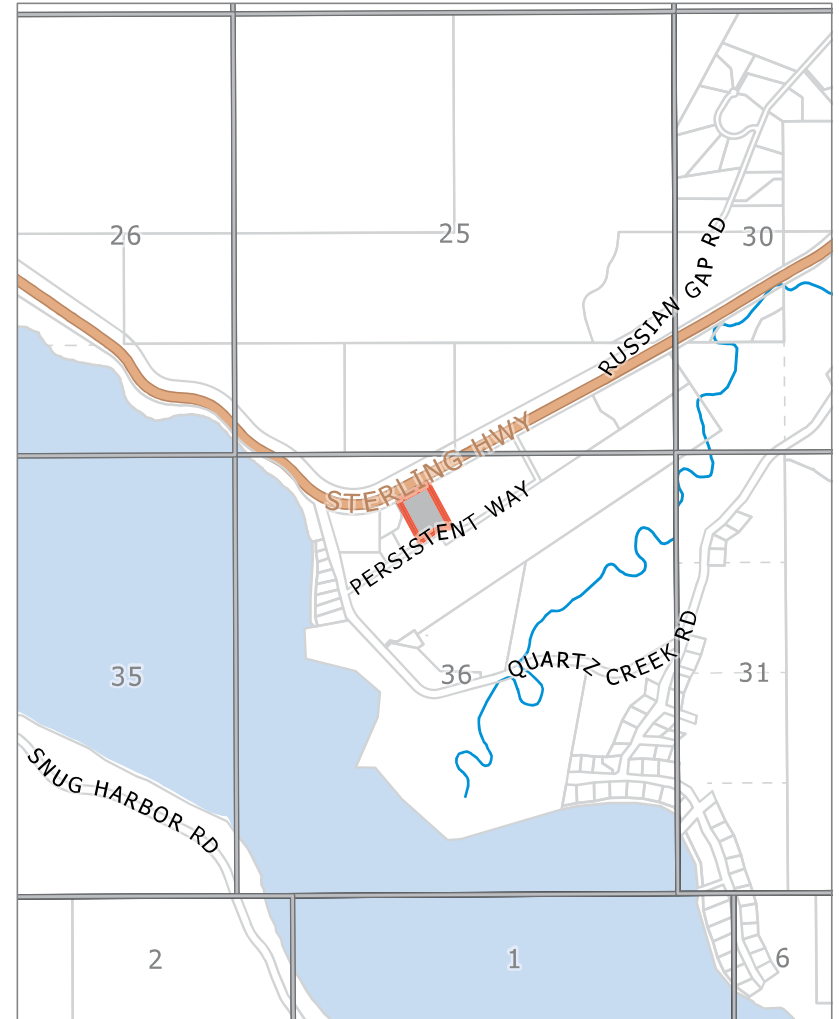


## **E. NEW BUSINESS**

- 5. Quartz Creek Subdivision Wilkes Addition; KPB File 2024-053  
Edge Survey & Design, LLC / Wilkes  
Location: Sterling Highway & Persistent Way  
Cooper Landing Area / Cooper Landing APC**



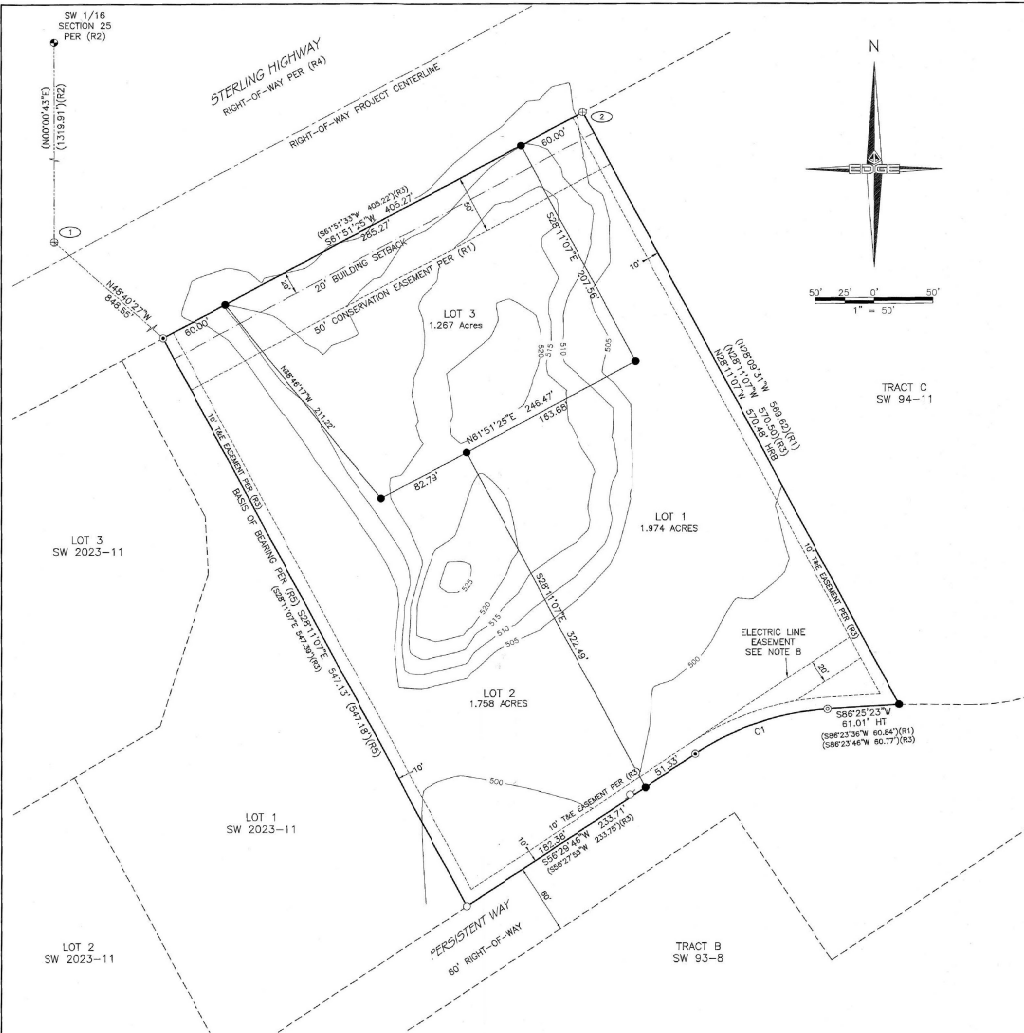
KPB File 2024-053  
T 05N R 03W SEC 36  
Cooper Landing





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.





