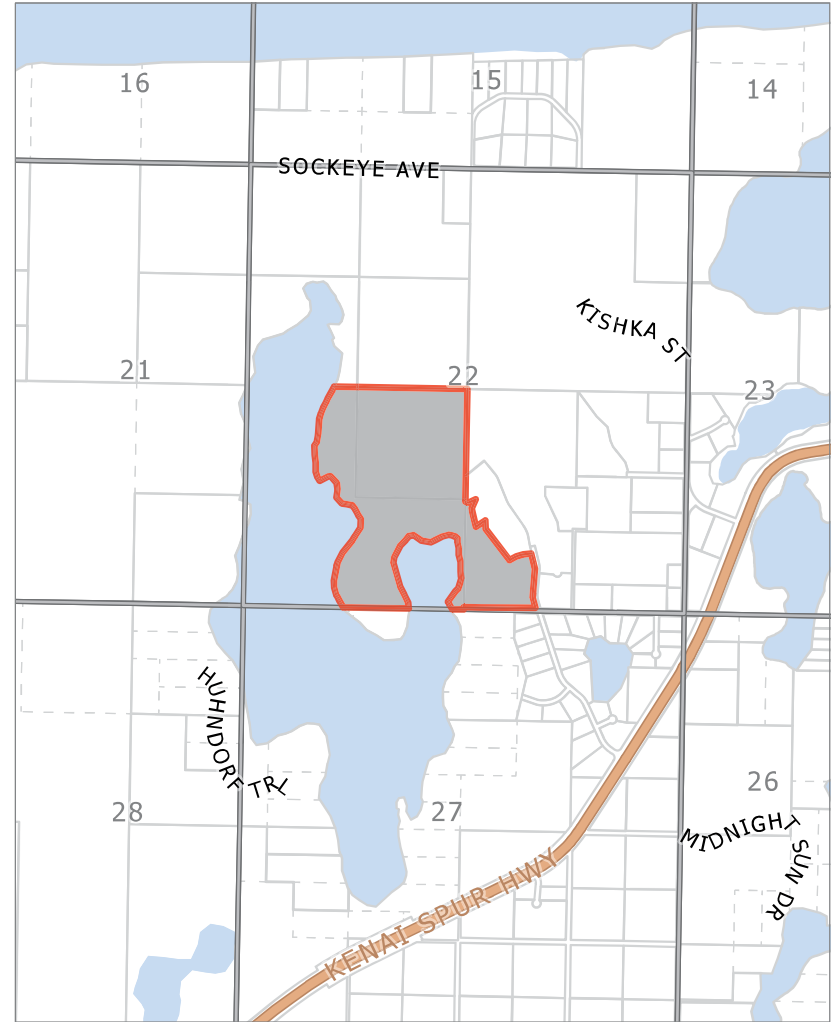


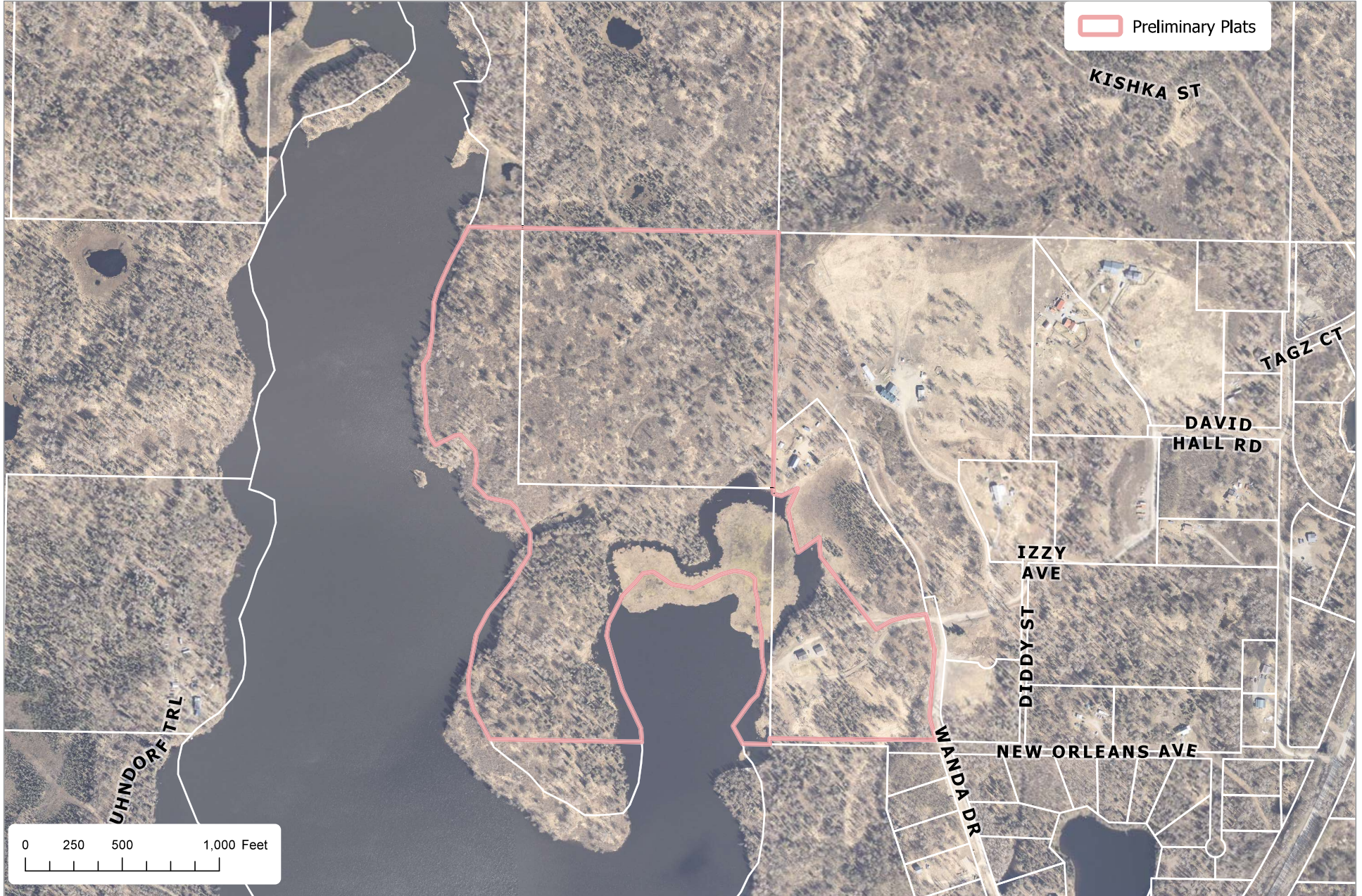
E. NEW BUSINESS

- 5. Hall-Ewing Subdivision; KPB File 2023-103R1
Segesser Surveys / Ewing, Hall
Location: Wanda Dr. off Kenai Spur Hwy.
Nikiski Area / Nikiski APC**



KPB File 2023-103R1
T 08N R 11W SEC 22
Nikiski

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.

