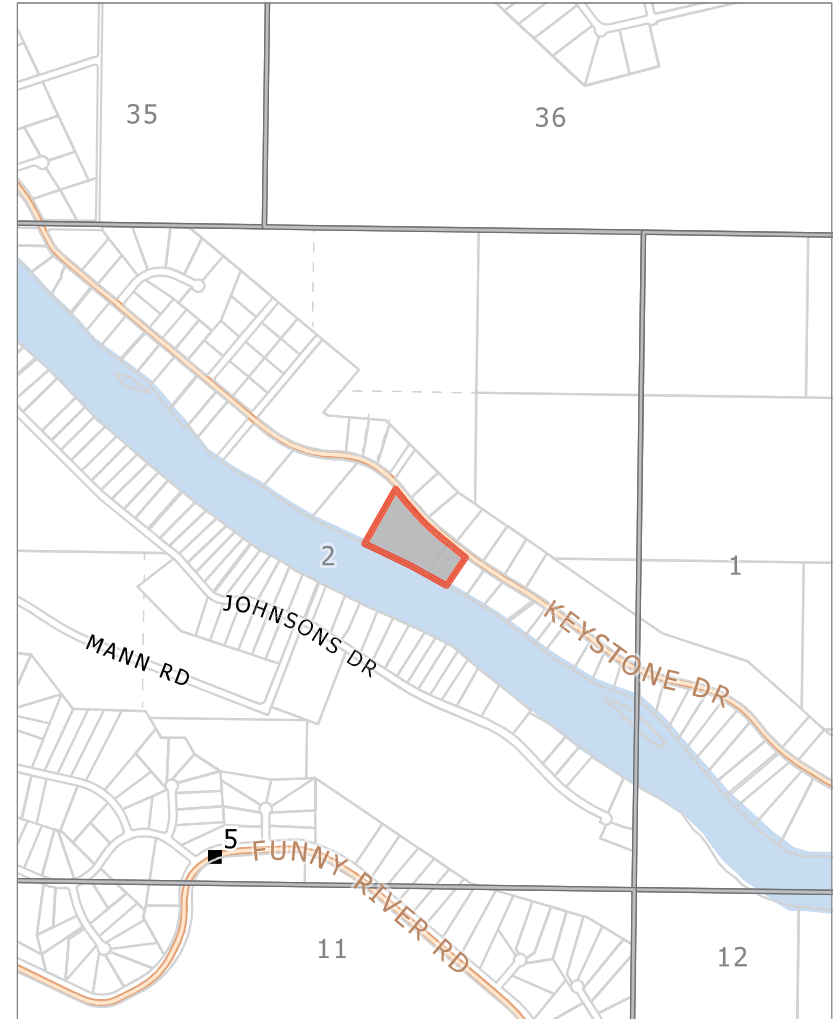
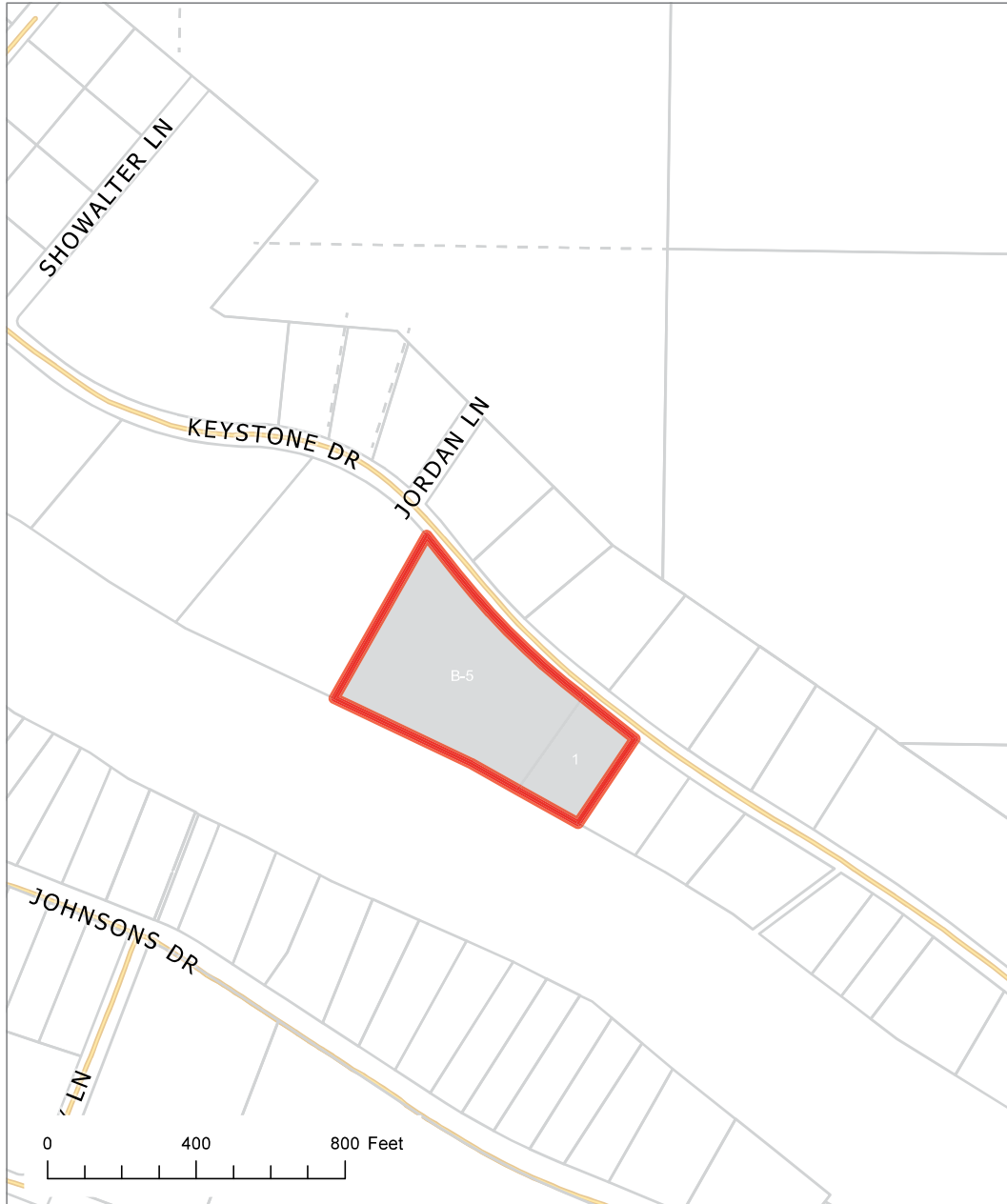


