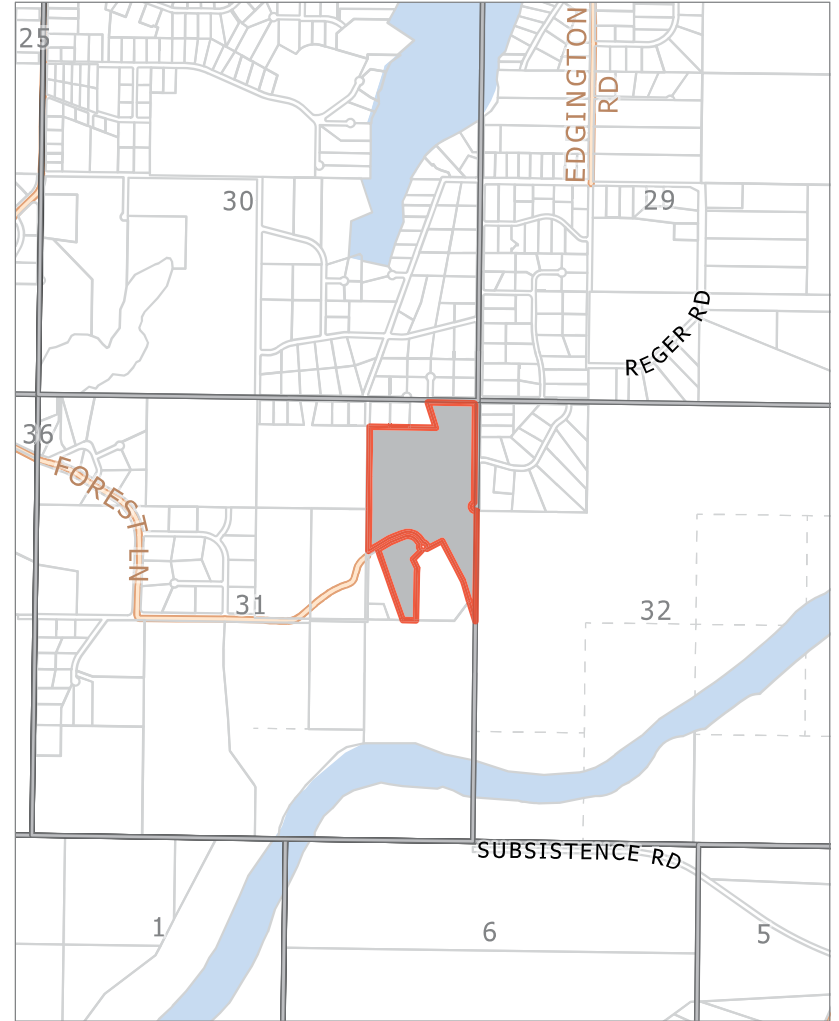


# **E. NEW BUSINESS**

- 5. Fair Ridge Subdivision Part 7  
KPB File 2024-005  
Johnson Surveying / Fair  
Location: Forbidden Ct. & Van Dyke St.  
Sterling Area**



KPB File 2024-005  
T 05N R 09W SEC 31  
Sterling

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



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

# Fair Ridge Subdivision Part 7 Preliminary Plat

A subdivision of Tract A1-A Fair Ridge Subd. Part 6, KRD 2011-4 and Tract B-1 Fair Ridge Subd. 2013 Replat. KRD 2013-58.  
Located in the E1/2 NE1/4 Section 31, T5N R3W, S4M, Alaska.  
Kenai Peninsula District Kenai Peninsula Borough File

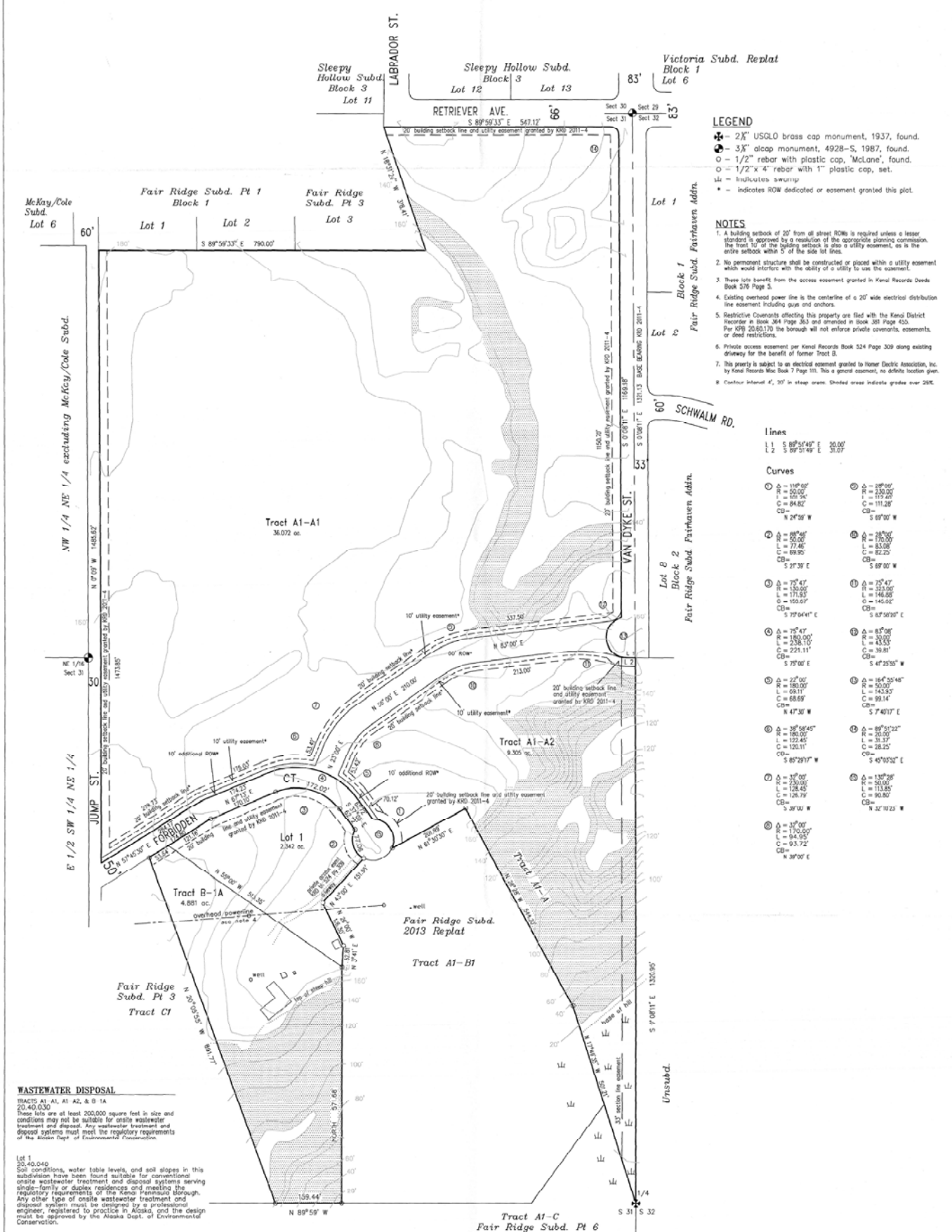
Prepared for: Clark B Fair  
P.O. Box 2773  
Bremmer, AK 99503

Prepared by: Johnson Surveying  
P.O. Box 57  
Clean Gulch, AK 99560  
(907) 262-5772

SCALE 1" = 100' AREA = 57.142 acres 3 November, 2023



VICINITY 1" = 1 mile MAP



### LEGEND

- ⊕ = 2" USGLO brass cap monument, 1937, found.
- ⊙ = 3" alcap monument, 4928-S, 1987, found.
- = 1/2" rebar with plastic cap, 'McLane', found.
- = 1/2" x 4" rebar with 1" plastic cap, set.
- ⊕ = Indicates surveying
- = indicates ROW dedicated or easement granted this plat.

### NOTES

- A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 50' of the building setback is also a utility easement, as is the entire setback within 5' of the side lot lines.
- No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- These lots benefit from the access easement granted in Kenai Records Book 576 Page 3.
- Existing overhead power line is the centerline of a 20' wide electrical distribution line easement including guy and anchors.
- Restrictive Covenants affecting this property are filed with the Kenai District Recorder in Book 364 Page 363 and amended in Book 351 Page 620. Per KPB 20,60,170 the borough will not enforce private covenants, easements, or deed restrictions.
- Private access easement per Kenai Records Book 524 Page 309 along existing driveway for the benefit of former tract B.
- This property is subject to an electrical easement granted to Homer Electric Association, Inc. by Kenai Records Book 7 Page 111. This is a general easement, no definite location given.
- Continue interval 4', 30' in steep areas. Shaded areas indicate grades over 25%.

