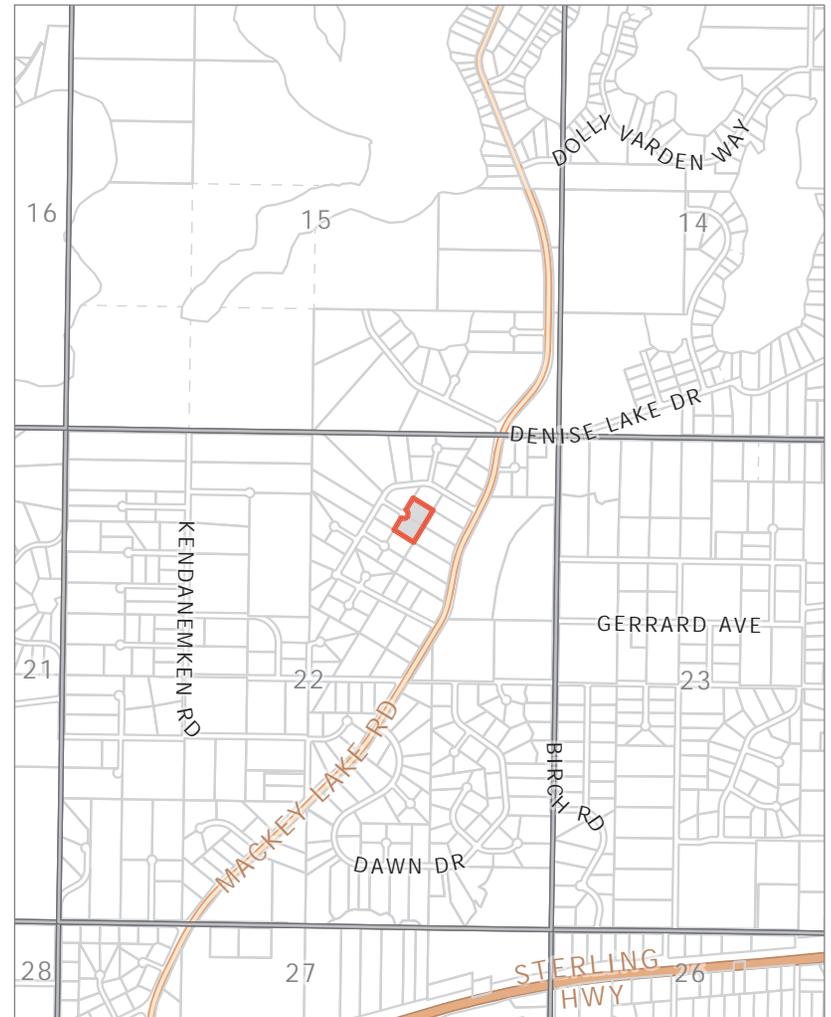
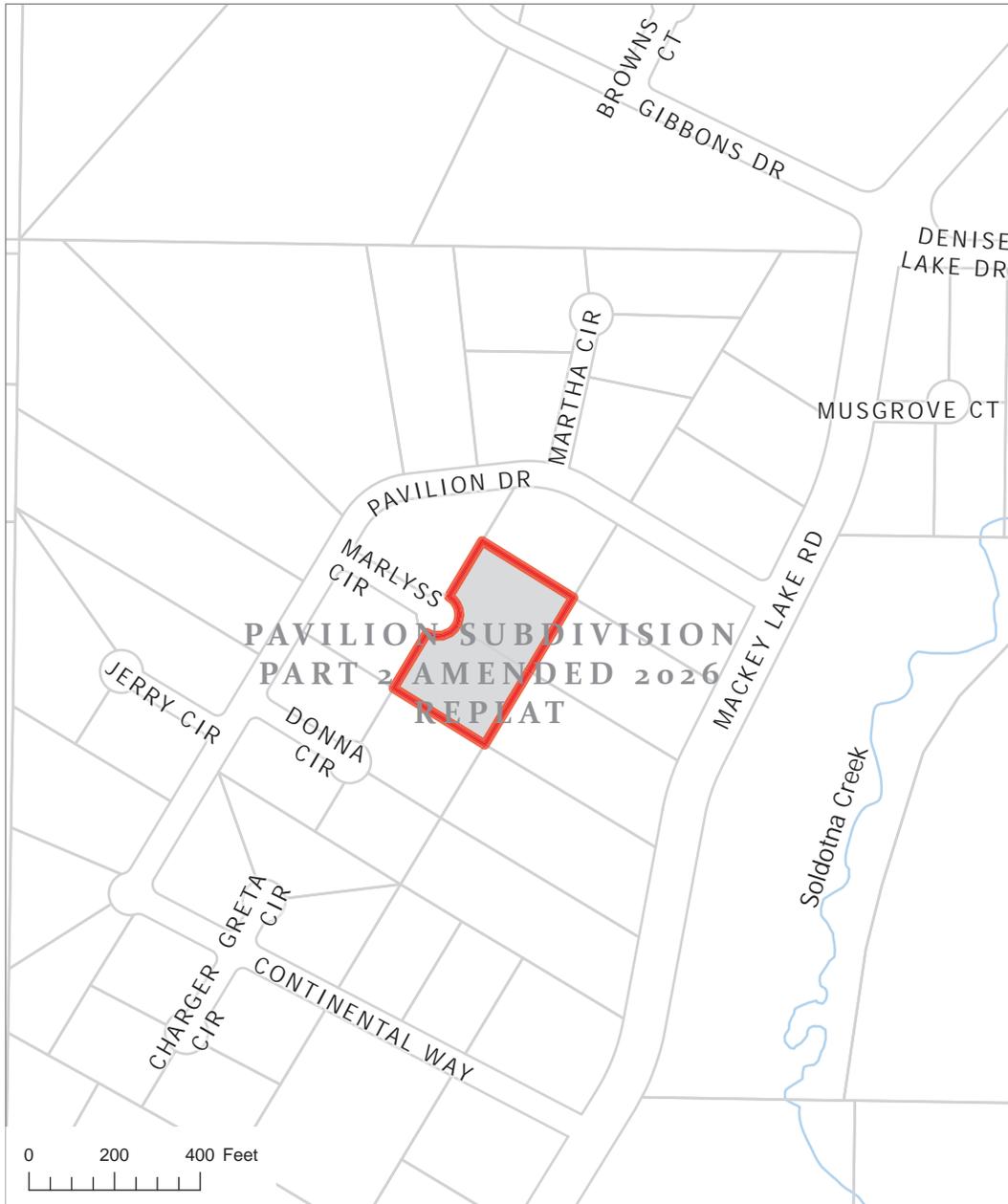


