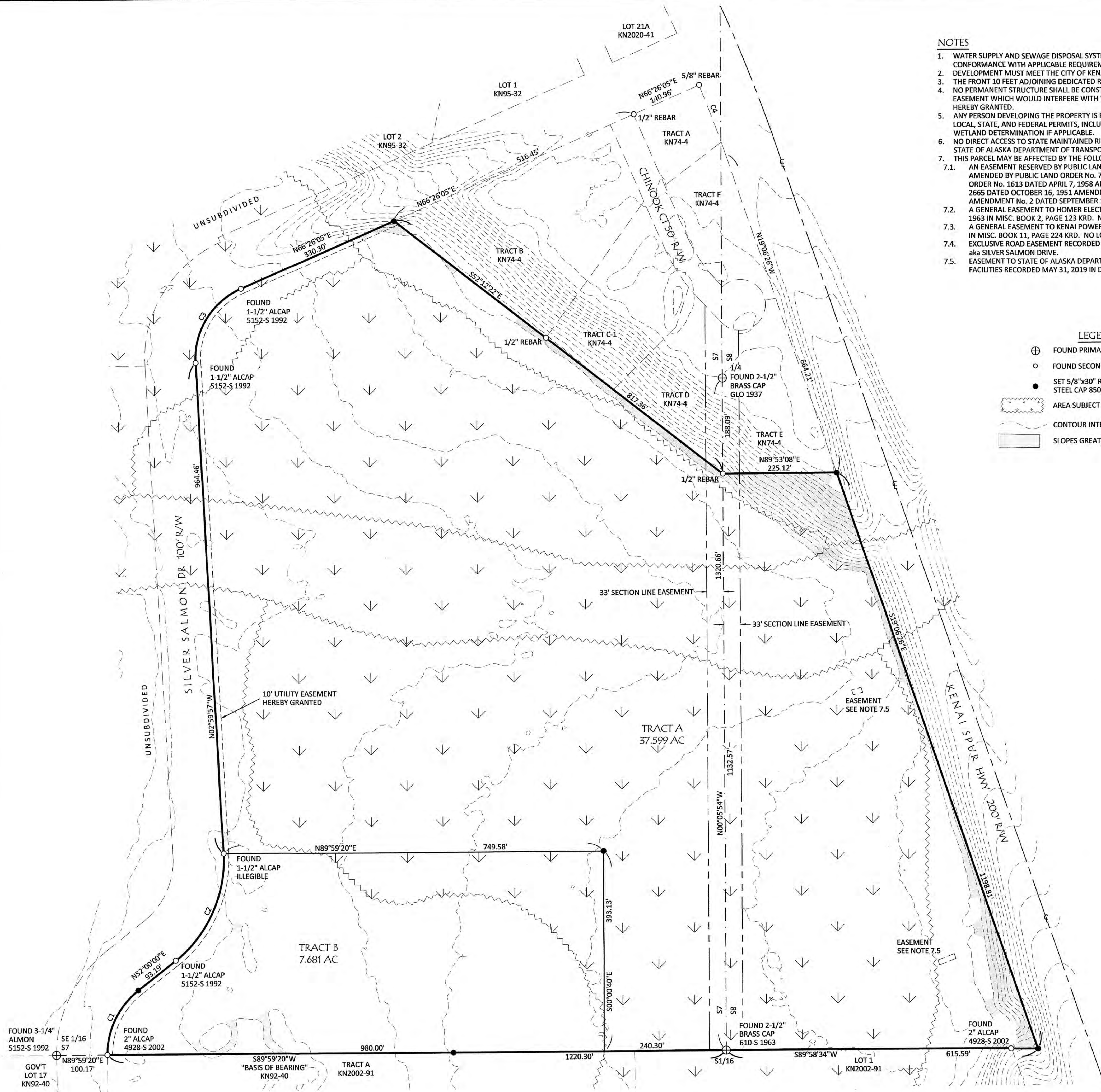




NOTES

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. DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
3. THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
4. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT HEREBY GRANTED.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
7. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 7.1. AN EASEMENT RESERVED BY PUBLIC LAND ORDER No. 601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No. 757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No. 1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No. 2665 DATED OCTOBER 16, 1951 AMENDMENT No. 1 DATED JULY 17, 1952 AND AMENDMENT No. 2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER. A GENERAL EASEMENT TO HOMER ELECTRIC ASSOCIATION RECORDED NOVEMBER 5, 1963 IN MISC. BOOK 2, PAGE 123 KRD. NO LOCATION DEFINED.
 - 7.2. A GENERAL EASEMENT TO KENAI POWER CORPORATION RECORDED DECEMBER 31, 1963 IN MISC. BOOK 11, PAGE 224 KRD. NO LOCATION DEFINED.
 - 7.3. A GENERAL EASEMENT TO KENAI POWER CORPORATION RECORDED DECEMBER 31, 1963 IN MISC. BOOK 11, PAGE 224 KRD. NO LOCATION DEFINED.
 - 7.4. EXCLUSIVE ROAD EASEMENT RECORDED AUGUST 13, 1992 IN BOOK 403, PAGE 953 KRD aka SILVER SALMON DRIVE.
 - 7.5. EASEMENT TO STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RECORDED MAY 31, 2019 IN DOCUMENT No. 2019-004446-0 KRD.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND SECONDARY MONUMENT AS DESCRIBED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- ▨ AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 4'
- ▨ SLOPES GREATER THAN 20%