## **E. NEW BUSINESS**

- 3. Moose Range Meadows Frawner Addition**  
**KPB File 2022-104**  
**McLane Consulting Group / Frawner**  
**Location: Keystone Drive**  
**Sterling Area**



KPB File # 2022-104  
S02 T04N R10W  
Sterling

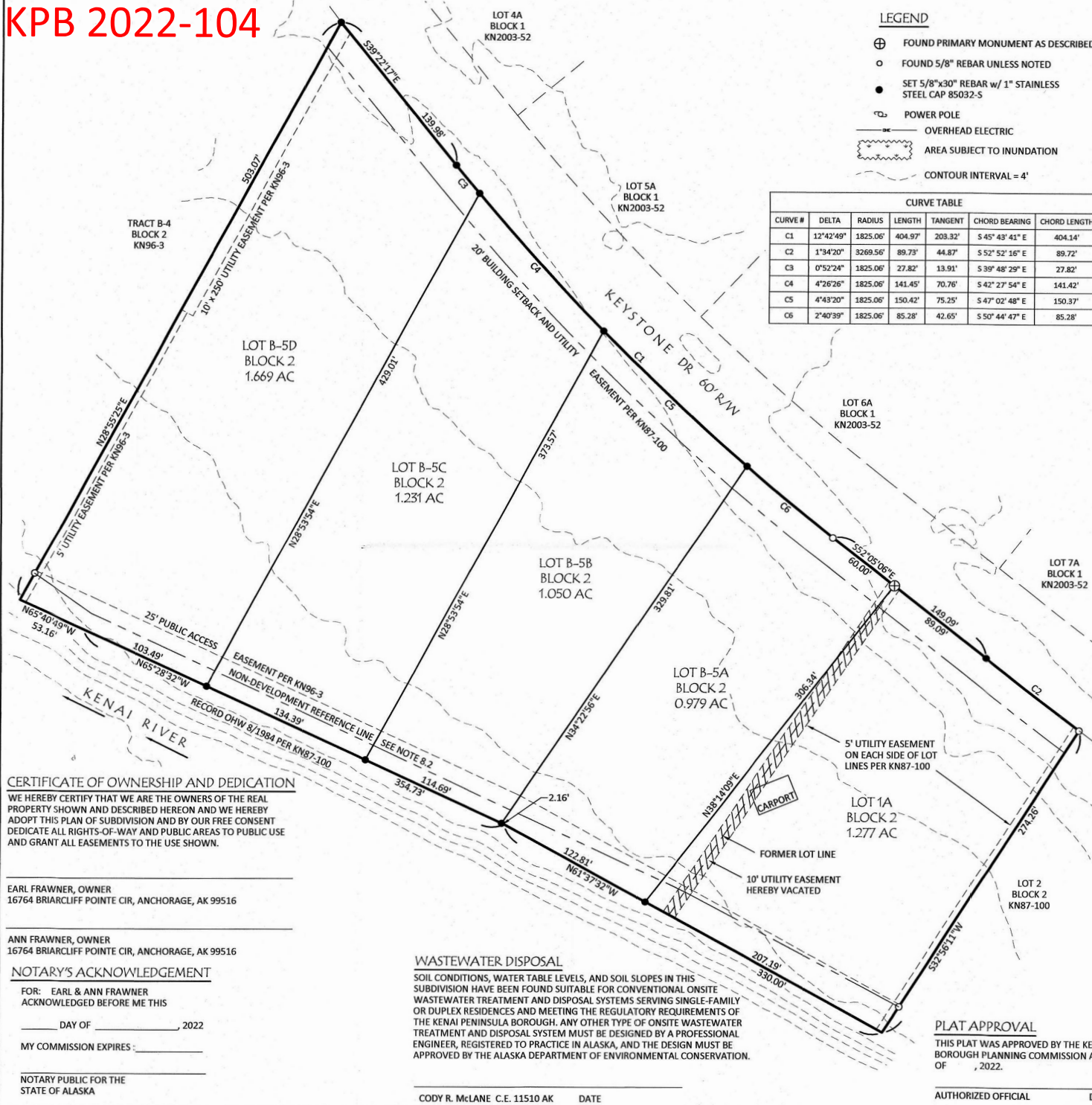




The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

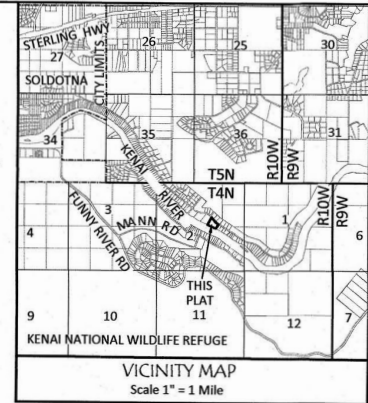
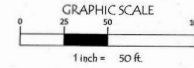


# KPB 2022-104



### LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- ⚡ POWER POLE
- OVERHEAD ELECTRIC
- ▨ AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 4'



### NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- 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.
- THE FRONT 20 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS A UTILITY EASEMENT WITH CLEARING RESTRICTED TO FRONT 10 FEET PER KN87-100.
- 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.
- THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF EACH TRACT. THE RECORD MEANDER LINE SHOWN IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
- 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.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
  - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 26, 1986 IN BOOK 289, PAGE 157 KRD AND AMENDED NOVEMBER 29, 1988 IN BOOK 338 PAGE 228 KRD
  - NON-DEVELOPMENT AREA RECORDED APRIL 3, 1998 IN BOOK 526, PAGE 136 KRD.
  - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 8, 1996 IN BOOK 480, PAGE 129 KRD.
  - THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170

### 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.

EARL FRAWNER, OWNER  
16764 BRIARCLIFF POINTE CIR, ANCHORAGE, AK 99516

ANN FRAWNER, OWNER  
16764 BRIARCLIFF POINTE CIR, ANCHORAGE, AK 99516

### NOTARY'S ACKNOWLEDGEMENT

FOR: EARL & ANN FRAWNER  