E. NEW BUSINESS

- 4. Pavilion Subdivision Part 2 Amended 2026 Replat
KPB File 2026-004
McLane Consulting Group / Heintz
Location: Marlyss Circle
Ridgeway Area**



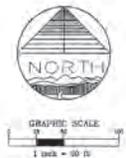
KPB File 2026-004
T05N R10W SEC22
Ridgeway

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.

"BASIS OF BEARING"
 K202-15
 185°5'42"-W
 1320.11 PER K202-15



- NOTES**
1. GREASE TRAP AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 85.
 2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEY STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT 50 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT PER K202-15.
 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. THIS PLAT WAS PREPARED FROM DATA OF RECORD (K202-15). NO ADDITIONAL FIELD SURVEY WAS REQUIRED PER K20 60 2000A.
 6. UTILITY VACATION SHOWN HEREON WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ 2026.

WASTEWATER DISPOSAL
 THIS PLAT INCREASES LOT SIZES BY 1,000 SQUARE FEET OR MORE OF AREA SUITABLE FOR CONVENTIONAL DEVELOPMENT AS DESCRIBED BY K20 40 0202. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊙ RECORD PRIMARY MONUMENT AS DESCRIBED
 - ⊙ RECORD 5/8" BEAR W/ 1/4" ALCAP PER K202-15
 - - - CONTOUR INTERVAL = 5'
 - ▨ UTILITY EASEMENT VACATED THIS PLAT

CURVE #	BELA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
01	177°45'1"	50.00'	127.01'	87.02'±0.0'	N 8° 17' 45" E	200.00'

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

JASON M. HEINTZ, OWNER
 PO BOX 2123, SOLDOTNA, AK 99669

JULIE L. HEINTZ, OWNER
 PO BOX 2123, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
 FOR: JASON M. HEINTZ
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026.
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT
 FOR: JULIE L. HEINTZ
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026.
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

Plat # _____
 Rev Date _____
 Date _____
 Title _____



PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____ 2026.
 AUTHORIZED OFFICIAL _____

PAVILION SUBDIVISION PART 2 AMENDED 2026 REPLAT
 REPLAT OF LOT 88 AND 318 PAVILION SUBDIVISION PART 2 AMENDED 1984-141

OWNER:
 JASON M. HEINTZ
 JULIE L. HEINTZ
 PO BOX 2123, SOLDOTNA, AK 99669

2.196 AC. M/L SITUATED IN THE NE1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 10 WEST, Seward Meridian, Kenai Peninsula Borough, and the Kenai Recording District, Alaska.