LEGEND:

- ⊗ 2 1/2" BRASS CAP MON. GLO 1922 FOUND
- ⊕ 3 1/4" ALUM. CAP MONUMENT L56101 1598 FOUND
- ⊕ 2 1/2" ALUM. CAP MONUMENT L5859 SET
- 5/8" REBAR w/PLASTIC CAP L5859 SET
- () RECORD CATHUM PLAT 93-83 KRD
- ☞ AREA SUBJECT TO INUNDATION

NOTES:

- 1) Basis of bearing taken from Garvis Lee Dunn Homestead No. 4, Plat 98-83, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) 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.
- 4) The natural meanders of ordinary high water is for area computations only, the true corners being on the extension of the sideline and the intersection with the natural meanders.
- 5) Roots must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 6) There is a 50 foot wide perpetual public easement along the line of the ordinary high water mark of Suneva Lake.
- 7) A Public Access Easement affecting this property is recorded as document number 2020-009962-G, Kenai Recording District.
- 8) From: 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 9) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL



SURVEYOR'S CERTIFICATE

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

Date _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	23°02'19"	230.00	82.75	47.01	89.12	N01°32'51" W
C2	17°34'19"	110.00	61.56	33.83	67.87	N02°52'01" W
C3	32°52'16"	330.00	178.39	91.43	178.92	N01°52'01" E

LINE	BEARING	DISTANCE
L1	N10°37'11" W	66.42
L2	S10°37'11" N	35.89
L3	N09°49'11" E	174.1
L4	S21°58'28" W	185.53
L5	N11°07'49" E	128.48
L6	N31°10'11" E	114.87
L7	N14°08'37" E	180.75
L8	S07°23'48" E	111.34
L9	N13°49'29" W	110.77
L10	S10°07'10" E	144.34
L11	N53°06'00" W	72.90
L12	S72°45'18" E	110.36
L13	N20°49'54" W	113.61
L14	S23°21'32" E	140.04
L15	N48°21'17" W	112.29
L16	S76°02'11" E	64.29
L17	S5°58'14" W	336.39
L18	N72°19'25" E	182.17
L19	S4°19'52" E	65.25
L20	S22°38'57" W	71.92
L21	N70°37'56" E	321.14
L22	S30°23'43" W	147.65
L23	N09°42'50" E	206.96
L24	S22°11'42" E	181.29
L25	N09°20'29" E	120.24
L26	N52°30'20" W	130.93
L27	S49°38'08" W	154.11
L28	N18°33'07" E	268.54
L29	N35°08'28" W	24.70
L30	S03°07'10" W	149.79
L31	S14°22'53" E	156.17
L32	S38°44'14" W	150.44
L33	S14°00'18" W	246.70
L34	S02°38'00" W	373.55
L35	S81°38'08" W	309.29
L36	S42°42'57" E	181.70
L37	N45°10'13" E	142.45
L38	S20°28'08" E	274.84
L39	S45°11'08" W	213.52
L40	S65°23'47" E	219.73
L41	S63°23'47" E	251.78
L42	N00°00'31" W	185.03
L43	S00°00'00" W	108.95
L44	N40°46'33" E	57.90
L45	N17°41'33" E	242.58
L46	N0°08'38" W	130.08
L47	S16°33'04" E	133.54
L48	S16°13'04" E	164.73
L49	N89°58'42" W	51.33
L50	S89°58'42" E	42.59
L51	S00°00'00" W	20.00
L52	S57°37'17" W	204.78
L53	S28°02'56" W	86.89
L54	S81°54'12" W	65.83
L55	S15°36'00" E	134.50
L56	S19°05'37" E	87.11

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: DEDICATIONS. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT CRUICATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____

NOTARY'S ACKNOWLEDGEMENT

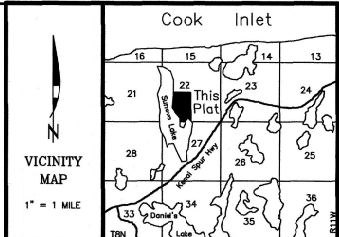
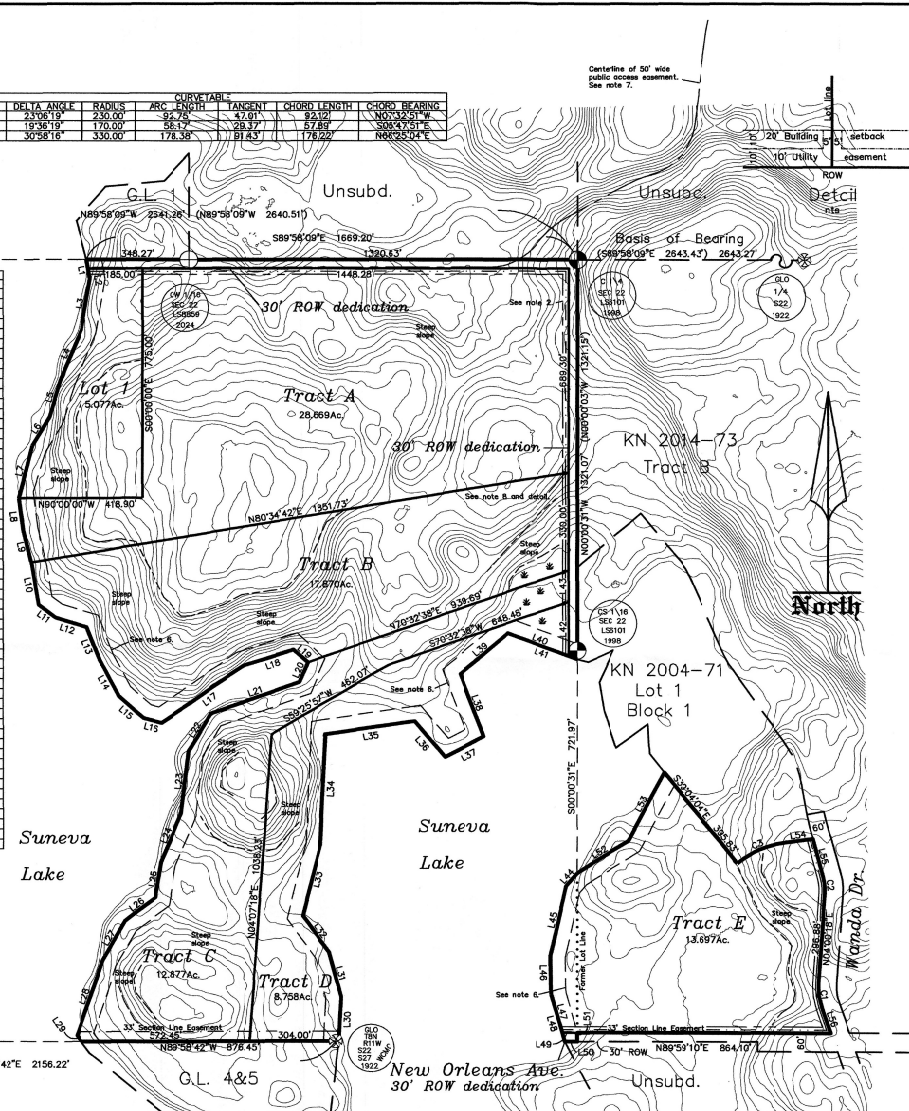
FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP and DEDICATION

