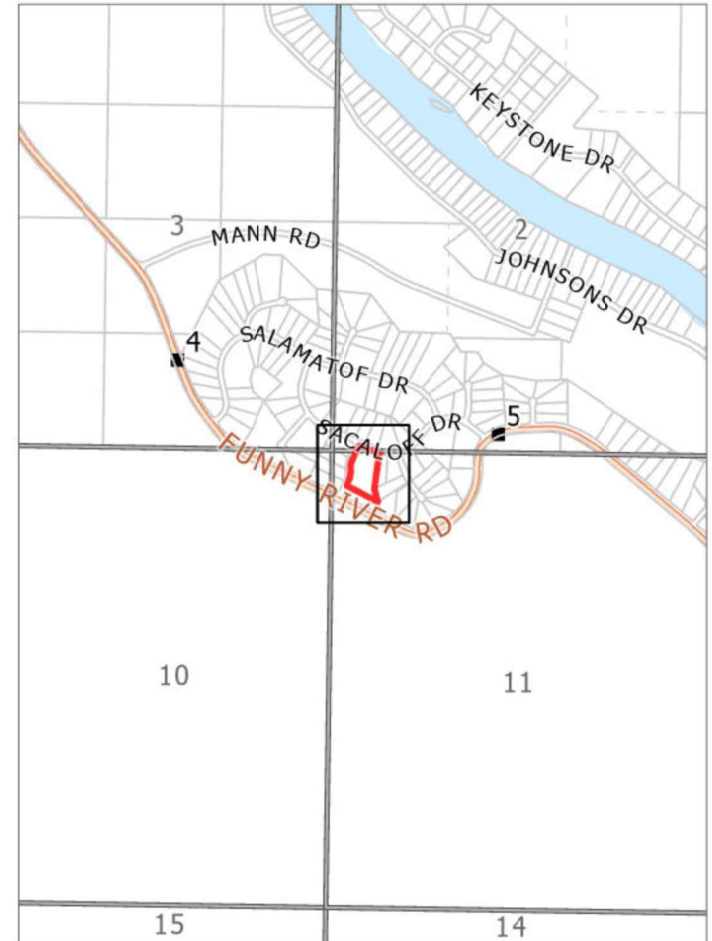


# **E. NEW BUSINESS**

- 8. Moose Range Meadows South Addition 1 Jenkins Replat  
KPB File 2024-140  
Edge Survey & Design / Jenkins  
Location: Bayberry Street & Sacaloff Drive  
Funny River Area**



KPB FILE 2024-140  
T04N R10W  
Sec 2 and Sec 11  
FUNNY RIVER

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 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.



- NOTES**
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - PER THIS PLATTING ACTION THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. PLAT 84-248 GRANTED A 5 FOOT UTILITY EASEMENT. THIS PLATTING ACTION WILL GRANT AN ADDITIONAL 5 FEET. 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 KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
  - THIS SUBDIVISION SUBJECT TO THE RIGHTS AND PROVISIONS CONTAINED IN THE INTERIM CONVEYANCE FROM THE USA AS HEREN NOTED, RECORDED OCTOBER 24, 1982, VOLUME 197, PAGE 284, KR.D.
  - THIS SUBDIVISION SUBJECT TO TERMS, COVENANTS, CONDITIONS AND PROVISIONS, INCLUDING RIGHTS OF WAYS AND EASEMENTS AS CONTAINED IN THE ALASKA NATIVE CLAIMS SETTLEMENT ACT, DATED DECEMBER 18, 1971, U.S. PUBLIC LAW 92-203, 85 STAT. 888, U.S.C 1301 ET SEQ.
  - THIS SUBDIVISION SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN DECLARATION OR PROTECTIVE RESTRICTIONS, RECORDED SEPTEMBER 21, 1984, VOLUME 246, PAGE 493, KR.D.
  - WASTEWATER DISPOSAL: THE PARENT SUBDIVISION, PLAT 84-248, KR.D, FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION OF SEPTEMBER 13, 1984. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**REFERENCES**

(R1) MOOSE RANGE MEADOWS SOUTH ADDITION 1, PLAT 84-248, KENAI RECORDING DISTRICT

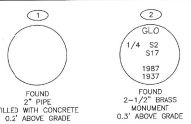
- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
  - FOUND SECONDARY MONUMENT YELLOW PLASTIC CAP STAMPED 2234-S
  - SET PROPERTY CORNER 5/8" x 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
  - ① MONUMENT REFERENCE NUMBER
  - SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - ADJACENT PROPERTY LINE
  - EASEMENT
  - BUILDING SETBACK
  - CENTERLINE
  - MONUMENT TIE LINE
  - (M) MEASURED AND HELD
  - (C) COMPUTED
  - (HRB) HELD RECORD BEARING
  - (NT) NON-TANGENTIAL
  - (OA) OVER-ALL
  - (R#) RECORD DATA, SEE REFERENCE



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1(M)	269.79'	143.01'	30°22'16"	73.23'	141.34'	S09°36'48"W
C2(M)	269.79'	50.09'	10°38'17"	25.12'	50.02'	S19°28'47"W
C3(M)	269.79'	50.07'	10°38'02"	25.11'	50.00'	S09°33'09"E
C4(M)	269.79'	92.92'	19°43'59"	46.92'	92.48'	S04°17'39"W
C5(M)	269.79'	92.76'	19°41'58"	46.84'	92.30'	S04°17'39"W
C6(C)	209.79'	110.76'	30°14'59"	56.70'	109.48'	S09°33'09"E
C7(R1)	209.79'	111.07'	30°20'00"	56.87'	109.77'	S09°33'09"E
C8(M)	20.00'	30.73'	88°02'37"	19.33'	27.80'	S68°41'57"E
C9(R1)	20.00'	30.89'	87°55'00"	20.00'	27.77'	S68°41'57"E
C10(C)	239.79'	127.11'	30°22'16"	65.08'	125.62'	S09°36'48"W
C11(R1)	239.79'	126.95'	30°20'00"	65.00'	125.47'	S09°33'09"W
C12(C)	239.79'	126.60'	30°14'59"	64.81'	125.13'	S09°33'09"W
C13(R1)	239.79'	126.95'	30°20'00"	65.00'	125.47'	S09°33'09"W

**MONUMENT SUMMARY**



**LINE TABLE**

LINE	BEARING	DISTANCE
L1(HRB)	S24°47'36"W	54.97'
L1(R1)	S24°47'36"W	55.00'

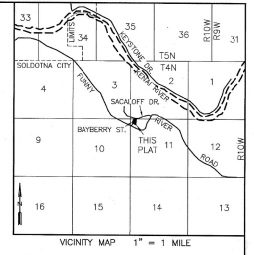
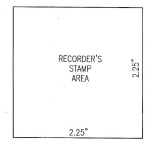
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 13, 2025. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

**CERTIFICATE OF SURVEYOR**

I, MARK ALUMENTATION 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHARLIE JENKINS  
PO 3081  
SOLDOTNA, ALASKA 99669

**NOTARY ACKNOWLEDGEMENT**

FOR: CHARLIE JENKINS  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025  
PUBLIC NOTARY SIGNATURE  
MY COMMISSION EXPIRES: \_\_\_\_\_



KB FILE No. 2025-00?