### Lines

- L 1 S 89°51'49" E 20.00'
- L 2 S 89°51'49" E 31.00'

### Curves

- ① Δ = 149°09' R = 150.00' L = 119.54' C = 84.82' CB = N 24°59' W
- ② Δ = 88°46' R = 95.00' L = 77.46' C = 69.30' CB = S 27°39' E
- ③ Δ = 75°47' R = 150.00' L = 119.54' C = 84.82' CB = S 27°39' E
- ④ Δ = 75°47' R = 150.00' L = 119.54' C = 84.82' CB = S 27°39' E
- ⑤ Δ = 27°00' R = 180.00' L = 69.11' C = 68.69' CB = N 47°30' E
- ⑥ Δ = 36°58'45" R = 180.00' L = 128.45' C = 120.11' CB = S 85°29'17" W
- ⑦ Δ = 37°00' R = 180.00' L = 128.45' C = 120.11' CB = S 85°29'17" W
- ⑧ Δ = 37°00' R = 180.00' L = 128.45' C = 120.11' CB = S 85°29'17" W
- ⑨ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑩ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑪ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑫ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑬ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑭ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑮ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑯ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑰ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑱ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑲ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W
- ⑳ Δ = 28°00' R = 150.00' L = 119.54' C = 84.82' CB = S 69°00' W

**WASTEWATER DISPOSAL**  
TRACTS A1-A1, A1-A2, & B-1A  
20.40.030  
These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

Lot 1  
20.40.040  
Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

Engineer License # Date

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT  
FAIR RIDGESUBDIVISION PART SEVEN**

<b>KPB File No.</b>	2024-005
<b>Plat Committee Meeting:</b>	February 12, 2024
<b>Applicant / Owner:</b>	Clark Fair of Homer
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Forest Lane, Sterling

<b>Parent Parcel No.:</b>	063-181-35, 063-181-38
<b>Legal Description:</b>	Tract B-1 Fair Ridge Sub 2013 Replat KN 2013-58 & Tract A1-A Fair Ridge Subdivision Part Six KN 2011-4
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide three parcels into four tracts ranging in size from 2.342 acres to 36.072 acres.

**Location and Legal Access (existing and proposed):** From the south the plat is accessed by Forbidden Ct. Forbidden Ct is accessed from Sterling Highway to Forest Ln at mile post 89.8, then Forest Ln to Forbidden Ct. This is access is private maintained.

From the east, access is along Van Dyke St., which is currently undeveloped. Currently from Sterling Highway at about milepost 88.1 turn on St. Theresa Rd to Edgington Rd to Fannie Mae Rd to Van Dyke Rd to Burnett Way to Retriever Ave to Schwalm Rd into the subdivision area. KPB Roads Department indicates that his access may go through low areas and recommends if approved to develop the Van Dyke St section line dedication along the east side of the plat.

The plat is dedicating a right-of-way connecting Forbidden Ct and the south end of Van Dyke St to be named Nordic Slice Way. The plat is also proposing to dedicate an extra 10 on the north and easterly side of Forbidden Ct to meet the requirement of a 60’ right-of-way per 20.30.120(A) Street-width requirements.

The plat is affected by a 33’ section line easement on the southeast side of proposed Tract A1-A2.

There is a private right-of-way easement for ingress – egress that affects this property and is noted on the drawing at plat note #3.

Block length is not compliant along Jump St. **Staff recommends:** the committee concur an exception is not needed as the length of the west side of Tract A1-A1 as remained the same since the plat Fair Ridge Subdivision Part One KN 87-94 was filed and with the dedication of Nordic Slice Way some relief is being given to the block length.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: Access from west (Forest LN side) has non-dedicated private property sections. Access from east (Edgington Rd side) potentially involves access through low
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	occupancy, residential, category I roads. If approved, RSA would recommend development of the Van Dyke St section line, rather than utilizing Schwalm Rd.
SOA DOT comments	

**Site Investigation:**

There is steep terrain shown on the plat correctly. The steep terrain should remain identified on the final and the contours can be removed.

Improvements are shown on the plat that currently are located on Tract B-1 Fair Ridge Subdivision 2013 Replat KN 2013-58. Most of the structures will be on Tract B-1A of the new plat, with one structure being on Lot 1.

Wetlands affect a small portion of Tract A1-A2, having a designation of kettle. **Staff recommendation:** *place a note on the final plat indicating 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.*

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

**Staff Analysis**

Originally this property was an aliquot parcel being the W1/2 of the NE1/4 of Section 31, Township 5 North, Range 9 West, SN Alaska. The property has been subdivided several times, starting with Fair Ridge Subdivision Part One KN 87-94. Fair Ridge Subdivision Part Six KN 2011-4 created Tract A1-A and Fair Ridge Subdivision 2013 Replat KN 2013-58 created Tract B-1 which are both being re-subdivided by the proposed subdivision being reviewed.

A soils report will be required and an engineer will sign the final plat for Lot 1.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

**Utility Easements**

There is a 20' overhead powerline easement on the plat originally shown on Fair Ridge Subdivision Part One KN 87-94. The easement was then shown on the land of currently proposed Tract B-1A and Lot 1 on Fair Ridge Subdivision Part Two KN 93-54. HEA has requested it to be identified in note 4 as "per plat 2013-58 KRD".

The 10' utility easement mentioned in note 1 needs shown along Jump St, Van Dyke St. and the south side of Forbidden Ct.

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	No comments, add to note 4, "per 2013-58 KRD"
ENSTAR	No comment
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  39197 FORBIDDEN CT</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  JUMP ST, FORBIDDEN CT, VAN DYKE ST, RETRIEVER AVE,</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes</p> <p>List of Approved Street Names:  NORDIC SLICE WAY</p> <p>List of Street Names Denied:</p> <p>Comments:  39197 FORBIDDEN CT WILL REMAIN WITH TRACT B1A.</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comment</p>

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**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Add a legend to the drawing  
Add a Plat Approval note to the drawing  
Add Certificate of Acceptance  
Add a detail of the intersection at Van Dyke St and Nordic Slice Way

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**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:** Add KPB file 2024-005  
Check total area, parent lots when compiled get different total acreage
- 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:** Add name of Nordic Slice Way to new road dedication.
- 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:** Add block # to Lot 3 to north  
Two subdivisions on northwest corner should have the number spelled out of the addition.

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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.

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

**Staff recommendation:** Add dedication of both roads.

20.60.200. Survey and monumentation.

**Staff recommendation:** comply with 20.60.200

Add found and set monuments

Add detail to the labels of the BLM / GLO corner monuments

Tie the subdivision to the closest BLM / GLO Monuments

Show measured and recorded data

### **RECOMMENDATION:**

#### **STAFF RECOMMENDS:**

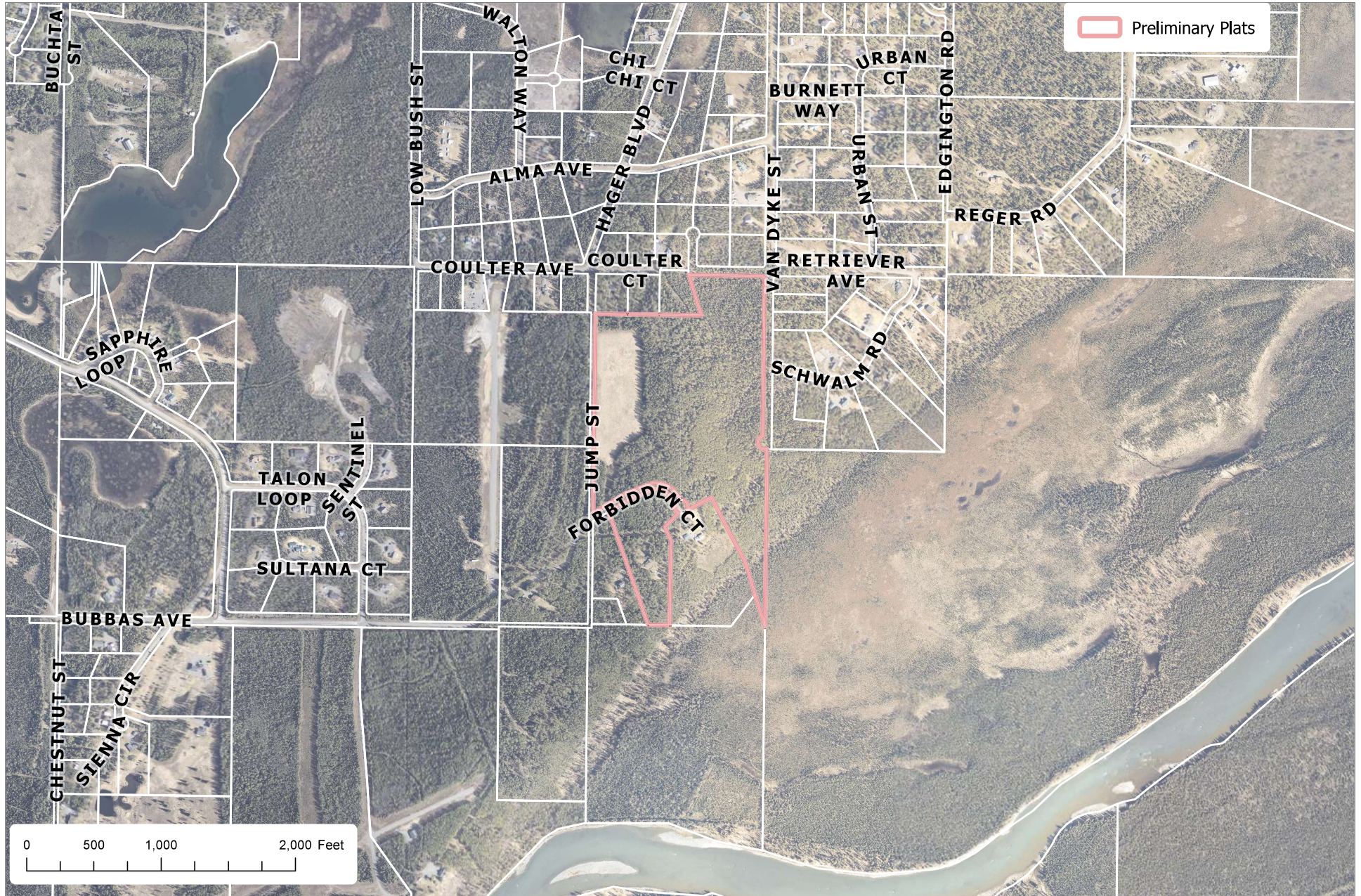
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: 20.25.120. - REVIEW AND APPEAL.