ACKNOWLEDGED BEFORE ME THIS

DAY OF \_\_\_\_\_, 2022

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

### 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CODY R. McLANE C.E. 11510 AK DATE

### PLAT APPROVAL

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

AUTHORIZED OFFICIAL DATE



Plat #
Rec Dist
Date
Time

### MOOSE RANGE MEADOWS FRAWNER ADDITION

A RESUBDIVISION OF LOT 1 BLOCK 2 MOOSE RANGE MEADOWS SUBDIVISION PHASE II (KN86-137) AND TRACT B-5 MOOSE RANGE MEADOWS SUBDIVISION PHASE II, R.V. ADDITION (KN96-3)

EARL FRAWNER, OWNER  
16764 BRIARCLIFF POINTE CIR  
ANCHORAGE, AK 99516

ANN FRAWNER, OWNER  
16764 BRIARCLIFF POINTE CIR  
ANCHORAGE, AK 99516

6.207 AC. M/L SITUATED IN THE E1/2 OF SECTION 24 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING  
SURVEYING - MAPPING  
P.O. BOX 488  
SOLDOTNA, AK 99589  
VOICE: (907) 283-4218  
FAX: (907) 283-3265  
WWW.MCLANECO.COM

KPB FILE NO. 2022-xxx

PROJECT NO. 222023

SCALE 1" = 50'

DATE: JUN 2022

BOOK NO.: 22-02 DRAWN BY: JAH



AGENDA ITEM E. NEW BUSINESS

**ITEM 3 - Moose Range Meadows Frawner Addition**

<b>KPB File No.</b>	2022-104
<b>Plat Committee Meeting:</b>	August 8, 2022
<b>Applicant / Owner:</b>	Earl and Ann Frawner of Anchorage, AK
<b>Surveyor:</b>	James Hall / McLane Consulting Inc
<b>General Location:</b>	Sterling

<b>Parent Parcel No.:</b>	135-260-02, 135-260-26
<b>Legal Description:</b>	Lot 1 Block 2 Moose Range Meadows Subdivision Phase II KN 86-137 Tract B-5 Moose Range Meadows Subdivision Phase II, R.V. Addition KN 96-3
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On site

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide two parcels into five lots, reconfigure a shared lot line between two of the lots of the parent subdivisions, and finalize a utility easement vacation.

