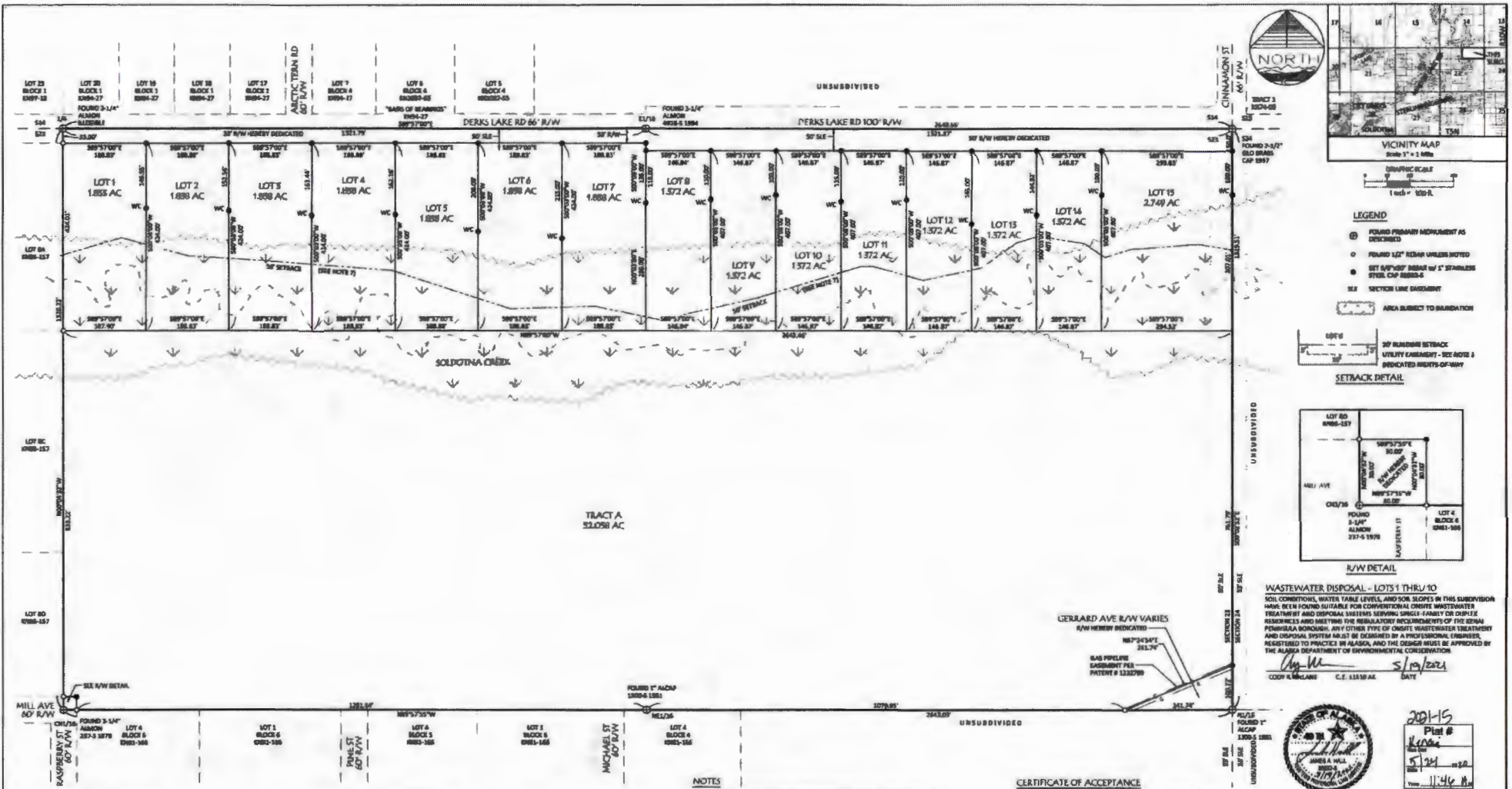
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