**MOOSE RANGE MEADOWS SOUTH, ADDITION 1 JENKINS REPLAT**

A SUBDIVISION OF TRACT G PLAT 91-71 KENAI RECORDING DISTRICT

LOCATED WITHIN:  
SW 1/4 SECTION 2 AND NW 1/4 SECTION 11 T.4N., R.10W., S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

OWNER:  
CHARLIE JENKINS  
POB 3081  
SOLDOTNA, ALASKA 99669  
CONTAINING 3.525 ACRES



DRAWN BY: DATE: 12/16/2024 PROJECT: 24-630  
CHECKED BY: SCALE: 1" = 40' SHEET: 1 OF 1  
MA

AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT  
MOOSE RANGE MEADOWS SOUTH, ADDITION 1 JENKINS REPLAT**

<b>KPB File No.</b>	2024-140
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Charles Jenkins / Soldotna
<b>Surveyor:</b>	Jason Young / Edge Survey and Design, LLC
<b>General Location:</b>	Funny River Rd / Funny River APC

<b>Parent Parcel No.:</b>	135-256-51
<b>Legal Description:</b>	T 4N R 10W SEC 2 & 11 SEWARD MERIDIAN KN 0910071 MOOSE RANGE MEADOWS SOUTH SUB ADDN NO 1 1991 REPLAT TRACT G
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 3.526 acre parcel into 3 lots of size 1.253 acres, 1.353 acres and 0.920 acres.

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

Access to the plat is from Funny River Road from the south to Bayberry St. Bayberry St is a 60' wide dedication on the west side of the plat leading up to Sacaloff Dr also a 60' dedication, both being Borough maintained,

The plat is not proposing a dedication of road or a vacation being finalized. There is no section line easement affecting the plat either.

Block length is compliant for this plat being completed by Funny River Rd, Bayberry St, and Sacaloff Dr. coming back out to Funny River Rd.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	"Kenya Recording District" in References

**Site Investigation:**

There are currently no structures located on the property per KPB GIS data.

No steep areas affect the property and the land is relatively flat sloping from east to the west gradually.

River Center review did not identify the plat to be located in a FEMA designated flood hazard zone or in a habitat protection district.

KPB River Center review	Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments
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	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 land was initially identified as being in the SW1/4 of Section 2, SE1/4 of Section 3, NE1/4 of Section 10 and NW1/4 of Section 11 all being in Township4 North, Range 10 West, S.M. Alaska. Moose Range Meadows South, Addition 1 84-248 KRD subdivided the land into several lots and blocks, including this land into lots 2, 3 and 4 Block 3. Moose Range Meadows South, Addition 1 1991 Replat KN 91-71 replats several lots into new tracts, including the three noted lots into Tract G Block 3. This platting action intends to replat Tract G back into the three original lots, now to be known as Lots 2-A, 3-A and 4-A Block 3.

A soils report will not be required as the original plat Moose Range Meadows South, Addition 1 84-248 KRD including the proposed area of the current platting action was approved the Alaska Department of Environmental Conservation on September 13, 1984.

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**

The previous plat granted a 5' utility easement along the right-of-way, this plat has expanded the easement and is granting a 10' utility easement along the right-of-way.

The 10' utility easement, 5' either side of the lot line of lots 2 and 3 Block 3, that was granted by Moose Range Meadows South, Addition 1 84-248 KRD and carried forward to Moose Range Meadows South, Addition 1 1991 Replat KN 91-71 has been carried forward to this plat along the lines of Lots 2-A and 3-A Block 3.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. At the time the staff report was written, either no comments or comments of non-objection were received. **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.

**Utility provider review:**

HEA	No comment
ENSTAR	No comments or recommendations
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
FASTWYRE	

**KPB department / agency review:**

Addressing Review	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  NONE</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:  SACALOFF DR, BAYBERRY ST, FUNNY RIVER RD</p> <p>Existing Street Name Corrections Needed:  SACRAL DR ON PRELIMINARY PLAT SHOULD BE SACALOFF DR  PLEASE CORRECT</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>
LOZMS Review 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 Review	<p>Reviewer: Windsor, Heather  Comments: No comment</p>

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Correct the owners name and city in the address under the certificate of ownership and dedication  
On the fourth line down under the Certificate of Ownership and Dedication, add “by” after and.  
Under the Notary Acknowledgement, correct Charlie to Charles  
Correct the surveyor’s name in the Certificate of Surveyor and the Seal  
Under References, correct Kenya to Kenai.

*PLAT NOTES TO ADD*

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

**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 the KPB File line entirely to KPB File No 2024-140  
Correct the plat name to REPLAT at the end  
Correct the owner's name to Charles as reflected in the certificate to plat and Assessor page.  
Correct the address of the owner to PO Box  
Add to the legal description the parent plat name

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:**

Label that Bayberry St is a 60' Right-of-way  
Correct the name of Sacaloff Dr on the drawing.

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:**

Lot to the north and on west of Lot 15-A should be labeled Lot 16

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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.

