

LEGEND:

- 2 1/2" BRASS CAP MONUMENT GLO 1921 FOUND
- 3 1/4" BRASS CAP MONUMENT BLM 1952 FOUND
- 3 1/4" ALUM. CAP MONUMENT FOUND
- 3 1/4" ALUM. CAP MONUMENT LS6101 2009 RECORD
- 5/8" REBAR IN MONUMENT BOX FOUND
- () RECORD DATUM PLAT 2007-B, KRD
- AREA SUBJECT TO INUNDATION

NOTES:

- This plat is subject to City of Kenai zoning regulations.
- Basis of bearing taken from Baron Park 2007 Replat, Plat 2007-B, Kenai Recording District.
- 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.
- Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 96 Page 492 Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
- An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc. is recorded in Book 438 Page 610, Kenai Recording District.
- An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc. is recorded as serial number 2008-001942-0 Kenai Recording District.
- An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc. is recorded as serial number 2008-001942-0 Kenai Recording District.
- A natural gas pipeline easement granted to Buccaneer Alaska Operations, LLC which affects this property is recorded as serial number 2011-009265-0, Kenai Recording District.
- A utility easement granted to Alaska Communications Systems Inc. which affects a portion of this property is recorded as serial number 2011-010358-0 Kenai Recording District.
- A utility easement granted to Alaska Communications Systems Inc. which affects a portion of this property is recorded as serial number 2011-010358-0, Kenai Recording District.
- Exceptions to KPB 20.30.030, Proposed street layout, and KPB 20.30.170, Block length, were granted by the Plat Committee at the meeting of April 12, 2021.
- These lots are served by city water and sewer.
- Front 10 feet adjacent to rights-of-way is an 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.
- 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 APRIL 12, 2021.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

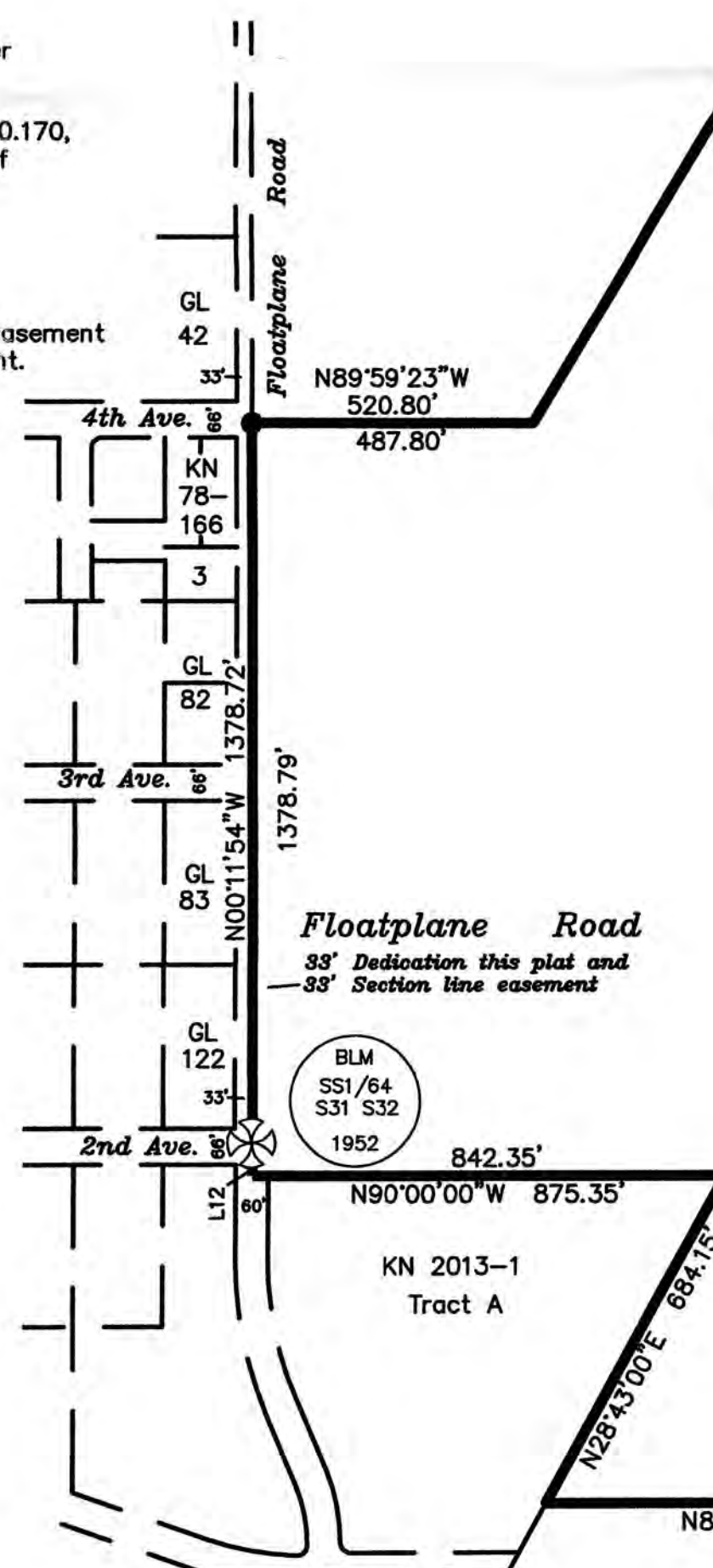


SURVEYOR'S CERTIFICATE

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

Date _____

North



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	6°09'47"	590.00'	63.46'	31.76'	63.43'	S46°23'17"W
C2	46°31'39"	270.00'	219.28'	116.08'	213.28'	N51°20'10"E
C3	43°33'16"	170.00'	129.23'	67.92'	126.14'	S52°29'22"W

