

E. NEW BUSINESS

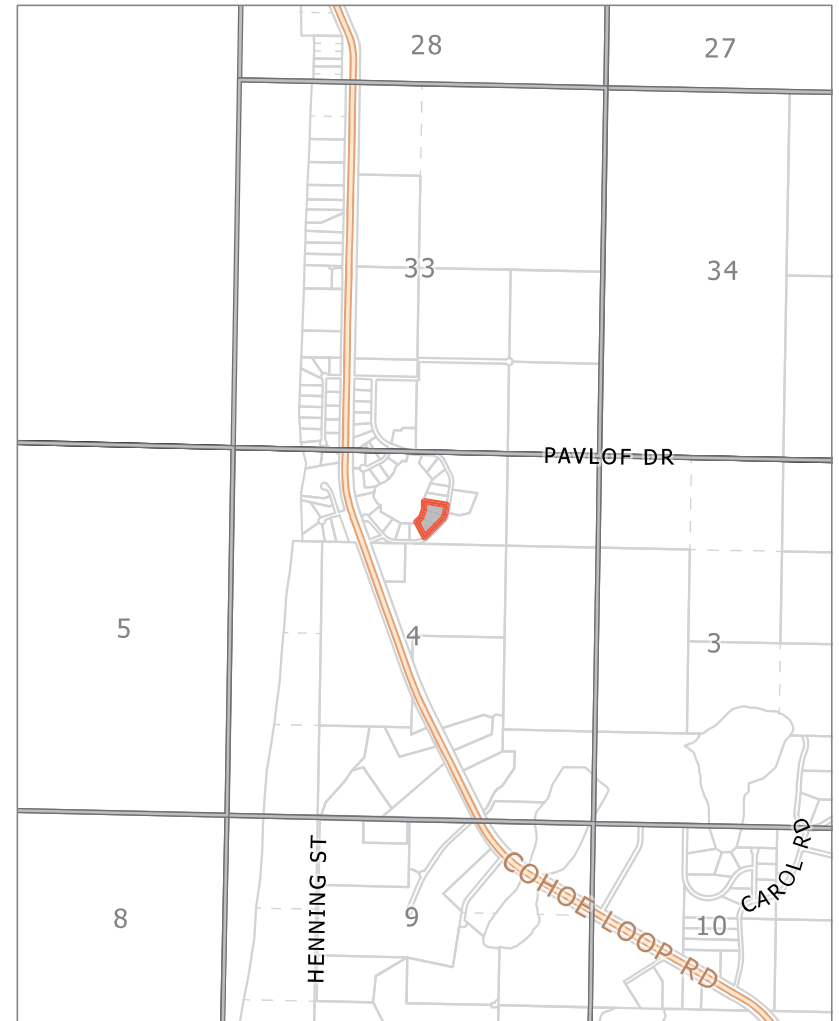
3. Highland Bluff Subdivision Quint Addition

