

| CURVE TABLE |           |        |        |         |                    |
|-------------|-----------|--------|--------|---------|--------------------|
| CURVE       | DELTA     | RADIUS | LENGTH | TANGENT | CHORD BEARING      |
| C1          | 91°12'21" | 170.00 | 27.56  | 13.61   | 27.53 S37°31'15"E  |
| C2          | 91°12'21" | 200.00 | 32.56  | 16.32   | 32.54 S37°49'36"E  |
| C3          | 91°12'21" | 250.00 | 37.46  | 18.77   | 37.42 S37°28'50"E  |
| C4          | 92°31'26" | 280.00 | 207.81 | 168.95  | 203.07 N21°14'13"W |
| C5          | 92°31'26" | 250.00 | 185.54 | 172.28  | 181.32 N21°14'13"W |
| C6          | 92°31'26" | 220.00 | 163.28 | 155.61  | 159.56 N21°14'13"W |

# LEGEND:

- 3 1/4" ALUM. MONUMENT 4925-S
- 5/8" REBAR (found this survey)
- 5/8" REBAR w/ PLASTIC CAP. (set this survey)
- RECORD DATUM PLAT K-1400 KRD

## NOTES:

- 1) Beils of bearing taken from Nikishka Subdivision Plat 2013 Addition, Plat 2014-101, Kenai Recording District.
- 2) Building setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) The vacations of Fish Street and Brush Way were approved by the Borough Assembly at the meeting of:
- 4) Front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot line 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.
- 5) No Engineer's Subdivision and Sales Report is available for this subdivision, all conditions may be unsuitable for onsite wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The purpose of this platting action is to combine 28 lots into 3, which will provide greater available wastewater disposal area as described by 2014.040(4)(c).

## PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

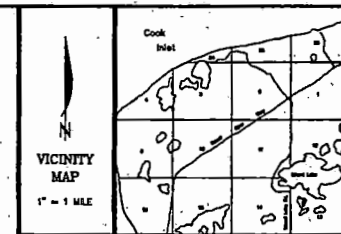
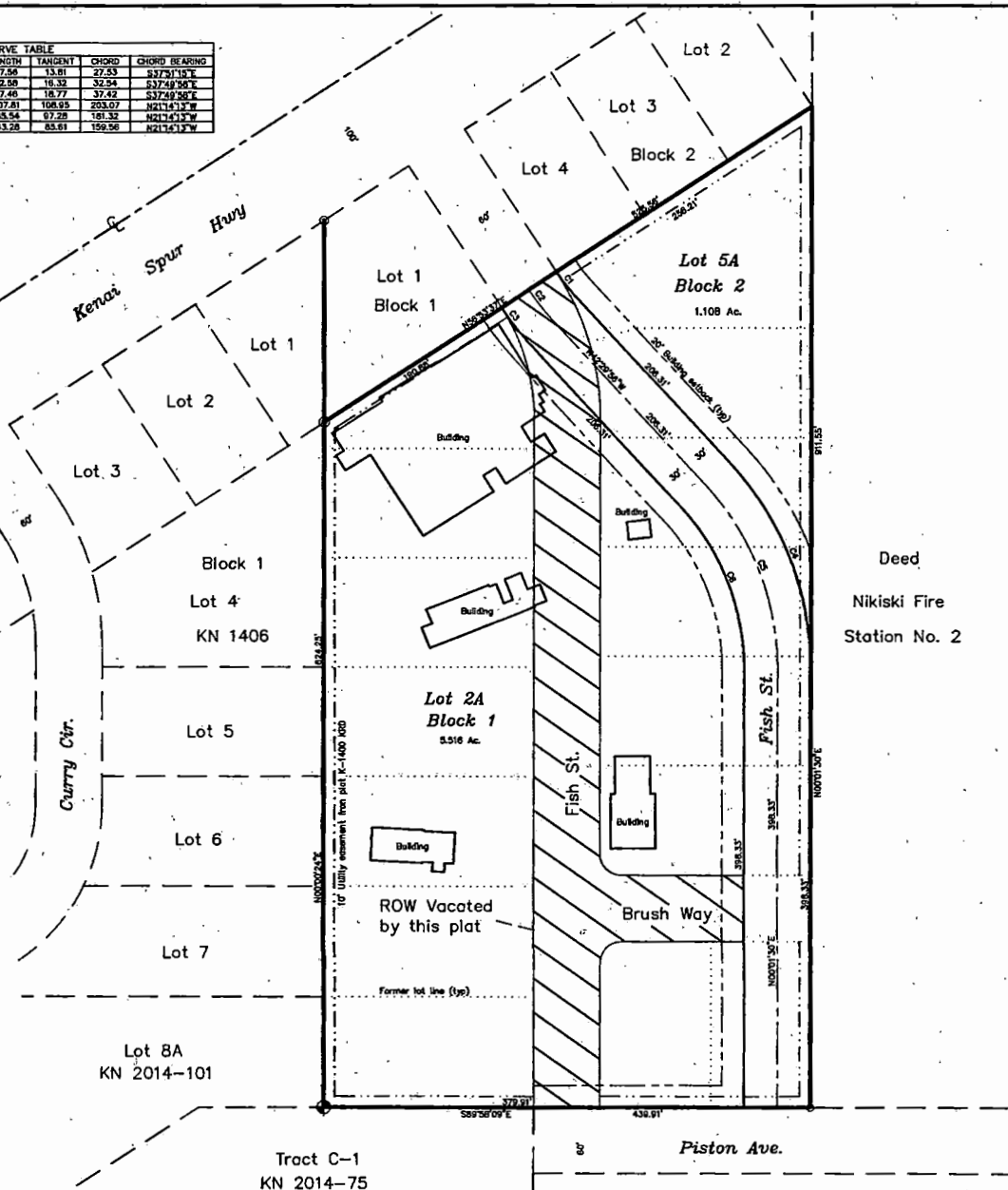
AUTHORIZED OFFICIAL



