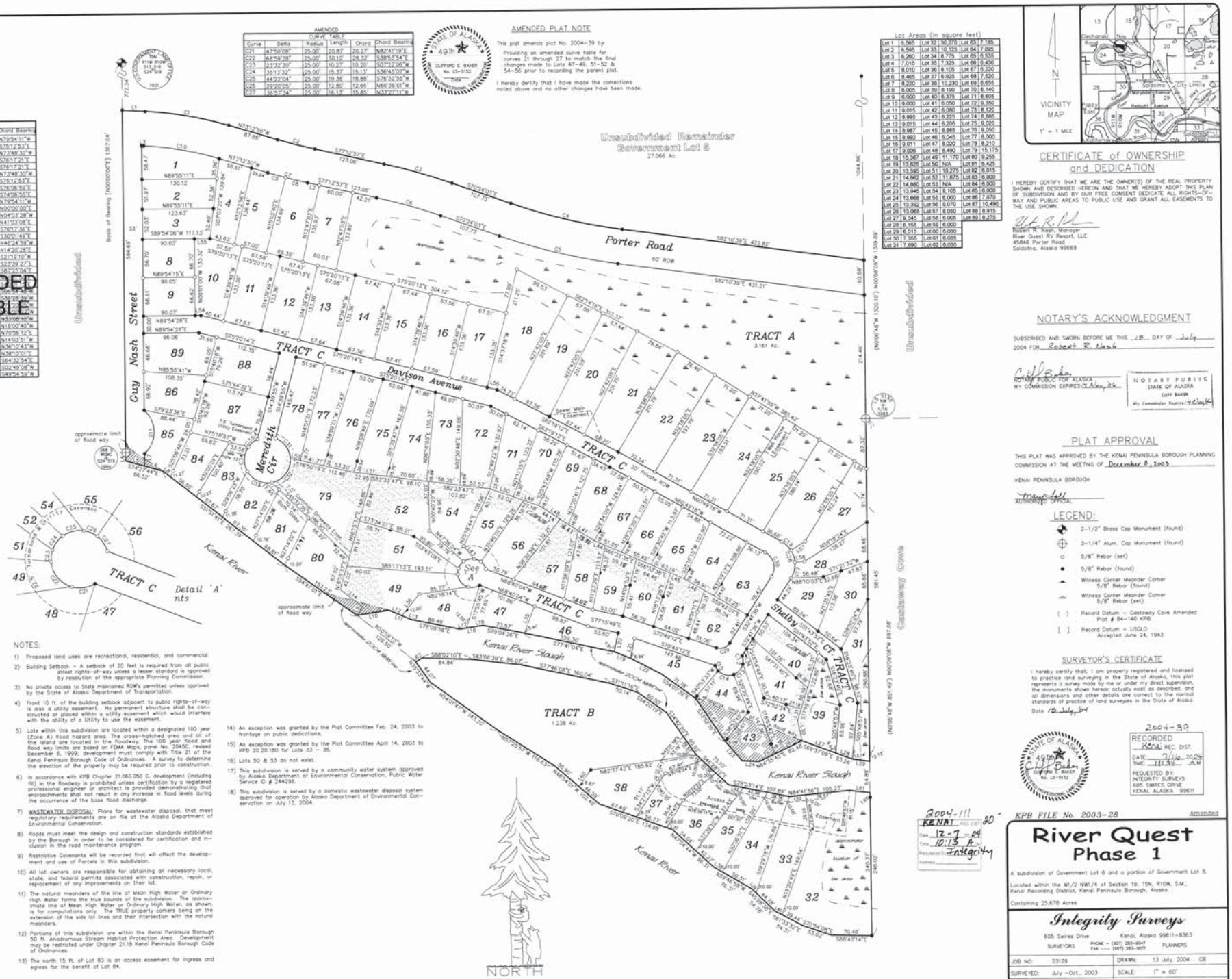

AMENDED CURVE TABLE					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C21	47°50'08"	25.00'	20.87'	20.27'	N82°41'19"E
C22	68°59'28"	25.00'	30.10'	28.32'	S38°53'54"E
C23	23°32'30"	25.00'	10.27'	10.20'	S07°22'06"W
C24	35°13'32"	25.00'	15.37'	15.13'	S36°45'07"W
C25	44°22'04"	25.00'	19.36'	18.88'	S76°32'55"W
C26	29°20'05"	25.00'	12.80'	12.66'	N66°36'01"W
C27	36°57'34"	25.00'	16.13'	15.85'	N33°27'11"W

STATE OF ALASKA 49th CLIFFORD E. BAKER No. LS-9152

AMENDED PLAT NOTE

This plat amends plat No. 2004-39 by:

Providing an amended curve table for curves 21 through 27 to match the final changes made to Lots 47-49, 51-52 & 54-56 prior to recording the parent plat.

I hereby certify that I have made the corrections noted above and no other changes have been made.

Lot Areas (in square feet)							
Lot 1	6,565	Lot 32	30,270	Lot 63	7,185		
Lot 2	6,595	Lot 33	10,125	Lot 64	7,095		
Lot 3	6,260	Lot 34	8,775	Lot 65	6,535		
Lot 4	7,015	Lot 35	7,325	Lot 66	6,430		
Lot 5	8,010	Lot 36	8,105	Lot 67	6,220		
Lot 6	8,465	Lot 37	6,925	Lot 68	7,520		
Lot 7	8,220	Lot 38	10,230	Lot 69	6,655		
Lot 8	6,005	Lot 39	8,190	Lot 70	6,140		
Lot 9	6,000	Lot 40	6,375	Lot 71	6,605		
Lot 10	9,000	Lot 41	6,050	Lot 72	9,350		
Lot 11	9,015	Lot 42	6,080	Lot 73	8,120		
Lot 12	8,995	Lot 43	6,225	Lot 74	8,865		
Lot 13	9,015	Lot 44	6,205	Lot 75	9,020		
Lot 14	8,987	Lot 45	6,885	Lot 76	9,050		
Lot 15	8,992	Lot 46	6,045	Lot 77	8,000		
Lot 16	9,011	Lot 47	6,020	Lot 78	8,210		
Lot 17	9,009	Lot 48	6,490	Lot 79	15,175		