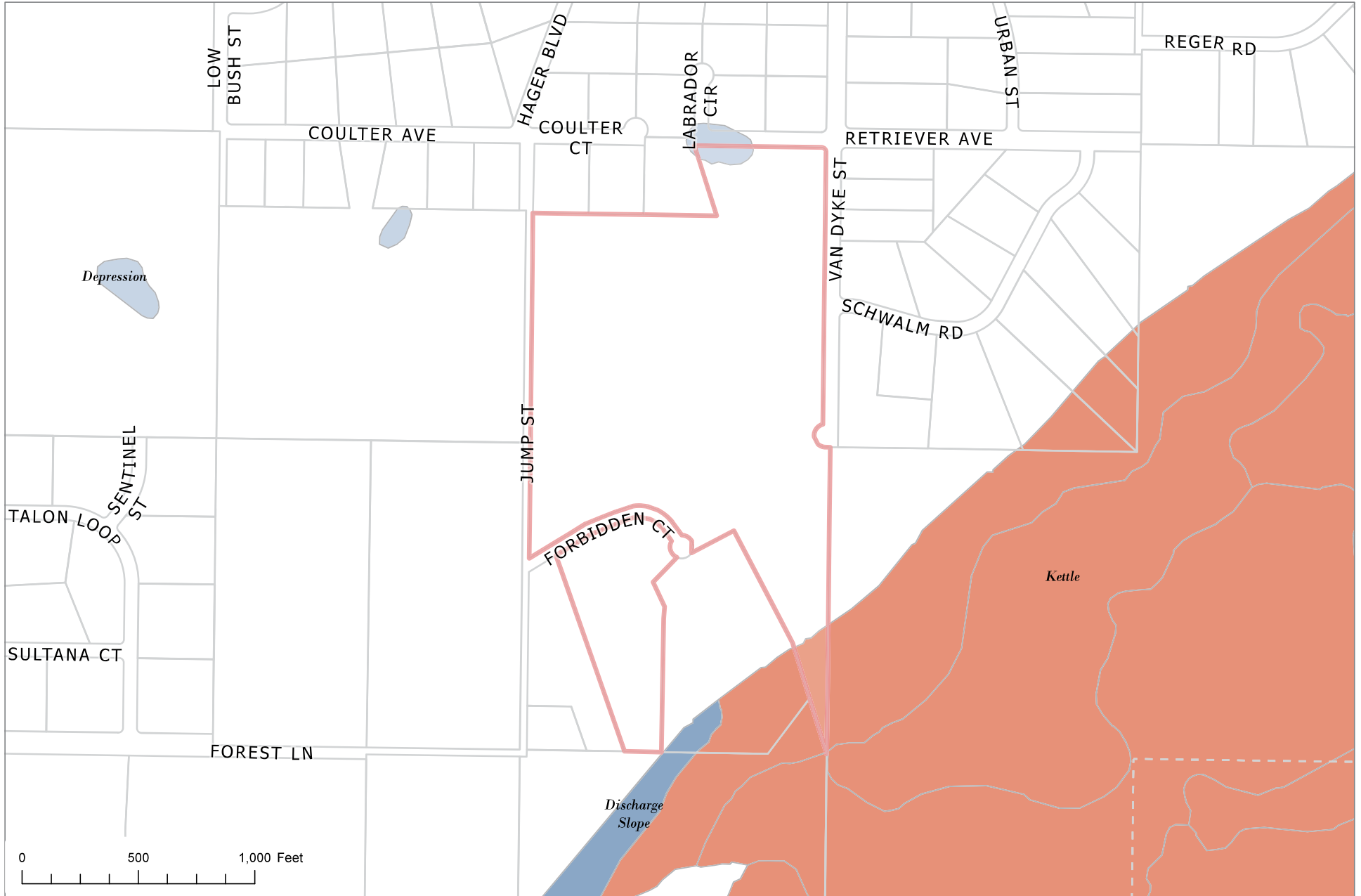
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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

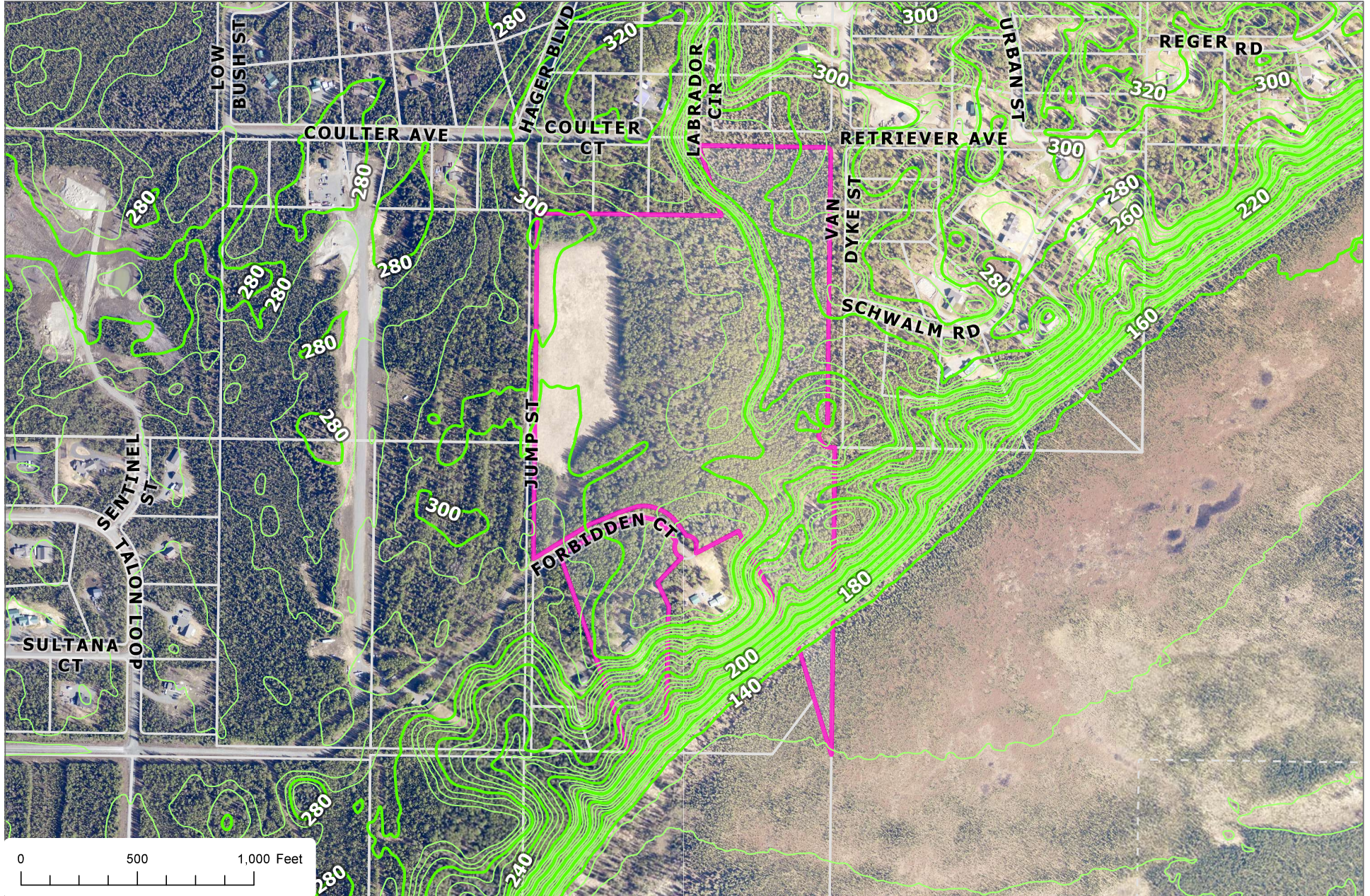
END OF STAFF REPORT



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.