## 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 herein actually exist as described, and all dimensions and other details are correct.

Date \_\_\_\_\_



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

MARK DANKS  
ALASKA OMEGA NUTRITION  
524 SECOND AVE., SUITE 500  
SEATTLE, WA 98104-2323

ALVIN HAMPSON  
P.O. BOX 8465  
NOME, AK 99563

WILMA HAMPSON

Deed

Nikishka Fire  
Station No. 2

## NOTARY'S ACKNOWLEDGMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

KPB FILE No.

## Nikishka Subdivision 2018 Replat

A resubdivision of Lots 2-8 Block 1, Lots 5-10 Block 2, and Lots 1-2 Block 3, Nikishka Subdivision No. 2, Plat KN 1400 and the vacation of Fish Street and Brush Way as shown on Plat KN 1400, Kenai Recording District.  
Located within the SW 1/4 NE 1/4 Section 1, T7N, R12W, S4E, Kenai Peninsula Borough, Alaska

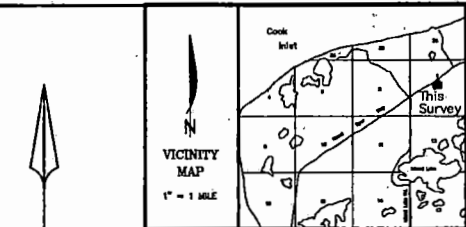
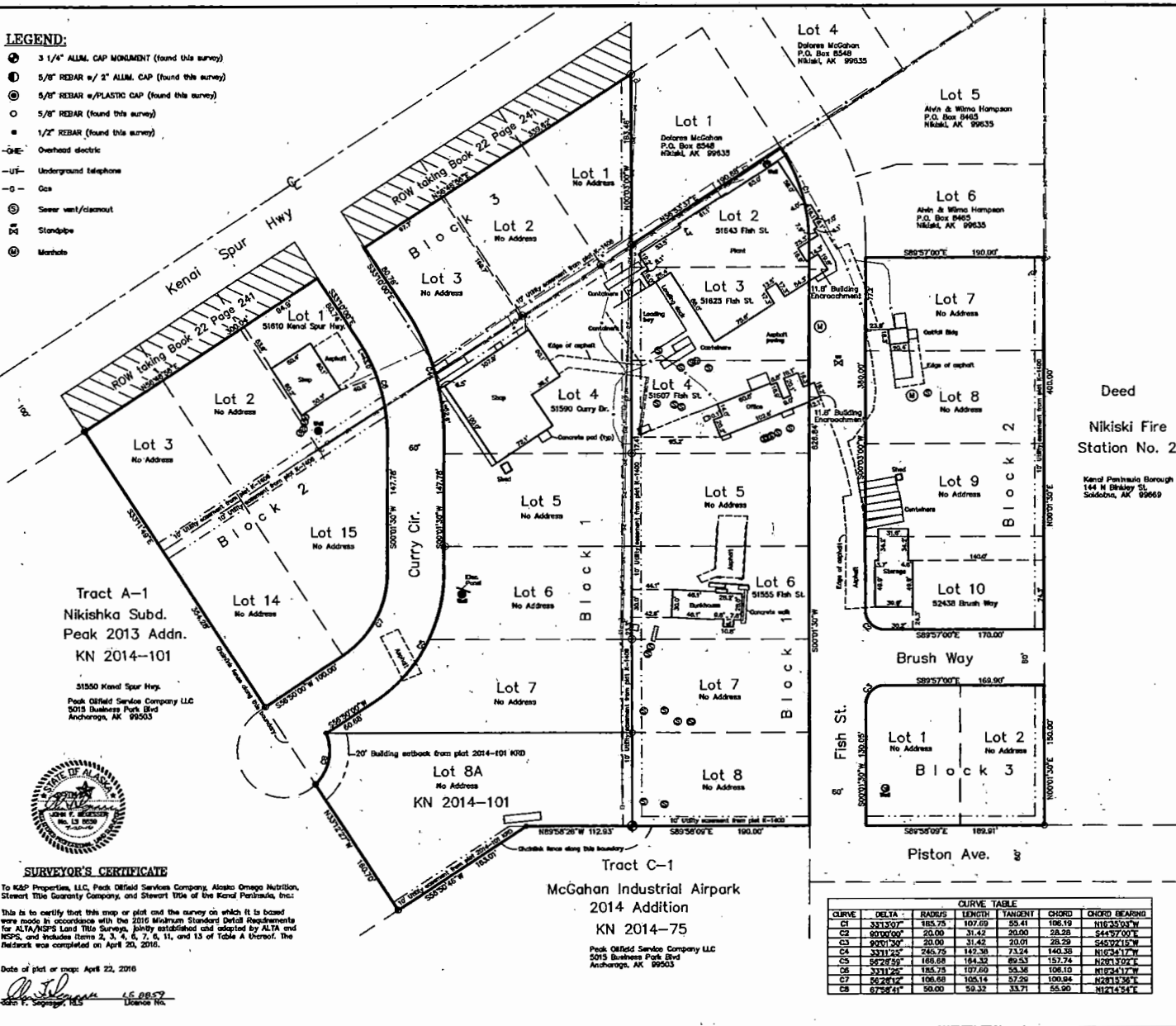
Containing 7.757 Ac.

|                                                                                                  |                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Surveyor<br><b>Segesser Surveys</b><br>89465 Reeland St.<br>Soldotna, AK 99689<br>(907) 282-9909 | Owners<br>Alaska Omega Nutrition<br>524 Second Ave. Suite 500<br>Seattle, WA 98104-2323<br>Alvin and Wilma Hampson<br>P.O. Box 8465<br>Nome, AK 99563 |
| JOB NO.<br>16050                                                                                 | DRAWN<br>7-5-16                                                                                                                                       |
| SURVEYED<br>April, 2016                                                                          | SCALE<br>1"=50'                                                                                                                                       |
| FIELD BOOK<br>16-1                                                                               | SHEET<br>1 of 1                                                                                                                                       |

