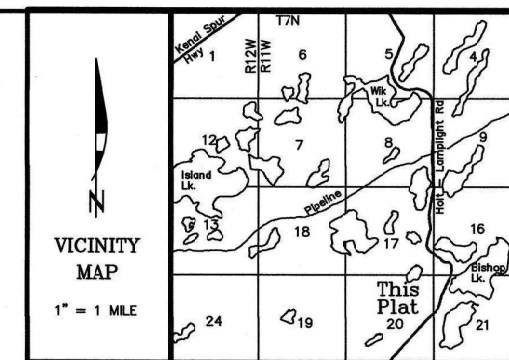
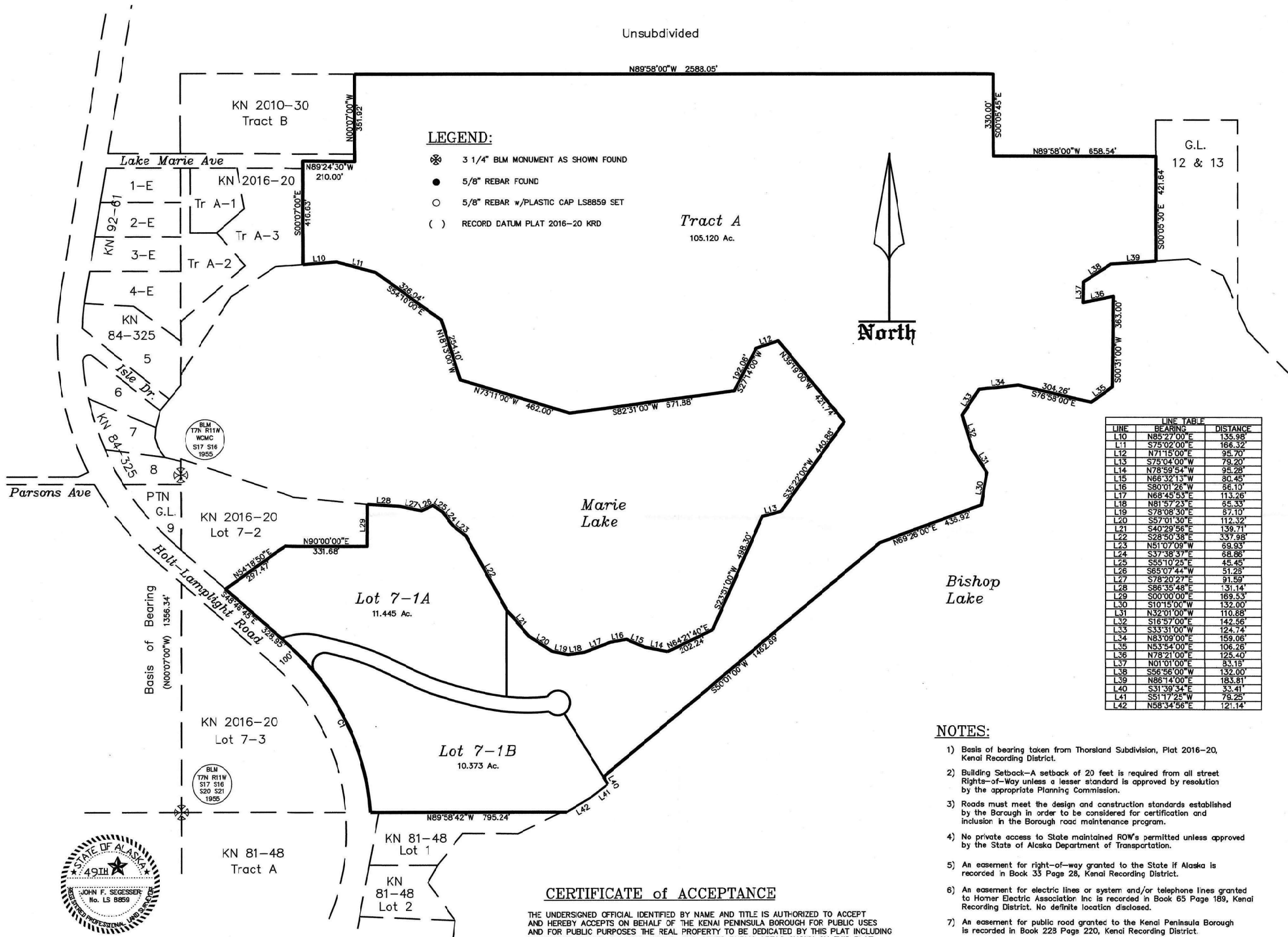


DESK PACKET ITEMS

(Items received after the publishing of the meeting packet on 6/7/22)

- 9. Thorsland Subdivision Addition No. 1; KPB File 2022-069
Segesser Surveys / Evenson
Location: Lake Marie Avenue & Holt Lamplight Road
Nikiski Area**



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 PLAT 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.

