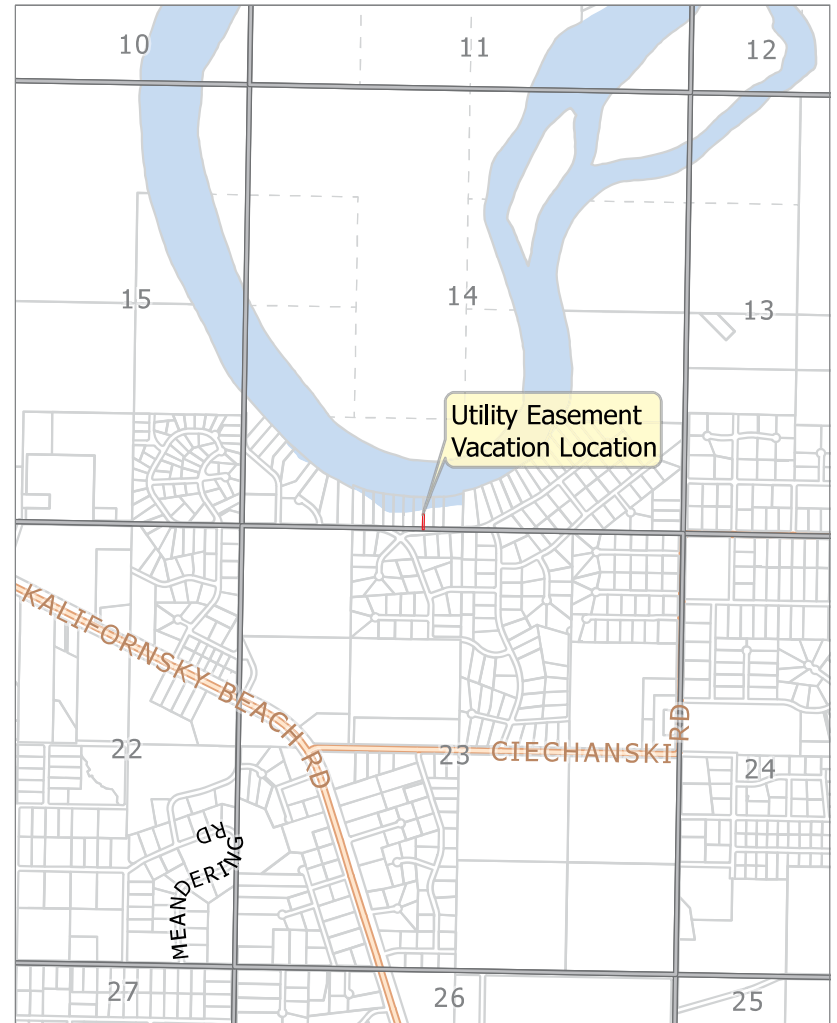


## **E. NEW BUSINESS**

- 1. Utility Easement Vacation; KPB File 2023-112V  
McLane Consulting / Roberts, Presley  
Request: vacates an approximate 3000' utility easement  
granted by South Bluff Estates KN 2002-42  
Kalifornsky Area**



KPB File 2023-112V  
T 05N R 11W SEC 14 & 23  
Kalifornsky

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.



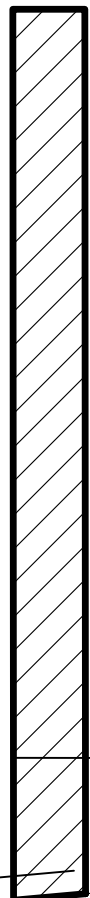
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



LOT 6-A  
BLOCK 1  
KN2024-15

LOT 8-A  
BLOCK 1  
KN2024-15

LOT 9 - BLOCK 1  
KN2002-42



15' x 200' UTILITY EASEMENT PER  
KN2002-42 HEREBY VACATED

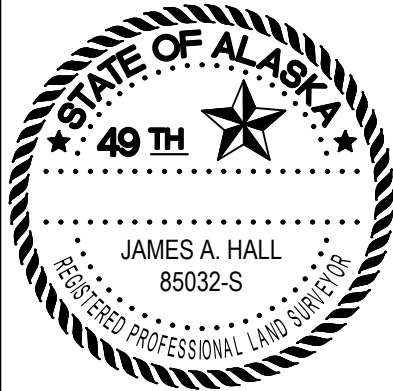
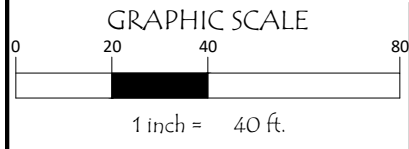
33' SLE

20' BUILDING SETBACK

SECTION 14  
SECTION 23

15' UTILITY EASEMENT PER KN2002-42 TO REMAIN

WINRIDGE AVE 60' R/W



**SOUTH BEND BLUFF ESTATES  
UTILITY EASEMENT VACATION EXHIBIT**

15' x 200' UTILITY EASEMENT PER SOUTH BEND BLUFF ESTATES (KN2002-42) ENCUMBERING LOT 8-A BLOCK 1 SOUTH BEND BLUFF ESTATES 2023 REPLAT (KN2024-15) HEREBY VACATED