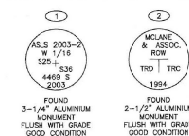
#### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 10, 2024.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

#### MONUMENT SUMMARY



PRELIMINARY PLAT

KPB 2024-053

#### NOTES

- A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 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.
- NO DIRECT ACCESS TO STATE MAINTAINED ROWS PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- THESE PARCELS SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USIS THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 16, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1988; PUBLIC LAND ORDER NO. 1013, DATED APRIL 7, 1998; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2685, DATED OCTOBER 6, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
- THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT JEETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED IN AN INSTRUMENT, RECORDED: AUGUST 21, 2000 AS VOL/ME/PAGE: 100/68, SEWARD RECORDING DISTRICT, RELEASE OF DEED RESTRICTIONS RECORDED SEPTEMBER 6, 2022, SERIAL NO. 2022-000829-0, SEWARD RECORDING DISTRICT.
- THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT JEETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED IN AN INSTRUMENT, RECORDED OCTOBER 7, 2006, SEWARD RECORDING DISTRICT.
- THESE PARCELS SUBJECT TO AN EASEMENT, GRANTED TO CHUGACH ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED JULY 21, 2006 WITH SERIAL NO. 2006-001048-0-0, SEWARD RECORDING DISTRICT, RELEASE OF RIGHT OF WAY RECORDED OCTOBER 19, 2022, SERIAL NO. 2022-001084-0.
- THESE PARCELS SUBJECT TO AN EASEMENT, GRANTED TO CHUGACH ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED AUGUST 22, 2022 WITH SERIAL NO. 2022-000853-0, SEWARD RECORDING DISTRICT.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.40.170.
- NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.
- WASTEWATER DISPOSAL, SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL, ONSITE WASTEWATER TREATMENT AND DISPOSAL, SYSTEM 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.

#### LEGEND

③	FOUND PRIMARY MONUMENT AS REFERENCED	---	SUBDIVISION BOUNDARY
④	RECORD PRIMARY MONUMENT AS SHOWN	---	INTERIOR LOT LINE
⑤	FOUND SECONDARY MONUMENT	---	ADJACENT PROPERTY LINE
⑥	YELLOW PLASTIC CAP STAMPED COPPER & CO. LS-5733	---	EASEMENT
⑦	FOUND SECONDARY MONUMENT	---	SETBACK
⑧	2" ALUMINUM CAP STAMPED MCCLANE 1994	---	CENTERLINE
⑨	FOUND SECONDARY MONUMENT - REBAR	---	MONUMENT TIE LINE
⑩	SET SECONDARY MONUMENT	---	OVERALL
⑪	5/8" 1/4" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2024	---	HELD RECORD BEARING
T&E	TELEPHONE AND ELECTRIC	---	HELD TANGENT

#### REFERENCES

- (R1) PLAT 94-11, QUARTZ CREEK SUBDIVISION, SEWARD RECORDING DISTRICT
- (R2) PLAT 2005-10, ASLS 2003-2, SEWARD RECORDING DISTRICT
- (R3) PLAT 2005-14, QUARTZ CREEK SUBDIVISION JAMES ADDITION, SEWARD RECORDING DISTRICT
- (R4) PLAT 2020-3, STATE OF ALASKA, DOT RIGHT-OF-WAY BASE MAP, SEWARD RECORDING DISTRICT
- (R5) PLAT 2023-11, QUARTZ CREEK SUBDIVISION 2013 ADDITION, SEWARD RECORDING DISTRICT

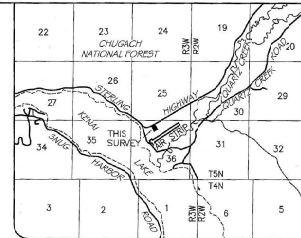
#### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	120.13	230.00'	29°55'37"	S71°27'35"W	118.77'
C1(R1)	120.43	230.00'	30°00'00"	S71°23'35"W	119.06'
C1(R2)	120.43	230.00'	29°57'46"	S71°23'54"W	119.06'

#### SURVEYOR CERTIFICATE

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 ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MARY A. AMONETTI  
AKPS 13022



VICINITY MAP 1" = 1 MILE

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREA TO THE KENAI PENINSULA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ONE RAJ WILKES  
PO BOX 871  
COOPER LANDING, AK 99572

DATE

#### NOTARY ACKNOWLEDGEMENT

FOR: ONE RAJ WILKES  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

NOTARY PUBLIC SIGNATURE

KPB FILE: 2024-000

#### QUARTZ CREEK SUBDIVISION WILKES ADDITION

A SUBDIVISION OF  
TRACT 5-2 OF  
QUARTZ CREEK SUBDIVISION  
PLAT 2005-14  
SEWARD RECORDING DISTRICT

LOCATED WITHIN NW 1/4 SECTION 36  
T5N, E5W, S4  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
SEWARD RECORDING DISTRICT

OWNER:  
ONE RAJ WILKES  
PO BOX 871  
COOPER LANDING, AK 99572  
CONTAINING 4.169 ACRES



DRAWN BY: DATE: PROJECT:  
BY: 05/14/2024 13-508  
CHECKED BY: SCALE: SHEET:  
MA 1" = 50' 1 OF 1



AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT  
QUARTZ CREEK SUBDIVISION WILKES ADDITION**

<b>KPB File No.</b>	2024-053
<b>Plat Committee Meeting:</b>	June 10, 2024
<b>Applicant / Owner:</b>	Onie Ray Wilkes / Cooper Landing, AK
<b>Surveyor:</b>	Jason Young / Edge Surveying and Design, LLC
<b>General Location:</b>	Sterling Highway, Persistent Way, Cooper Landing, Cooper Landing APC

<b>Parent Parcel No.:</b>	119-124-21
<b>Legal Description:</b>	Tract D-2 Quartz Creek Subdivision James Addition SW 2005-14
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	none

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 4.999-acre parcel into three lots that will be 1.267, 1.758 and 1.974 acres.

**Location and Legal Access (existing and proposed):**

The proposed subdivision is in the Cooper Landing area near mile 45 of state maintained Sterling Highway. The parent lot currently has one access to the Sterling Highway. The access provides an entry point to a structure within the center of the front of the property that will be located on proposed Lot 3. The access is also entry off the Sterling Highway to proposed Lot 1, as the access appears to be split at the right-of-way by the lots. Proposed Lots 1 and 2 also have access from Persistent Way on the back side, which is currently undeveloped.

The plat is not affected by a section line easement and is not proposing a vacation or dedication.

The block exceeds allowable lengths. The Sterling Highway, Quartz Creek Road, and Persistent Way define the closed block. The block length along the Sterling Highway and Persistent Way are approximately 2,500 feet. KPB Code requires blocks be under 1,320 feet. To the east, a subdivision has been approved that will provide a frontage right-of-way that will provide connections to the Sterling Highway. In order to make the block compliant, a dedication would be required along the eastern boundary of the proposed plat to provide a connection from the Sterling Highway to Persistent Way. Due to the State of Alaska DOT's efforts to control and minimize intersections and entrances to the highway, ***staff recommends the plat committee concur an exception is not required nor a dedication unless requested by State of Alaska DOT.***

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: Permitting for Sterling Hwy access permitting is managed by AK DOT. No other RSA comments or objections
SOA DOT comments	

**Site Investigation:**

There are structures located on the property that when this plat is complete will be located on proposed Lot 3, in the front of the plat. No other structures appear to be on the property at this time.