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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 DECISION OF THE PLAT COMMITTEE 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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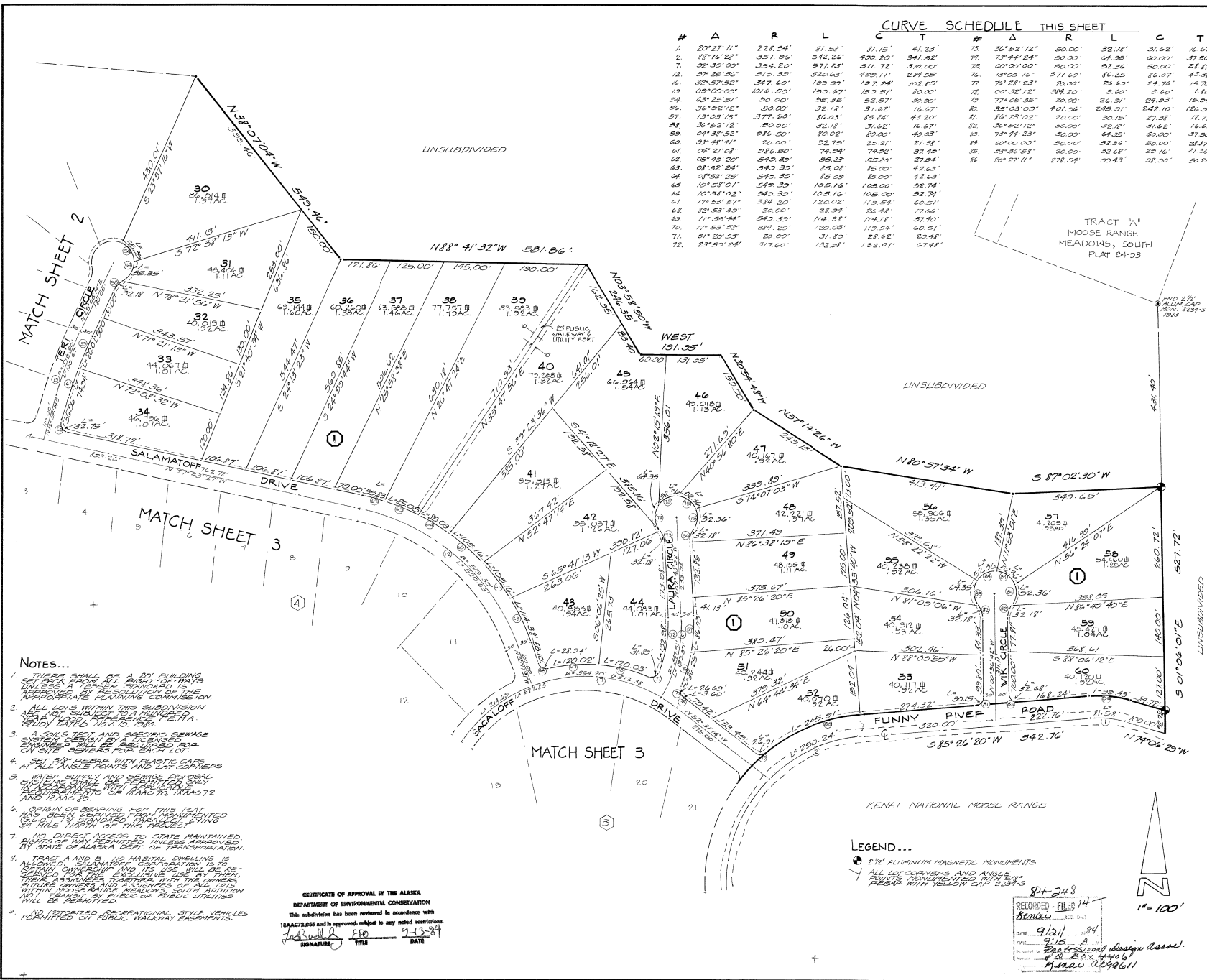
Aerial Map



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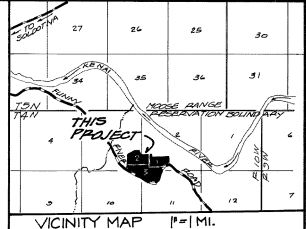


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**CURVE SCHEDULE THIS SHEET**

#	Δ	R	L	C	T	#	Δ	R	L	C	T
1	20°27'11"	228.54'	31.58'	31.15'	41.23'	73	36°52'12"	50.00'	32.16'	31.62'	16.67'
2	12°14'21"	351.25'	342.24'	430.20'	341.86'	74	13°44'24"	20.00'	14.36'	20.00'	16.60'
7	26°30'00"	334.20'	371.43'	311.72'	378.00'	75	60°00'00"	30.00'	62.34'	30.00'	31.17'
12	57°26'56"	513.33'	520.63'	422.11'	214.65'	76	13°08'16"	37.60'	16.25'	16.07'	43.32'
13	32°57'52"	347.60'	193.30'	127.24'	108.15'	77	76°28'23"	20.00'	26.60'	24.76'	15.76'
18	03°00'00"	514.50'	153.67'	153.51'	153.51'	78	03°32'12"	34.20'	3.40'	3.40'	1.60'
34	43°25'24"	50.00'	35.35'	32.57'	30.20'	79	71°05'35"	20.00'	26.20'	24.33'	15.04'
36	36°52'12"	30.00'	32.18'	31.62'	16.67'	80	38°03'00"	46.56'	248.01'	242.10'	126.04'
37	13°23'12"	377.60'	36.43'	35.14'	43.20'	81	76°23'02"	20.00'	30.15'	27.35'	14.74'
48	34°52'12"	314.50'	32.11'	31.42'	16.57'	82	36°52'12"	30.00'	32.16'	31.62'	16.67'
50	49°38'52"	44.50'	30.02'	30.02'	40.63'	83	73°44'23"	30.00'	44.55'	40.63'	17.50'
60	33°41'41"	20.00'	32.75'	22.21'	21.35'	84	60°00'00"	50.00'	52.36'	50.00'	28.17'
61	09°21'08"	276.90'	74.24'	74.22'	37.45'	85	37°31'51"	20.00'	32.64'	29.16'	21.30'
62	08°42'30"	514.50'	153.67'	153.51'	153.51'	86	20°27'11"	271.59'	20.43'	37.50'	20.25'
63	03°52'24"	543.30'	15.04'	15.00'	42.63'						
64	03°52'24"	543.30'	15.04'	15.00'	42.63'						
65	10°58'01"	543.30'	108.16'	108.00'	28.74'						
66	10°58'01"	543.30'	108.16'	108.00'	28.74'						
67	11°53'07"	334.20'	120.02'	113.59'	60.51'						
68	32°53'30"	20.00'	23.24'	22.41'	7.66'						
69	11°36'44"	559.30'	114.31'	114.11'	37.90'						
70	17°53'39"	244.20'	120.03'	113.64'	60.51'						
71	21°20'53"	20.00'	31.82'	23.45'	20.48'						
72	23°50'24"	317.60'	132.28'	132.01'	67.41'						



**CERTIFICATE OF OWNERSHIP AND DEDICATION...**  
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DEDICATE ALL RIGHT OF WAY TO THE PUBLIC AND ALL EASEMENTS TO THE USE THEREOF.  
 Notary Public: *James S. Johnson*  
 Notary Acknowledgement: *James S. Johnson*  
 Notary Public: *James S. Johnson*

**PLAT APPROVAL...**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF  
 JULY 9, 1984  
 Notary Public: *James S. Johnson*

**RESTRICTIVE COVENANTS...**  
 RESTRICTIVE COVENANTS WERE RECORDED IN BOOK 4446 PAGE 4493-4495.



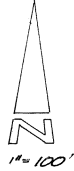
**SURVEYOR'S CERTIFICATE...**  
 I, GARY PRASKY, CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT THIS PLAT IS A TRUE AND CORRECT STATEMENT OF THE LANDS SURVEYED BY ME OR UNDER MY CLOSE SUPERVISION. THAT THE DISTANCES AND BEARINGS ARE SHOWN ON THIS PLAT IN DECIMAL FEET AND THAT THE PLAT IS ACCURATE AND CORRECT. MY FIELD NOTES AND FIELD BOOKS HAVE BEEN SET AND SAVED.  
 Notary Public: *Gary Prasky*