Lot 18	15,387	Lot 49	11,170	Lot 80	9,255		
Lot 19	13,625	Lot 50	N/A	Lot 81	8,425		
Lot 20	13,595	Lot 51	10,275	Lot 82	6,015		
Lot 21	14,862	Lot 52	11,675	Lot 83	6,000		
Lot 22	14,880	Lot 53	N/A	Lot 84	6,000		
Lot 23	13,945	Lot 54	9,105	Lot 85	6,000		
Lot 24	13,668	Lot 55	6,000	Lot 86	7,070		
Lot 25	13,392	Lot 56	9,070	Lot 87	10,490		
Lot 26	13,065	Lot 57	8,050	Lot 88	8,915		
Lot 27	9,345	Lot 58	6,005	Lot 89	8,275		
Lot 28	8,155	Lot 59	6,000				
Lot 29	6,015	Lot 60	6,030				
Lot 30	7,355	Lot 61	6,035				
Lot 31	7,660	Lot 62	6,030				

CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNER(S) 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.

Robert R. Nash, Manager
River Quest RV Resort, LLC
45846 Porter Road
Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 18 DAY OF July 2004 FOR Robert R. Nash

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 11 May, 26

NOTARY PUBLIC STATE OF ALASKA CLIFF BAKER My Commission Expires: 11 May 26

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF December 8, 2003

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

LEGEND:

- 2-1/2" Brass Cap Monument (found)
- 3-1/4" Alum. Cap Monument (found)
- 5/8" Rebar (set)
- 5/8" Rebar (found)
- Witness Corner Meander Corner 5/8" Rebar (found)
- Witness Corner Meander Corner 5/8" Rebar (set)
- ( ) Record Datum – Castaway Cove Amended Plat # 84-140 KPB
- [ ] Record Datum – USGLO Accepted June 24, 1943

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 to the normal standards of practice of land surveyors in the State of Alaska.