KPB File 2025-120

Edge Survey & Design / Quint

Location: Pavlof Drive off Cohoe Loop Road

Cohoe Area



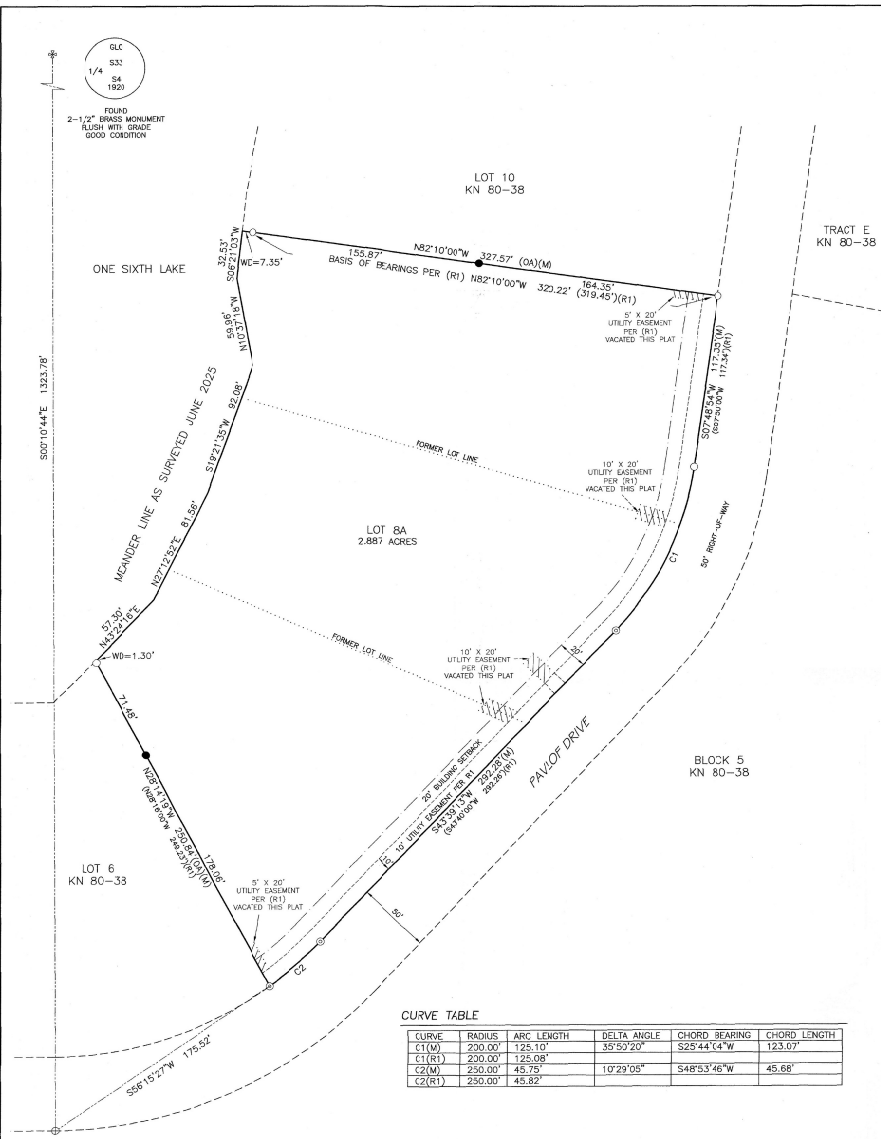
KPB File 2025-120
T 02N R 12W SEC 04
Cohoe



Aerial Map



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



NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT PER R1. 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.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
- THESE PARCELS SUBJECT TO EASEMENTS, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED MAY 19, 1969, VOLUME 35 PAGE 11, AND OCTOBER 20, 1969 VOLUME 36 PAGE 80, HOMER RECORDING DISTRICT.
- EXCEPTIONS TO KPB CODE 20.30.120, STREET WIDTH REQUIREMENTS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE SEPTEMBER 8, 2025 MEETING.
- WASTEWATER DISPOSAL THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON DECEMBER 10, 1979. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGEMENT

FOR: JANELLE KARA QUINT
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



NOTARY'S ACKNOWLEDGEMENT

FOR: KENNETH DAVID QUINT
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



LEGEND

- ⊕ FOUND B.L.M. MONUMENT AS REFERENCED
- ⊙ FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND PROPERTY CORNER - 3/8" REBAR NO CAF
- FOUND PROPERTY CORNER - 1/2" REBAR NO CAF
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
- (GTP) GRANTED THIS PLAT
- (M) MEASURED AND HELD
- (OA) OVERALL
- (R1) RECORD DATA SEE REFERENCE

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- 20 FOOT BUILDING SETBACK AND UTILITY EASEMENT
- FORMER LOT/EASEMENT LINE
- MONUMENT TIE LINE
- UTILITY EASEMENT VACATED

REFERENCES

- (R1) HIGHLAND BLUFF SUBDIVISION, PLAT 80-38, KENAI RECORDING DISTRICT

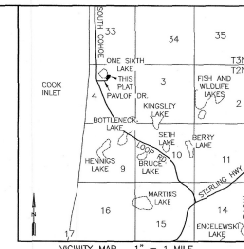
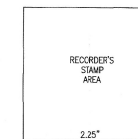
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 8, 2025.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