LINE	BEARING	DISTANCE
L1	S89°57'25"E	131.21'
L2	S58°58'27"E	99.64'
L3	N28°36'15"E	99.30'
L4	N48°56'44"E	128.41'
L5	S28°43'30"W	129.51'
L6	N61°18'00"W	189.10'
L7	N58°56'57"W	184.14'
L8	N58°57'47"W	198.78'
L9	N61°18'00"W	170.00'
L10	N74°36'00"E	12.97'
L11	N74°36'00"E	40.34'
L12	S00°08'08"E	60.01'

KN 2009-20
Tract A

Tract B
280,383 Ac.

Tract C
42,609 Ac

CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE CITY OF KENAI IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE CITY OF KENAI, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PAUL OSTRANDER, CITY MANAGER
CITY OF KENAI
210 FIDALGO AVENUE, SUITE 200
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI 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: N. WILLOW STREET AND FLOATPLANE ROAD DEDICATIONS. 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.

PAUL OSTRANDER, CITY MANAGER
CITY OF KENAI
DATE _____

KPB FILE No. 2021-037

FBO Subdivision No. 10

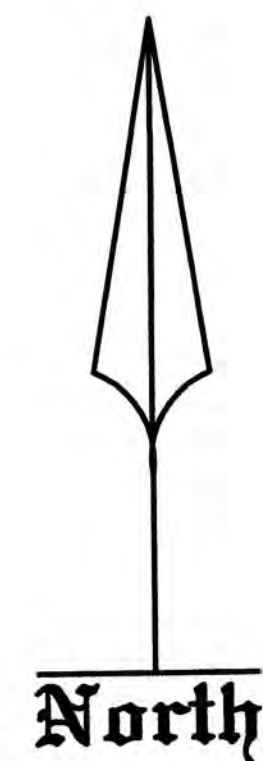
A resubdivision of Lot 5, FBO Subdivision No. 8, Plat 2004-85, and Section 32, T6N, R11W, S.M., excluding Plats K-1448, KN 73-31, KN 78-111, KN 78-225, KN 84-86, KN 82-103, KN 84-198, KN 84-218, KN 84-305, KN 86-33, KN 86-186, KN 87-93, KN 92-14, KN 92-23, KN 92-60, KN 97-34, KN 2001-34, KN 2001-56, KN 2001-75, KN 2004-20, KN 2006-25, KN 2006-62, KN 2007-21, KN 2007-68, KN 2007-78, KN 2007-94, KN 2007-145, KN 2008-111, KN 2009-20, KN 2009-54, KN 2013-1, KN 2014-21, KN 2019-2 and KN 2020-38, Kenai Recording District.

Located within Section 32, T6N, R11W, S.M., City of Kenai, Kenai Peninsula Borough, Alaska.

Containing 328.847 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner City of Kenai 210 Fidalgo Ave. Ste 200 Kenai, Alaska 99611
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JOB NO.	21001	DRAWN:	4-19-21
SURVEYED:	Jan., 2021	SCALE:	1"=100'
FIELD BOOK:	20-4	SHEET:	1 of 2



Tract B

Unsubdivided

Property boundary

Unsubdivided

Marathon Road
100' ROW

Tract C

KN 2007-8
Tract A1

LEGEND:

- ⊗ 2 1/2" GLO MONUMENT 1921 FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 2007-8, KRD

KPB FILE No. 2021-037

FBO Subdivision No. 10

A resubdivision of Lot 5, FBO Subdivision No. 8, Plat 2004-85, and Section 32, T6N, R11W, S.M., excluding Plats K-1448, KN 73-31, KN 78-111, KN 78-225, KN 84-86, KN 82-103, KN 84-198, KN 84-218, KN 84-305, KN 86-33, KN 86-186, KN 87-93, KN 92-14, KN 92-23, KN 92-60, KN 97-34, KN 2001-34, KN 2001-56, KN 2001-75, KN 2004-20, KN 2006-25, KN 2006-62, KN 2007-21, KN 2007-68, KN 2007-78, KN 2007-94, KN 2007-145, KN 2008-111, KN 2009-20, KN 2009-54, KN 2013-1, KN 2014-21, KN 2019-2 and KN 2020-38, Kenai Recording District.

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Surveyor
Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669
(907) 262-3909

Owner
City of Kenai
210 Fidalgo Ave. Ste 200
Kenai, Alaska 99611

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