

GLO TSN
R11W R10W
S13 T S18
S24 T S19
1921
FOUND 2-1/2"
GLO BRASS CAP

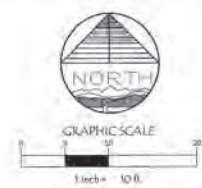
1279.81'
N90°00'00"W
586.82'
1367.04'
R11W
R10W
87.23'

"BASIS OF BEARINGS"
KN2004-111
S00°00'00"E
SECTION 24
SECTION 19

FOUND 3-1/4"
ALMON WCMC
268-S 1984



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR UNLESS NOTED
 - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
 - PAE PEDESTRIAN ACCESS EASEMENT
 - AREA SUBJECT TO INUNDATION
 - CONTOUR INTERVAL = 4'



CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

ROBERT SCHALKE
14728 180TH AVE SE, RENTON, WA 98059
NOTARY'S ACKNOWLEDGEMENT
FOR: ROBERT SCHALKE
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF _____

- NOTES**
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. SUBDIVISION IS LOCATED WITHIN THE FLOOD ZONE A PER FEMA MAP PANEL NUMBER 2045C. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
 - FLOODWAY NOTICE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB CHAPTER 21.06, DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
 - 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:
 - 4.1. AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JULY 7, 1957 IN BOOK 3, PAGE 127, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - 4.2. RIVER QUEST SUBDIVISION EASEMENTS:
 - 4.2.1. RECORDED SEPTEMBER 30, 2004 IN DOCUMENT No. 2004-009915-0 KRD
 - 4.2.2. AMENDED DECEMBER 17, 2007 IN DOCUMENT No. 2007-013142-0 KRD
 - 4.3. COVENANTS, CONDITIONS AND RESTRICTIONS:
 - 4.3.1. RECORDED AUGUST 20, 2004 IN DOCUMENT No. 2004-008260-0 KRD
 - 4.3.2. AMENDED OCTOBER 19, 2004 IN DOCUMENT No. 2004-010604-0 KRD
 - 4.3.3. AMENDED JULY 25, 2007 IN DOCUMENT No. 2007-007922-0 KRD
 - 4.3.4. AMENDED DECEMBER 17, 2007 IN DOCUMENT No. 2007-013142-0 KRD
 - 4.3.5. AMENDED MAY 20, 2008 IN DOCUMENT No. 2008-005250-0 KRD
 - 4.3.6. RE-RECORDED MAY 22, 2008 IN DOCUMENT No. 2008-005465-0 KRD
 - EXCEPTION GRANTED TO LOT DIMENSIONS (KPB 20.30.190A) AND LOT SIZE (KPB 20.30.200A) BY THE PLANNING COMMISSION AT THE _____, 2021 MEETING.

WASTEWATER DISPOSAL
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

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 THE CROSSWHITE ESTATE, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE CROSSWHITE ESTATE, 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.

LINDA IPSEN, EXECUTOR FOR THE CROSSWHITE ESTATE
7320 AUGUSTINE DR, ANCHORAGE, AK 99504

NOTARY'S ACKNOWLEDGEMENT
FOR: LINDA IPSEN
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF _____

KPB File 2021-061



Plat #
Rec. Dist.
Date
Time

RIVER QUEST 2021 REPLAT A RESUBDIVISION OF LOT 72, RIVER QUEST PHASE 1 AMENDED (KN2004-111)	
ROBERT SCHALKE, OWNER 14728 180TH AVE SE RENTON, WA 98059	CROSSWHITE ESTATE, OWNER 7320 AUGUSTINE DR ANCHORAGE, AK 99504
0.215 AC. M/L SITUATED IN THE NW1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.	
ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99589 VOICE: (907) 283-6218 FAX: (907) 283-3265 WWW.MCLANECOG.COM	KPB FILE NO. 2021-XXX PROJECT NO. 212009
SCALE: 1" = 10'	DATE: MAR, 2021
BOOK NO.: XXX	DRAWN BY: JAM