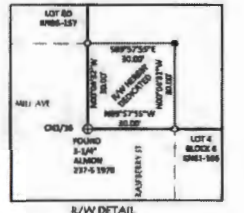
AERIAL IMAGERY 2018
UTILITY MAP

Date: 5/28/2021
1:50 PM
Scott Huff
Platting Manager





- LEGEND**
- FOUND PRIMARY MONUMENT AS SHOWN
 - FOUND 1/2" IRON UNLINED SPOUT
 - SET 80'x70' AREA OF 1" SPANLESS STEEL CAP 2005-05
 - SECTION LINE EASEMENT
 - AREA SUBJECT TO EASEMENT
 - 30' BOUNDARY SETBACK
 - UTILITY EASEMENT - SEE NOTE 1
 - INDICATED HEIGHTS OF-WAY



WASTEWATER DISPOSAL - LOTS 1 THRU 10
 SOIL CONDITIONS, WATER TABLE LEVEL AND SLOPE 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 BISHOP PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

[Signature] 5/19/21
 COOP & McLANE C.E. 11310 AL DATE



2021-15
 Plat #
 5/19/21
 The 1146th

WASTEWATER DISPOSAL - TRACT A
 THIS TRACT IS AT LEAST 28000 SQUARE FEET OR EQUIVALENT IN SIZE AND COMPOSITION 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.

WASTEWATER DISPOSAL - LOTS 11 THRU 15
 SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR A TYPICAL ALTERNATE WASTEWATER DISPOSAL SYSTEM FOR USE ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SITES REPORT AND ARE AVAILABLE FROM THE BISHOP PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

[Signature] 5/19/21
 COOP & McLANE C.E. 11310 AL DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL EASES OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANTY ALL EASEMENTS TO THE USE SHOWN.

[Signature]
 RONALD T. BOZEMAN
 1200 CENTRAL ST APT 202 ANCHORAGE, AK 99501

[Signature]
 L. MARIE BOZEMAN
 1200 CENTRAL ST APT 202 ANCHORAGE, AK 99501

NOTARY ACKNOWLEDGEMENT
 FOR: RONALD T. BOZEMAN & L. MARIE BOZEMAN
 ACKNOWLEDGED BEFORE ME THIS 19th day of May, 2021.

[Signature]
 ROBERT POWERS
 NOTARY PUBLIC
 STATE OF ALASKA

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. BUILDING SETBACKS: A BUILDING SETBACK OF 30 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LOWER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 4. 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.
 5. BOARDS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE BISHOP PENINSULA PROGRAM.
 6. 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.
 7. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE BISHOP PENINSULA BOROUGH 30-FOOT ABANDONED STREAM HABITAT PROTECTION AREA. DEVELOPMENT MAY BE RESTRICTED UNDER CHAPTER 21.38 B.C.M. CODE OF ORDINANCES, EXCEPTION GRANTED TO STREET LAYOUT (SPS 20.30.020) AND BLOCK LENGTH (SPS 20.30.130) BY THE PLANNING COMMISSION AT THE APRIL 12, 2021 MEETING.
 8. THIS PROPERTY IS SUBJECT TO A CONDITIONAL LAND USE PERMIT TO OPERATE A SAND, GRAVEL, OR MATERIAL SITE PER PLANNING COMMISSION RESOLUTION 2020-08 AND RECORDED AS BISHOP NO. 2021-00086-S-020.

CERTIFICATE OF ACCEPTANCE
 THE UNDERSIGNED OFFICIAL CERTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE BISHOP PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DESCRIBED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY (BROADWAY AVE, DERK LAKE RD, MILL AVE & RASPBERRY ST), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT ORGULATE THE PUBLIC OR ANY OTHERS BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

[Signature] 5/21/21
 AUTHORIZED OFFICIAL DATE

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE BISHOP PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 12, 2021.