CERTIFICATE OF SURVEYOR

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



CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

JANELLE KARA QUINT
18861 DIEBENKORN CT.
RIVERSIDE, CALIFORNIA 92508

KENNETH DAVID QUINT
18861 DIEBENKORN CT.
RIVERSIDE, CALIFORNIA 92508

KPB FILE No. 2025-XXX

HIGHLAND BLUFF SUBDIVISION QUINT ADDITION

A REPLAT OF
LOT 7, 8 AND 9
HIGHLAND BLUFF SUBDIVISION
PLAT 80-38
HOMER RECORDING DISTRICT

LOCATED WITHIN:
NE 1/4 SECTION 4,
T24N, R12W, S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
HOMER RECORDING DISTRICT

OWNERS:
JANELLE KARA AND KENNETH DAVID QUINT
18861 DIEBENKORN CT.
RIVERSIDE, CALIFORNIA 92508

CONTAINING 2.887 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AOL# 1292 www.edgesurvey.net

DRAWN BY: JY DATE: 08/16/2025 PROJECT: 25-558
CHECKED BY: MA SCALE: 1" = 40' SHEET: 1 OF 1

KPB 2025-120

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
Highland Bluff Subdivision Quint Addition**

KPB File No.	2025-120
Plat Committee Meeting:	September 8, 2025
Applicant / Owner:	Janelle Kara Quint and Kenneth David Quint / California
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Pavlof Dr. off Cohoe Loop Road

Parent Parcel No.:	137-340-17, 137-340-18, 137-340-19
Legal Description:	T 02N R 12W SEC 04 SEWARD MERIDIAN KN 0800038 HIGHLAND BLUFF SUB LOTS 7, 8 & 9 BLK 4
Assessing Use:	Vacant, Accessory Building, Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.120

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine three lots into one large lot of size 2.887 acres and finalize a vacation of easements as shown.

Location and Legal Access (existing and proposed):

Legal access to the plat is off Pavlof Dr from Cohoe Loop Road near milepost 3. Pavlof Dr is a 50' dedication that is currently undeveloped near this plat. The owner has requested an exception to KPB 20.30.120 Streets – Width Requirements, which will be covered at the end of the staff report.

The plat is not dedicating any more right-of-way or vacating any right-of-way.

The plat is not affected by a section line easement either.

The block length is not compliant as it rounds past this plat, but with the location of One Sixth Lake on the west this plat is unable to provide any relief to break the block length. **Staff recommends** the Committee concur that an exception to KPB 20.30.170 is not needed at this time.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comments

Site Investigation:

Per the KPB Assessor the subdivision has a shed on the middle lot of the three being combined. The shed is not visible on the aerial photo though.

The KPB GIS contour data indicates there are steep areas on the plat through the middle of the lot from the southern boundary to the northeastern boundary. The slopes in the steep area look to be in the range of 25 – 30% and should have been included on the preliminary plat. KPB 20.60.010 does not require contours to be shown on the final plat unless the surveyor wishes to include the top and toe with directional arrows.

The KWF Wetlands assessment indicates the majority of the plat to be identified as Discharge Slope with portions near the lake being labeled as Depression. **Staff recommends** the surveyor add a note to the drawing and a line identifying the line between the two wetlands on the plat rather than hatching the entire plat. The appropriate wetlands note is located on the plat.

The River Center review did not identify the plat to be located in neither a FEMA designated flood zone or a habitat protection district.

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>
State of Alaska Fish and Game	

Staff Analysis

This part of land was previously surveyed as Government lots 2, 3 & 4 of Section 4, Township 2 North, Range 12 West SM Alaska. Highland Bluff Subdivision KN 80-38 platted the lots creating the subdivision as now shown. This platting action will combine lots 7, 8 & 9 of Block 4 into one large lot.

A soils report will not be required as the plat is combining three lots of a plat previously approved for wastewater disposal.