**Location and Legal Access (existing and proposed):** The proposed plat is located along Keystone Drive in the area of Sterling. Keystone Drive is a 60-foot-wide dedicated right of way and is a borough maintained road. All of the proposed lots will continue to utilize access from Keystone Drive. Keystone drive was dedicated from Moose Range Meadows Subdivision Phase II KRD 86-137.

The terrain of the area is gradual until closer to the Kenai River where steep slopes are present.

The block length is noncompliant, but there is no remedy since this plat is against the river.

Plat KRD 87-100 dedicated a Public Access Easement near the back line of the lots that is being brought forward to the current plat.

KPB Roads Dept. comments	Roads Director: Painter, Jed Comments: No comments
SOA DOT comments	No comment

**Site Investigation:** There are several structures and an existing driveway accessing Keystone Drive located on Lot 1A. The carport is located within the Utility Easement on the West side of the lot, that will be vacated at the Planning Commission meeting on August 8, 2022.

Per KPB GIS, the steep slopes falling to the river lie within the platted lines at the back side of the lots. Surveyor should verify their location and if in the lots, show the top of the back on the Final Plat. The property sheet drains towards the Kenai River.

The property is located in a flood hazard area as indicated Map Panel 020012-2405A.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: IS in flood hazard area Comments: Flood Zone: A4,C Map Panel: 020012-2405A In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: i:0#.w kpb\maldrige</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	No objections

**Staff Analysis** The proposed plat is a subdivision of Lot 1 Moose Range Meadows Subdivision Phase II Amended Plat (KN87-100) and Tract B-5 Moose Range Meadows Subdivision Phase II, R. V. Addition (KN96-3). Keystone Drive was dedicated as a 60' right-of-way by Moose Range Meadows Subdivision Phase II (KN86-137)

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

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

According to the preliminary plat a carport was built into the utility easement of the shared lot line of Tract B-5 and Lot 1 Block 2 granted on KN 87-100 and this replat will adjust the lot line and finalize a utility easement vacation to resolve the encroachment. The utility easement will be an action item heard by the Planning Commission on the August 8<sup>th</sup>, 2022 meeting.

### **Utility Easements**

A 10' utility easement along the street right-of-way is noted in Plat Note #3. A proposed 10' utility easement vacation along the line between Lot 1A and Lot B-5A is shown on the plat as mentioned above.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

### **Utility provider review:**

HEA	No objections
ENSTAR	No objections
ACS	No objections
GCI	No objections



**KPB department / agency review:**

Addressing	Reviewer: Haws, Derek Affected Addresses: 33537 KEYSTONE DR Comments: 33537 KEYSTONE DR will remain with lot 1A BLOCK 2.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

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

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**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 parent subdivision name to Moose Rane Meadows Subdivision Phase II Amended Plat (KN 87-100)  
Unused labels in the legend.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff recommendation:** Remove Block 1 from the lots across the street to the East

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**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.

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**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.

---

**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.

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**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**





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.







#### RESTRICTIVE COVENANTS

RESTRICTED. COPIANTS WERE DESTROYED  
ON JUNE 26, 1960, AT THE RETAIL RECORDING  
DISTRICT IN NEW YORK PLAZA 127

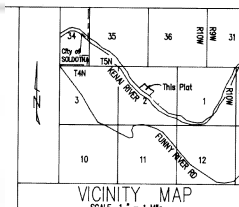
**WASTEWATER DISPOSAL :** CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WATER CARRIED WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST BE DESIGNED BY A REGISTERED ENGINEER AND APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION. ALL WASTE DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SUBJECT TO ANY NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.

Don J. Galt Environmental Engineer 2-26-96  
SIGNATURE TITLE DATE

LEGEND

- Found 5/8" rebar w/plastic cap  
● Set 5/8" rebar w/plastic cap



## NOTES

1. All direct access to state maintained R.O.W.'s permitted unless approved by State of Alaska Department of Transportation.
2. Building Setback - A setback of 20 feet is required from all street right-of-ways unless otherwise indicated or approved by the appropriate Planning Commission.
3. If permanent structure shall be constructed all placed within an easement which would interfere with the ability of a utility to use the easement.
4. Front 10 foot of building setback is also a utility easement and the entire setback within 5 feet of side lot lines.
5. Twenty-Five (25) foot public access easement reserved for fire traffic or ambulance type vehicles only.
6. All lots have a nondevelopment area bounded on the south by the meanders of the ordinary high water line of the Kings River, on the west by this survey, and on the North by the Kings River. The 25 foot utility and nondevelopment reference line as defined herein.
7. Reference line within this subdivision may be located within a designated flood hazard area - 5' such that the zone of development must be within 25' of the Kings River as defined in the Code of Villages. A survey to determine the elevation of the property line is required prior to construction.
8. A utility easement shall be provided on each side of all