- Notes...**
1. THERE SHALL BE A 20' BUILDING SET BACK FROM ALL RIGHT-OF-WAY BOUNDARIES. A FENCE SHALL BE APPROVED BY PERMITS FROM THE KENAI PENINSULA BOROUGH PLANNING COMMISSION.
  2. ALL LOTS WITHIN THIS SUBDIVISION MUST NOT SUBJECT TO A PUBLIC UTILITY EASEMENT OR RIGHT-OF-WAY.
  3. A SOIL TEST AND SEWAGE SYSTEM DESIGN BY A LICENSED PROFESSIONAL ENGINEER SHALL BE REQUIRED FOR EACH LOT ON SITE SCHEDULES FOR EACH LOT.
  4. SET SANITARIUM WITH PLASTIC CAPS AT ALL ANGLE POINTS AND LOT CORNERS.
  5. WATER SUPPLY AND SEWAGE DISPOSAL SHALL BE PROVIDED WITH PLASTIC SANITARIUM WITH PLASTIC CAPS AND 1/2" X 30'.
  6. DESIGN OF BEARING FOR THIS PLAT HAS BEEN DETERMINED BY MEASUREMENT TO STANDARD PARALLEL LINES (SEE PAGE 10 OF THIS PROJECT).
  7. NO DIRECT ACCESS TO STATE MAINTAINED HIGHWAY SHALL BE PERMITTED BY STATE MAINTENANCE OF STATE HIGHWAY.
  8. TRACT A AND B, NO HABITAT DWELLING IS ALLOWED. EXCAVATION AND REPAIRATION IS TO BE DONE IN ACCORDANCE WITH THE KENAI PENINSULA BOROUGH PLANNING COMMISSION WITHIN MOOSE RANGE MEADOWS SOUTH ADDITION WILL BE REQUITED.
  9. NO RECREATIONAL VEHICLES PERMITTED ON PUBLIC WALKWAY EASEMENTS.

**CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
 This subdivision has been reviewed in accordance with 18AAC72.055 and is approved subject to any noted restrictions.  
 Signature: *[Signature]* Title: *PER* Date: *9-13-84*

**LEGEND...**

- 2" ALUMINUM MAGNETIC MONUMENTS
- ALL LOT CORNERS AND ANGLE POINTS TO BE IDENTIFIED WITH 2" ALUMINUM MAGNETIC MONUMENTS WITH YELLOW CAP 2334



**A PLAT OF MOOSE RANGE MEADOWS, SOUTH, ADDITION 1**  
 CONTAINING 122.12 ACRES MORE OR LESS AND LYING WITHIN  
 5416.32' S 51/2° SEC 3 NE 1/4 T. 12N. R. 10W. S. 1/2, 2E.  
 POP: *Salamatoff & Peltis Association Inc.*  
 P.O. BOX 2672, KENAI, ALASKA 99641  
 BY: *gab* PROFESSIONAL DESIGN ASSOCIATES  
 P.O. BOX 4406, KENAI, AK 99611  
 DTD 13-3010 DATE JUNE 18 SCALE 11/4"=100' SHEET 1 OF 3

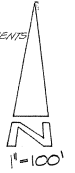
CURVE SCHEDULE THIS SHEET

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3	21°42'03"	858.12'	340.16'	338.14'	172.15'
4	137°00'04"	437.23'	1045.46'	813.61'	1110.00'
5	44°22'00"	286.36'	237.10'	225.95'	135.00'
6	02°00'00"	1016.50'	150.47'	150.51'	80.00'
7	33°00'51"	252.39'	410.71'	367.07'	266.66'
8	66°23'08"	176.36'	304.84'	123.10'	116.38'
9	90°00'00"	20.00'	31.42'	24.88'	20.00'
10	02°00'22"	1349.10'	126.44'	126.43'	63.20'
11	07°35'00"	1548.10'	177.52'	178.30'	20.30'
12	05°17'35"	1341.80'	54.61'	54.00'	27.01'
13	181°58'00"	467.23'	110.62'	110.37'	35.91'
14	181°26'56"	467.23'	105.67'	105.42'	55.00'
15	16°41'42"	282.50'	82.16'	82.17'	41.82'
16	75°28'53"	20.00'	26.35'	24.41'	15.44'
17	82°24'45"	212.00'	110.30'	110.00'	55.07'
18	82°24'40"	212.00'	110.71'	110.00'	56.07'
19	36°52'12"	50.00'	32.18'	31.62'	16.67'
20	51°25'00"	50.00'	50.98'	48.80'	27.26'
21	58°10'52"	50.00'	50.67'	48.58'	27.15'
22	22°04'50"	467.23'	180.68'	178.27'	31.17'
23	36°48'03"	20.00'	33.70'	25.21'	22.83'
24	73°40'31"	222.50'	310.00'	278.70'	176.04'
25	15°45'31"	467.23'	150.42'	150.00'	68.64'
26	36°52'12"	50.00'	32.18'	31.62'	16.67'
27	70°11'32"	50.00'	60.11'	63.74'	41.36'
28	70°08'04"	467.23'	80.83'	80.00'	35.04'
29	41°42'43"	341.12'	328.80'	326.88'	166.40'
30	16°11'10"	20.00'	30.00'	27.33'	13.71'
31	07°54'30"	1046.80'	35.00'	35.00'	17.50'
32	05°16'25"	1046.80'	5.00'	5.00'	8.50'
33	36°52'12"	50.00'	32.18'	31.62'	16.67'
34	63°25'04"	30.00'	53.25'	52.07'	30.20'
35	63°25'04"	30.00'	53.37'	52.58'	30.31'
36	20°17'45"	407.23'	186.21'	185.27'	38.13'
37	17°01'40"	407.23'	120.10'	120.32'	37.17'
38	27°42'42"	407.23'	204.07'	201.04'	104.22'
39	28°25'40"	407.23'	202.07'	200.00'	103.16'
40	26°52'04"	407.23'	181.50'	180.31'	90.02'
41	03°14'18"	231.12'	52.16'	52.45'	26.24'
42	23°25'31"	312.01'	227.21'	225.35'	115.20'
43	85°50'00"	80.00'	30.01'	27.18'	11.15'
44	01°40'30"	328.12'	23.86'	23.66'	14.78'
45	101°05'08"	312.01'	30.12'	30.00'	45.17'



LEGEND

- 2 1/2" ALUMINUM MAGNETIC MONUMENTS
- ALL LOT CORNERS AND ANGLE POINTS SHALL BE SET WITH YELLOW CAP 2 1/2" S



84-248  
 RECORDED FILED 14  
 BEARSKIN  
 DATE 9/21/84  
 FILE 9-25 A  
 PROFESSIONAL DESIGN ASSOC.  
 P.O. BOX 4406  
 KENAI, AK 99611