Date 13 July, 04

STATE OF ALASKA 49th CLIFFORD E. BAKER No. LS-9152

2004-39
RECORDED
Kenai REC. DIST.
DATE 7/16 20 04
TIME 11:34 AM
REQUESTED BY: INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

2004-111
KENAI REC. DIST.
Date 12-7 20 04
Time 10:13 A
Requested By Integrity
Address

KPB FILE No. 2003-28 Amended

River Quest Phase 1

A subdivision of Government Lot 6 and a portion of Government Lot 5.

Located within the W1/2 NW1/4 of Section 19, T5N, R10W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 25.678 Acres

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE – (907) 283-9047 FAX ---- (907) 283-9071 PLANNERS

JOB NO:	23129	DRAWN:	13 July, 2004 CB
SURVEYED:	July –Oct., 2003	SCALE:	1" = 60'
FIELD BK:	2003-8	DISK:	River Quest

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	13°22'43"	630.00'	147.11'	146.77'	N79°54'11"W
C2	4°00'08"	960.00'	67.06'	67.04'	S75°12'53"E
C3	6°48'54"	1030.00'	122.51'	122.44'	N73°48'30"W
C4	11°46'36"	970.00'	199.38'	199.03'	S76°17'21"E
C5	11°46'36"	1030.00'	211.71'	211.34'	S76°17'21"E
C6	6°48'54"	970.00'	115.38'	115.31'	N73°48'30"W
C7	4°00'08"	1020.00'	71.25'	71.23'	S75°12'53"E
C8	2°11'57"	1020.00'	39.15'	39.15'	S76°06'39"E
C9	1°48'10"	1020.00'	32.10'	32.09'	S74°06'55"E
C10	13°22'43"	570.00'	133.10'	132.79'	N79°54'11"W
C11	97°32'38"	50.00'	85.12'	75.21'	N00°00'00"E
C12	32°45'28"	25.00'	14.29'	14.10'	N04°03'28"W
C13	57°27'45"	25.00'	25.07'	24.04'	N41°03'08"E
C14	67°50'46"	25.00'	29.60'	27.90'	S76°17'36"E
C15	24°40'50"	25.00'	10.77'	10.69'	S30°21'49"E
C16	28°48'39"	45.00'	22.63'	22.39'	N46°24'59"W
C17	36°42'17"	45.00'	28.83'	28.34'	N14°20'28"E
C18	44°29'06"	25.00'	19.41'	18.93'	S21°19'10"W
C19	45°28'09"	25.00'	19.84'	19.32'	S23°39'27"E
C20	82°03'05"	25.00'	35.80'	32.82'	S87°25'34"E
C21	47°50'08"	25.00'	20.87'	20.27'	N82°41'19"E
C22	68°59'28"	25.00'	30.10'	28.32'	S38°53'54"E
C23	23°32'30"	25.00'	10.27'	10.20'	S07°22'06"W
C24	35°13'32"	25.00'	15.37'	15.13'	S36°45'07"W
C25	44°22'04"	25.00'	19.36'	18.88'	S76°32'55"W
C26	29°20'05"	25.00'	12.80'	12.66'	N66°36'01"W
C27	36°57'34"	25.00'	16.13'	15.85'	N33°27'11"W
C28	37°03'37"	30.00'	19.40'	19.06'	N33°08'10"W
C29	25°59'58"	45.00'	21.99'	21.77'	N18°00'40"W
C30	76°29'12"	20.00'	26.70'	24.76'	N70°36'12"E
C31	93°30'54"	30.00'	48.96'	43.71'	N143°31'11"W
C32	65°11'54"	40.00'	45.52'	43.10'	N36°10'43"W
C33	82°22'34"	40.00'	58.29'	53.27'	N38°10'01"E
C34	71°04'36"	40.00'	49.62'	46.50'	S64°32'34"E
C35	63°39'27"	40.00'	44.44'	42.19'	S02°49'08"W
C36	30°32'16"	40.00'	21.32'	21.07'	S49°34'59"W