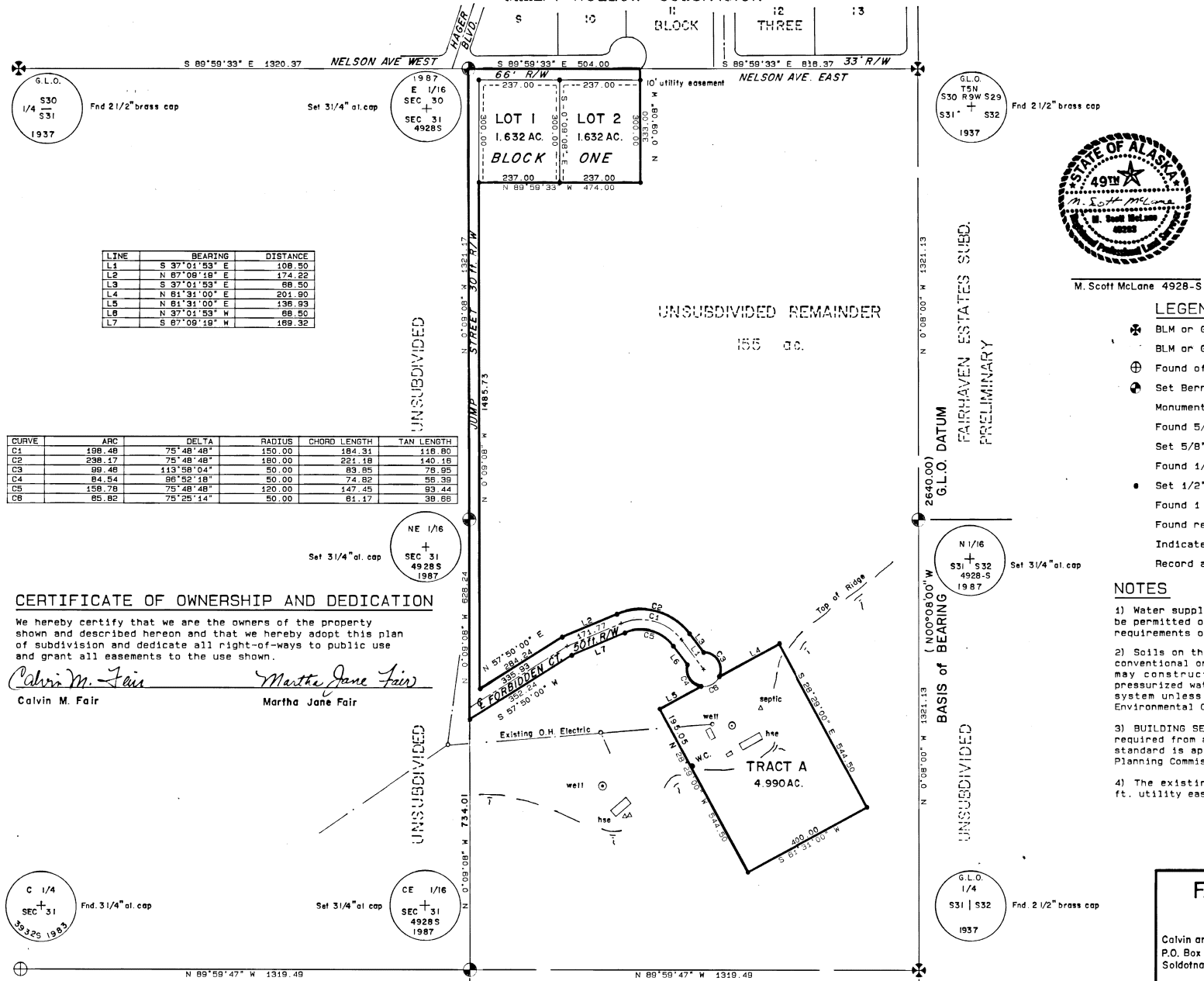


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SLEEPY HOLLOW SUBDIVISION



LINE	BEARING	DISTANCE
L1	S 37°01'53" E	108.50
L2	N 87°09'18" E	174.22
L3	S 37°01'53" E	68.50
L4	N 81°31'00" E	201.90
L5	N 81°31'00" E	138.93
L6	N 37°01'53" W	68.50
L7	S 87°09'18" W	169.32

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	TAN LENGTH
C1	198.48	75°48'48"	150.00	184.31	118.60
C2	238.17	75°48'48"	180.00	221.18	140.18
C3	88.48	113°58'04"	50.00	83.85	78.95
C4	84.54	98°52'18"	50.00	74.82	56.39
C5	158.78	75°48'48"	120.00	147.45	93.44
C6	65.82	75°25'14"	50.00	81.17	39.68

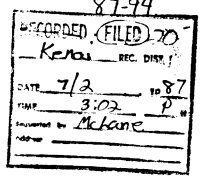
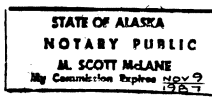
CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

*Calvin M. Fair* *Martha Jane Fair*  
 Calvin M. Fair Martha Jane Fair

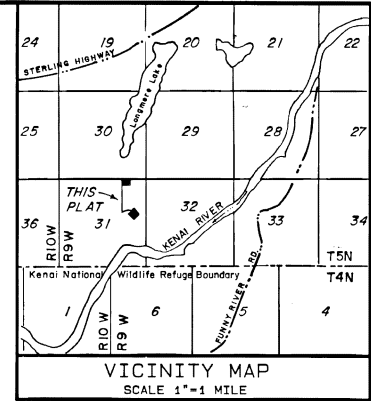
NOTARY'S ACKNOWLEDGEMENT

FOR: *Calvin M. & Martha J. Fair*  
 Subscribed and sworn before me this  
 1st day of June, 1987.  
 My commission expires Nov 9 1987  
*M. Scott McLane*  
 Notary Public for the State of Alaska



PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of  
 May 18 1987  
 KENAI PENINSULA BOROUGH  
 By *Michael B. Sawyer*  
 Authorized Official



M. Scott McLane 4928-S

LEGEND

- ⊗ BLM or GLO monument recovered
- ⊙ BLM or GLO monument not recovered
- ⊕ Found official survey monument
- ⊗ Set Berntsen 3 1/4"x 30" aluminum survey monument
- Monument of record not recovered
- Found 5/8" rebar
- Set 5/8"x 30" rebar with 2" aluminum cap
- Found 1/2" rebar
- Set 1/2"x 24" rebar with plastic cap C 283
- Found 1 1/2" aluminum cap
- Found rebar with plastic cap
- Indicates record data
- Record and found data match

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) Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.
- 3) BUILDING SETBACK - A building setback of 20 ft. is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 4) The existing powerline is the centerline of a 20 ft. utility easement.

FAIR RIDGE SUBDIVISION Part One

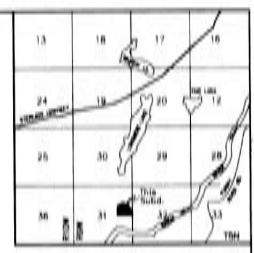
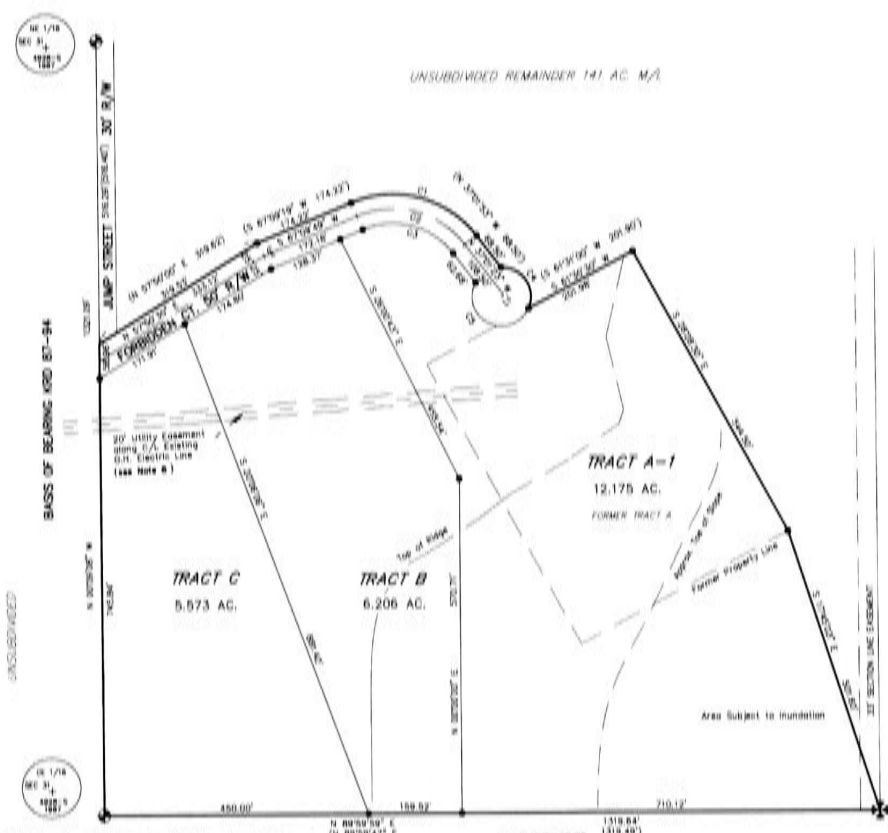
Calvin and Jane Fair, owners  
 P.O. Box 369  
 Soldotna, Alaska 99669

LOCATION

11.111 ACRES M/L SITUATED WITHIN THE E1/2 NE1/4, SECTION 31, T5N, R9W, S.M. AK., THE KENAI RECORDING DISTRICT AND THE KENAI PENINSULA BOROUGH.

Surveyed by: *McLane and Associates, Inc.*  
 Soldotna, AK 99669

DATE OF SURVEY May 1987	SCALE 1" = 200'	SHEET 1 of 1
DRAWN BY msm	BK.No. 87-05	K.P.B. FILE No.
CHECKED BY	JOB No. 872025	87-077



- LEGEND**
- ⊕ Found 0.0/0.0M standard brass cap on reg. post.
  - ⊕ Found 3 1/4" steel capped monument
  - Found 1/2" rebar at property corner
  - Set 1/2" X 24" rebar with Milane & Assoc cap attached
  - ( ) Record data RND 87-94 Rec/Find data identical

- NOTES**
- 1) Water supply and sewage disposal systems shall be permitted only in accordance with applicable requirements of 18 AAC 70, 18 AAC 78, and 18 AAC 80.
  - 2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
  - 3) No permanent structure shall be constructed or placed upon an easement which would interfere with the ability of a utility to use the easement.
  - 4) BUILDING SET BACK - A building set back of 20 ft. is required from all street rights-of-way unless a larger standard is approved by resolution of the appropriate Planning Commission.
  - 5) Foreclosed Court R/W dedication is included within this plot to clarify the 30 foot width which was the intent of RND plot number 87-94 however the bearing, distances and call depicted on the original plot described a 60' R/W.
  - 6) Existing easement is centerline of 80' Electrical Distribution Line Easement.

**LINE AND CURVE TABLE**

LINE	DIRECTION	DISTANCE
L1	S 52°58'57" W	8.00'

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
Rec/Find	R/W	C1	100.00'	100.00'	100.00'	N 89°50'47" E	70.000000
	C/A	C2	200.00'	200.00'	200.00'	N 89°50'47" E	140.000000
	TR A1	C3	100.00'	100.00'	100.00'	N 89°50'47" E	70.000000
	R/W	C4	(30.00')	(99.46')	(77.88')	N 89°50'47" E	113.333333
	TR A1	C5	100.00'	100.00'	100.00'	N 89°50'47" E	70.000000

**WASTEWATER DISPOSAL:**  
 Conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.  
 Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

*Daniel S. Johnson*  
 Name and Title of Alaska Department of Environmental Conservation Approving Official

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights of way to public use and grant all easements to use shown.  
 We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiary.