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

JONATHAN HALL _____ JBBIE R. HALL _____
54145 WANDA DRIVE
KENAI, ALASKA 99611

JAMES HALL _____ JOSHUA HALL _____
4800 DAVE HALL ROAD
KENAI, ALASKA 99611

ANDREW EWING _____
P.O. BOX 7424
NIKISKI, ALASKA 99635

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

KPB FILE No.

Hall-Ewing Subdivision

A subdivision of Government Lots 1 and 3, the NE 1/4 SW 1/4 and the SW 1/4 SE 1/4 lying west of Wanda Drive Section 22, T8N, R11W, S.M., Excluding Cottonwood Golf Retreat, Plat 2004-71, Kenai Recording District.

Located within the SW 1/4 Section 22, T8N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 76.164 Ac.

Surveyor Segesser Surveys 30486 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners Jonathan & Jbbie R. Hall 54145 Wanda Dr. Kenai, AK 99611 Andrew Ewing P.O. Box 7424 Nikiski, AK 99635	James Hall 4800 David Hall Dr Kenai, AK 99611 Joshua Hall 53864 Wanda Dr. Kenai, AK 99611
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JOB NO. 23042	DRAWN: 12-8-23
SURVEYED: Sept, 2023	SCALE: 1"=20'
FIELD BOOK 23-4	SHEET: 1 of 1

AGENDA ITEM E. NEW BUSINESS

**ITEM ## - PRELIMINARY PLAT
HALL-EWING SUBDIVISION**

KPB File No.	2023-103R1
Plat Committee Meeting:	January 8, 2024
Applicant / Owner:	Andre Ewing of Nikiski, Alaska Jonathan Hall, James Hall, and Joshua Hall all of Kenai, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Nikiski / Nikiski APC

Parent Parcel No.:	013-020-12, 013-021-18 & 013-020-77
Legal Description:	T 8N R 11W SEC 22 SEWARD MERIDIAN KN GOVT LOTS 2 & 3 AND NE1/4 SW1/4 T 8N R 11W SEC 22 & SW1/4 SE1/4 LYING WEST OF WANDA DR & EXCLUDING COTTONWOOD GOLF RETREAT
Assessing Use:	Vacant & Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.190

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure four parcels parcel into five tracts and a lot ranging in size from 5.077 acres to 28.669 acres.

Location and Legal Access (existing and proposed): The proposed subdivision is located west of state-maintained Kenai Spur Highway at mile marker 32 in the Nikiski area. The main part of the subdivision does not front an existing dedication and is accessed via a public access easement recorded under serial number 2020-000962-0. The easement is depicted in the northeast and a plat note is provided in note seven. The plat is proposing several half dedications along the north, east, and southern boundaries. Only the proposed dedication along the southern boundary of Tract D is labeled as New Orleans Avenue. Tract E access off of New Orleans to Wanda Drive. The other two proposed dedications will be required to be named and approved by the KPB Addressing Officer. **Staff recommends:** possible names be submitted for review and approval by the Addressing Officer

The subdivision does have access to section line easements along the southern boundary. The easement needs to be corrected to 50 feet according to comments from Alaska DOT.

Due to Suneva Lake and large unsubdivided parcels in the area the block is not compliant. **Staff recommends:** the plat committee concur an exception to block length is not required at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Access to parcels is largely kettle wetland and/or non-dedicated
SOA DOT comments	No state roads shown on the plat Incorrect SLE Width, Survey Approval 06/26/1923 Patent Application Filed by State, DNR 11/29/1963 Change to 50'

Site Investigation:

There are steep areas noted on the plat. Contours can be removed and the steep area labels an remain on the

final submittal.

This proposed subdivision borders along Suneva Lake and has several wet areas along the boundary. There are no wetlands depicted on the preliminary plat. The standard wetland delineation note is shown under plat note three **staff recommends this note remain on the final submittal.**

Tracts C and D are flag lots. **Staff recommend:** to place the standard note on the plat for flag lots, “No structures are permitted within the panhandle portion of the flag lot”.

An exception to 20.30.190 (A) Lots-Dimensions 3:1 has been requested for Tracts C and D.

There are improvements on Tract E that do not appear to be encroaching across any property line

Per 20.30.090 Streets-Maximum grades allowed. The subdivider shall demonstrate that streets can be readily constructed in accordance with current borough road standards and that the grades on any such roads shall not exceed 6 percent on arterial streets and 10 percent on other streets, or 4 percent within 130 feet of any centerline intersections. Submittal of centerline profiles and cross-sections are required to demonstrate that compliant construction in the right-of-way is feasible.

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

Staff Analysis These parcels have never been subdivision and are Government lots two and three and aliquot parcels of NE1/4 SW1/4 and the SW1/4 SE1/4 all within Section 22 Township 8 North Range 11 West SM AK.

All lots and tracts are over 200,000 sq ft, a soils report will not be required. **Staff recommends:** to comply with KPB 20.40 Wastewater Disposal and show proper note on final.

Notice of the proposed plat was mailed to the beneficial interest holder on December 19, 2023. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Nikiski Advisory Planning Commission minutes for the January 4, 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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

Utility Easements

These parcels have never been platted and there are no platted utility easements to carry forward. The Certificate to Plat also did not list any utility easements recorded by document.

This subdivision will be granting ten-foot utility easements along all new dedications.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	
ENSTAR	No comments or recommendations
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 54145 WANDA DR</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: WANDA DR, NEW ORLEANS AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: NEW ROW DEDICATIONS WILL NEED APPROVED STREET NAMES</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	Special assessment district??
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add date of January 8, 2024 to Plat Approval

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:

Total acreage is incorrect.
Add 2023-103R1 to title block.
Correct zip code for Joshua Hall's address

- 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:

Show Wanda Drive and ROW with width going south

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

Correct shape of plat to represent subdivision.