There are steep areas indicated by the contours shown on the drawing but they are not called out. **Staff recommends** prior to submittal of the final plat the contours be removed and the steep areas over 20% be noted on the drawing.

The KPB River Center review did not identify the area to be in a FEMA Flood hazard area and no wetlands appear to be on located on the property per the KPB GIS data. The property is not identified in a habitat protection district either.

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**

The preliminary plat is for property originally subdivided in Alaska State Land Survey 99-22, SW 93-8. Tract A was created by that plat and was divided further by Quartz Creek Subdivision, SW 94-11, which created Tract D. Quartz Creek Subdivision James Addition, SW 2005-14, subdivided Tract D into D-1 and D-2. The preliminary plat is a further subdivision of Tract D-2.

The property is subject to a 50 foot conservation easement abutting the Sterling Highway. The plat shows the required 20 foot setback which will be within the conservation easement. **Staff recommends the setback remain in case the 50 foot conservation easement was ever terminated but at this time the terms of the conservation easement take precedent to the allowed uses of a setback as defined in KPB Code.** The conservation easement along with a deed restriction were put into place by the Kenai Peninsula Borough prior to the parcel being sold. It appears some of the conservation easement may have been cleared. The status of the conservation easement will need to be verified and if any clearing or use is determined, staff will need to forward the information on to the KPB Code Compliance Officer to determine if the terms of the proposed plat are compliant. **Staff recommends the surveyor verify if any portion of the 50 foot conservation easement has been cleared or has been used.**

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

Notice of the proposed plat was mailed to the beneficial interest holder on May 17, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

There appears to be a possible encroachment in the southwest corner of the property from the neighboring property. The surveyor was contacted about the issue and it was confirmed that there is no issue and the apparent items are wood piles and construction materials piles that will be moved.

Cooper Landing Advisory Planning Commission minutes for the June 5<sup>th</sup> 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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



**Utility Easements**

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. In response to the mailings, Chugach Electric has requested a 20' T & E Easement along the front behind the 50' Conservation Easement. All other responses have been answers of no comment. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	This subdivision is not located within HEA's service area. No comments.
ENSTAR	ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments of recommendations.
ACS	
GCI	Approved as shown.
CHUGACH ELECTRIC	Add 20' T & E Easement beyond the 50' Conservation Easement. Approved as corrected.

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  21899 STERLING HWY</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  STERLING HWY, PERSISTENT WAY</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:  21899 STERLING HWY WILL REMAIN WITH STRUCTURE</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>
Advisory Planning Commission	

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

Change the KPB to 2024-053  
Add OA to the front overall distance

Steep slopes (20-80%) need shown on drawing.  
Plat Note #7, remove the second "-0" in the third line serial notation.

---

**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:**

- Change the KPB to 2024-053
- The parent subdivision complete name is: Quartz Creek Subdivision James Addition, please correct accordingly.
- Add Alaska after the Seward Recording District in the legal description.
- 'Seward Recording District' is not needed in the lower legal description above the owner's portion and change "owners" to owner.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

**Staff recommendation:**

Add Right-of-way Varies to the large area of Persistent Way ROW.

To the east is a proposed subdivision nearing completion, surveyor should check recorder office or with staff for information of filing status for final submittal drawing updates for this plat.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

**Staff recommendation:**

Steep slopes (20-80%) need shown on drawing.

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

**Staff recommendation:**

Possible encroachment in southwest corner of plat need verification from surveyor

---

**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.

20.30.060. Easements-Requirements.

- D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

**Staff recommendation:** The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.**



Front 10' is in a conservation easement and a utility easement will not be needed

---

**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.

20.60.150. Utility easements.

B. The following note shall be shown on the final plat:

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.

**Staff recommendation:** comply with 20.60.150.

Chugach Electric wants a 20' T & E easement added behind 50' Conservation easement.

---

**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.





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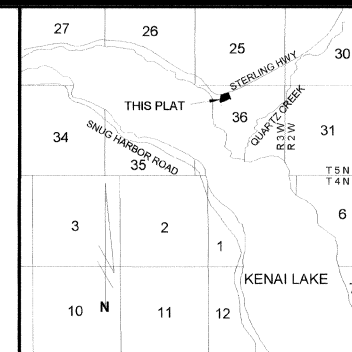


# NOTES:

1. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
2. Building setback - A building setback of 20 feet is required from all street right of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
3. All notes on this plat and on the original plat of Quartz Creek Subdivision (Plat file # 94-11) will run with and bind the property until changed by resolution by the appropriate planning commission.
4. Both Tract D-1 and Tract D-2 have existing driveways to the Sterling Highway.
5. All covenants and restrictions of record from the plat of Quartz Creek Subdivision file #94-11 are to be carried forward with this plat (Recorded in Book 102, Page 68, Seward Recording District, Alaska). Additional covenants will be recorded simultaneous with this plat.
6. No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

## LEGEND

- FOUND ALUMINUM MONUMENT DESCRIBED ON PLAT OF A.S.L.S. 88-30
- FOUND ALUMINUM CAP
- SET 5/8" X 30" REBAR WITH COOPER & CO PLASTIC CAP THIS SURVEY
- INDICATES RECORD INFORMATION FROM THE PLAT OF QUARTZ CREEK SUBDIVISION, PLAT #94-11 SEWARD RECORDING DISTRICT, ALASKA.
- FOUND SQUARE CONCRETE HIGHWAY MONUMENT
- INDICATES ADJUSTED RECORD INFORMATION FROM QUARTZ CREEK SUBDIVISION, TRACT D WILL NOT CLOSE MATHEMATICALLY SO THE SLIGHT ADJUSTMENT WAS PLACED IN THE WEST PROPERTY LINE AND IN CURVE NUMBER 2.



VICINITY MAP 1" = 1 MILE  
USGS SEWARD B-8 (1951)

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent and grant all easements to the use shown.

