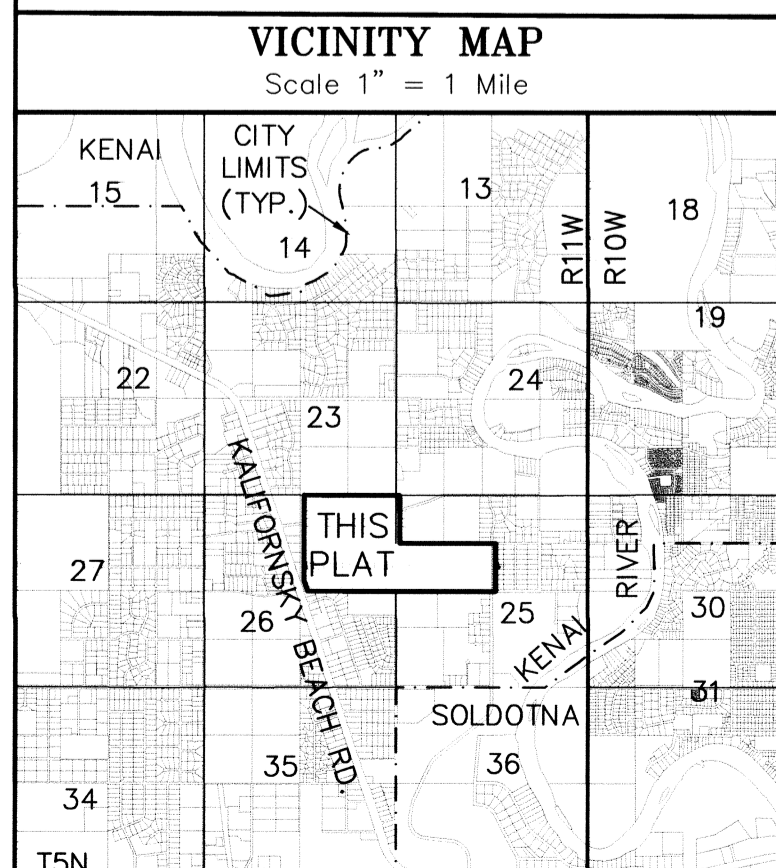


CUL-DE-SAC DETAIL

Scale 1" = 50'

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 3 1/4" ALUM. CAP, 2 3/8"x30" ALUM. PIPE.
- SET 5/8" x 30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- ⊕ POWER POLE
- OVERHEAD ELECTRIC
- CONTOUR INTERVAL = 4'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE KENAI PENINSULA BOROUGH IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE KENAI PENINSULA BOROUGH, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KENAI PENINSULA BOROUGH
144 N. BINKLEY ST.
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR:
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019
MY COMMISSION EXPIRES : _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING 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.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
4. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
5. 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. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
7. KALIFORNISKY BEACH ROAD EASEMENT RESERVED BY PUBLIC LAND ORDER No.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No.1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No.2665 DATED OCTOBER 16, 1951 AMENDMENT No.1 DATED JULY 17, 1952 AND AMENDMENT No.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.

WASTEWATER DISPOSAL

TRACTS A, B, C, D, E & F 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.

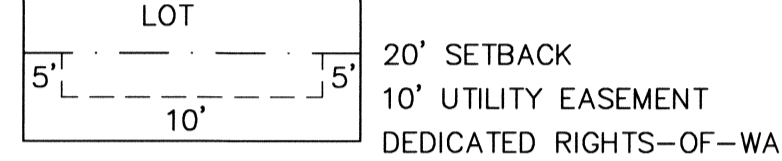
WASTEWATER DISPOSAL

TRACT G, H, I, J & LOTS 1 - 9 HAVE SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION THAT 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.

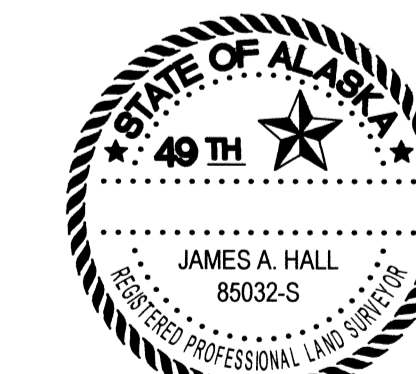
CODY R. McLANE C.E. 11510 AK DATE _____

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	46°15'36"	460.00	371.40	196.49	N 66°51'15" W	361.39'
C2	27°04'19"	540.00	255.15	130.00	S 57°15'36" E	252.78'
C3	46°13'25"	540.00	435.65	230.46	N 66°50'09" W	423.93'
C4	46°12'46"	460.00	371.02	196.27	S 66°49'49" E	361.04'
C5	13°01'00"	1460.00	331.69	166.56	S 06°32'48" E	330.98'
C6	13°01'00"	1540.00	349.86	175.69	S 06°32'48" E	349.11'
C7	286°15'37"	50.00	249.81	37.50	S 06°40'21" E	60.00'
C8	5°01'31"	1550.00	135.94	68.02	S 72°57'13" W	135.90'
C9	11°38'22"	1550.00	314.88	157.98	S 84°14'37" W	314.34'
C10	19°37'20"	1450.00	496.58	250.75	S 80°15'08" W	494.16'
C11	89°58'36"	20.00	31.41	19.99	N 44°59'17" W	28.28'
C12	90°01'24"	20.00	31.42	20.01	S 45°00'43" W	28.29'
C13	89°58'36"	20.00	31.41	19.99	N 44°59'17" W	28.28'
C14	90°00'56"	20.00	31.42	20.01	N 45°00'29" E	28.29'
C15	89°59'04"	20.00	31.41	19.99	S 44°59'31" W	28.28'
C16	90°00'56"	20.00	31.42	20.01	N 45°00'29" E	28.29'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°58'35" E	271.01
L2	N 89°59'59" W	291.00
L3	N 89°59'03" W	270.99



SETBACK DETAIL



Plat #
Rec Dist
Date
Time

KALIFORNISKY CENTER SUBDIVISION

KENAI PENINSULA BOROUGH
144 N. BINKLEY ST.
SOLDOTNA, AK 99669
239.636 AC. M/L SITUATED IN THE NE1/4 OF SECTION 26 AND S1/2 OF NW1/4 OF SECTION 25, T.5N., R.11W., S.M., AK, THE KENAI RECORDING DISTRICT.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3285 WWW.MCLANECG.COM	KPB FILE NO. 2019-xxx
Consulting Inc	PROJECT NO. 192023

SCALE 1" = 200'	DATE: OCT. 2019	BOOK NO.: 19-10	DRAWN BY: JAH
-----------------	-----------------	-----------------	---------------