There does not appear to be any encroachments coming onto the plat, staff recommends the surveyor note any encroachments when doing the field work and if found notify staff of them and how they will be addressed.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

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

Utility Easements

The plat is vacating several anchor easements as noted on the plat with hatching. The parent plat labeled these as anchor easements rather than utility easements. **Staff recommends** the surveyor relabel the vacated easement as anchor easements and add a plat note referencing the Planning Commission meeting the easement was approved for vacation. The labels in the legend need to be changed from utility easement beside the hatching and lot easement changed to anchor easement.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The plat is proposing a new 10' utility easement along the front 10' adjacent to the right-of-way as listed at note 2

Utility provider review:

HEA	No comment
ENSTAR	No comment or recommendations
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: PAVLOF DR Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment
Central Emergency Services	No conflicts or issues

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Carry forward plat notes 4, 5, 7 & 9 from the parent plat KN80-38

In the legend, revise the line label of 'Former lot/easement line' to "Former Anchor Easement" as per KN80-38.

The hatching label needs changed to anchor easement instead of utility easement in the legend.

PLAT NOTES TO ADD

Add a plat note that the utility easement shown 'vacated this plat' were granted approval for vacation at the Planning Commission meeting of September 8, 2025.

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 2025-120
Change the recording district to Kenai.

- 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:

Tract E needs Block 5 added and needs depicted lower on the drawing.
Block 4 needs added to the two parcels north and south.

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Majority of plat is located in *Discharge Slope* and a small portion in the west edge is in *Depression*. These areas should be noted and rather than hatching, a line showing the division should be added.

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

Staff recommendation:

Block 4 needs added to the parcel.label

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.

EXCEPTIONS REQUESTED:

- A. KPB 20.30.120 Street Width Requirements**

Surveyor's Discussion:

The petitioner requests an exception to KPB 20.30.120 to allow Pavlof Drive to remain a 50 – foot right-of-way without dedicating an additional 10 feet

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Pavlof Drive was originally dedicated as a 50-foot right-of-way on Plat 80-38 and accepted by the Borough as adequate at the time.
2. Pavlof Drive is currently undeveloped and is unlikely to be constructed to Borough standards or accepted into the Borough road maintenance program.
3. The topography along Pavlof Drive includes steep slopes and challenging terrain, which makes roadway expansion and additional dedication impractical without significant site disturbance.
4. The proposed parcel is limited in usable area due to terrain; dedicating an additional 10 feet would further reduce the building space and negatively impact reasonable lot development.
5. The existing 50-foot right-of-way is adequate for the current and anticipated traffic volume for this area, as there are a limited number of parcels served by Pavlof Drive.
6. Adjacent parcels along the north side of Pavlof Drive are unlikely to be further subdivided; therefore, future dedication of additional right-of-way from these parcels is improbable.
7. If Block 5 of Plat 80-38 is subdivided in the future, it could dedicate additional right-of-way to meet Borough standards if necessary.
8. No immediate Borough transportation plans indicate a need for a wider corridor in this location and the current dedication is sufficient for local access purposes.

Staff Discussion:

20.30.120. - Streets—Width requirements.

A. The minimum right-of-way width of streets shall be 60 feet.

B. Additional right-of-way or easement width may be required to provide for the construction of side slopes or to otherwise accommodate right-of-way construction standards set forth in KPB Title 14.

Findings.

9. Highland Bluff Subdivision KN 80-38 reserved in the plat notes a slope easement along Pavlof Drive that is to be carried forward to this plat.

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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the 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 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
Findings 3- 5 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, 2, 5 & 8 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 4 & 8 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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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.