KPB 2016-084

# LEGEND:

- ① 3 1/4" ALUM. CAP. MONUMENT (found this survey)
- ② 5/8" REBAR w/ 2" ALUM. CAP. (found this survey)
- ③ 5/8" REBAR w/ PLASTIC CAP. (found this survey)
- ④ 5/8" REBAR (found this survey)
- ⑤ 1/2" REBAR (found this survey)
- OE— Overhead electric
- UT— Underground telephone
- G— Gas
- ⊙ Sewer vent/cleanout
- ⊙ Standpipe
- ⊙ Manhole



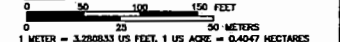
Statement concerning exceptions in Schedule B Section 2, Stewart Title Guaranty Company Title Commitment, File No. 15253

- Item 2 Addresses were obtained from the Kenai Peninsula Borough website.
- Item 3 There is no flood map for this property.
- Item 4 Total area of all parcels is 507,552 s.f. or 11,554 Acres.
- Item 5 This property is zoned Rural by the Kenai Peninsula Borough and is unrestricted.
- Item 7 Exterior dimensions of the buildings are shown.
- Item 8 All observed improvements on the property are shown.
- Item 11 As of the date of the survey, Enter is the only utility to respond to the RII locate request. Underground telephone shown is approximate location between observed pedestals.
- Item 13 Adjoining property owner information was taken from the Kenai Peninsula Borough website.

## NOTES:

- 1) Basis of bearing taken from Nikishka Subdivision Peak 2013 Addition, Plot 2014-101, Kenai Recording District.
- 2) Alaska Digline, Inc. was called to locate underground utilities. Ticket number 201601013, dated April 11, 2016, was issued to Sagesse Surveyors.
- 3) General statements granted to Homer Electric Association are recorded in Book 2 Page 81 and Book 2 Page 139 Kenai Recording District. No default location checked.