JAMES L. EVENSON NEDRA T. EVENSON
4140 FOLKER ST. APT 205
ANCHORAGE, ALASKA 99508

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No.

Thorsland Subdivision Addition No. 1

A resubdivision of Lot 7-1 Thorsland Subdivision, Plat 2016-20, and a portion of Government Lot 8, Section 16, T7N, R11W, S.M., Kenai Recording District.

Located Within the SW1/4 SW1/4 Section 16, T7N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 128.855 Ac.

Surveyor	Segesser Surveys 30485 Rosland St. Soldotna, AK 99689 (907) 262-3909	Owner	James L. & Nedra T. Evenson 4140 Folker St., Apt 205 Anchorage, AK 99508
JOB NO.	21358	DRAWN:	5-19-22
SURVEYED:	Nov., 2021	SCALE:	1"=200'
FIELD BOOK:	21-6	SHEET:	1 of 2

SURVEYOR'S CERTIFICATE

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.

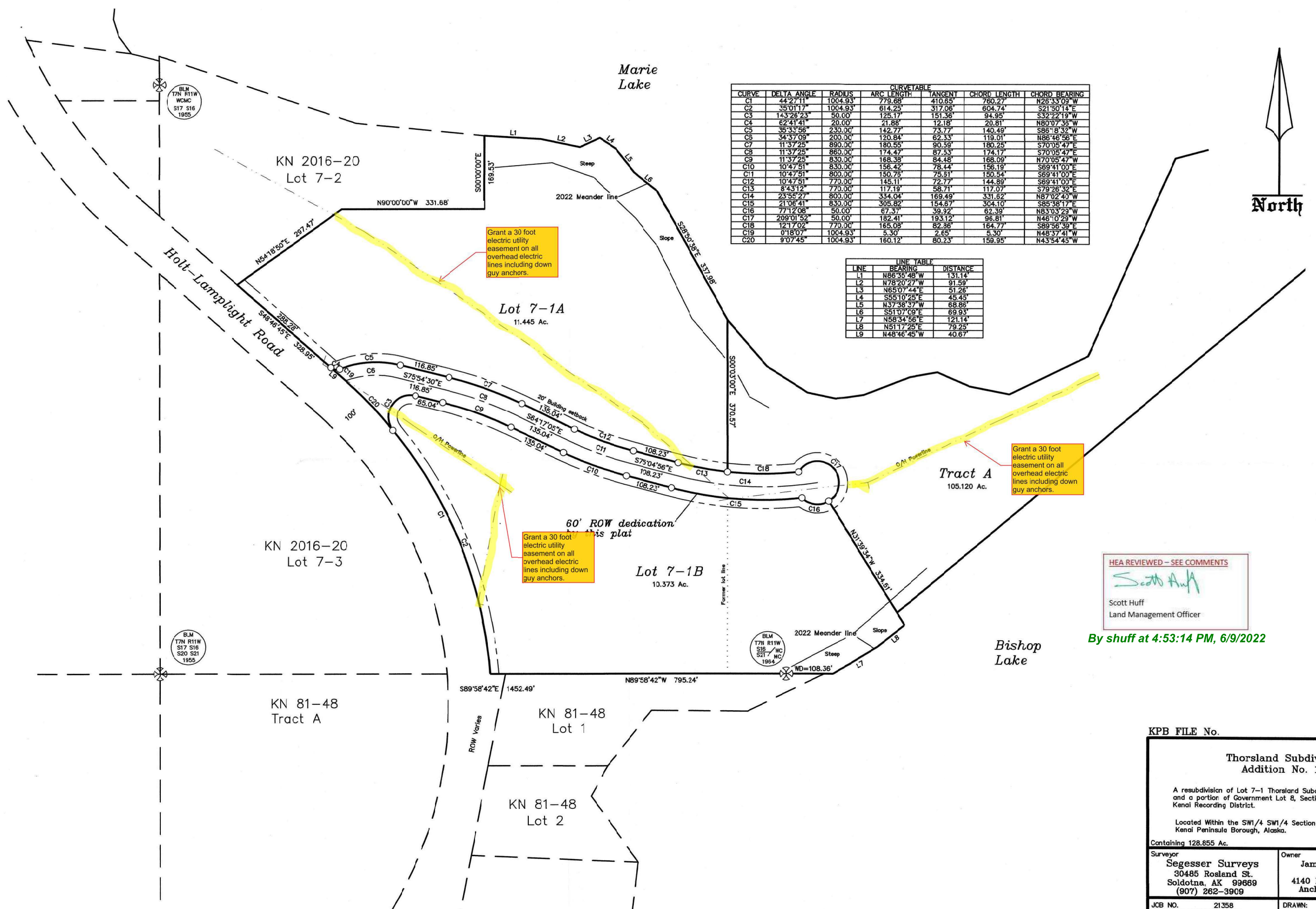
Date _____

CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: AS YET UNNAMED ROAD DEDICATION. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____
KENAI PENINSULA BOROUGH

KPB 2022-069



CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	44°27'11"	1004.93'	779.68'	410.65'	760.27'	N26°33'09"W
C2	35°01'17"	1004.93'	614.25'	317.06'	604.74'	S21°50'14"E
C3	143°26'23"	50.00'	125.17'	151.36'	94.95'	S32°22'19"W
C4	62°41'41"	20.00'	21.88'	12.18'	20.81'	N80°07'35"W
C5	36°33'56"	230.00'	142.77'	73.77'	140.49'	S86°18'32"W
C6	34°37'09"	200.00'	120.84'	62.33'	119.01'	N86°46'56"E
C7	11°37'25"	890.00'	180.55'	90.59'	180.25'	S70°05'47"E
C8	11°37'25"	860.00'	174.47'	87.53'	174.17'	S70°05'47"E
C9	11°37'25"	830.00'	168.38'	84.48'	168.09'	N70°05'47"W