*Jon James*  
Jon James  
P.O. Box 761  
Cooper Landing, Alaska 99572

## NOTARY'S ACKNOWLEDGEMENT

For: Jon James  
Subscribed and sworn before me this 28<sup>th</sup> day of Sept., 2005.  
*Michael L. Frost*  
Notary Public  
My commission expires 8/26/07

## BENEFICIARY:

First National Bank of Anchorage  
Soldotna Branch  
44501 Sterling Highway  
Soldotna, Alaska 99572

*Michael L. Frost*  
For: First National Bank of Anchorage  
Vice President  
Title

## NOTARY'S ACKNOWLEDGEMENT

*Michael L. Frost*  
For: First National Bank of Anchorage  
Subscribed and sworn before me this 28<sup>th</sup> day of Sept., 2005.  
*Michael L. Frost*  
Notary Public  
My commission expires 8/26/07

## TRACT D-2

217797 576 s.f.  
5.000 Acres

## TRACT D-1

225959 630 s.f.  
5.187 Acres

## CURVE CHART

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
(1)	(30°00'03")	230.00	120.43	119.06	S 71°23'34" W
(2)	(8°57'46")	230.00	120.28	118.91	S 71°26'53" W
(3)	(8°12'11")	918.38	131.48	131.37	N 65°56'34" E
(4)	(8°11'56")	918.38	131.42	131.30	N 65°57'31" E
(5)	(8°12'03")	918.38	131.45	131.34	N 65°56'31" E

## 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.

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission in accordance with Section 20.04.070 Kenai Peninsula Borough Subdivision Regulations.

Date September 30, 2005

*Mayor of Cooper*  
Borough Official

2005-14  
Seward REC DIST  
Date Oct. 7, 2005  
Time 12:03 P.  
Requested James  
Address



## 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.

Date Sept 27, 2005



(TYPICAL) SET COOPER & CO  
YELLOW PLASTIC CAP  
ON 5/8" X 30" REBAR THIS SURVEY



# CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C/A Highway	C1	918	101.00	637.40	981.14	N 89°58'17" E	100°00'00"
R/W Highway	C2	918	101.00	637.40	981.14	N 89°58'17" E	100°00'00"
TRACT C	C3	1700	170.00	1060.00	1700.00	N 89°58'17" E	100°00'00"
TRACT D	C4	230	23.00	14.83	23.00	N 89°58'17" E	100°00'00"
CL 60' R/W	C5	200	104.72	65.41	104.72	N 89°58'17" E	100°00'00"
CL 60' R/W	C6	200	104.72	65.41	104.72	N 89°58'17" E	100°00'00"