## SCALE

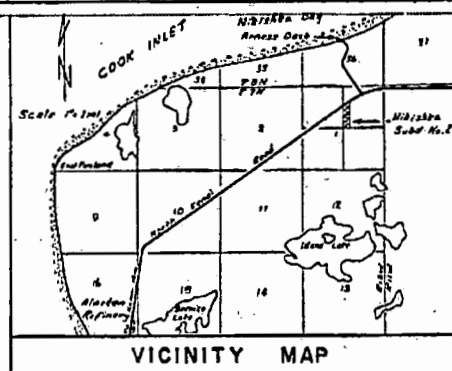
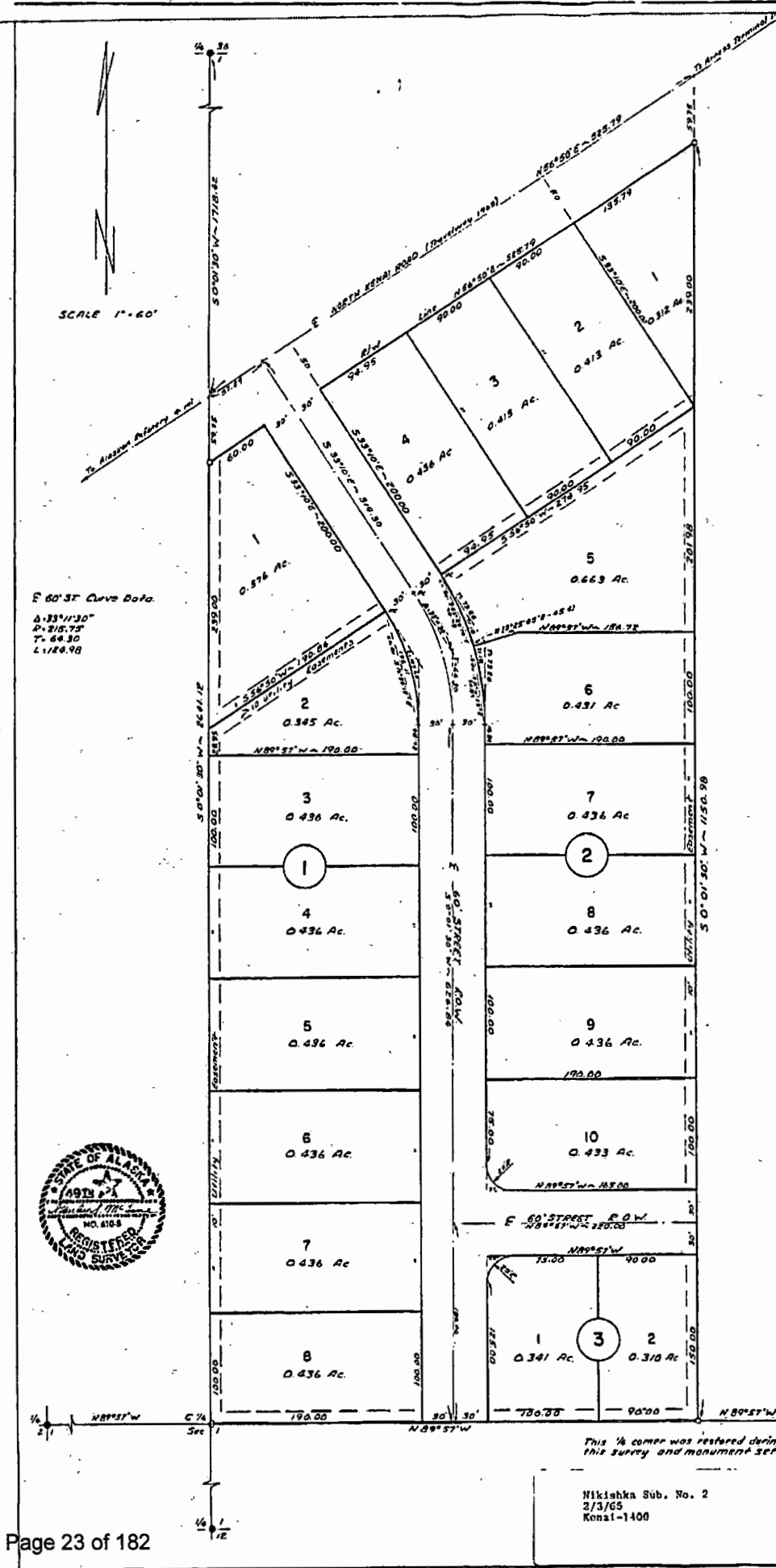


## ALTA/NSPS Land Title Survey.

- Parcel 1: Lots 2,3,4,5,6,7,8, Block 1, and Lot 7,8,9,10, Block 2, and Lots 1 and 2, Block 3, Nikishka Subdivision No. 3, Plot 2014-101, Kenai Recording District, excepting therefrom that portion taken by the State of Alaska in Book 22 Page 241, Kenai Recording District.
- Parcel 2: Lots 1,2,3,4,5,6,7, Block 1, Nikishka Subdivision No. 3, Plot 2014-101, Kenai Recording District, excepting therefrom that portion taken by the State of Alaska in Book 22 Page 241, Kenai Recording District.
- Parcel 3: Lots 1,2,3,4,5,6,7, Block 2, Nikishka Subdivision No. 3, Plot 2014-101, Kenai Recording District, excepting therefrom that portion taken by the State of Alaska in Book 22 Page 241, Kenai Recording District.
- Parcel 4: Lot 8A, Nikishka Subdivision Peak 2013 Addition, Plot 2014-101, Kenai Recording District.