[Signature] 6/21/21
 APPROVED OFFICIAL

TATUM SUBDIVISION
 SUBDIVISION OF THE 1/2 OF 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 30 WEST, 144 E

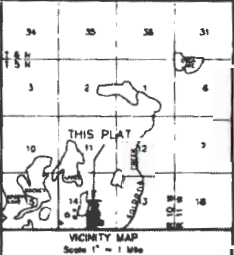
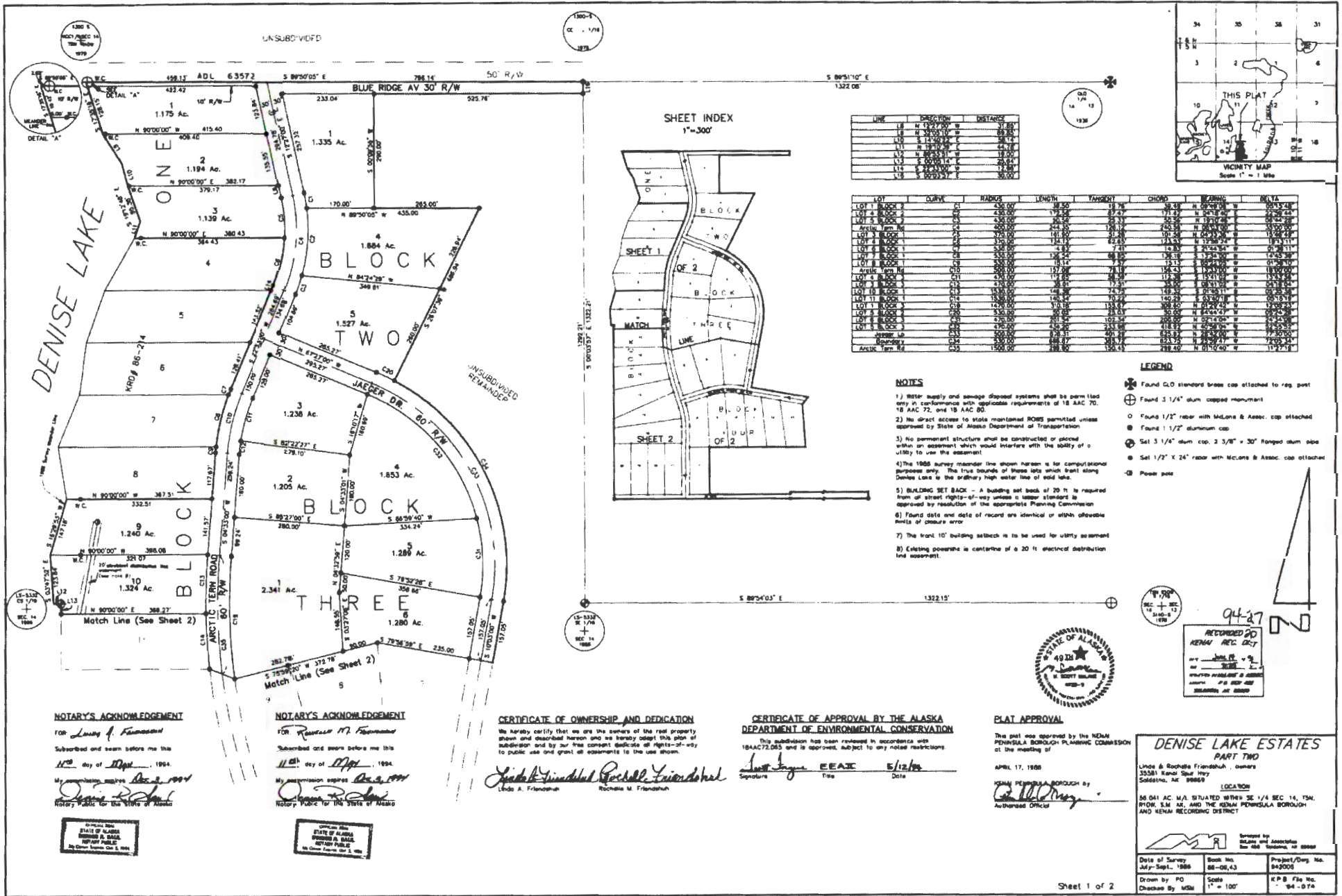
RONALD T. BOZEMAN, OWNER
 1200 CENTRAL ST APT 202 ANCHORAGE, AK 99501