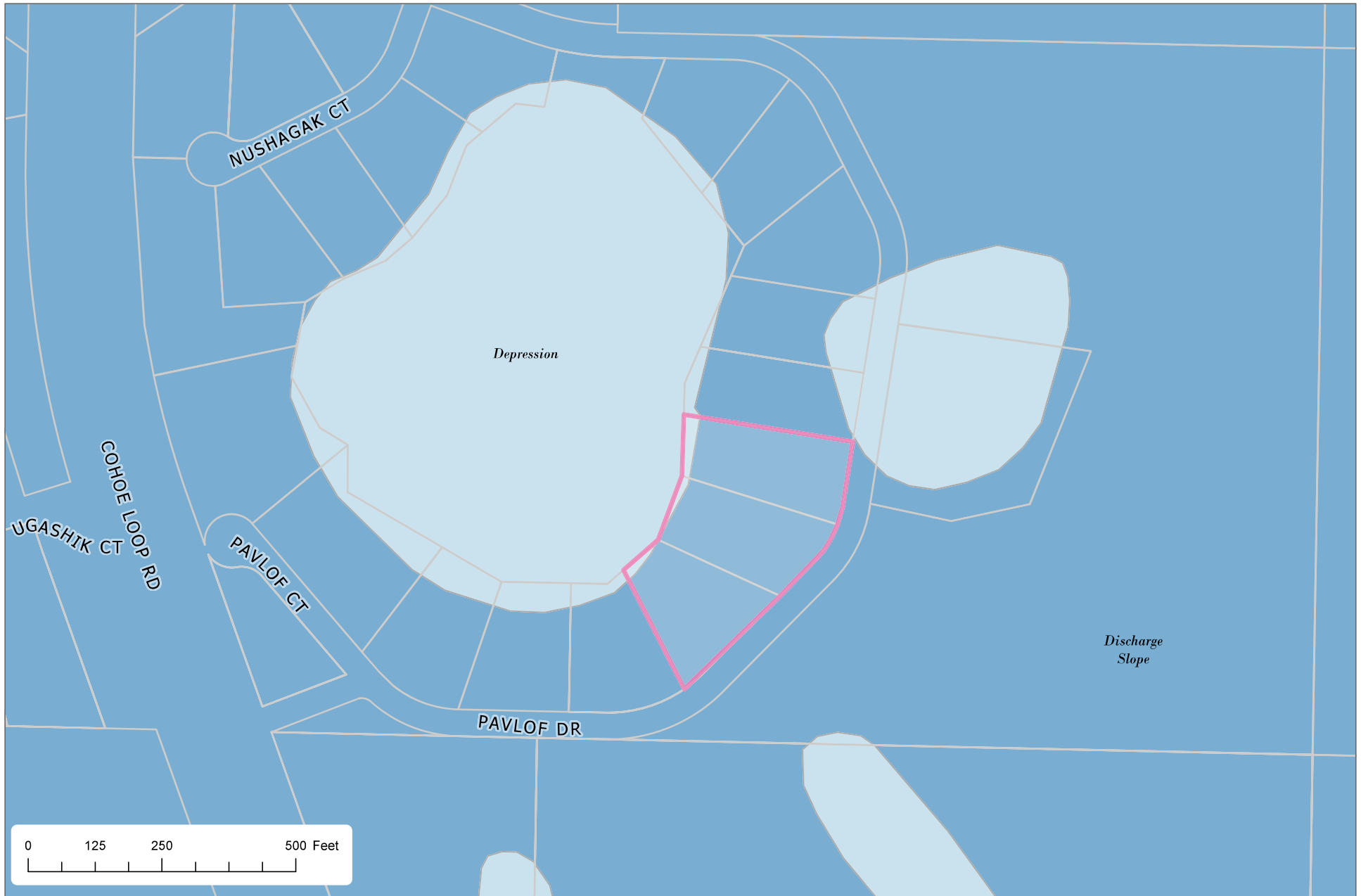
END OF STAFF REPORT



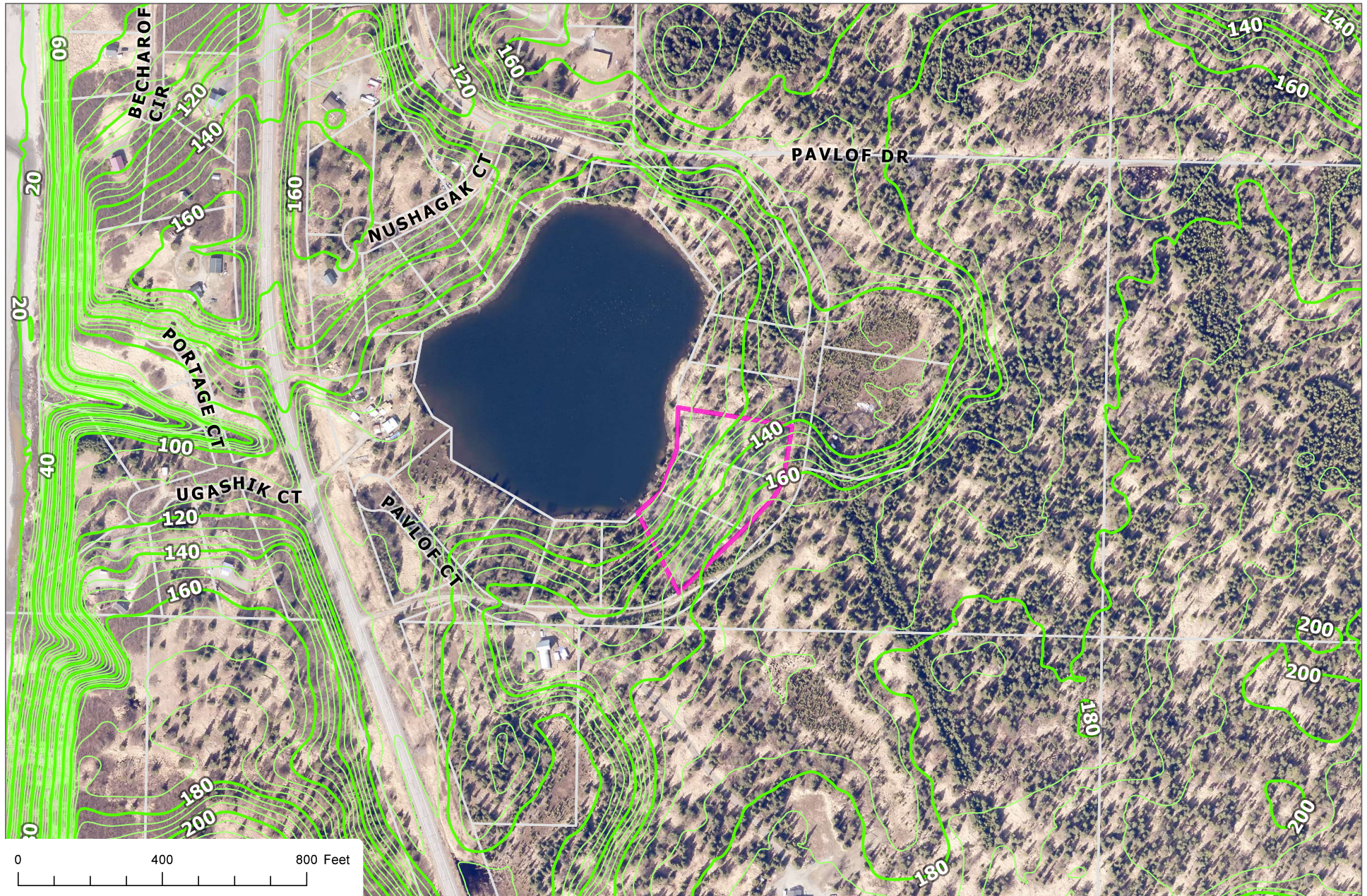
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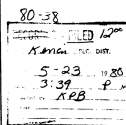
Wetlands



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NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED ON CHOE LOOP ROAD FOR LOTS ADJACENT THERETO EXCEPT FOR COMMON DRIVEWAYS ACCESSING THE LOT. THE FOLLOWING CONDITIONS APPLY TO ANY LOT ACCESSING CHOE LOOP ROAD:

1. ANY LOT ACCESSING CHOE LOOP ROAD MUST BE APPROVED BY THE STATE OF KANSAS.
2. A 20' FOOT SETBACK FROM ANY RIGHT-OF-WAY OF LOT APPLIES TO ALL LOTS THAT ARE SUBJECT TO THIS DIVISION.
3. ALL LOTS ADJACENT TO CHOE LOOP ROAD WILL BE AUTOMATICALLY VACATED WHEN THAT STREET IS EXTENDED.
4. ALL LOT LINES INTERSECTING MEANLINE SHALL EXTEND TO ROAD CENTERLINE.
5. ALL LOT LINES ARE RADIAL TO INTERSECTED CURVES UNLESS OTHERWISE NOTED.
6. ALL ONSITE SEPTIC SYSTEMS MUST MEET THE PERTINENT REQUIREMENTS OF THE STATE AND/OR BOROUGH WHEN BUILT.
7. NO LOT SHALL BE PLACED NEARER THAN 75 FEET FROM LAKEHURST.
8. TRACTS A, B, C & D ARE HELD IN COMMON BY AND FOR THE BENEFIT OF THE BOROUGH OF CHOE LOOP. PROPERTY WITHIN THIS SUBDIVISION
9. SHALL BE MAINTAINED SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1' FOOT VERTICAL IS RESERVED ADJACENT TO BIGHORN DRIVE AND PAUL OF DRIVE.
10. THE BOROUGH OF CHOE LOOP RESERVES THE RIGHT TO REMOVE SLOPE SUCCESSIONS AND ASSIGNS THE RIGHT TO REMOVE SLOPE SUCCESSIONS TO THE BOROUGH OF CHOE LOOP.
11. ANY TIME THE BOROUGH OF CHOE LOOP IS CONSTRUCTED AS APPROVED BY THE BOROUGH OF CHOE LOOP.
12. THE BOROUGH OF CHOE LOOP WAS DELETED FROM THIS PLAT.

 DOWL ALUMINUM MONUMENT SET
 BLM BRASS CAP MONUMENT FOUND
 STATE BRASS CAP MONUMENT FOUND
 REMAINING CORNERS SET WITH 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO
BEFORE ME THIS 15th DAY
OF February 1980

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 21 DAY
OF Mar 1980.

MY COMMISSION
EXPIRES
2/12/81

NOTARY'S SIGNATURE

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 STREETS,
ALLEYS, WALKS, PARKS AND UTILITY EASEMENTS

FOR PAGES 3100 WINTER DRIVE, BACH, AR

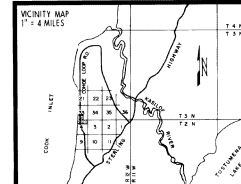
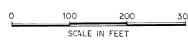
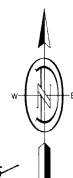
JOHN FACCIO
JOHN FACCIO
SARAH

GEORGE JELICH
ELIZABETH A. JELICH

STEPHAN E. ENEVOLO, MELFORD O. ENEVOLO
ROSE ENEVOLO, CAMMERICH PETRUSKA,
ELIZABETH I. PETRUSKA AND EUGENE
FISCHER, ALL BY TOM MACCIO ATTORNEY