*Garth M. Fair*      *Marlene Jane Fair*  
 Garth M. Fair      Marlene Jane Fair

**NOTARY'S ACKNOWLEDGEMENT**  
 for *Garth M. Fair & Marlene Jane Fair*  
 Subscribed and sworn before me this 6th day of August, 1993.  
 My commission expires Oct. 3, 1994  
*Garth M. Fair*  
 Notary Public  
 STATE OF ALASKA  
 PRINCE OF WALES  
 NOTARY PUBLIC  
 My Comm. Expires Oct. 3, 1994

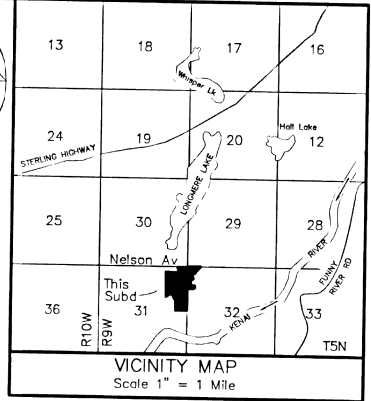
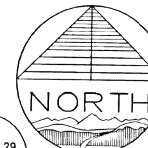
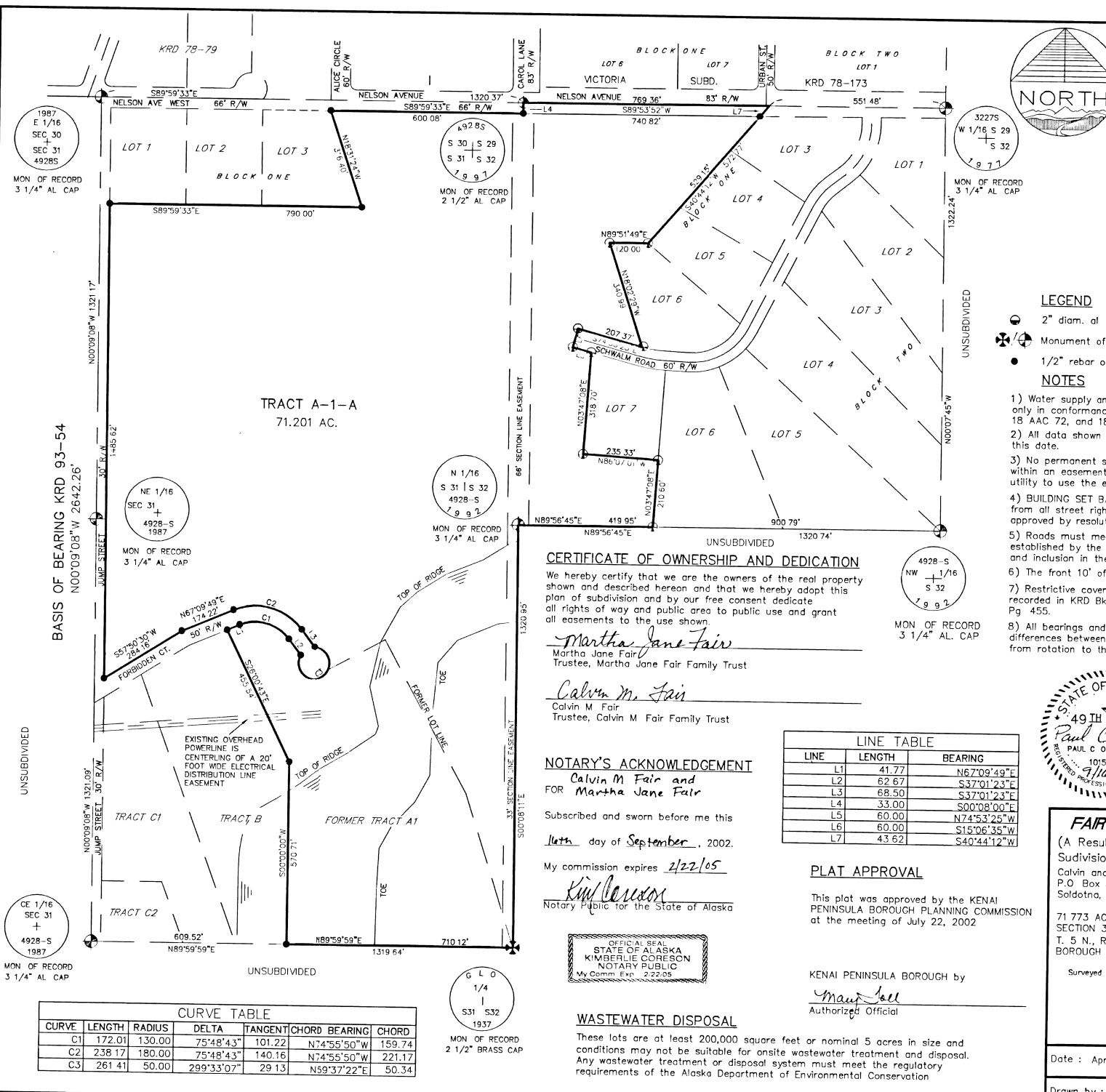
**PLAT APPROVAL**  
 This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of  
 June 14, 1993  
 KENAI PENINSULA BOROUGH by  
*Richard Traynor*  
 Authorized Official

**FAIR RIDGE SUBDIVISION PART TWO**  
 (A Resubdivision of Tract A Fair Ridge Subdivision Part One)  
 Garth and Jane Fair, owners  
 P.O. Box 368  
 Soldotna, AK 99689      LOCATION  
 20.021 AC M.A. SITUATED IN THE E 1/2 NE 1/4 SECTION 31, T. 5 N., R. 9 W., 34th AC, THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT

Surveyed by: **MILANE & ASSOCIATES**  
 P.O. BOX 468  
 Soldotna, AK 99689

Date	Book No.	Page/Dep. No.
July 30, 1993	93-02	932003

Drawn by: mem      Scale 1" = 100'      S.P.P. 784 No. 93076



**LEGEND**

- 2" diam. d. cap of record
- ⊕ Monument of record as described
- 1/2" rebar of record

**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) All data shown is of record. No field survey was conducted this date.
- 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) 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.
- 5) 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.
- 6) The front 10' of the Building Setback is also a Utility Easement.
- 7) Restrictive covenants affect former Tract A1. Covenants are recorded in KRD Bk 364 Pg. 363, and amended in KRD Bk. 381 Pg. 455.
- 8) All bearings and distances shown hereon are of record. Any differences between record and shown bearings or distances result from rotation to this subdivisions' Basis of Bearing

**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 area to public use and grant all easements to the use shown:

*Martha Jane Fair*  
 Martha Jane Fair  
 Trustee, Martha Jane Fair Family Trust

*Calvin M. Fair*  
 Calvin M Fair  
 Trustee, Calvin M Fair Family Trust

**NOTARY'S ACKNOWLEDGEMENT**

Calvin M Fair and  
 Martha Jane Fair  
 FOR  
 Martha Jane Fair

Subscribed and sworn before me this  
14th day of September, 2002.

My commission expires 2/22/05

*Kim Corson*  
 Notary Public for the State of Alaska

LINE	LENGTH	BEARING
L1	41.77	N67°09'49"E
L2	62.67	S37°01'23"E
L3	68.50	S37°01'23"E
L4	33.00	S00°08'00"E
L5	60.00	N74°53'25"W
L6	60.00	S15°06'35"W
L7	43.62	S40°44'12"W

**PLAT APPROVAL**

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of July 22, 2002

KENAI PENINSULA BOROUGH by  
*Maura Bell*  
 Authorized Official



**WASTEWATER DISPOSAL**

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	172.01	130.00	75°48'43"	101.22	N74°55'50"W	159.74	
C2	238.17	180.00	75°48'43"	140.16	N74°55'50"W	221.17	
C3	261.41	50.00	299°33'07"	29.13	N59°37'22"E	50.34	

G L O  
 1/4  
 S31 S32  
 1937  
 MON OF RECORD  
 2 1/2" BRASS CAP



2002-67  
 Kenai REC. DIST. 20  
 Date 9/26 20 02  
 Time 1:58 P M  
 Requested By McLane  
 Address Consulting

**FAIR RIDGE SUBDIVISION PART FOUR**

(A Resubdivision of Tract A-1 Fair Ridge Subdivision Part Two & an unsubdivided remainder.)  
 Calvin and Jane Fair, owners  
 P.O. Box 369  
 Soldotna, AK 99669 LOCATION  
 71 773 AC M/L SITUATED IN THE E 1/2 NE 1/4 SECTION 31, AND THE NW 1/4 NW 1/4 SECTION 32, T. 5 N., R. 9 W., S.M., AK., THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

Surveyed by  
  
 Consulting Group  
 Engineers, Surveyors and Planners  
 P.O. Box 458 Soldotna, AK 99669

Date : April 2002	Book No : N/A	Project No 022009
Drawn by : PCO	Scale: 1"=200'	KPB File No. 02-148

LINE	LENGTH	BEARING
L1	41.77	N 89° 00' 30" E
L2	62.67	S 87° 00' 00" E
L3	68.50	S 87° 00' 00" E
L4	53.00	S 89° 00' 00" E
L5	60.00	N 74° 00' 00" W
L6	60.00	S 85° 00' 00" E
L7	43.62	S 89° 00' 00" E

CURVE	LENGTH	RADIUS	DELTA	TANGENT CHORD	CHORD BEARING	CHORD
C1	172.01	130.00	75° 48' 43"	101.31	N 43° 00' 00" W	159.74
C2	238.17	180.00	75° 48' 43"	140.11	N 43° 00' 00" W	221.17
C3	261.41	50.00	299° 33' 07"	201.11	N 89° 00' 00" E	301.41

**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 intend this plan of subdivision and by our free consent dedicate all rights of way and public area to public use and grant all easements to the use shown.