- 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:

Section line easement ae 50' on the south per ADOT

- 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:

To the south of Tract E, label the lots correctly.

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.*

20.30.090. Streets-Maximum grades allowed. The subdivider shall demonstrate that streets can be readily constructed in accordance with current borough road standards and that the grades on any such roads shall not exceed 6 percent on arterial streets and 10 percent on other streets, or 4 percent within 130 feet of any centerline intersections. Submittal of centerline profiles and cross-sections may be required to demonstrate that compliant construction in the right-of-way is feasible.

Staff recommendation:

Centerline profiles will be required for the new dedication located to the north and east of the subdivision.

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

Staff recommendation:

Names for new dedications will be required for review and approval by the KPB Addressing Officer. Please submit to the Addressing Officer proposed names to be put on final.

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: Place the following notes on the plat.

- Add reference to easement in bk 10 pg. 319 to the plat notes.
- Add standard flag lot note.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190.

Under the Certificate of ownership and Dedication, correct Kenai under Joshua Hall's name.

EXCEPTIONS REQUESTED:

A. KPB 20.30.190 Lots – Dimensions - A

Surveyor's Discussion: Need an exception to KPB 0.30.190 for Tracts C and D. The peninsula that comprises these two lots is being divided so that there will be 2 building sites on the lake.

Staff Discussion: 20.30.190. - Lots—Dimensions.

- A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Findings:

1. **Tract C has a ratio of 1.04: 1 depth to 3 times the width.**
2. **Tract D has a ratio of 1.70: 1 depth to 3 time the width.**
3. **When calculating the ratio past the flag pole section as required, the tracts are compliant.**
4. **Lake Suneva and Tract B help to create the neck of the flag poles.**
5. **Government lots ae located to the south of these tracts, owned by Cook Inlet Region Inc.**
6. **By splitting the peninsula, it creates two buildable tracts.**
7. **No other properties are affected by the division of the property.**

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-3, 6 & 7 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-3, 6 & 7 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5-7 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**

- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

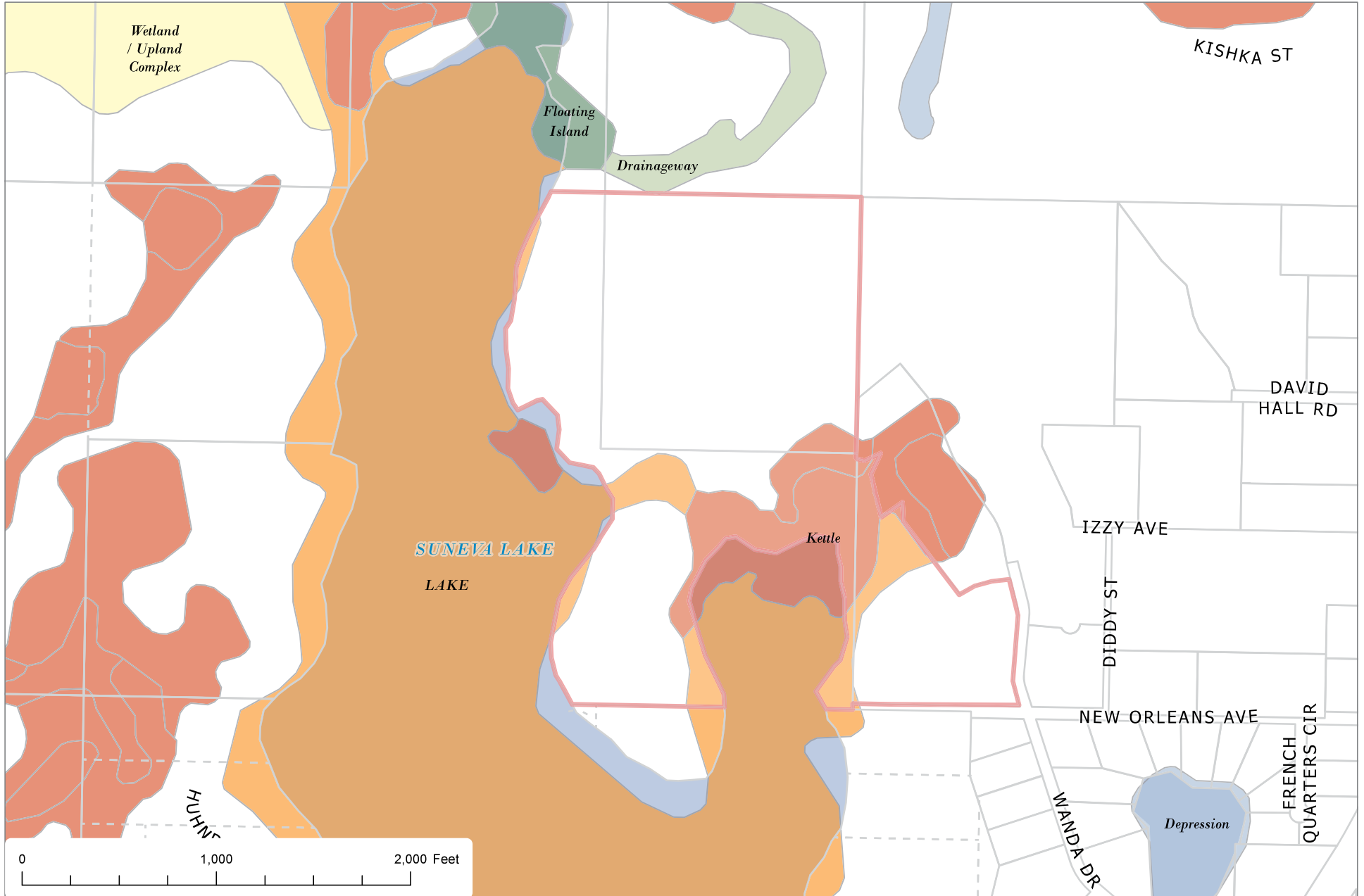
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



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



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:

- Proposed land uses are recreational, residential, agricultural, and commercial.
- Building setback - A setback of 20 feet is required from all street rights of way unless a lesser setback is approved by resolution of the Borough Planning Commission.
- Front 10 ft. of the building setback adjacent to rights of way with an additional 10 ft. within 5 ft. of the side property line or other utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 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.
- Tract A is a private drive to access lots within this subdivision. Roads will not be considered for Borough maintenance until public ROW dedication is provided. Public use of this tract is reserved for emergency vehicles only.
- There is a 20 ft. utility easement centered on all lines bearing on Tract A.
- The natural meander of the line of Mean High Water or Ordinary High Water forms the true boundary of the subdivision. The space-sets line of Mean High Water or Ordinary High Water, as shown, is for comparison only. The BPO property contains being on the extension of the line of true and true intersection with the natural meanders.
- WASTEWATER DISPOSAL:** These lots use at least 200,000 square feet of finished lot area. In size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Curve	Delta	Radius	Chord Length	Chord	Chord Bearing
1	271.224°	170.000	31.30	31.10	N61.8613°W
2	127.114°	300.000	29.20	29.08	S29.2812°E
3	29.7414°	170.000	18.69	18.37	N63.0424°W
4	165.08°	400.000	39.84	39.67	S12.7303°E
5	170.90°	170.000	27.99	27.91	S15.7705°E
6	13.9810°	300.000	26.75	26.32	N65.4720°E
7	13.9810°	170.000	26.60	26.09	S67.3200°E
8	19.3610°	170.000	28.17	27.82	N65.4713°W
9	105.810°	130.000	17.83	17.62	S68.2908°W

