

3" Iron Pipe
filled with Concrete

50'

60'
ROW

(N89°58'W 1170.53')

LEGEND:

- ⊕ SURVEY MONUMENT - FOUND
- 5/8" REBAR (RECORD)
- 5/8" REBAR (SET)
- [] RECORD DATUM - ATS NO. 115
- PLAT # K-1358
- () RECORD DATUM - KENAI LANDING COTTAGES
- SUBDIVISION, PLAT# 2005-29 KRD
- POWER POLE
- OVERHEAD ELECTRIC LINE
- ELECTRIC METERBASE/TRANSFORMER
- CONCRETE
- GRAVEL
- WOOD DECK
- PHASE BOUNDARY
- FORMER UNIT BOUNDARY
- TREELINE
- L.C.E. LIMITED COMMON ELEMENT
- CMMN. EL.MNT. (M) COMMON ELEMENT MAINTAINED
- CMMN. EL.MNT. (U) COMMON ELEMENT UNMAINTAINED
- SLE SECTION LINE EASEMENT
- P.P.A. PUBLIC PARKING AREA
- A.T.S. ALASKA TIDELAND SURVEY
- M.H.W. MEAN HIGH WATER
- V.P.C.U. VISITOR PARKING COMMERCIAL UNITS
- D.R.R. N.N.B.B. DEVELOPMENT RIGHTS RESERVED - NEED NOT BE BUILT

TRACT A

49.015 Acres

UNIT 19
66,191 SQ. FT.
ELEV = 24.0'

UNIT 10
27,281 SQ. FT.
ELEV = 20.0'

UNIT 18
79,075 SQ. FT.
ELEV = 20.7'

UNIT 17
32,087 SQ. FT.
ELEV = 20.5'

UNIT 16
268.64 SQ. FT.
ELEV = 20.5'

UNIT 15
228.63 SQ. FT.
ELEV = 20.5'

UNIT 14
214.15 SQ. FT.
ELEV = 20.5'

UNIT 13
214.15 SQ. FT.
ELEV = 20.5'

UNIT 12
214.15 SQ. FT.
ELEV = 20.5'

UNIT 11
214.15 SQ. FT.
ELEV = 20.5'

UNIT 10
214.15 SQ. FT.
ELEV = 20.5'

UNIT 9
214.15 SQ. FT.
ELEV = 20.5'

UNIT 8
214.15 SQ. FT.
ELEV = 20.5'

UNIT 7
214.15 SQ. FT.
ELEV = 20.5'

UNIT 6
214.15 SQ. FT.
ELEV = 20.5'

UNIT 5
214.15 SQ. FT.
ELEV = 20.5'

UNIT 4
214.15 SQ. FT.
ELEV = 20.5'

UNIT 3
214.15 SQ. FT.
ELEV = 20.5'

UNIT 2
214.15 SQ. FT.
ELEV = 20.5'

UNIT 1
214.15 SQ. FT.
ELEV = 20.5'

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1 | 20.00' | 40.44' | 33.89' | N31°56'32"W |
| C2 | 220.00' | 84.08' | 83.57' | S78°54'49"E |
| C3 | 170.00' | 64.97' | 64.57' | S78°54'49"E |
| C4 | 270.00' | 103.64' | 103.00' | N78°57'41"W |
| C5 | 220.00' | 84.44' | 83.93' | N78°57'41"W |
| C6 | 270.00' | 38.40' | 38.37' | N72°02'24"W |
| C7 | 270.00' | 65.23' | 65.08' | N83°02'10"W |

CERTIFICATE OF SURVEYOR

SECTION 34.08.170 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THE PLAT AND PLAN CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF THE UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THESE PLANS.

SCOTT A. HUFF, L.S. 11795



TRACT 1 KENAI RIVER SHORES SUBD.

Plat #

Rec. Dist.