*Martha Jane Fair*  
 Martha Jane Fair  
 Trustee, Martha Jane Fair Family Trust

*Calvin M. Fair*  
 Calvin M. Fair  
 Trustee, Calvin M. Fair Family Trust

**NOTARY'S ACKNOWLEDGEMENT**

FOR: *Martha Jane Fair*  
*Calvin M. Fair*

Subscribed and sworn before me this

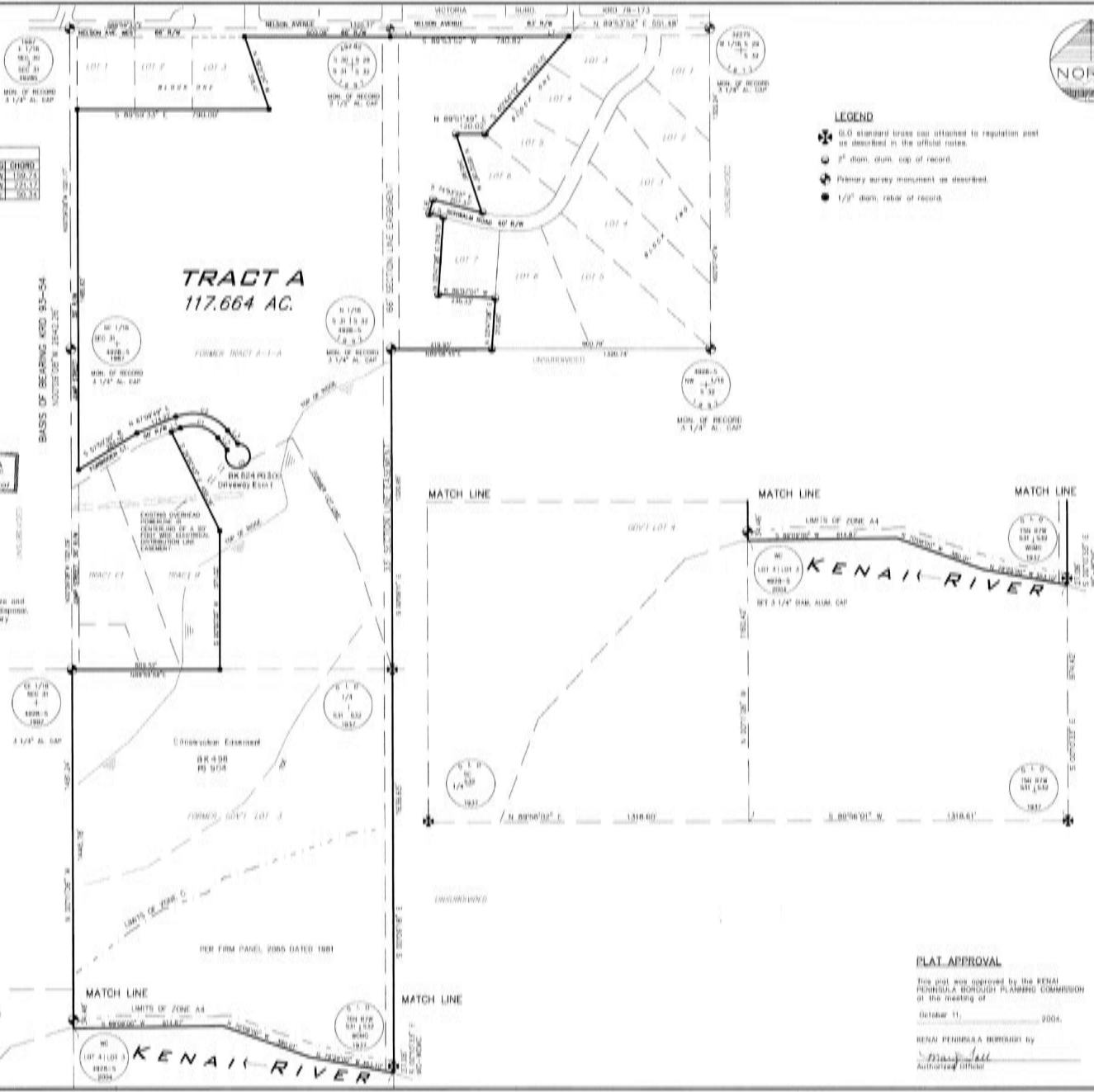
24 day of Dec, 2004.

My commission expires 3/22/07

*[Signature]*  
 Notary Public for the State of Alaska

**WASTEWATER DISPOSAL**

These lots are at least 200,000 square feet or (minimum) 6 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



- LEGEND**
- 6.0 standard brass cap attached to regulation post as described in the official notes.
  - ⊕ 1" diam. alum. cap of record.
  - ⊕ Primary survey monument as described.
  - 1/2" diam. rubber of record.

**NOTES**

- Water supply and sewage disposal systems shall be permitted only in accordance with applicable requirements of 19 AAC 77 and 19 AAC 86.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Lots within this subdivision may be located either a designated flood hazard zone or in the zone. Development must comply with Title 21, Chapter 9 of the State Peninsular Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
- The rubber installation of the arbitrary high water of the Kenail River from the true banks of the bank. The 100' 0.0' remainder from stream location is for survey computations only.
- BUILDING SET BACK: A building set back of 20' is required from all streets rights of way unless a lesser setback is approved by resolution of the appropriate Planning Commission.
- This plat was prepared from data of record (RFD 83-002, 87-04, 2004-87). The only additional field survey was performed on this date was the retracement of the east boundary of Lot 1 and the establishment of the west boundary of Lot 10.
- Portions of this subdivision are within the Forest Preserve Through 50 Foot Automobile Stream Habitat Protection Area. Development may be restricted under Chapter 21.16 through Code of Ordinances.
- In accordance with APB Chapter 20.000.050 (c), development of this tract is not necessary to be provided unless construction by a professional engineer or architect is provided demonstrating that encroachments shall not result in any increase flood levels during the occurrence of the bank flood discharge.
- The front 10' of the Building setback is also a Utility Easement.
- Final plat contains after former Tract A1. Dimensions are recorded in RFD 84-303 Pgs. 363, and associated in RFD 84-363 Pgs. 418.
- All bearings and distances shown herein are of record unless the boundaries of former Tract 1 Lot 3 and the associated easement to streambank from boundaries. Any differences between record and shown bearings or distances result from errors in the subdivision. State of Alaska.
- Plats must meet the design and construction standards established by the Borough in order to be considered for construction and inclusion in the road maintenance program.



**FAIR RIDGE SUBDIVISION PART FIVE**  
 (A Resubdivision of Tract A-1A Fair Ridge Subdivision Part Four & Gov't Lot 3)  
 Calvin and Jane Fair, owners  
 P.O. Box 300  
 Soldotna, AK 99668 LOCATION

117,664 AC. MA. SITUATED IN THE E. 1/2 NE 1/4, E. 1/2 NE 1/4 SECTION 31, AND THE NW 1/4 NW 1/4 SECTION 30, T. 5 N., R. 9 W., S.M. AS. BY DENAI PENINSULA BOROUGH PLANNING COMMISSION.

**PLAT APPROVAL**  
 This plat was approved by the DENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of  
 October 11, 2004.  
 DENAI PENINSULA BOROUGH BY  
*[Signature]*  
 Authorized Official

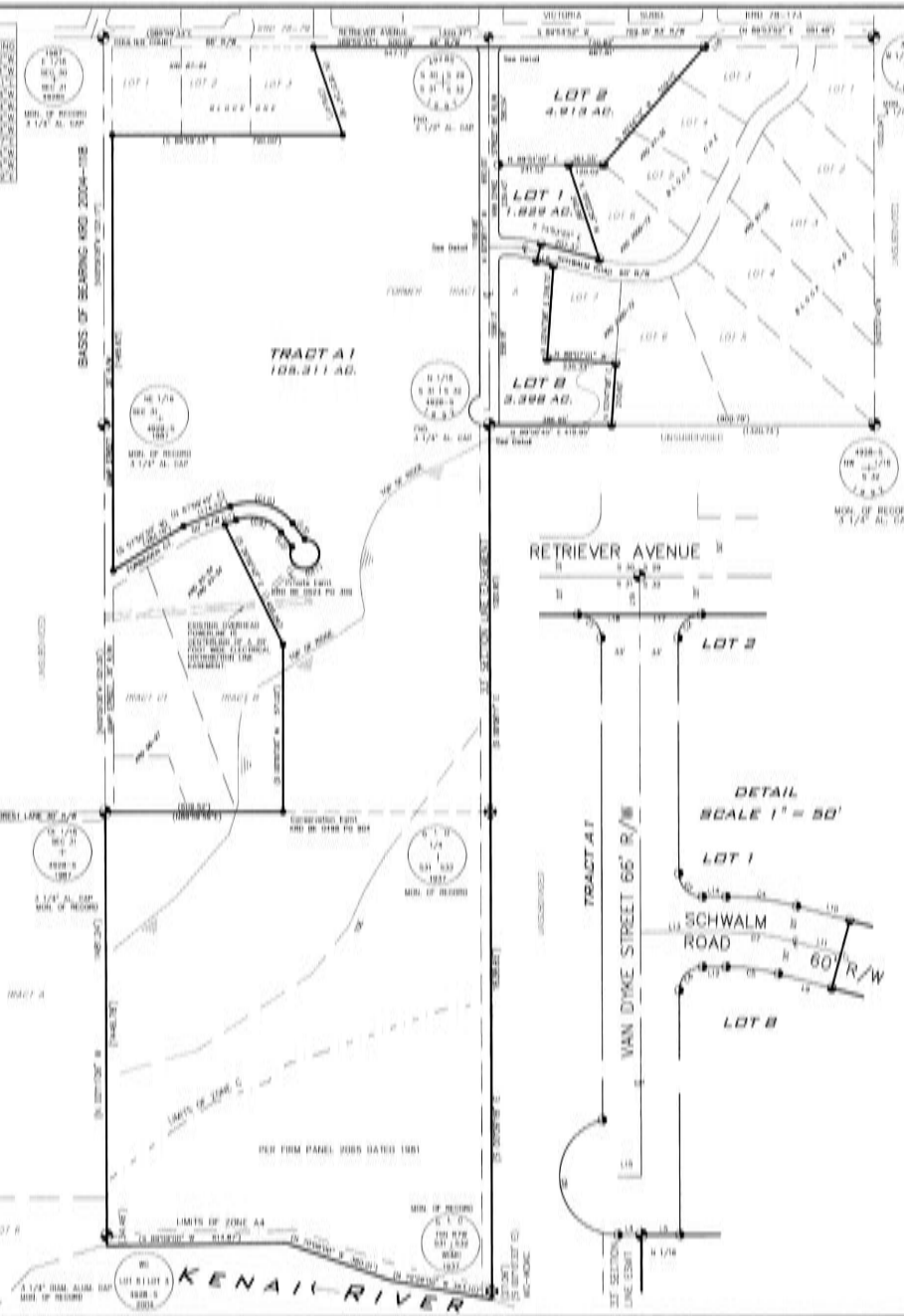
**Consulting Group**  
 Testing  
 10101 DENAI BLVD. SUITE 200, SOLDOTNA, AK 99688  
 PHONE: 907-261-8800 FAX: 907-261-8800