DANIEL R. PRESLEY & JENNIFER ROBERTS (OWNERS)  
PO BOX 3288, SOLDOTNA, AK 99669  
3000 S.F. M/L SITUATED IN THE SW1/4 SEC.14 & NW1/4 SEC.23, T5N, R11W, SM, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING  
SURVEYING - MAPPING  
P.O. BOX 468  
SOLDOTNA, AK. 99669  
VOICE: (907) 283-4218  
FAX: (907) 283-3265  
WWW.MCLANECG.COM

|              |           |
|--------------|-----------|
| Project No.  | 242014    |
| Date :       | APR. 2024 |
| Drawn by :   | JAH       |
| Scale :      | 1" = 40'  |
| KPB File No. | 2023-112V |

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - UTILITY EASEMENT ALTERATION**

VACATES AN APPROXIMATE 3,000 FOOT UTILITY EASEMENT VACATION GRANTED BY SOUTH BEND BLUFF ESTATES KN 2002-42, GRANTED BY SOUTH BEND BLUFF ESTATES KN 2002-42 (KN 2023042); WITHIN S14, T05N, R11W, SEWARD MERIDIAN, ALASKA, WITHIN THE KENAI PENINSULA BOROUGH.

|                                     |   |
|-------------------------------------|---|
| <b>KPB File No.</b>                 | 2023-112V   |
| <b>Planning Commission Meeting:</b> | May 13, 2024  |
| <b>Applicant / Owner:</b>           | Daniel R. Presley and Jennifer Roberts of Soldotna Alaska |
| <b>Surveyor:</b>                    | James Hall / McLane Consulting, Inc                       |
| <b>General Location:</b>            | Winridge Ave near Ciechanski Rd in Kalifornsky area       |

**STAFF REPORT**

**Specific Request / Purpose as stated in the petition:**

Vacate the 15' x 200' utility easement encumbering the property that is not necessary to provide utilities to the property.

**Notification:** Notice of vacation mailings were sent by regular mail to 49 owners of property within 600 feet. Notice of the proposed vacation was emailed to 6 agencies and interested parties.

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building.

**Staff Analysis:**

The petition is to vacate a 15' x 200' wide utility easement located running up the westerly third of the recently combined and created Lot 8-A Block 1 South Bend Bluff Estates 2023 Replat KN 2024-15.

Current utilities utilize the 15' utility easement established by KN2002-42 located on the front 15 feet adjacent to the right-of-way.

Utility reviews were all acceptable of the vacation as no utilities are located within the easement to be vacated. There were no comments that the easement was to be used in the future either.

**Utility provider review:**

|        |   |
|--------|---|
| HEA    | agreeable to the vacation of the 15' x 200' utility easement per plat KN2002-42 as there are no electric lines in this easement and all lots are currently being served with electricity. |
| ENSTAR | no comments or recommendations.   |
| ACS    | no objections.  |
| GCI    | Approved as shown.  |

**Findings:**

1. The current use of the property is by the same owner that has combined Properties into Lot 8-A Block 1 KN2024-15
2. The large utility easement is not necessary to provide utilities to the property.
3. The 15' utility easement along Winridge Avenue will remain and provides adequate accessibility to utilities.
4. The easement is not in use.
5. South Bend Bluff Estates, Plat KN 2002-42, granted a 15' x 200' wide utility easement between the west boundary of Lot 8 and the east boundary of Lot 7 from the shared border with Winridge Avenue.
6. South Bend Bluff Estates 2023 Replat, KN 2024-15, subdivided Lot 6, 7 and 8 KN 2002-42, into 2 parcels creating Lot 6-A and Lot 8-A.

7. KN 2024-15 carried forward the 15' x 200' utility easement on the former west boundary of Lot 8 and the east boundary of Lot 7, which is now located in the middle western portion of Lot 8-A, KN 2024-15.
8. No surrounding properties will be denied utilities.

---

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

Make the following corrections:

- Add the section line and labels and 33' Section line easement to the drawing as shown on South Bend Bluff Estates 2023 Replat KN2024-15
- Label the 20' building setback line

---

**RECOMMENDATION:**

Based on consideration of the merits as outlined by Staff comments and Staff findings, Staff recommends APPROVAL of the utility easement alteration as petitioned, subject to:

1. Grant utility easements requested by the Planning Commission and utility providers.
2. Finalizing the approval of the easement alteration by either;
  - a. The recording of a subdivision plat within 12 months or,
  - b. The recording of a utility easement alteration resolution within 90 days of the adoption of the resolution by the Planning Commission, with the following requirements:
    - i. An exhibit drawing showing, and dimensioning, the utility easement alteration area, prepared, signed and sealed by a licensed land surveyor. The exhibit drawing will be attached to, and recorded with, the resolution.
    - ii. The applicants will provide the recording fee for the resolution and its attachment to the Planning Department.
    - iii. The Planning Department is responsible for filing the Planning Commission resolution.