| Surveyor                                                                        | Owner                                                       |
|---------------------------------------------------------------------------------|-------------------------------------------------------------|
| Sagesse Surveyors<br>30485 Roadland St.<br>Soldotna, AK 99669<br>(907) 262-3909 | K&P Properties<br>4200 Shoshone Ave.<br>Anchorage, AK 99509 |
| JOB NO. 16030                                                                   | DRAWN: 4-25-16                                              |
| SURVEYED: April 12-20, 2016                                                     | SCALE: 1"=50'                                               |
| FIELD BOOK: 16-1                                                                | SHEET: 1 of 1                                               |

| CURVE TABLE |            |        |        |         |               |
|-------------|------------|--------|--------|---------|---------------|
| CURVE       | DELTA      | RADIUS | LENGTH | TANGENT | CHORD BEARING |
| C1          | 331°30'00" | 165.75 | 107.69 | 55.41   | N16°35'03"W   |
| C2          | 90°00'00"  | 20.00  | 31.42  | 20.00   | S44°37'00"E   |
| C3          | 90°00'00"  | 20.00  | 31.42  | 20.00   | S44°37'00"E   |
| C4          | 331°30'00" | 245.75 | 147.36 | 73.24   | N16°34'17"W   |
| C5          | 56°28'30"  | 168.68 | 164.32 | 89.53   | N28°13'02"E   |
| C6          | 331°30'00" | 165.75 | 107.69 | 55.41   | N16°34'17"W   |
| C7          | 56°28'30"  | 168.68 | 164.32 | 89.53   | N28°13'02"E   |
| C8          | 67°58'31"  | 50.00  | 59.32  | 33.71   | N12°14'54"E   |



## LEGEND AND NOTES.

- Found U.S.G.L.S. monument.
- Set 2 1/2" brass cap monument attached to 3/4" X 30" pin.
- Set 1/2" X 24" steel tube with cap stamped. Precise Corner, 610-2.

All bearings refer to the G.L.C. datum of North for the East boundary of Section 1.

## LEGAL DESCRIPTION:

Commencing from the U.S.G.L.S. 1/4 section corner monument common to Section 36, T07N, and Section 1, T7N, R12W, of the Seward Meridian, Alaska, proceed S0°01'30"W along the North-South center line of Section 1, 1770.17 feet to a point on the southerly edge of the North Kenai Road right of way, this being determined as 50 feet from the center line of the existing travel way of the said North Kenai Road, this being the true point of beginning, thence continue S0°01'30"W, 862.95 feet to the center 1/4 corner of Section 1, set 2 1/2" brass cap monument, thence S89°27'10", 140.00 feet to a point, set 1" cap attached to steel tube, thence N0°01'30"E, 1150.90 feet to a point on the southerly edge of the said North Kenai Road R/W, set 1" cap attached to steel tube, thence S56°50'W along said R/W 525.79 feet to the true point of beginning, thus embracing 10,171 acres of land.

## CERTIFICATE OF REGISTERED LAND SURVEYOR.

I hereby certify that I am a registered land surveyor, and that this plat represents a survey made by me, and the monuments shown thereon actually exist as located, and that all dimensional and other details are correct.  
 Date Jan. 27, 1965  
Stanley E. Malone  
 No. 8108 Registered Land Surveyor

## CERTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby certify that we are the owners of said property, and adopt this plan with our free consent, and dedicate all streets to public use.

Date \_\_\_\_\_ Owner \_\_\_\_\_

## KENAI PENINSULA BOROUGH ASSEMBLY.

Received \_\_\_\_\_  
 Approved \_\_\_\_\_  
 Chairman \_\_\_\_\_

## NIKISHKA SUBDIVISION

No. 2

T. R. SMITH and BASIL S. BOLSTRIDGE  
Owners

THAT PORTION OF THE WEST 440 FT. OF THE SW 1/4 NE 1/4 OF SECTION 1, T7N, R12W, S.M., ALASKA, SOUTH OF THE NORTH KENAI ROAD, CONTAINING 10,171 ACRES OF LAND.

## SURVEYED BY

Stanley E. Malone, R.L.S.

Date Begin Dec. 21, 1964

End Jan. 10, 1965