ENGINEER: Andrew Hamilton
 LICENSE NO. 4974
 STATE OF ALASKA

KPB File No. 2025-006
 Project No. 252045
 Scale: 1" = 50'
 Date: NOVEMBER 2025
 Drawn by: AMH

KPB 2026-004

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
PAVILION SUBDIVISION PART 2 AMENDED 2026 REPLAT**

KPB File No.	2026-004
Plat Committee Meeting:	February 9, 2026
Applicant / Owner:	Julie and Jason Heintz of Soldotna, Alaska
Surveyor:	Andrew Hamilton, McLane Consulting Inc.
General Location:	Marlyss Circle off Mackey Lake Road / Sterling

Parent Parcel No.:	058-122-16 & 058-122-19
Legal Description:	T 5N R 10W SEC 22 SEWARD MERIDIAN KN 0840141 PAVILION SUB PART 2 PAVILION PARK ESTATES ADDN AMENDED LOT 8B & 10B BLK 2
Assessing Use:	Residential, Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots into one lot of size 2.196 acres and in the process will be finalizing a petition to vacate a platted utility easement.

Location and Legal Access (existing and proposed):

Legal access to the property is by Marlyss Cir. A 50' dedication that is privately maintained. Marlyss Cir is off Pavilion Dr, a Borough maintained 60' dedication running our to Mackey Lake Rd a 100' dedication maintained by the State of Alaska.

The plat is not proposing a new dedication nor is it finalizing the vacation of a right-of-way dedication. The plat is also not affected by a section line easement.

Block length is compliant with this plat being at the end of a cul-de-sac.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT comments	No comment

Site Investigation:

The terrain of the plat is a gradual slope across the lot at approximately 2-4% north to south. No steep areas are present to break the slope up.

There are improvements on the plat. A house lies near the common line being vacated with this plat, on the north lot. The house is encroaching into the utility easement being finalized for vacation by this plat. here is a garage structure on the south lot. Once the plat is complete and approved, the structures will be on one lot and the utility easement will be vacated to alleviate the encroachment into the utility easement issue.

There are no wetlands indicated on the plat by the KWF Wetlands Assessment.

The River Center review has indicated the plat is located in a FEMA designated flood hazard area. The plat note as shown in KPB 20.30.280(D) should be added to the plat including the FEMA Panel information below and Flood

Zone X (unshaded), no depiction is required on the drawing. The River Center review did not indicate the plat to be in a habitat protection district.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within a non-regulatory X-Unshaded Zone, which is an area of minimal flood hazard. No depiction required; plat note should be present.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0245F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
<p>State of Alaska Fish and Game</p>	

Staff Analysis

The land was originally surveyed as part of the NE1/4 of Section 22, Township 5 North, Range 10 West, SM, Alaska. Pavilion Subdivision Part 2 KN76-15 subdivided this area first, creating 20 lots. Pavilion Subdivision Part 2 Pavilion Park Estates Addition KN 83-156 resubdivided 15 lots of KN76-15 into 31 new lots and seven dedications. Pavilion Subdivision Part 2 Pavilion Park Estates Addition Amended KN 84-141, amended KN83-156 to address a section line issue. This platting action is combing 2 lots and will be finalizing the vacation of a utility easement.

A soils report will not be required as the plat is vacating lot lines to create fewer lots as per 20.40.020(A)(1)(a).

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

All easement of record ae depicted. The easement in the certificate to plat at item #9 needs to be added as a plat note.

The plat is finalizing a petition to vacate the two 10' utility easements centered on the joint line being vacated by this plat. the easements are being present for vacation at the February 9, 2026 Planning commission meeting for approval to vacate. Contingent on approval of the vacation of the easement, this plat will finalize the vacation of the easement and combine the two lots with approval of the final plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. All affected providers gave approval and no comments to the notification.

No new easements are being proposed with this plat and utility providers did not request any new easements.

Utility provider review:

HEA	No comment, no objection to vacation of easement
ENSTAR	No comments or recommendations
ACS	No objection
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 42284 Marlyss Circle, 42285 Marlyss Circle.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Marlyss Circle</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: 42284 Marlyss Circle will remain, 42285 Marlyss Circle will be deleted.</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 comments</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Indicate a pin at both ends of C1.

PLAT NOTES?

- Add a plat note in reference to item 9 in the Certificate to Plat
- Add the CCRs as listed in the Certificate to Plat at item 12
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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:

Modify the KPB File No to 2026-004

Change plat name by removing 'Amended' from name, gives the idea this is an amended plat.

Legal description of the parent plat is incorrect, needs corrected to 'Pavilion subdivision Part 2 Pavilion Park Estates Addition Amended'

- 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:

Add the city limits of Soldotna to the map.

- 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:

10' utility easement at rear of lot need to be identified as per KN76-15

10' utility easement being finalized for vacation along former lot line needs to be identified as per KN76-15

- 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 needs the lot label corrected to 8A

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff recommendation:

Lot label needs Block 2 added to it.

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.

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.

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.