**20.65.070 Alteration of platted utility easements**

- E. A planning commission decision under this section is final. A notice of decision shall be sent to the petitioner. No reapplication or petition concerning the same alteration to platted utility easement may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed. If the reasons for denial are resolved, the petitioner may submit a new petition for alteration of platted utility easement with documentation that the issues have been resolved, accompanied by a new fee.**
- F. An appeal of the planning commission decision under this section must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*

- *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
- *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
    - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

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**END OF STAFF REPORT**

**KENAI PENINSULA BOROUGH PLANNING COMMISSION  
RESOLUTION 2024-7  
KENAI RECORDING DISTRICT**

Vacates an approximate 3,000 foot utility easement vacation granted by South Bend Bluff Estates KN 2002-42, granted by South Bend Bluff Estates KN 2002-42 (KN 2023042); within S14, T05N, R11W, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2023-112V

WHEREAS, a request has been received from Jennifer Roberts and Daniel R Presley of Soldotna, AK to Vacates an approximate 3,000 foot utility easement vacation granted by South Bend Bluff Estates KN 2002-42 granted by South Bend Bluff Estates KN 2002-42 (KN 2023042); and

WHEREAS, affected utility companies have provided written non-objection to the proposed vacation; and

WHEREAS, the Kenai Peninsula Borough Roads Department provided written non-objection to the proposed vacation; and

WHEREAS, the easement is not in use by the utility companies; and

WHEREAS, no surrounding properties will be denied utilities; and

WHEREAS, on May 13, 2024, the Kenai Peninsula Borough Planning Commission addressed all concerns about the proposed vacation; and

WHEREAS, the Planning Commission has found that vacating the utility easement will not be detrimental to the public interest; and

WHEREAS, 20.70.140 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish vacations by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the above described Vacates an approximate 3,000 foot utility easement vacation granted by South Bend Bluff Estates KN 2002-42 are hereby vacated.

Section 2. That an as-built survey or sketch prepared, signed, and sealed by a licensed land surveyor showing the locations of the portions of the utility easements being vacated be attached to, and made a part of this resolution, becoming page 2 of 2.

Section 3. That this resolution is eligible for recording upon being signed by the Planning Commission chairperson and will be deemed void if not recorded within 90 days of adoption.

Section 4. That this Resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fee.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.


\_\_\_\_\_  
Jeremy Brantley, Chairperson  
Planning Commission

ATTEST: \_\_\_\_\_  
Ann Shimberg,  
Administrative Assistant

Return to:  
Kenai Peninsula Borough Planning Department  
144 N. Binkley Street  
Soldotna, Alaska 99669