A PLAT OF  
**MOOSE RANGE MEADOWS,  
 SOUTH, ADDITION 1**  
 CONTAINING 125.15 ACRES, MORE OR LESS  
 S1/4 SEC. 8, SE 1/4 SEC. 9, NE 1/4  
 SEC. 10 AND NW 1/4 SEC. 11,  
 T. 141 N., R. 10 W., S. 14 ALASKA

FOR THE  
**Salamatoff of  
 Association Inc.**  
 P.O. BOX 2672, KENAI, ALASKA 99611

BY: **gpb** PROFESSIONAL DESIGN ASSOCIATES  
 P.O. BOX 4406, KENAI, AK 99611

NO. 23-3010 DATE 8-14 SCALE 1"=100'  
 SHEET 8 OF 9

CERTIFICATE OF APPROVAL BY THE ALASKA  
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 This subdivision has been reviewed in accordance with  
 16AAC07.060 and is approved, subject to any noted restrictions.  
 SIGNATURE: *[Signature]* TITLE: *[Title]* DATE: *[Date]*

MATCH SHEET 2

MATCH SHEET 1

LEGEND...  
 2 1/2" ALUMINUM MAGNETIC INSTRUMENTS  
 ALL LOT CORNERS AND ANGLE BEARS TO BE SURVEYED WITH YELLOW CAP PEGS.  
 CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 This subdivision has been reviewed in accordance with 16A AC 72.055 and is approved subject to any noted restrictions.  
 SIGNATURE: [Signature] TITLE: [Title] DATE: [Date]



CURVE SCHEDULE THIS SHEET

#	A°	R°	L'	C'	T'	#	A°	R°	L'	C'	T'
1	37° 16' 28"	351.36'	548.26'	400.20'	341.52'	11	87° 50' 00"	20.00'	30.60'	27.77'	13.29'
2	43° 02' 08"	722.30'	794.76'	759.81'	442.20'	12	10° 13' 30"	379.44'	100.30'	60.45'	80.45'
3	44° 38' 37"	312.00'	250.20'	226.17'	161.01'	13	10° 12' 00"	191.86'	54.20'	28.94'	31.86'
4	21° 34' 03"	344.12'	412.38'	415.06'	214.15'	14	82° 46' 22"	20.00'	28.20'	26.45'	17.62'
5	39° 30' 00"	334.20'	571.82'	511.72'	370.00'	15	13° 27' 32"	379.46'	31.66'	38.46'	44.54'
6	77° 43' 52"	349.44'	471.52'	436.03'	270.00'	16	07° 04' 06"	323.74'	100.00'	108.02'	90.11'
7	52° 11' 10"	482.01'	778.53'	604.94'	500.96'	17	02° 12' 00"	323.74'	30.94'	30.00'	32.46'
8	30° 20' 00"	230.70'	126.56'	125.47'	65.00'	18	36° 52' 11"	30.00'	32.16'	31.62'	16.67'
9	57° 45' 56"	313.30'	520.63'	402.11'	274.88'	19	44° 44' 21"	262.00'	204.50'	100.43'	107.83'
10	21° 42' 03"	428.12'	340.16'	331.14'	172.15'	20	70° 12' 13"	50.00'	61.26'	57.50'	36.19'
11	25° 01' 30"	773.74'	333.57'	336.16'	112.56'	21	00° 15' 11"	62.00'	49.06'	45.00'	22.43'
12	14° 24' 47"	1647.40'	414.41'	413.52'	208.21'	22	00° 43' 03"	673.33'	73.05'	73.62'	36.81'
13	24° 57' 01"	236.36'	102.33'	102.12'	52.20'	23	53° 29' 15"	50.00'	46.68'	45.00'	25.20'
14	20° 00' 00"	200.00'	31.42'	22.20'	20.00'	24	10° 12' 40"	473.74'	251.13'	250.00'	126.10'
15	21° 19' 13"	721.12'	204.34'	202.65'	148.51'	25	16° 53' 49"	60.00'	62.71'	61.26'	32.46'
16	20° 43' 04"	236.36'	35.42'	35.00'	43.21'	26	36° 52' 12"	50.00'	32.16'	31.62'	16.67'
17	10° 15' 04"	512.01'	30.12'	30.00'	45.18'	27	05° 49' 50"	743.74'	75.21'	75.18'	37.64'
18	10° 10' 20"	1671.40'	223.41'	223.04'	147.04'	28	18° 17' 38"	379.44'	120.51'	120.00'	60.77'
19	77° 01' 15"	200.00'	27.23'	25.18'	16.20'	29	10° 12' 40"	323.74'	30.94'	30.00'	32.46'
20	10° 10' 23"	1172.40'	33.20'	33.76'	47.03'	30	16° 17' 50"	379.44'	107.57'	107.01'	54.05'
21	05° 55' 20"	500.00'	32.63'	32.62'	42.82'	31	18° 17' 38"	379.44'	120.51'	120.00'	60.77'
22	41° 20' 11"	350.00'	35.22'	35.16'	17.71'	32	10° 12' 40"	323.74'	30.94'	30.00'	32.46'
23	35° 58' 18"	551.16'	34.54'	34.07'	17.18'	33	00° 43' 03"	673.33'	73.05'	73.62'	36.81'
24	07° 14' 49"	751.12'	100.04'	100.10'	50.10'	34	53° 29' 15"	50.00'	46.68'	45.00'	25.20'
25	23° 23' 15"	500.00'	76.68'	75.00'	20.84'	35	10° 12' 40"	473.74'	251.13'	250.00'	126.10'
26	10° 10' 00"	500.00'	32.36'	32.00'	22.87'	36	16° 53' 49"	60.00'	62.71'	61.26'	32.46'
27	48° 21' 06"	300.00'	50.65'	50.17'	33.20'	37	36° 52' 12"	50.00'	32.16'	31.62'	16.67'
28	10° 40' 55"	512.01'	32.12'	32.00'	26.04'	38	05° 49' 50"	743.74'	75.21'	75.18'	37.64'
29	31° 31' 41"	310.00'	31.05'	30.84'	20.84'	39	18° 17' 38"	379.44'	120.51'	120.00'	60.77'
30	14° 41' 03"	512.01'	32.12'	32.00'	26.04'	40	10° 12' 40"	323.74'	30.94'	30.00'	32.46'
31	05° 13' 25"	512.01'	34.18'	34.06'	23.36'	41	16° 17' 50"	379.44'	107.57'	107.01'	54.05'
32	21° 05' 00"	200.00'	32.14'	22.74'	20.74'	42	18° 17' 38"	379.44'	120.51'	120.00'	60.77'
33	30° 20' 00"	260.70'	142.83'	141.17'	73.13'	43	10° 12' 40"	323.74'	30.94'	30.00'	32.46'
34	30° 20' 00"	260.70'	111.07'	103.79'	56.87'	44	16° 17' 50"	379.44'	107.57'	107.01'	54.05'
35	10° 10' 00"	200.00'	31.42'	22.20'	20.00'	45	18° 17' 38"	379.44'	120.51'	120.00'	60.77'
36	10° 10' 00"	260.70'	80.07'	80.00'	26.11'	46	10° 12' 40"	323.74'	30.94'	30.00'	32.46'
37	10° 41' 52"	260.70'	92.76'	92.30'	46.84'	47	16° 17' 50"	379.44'	107.57'	107.01'	54.05'
38	30° 20' 00"	200.70'	111.07'	103.79'	56.87'	48	18° 17' 38"	379.44'	120.51'	120.00'	60.77'
						49	10° 12' 40"	323.74'	30.94'	30.00'	32.46'
						50	16° 17' 50"	379.44'	107.57'	107.01'	54.05'
						51	18° 17' 38"	379.44'	120.51'	120.00'	60.77'
						52	10° 12' 40"	323.74'	30.94'	30.00'	32.46'