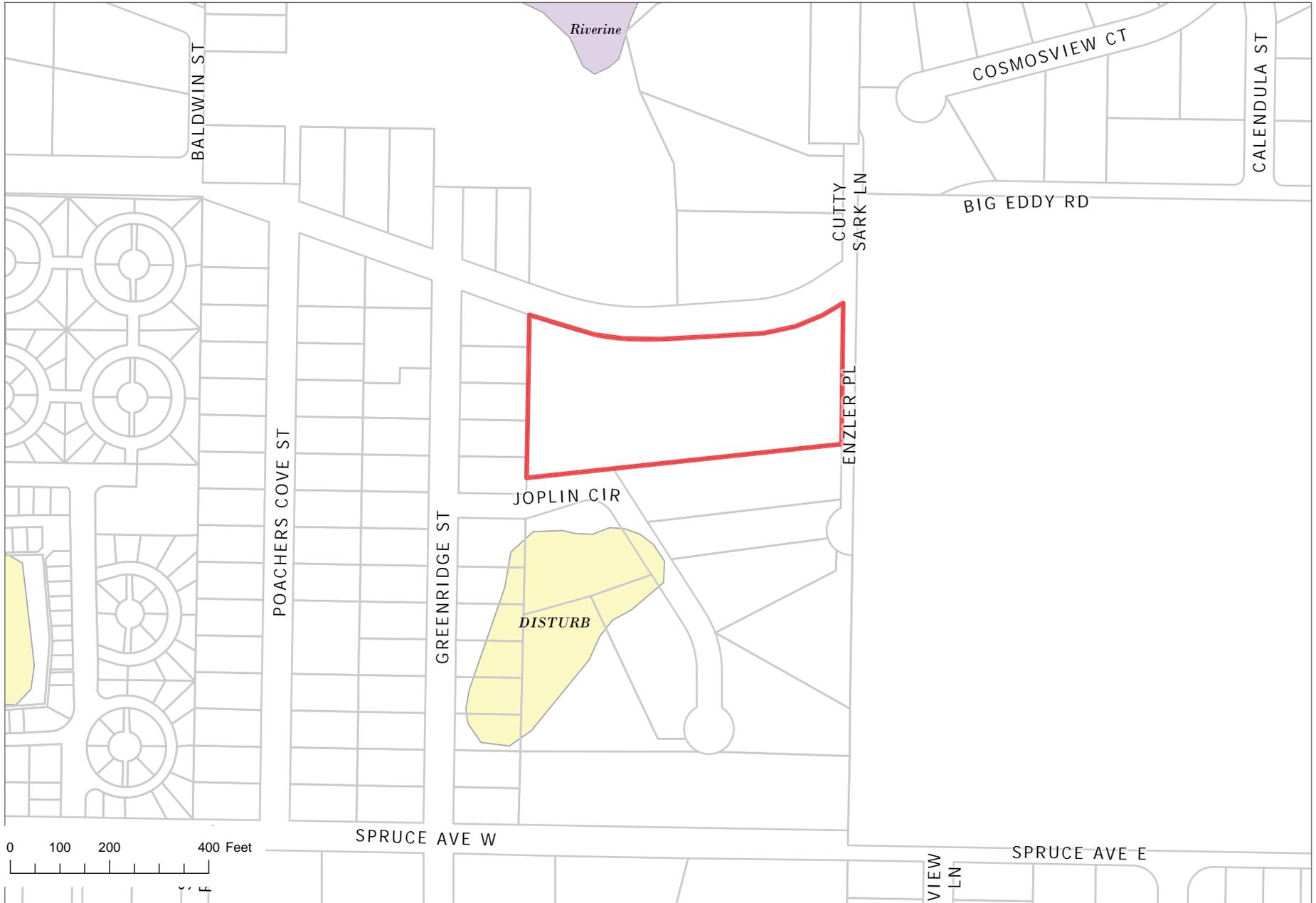
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