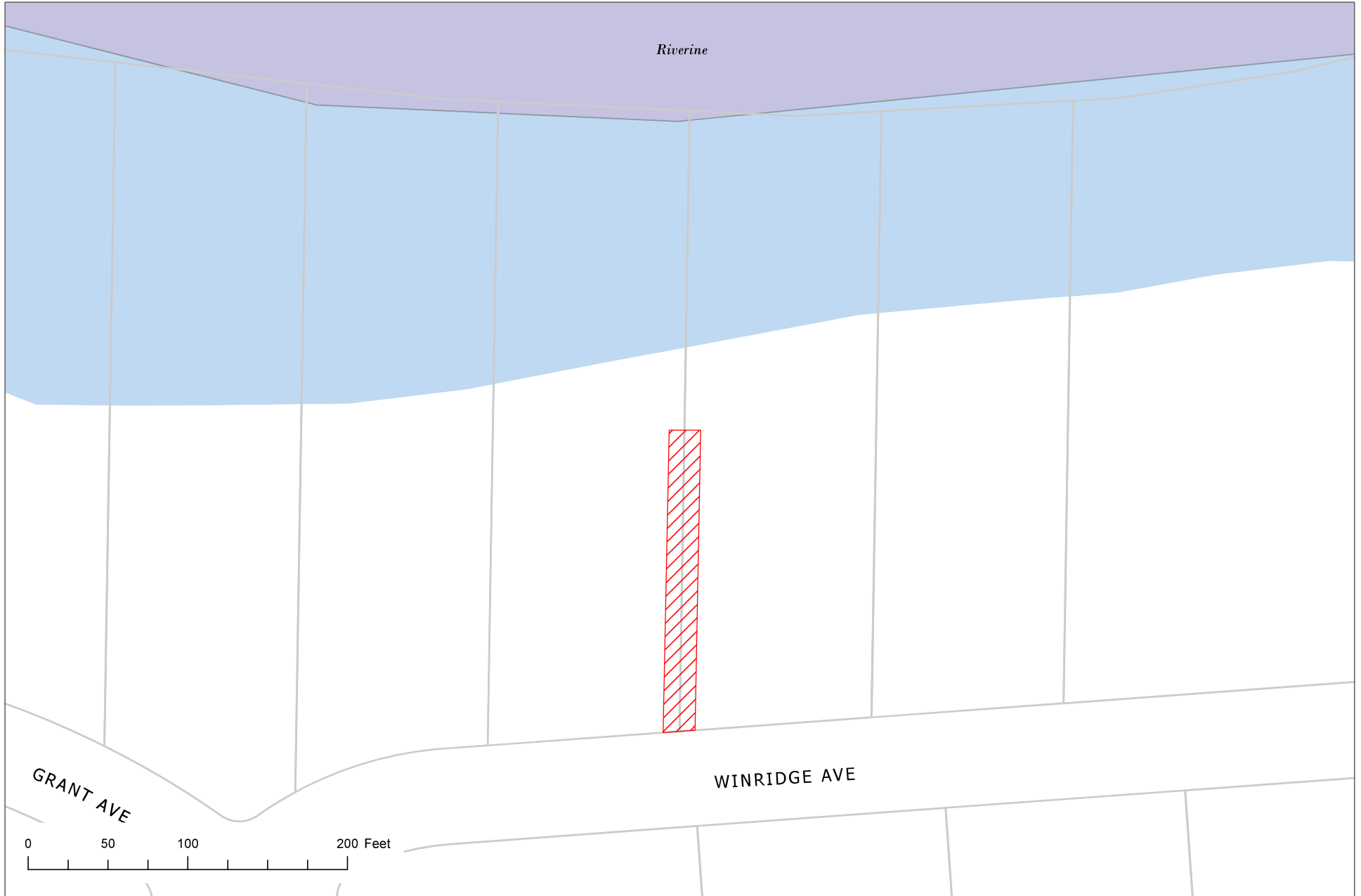




 Utility Easement Vacation



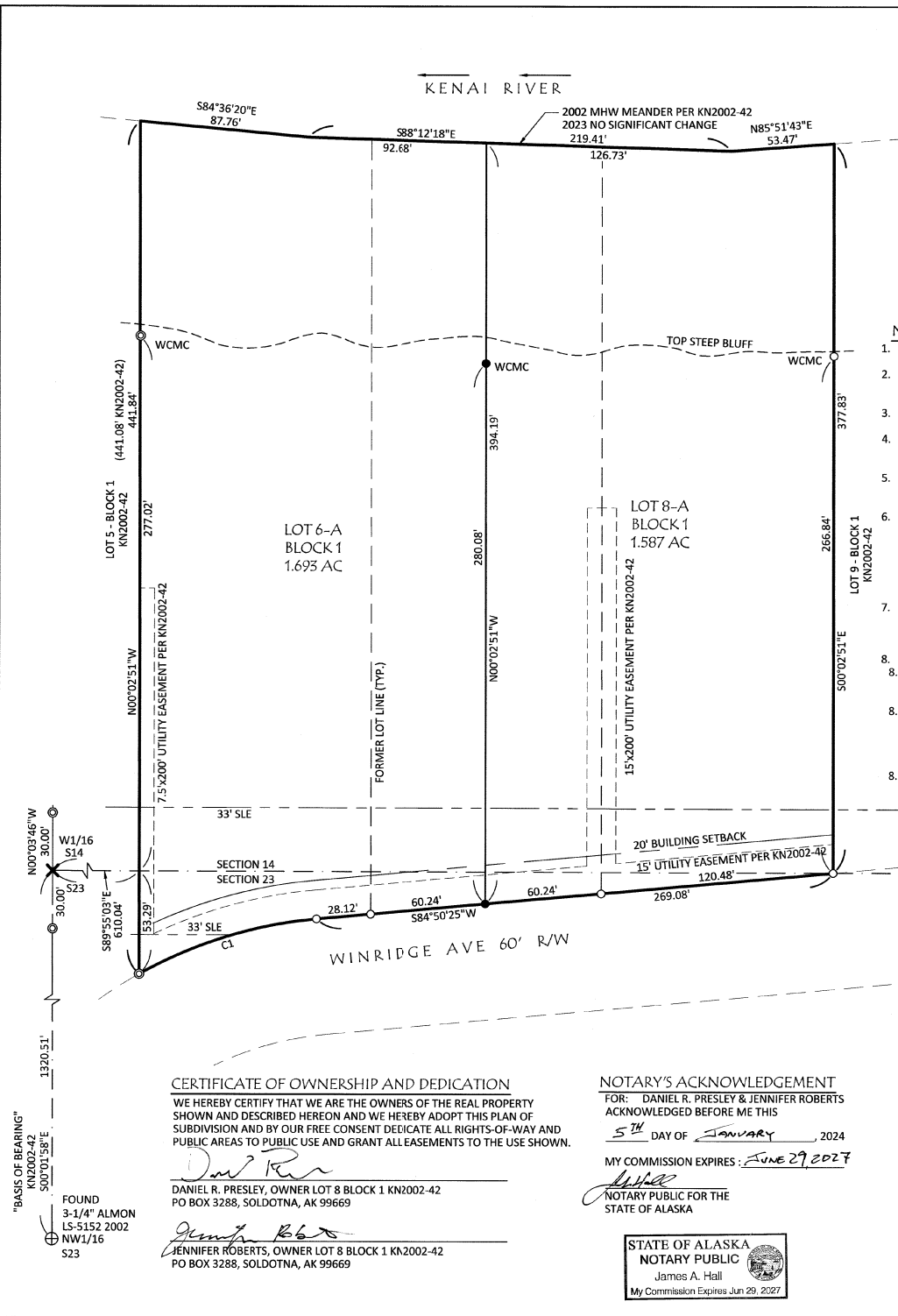
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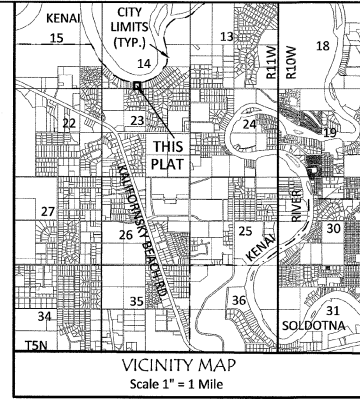
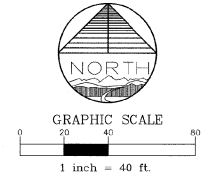
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- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR
  - FOUND 1-1/2" ALCAP LS-5152 2002
  - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
  - ✕ NOTHING FOUND OR SET POSITION ESTABLISHED FROM REFERENCE CORNERS AS SHOWN
- RECORD AND MEASURED DATA AGREE UNLESS NOTED OTHERWISE