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	52°06'47"	159.14	144.74	77.81	N 25° 56' 37" E
C2	54°59'57"	250.00	239.98	130.14	N 24° 30' 01" E
C3	69°26'02"	150.00	181.78	103.93	N 31° 43' 04" E
C4	3°00'14"	2764.79	144.95	72.49	N 20° 36' 32" W

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.

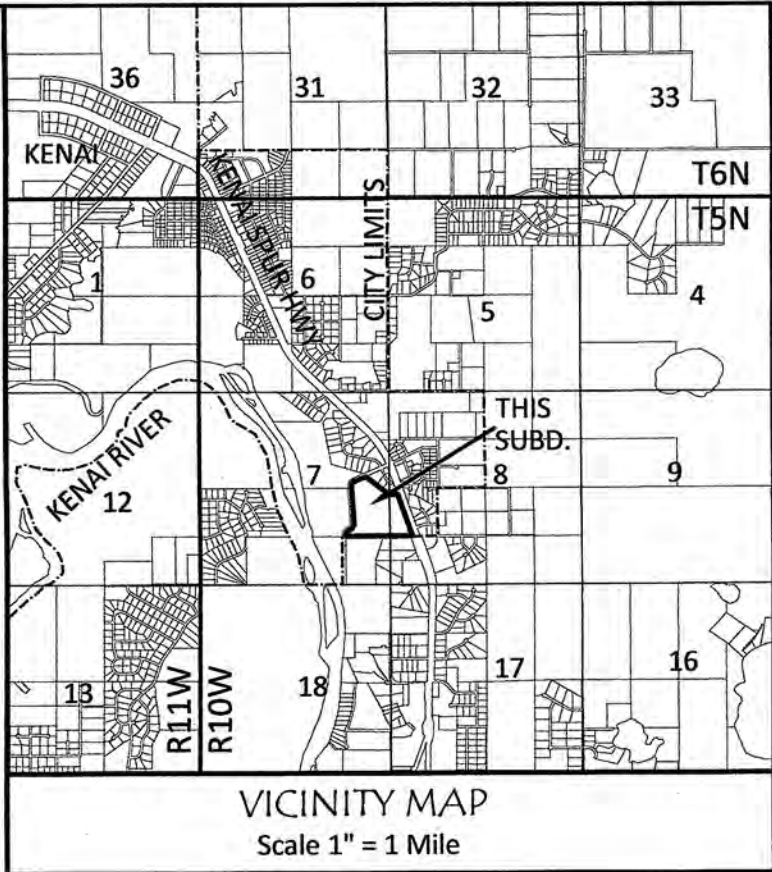
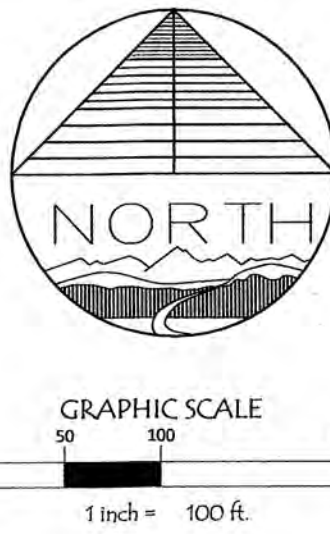
KPB 2021-141

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2021.

AUTHORIZED OFFICIAL

DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT LTO LIMITED PARTNERSHIP, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LTO LIMITED PARTNERSHIP, 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.

STEVEN OBERTS, MEMBER MANAGER FOR LTO LIMITED PARTNERSHIP
PO BOX 458, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: STEVEN OBERTS
ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2021

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #
Rec Dist
Date
Time



STEVEN OBERTS SUBDIVISION No.1

SUBDIVISION OF THE SE1/4 OF NE1/4 AND THE NE1/4 OF SE1/4 OF SECTION 7 AND THE NW1/4 OF SW1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, LYING WEST OF THE WESTERLY R/W OF KENAI SPUR HIGHWAY AND LYING SOUTH AND EAST OF SILVER SALMON DRIVE EXCEPTING LEO T. OBERTS SUBDIVISION AND REPLAT (KN74-4) AND ADOT PROPERTY RECORDED IN DOCUMENT No. 2019-004445-0 KRD.

LTO LIMITED PARTNERSHIP, OWNER
PO BOX 458
KENAI, AK 99611

45.281 AC. M/L SITUATED IN SECTION 7 & 8, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF KENAI, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	KPB File No.	2021-xxx
	Project No.	212038
SCALE 1" = 100'	DATE : OCT. 2021	BOOK No. : 21-06
		DRAWN BY : JAH