SEE AMENDED CURVE TABLE

LINE TABLE		
Length	Bearing	Distance
L1	S86°35'33"E	40.37'
L2	S77°03'57"E	20.85'
L3	S86°35'33"E	3.74'
L4	S00°00'00"W	14.27'
L5	S74°27'44"E	34.25'
L6	S74°27'44"E	32.27'
L7	N00°00'00"E	21.50'
L8	S51°51'47"E	17.11'
L9	S32°41'07"W	17.51'
L10	N81°08'08"E	55.77'
L11	S66°48'54"E	41.69'
L12	S66°48'54"E	24.53'
L13	S66°48'54"E	17.16'
L14	S51°51'55"E	48.96'
L15	S46°28'12"E	13.47'
L16	N81°16'42"E	40.48'
L17	S81°16'42"W	11.72'
L18	S81°16'42"W	28.76'
L19	S82°33'50"E	30.52'
L20	S11°53'42"W	33.36'
L21	S11°53'42"W	35.11'
L22	S62°34'07"E	60.24'
L23	S40°47'39"E	44.78'
L24	S86°25'50"E	29.60'
L25	N84°35'45"E	29.90'
L26	N84°35'45"E	52.58'
L27	S69°37'09"E	62.26'
L28	S69°37'09"E	31.00'
L29	S82°20'50"E	30.36'
L30	S11°30'54"E	35.64'
L31	S17°19'48"W	21.39'
L32	S01°47'00"E	17.92'
L33	S32°41'36"W	20.42'
L34	S32°41'36"W	14.48'
L35	S21°20'00"W	49.86'
L36	N39°35'48"E	48.02'
L37	S70°09'20"E	10.72'
L38	N59°46'58"W	17.00'
L39	S45°28'38"E	10.00'
L40	S61°33'32"E	14.87'
L41	S46°28'12"E	29.45'
L42	S78°23'14"E	27.16'
L43	S38°37'01"E	28.50'
L44	S66°33'36"E	20.49'
L45	S66°33'36"E	25.80'
L46	S59°42'07"E	40.12'
L47	S57°22'18"E	52.85'
L48	S57°22'18"E	61.39'
L49	S70°35'19"E	46.78'
L50	S70°35'19"E	42.42'
L51	S62°33'47"E	57.34'
L52	N84°41'56"E	28.66'
L53	S76°50'19"E	17.55'
L54	N89°54'28"E	9.87'
L55	S89°54'06"W	27.10'
L56	S73°20'14"E	17.45'
L57	N57°59'21"E	29.16'
L58	N85°59'20"E	16.43'
L59	S57°41'55"E	24.37'
L60	S30°16'51"W	35.44'
L61	S82°36'21"E	36.07'
L62	N80°08'26"E	13.22'
L63	S86°35'33"E	40.37'
L64	S77°03'57"E	20.85'
L65	S86°35'33"E	3.74'
L66	S00°00'00"W	14.27'
L67	S74°27'44"E	34.25'
L68	S74°27'44"E	32.27'
L69	N00°00'00"E	21.50'
L70	S51°51'47"E	17.11'
L71	S32°41'07"W	17.51'
L72	N81°08'08"E	55.77'
L73	S66°48'54"E	41.69'
L74	S66°48'54"E	24.53'
L75	S66°48'54"E	17.16'
L76	S51°51'55"E	48.96'
L77	S46°28'12"E	13.47'
L78	N81°16'42"E	40.48'
L79	S81°16'42"W	11.72'
L80	S81°16'42"W	28.76'
L81	S82°33'50"E	30.52'
L82	S11°53'42"W	33.36'
L83	S11°53'42"W	35.11'
L84	S62°34'07"E	60.24'
L85	S40°47'39"E	44.78'
L86	S86°25'50"E	29.60'
L87	N84°35'45"E	29.90'
L88	N84°35'45"E	52.58'
L89	S69°37'09"E	62.26'
L90	S69°37'09"E	31.00'
L91	S82°20'50"E	30.36'
L92	S11°30'54"E	35.64'
L93	S17°19'48"W	21.39'
L94	S01°47'00"E	17.92'
L95	S32°41'36"W	20.42'
L96	S32°41'36"W	14.48'
L97	S21°20'00"W	49.86'
L98	N39°35'48"E	48.02'
L99	S70°09'20"E	10.72'
L100	N59°46'58"W	17.00'
L101	S45°28'38"E	10.00'
L102	S61°33'32"E	14.87'
L103	S46°28'12"E	29.45'
L104	S78°23'14"E	27.16'
L105	S38°37'01"E	28.50'
L106	S66°33'36"E	20.49'
L107	S66°33'36"E	25.80'
L108	S59°42'07"E	40.12'
L109	S57°22'18"E	52.85'
L110	S57°22'18"E	61.39'
L111	S70°35'19"E	46.78'
L112	S70°35'19"E	42.42'
L113	S62°33'47"E	57.34'
L114	N84°41'56"E	28.66'
L115	S76°50'19"E	17.55'
L116	N89°54'28"E	9.87'
L117	S89°54'06"W	27.10'
L118	S73°20'14"E	17.45'
L119	N57°59'21"E	29.16'
L120	N85°59'20"E	16.43'
L121	S57°41'55"E	24.37'
L122	S30°16'51"W	35.44'
L123	S82°36'21"E	36.07'
L124	N80°08'26"E	13.22'