Date 20

Time M

NOTES

- FOR A DESCRIPTION OF "UNIT" SEE ARTICLE IV OF THE DECLARATION OF KENAI LANDING COMMERCIAL CONDOMINIUMS, RECORDED 5/14/2012 AS SERIAL NO. 2012-004487-0, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION, ACCORDING TO PLAT NO 2005-29 KENAI RECORDING DISTRICT. ADDITIONAL SETBACKS ARE REQUIRED BY ARTICLE 10, SECTION 10.1(r) OF THE DECLARATION FOR KENAI LANDING COMMERCIAL CONDOMINIUMS.
- KENAI LANDING COMMERCIAL CONDOMINIUMS, CREATED BY RECORDING THE KENAI LANDING COMMERCIAL CONDOMINIUM DECLARATION RECORDED UNDER SERIAL NUMBER 2012-004487-0 ON MAY 14, 2013 IS LOCATED WITHIN THE SW1/4 SECTION 8 AND THE NW1/4 SECTION 17, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA.
- PORTIONS OF THIS PROPERTY ARE WITHIN THE KENAI PENINSULA BOROUGH 50 FOOT ANADROMOUS STREAM HABITAT PROTECTION AREA. DEVELOPMENT MAY BE RESTRICTED UNDER CHAPTER 21.18 KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
- FRONT 10 FEET ADJACENT TO RIGHT OF WAYS 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.
- ALL UNIT CORNERS AND WITNESS CORNERS WILL BE SET BY FEBRUARY 28, 2018.
- ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE GIVEN IN FEET AND TENTHS AND HUNDREDTHS OF FEET.
- DIMENSIONS SHOWN ARE TO THE UNIT BOUNDARY LINES.
- THE UNIT ELEVATIONS THAT ARE SHOWN ARE BASED ON AN NAVD 88 VERTICAL DATUM. AN ELEVATION OF 30.97' WAS ESTABLISHED ON THE TOP OF A MONUMENT LOCATED ON NORTHEAST CORNER OF GOVERNMENT LOT 13. THE MONUMENT IS A 3" IRON PIPE FILLED WITH CONCRETE WITH A MAGNETIC NAIL IN THE CENTER LABELED B.M.#1 IN THE DRAWING. SECONDARY BENCHMARKS WERE ESTABLISHED AS FOLLOWS: PHASE 1 ELEVATIONS WERE BASED ON AN ASSUMED ELEVATION OF 100' AT B.M. #1. TO CONVERT THE ELEVATIONS FROM THE ASSUMED DATUM OF PHASE 1 TO THE NAVD 88 VERTICAL DATUM OF PHASE 2 SUBTRACT 69.03 FEET FROM THE PHASE 1 ELEVATIONS.

B.M. #2 ELEVATION = 31.54 FEET; BRASS CAP MONUMENT STAMPED "TSN MC WC 1921"

B.M. #3 ELEVATION = 34.64 FEET; SPIKE IN UTIL. POLE 50' WEST OF BUILDING ON UNIT 10.

B.M. #4 ELEVATION = 22.05 FEET; SPIKE IN UTIL. POLE ON THE WEST SIDE OF UNIT 2

B.M. #5 ELEVATION = 23.21 FEET; TOP OF WESTERLY CORNER OF A CONCRETE WALL NEAR LOADING BAY ON THE WESTERLY SIDE OF BUILDING IN UNIT 3