THIS PLAT WAS APPROVED BY THE
KENAI PENINSULA BOROUGH
PLANNING COMMISSION AT THE
MEETING OF 10/1/2000

Philip Waring
AUTHORIZED OFFICIAL FOR
KENAI PENINSULA BOROUGH



HIGHLAND BLUFF SUBDIVISION

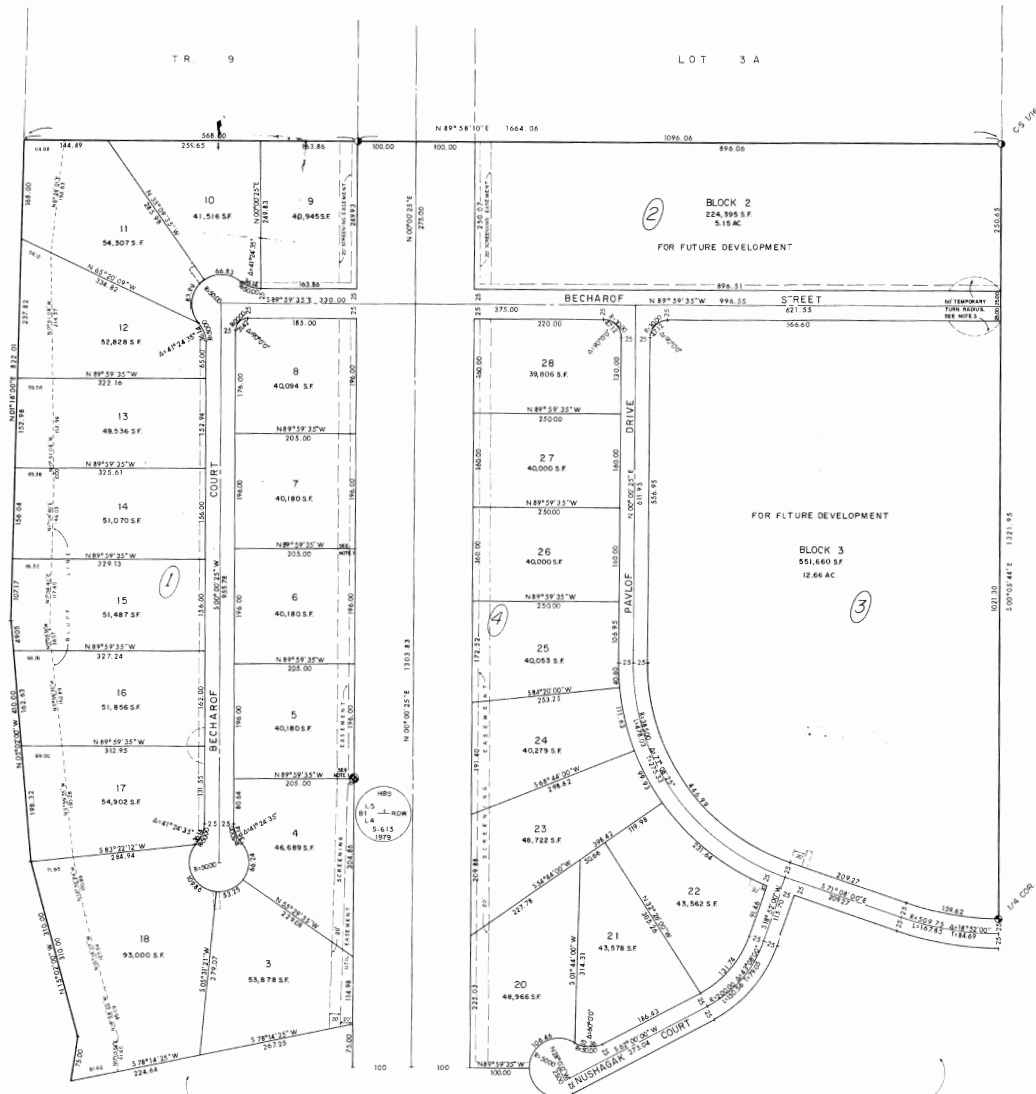
A 139.7 ACRE SUBDIVISION OF SECTION LOT 4
SEC.33, T3N, R12 W AND SECTION LOTS 2, 3 & 4
SEC.4, R2N, R 12 W, SEWARD MERIDIAN, ALASKA
SHEET 1/2



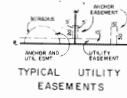
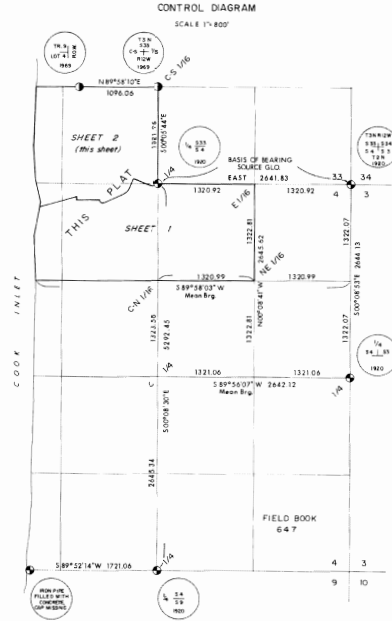
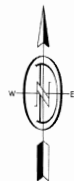
DICKINSON · OSWALD · WALCH · LEE
ENGINEERS 4040 B ST. ANCH, AK.

DRN SHOWE	SC 13100	WO11887	REF 121-3942	DATE 8/79	131-20
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COOK INLET



U N S U B D I V I D E D



80-38
5-23
3:37
KPB

HIGHLAND BLUFF SUBDIVISION

SHEET 2/2

DICKINSON-OSWALD-WALCH-LEE ENGINEERS 4040 B ST, ANCH, AK

DRN STEVE [SC 1"=100'] WD 11887 REF 1213942 DATE 8/79 131-208