MICHAEL A. SWAN  
REGISTRATION NO. LS-6940

MOOSE RANGE MEADOWS SUBD.  
PHASE II, R.V. ADDITION

A RESUBDIVISION OF TRACT B-1 BLOCK 2, MOOSE  
HANG MEADOWS SUBD. PHASE II, TRACTS A-1, B-1  
and C-1

OWNER : SALAMATOF NATIVE ASSOCIATION  
P.O. BOX 2682  
KENAI AK 99611

LINGRITH WITHIN THE NW 1/4, NE 1/4, SE 1/4, SECTION 2, T4N, R10W, S.M., &K.  
 KENAI PENINSULA BOROUGH, KENAI RECORDING DISTRICT  
 LINGRITH 18.690 ACRES.



SWAN SURVEYING

P.O. Box 987  
SOLDOTNA, AK. 99669  
PHONE 907-262-1014

DATE WHEN MADE	YES	SCALE 1" = 100'	DRAFTED NAS
N.B. PREPARED BY	NO.	SK. NO. IN CASE	KENAI RECORDING DISTRICT

CERTIFICATE of OWNERSHIP and DEDICATION

We hereby certify that we are the owners of real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to use shown.

We further certify that Deeds of trust affecting this property do not contain restrictions which would prohibit this rental, or require signature and approval of beneficiaries.

### Notary's Acknowledgement

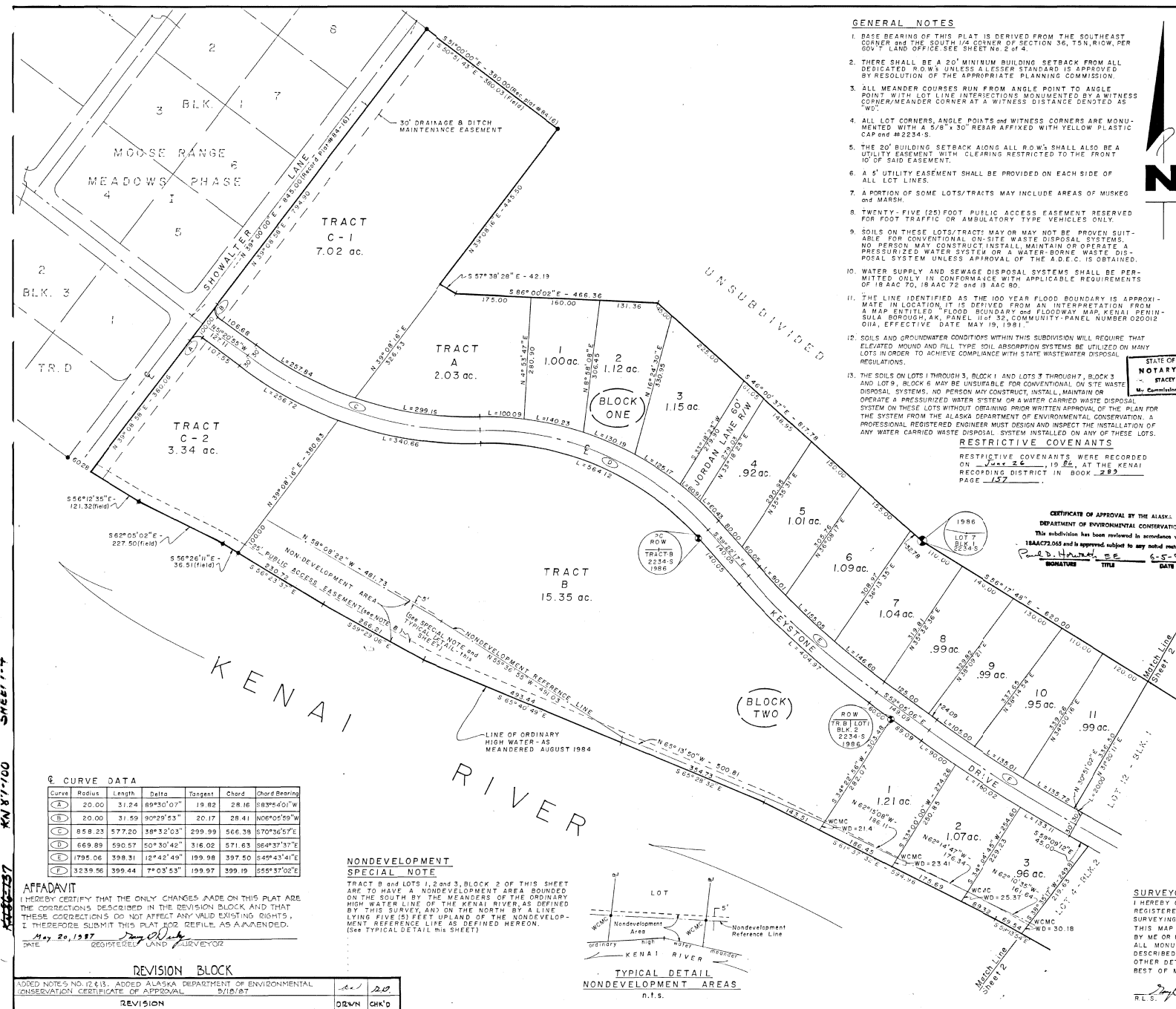
Subscribed and sworn before me on this \_\_\_\_ day  
of February, 1996. For \_\_\_\_\_