- 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 SETBACK - A BUILDING SETBACK 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 15 FEET OF THE 20 FOOT BUILDING SETBACK ADJOINING RIGHTS-OF-WAY IS A UTILITY EASEMENT PER KN2002-42.
  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. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE KENAI RIVER FORM THE TRUE BOUNDS OF EACH PARCEL. THE 2002 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY.
  6. SOME OR ALL THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21, CHAPTER 6 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
  7. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. WIDTH AND DEVELOPMENT MAY BE RESTRICTED UNDER TITLE 21, CHAPTER 18 OF KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
  8. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
    - 8.1. AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON APRIL 14, 1970 IN BOOK 37, PAGE 81, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
    - 8.2. COVENANTS, CONDITIONS & RESTRICTIONS RECORDED JUNE 26, 2002 IN DOCUMENT No. 2002-005876-0 KR D AND AMENDED APRIL 29, 2010 IN DOCUMENT No. 2010-003393-0 KR D. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.
    - 8.3. KENAI PENINSULA BOROUGH RESOLUTION 2022-001 RECORDED FEBRUARY 17, 2022 IN DOCUMENT No. 2022-001403-0 KR D.

**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 FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Scott M. Cunningham*  
 SCOTT M. CUNNINGHAM, OWNER LOTS 6 & 7 BLOCK 1 KN2002-42  
 37100 EDGEWOOD DR, KENAI, AK 99611

*Dena R. Cunningham*  
 DENA R. CUNNINGHAM, OWNER LOTS 6 & 7 BLOCK 1 KN2002-42  
 37100 EDGEWOOD DR, KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: SCOTT M. & DENA R. CUNNINGHAM  
 ACKNOWLEDGED BEFORE ME THIS

17<sup>th</sup> DAY OF JAN, 2024  
 MY COMMISSION EXPIRES: 06/04/2024

*Hasni Ahmed*  
 NOTARY PUBLIC FOR THE STATE OF ALASKA



| CURVE TABLE |           |         |         |         |                   |              |
|-------------|-----------|---------|---------|---------|-------------------|--------------|
| CURVE #     | DELTA     | RADIUS  | LENGTH  | TANGENT | CHORD BEARING     | CHORD LENGTH |
| C1          | 24°09'56" | 230.00' | 97.01'  | 49.24'  | S 72° 45' 27" W   | 96.29'       |
| *C13*       |           |         | *97.02* |         | *S 72° 45' 22" W* | *96.30*      |
| KN2002-42   | 24°10'05" |         |         |         |                   |              |

**WASTEWATER DISPOSAL**

THE EXISTING PARENT SUBDIVISION WAS APPROVED BY THE KENAI PENINSULA BOROUGH (APRIL 22, 2002) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20.40.040(A)(4)(A). FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 20.40.020(I)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**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 FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

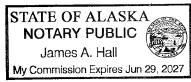
*Daniel R. Presley*  
 DANIEL R. PRESLEY, OWNER LOT 8 BLOCK 1 KN2002-42  
 PO BOX 3288, SOLDOTNA, AK 99669

*Jennifer Roberts*  
 JENNIFER ROBERTS, OWNER LOT 8 BLOCK 1 KN2002-42  
 PO BOX 3288, SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: DANIEL R. PRESLEY & JENNIFER ROBERTS  
 ACKNOWLEDGED BEFORE ME THIS

5<sup>th</sup> DAY OF JANUARY, 2024  
 MY COMMISSION EXPIRES: JUNE 29, 2027

*James A. Hall*  
 NOTARY PUBLIC FOR THE STATE OF ALASKA



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 13, 2023.