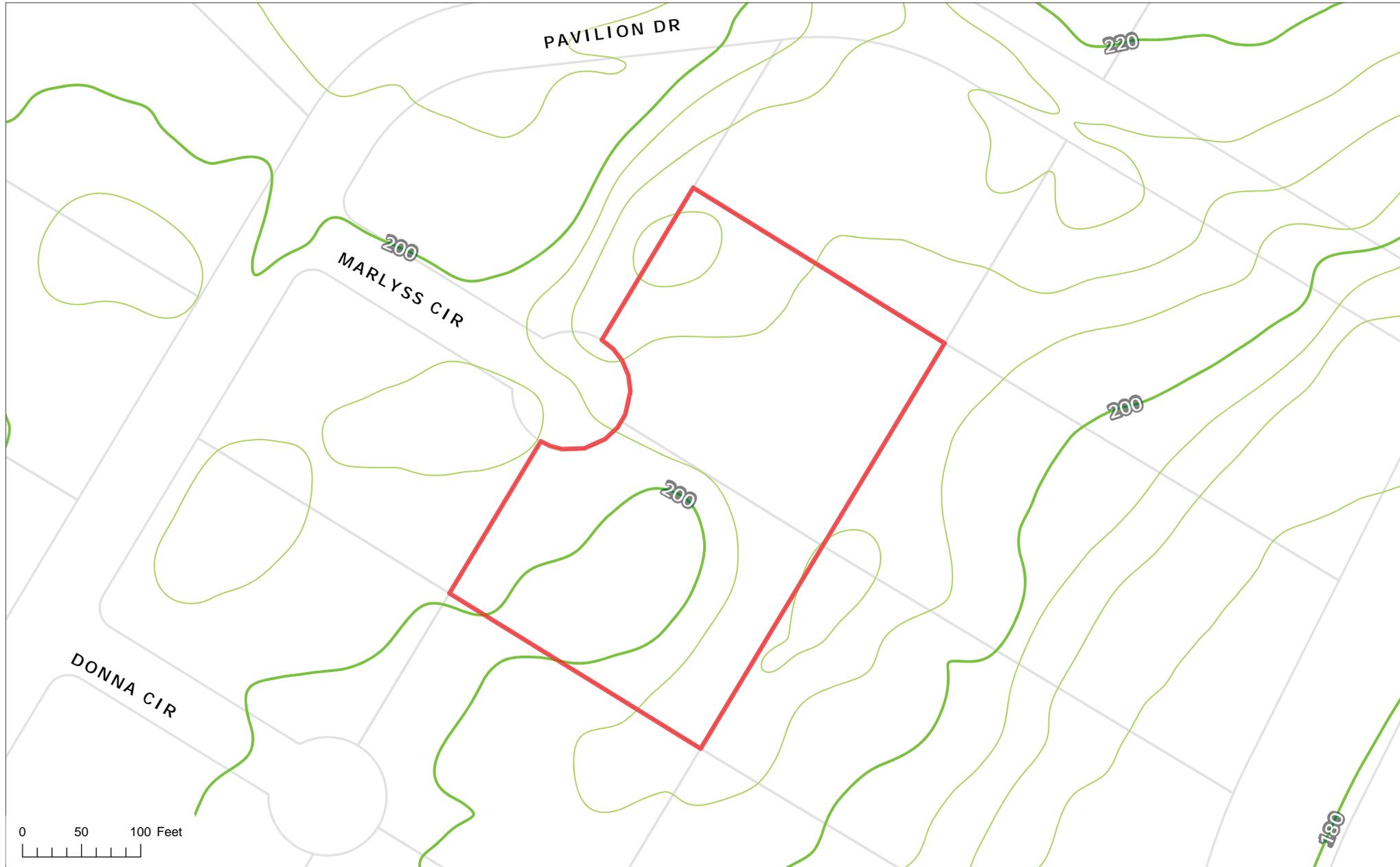
END OF STAFF REPORT



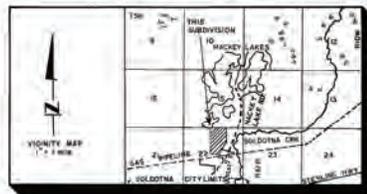
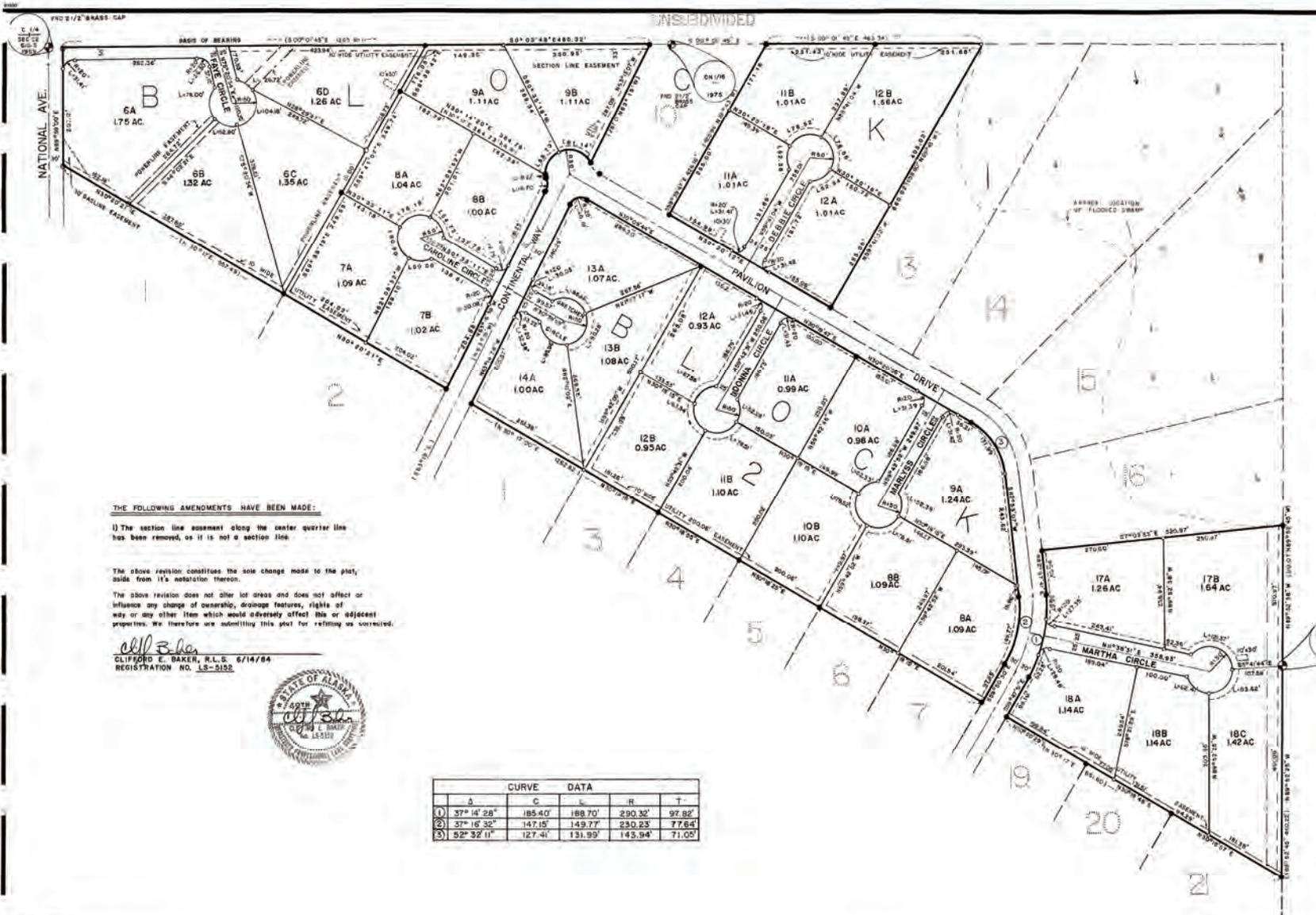
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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHTS-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

Kenneth W. Rice, Jr. & Alex. B. Rice
 KENNETH W. RICE, JR. PRES. ALEXANDER B. RICE, VICE-PRES.
 P.O. BOX 290
 SELDOVIA, ALASKA 99581

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 1 DAY OF June 1983 FOR KENNETH W. RICE JR. ALEXANDER B. RICE

James S. Jones
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2/24/86

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF May 3, 1983

KENAI PENINSULA BOROUGH
Robert
 AUTHORIZED OFFICIAL

CERTIFICATE OF APPROVAL BY THE
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 This subdivision has been reviewed by the department and IS CONSIDERED TO BE IN ACCORDANCE WITH THE SUBDIVISION ACT.

William R. E. 7/28/83
 DIVISION CHIEF TITLE



Clifford E. Baker
 CLIFFORD E. BAKER, R.L.S.
 REGISTRATION NO. LS-5182

THE FOLLOWING AMENDMENTS HAVE BEEN MADE:

1) The section line easement along the center quarter line has been removed, as it is not a section line.

The above revision constitutes the sole change made to the plat, aside from it's notation thereon.

The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights of way or any other item which would adversely affect this or adjacent properties. We therefore are submitting this plat for recording as corrected.

Cliff E. Baker
 CLIFFORD E. BAKER, R.L.S. 6/14/84
 REGISTRATION NO. LS-5182



CURVE DATA				
Δ	C	L	R	T
① 37° 14' 28"	185.40'	188.70'	290.32'	97.82'
② 37° 16' 32"	147.15'	149.77'	230.23'	77.64'
③ 52° 32' 11"	127.41'	131.99'	145.94'	71.02'

- LEGEND**
- ⊙ MONUMENT (Found this survey)
 - ⊕ MONUMENT (Set this survey)
 - 1/2" REBAR (Found this survey)
 - 5/8" x 30" REBAR W/ 1/2" AL SERV CAP (Set this survey)
 - () RECORD DATUM K.R.D. 76-15

- NOTES:**
- 1) PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL.
 - 2) A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - 3) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
 - 4) AS PER STAFF RECOMMENDATION 3 RESTRICTED LOTS TO INTERIOR ACCESS ONLY ALONG CONTINENTAL AND PAVILION DRIVE.