L. MARIE BOZEMAN, OWNER
 1200 CENTRAL ST APT 202 ANCHORAGE, AK 99501

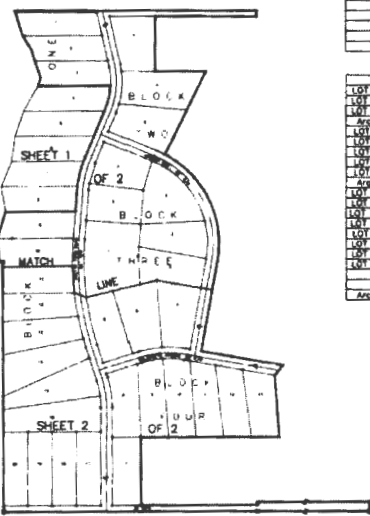
30 000 AC. MAP REFINED IN RELAY OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 30 WEST, BISHOP PENINSULA, BISHOP PENINSULA BOROUGH, AND THE BISHOP PENINSULA DISTRICT, ALASKA.

Subdivision Status: 4-0-2021
 Record No.: 2021-00086-S-020
 Product No.: 21-00086

Scale: 1" = 100' Date: 5/19/21 Made: 5/19/21 Drawn by: JAM 1/21



SHEET INDEX
1"=300'



LINE	DIRECTION	DISTANCE
L1	N 1° 17' 00" W	27.00
L2	S 14° 00' 00" E	28.14
L3	N 1° 17' 00" W	42.00
L4	N 89° 50' 00" E	28.14
L5	S 28° 30' 00" E	28.14
L6	S 90° 00' 00" E	28.14

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	BE TA
LOT 1 BLOCK 1	C1	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 2 BLOCK 1	C2	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 3 BLOCK 1	C3	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 4 BLOCK 1	C4	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 5 BLOCK 1	C5	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 6 BLOCK 1	C6	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 7 BLOCK 1	C7	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 8 BLOCK 1	C8	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 9 BLOCK 1	C9	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 10 BLOCK 1	C10	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 11 BLOCK 1	C11	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 12 BLOCK 1	C12	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 13 BLOCK 1	C13	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 14 BLOCK 1	C14	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 15 BLOCK 1	C15	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 16 BLOCK 1	C16	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 17 BLOCK 1	C17	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 18 BLOCK 1	C18	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 19 BLOCK 1	C19	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 20 BLOCK 1	C20	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 21 BLOCK 1	C21	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 22 BLOCK 1	C22	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 23 BLOCK 1	C23	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 24 BLOCK 1	C24	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 25 BLOCK 1	C25	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 26 BLOCK 1	C26	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 27 BLOCK 1	C27	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 28 BLOCK 1	C28	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 29 BLOCK 1	C29	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134
LOT 30 BLOCK 1	C30	430.00	18.50	18.78	36.18	N 89° 50' 00" E	0.0134

LEGEND

- ⊗ Found G.D. standard brass cap attached to rebar post
- ⊕ Found 3 1/4" alum capped monument
- Found 1/2" rebar with McLane & Assoc. cap attached
- ⊙ Found 1/2" aluminum cap
- ⊗ Set 3 1/4" x 24" alum cap, 2 3/8" x 30" flanged alum pipe
- ⊙ Set 1/2" x 24" rebar with McLane & Assoc. cap attached
- ⊙ Poss pole

NOTES

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access to state maintained ROHS permitted unless approved by State of Alaska Department of Transportation.
- 3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 4) The 1986 survey meander line shown herein is for computational purposes only. The true bounds of these lots which front along Denise Lake is the ordinary high water line of said lake.
- 5) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 6) Found date and date of record are identical or within allowable limits of measure error.
- 7) The front 10' building setback is to be used for utility easement.
- 8) Existing powerline is centerline of a 20 ft electrical distribution line easement.