*Uma Paschall* 3/20/2024  
 AUTHORIZED OFFICIAL DATE



2024-15

**Plat #**  
 Kenai

Rec Dist  
 326

Date  
 2024

Time  
 3:01 P.M.

**SOUTH BEND BLUFF ESTATES 2023 REPLAT**

A RESUBDIVISION OF LOTS 6, 7 & 8 BLOCK 1 SOUTH BEND BLUFF ESTATES (KN2002-42)

|   |  |
|---|--|
| SCOTT M. CUNNINGHAM<br>37100 EDGEWOOD DR<br>KENAI, AK 99611 | DANIEL R. PRESLEY<br>PO BOX 3288<br>SOLDOTNA, AK 99669 |
| DENA R. CUNNINGHAM<br>37100 EDGEWOOD DR<br>KENAI, AK 99611  | JENNIFER ROBERTS<br>PO BOX 3288<br>SOLDOTNA, AK 99669  |

3.281 AC. M/L SITUATED IN THE SW1/4 SECTION 14 & NW1/4 SECTION 23, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

|                |  |                       |
|----------------|--|-----------------------|
|                | ENGINEERING - TESTING SURVEYING - MAPPING<br>P.O. BOX 468<br>SOLDOTNA, AK 99669<br>VOICE: (907) 283-4218<br>FAX: (907) 283-3265<br>WWW.MLANECG.COM | KPB File No. 2023-112 |
|                |  | PROJECT No. 232026    |
| SCALE 1" = 40' | DATE: OCT. 2023  | BOOK No.: 22-04       |
|                |  | DRAWN BY: JAH         |

**KPB NOTES: See PC Resolutions 2011-25 and 2012-04 and 2020-04**

**NOTES:**

- Proposed land uses are recreational, residential, agricultural, and commercial.
- Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- Front 15 ft. of the building setback adjacent to rights-of-way is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 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.
- An exception was granted to KPB 20.20.190 for Lots 1-9 Block 1 by the Plat Committee at the meeting of April 22, 2002.
- The natural meanders of the line of Mean High Water or Ordinary High Water forms the true bounds of the subdivision. The approximate line of Mean High Water or Ordinary High Water, as shown, is for computations only. The TRUE property corners being on the extension of the side lot lines and their intersection with the natural meanders.
- Portions of this subdivision are within the Kenai Peninsula Borough 50 Ft. Anadromous Stream Habitat Protection Area. Development may be restricted under Chapter 21-18 Borough Code of Ordinances.
- No structures shall be constructed or placed within the drainage easement that would inhibit the natural drainage.
- The mapped flood limits shown on FIRW map 2045 dated July 5, 1983 falls along a steep bluff near the MHW line shown and does not affect the usable area of the lots within this subdivision.
- Development within this subdivision is subject to covenants recorded in the Kenai Recording Districts.
- WASTEWATER DISPOSAL:** 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.

M. Thaurmann 3302-G 12 June 02  
 Engineer License # Date

**LEGEND:**

- Monument (found)
- 2-1/2" Alum. Cap Monument (set)
- Iron Pipe (found)
- Rebar with Yellow Plastic Cap (found)
- 1/2" Rebar (found)
- 5/8" Rebar (set)
- Witness Corner Meander Corner  
5/8" Rebar (set)
- Record Datum - Winridge Estates Subd. Part One Plat # 85-122 KR0
- Record Datum - Murrendon Ranch Plat # 98-7 KR0
- Record Datum - Phillips Subdivision Plat # 79-190 KR0