### PLAT APPROVAL

This trial was approved by the KEMH HUMANITARIAN RESEARCH COMMITTEE on the grounds of 11/1/87/308.

KEVIN HENNING, A. MICHAEL

BY John J. [Signature]  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



# GENERAL NOTES

1. BASE BEARING OF THIS PLAT IS DERIVED FROM THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 36, T5N, R10W, PER GOVT. LAND OFFICE SEE SHEET No. 2 of 4.
2. THERE SHALL BE A 20' MINIMUM BUILDING SETBACK FROM ALL DEDICATED ROW'S UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. ALL MEANDER COURSES RUN FROM ANGLE POINT TO ANGLE POINT WITH LOT LINE INTERSECTIONS MONUMENTED BY A WITNESS CORNER/MEANDER CORNER AT A WITNESS DISTANCE DENOTED AS "WD".
4. ALL LOT CORNERS, ANGLE POINTS AND WITNESS CORNERS ARE MONUMENTED WITH A 5/8" X 30" REBAR AFFIXED WITH YELLOW PLASTIC CAP AND #2234-S.
5. THE 20' BUILDING SETBACK ALONG ALL ROW'S SHALL ALSO BE A UTILITY EASEMENT WITH CLEARING RESTRICTED TO THE FRONT 10' OF SAID EASEMENT.
6. A 5' UTILITY EASEMENT SHALL BE PROVIDED ON EACH SIDE OF ALL LOT LINES.
7. A PORTION OF SOME LOTS/TRACTS MAY INCLUDE AREAS OF MUSKEG AND MARSH.
8. TWENTY-FIVE (25) FOOT PUBLIC ACCESS EASEMENT RESERVED FOR FOOT TRAFFIC OR AMBULATORY TYPE VEHICLES ONLY.
9. SOILS ON THESE LOTS/TRACTS MAY OR MAY NOT BE PROVEN SUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER-BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE A.D.C. IS OBTAINED.
10. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 70, 18 AAC 72 and 18 AAC 80.
11. THE LINE IDENTIFIED AS THE 100 YEAR FLOOD BOUNDARY IS APPROXIMATE IN LOCATION, IT IS DERIVED FROM AN INTERPRETATION FROM A MAP ENTITLED "FLOOD BOUNDARY AND FLOODWAY MAP, KENAI PENINSULA BOROUGH, AK, PANEL 114 32, COMMUNITY-PANEL NUMBER 020012 OIA, EFFECTIVE DATE MAY 19, 1991.
12. SOILS AND GROUNDWATER CONDITIONS WITHIN THIS SUBDIVISION WILL REQUIRE THAT ELEVATED MOUND AND FILL TYPE SOIL ABSORPTION SYSTEMS BE UTILIZED ON MANY LOTS IN ORDER TO ACHIEVE COMPLIANCE WITH STATE WASTEWATER DISPOSAL REGULATIONS.
13. THE SOILS ON LOTS 1 THROUGH 3, BLOCK 1 AND LOTS 3 THROUGH 7, BLOCK 3 AND LOTS 9, BLOCK 6 MAY BE UNSUITABLE FOR CONVENTIONAL ON SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER CARRIED WASTE DISPOSAL SYSTEM ON THESE LOTS WITHOUT OBTAINING PRIOR WRITTEN APPROVAL OF THE PLAN FOR THE SYSTEM FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. A PROFESSIONAL REGISTERED ENGINEER MUST DESIGN AND INSPECT THE INSTALLATION OF ANY WATER CARRIED WASTE DISPOSAL SYSTEM INSTALLED ON ANY OF THESE LOTS.

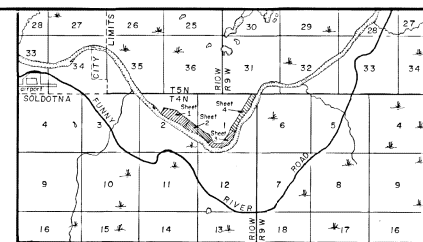
**RESTRICTIVE COVENANTS**

RESTRICTIVE COVENANTS WERE RECORDED ON June 26, 1998, AT THE KENAI RECORDING DISTRICT IN BOOK 283 PAGE 157.

**CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

This subdivision has been reviewed in accordance with 18AAC 70.03 and is approved subject to any noted restrictions.