Line	Bearing	Length
1	N60°00'27" E	30.35
2	N61°54'24" E	45.33
3	S10°36'00" E	48.40
4	N72°00'00" E	80.00

LEGEND:

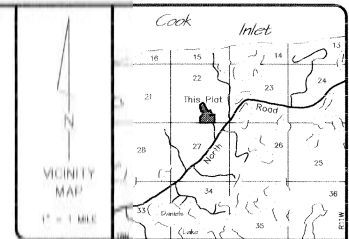
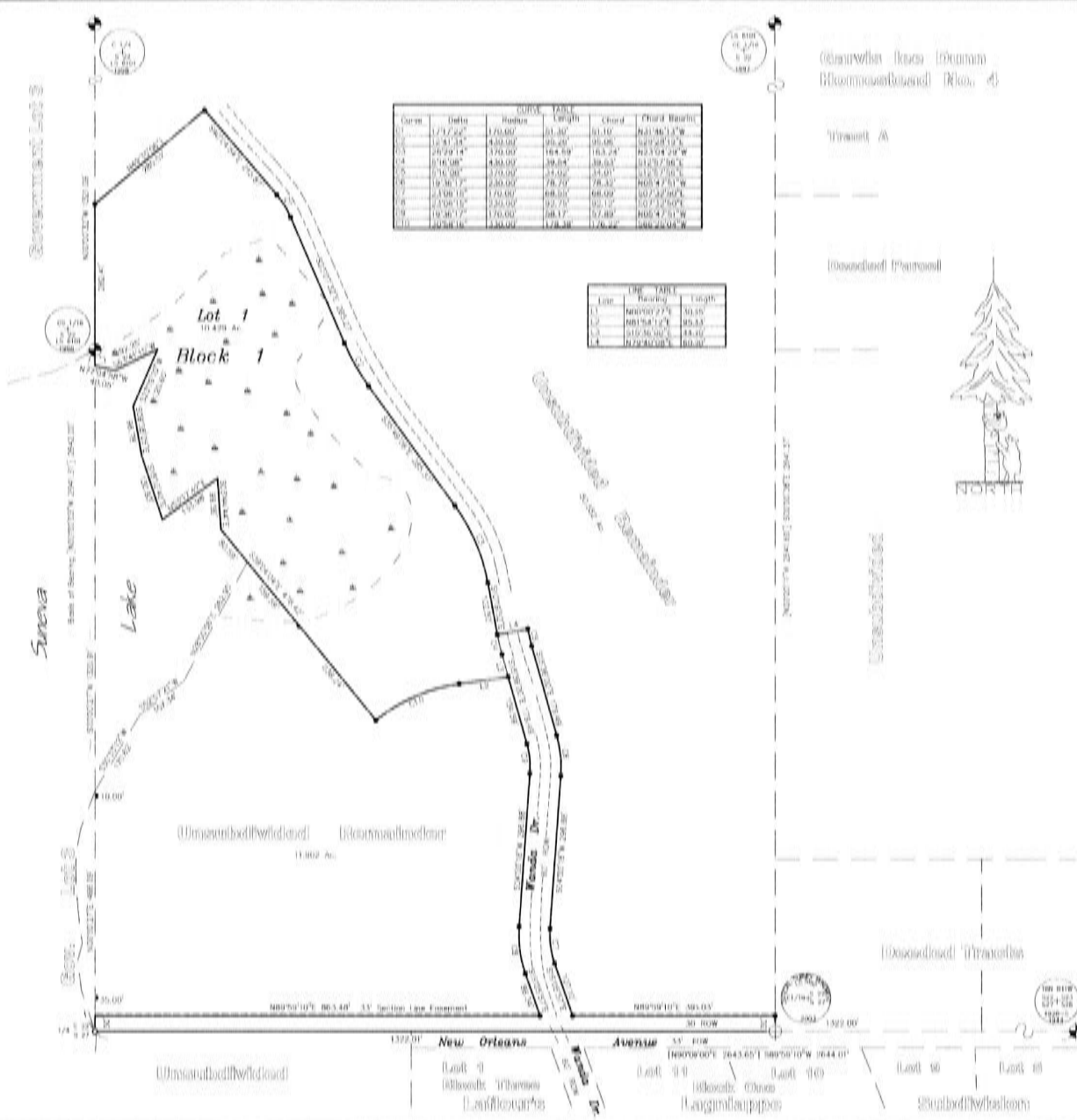
- ⊕ 3-1/2" Alum. Cap Monument (found)
- ⊙ 3-1/2" Alum. Cap Monument (set)
- 1-1/2" Iron Pipe (found)
- 5/8" Nail (set for survey)
- Witness Corner Marker Corner
- 5/8" Nail (set for survey)
- () Record Station - Survey Law from Transient No. 4 Plat # 98-63 RRO



CERTIFICATE OF SURVEYOR

I hereby certify that I am a duly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the measurements shown herein actually made or derived, and all measurements and other details are correct to the highest standards of practice of land surveyors in the State of Alaska.

DATE: September, 2004



CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR JOINT CONSENT INDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

James T. Hall
James T. Hall
Laura J. Hall
Laura J. Hall
R. P. Box 7097
Kenai, Alaska 99535

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY of September, 2004 FOR James T. Hall and Laura J. Hall.

Debra M. Hall
Debra M. Hall
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10.21.09.



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 28, 2004.