AMENDED

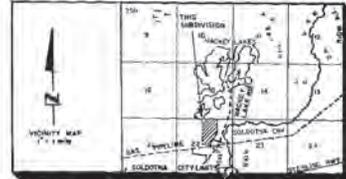
PAVILION SUBDIVISION, PART 2
 PAVILION PARK ESTATES ADDITION
 REFLECT OF LOTS
 6,7,8,9,10,11,12,13,14 BLOCK 2

LOCATED WITHIN
 1/4 SECTION 22, T44N, R10W, S4W ALASKA
 CONTAINING 34.5 ACRES

DOWLING-RICE and ASSOCIATES
 P.O. BOX 1974 SELDOVIA, ALASKA 99669

ENGINEERS: *262-5911* SURVEYORS

DATE: 4/23/83 SCALE: 1"=100'
 DRAWN BY: BRZ SHEET: 1
 CHECKED: CR SURVEYED: 6/7/83



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHTS-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

CLIFFORD E. BAKER, P.L.S.
 404 2ND AVE.
 ANCHORAGE, ALASKA 99501

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 1 DAY OF June 1983 FOR CLIFFORD E. BAKER, P.L.S.

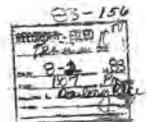
NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 2/21/84

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 9, 1983

KENAI PENINSULA BOROUGH
 AUTHORIZED OFFICIAL

CERTIFICATE OF APPROVAL BY THE
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 This subdivision has been reviewed in accordance with
 11 AAC 02.001 and is approved subject to any noted restrictions.



	Δ	C	L	R	T
①	37° 14' 28"	185.40	188.70	290.30	97.82
②	37° 18' 32"	147.15	149.77	230.23	77.64
③	52° 32' 11"	127.41	131.99	143.94	71.03

- LEGEND**
- ⊕ MONUMENT (Found this survey)
 - ⊙ MONUMENT (Not this survey)
 - 1/2" REBAR (Found this survey)
 - 5/8" x 30" REBAR w/ 1/2" AL. SERV. CAP (Not this survey)
 - ⊖ RECORD DATUM K.R.G. 78-18

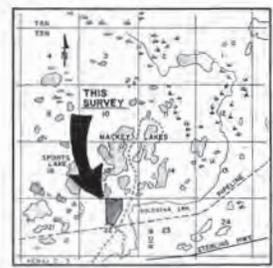
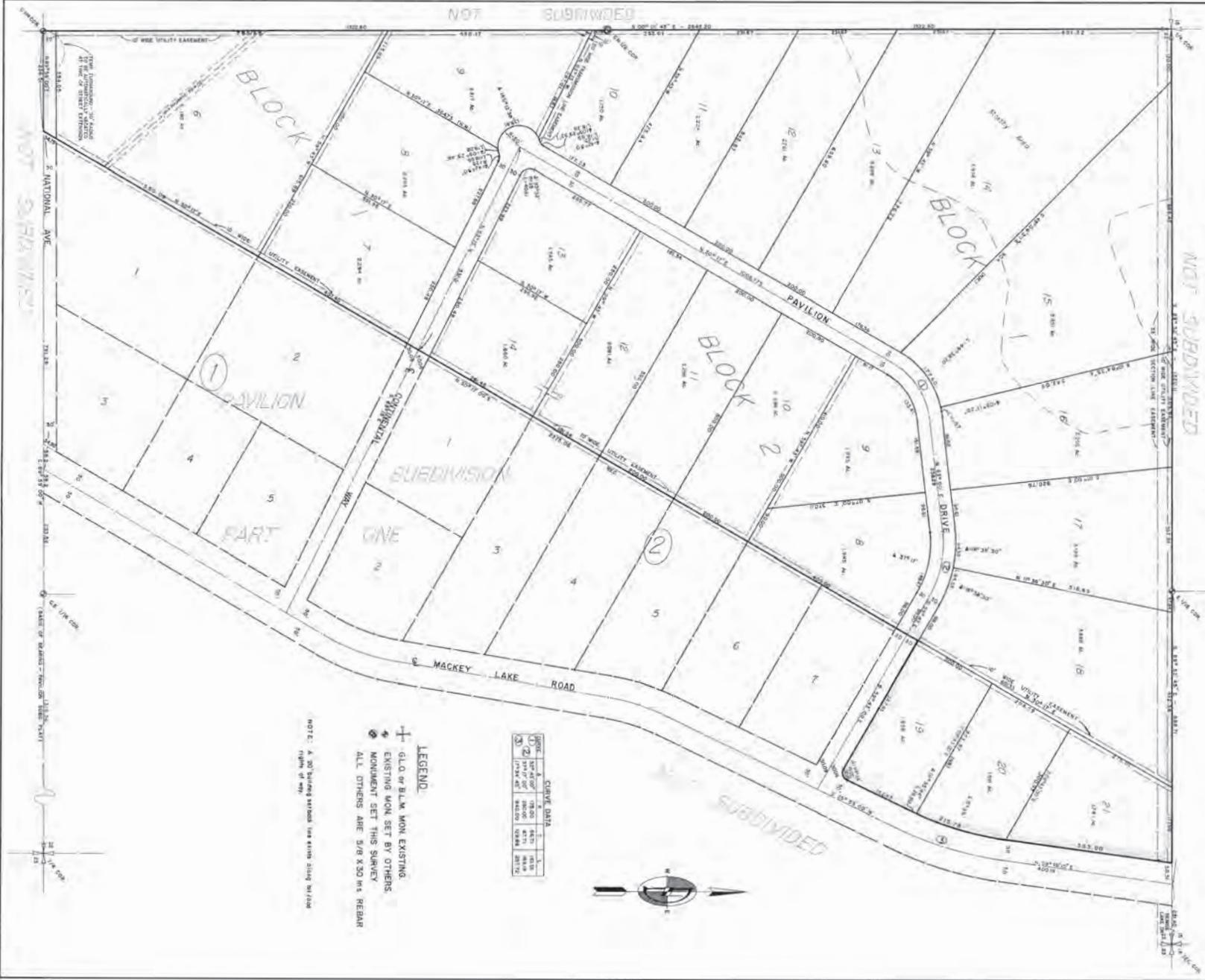
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 - 4) AS PER STAFF RECOMMENDATION 3 RESTRICT LOTS TO INTERIOR ACCESS ONLY ALONG CONTINENTAL AND PAVILION DRIVE.