NOTARY'S ACKNOWLEDGEMENT

FOR *Leah A. Franchini*
Subscribed and sworn before me this
12th day of Sept, 1994.
My commission expires Dec 2, 1994
Debra R. Pelt
Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGEMENT

FOR *Rochelle M. Franchini*
Subscribed and sworn before me this
12th day of Sept, 1994.
My commission expires Dec 2, 1994
Debra R. Pelt
Notary Public for the State of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and we hereby accept this plan of subdivision and by our files convert title of rights-of-way to public use and grant all easements to the use shown.
Leah A. Franchini *Rochelle M. Franchini*
Leah A. Franchini Rochelle M. Franchini

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with 18AAC72.065 and is approved, subject to any notes restrictions.
Scott J. Jones *EEAK* *5/12/94*
Title Date

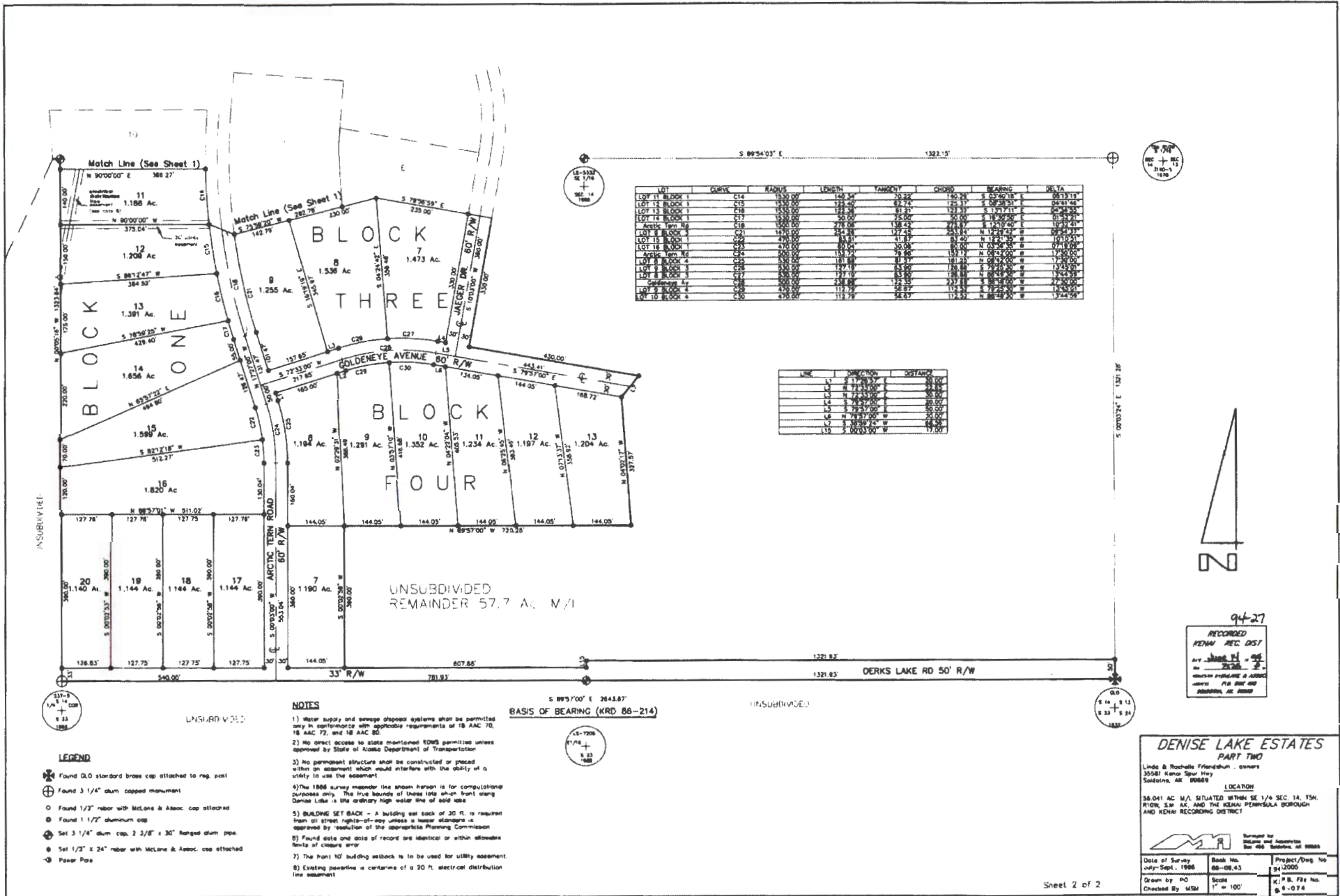
PLAT APPROVAL

This plat was approved by the NGAIA PENINSULA BOROUGH PLANNING COMMISSION at the meeting of
APRIL 17, 1998
KEMNA PENINSULA BOROUGH by
Charles J. Jones
Borough Official

