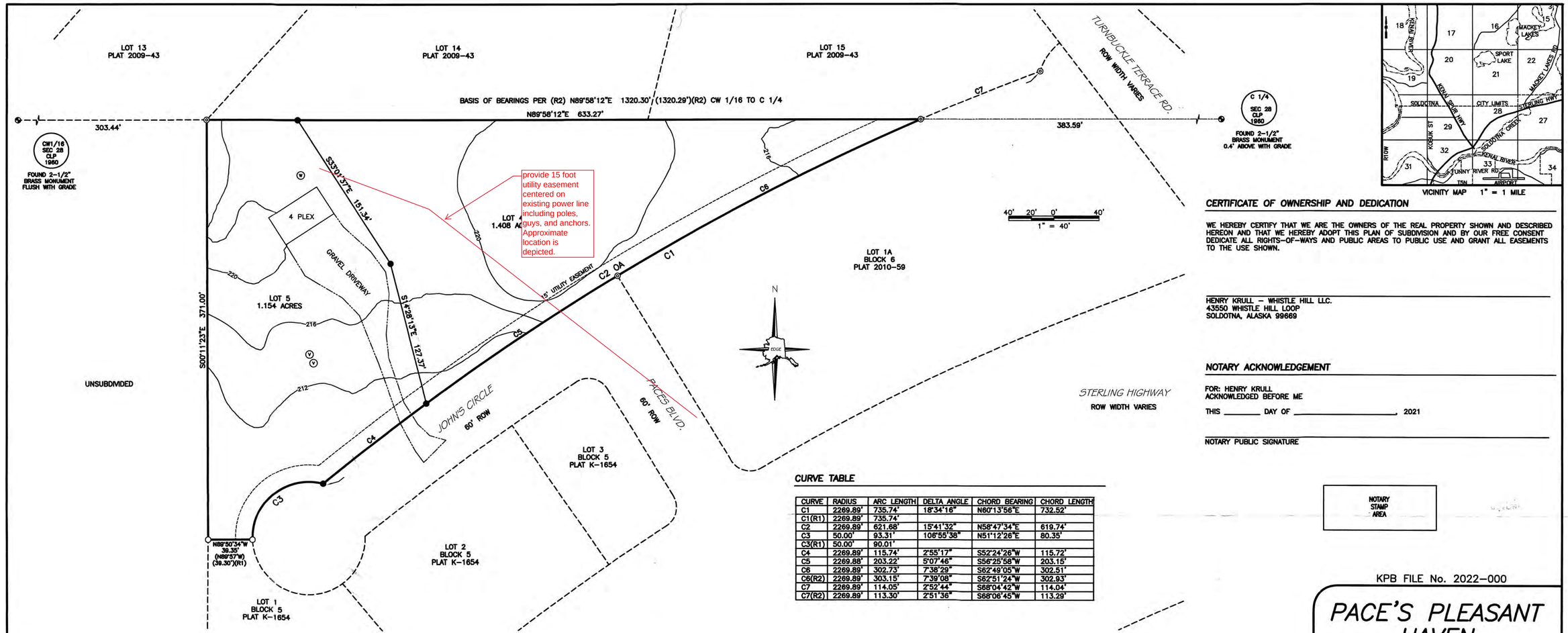

CERTIFICATE OF OWNERSHIP AND DEDICATION

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-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

HENRY KRULL – WHISTLE HILL LLC.
43550 WHISTLE HILL LOOP
SOLDOTNA, ALASKA 99669

NOTARY ACKNOWLEDGEMENT

FOR: HENRY KRULL
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE

NOTARY STAMP AREA

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2269.89'	735.74'	18°34'16"	N60°13'56"E	732.52'
C1(R1)	2269.89'	735.74'			
C2	2269.89'	621.68'	15°41'32"	N58°47'34"E	619.74'
C3	50.00'	93.31'	106°55'38"	N51°12'26"E	80.35'
C3(R1)	50.00'	90.01'			
C4	2269.89'	115.74'	2°55'17"	S52°24'26"W	115.72'
C5	2269.88'	203.22'	5°07'46"	S56°25'58"W	203.15'
C6	2269.89'	302.73'	7°38'29"	S62°49'05"W	302.51'
C6(R2)	2269.89'	303.15'	7°39'08"	S62°51'24"W	302.93'
C7	2269.89'	114.05'	2°52'44"	S68°04'42"W	114.04'
C7(R2)	2269.89'	113.30'	2°51'36"	S68°06'45"W	113.29'

KPB FILE No. 2022-000

PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 3

A SUBDIVISION OF
N1/2 N1/2 NE1/4 NE1/4
T5N R10 W SECTION 28
EXCLUDING THE WEST 303.4 FEET AND
PACE'S PLEASANT HAVEN ADDITION NO. 1

OWNERS:
WHISTLE HILL LLC.
43550 WHISTLE HILL ROAD
SOLDOTNA, ALASKA 99669

LOCATED WITHIN NE 1/4 SECTION 28,
T.5N., R.10W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF SOLDOTNA

CONTAINING 2.562 ACRES

LEGEND

⊕	FOUND PRIMARY MONUMENT AS REFERENCED	———	SUBDIVISION BOUNDARY
○	FOUND SECONDARY MONUMENT 1/2" REBAR	———	INTERIOR LOT LINE
		- - - - -	ADJACENT PROPERTY LINE
◎	FOUND SECONDARY MONUMENT 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED LS 4928-S	-·-·-·-	EASEMENT
		-·-·-·-	MONUMENT TIE
●	SET SECONDARY MONUMENT 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2021	OA	OVERALL
		(R#)	RECORD DATA, SEE REFERENCE

REFERENCES

(R1) PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 1, PLAT NO. K-1654, KENAI RECORDING DISTRICT

(R2) PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 2, PLAT NO. 2010-59, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 10, 2022.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

NOTES

1. THIS SUBDIVISION IS SUBJECT TO CITY OF SOLDOTNA ZONING REGULATIONS.
2. THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS 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.
12. WASTE WATER 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE NUMBER _____

HEA reviewed, and requests a 15 utility easement centered on existing power line including poles, guys, and anchors within proposed Lot 4.
Please verify the location during the field survey, approximate location depicted on drawing.
2/15/22
S Huff LMO

KPB 2022-013

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 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.

STATE OF ALASKA 49TH · Mark A. Aimonetti · No. 13022 – S · REGISTERED PROFESSIONAL LAND SURVEYOR

RECORDER'S STAMP AREA 2.25" x 2.25"

EDGE SURVEY AND DESIGN, LLC
12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392

DRAWN BY: JY	DATE: 11/18/2021	PROJECT: 21-630
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1