B.M. #6 ELEVATION = 21.41 FEET; TOP OF PIER WITHIN UNIT 1 LOCATED AT THE SOUTH EAST CORNER NEAR AN ACCESS LADDER

- THE SECTION LINE EASEMENT HAS BEEN VACATED WHERE IT CROSSES THIS PROPERTY. CASE # EV-3-142 HAS BEEN APPROVED AND FINALIZED WITH THE RECORDING OF PLAT #2013-57 KENAI RECORDING DISTRICT.
- THE BOUNDARY BETWEEN TRACT A KENAI LANDING COTTAGES SUBDIVISION AND ALASKA TIDELANDS SURVEY 115 IS THE MEAN HIGH WATER MEANDER LINE AS SHOWN ON THIS PLAT. MEANDER LINE LOCATION MAY CHANGE WITH TIME.
- IMPROVEMENTS IN PROPERTY IN WHICH DEVELOPMENT RIGHTS ARE RESERVED NEED NOT BE BUILT. DEVELOPMENT RIGHTS ARE RESERVED IN THESE AREAS. UNITS AND BUILDINGS LOCATIONS, DIMENSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OF SITE REQUIREMENTS (OR AT DECLARANT'S OPTION). SEE ARTICLE VII OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.
- SEE PAGE 2 FOR DETAIL DRAWINGS AND PHASE 7 BOUNDARY DRAWING.
- SEPARATELY RECORDED DEED RESTRICTIONS EXIST ON UNITS 12 AND 14, AS REQUIRED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THIS PLAT IS FILED CONCURRENTLY WITH AMENDMENT NO. 6 TO THE DECLARATION RECORDED ON 2/2/2018 AS SERIAL NO. 2018-968 RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
- A 15' X 95' UTILITY EASEMENT GRANTED TO HOMER ELECTRIC WAS RECORDED ON DEC. 10, 2014 UNDER SERIAL NO. 2014-010817-0 KRD.
- ALL SURVEY MARKERS TO BE SET BY JUNE 1, 2018.

ASSOCIATION APPROVAL:

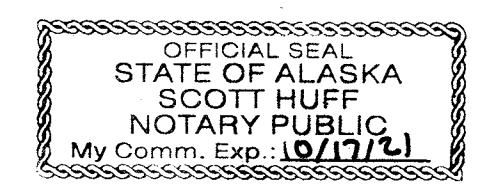
SARA FAULKNER, AS SECRETARY OF KENAI LANDING COMMERCIAL CONDOMINIUM ASSOCIATION, INC., DOES HEREBY CERTIFY THAT THE FOREGOING HAS BEEN DULY ADOPTED PURSUANT TO A UNANIMOUS VOTE OR AGREEMENT OF THE MEMBERS IN THE ASSOCIATION.

BY: *Sara Faulkner*
SARA FAULKNER - SECRETARY
KENAI LANDING COMMERCIAL CONDOMINIUM ASSOC. INC.
4786 HOMER SPIT RD.
HOMER, AK 99603

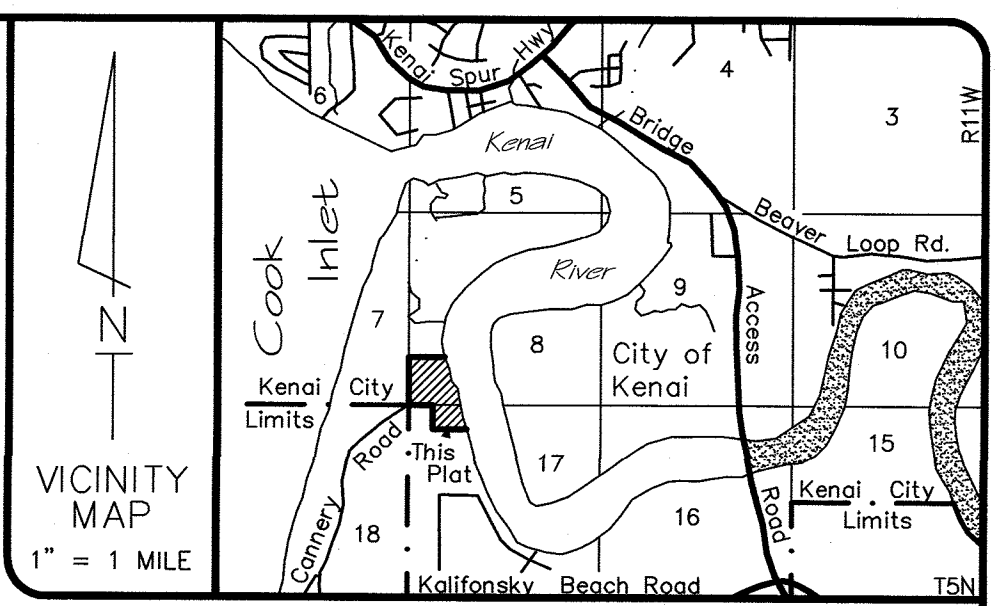
STATE OF ALASKA)
SURVEYORS)ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY THAT ON THIS 1ST DAY OF FEB. 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SARA FAULKNER, KNOWN TO ME TO BE THE SECRETARY OF KENAI LANDING COMMERCIAL CONDOMINIUM ASSOCIATION, INC., AND KNOWN TO ME TO BE THE PERSON WHO SIGNED THE FOREGOING INSTRUMENT, ON BEHALF OF SAID CORPORATION AND SHE ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS A FREE ACT AND DEED OF THE SAID CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