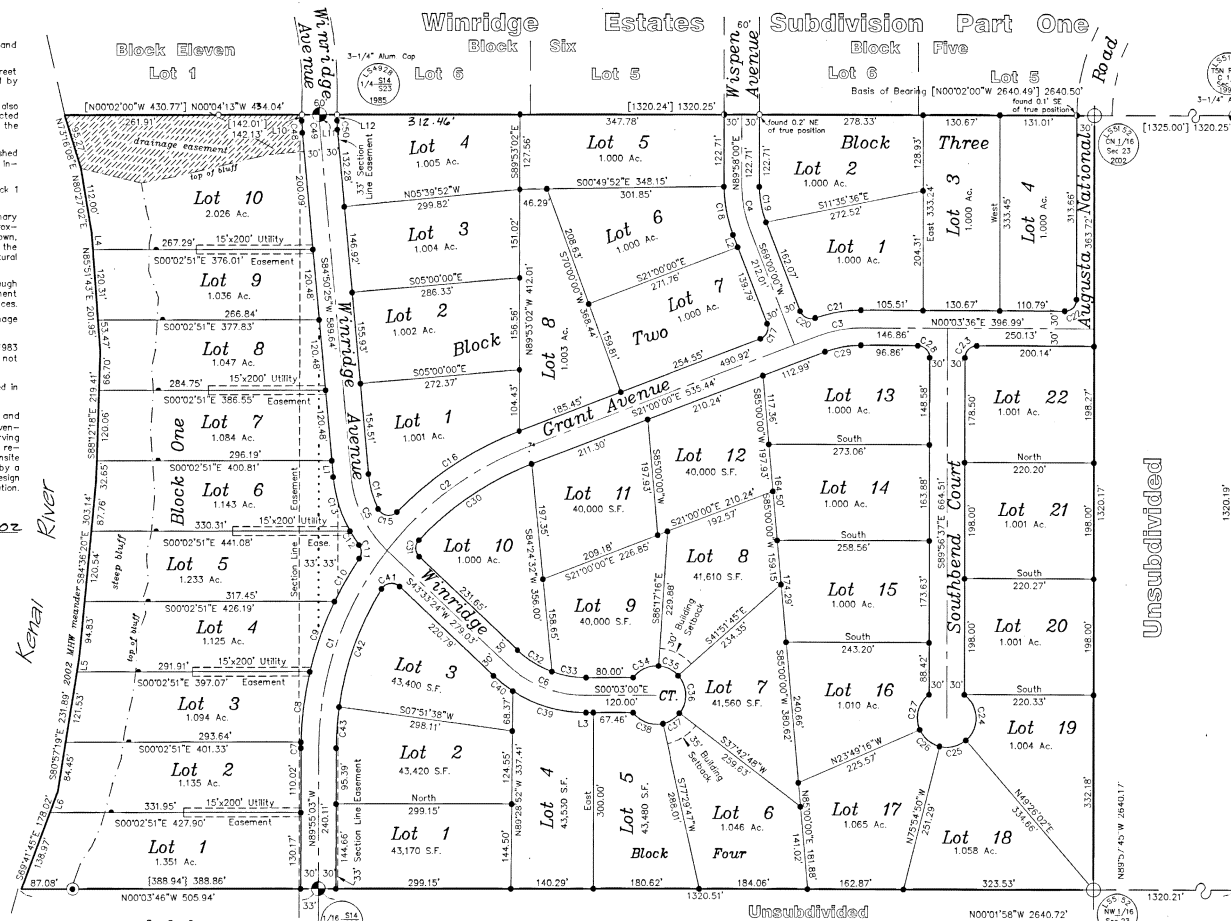
| LINE | TABLE               | Length |
|------|---------------------|--------|
| 1    | S84°50'25" E 28.12' |        |
| 2    | S69°00'00" E 22.22' |        |
| 3    | S00°01'00" E 12.54' |        |
| 4    | N85°51'43" E 28.17' |        |
| 5    | S80°57'19" E 25.92' |        |
| 6    | S89°41'45" E 30.05' |        |
| 10   | S80°57'32" E 9.85'  |        |
| 11   | S80°57'32" E 9.94'  |        |
| 12   | S89°57'52" E 9.94'  |        |

**CERTIFICATE OF SURVEYOR**

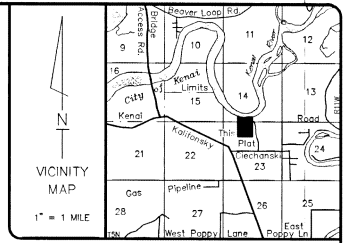
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal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