DENISE LAKE ESTATES PART TWO

Leah & Rochelle Franchini, owners
35281 Kenai Spur Hwy
Soldotna, AK 99669
LOCATION
S6 041 AC. W.4. SITUATED WITHIN SE 1/4 SEC 14, T34N, R10W, S.6. AS. AND THE KEMNA PENINSULA BOROUGH AND KEMNA RECORDING DISTRICT

Drawn by *PO* Scale 1" = 100' Project/Draw No. 84-0003
Checked By *MLB* K.P.B. File No. 84-016



LOT	CURVE	RADIUS	LENGTH	PERCENT	CHORD	BEARING	DELTA
LOT 11 BLOCK 1	C14	150.00	144.34	20.82	150.00	S 05°40'18" E	08°19'18"
LOT 12 BLOCK 1	C15	150.00	122.00	22.74	125.31	S 05°28'31" E	24°41'48"
LOT 13 BLOCK 1	C16	150.00	122.00	22.74	125.31	S 17°27'11" E	05°42'58"
LOT 14 BLOCK 1	C17	150.00	50.00	25.00	50.00	S 18°20'20" E	01°34'21"
Arctic Term Rd	C18	150.00	276.88	138.44	276.88	S 17°20'40" E	19°22'17"
LOT 15 BLOCK 1	C19	150.00	122.00	22.74	125.31	N 18°20'20" W	02°22'17"
LOT 16 BLOCK 1	C20	150.00	122.00	22.74	125.31	N 05°28'31" W	19°10'01"
Arctic Term Rd	C21	150.00	122.00	22.74	125.31	N 05°28'31" W	27°18'04"
LOT 17 BLOCK 1	C22	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 18 BLOCK 1	C23	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 19 BLOCK 1	C24	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 20 BLOCK 1	C25	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 21 BLOCK 1	C26	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 22 BLOCK 1	C27	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 23 BLOCK 1	C28	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 24 BLOCK 1	C29	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 25 BLOCK 1	C30	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 26 BLOCK 1	C31	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 27 BLOCK 1	C32	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 28 BLOCK 1	C33	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 29 BLOCK 1	C34	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"
LOT 30 BLOCK 1	C35	150.00	122.00	22.74	125.31	N 05°28'31" W	17°30'00"

LINE	DESCRIPTION	BEARING	DISTANCE
L1	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00
L2	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00
L3	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00
L4	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00
L5	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00
L6	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00
L7	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00
L8	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00
L9	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00
L10	1/4" ALUM. CAP. MONUMENT	S 14° 11' 11" E	20.00

- NOTES**
- Water supply and sewerage disposal systems shall be permitted only in accordance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
 - No direct access to state maintained ROWS permits unless approved by State of Alaska Department of Transportation.
 - No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - The 1888 survey meander line shown herein is for computational purposes only. The true bounds of these lots which front along Denise Lake is the ordinary high water line of said sea.
 - BUILDING SET BACK** - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - Found state one acre of record are identical or within allowable limits of closure error.
 - The front 10' building setback is to be used for utility easement.
 - Existing powerline a minimum of a 20 ft. electrical distribution line easement.

94-27
RECORDED
KEMNA REC. DIST.
BY: [Signature]
DATE: 7/2/88
BY: [Signature]
DATE: 7/2/88

DENISE LAKE ESTATES PART TWO
Linda & Rochelle Friedshun - owners
35081 Kenai Spur Hwy
Soldotna, AK 99688
LOCATION
56.01 AC M/L SITUATED WITHIN SE 1/4 SEC. 14, T34N, R10W, S34 AC, AND THE KEMNA PENINSULA BOROUGH AND KEMNA RECORDING DISTRICT

Surveyed by: [Signature]
Date of Survey: July-Sept., 1988
Scale: 1" = 100'
Checked By: MSM

Book No.: 88-08.43
Project/Draw. No.: 51/2000
K.P.B. File No.: 8-074