# LINE TABLE

LINE	DESCRIPTION	DISTANCE
1	FROM C/A HIGHWAY TO TRACT A	101.00
2	FROM TRACT A TO TRACT B	101.00
3	FROM TRACT B TO TRACT C	101.00
4	FROM TRACT C TO TRACT D	101.00
5	FROM TRACT D TO TRACT E	101.00
6	FROM TRACT E TO TRACT F	101.00
7	FROM TRACT F TO TRACT G	101.00
8	FROM TRACT G TO TRACT H	101.00
9	FROM TRACT H TO TRACT I	101.00
10	FROM TRACT I TO TRACT J	101.00
11	FROM TRACT J TO TRACT K	101.00
12	FROM TRACT K TO TRACT L	101.00
13	FROM TRACT L TO TRACT M	101.00
14	FROM TRACT M TO TRACT N	101.00
15	FROM TRACT N TO TRACT O	101.00
16	FROM TRACT O TO TRACT P	101.00
17	FROM TRACT P TO TRACT Q	101.00
18	FROM TRACT Q TO TRACT R	101.00
19	FROM TRACT R TO TRACT S	101.00
20	FROM TRACT S TO TRACT T	101.00
21	FROM TRACT T TO TRACT U	101.00
22	FROM TRACT U TO TRACT V	101.00
23	FROM TRACT V TO TRACT W	101.00
24	FROM TRACT W TO TRACT X	101.00
25	FROM TRACT X TO TRACT Y	101.00
26	FROM TRACT Y TO TRACT Z	101.00
27	FROM TRACT Z TO TRACT AA	101.00
28	FROM TRACT AA TO TRACT AB	101.00
29	FROM TRACT AB TO TRACT AC	101.00
30	FROM TRACT AC TO TRACT AD	101.00
31	FROM TRACT AD TO TRACT AE	101.00
32	FROM TRACT AE TO TRACT AF	101.00
33	FROM TRACT AF TO TRACT AG	101.00
34	FROM TRACT AG TO TRACT AH	101.00
35	FROM TRACT AH TO TRACT AI	101.00
36	FROM TRACT AI TO TRACT AJ	101.00
37	FROM TRACT AJ TO TRACT AK	101.00
38	FROM TRACT AK TO TRACT AL	101.00
39	FROM TRACT AL TO TRACT AM	101.00
40	FROM TRACT AM TO TRACT AN	101.00
41	FROM TRACT AN TO TRACT AO	101.00
42	FROM TRACT AO TO TRACT AP	101.00
43	FROM TRACT AP TO TRACT AQ	101.00
44	FROM TRACT AQ TO TRACT AR	101.00
45	FROM TRACT AR TO TRACT AS	101.00
46	FROM TRACT AS TO TRACT AT	101.00
47	FROM TRACT AT TO TRACT AU	101.00
48	FROM TRACT AU TO TRACT AV	101.00
49	FROM TRACT AV TO TRACT AW	101.00
50	FROM TRACT AW TO TRACT AX	101.00
51	FROM TRACT AX TO TRACT AY	101.00
52	FROM TRACT AY TO TRACT AZ	101.00
53	FROM TRACT AZ TO TRACT BA	101.00
54	FROM TRACT BA TO TRACT BB	101.00
55	FROM TRACT BB TO TRACT BC	101.00
56	FROM TRACT BC TO TRACT BD	101.00
57	FROM TRACT BD TO TRACT BE	101.00
58	FROM TRACT BE TO TRACT BF	101.00
59	FROM TRACT BF TO TRACT BG	101.00
60	FROM TRACT BG TO TRACT BH	101.00
61	FROM TRACT BH TO TRACT BI	101.00
62	FROM TRACT BI TO TRACT BJ	101.00
63	FROM TRACT BJ TO TRACT BK	101.00
64	FROM TRACT BK TO TRACT BL	101.00
65	FROM TRACT BL TO TRACT BM	101.00
66	FROM TRACT BM TO TRACT BN	101.00
67	FROM TRACT BN TO TRACT BO	101.00
68	FROM TRACT BO TO TRACT BP	101.00
69	FROM TRACT BP TO TRACT BQ	101.00
70	FROM TRACT BQ TO TRACT BR	101.00
71	FROM TRACT BR TO TRACT BS	101.00
72	FROM TRACT BS TO TRACT BT	101.00
73	FROM TRACT BT TO TRACT BU	101.00
74	FROM TRACT BU TO TRACT BV	101.00
75	FROM TRACT BV TO TRACT BW	101.00
76	FROM TRACT BW TO TRACT BX	101.00
77	FROM TRACT BX TO TRACT BY	101.00
78	FROM TRACT BY TO TRACT BZ	101.00
79	FROM TRACT BZ TO TRACT CA	101.00
80	FROM TRACT CA TO TRACT CB	101.00
81	FROM TRACT CB TO TRACT CC	101.00
82	FROM TRACT CC TO TRACT CD	101.00
83	FROM TRACT CD TO TRACT CE	101.00
84	FROM TRACT CE TO TRACT CF	101.00
85	FROM TRACT CF TO TRACT CG	101.00
86	FROM TRACT CG TO TRACT CH	101.00
87	FROM TRACT CH TO TRACT CI	101.00
88	FROM TRACT CI TO TRACT CJ	101.00
89	FROM TRACT CJ TO TRACT CK	101.00
90	FROM TRACT CK TO TRACT CL	101.00
91	FROM TRACT CL TO TRACT CM	101.00
92	FROM TRACT CM TO TRACT CN	101.00
93	FROM TRACT CN TO TRACT CO	101.00
94	FROM TRACT CO TO TRACT CP	101.00
95	FROM TRACT CP TO TRACT CQ	101.00
96	FROM TRACT CQ TO TRACT CR	101.00
97	FROM TRACT CR TO TRACT CS	101.00
98	FROM TRACT CS TO TRACT CT	101.00
99	FROM TRACT CT TO TRACT CU	101.00
100	FROM TRACT CU TO TRACT CV	101.00
101	FROM TRACT CV TO TRACT CW	101.00
102	FROM TRACT CW TO TRACT CX	101.00
103	FROM TRACT CX TO TRACT CY	101.00
104	FROM TRACT CY TO TRACT CZ	101.00
105	FROM TRACT CZ TO TRACT DA	101.00
106	FROM TRACT DA TO TRACT DB	101.00
107	FROM TRACT DB TO TRACT DC	101.00
108	FROM TRACT DC TO TRACT DD	101.00
109	FROM TRACT DD TO TRACT DE	101.00
110	FROM TRACT DE TO TRACT DF	101.00
111	FROM TRACT DF TO TRACT DG	101.00
112	FROM TRACT DG TO TRACT DH	101.00
113	FROM TRACT DH TO TRACT DI	101.00
114	FROM TRACT DI TO TRACT DJ	101.00
115	FROM TRACT DJ TO TRACT DK	101.00
116	FROM TRACT DK TO TRACT DL	101.00
117	FROM TRACT DL TO TRACT DM	101.00
118	FROM TRACT DM TO TRACT DN	101.00
119	FROM TRACT DN TO TRACT DO	101.00
120	FROM TRACT DO TO TRACT DP	101.00
121	FROM TRACT DP TO TRACT DQ	101.00
122	FROM TRACT DQ TO TRACT DR	101.00
123	FROM TRACT DR TO TRACT DS	101.00
124	FROM TRACT DS TO TRACT DT	101.00
125	FROM TRACT DT TO TRACT DU	101.00
126	FROM TRACT DU TO TRACT DV	101.00
127	FROM TRACT DV TO TRACT DW	101.00
128	FROM TRACT DW TO TRACT DX	101.00
129	FROM TRACT DX TO TRACT DY	101.00
130	FROM TRACT DY TO TRACT DZ	101.00
131	FROM TRACT DZ TO TRACT EA	101.00
132	FROM TRACT EA TO TRACT EB	101.00
133	FROM TRACT EB TO TRACT EC	101.00
134	FROM TRACT EC TO TRACT ED	101.00
135	FROM TRACT ED TO TRACT EE	101.00
136	FROM TRACT EE TO TRACT EF	101.00
137	FROM TRACT EF TO TRACT EG	101.00
138	FROM TRACT EG TO TRACT EH	101.00
139	FROM TRACT EH TO TRACT EI	101.00
140	FROM TRACT EI TO TRACT EJ	101.00
141	FROM TRACT EJ TO TRACT EK	101.00
142	FROM TRACT EK TO TRACT EL	101.00
143	FROM TRACT EL TO TRACT EM	101.00
144	FROM TRACT EM TO TRACT EN	101.00
145	FROM TRACT EN TO TRACT EO	101.00
146	FROM TRACT EO TO TRACT EP	101.00
147	FROM TRACT EP TO TRACT EQ	101.00
148	FROM TRACT EQ TO TRACT ER	101.00
149	FROM TRACT ER TO TRACT ES	101.00
150	FROM TRACT ES TO TRACT ET	101.00
151	FROM TRACT ET TO TRACT EU	101.00
152	FROM TRACT EU TO TRACT EV	101.00
153	FROM TRACT EV TO TRACT EW	101.00
154	FROM TRACT EW TO TRACT EX	101.00
155	FROM TRACT EX TO TRACT EY	101.00
156	FROM TRACT EY TO TRACT EZ	101.00
157	FROM TRACT EZ TO TRACT FA	101.00
158	FROM TRACT FA TO TRACT FB	101.00
159	FROM TRACT FB TO TRACT FC	101.00
160	FROM TRACT FC TO TRACT FD	101.00
161	FROM TRACT FD TO TRACT FE	101.00
162	FROM TRACT FE TO TRACT FF	101.00
163	FROM TRACT FF TO TRACT FG	101.00
164	FROM TRACT FG TO TRACT FH	101.00
165	FROM TRACT FH TO TRACT FI	101.00
166	FROM TRACT FI TO TRACT FJ	101.00
167	FROM TRACT FJ TO TRACT FK	101.00
168	FROM TRACT FK TO TRACT FL	101.00
169	FROM TRACT FL TO TRACT FM	101.00
170	FROM TRACT FM TO TRACT FN	101.00
171	FROM TRACT FN TO TRACT FO	101.00
172	FROM TRACT FO TO TRACT FP	101.00
173	FROM TRACT FP TO TRACT FQ	101.00
174	FROM TRACT FQ TO TRACT FR	101.00
175	FROM TRACT FR TO TRACT FS	101.00
176	FROM TRACT FS TO TRACT FT	101.00
177	FROM TRACT FT TO TRACT FU	101.00
178	FROM TRACT FU TO TRACT FV	101.00
179	FROM TRACT FV TO TRACT FW	101.00
180	FROM TRACT FW TO TRACT FX	101.00
181	FROM TRACT FX TO TRACT FY	101.00
182	FROM TRACT FY TO TRACT FZ	101.00
183	FROM TRACT FZ TO TRACT GA	101.00
184	FROM TRACT GA TO TRACT GB	101.00
185	FROM TRACT GB TO TRACT GC	101.00
186	FROM TRACT GC TO TRACT GD	101.00
187	FROM TRACT GD TO TRACT GE	101.00
188	FROM TRACT GE TO TRACT GF	101.00
189	FROM TRACT GF TO TRACT GG	101.00
190	FROM TRACT GG TO TRACT GH	101.00
191	FROM TRACT GH TO TRACT GI	101.00
192	FROM TRACT GI TO TRACT GJ	101.00
193	FROM TRACT GJ TO TRACT GK	101.00
194	FROM TRACT GK TO TRACT GL	101.00
195	FROM TRACT GL TO TRACT GM	101.00
196	FROM TRACT GM TO TRACT GN	101.00
197	FROM TRACT GN TO TRACT GO	101.00
198	FROM TRACT GO TO TRACT GP	101.00
199	FROM TRACT GP TO TRACT GQ	101.00
200	FROM TRACT GQ TO TRACT GR	101.00

Detail "A"  
(NTS)

HWY. R/W LINE  
ASLS 88-30

Determined Highway centerline and R/W from existing AK DOT & PF monumentation and record centerline tangent length.