KENAI PENINSULA BOROUGH
Michael
APPROVED OFFICIAL

2004-71
RECORDED
Kenai REC. DIST.
DATE: 9/16/04
TIME: 2:33 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SWANES DRIVE
KENAI, ALASKA 99511

RPH FILE No. 2003-151

Cottonwood Golf Retreat
Located within the W/2 14 1/4 of Section 22, 18N, R11W, S4M,
Kenai Planning District, Kenai Peninsula Borough, Alaska.
Containing 12,884 Acres

Integrity Surveys
605 Swan Drive Kenai, Alaska 99511-8363
SURVEYORS PHONE: (907) 283-9047 FAX: (907) 283-9071 PLANNERS

JOB NO. 03100	DRAWN: 10 September, 2004 CB
SURVEYED: June 2003	SCALE: 1" = 100'
FIELD NO: 2003-3	DISK: Cottonwood Golf

SURVEYED TOWNSHIP 8 NORTH, RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

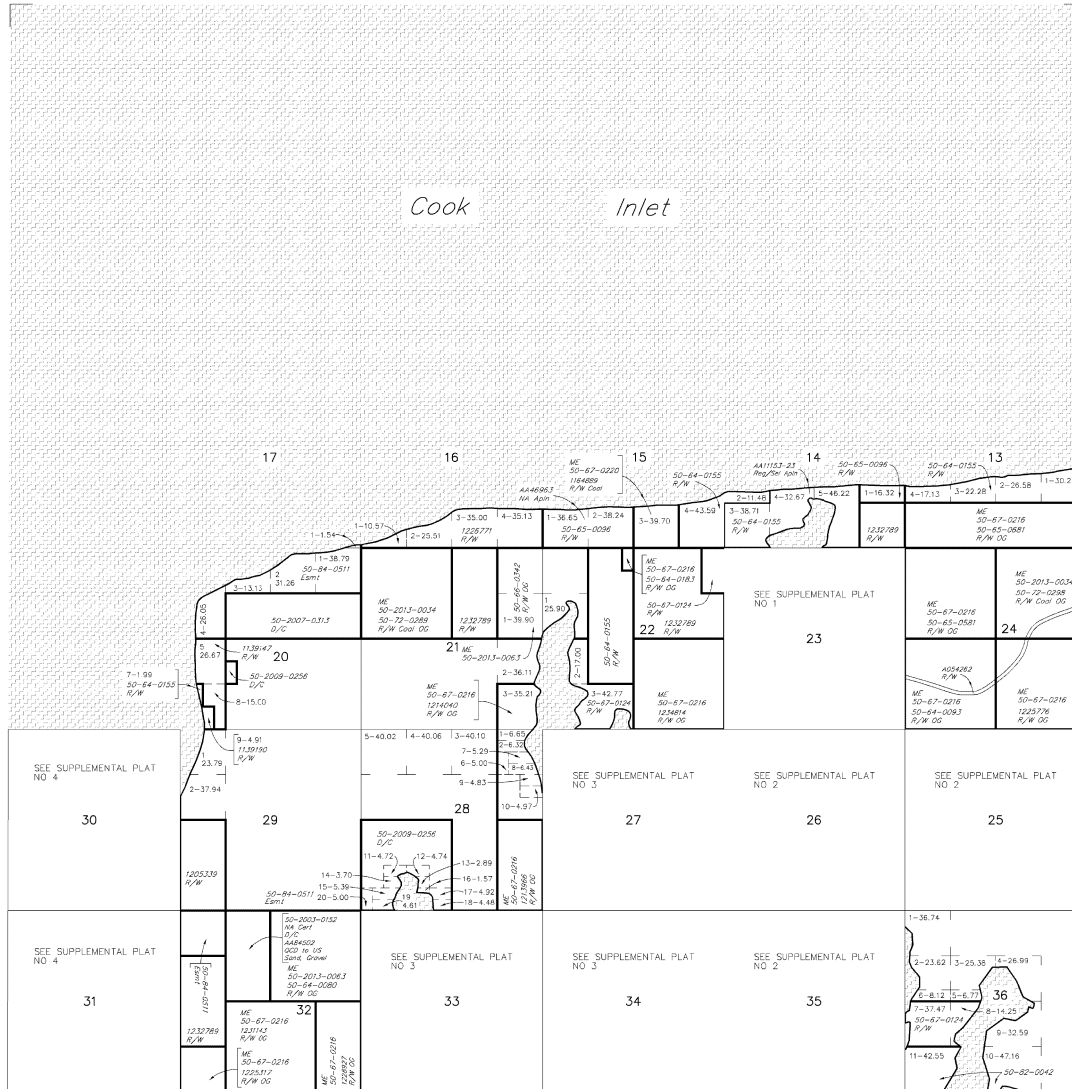
PL 92-203 W/ A4659B

PL 0 5184 Will C) affects Lds/Interest not conveyed

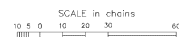
AC90580 SS entire Tp Excl NE1/4 Sec 24

A058731 SS Reserved Min Estate Only

Group Survey 1118, approved 7/19/2011, affects patented Lds W/ section(s) 32



Lot 60°43'50.00"N
Long 151°17'43.00"W



WARNING: This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Recorders should not reflect title changes which may have been affected by lateral movements of rivers or other bodies of water. Refer to the colonial surveys for official survey information.

CURRENT TO	Sew Mer
9-29-2015	T 8 N R 11 W

ACAD

SURVEYED TOWNSHIP 8 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SEC 23**