NOTES:

1) Proposed land uses are recreational, residential, and commercial.
2) Building Setback – A setback of 20 feet is required from all public street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
3) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
4) Front 10 ft. of the building setback adjacent to public rights-of-way is also 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) Lots within this subdivision are located within a designated 100 year (Zone A) flood hazard area. The cross-hatched area and all of the island are located in the floodway. The 100 year flood and flood way limits are based on FEMA Maps, panel No. 2045C, revised December 6, 1999; development must comply with Title 21 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
6) In accordance with KPB Chapter 21.060.050 C, development (including fill) in the floodway is prohibited unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
7) WASTEWATER DISPOSAL: Plans for wastewater disposal, that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.
8) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
9) Restrictive Covenants will be recorded that will affect the development and use of Parcels in this subdivision.
10) All lot owners are responsible for obtaining all necessary local, state, and federal permits associated with construction, repair, or replacement of any improvements on their lot.
11) The natural meanders of the line of Mean High Water or Ordinary High Water forms the true bounds of the subdivision. The approximate line of Mean High Water or Ordinary High Water, as shown, is for computations only. The TRUE property corners being on the extension of the side lot lines and their intersection with the natural meanders.
12) Portions of this subdivision are within the Kenai Peninsula Borough 50 ft. Anadromous Stream Habitat Protection Area. Development may be restricted under Chapter 21.18 Kenai Peninsula Borough Code of Ordinances.
13) The north 15 ft. of Lot 83 is an access easement for ingress and egress for the benefit of Lot 84.
14) An exception was granted by the Plat Committee Feb. 24, 2003 to frontage on public dedications.
15) An exception was granted by the Plat Committee April 14, 2003 to KPB 20.20.180 for Lots 33 – 35.
16) Lots 50 & 53 do not exist.
17) This subdivision is served by a community water system approved by Alaska Department of Environmental Conservation, Public Water Service ID # 244298.
18) This subdivision is served by a domestic wastewater disposal system approved for operation by Alaska Department of Environmental Conservation on July 13, 2004.