See Detail "A"

ASLS 88-30

483

S 89°58'17" E

483

ASLS 88-30

TRACT E

348 AC

ASLS 88-30

TRACT F

348 AC

ASLS 88-30

TRACT G

348 AC

ASLS 88-30

TRACT H

348 AC

ASLS 88-30

TRACT I

348 AC

ASLS 88-30

TRACT J

348 AC

ASLS 88-30

TRACT K

348 AC

ASLS 88-30

TRACT L

348 AC

ASLS 88-30

TRACT M

348 AC

ASLS 88-30

TRACT N

348 AC

ASLS 88-30

TRACT O

348 AC

ASLS 88-30

TRACT P

348 AC

ASLS 88-30

Kenai Lake

ASLS 92-13

LOT 3

LOT 4

# NOTARY'S ACKNOWLEDGEMENT

FOR: **RICHARD A. LEWIS**  
Subscribed and sworn before me this **13th** day of **April**, 1994.  
My commission expires **12-18-96**  
Notary Public for the State of Alaska



# CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and we hereby assign this part of subdivision and by our free consent dedicate all rights of way and public use to public use and grant of easements to the use shown.  
**Donald E. Gilman**  
Donal E. Gilman, Mayor, Kenai Peninsula Borough  
Donald E. Gilman  
Director, Division of Land, State of Alaska

# NOTARY'S ACKNOWLEDGEMENT

for: **Donald E. Gilman**  
Subscribed and sworn before me this **23rd** day of **March**, 1994.  
My commission expires **3-23-99**  
Notary Public for the State of Alaska



# LEGEND

- PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- AS NOT & FT 6" x 6" CONG. R/W MONUMENT RECOVERED THIS SURVEY
- CHANGING MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- 1/2" REBAR WITH PLASTIC CAP

# NOTES

- Water supply and sewage disposal systems shall be permitted only in accordance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
- No permanent structure shall be constructed or placed within an easement shown without obtaining the ability of a utility to use the easement.
- Buildings 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.

# WASTEWATER DISPOSAL

## TRACTS A, B, C & D

Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The Alaska Department of Environmental Conservation approves this subdivision for plating.

## TRACT E

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 Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for plating.

**Donal E. Gilman**, Environmental Engineer, 3-23-99  
Signature Date

# PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of:

DECEMBER 15, 1993

KENAI PENINSULA BOROUGH by

**Donald E. Gilman**  
Authorized Official



# SCALE



# QUARTZ CREEK SUBDIVISION (A Resubdivision of Tract A ASLS 92-22)

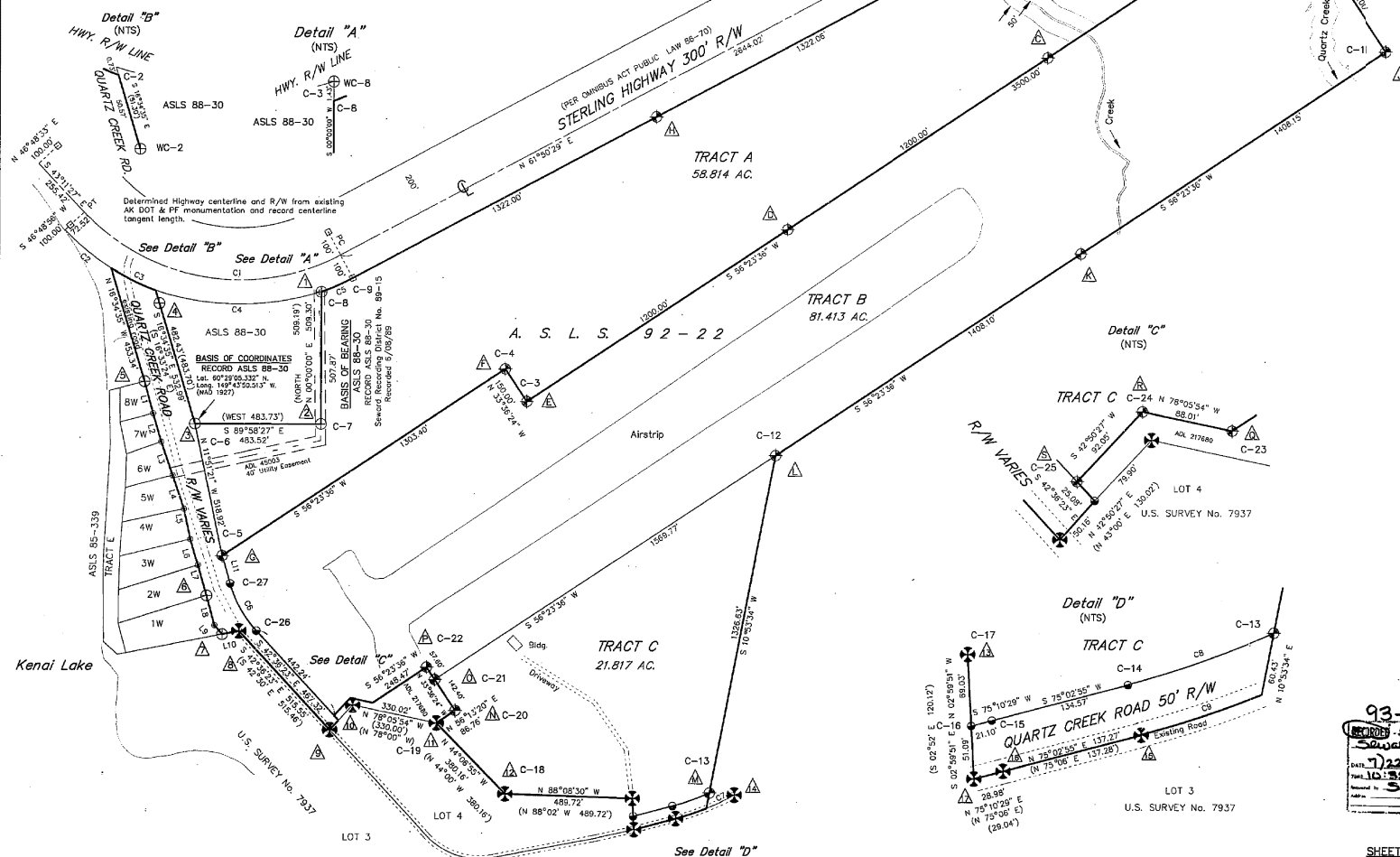
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CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C/L Highway	C1	918.38'	1070.80'	827.89'	996.03'	S 80°40'29" E	74°58'04"
R/W Highway	C2	918.38'	223.84'	115.42'	222.04'	S 50°20'51" E	14°18'35"
Highway R/W	C3	918.38'	191.65'	96.18'	191.31'	S 63°28'21" E	11°57'25"
R/W ASLS 88-30	C4	1035.46'	644.23'	354.03'	635.39'	S 89°48'41" E	35°49'28"
R/W Highway	C5	918.38'	131.45'	65.84'	131.34'	N 65°56'31" E	08°12'03"
Quartz Cr. Rd. R/W	C6	444.46'	210.27'	107.14'	208.31'	S 29°03'13" E	27°08'20"
C/L Quartz Cr. Rd.	C7	974.18'	118.80'	94.48'	118.74'	N 64°11'59" E	04°59'11"
Tract C R/W	C8	924.18'	150.79'	75.58'	150.63'	S 70°22'27" W	09°20'56"
C/L Quartz Cr. Rd.	C9	974.18'	124.12'	82.14'	124.03'	S 71°23'55" W	07°18'00"