PAVILION SUBDIVISION, PART 2
 PAVILION PARK ESTATES ADDITION
 RECLAMATION OF LOTS
 6,7,8,9,10,11,12,13,14 BLOCK 2

LOCATED WITHIN
 1/4 SEC 23, T26N, R15W, S4 ALASKA
 DISTRICT 14 TO ASHPH

DOWLING-RICE and ASSOCIATES
 P.O. BOX 874 SOLIDOTNA, ALASKA 99669

DESIGNED BY: [Signature] DATE: 7/10/83
 CHECKED BY: [Signature] DATE: 7/10/83
 DRAWN BY: [Signature] DATE: 7/10/83
 CALLED BY: [Signature] DATE: 7/10/83



CERTIFICATE OF OWNERSHIP AND RESIDENCY
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DESIGNATE ALL STREETS, ALLEYS, WALKS, DRAYS, UTILITY EASEMENTS AND OTHER OPEN SPACES SHOWN TO PUBLIC USE.
 DATE Nov 20 1975

STATE OF ALASKA
 THIRD JUDICIAL DISTRICT

ON THE 17th DAY OF Nov 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF ALASKA, PERSONALLY APPEARED Ruth Sowist, TO ME KNOWN TO BE THE PERSON DESCRIBED AS ADOPTING AND ACKNOWLEDGING TO CERTIFICATE OF OWNERSHIP AND RESIDENCY, AND ACKNOWLEDGED TO ME THAT HE EMPLOYED THE NAME AS HIS TRUE AND VOLUNTARY ACT. WITNESSE MY HAND AND OFFICIAL SEAL THE DAY, MONTH AND YEAR AFORESAID WRITTEN.
Ruth Sowist
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 1/1/78

PLAT APPROVAL
 PLAT APPROVED BY COMMISSION THIS 5th DAY OF January 1976
James E. Gibson, DATE 2/3/76
 MAYOR

NOTE: SEE LIST OF CITY ENGINEERS' RECORDS FOR THIS PLAT.

76-65
 1805
 Kenai
 2-8-76
 J.E.G.
 J.P.B.



PAVILION SUBDIVISION, PART 2

LOCATED WITHIN
 NE 1/4, SEC 20, T16N, R10W, ALASKA
 ANCHORAGE, ALASKA
DICKINSON-OSWALD-WALCH-LEE
 ENGINEERS - SURVEYORS
 ANCHORAGE, ALASKA

DESIGNED BY	ADD. DATE	SCALE	DATE	BY	NO.	DATE	NO.	FILE NO.
CHECKED BY	DATE	BY	DATE	REVAL.	DATE	NO.		

CURVE DATA

STATION	CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
1	S 89° 57' 30" W	100.00	S 89° 57' 30" W	100.00	S 89° 57' 30" W	100.00
2	S 89° 57' 30" W	100.00	S 89° 57' 30" W	100.00	S 89° 57' 30" W	100.00
3	S 89° 57' 30" W	100.00	S 89° 57' 30" W	100.00	S 89° 57' 30" W	100.00

LEGEND
 + GLO. OR BLM. MON. EXISTING
 * EXISTING MON. SET BY OTHERS
 * MONUMENT SET THIS SURVEY
 ALL OTHERS ARE 5/8" X 3/32" REBAR

NOTE: A 30' Building setback line exists along within right of way.