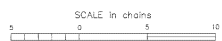
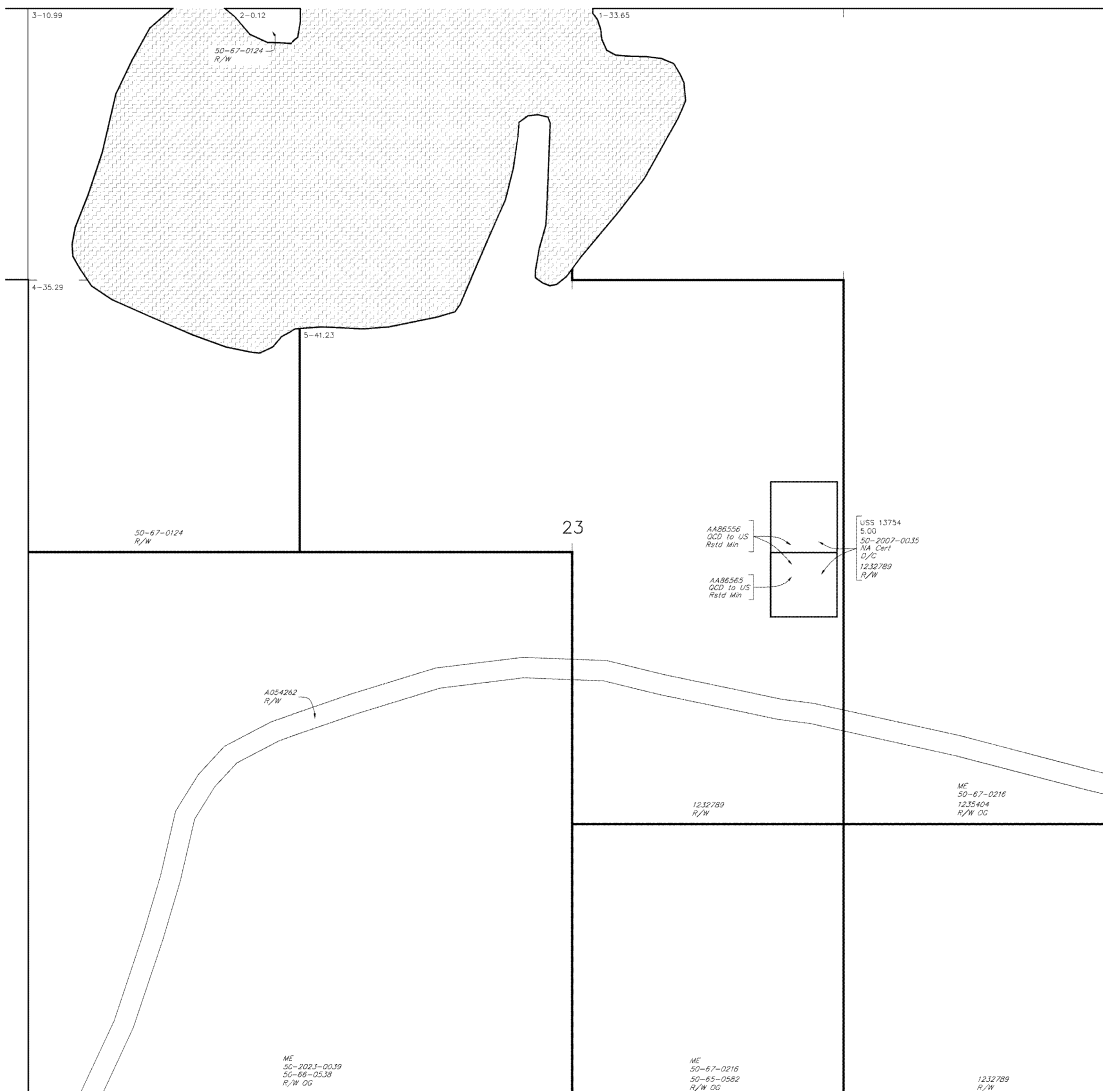
NO 1

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PL 92-203 W/1 A4659B

FLO 5184 W/1 Cl affects Lds/Interest not conveyed

A058731 55 Reserved ME only



WARNING:
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ords herein do not reflect title changes which may have been
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Refer to the cadastral surveys for official survey information.

CURRENT TO	
6-13-2023	

NO 1
Sew Mer
T 8 N
R 11 W
ACAD

SURVEYED TOWNSHIP 8 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA

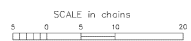
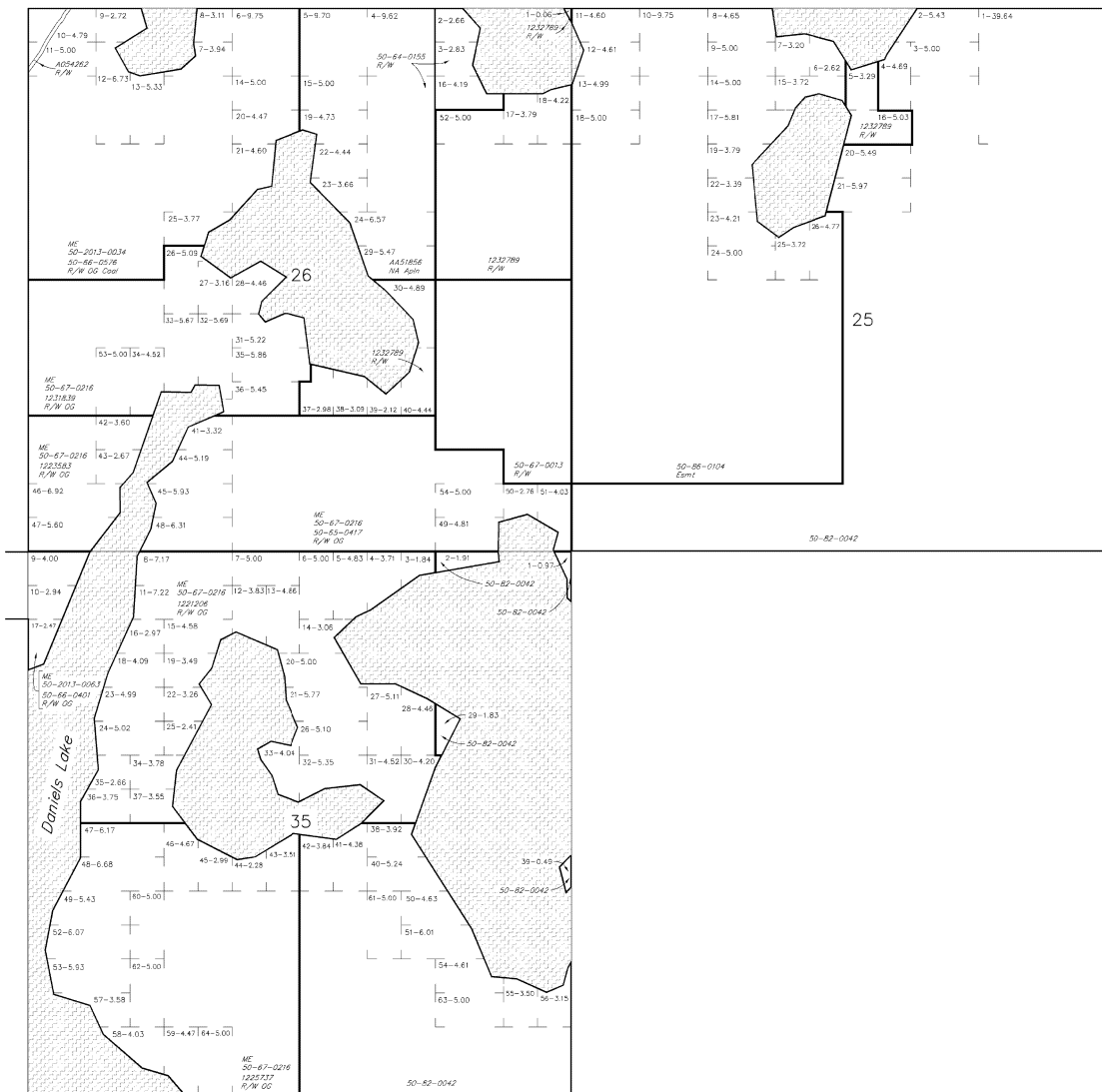
STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SECS 25, 26, 35**

NO 2

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PL 92-203 W/1 A36698
P.L.O. 5184 W/1 C/1 affects Lds/Interests not conveyed
A058231 SS Reserved Min Estate Only



WARNING:
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CURRENT TO		NO 2
5-9-2013		Sew Mer
		T 8 N
		R 11 W
		ACAD