APR 11 2005  
 117,664 AC. MA. SITUATED IN THE E. 1/2 NE 1/4, E. 1/2 NE 1/4 SECTION 31, AND THE NW 1/4 NW 1/4 SECTION 30, T. 5 N., R. 9 W., S.M. AS. BY DENAI PENINSULA BOROUGH PLANNING COMMISSION.



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.37	20.00	89°51'22"	19.95	28.25	N41°03'14"W
C2	31.43	20.00	90°01'52"	20.01	28.29	S41°01'07"W
C3	31.42	20.00	90°00'00"	20.00	28.28	S41°00'00"W
C4	61.20	230.00	15°14'46"	30.78	61.02	N85°00'00"W
C5	45.24	170.00	15°14'46"	22.75	45.10	N85°00'00"W
C6	31.41	20.00	90°00'00"	20.00	28.28	S41°00'00"W
C7	53.22	200.00	15°14'46"	26.77	53.06	N85°00'00"W
C8	143.93	50.00	16°45'48"	378.00	99.14	S71°40'00"W
C9	172.02	130.00	75°48'54"	101.23	159.74	N14°00'00"W
C10	238.18	180.00	75°48'54"	140.16	221.18	N14°00'00"W
C11	261.41	50.00	299°33'07"	29.13	50.34	N89°51'49"W

LINE	BEARING	LENGTH
L1	N67°09'49"E	41.77
L2	S37°01'23"E	62.67
L3	S37°01'23"E	66.49
L4	S89°51'49"W	20.00
L5	N89°56'45"E	32.93
L6	N74°53'25"W	60.00
L7	S15°06'35"W	60.00
L8	N74°53'25"W	47.22
L10	N74°53'25"W	47.22
L11	N74°53'25"W	47.22
L12	N89°51'49"E	20.26
L13	N89°51'49"E	73.26
L14	N89°51'49"E	20.26
L15	S89°51'49"W	20.00
L16	S40°44'12"W	43.62
L17	S89°53'52"W	53.00
L18	S89°59'33"E	52.96
L19	N00°08'11"W	33.00



**LEGEND**

- 15.0 standard brass nail attached to regulation post as described in the official notes.
- 2" diam. diam. cap of record.
- Primary survey monument as described.
- 1/2" diam. nail of record.
- 5/8" x 1/4" x 3/8" brass with 2" diam. diam. cap 4928-5
- ( ) Record data RRD 1004-118

**WASTEWATER DISPOSAL TRACT A1**  
 These lots are at least 200,000 square feet or more 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.

**WASTEWATER DISPOSAL OTHER PARCELS**  
 Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

*Martha Jane Fair*  
 Erin A. Malone C.E. 7863 AK Date

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby certify that we are the owners of the real property shown and described herein and that we hereby submit this plan of subdivision and by act the consent of all owners of rights of any and public use and grant of easements to the use shown.

*Martha Jane Fair*  
 Martha Jane Fair  
 Trustee, Martha Jane Fair Family Trust

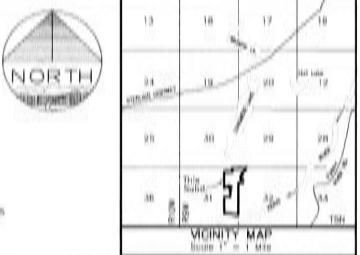
*Erin M. Fair*  
 Erin M. Fair  
 Trustee, Erin M. Fair Family Trust

**NOTARY'S ACKNOWLEDGMENT**  
 FOR *Martha Jane Fair and Erin M. Fair*

Subscribed and sworn before me this 13th day of June, 2006.

My commission expires *March 5, 2008*

*Martha Jane Fair*  
 Notary Public for the State of Alaska



- NOTES**
- Water supply and sewage disposal systems that are permitted only in accordance with applicable requirements of 18 AAC 17 and 18 AAC 80.
  - No increased structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
  - Lots within the subdivision may be located within a designated flood hazard area. Check the lot area development code against the 21 Chapter 6 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
  - The natural boundaries of the ordinary high water of the Kenai River from the true bounds of this tract. The 100-foot easement shall remain in force for survey computations only.
  - NON-APPLICABLE: A building set back of 20 ft. is required from all utility rights-of-way unless a special easement is approved by resolution of the appropriate Planning Commission.
  - Portions of this subdivision are within the Kenai Peninsula through 64-Foot Anadromous Stream Habitat Protection Area. Development may be restricted under Chapter 11-16 Borough Code of Ordinances.
  - In accordance with KPB Chapter 20 (64) (d), development including 60 in the boundary is prohibited unless conducted by a professional engineer or architect is provided demonstrating that encroachments shall not result in any increased flood levels during the occurrence of the base flood discharge.
  - The entire 20' Building Setback is also a Utility Easement.
  - Residential easements affect Tract A1. Easements are recorded in RRD 04-304 Pg. 303, and amended in RRD 04-381 Pg. 405.
  - A portion of the bearings and distances for Tract A1 shown herein are from data of record according to RRD 1004-118. Only 1/4", 1/2" and 3/4" of a portion of the said boundary of Tract A1 along Van Dyke Street R/W subdivision were field surveyed and monumented at the time.
  - Plats must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the next comprehensive program.



**FAIR RIDGE SUBDIVISION FAIRHAVEN ADDITION**  
 (A Re-subdivision of Tract A Fair Ridge Subdivision Part Five)  
 City and June Fair, owners  
 P.O. Box 365 LOCATION  
 Solonara, AK 99660

117,664 AC. +/- SITED IN THE E 1/2, NE 1/4, E 1/2, NE 1/4 SECTION 31, AND SW 1/4 NW 1/4 SECTION 30, T. 6 N. R. 9 W. 5 M. AL. THE KENAI PENINSULA BOROUGH OF THE STATE OF ALASKA.

March 15, 2006

Kenai Peninsula Borough by *Erin M. Fair*  
 Authorized Officer

Consulting Group  
 M.A. Testing

DATE 11-2007 DATE REVISION NONE NO. 100-10 100-20 100-30 100-40

LINE	LENGTH	BEARING
L1	68.49	S37°01'21"
L2	62.67	S37°01'21"

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.37	20.00	89°51'22"	19.95	28.1	N44°03'32.9"
C2	143.93	50.00	164°55'48"	378.00	99.1	S07°40'17.7"
C3	238.18	160.00	25°48'53"	140.18	221.1	N73°50'43.9"
C4	172.92	130.00	25°48'54"	101.53	155.7	N74°08'44.7"
C5	161.84	50.00	185°27'17"	1049.58	99.1	S03°14'4.9"
C6	99.57	50.00	114°05'50"	77.14	83.1	N33°00'17.9"



**LEGEND**

- ⊗ 0.0 station brass cap attached to regulation post as described in the official notes.
- ⊙ 2" diam. alum. cap of record.
- ⊙ Primary survey monument as described.
- ⊙ 1/2" diam. rebar of record.
- ⊙ 1/2" x 3/8" x 36" rebar with 2" diam. alum. cap 4998-6
- ( ) Record data KN 2006-30 ( ) Record data KN 93-04

**WASTEWATER DISPOSAL**

These lots are at least 300,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

**NOTES**

- 1) Water supply and sewage disposal systems shall be permitted only in accordance with applicable requirements of AS 15 AAC 12 and 15 AAC 80.
- 2) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 3) Lots within this subdivision may be located within a designated flood hazard area. If such is the case, development must comply with Title 21, Chapter 6 of the Revised Alaska Building Code of Construction. A utility to determine the elevation of the property may be required prior to construction.
- 4) The natural meanders of the ordinary high water of the Kenai River from the true source of this state. The 1939 100-foot standard sea station datum is for survey computations only.
- 5) R.M. (Refer to T. H.A.M.). A building set back of 20 ft. is required from all street signs or any other a local ordinance is approved by resolution of the appropriate Planning Commission.
- 6) Portions of this subdivision are within the Range Peninsula through 50-Foot Amphibious Stream Habitat Protection Area. Development may be restricted under Chapter 21-16 through Code of Construction.
- 7) In accordance with AS 15 AAC 21.040 (C), development (including 40) in the boundary is prohibited unless evaluation by a professional engineer or architect is provided demonstrating that encroachments shall not result in any increase flood levels during the occurrence of the base flood discharge.
- 8) The entire 20' Building Setback is also a Utility Easement.
- 9) Respective constraints affect these parcels. Constraints are recorded in AS 15 AAC 21.040, and amended in AS 15 AAC 21.040.
- 10) All the bearings and distances for these tracts shown herein are from data of record according to the plat. It is not to be taken as a warranty for the additional indications being shown and the boundary lines are in the approximate corner of Tract A1-B. No additional field survey and monumentation was performed at this time other than the additional corners set at the aforementioned locations.
- 11) Floods 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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described herein and that we hereby grant the plat of subdivisions and our say true consent, dedicate of rights of way and public, and to public use and grant of easements to the use shown.