11 June, 2002



| Curve | Delta      | Radius | Length  | Chord   | Chord Bearing | Curve | Delta      | Radius | Length  | Chord   | Chord Bearing |
|-------|------------|--------|---------|---------|---------------|-------|------------|--------|---------|---------|---------------|
| C1    | 37°52'24"  | 350.00 | 163.556 | 356.977 | N70°38'52"W   | C24   | 102°30'28" | 50.00  | 89.454  | 77.997  | N88°10'48"E   |
| C2    | 31°02'40"  | 550.00 | 238.007 | 294.377 | N36°31'00"W   | C25   | 54°39'08"  | 50.00  | 47.639  | 45.911  | S13°47'41"E   |
| C3    | 21°03'36"  | 200.00 | 73.511  | 73.101  | N10°28'12"W   | C26   | 52°05'34"  | 50.00  | 45.464  | 43.911  | S40°07'52"W   |
| C4    | 20°58'00"  | 200.00 | 73.191  | 72.787  | S79°29'00"W   | C27   | 77°00'27"  | 50.00  | 67.207  | 62.267  | N75°19'03"W   |
| C5    | 41°34'45"  | 200.00 | 145.744 | 141.977 | S64°12'38"W   | C28   | 89°59'46"  | 20.00  | 31.411  | 28.287  | N45°03'29"E   |
| C6    | 43°38'24"  | 200.00 | 159.222 | 148.937 | S214°51'27"W  | C29   | 21°31'16"  | 170.00 | 62.492  | 62.142  | N10°28'12"E   |
| C7    | 05°51'11"  | 580.00 | 9.988   | 9.987   | N89°25'28"W   | C30   | 25°51'54"  | 520.00 | 234.774 | 232.767 | N33°55'57"W   |
| C8    | 11°58'04"  | 580.00 | 121.151 | 120.631 | N82°56'51"W   | C31   | 89°34'42"  | 20.00  | 31.277  | 28.187  | S88°20'45"W   |
| C9    | 12°33'50"  | 580.00 | 127.446 | 127.211 | N70°40'04"W   | C32   | 23°35'54"  | 170.00 | 70.092  | 69.527  | S31°45'27"E   |
| C10   | 82°10'00"  | 580.00 | 84.551  | 84.487  | N60°11'45"W   | C33   | 20°00'30"  | 170.00 | 58.377  | 59.067  | S69°53'15"W   |
| C11   | 70°20'08"  | 20.00  | 24.551  | 23.044  | N88°48'46"E   | C34   | 56°33'33"  | 50.00  | 49.651  | 47.631  | N24°44'02"W   |
| C12   | 70°19'38"  | 230.00 | 28.211  | 28.189  | S57°09'31"W   | C35   | 44°25'30"  | 50.00  | 38.777  | 37.807  | N25°55'30"E   |
| C13   | 24°10'03"  | 230.00 | 30.987  | 30.907  | S27°45'23"W   | C36   | 75°24'33"  | 50.00  | 69.444  | 63.997  | N87°55'31"E   |
| C14   | 20°56'56"  | 170.00 | 62.161  | 61.881  | S74°21'57"W   | C37   | 19°46'59"  | 50.00  | 34.722  | 34.092  | S20°14'14"E   |
| C15   | 109°47'37" | 20.00  | 38.331  | 32.772  | S08°59'40"W   | C38   | 65°35'02"  | 50.00  | 57.231  | 54.167  | S20°17'18"W   |
| C16   | 24°54'09"  | 580.00 | 252.580 | 250.101 | N33°27'04"W   | C39   | 33°08'59"  | 230.00 | 133.077 | 131.227 | S16°31'30"W   |
| C17   | 90°00'00"  | 20.00  | 31.427  | 28.287  | S66°00'00"E   | C40   | 102°27'42" | 230.00 | 141.987 | 141.927 | S38°19'47"W   |
| C18   | 20°58'00"  | 170.00 | 62.211  | 61.867  | S79°29'00"W   | C41   | 101°58'04" | 20.00  | 35.997  | 31.087  | N07°25'38"W   |
| C19   | 20°58'00"  | 170.00 | 62.211  | 61.867  | S79°29'00"W   | C42   | 23°46'39"  | 520.00 | 215.807 | 214.257 | N70°17'59"W   |
| C20   | 88°44'43"  | 520.00 | 30.987  | 27.977  | S24°37'39"W   | C43   | 74°54'44"  | 520.00 | 70.151  | 70.097  | N86°03'11"W   |
| C21   | 119°48'19" | 230.00 | 37.007  | 37.111  | N09°59'33"W   | C44   | 51°20'37"  | 230.00 | 30.887  | 29.877  | S87°26'26"W   |
| C22   | 90°01'21"  | 20.00  | 31.427  | 28.297  | S44°57'04"E   | C45   | 51°20'37"  | 200.00 | 18.151  | 18.151  | S87°26'26"W   |
| C23   | 90°00'14"  | 20.00  | 31.427  | 28.297  | N44°56'31"W   | C46   | 51°20'37"  | 170.00 | 15.151  | 15.431  | S87°26'26"W   |



**CERTIFICATE of OWNERSHIP and DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

George O'Gulian  
 P. O. Box 1501  
 Soldotna, Alaska 99611

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF June 2002 FOR George O'Gulian

D.B. Roca  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 8-31-03



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 22, 2002

KENAI PENINSULA BOROUGH  
 AUTHORIZED OFFICIAL  
 [Signature]

2002-42  
 RECORDED  
 Kenai REC. DIST.  
 DATE: 6-26-2002  
 TIME: 2:30 P.M.  
 REQUESTED BY:  
 INTEGRITY SURVEYS  
 605 SWIRES DRIVE  
 KENAI, ALASKA 99611

KPB FILE No. 2002-066

**South Bend Bluff Estates**

A subdivision of Government Lot 13 located within SE1/4 SW1/4 Sec. 14 and the NE1/4 NW1/4 of Sec. 23, T5N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 52.349 Acres

**Integrity Surveys**

605 Swires Drive Kenai, Alaska 99611-8363  
 SURVEYS PHONE - (907) 285-9047 PLANNERS  
 FAX - (907) 285-9070

JOB NO: 22013 DRAWN: 7 May, 2002 CB  
 SURVEYED: March - May, 2002 SCALE: 1" = 100'  
 FIELD BK: 2002-3, Pg. 1- DISK: South Bend Bluff