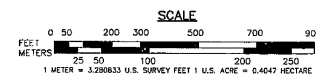
LINE TABLE

LINE	DIRECTION	DISTANCE	DIRECTION	DISTANCE
L1	S 15°12'37" E	122.21'	(S 15°00'00" E)	(112.38')
L2	S 16°14'52" E	113.42'	(S 16°13'04" E)	(113.22')
L3	S 18°49'41" E	136.16'	(S 18°41'25" E)	(136.26')
L4	S 18°47'56" E	136.31'	(S 18°41'24" E)	(136.21')
L5	S 12°05'23" E	119.48'	(S 11°58'12" E)	(119.51')
L6	S 15°56'22" E	104.38'	(S 15°53'48" E)	(104.31')
L7	S 15°49'00" E	122.22'	(S 15°28'58" E)	(122.16')
L8	S 15°05'11" E	118.79'	(S 15°00'00" E)	(118.80')
L9	S 49°21'49" E	45.63'	(S 41°00'00" E)	(44.88')
L10	N 78°56'02" E	61.97'		
L11	N 15°30'03" W	112.29'		



LEGEND

- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
- ⊗ BLM PRIMARY MONUMENT RECOVERED THIS SURVEY
- ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊛ AK DOT & PF 6" x 6" CONC. R/W MONUMENT RECOVERED THIS SURVEY
- ⊙ PRIMARY MONUMENT SET THIS SURVEY (SEE NOTE 1)
- ⊙ SECONDARY MONUMENT SET THIS SURVEY
- ⊙ Monument Designation
- ( ) Record Information



DATE OF SURVEY BEGINNING June 2, 1992 ENDING February 11, 1993	NAME OF SURVEYOR Midland and Associates P.O. Box 488, Seldovia, AK 99869
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 92-22	
WITHIN UNSURVEYED SECTION 30 & 31, T. 5 N., R. 2 W. AND UNSURVEYED SECTIONS 25 & 36, T. 5 N., R. 3 W., S. 1/4, ALASKA THE KENAI PENINSULA BOROUGH AND THE SEWARD RECORDING DISTRICT.	
DRAWN BY: msn DATE: May 07, 1993	APPROVAL RECOMMENDED Statewide Planning Supervisor Date: 7-16-93
SCALE: 1" = 200'	CHECKED: [Signature] FILE NO.: ASLS 920022 K.P.B. FILE NO.: 92-141

SHEET 1 OF 2

# CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Land, and that the State of Alaska is the owner of ASLS 92-22 as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public and private use as noted, all easements, public utility areas, and right-of-way as shown and described hereon.

Dated July 14, 1993  
[Signature]  
 Director  
 Division of Land

## NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 19th day of July, 1993.

For Richard A. Leterrier  
[Signature]  
 Notary Public for Alaska  
 My Commission Expires 12-10-96

## APPLICANT CERTIFICATE

We the undersigned, hereby certify that we are the applicant as shown hereon. We hereby approve this survey and plat.

ADL NO. 201307 TRACT A  
[Signature]  
 Date 5-11-93  
 Authorized Official Kenai Peninsula Borough  
 Donald E. Gilman, Mayor

## NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 11th day of May, 1993.

For Donald E. Gilman  
[Signature]  
 Notary Public for Alaska  
 My Commission Expires Jan. 26, 1994  
 My Commission Expires 1/26/94

## WASTEWATER DISPOSAL:

Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

The Alaska Department of the Environment Conservation approves this subdivision for platting.

[Signature] EEA II 5/10/93  
 Date  
 Name and Title of  
 Alaska Department of Environmental  
 Conservation Approval Official

## NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 26th day of June, 1993.

For Lowell B. Humphrey  
[Signature]  
 Notary Public for Alaska  
 My Commission Expires July 19, 1994

## APPLICANT CERTIFICATE

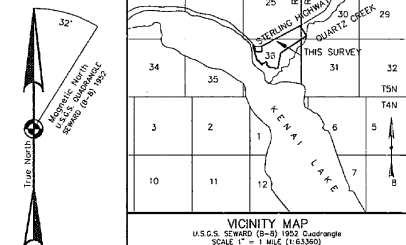
We the undersigned, hereby certify that we are the applicant as shown hereon. We hereby approve this survey and plat.

ADL NO. 217882 Tract C  
 ADL NO. 217883 Tract B  
[Signature] 6-16-93  
 Date  
 Alaska Department of Transportation and Public Facilities

## PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION in accordance with Section 20.04.070 Kenai Peninsula Borough Subdivision Regulations.

[Signature]  
 Borough Official



## NOTES

- This survey was accomplished in accordance with AS 29.65 and MSI 92-22.
- All bearings shown are true as oriented to the basis of bearing and distances shown are reduced to horizontal line distances.
- The accuracy of this survey is greater than 1:5000.
- All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed section line, are subject to a 50 foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 18.10.010.