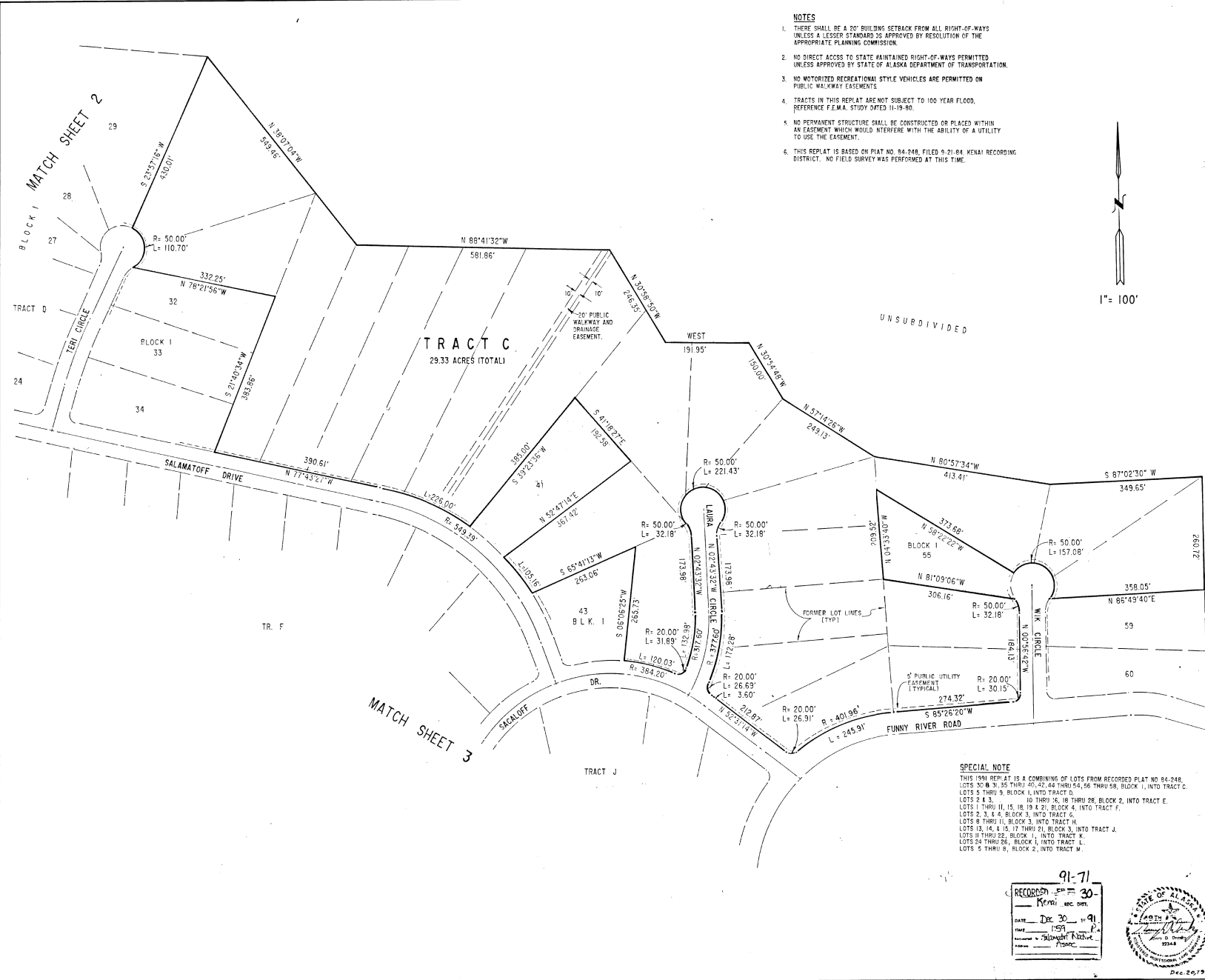
74-248  
 RECORDED: [Date]  
 [Signature]  
 [Title]  
 [Date]

A PLAT OF  
 MOOSE RANGE MEADOWS,  
 SOUTH ADDITION,  
 CONTAINING 112.2 ACRES, MORE OR LESS, AND LINDS  
 WITHIN  
 51 1/4 SEC. 2, 56 1/4 SEC. 3, NE 1/4  
 SEC. 10 AND NW 1/4 SEC. 11, T. 4 N.,  
 R. 10 W., S. 21 N.

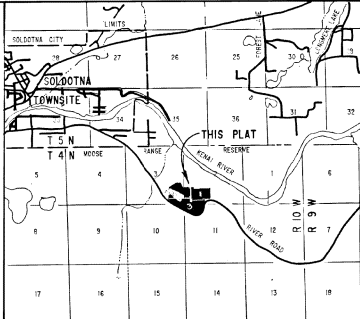
Kenai National Moose Range  
 Salamattof Native Association, Inc.  
 P.O. BOX 2672, KENAI, ALASKA 99661

PROFESSIONAL DESIGN ASSOCIATES  
 [Signature]  
 [Title]  
 [Date]

SCALE: 1" = 100'  
 SHEET 5 OF 3



- NOTES**
1. THERE SHALL BE A 10' BUILDING SETBACK FROM ALL RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  2. NO DIRECT ACCESS TO STATE MAINTAINED RIGHT-OF-WAYS PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
  3. NO MOTORIZED RECREATIONAL STYLE VEHICLES ARE PERMITTED ON PUBLIC WALKWAY EASEMENTS.
  4. TRACTS IN THIS REPLAT ARE NOT SUBJECT TO 100 YEAR FLOOD. REFERENCE F.E.M.A. STUDY DATED 11-19-80.
  5. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  6. THIS REPLAT IS BASED ON PLAT NO. 84-248, FILED 9-21-84, KENAI RECORDING DISTRICT. NO FIELD SURVEY WAS PERFORMED AT THIS TIME.