*Paul D. Hume* **SE** 6-5-97  
SIGNATURE TITLE DATE



## CERTIFICATE of OWNERSHIP and DEDICATION

We hereby certify that we are the Owners of the property shown and described hereon, that we adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

*James O. Segura* *Ralph A. Johnson*  
JAMES O. SEGURA, Vice President RALPH A. JOHNSON, President  
Salamatof Native Association, Inc. Salamatof Native Association, Inc.  
P.O. Box 2082, Kenai, AK 99611 P.O. Box 2082, Kenai, AK 99611

## NOTARY'S ACKNOWLEDGMENT

For *James O. Segura & Ralph A. Johnson*  
Subscribed and sworn to before me, this 29<sup>th</sup> day of May, 1998.

*Stacey Taylor* 5-3-98  
NOTARY, STATE OF ALASKA MY COMMISSION EXPIRES

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 6-16-98.

BY *Rita D. Jensen*  
KENAI PENINSULA BOROUGH AUTHORIZED OFFICIAL

- LEGEND**
- ✱ FOUND-GOVT LAND OFFICE BRASS CAP MONUMENT
  - ⊙ SET-3/4" MAGNETIC ALUMINUM CAPPED MONUMENT
  - FOUND-5/8" REBAR
  - ⊞ SET-5/8" X 30" REBAR WITH PLASTIC CAP AND #2234-S

**RECORDED**  
87-100  
Kenai, AK  
DATE 8/14/98  
FILED 314  
BY 61616000  
33355-000  
87-7400

**AMENDED PLAT**  
SHEET 1 of 4

**SCALE**  
0 50 100 200 300 400 FEET

**MOOSE RANGE MEADOWS SUB PHASE II**  
Located within NE1/4, SE1/4, SW1/4 Section 1 and NE1/4, SE1/4, NW1/4 Section 2, T4N, R10W, S.M., ALASKA - Kenai Recording District  
Consisting of 65 Lots and 8 Tracts, Containing 19537.6± ac.

FOR: SALAMATOF NATIVE ASSOCIATION  
P.O. Box 2082  
KENAI, ALASKA 99611

**PROFESSIONAL DESIGN ASSOCIATES**  
BOX 4406  
KENAI, ALASKA 99611  
283-5024

W.D. #6-JACQUE DATE: MAY 1998 SCALE: 1" = 100'  
DRAFTED: G. Drake CHECKED: G. Drake KPB File # 85-282

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED & LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THIS MAP REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ray D. Dwyer* June 11, 1998  
R.L.S. DATE

**AFFIDAVIT**  
I HEREBY CERTIFY THAT THE ONLY CHANGES MADE ON THIS PLAT ARE THE CORRECTIONS DESCRIBED IN THE REVISION BLOCK AND THAT THESE CORRECTIONS DO NOT AFFECT ANY VALID EXISTING RIGHTS, I THEREFORE SUBMIT THIS PLAT FOR REVISION AS AMENDED.

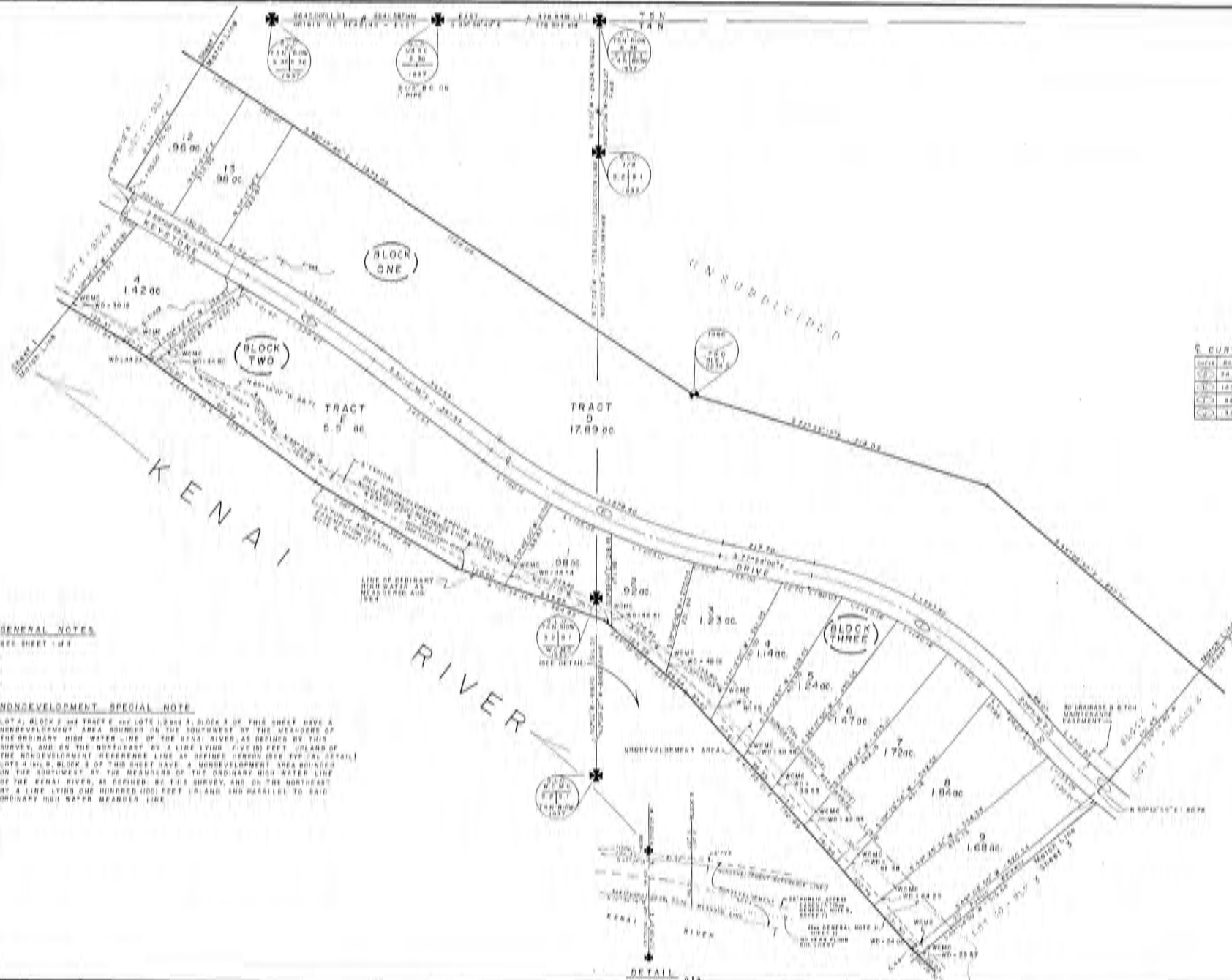
DATE May 20, 1997 *Ray D. Dwyer*  
REGISTERED LAND SURVEYOR