MONUMENT ACCESSORY TABLE									
CORNER	OBJECT NO.	BEARING	DISTANCE	DESCRIPTION	CORNER	OBJECT NO.	BEARING	DISTANCE	DESCRIPTION
ASLS 92-22 C1 4928-S 1993	△	N 77°52' E S 15°10' W S 85°09' W	40.6' 61.0' 39.1'	12" Spruce 4" Spruce 12" Spruce	ASLS 92-22 C2 4928-S 1993	△	N 00°22' E S 70°31' E S 71°43' W	9.6' 8.1' 18.0'	8" Birch 8" Spruce 8" Birch
ASLS 92-22 C3 4928-S 1993	△	N 00°22' E S 30°45' E N 88°34' W	7.3' 28.0' 19.1'	5" Spruce 6" Spruce 8" Birch	ASLS 92-22 C4 4928-S 1993	△	N 11°27' E S 45°22' E N 88°02' W	19.8' 10.3' 9.1'	6" Spruce 7" Spruce 5" Spruce
ASLS 92-22 C5 4928-S 1993	△	N 50°15' E S 04°34' W N 84°52' W	30.3' 13.3' 6.9'	6" Spruce 5" Spruce 5" Spruce	ASLS 92-22 C6 4928-S 1993	△	S 23°35' E S 66°40' W N 49°11' W	16.5' 59.4' 52.6'	6" Spruce 4" Spruce 12" Birch
ASLS 92-22 C7 4928-S 1993	△	N 25°01' E S 16°52' E N 80°11' W	10.7' 23.6' 23.9'	3" Spruce 12" Birch 6" Spruce	ASLS 92-22 C8 4928-S 1993	△	N 26°47' E S 46°18' W N 45°20' W	15.1' 67.1' 34.4'	3" Spruce 12" Birch 4" Spruce
ASLS 92-22 C9 4928-S 1993	△	N 86°24' E S 10°45' W N 42°27' W	25.6' 27.4' 32.9'	5" Spruce 6" Spruce 7" Spruce	ASLS 92-22 C10 4928-S 1993	△	N 79°50' E S 59°41' W N 04°57' W	39.7' 56.8' 67.0'	6" Spruce 7" Spruce 6" Spruce
ASLS 92-22 C11 4928-S 1993	△	N 15°18' E S 20°20' E N 66°22' W	28.4' 21.6' 19.8'	5" Birch 4" Birch 6" Spruce	ASLS 92-22 C12 4928-S 1993	△	N 79°52' E S 49°40' W N 18°41' W	36.5' 54.1' 24.0'	4" Spruce 4" Birch 4" Birch
ASLS 92-22 C13 4928-S 1993	△	N 22°47' E S 72°35' E S 02°57' W	41.8' 32.1' 16.6'	10" Spruce 8" Spruce 12" Spruce	ASLS 92-22 C14 4928-S 1993	△	N 11°19' E S 53°39' E N 75°12' W	14.4' 50.8' 19.4'	12" Birch 8" Spruce 8" Spruce
ASLS 92-22 C15 4928-S 1993	△	S 88°42' E S 29°39' E S 62°22' W	51.6' 19.2' 20.7'	5" Spruce 4" Spruce 12" Birch	ASLS 92-22 C16 4928-S 1993	△	N 39°01' E S 15°05' E N 43°42' W	18.9' 36.0' 13.1'	10" Spruce 12" Spruce 8" Spruce
ASLS 92-22 C17 4928-S 1993	△	N 87°54' E S 09°11' E S 43°54' W	96.2' 56.8' 100.3'	5" Spruce 6" Spruce 8" Spruce	ASLS 92-22 C18 4928-S 1993	△	N 04°50' E S 89°19' E S 15°20' E	26.3' 43.2' 29.5'	3" Spruce 8" Spruce 4" Birch
ASLS 92-22 C19 4928-S 1993	△	N 56°53' E S 39°41' E S 53°39' W	56.5' 5.5' 23.3'	5" Spruce 10" Spruce 4" Poplar					

MONUMENTS RECOVERED									
CORNER	OBJECT NO.	NOTE			CORNER	OBJECT NO.	NOTE		
ASLS 88-30 C3 4928-S 1988	△	Found monument as described in official record.	BLM C3 4928-S 1988	△	Found monument as described in official record.	ASLS 88-30 C4 4928-S 1988	△	Found monument as described in official record.	BLM C4 4928-S 1988
ASLS 88-30 C5 4928-S 1988	△	Found monument as described in official record.	BLM C5 4928-S 1988	△	Found monument as described in official record.	ASLS 88-30 C6 4928-S 1988	△	Found monument as described in official record.	BLM C6 4928-S 1988
ASLS 88-30 C7 4928-S 1988	△	Found monument as described in official record.	BLM C7 4928-S 1988	△	Found monument as described in official record.	ASLS 88-30 C8 4928-S 1988	△	Found monument as described in official record.	BLM C8 4928-S 1988
ASLS 88-30 C9 4928-S 1988	△	Found monument as described in official record.	BLM C9 4928-S 1988	△	Found monument as described in official record.	ASLS 88-30 C10 4928-S 1988	△	Found monument as described in official record.	BLM C10 4928-S 1988
ASLS 88-30 C11 4928-S 1988	△	Found monument as described in official record.	BLM C11 4928-S 1988	△	Found monument as described in official record.	ASLS 88-30 C12 4928-S 1988	△	Found monument as described in official record.	BLM C12 4928-S 1988
ASLS 88-30 C13 4928-S 1988	△	Found monument as described in official record.	BLM C13 4928-S 1988	△	Found monument as described in official record.	ASLS 88-30 C14 4928-S 1988	△	Found monument as described in official record.	BLM C14 4928-S 1988
ASLS 88-30 C15 4928-S 1988	△	Found monument as described in official record.	BLM C15 4928-S 1988	△	Found monument as described in official record.	ASLS 88-30 C16 4928-S 1988	△	Found monument as described in official record.	BLM C16 4928-S 1988
ASLS 88-30 C17 4928-S 1988	△	Found monument as described in official record.	BLM C17 4928-S 1988	△	Found monument as described in official record.	ASLS 88-30 C18 4928-S 1988	△	Found monument as described in official record.	BLM C18 4928-S 1988
ASLS 88-30 C19 4928-S 1988	△	Found monument as described in official record.	BLM C19 4928-S 1988	△	Found monument as described in official record.	ASLS 88-30 C20 4928-S 1988	△	Found monument as described in official record.	BLM C20 4928-S 1988

## SURVEYOR'S CERTIFICATE

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

Date May 2, 1993 Registration Number 4928-S  
[Signature]  
 Registered Land Surveyor



93-8  
 RECORDED  
 SEWARD  
 7/12/93  
 10:32 A  
 SDA

SHEET 2 OF 2

SCALE 0 50 100 200 300 400 500 600 700 800 900 FEET 0 50 100 200 300 400 500 600 700 800 900 METERS	
1 METER = 3.28083 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARE	
DATE OF SURVEY RECORDING DRAWING JUL 2, 1992 JULY 14, 1993	NAME OF SURVEYOR McLane and Associates P.O. Box 485 Seward, AK 99689
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND RECORDING	
ALASKA STATE LAND SURVEY NO. 92-22	
WITHIN UNSURVEYED SECTION 30 & 31, T. 5 N., R. 2 W. AND UNSURVEYED SECTIONS 25 & 36, T. 5 N., R. 3 W., S.M., ALASKA THE KENAI PENINSULA BOROUGH AND THE SEWARD RECORDING DISTRICT.	
DRAWN BY: mm DATE: May 07, 1993	APPROVAL RECOMMENDED [Signature] DATE: 7-16-93
SCALE 1" = 200'	CHECKED FILE NO. ASLS 920022
	K.P.S. FILE NO. 92-141