**VICINITY MAP**  
1" = 1 MILE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT,  
*James O. Segura*  
JAMES O. SEGURA, SR., PRESIDENT, SALAMATOFF NATIVE ASSOCIATION

**NOTARY'S ACKNOWLEDGEMENT**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS 30th day of December 1991 FOR  
*James O. Segura*  
NOTARY FOR THE STATE OF ALASKA BY COMMISSION EXPIRES

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF Nov. 18, 1991  
*Richard P. Towner*  
AUTHORIZED OFFICIAL, KENAI PENINSULA BOROUGH

**RESTRICTIVE COVENANTS**  
RESTRICTIVE COVENANTS WERE RECORDED SEPT. 21, 1984, AT THE KENAI RECORDING DISTRICT IN BOOK 246, PAGES 493-495.

**WASTEWATER DISPOSAL**  
WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.  
*James O. Segura* TITLE *EE* DATE *12-29-91*

**SHEET 1 OF 3**  
— KENAI RECORDING DISTRICT —

A PLAT OF  
**MOOSE RANGE MEADOWS SOUTH, ADDITION I**  
**1991 REPLAT**  
LYING WITHIN  
SW 1/4 SEC. 2, SE 1/4 SEC. 3, NE 1/4 SEC. 10, AND NW 1/4 SEC. 11,  
TOWNSHIP 4 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA  
CONSISTING OF 10 TRACTS AND CONTAINING 116.66 ACRES MORE OR LESS

PREPARED FOR:  
**SALAMATOFF NATIVE ASSOCIATION**  
P.O. BOX 2682, KENAI, ALASKA 99611

PREPARED BY:  
**ALASKA RIM ENGINEERING**  
P.O. BOX 2743, PALMER, ALASKA 99645

W.D. 91-00388 DATE 12-12-91 SCALE 1" = 100'  
SHEET 83-3010 DRAFT Drafting Ink. CHNG. G.O.D. KPB FILE NO. 91-1416

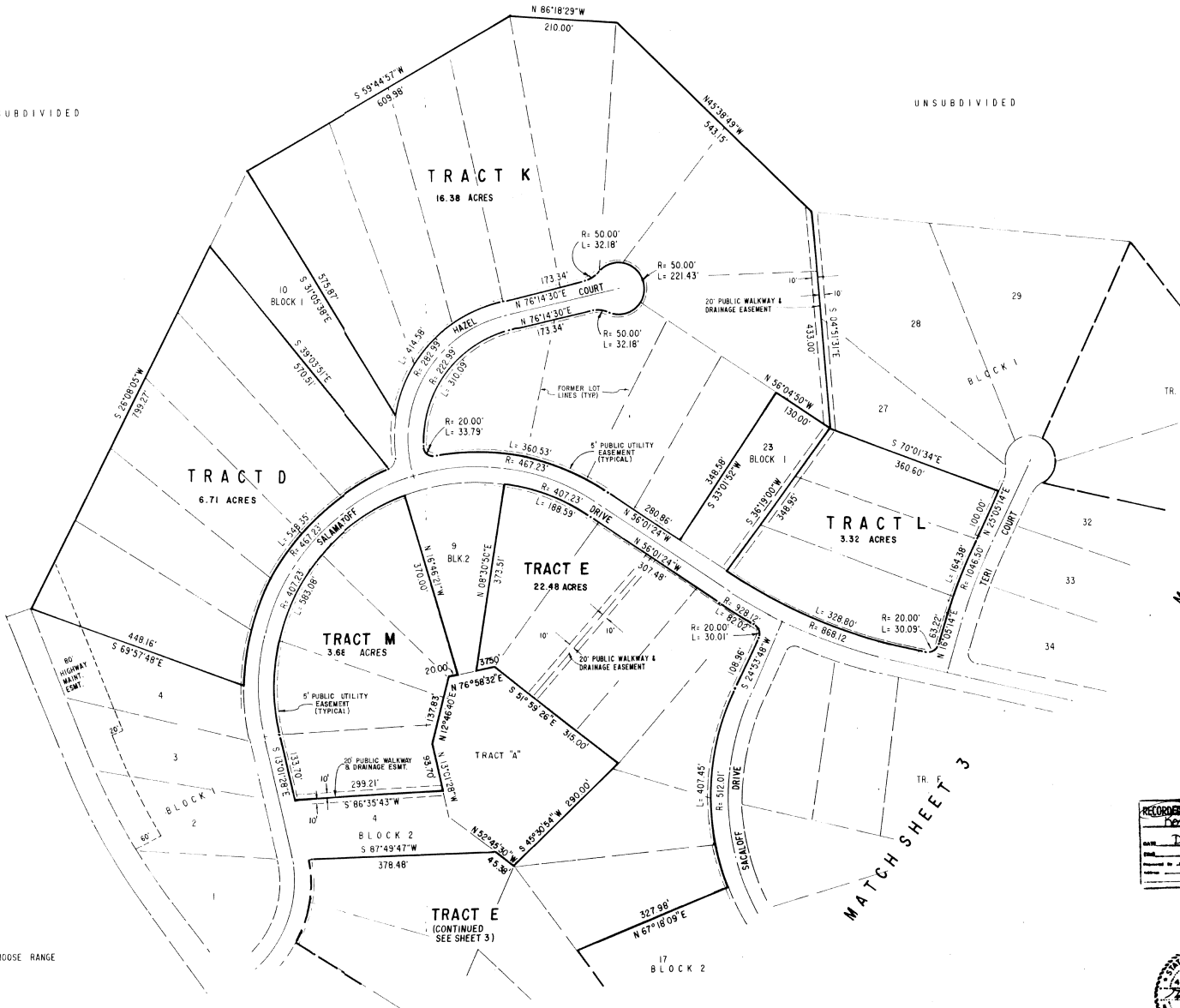
**SPECIAL NOTE**  
THIS 1991 REPLAT IS A COMBINING OF LOTS FROM RECORDED PLAT NO. 84-248, LOTS 30 & 31, 35 THRU 40, 42, 44 THRU 54, 56 THRU 58, BLOCK 1, INTO TRACT C, LOTS 5 THRU 9, BLOCK 1, INTO TRACT D, LOTS 2 & 3, 10 THRU 16, 18 THRU 26, BLOCK 2, INTO TRACT E, LOTS 1 THRU 11, 15, 16, 19 & 21, BLOCK 4, INTO TRACT F, LOTS 2, 3, & 4, BLOCK 3, INTO TRACT G, LOTS 8 THRU 11, BLOCK 3, INTO TRACT H, LOTS 13, 14, & 15, 17 THRU 21, BLOCK 3, INTO TRACT J, LOTS 11 THRU 22, BLOCK 1, INTO TRACT K, LOTS 24 THRU 26, BLOCK 1, INTO TRACT L, LOTS 5 THRU 8, BLOCK 2, INTO TRACT W.