**REVISION BLOCK**

ADDED NOTES NO. 12 & 13. ADDED ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION CERTIFICATE OF APPROVAL 5/18/97

REVISION 20  
DRAWN CHK'D





**9 CURVE DATA**

Curve	Radius	Length	Delta	Tangent	Chord	Chord Bearing
1	8417.10	884.20	5°56'21"	177.26	354.04	S56°10'48"E
2	14000.00	881.66	24°11'22"	300.00	886.68	S65°18'19"E
3	888.00	877.85	37°32'15"	299.72	567.57	S58°37'52"E
4	1327.76	888.82	19°25'35"	226.58	446.67	S49°34'32"E

**GENERAL NOTES**  
SEE SHEET 1 OF 4

**NONDEVELOPMENT SPECIAL NOTE**

LOTS 4, BLOCK 2 AND TRACT 2 AND LOTS 13 AND 14, BLOCK 3 OF THIS SHEET HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTHWEST BY THE MEANDERS OF THE ORDINARY HIGH WATER LINE OF THE KENAI RIVER AS DEFINED BY THIS SURVEY, AND ON THE NORTHEAST BY A LINE LYING FIVE (5) FEET UPLAND OF THE NONDEVELOPMENT MEANDERS LINE AS DEFINED HEREON (SEE TYPICAL DETAIL). LOTS 4 AND 8, BLOCK 3 OF THIS SHEET HAVE A NONDEVELOPMENT AREA BOUNDED ON THE SOUTHWEST BY THE MEANDERS OF THE ORDINARY HIGH WATER LINE OF THE KENAI RIVER AS DEFINED BY THIS SURVEY, AND ON THE NORTHEAST BY A LINE LYING ONE HUNDRED (100) FEET UPLAND AND PARALLEL TO SAID ORDINARY HIGH WATER MEANDER LINE.

87-100  
RECORDED - FILED 35  
Kenai  
DATE 8/14  
BY 342  
WITNESSED BY H. Gray

86-137  
Kenai  
DATE 6/26  
BY 342  
WITNESSED BY P. B.

**AMENDED PLAT**  
SHEET 2 of 4



**MOOSE RANGE MEADOWS SUB. PHASE II**  
 Located within NE1/4, SE1/4, SW1/4 Section 1 and NE1/4, SE1/4, NW1/4 Section 2, T4N, R10W, S.M., ALASKA - Kenai Recording District  
 Consisting of 65 Lots and 8 Tracts - Containing 195.37 Ac.  
 SALAMATOF NATIVE ASSOCIATION  
 P.O. BOX 2682  
 KENAI, ALASKA 99611

**PROFESSIONAL DESIGN ASSOCIATES**  
 BOX 4406  
 KENAI, ALASKA 99611  
 283-5024

DATE: MAY 1986  
 UNAPPROVED: S.D. Gray  
 CHECKED: S. Draboy  
 SCALE: 1" = 100'  
 K.P.B. File # 85-282