SURVEYED TOWNSHIP 8 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SECS 27, 33, 34**

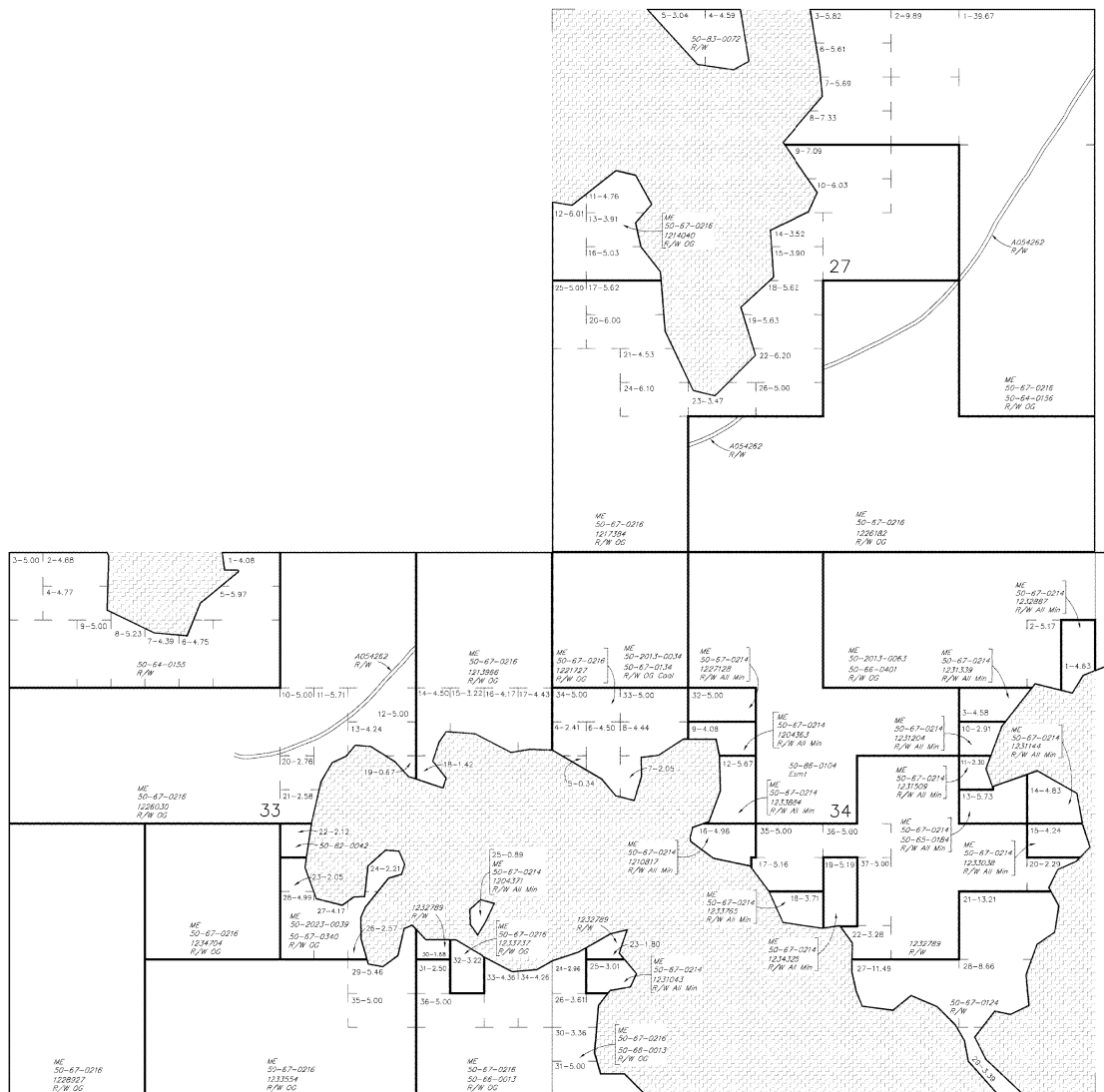
NO 3

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

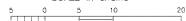
PL 92-203 W/ AA6698

P.L.O. 5184 W/ CI affects Lds/Interests not conveyed

A058731 SS Reserved Min Estate Only



SCALE in chains



WARNING:
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affected by lateral movements of rivers or other bodies of water.
Refer to the cadastre surveys for official survey information.

CURRENT TO		NO J
8-13-2023		Sew Mer
		T 8 N
		R 11 W

ACAD

SURVEYED TOWNSHIP 8 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SECS 30, 31**

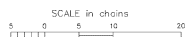
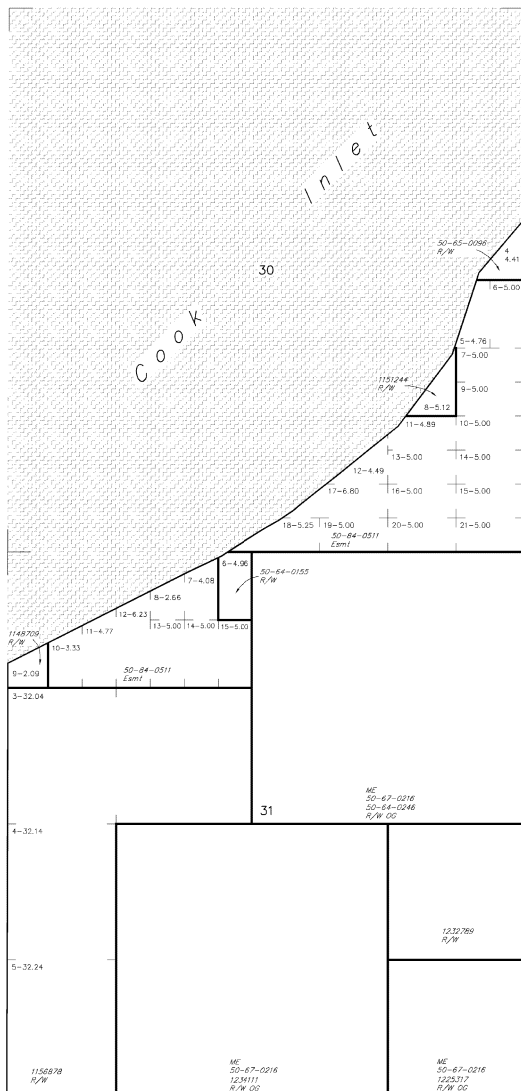
NO 4

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PL 92-203 W/ AM6698

PL 0 5184 W/ C/ effects Lds/Interests not conveyed

A058731 SS Reserved Min Estate Only



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CURRENT TO		NO 4
9-30-2015		Sew Mer
		T 8 N
		R 11 W

ACAD