91-71  
RECORDED 30-  
Kenai sec 011  
DATE Dec 30 1991  
BY [Signature]  
ALASKA RIM ENGINEERING



UNSUBDIVIDED

UNSUBDIVIDED



MATCH SHEET 1

MATCH SHEET 3

**SHEET 2 OF 3**

— KENAI RECORDING DISTRICT —

91-71  
 RECORDED - FILED 30  
 Dec 30 1991  
 12-30-91  
 12-30-91  
 12-30-91

**MOOSE RANGE MEADOWS SOUTH, ADDITION I**  
**1991 REPLAT**  
 LYING WITHIN  
 SW 1/4 SEC. 2, SE 1/4 SEC. 3, NE 1/4 SEC. 10, & NW 1/4 SEC. 11,  
 TOWNSHIP 4 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, AK.  
 CONSISTING OF 10 TRACTS AND CONTAINING 116.86 ACRES MORE OR LESS

PREPARED FOR:  
**SALAMATOF NATIVE ASSOCIATION**  
 P.O. BOX 2682, KENAI, ALASKA 99611

PREPARED BY:  
**ALASKA RIM ENGINEERING**  
 P.O. BOX 2749, PALMER, ALASKA 99645

W.D. 91-70388  
 X-REF. 83-3010 DATE 12-12-91 SCALE 1" = 100'  
 DRAFT Drilling Ink. CKD. G.D.D. KPB FILE NO. 91-146



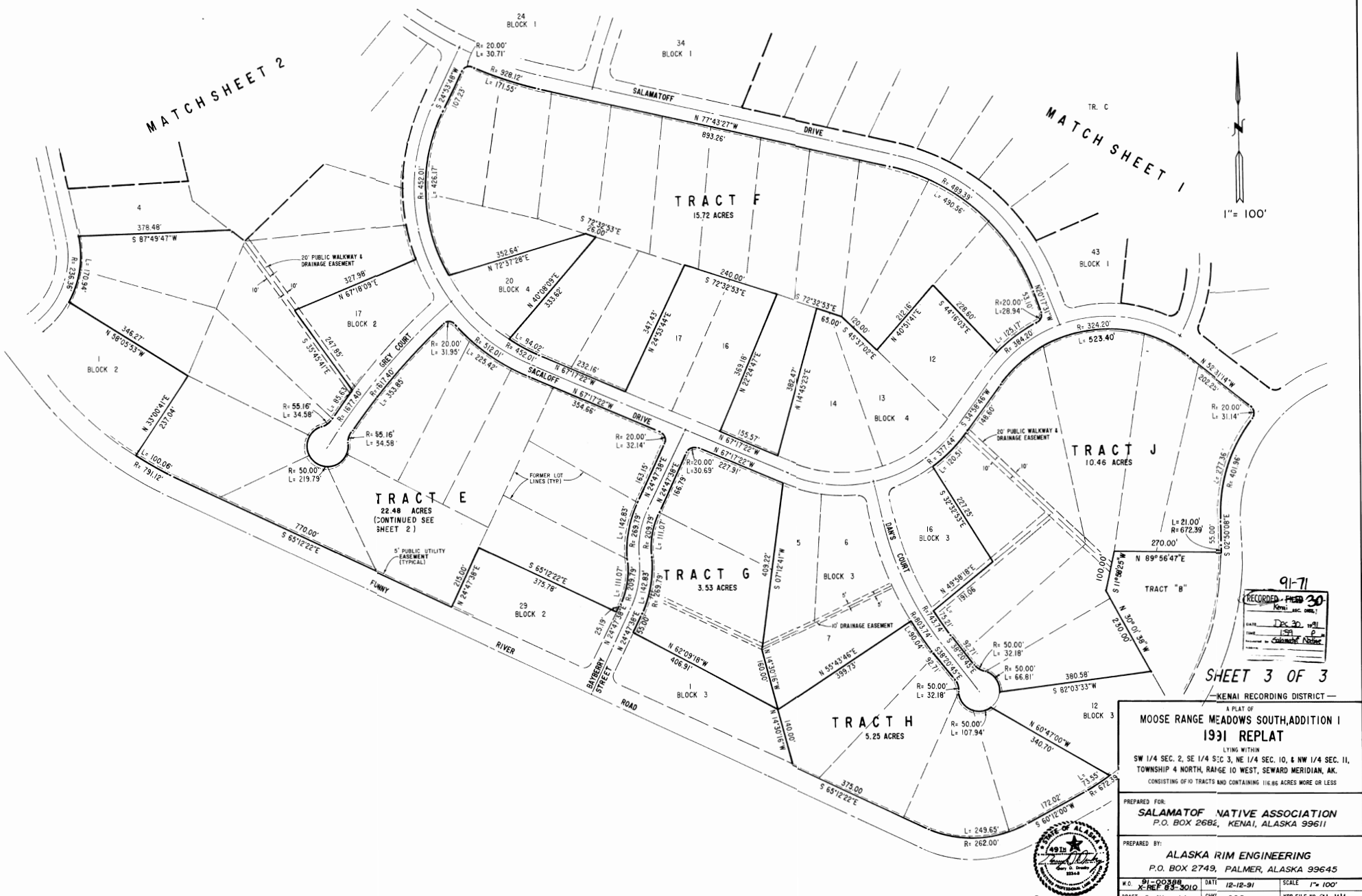
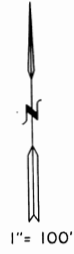
Dec 29, 1991

KENAI NATIONAL MOOSE RANGE

KN 91-71 B 2 of 3

MATCH SHEET 2

MATCH SHEET 1



91-71  
RECORDED - FILED 30  
Kenai rec. dist.  
DATE: Dec 30, 1991  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

SHEET 3 OF 3

—KENAI RECORDING DISTRICT—  
A PLAT OF  
**MOOSE RANGE MEADOWS SOUTH, ADDITION 1  
1931 REPLAT**  
LYING WITHIN  
SW 1/4 SEC. 2, SE 1/4 SEC. 3, NE 1/4 SEC. 10, & NW 1/4 SEC. 11,  
TOWNSHIP 4 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, AK.  
CONSISTING OF 10 TRACTS AND CONTAINING 116.86 ACRES MORE OR LESS

PREPARED FOR:  
**SALAMATOF NATIVE ASSOCIATION**  
P.O. BOX 2682, KENAI, ALASKA 99611

PREPARED BY:  
**ALASKA RIM ENGINEERING**  
P.O. BOX 2749, PALMER, ALASKA 99645

W.C. 81-00588 DATE: 12-12-91 SCALE: 1" = 100'  
X-REF: 83-3010 CHKD: G.D.D. KPB FILE NO 91-146  
DRAFT: Drafting Ink.



Dec. 29, 1991