C10	10°47'51"	830.00'	156.42'	78.44'	156.19'	S69°41'03"E
C11	10°47'51"	800.00'	150.75'	75.51'	150.54'	S69°41'03"E
C12	10°47'51"	770.00'	145.11'	72.77'	144.89'	S69°41'03"E
C13	8°43'12"	770.00'	117.19'	58.71'	117.07'	S79°26'32"E
C14	23°55'27"	800.00'	334.04'	169.49'	331.62'	N87°02'45"W
C15	21°06'41"	830.00'	305.82'	154.67'	304.10'	S85°38'17"E
C16	77°12'08"	50.00'	67.37'	39.92'	62.39'	N83°03'29"W
C17	209°01'52"	50.00'	182.41'	193.12'	96.81'	N46°10'29"W
C18	121°7'02"	770.00'	165.08'	82.36'	164.77'	S89°56'39"E
C19	0°18'07"	1004.93'	5.30'	2.65'	5.30'	N48°37'41"W
C20	9°07'45"	1004.93'	160.12'	80.23'	159.95'	N43°54'43"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°35'48"W	131.14'
L2	N78°20'27"W	91.59'
L3	N65°07'44"E	51.26'
L4	S55°10'25"E	45.43'
L5	N37°38'37"W	68.86'
L6	S51°07'09"E	69.93'
L7	N58°34'56"E	121.14'
L8	N51°17'25"E	79.25'
L9	N48°46'45"W	40.67'

HEA REVIEWED - SEE COMMENTS
Scott Huff
Scott Huff
Land Management Officer

By shuff at 4:53:14 PM, 6/9/2022

KPB FILE No.

Thorsland Subdivision
Addition No. 1

A resubdivision of Lot 7-1 Thorsland Subdivision, Plat 2016-20, and a portion of Government Lot 8, Section 16, T7N, R11W, S.M., Kenai Recording District.

Located Within the SW1/4 SW1/4 Section 16, T7N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 128.855 Ac.

Surveyor
Segesser Surveys
30485 Rosland St.
Soldotna, AK 99689
(907) 262-3909

Owner
James L. & Nedra T. Evenson
4140 Folker St., Apt 205
Anchorage, AK 99503

JCB NO. 21358

DRAWN: 5-19-22

SURVEYED: Nov., 2021

SCALE: 1"=100'

FIELD BOOK: 21-6

SHEET: 2 of 2

KPB 2022-069