*Martha Jane Fair*  
Martha Jane Fair  
Individually and Surviving Spouse of Colin M. Fair, Deceased

*Martha Jane Fair, Trustee for Martha Jane Fair Family Trust*  
Martha Jane Fair  
Trustee, Martha Jane Fair Family Trust

*Martha Jane Fair for Successor Trustee of Colin M. Fair Family Trust*  
Martha Jane Fair  
Successor Trustee of Colin M. Fair Family Trust

**NOTARY ACKNOWLEDGEMENT**

*Martha Jane Fair*  
FOR: *Martha Jane Fair, Trustee*  
*Martha Jane Fair, Successor Trustee*

Subscribed and sworn before me this 25<sup>th</sup> day of January 2011.  
My commission expires 7-11-2011  
*Cathy M. J.*  
Notary Public for the State of Alaska

**PLAT APPROVAL**

This plat was approved by the KENAI PENINSULA SUBDIVISION PLANNING COMMISSION at the meeting of November 10, 2010.

KENAI PENINSULA BOROUGH by *[Signature]*  
Authorized Official



2011-4  
KATHA, REC. 011  
2011-18  
10/18/11  
2010-5  
2010-5  
2010-5  
2010-5

**FAIR RIDGE SUBDIVISION PART SIX**

(A Re-subdivision of Tract A-1 Fair Ridge Fairhaven Addition KN 2006-30)  
Area Fair, owner  
AMBA Fairhaven Trust  
Situation, A.R. 90889 LOCATION  
108.311 AC. M.L. SITUATED IN THE E 1/2 SE 1/4, E 1/2 SE 1/4 SECTION 31, T. 5 N., R. 9 W., S.M. 25, THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

EXEMPTIONS, LISTED SUBJECT TO APPROVAL BY THE BOARD	EST. 524 DED. 2008-033
EXEMPTIONS, LISTED SUBJECT TO APPROVAL BY THE BOARD	PROJECT DED. 09/29/10

SCALE 1" = 200' DATE 01-10-2011 DRAWN 10-10-10 CHECKED BY C. J. 2011

# Fair Ridge Subdivision 2013 Replat

A replat of Tract B Fair Ridge Subd. Part 2, KRD 93-54, & Tract A1-B Fair Ridge Subd. Part 6, KRD 2011-4. Located in the SE1/4 NE1/4 Section 31, T5N R9W, SM, Alaska. Kenai Recording District Kenai Peninsula Borough File 2013-087

## Prepared for

Martha Jane Fair  
258 W. Little Ave.  
Soldotna, AK 99669

Clark Fair  
39197 Forbidden Court  
Soldotna, AK 99669

## Prepared by

Johnson Surveying  
Box 27  
Clam Gulch, AK 99568



SCALE 1" = 100' AREA = 17.684 acres 3 May, 2013

## LEGEND

- ⊗ - 2 1/2" USGLO brass cap monument, 1937, found.
- ⊙ - 3 1/2" alcap monument, 4928-S, 1987, found.
- - 1/2" rebar with plastic cap, 'McLane', found.
- - 1/2" x 4" rebar with 1" plastic cap, set.
- ≡ - indicates swamp

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 10 June, 2013.

KENAI PENINSULA BOROUGH

BY: May 1, 2013 August 27, 2013  
Authorized Official Date



2013-58  
Plat #  
**Kenai**  
Rec. Dist.  
8/29 2013  
DATE  
TIME 11:21 A.M.

## NOTES

- A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 15' of the building setback is also a utility easement, as is the entire setback within 5' of the side lot lines.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- An exception to KPB 20.20.110, ROW width for Forbidden Court was granted by the KPB Planning Commission at the meeting of 10 June, 2013.
- Existing overhead power line is the centerline of a 20' wide electrical distribution line, easement including guys and anchors.
- Restrictive Covenants affecting this property are filed with the Kenai District Recorder in Book 364 Page 363 and amended in Book 381 Page 455.
- Private access easement per Kenai Records Book 524 Page 309 along existing driveway for the benefit of former Tract B is now contained within Tract B-1.
- These lots benefit from the access easement granted in Kenai Records Deeds Book 576 Page 5.

## OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon; and that we hereby adopt this plan of replat and by our free consent grant all easements to the use shown.

Martha Jane Fair

Martha Jane Fair, Trustee of the Martha Jane Fair Family Trust and successor Trustee of the Calvin M. Fair Family Trust  
258 Little Ave. Soldotna, AK 99669  
owner Tract A1-B

Clark B. Fair

Clark B. Fair 39197 Forbidden Court Soldotna, AK 99669  
owner Tract B

## NOTARY'S ACKNOWLEDGEMENT

For: Martha Jane Fair  
Subscribed and sworn to before me this 6  
day of August, 2013.

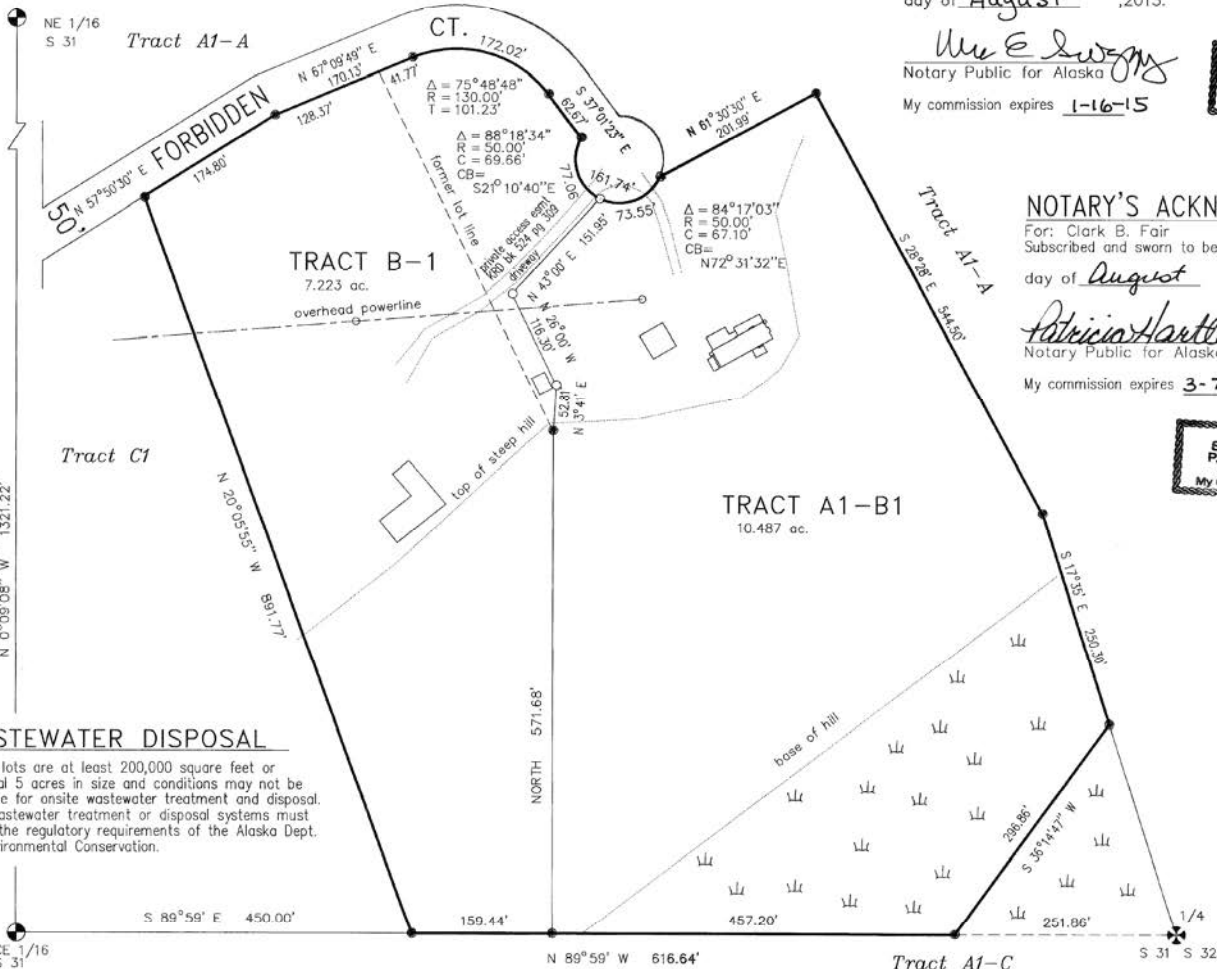
Wu E Swenson  
Notary Public for Alaska  
My commission expires 1-16-15



## NOTARY'S ACKNOWLEDGEMENT

For: Clark B. Fair  
Subscribed and sworn to before me this 22  
day of August, 2013.

Patricia Hartley  
Notary Public for Alaska  
My commission expires 3-7-17



## WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.