NOTARY PUBLIC IN AND FOR ALASKA
MY COMMISSION EXPIRES: 10/17/21



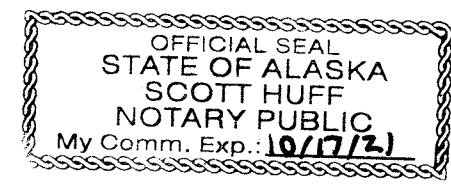
CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE DEVELOPMENT RIGHTS RESERVED IN TRACT A KENAI LANDING COTTAGES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT 2005-29 AND THOSE CERTAIN TIDE AND SUBMERGED LANDS DESCRIBED IN ALASKA TIDELANDS SURVEY NO. 115 ACCORDING TO PLAT NO. K-1358 LOCATED WITHIN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA ("PROPERTY"). THE UNDERSIGNED, AS DECLARANT, UNDER THAT CERTAIN DECLARATION OF KENAI LANDING COMMERCIAL CONDOMINIUMS RECORDED 5/14/2012, AS SERIAL NUMBER 2012-004487-0 AND WITH AMENDMENT NO. 1 RECORDED ON SEP. 17, 2013 AS SERIAL NO. 2013-009115-0; AMENDMENT NO. 2 RECORDED ON JUNE 2, 2014 AS SERIAL NO. 2014-004394-0; AMENDMENT NO. 3 RECORDED ON OCT. 8, 2014 AS SERIAL NO. 2014-008569-0; AMENDMENT NO. 4 RECORDED ON APRIL 27, 2015 AS SERIAL NO. 2015-003451-0; AMENDMENT NO. 5 RECORDED ON AUG. 11, 2015 AS SERIAL NO. 2015-007025-0 AND AMENDMENT NO. 6 RECORDED ON 2/2/2018 AS SERIAL NO. 2018-968 ("DECLARATION") PURSUANT TO SECTIONS 34.08.090 AND 34.08.180 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT ("ACT") DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF THE UNITS AND COMMON ELEMENTS AS SHOWN HEREIN AND DOES HEREBY SUBMIT THE PROPERTY TO THE ACT.

DECLARANT:
KENAI LANDING, INC.
BY: *Jonathan Faulkner*
JONATHAN FAULKNER
ITS: PRESIDENT
KENAI LANDING, INC.
4786 HOMER SPIT ROAD
HOMER, AK 99603

THIS IS TO CERTIFY THAT ON THIS 1ST DAY OF FEB. 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JONATHAN FAULKNER, KNOWN TO ME TO BE THE PRESIDENT OF KENAI LANDING, INC., AND KNOWN TO ME TO BE THE PERSON WHO SIGNED THE FOREGOING INSTRUMENT, ON BEHALF OF KENAI LANDING, INC. AND HE ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS A FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



NOTARY PUBLIC IN AND FOR ALASKA
MY COMMISSION EXPIRES: 10/17/21

CONDOMINIUM PLAT OF KENAI LANDING COMMERCIAL CONDOMINIUMS PHASE 7 ADDING UNIT 19, 1C AND 2B

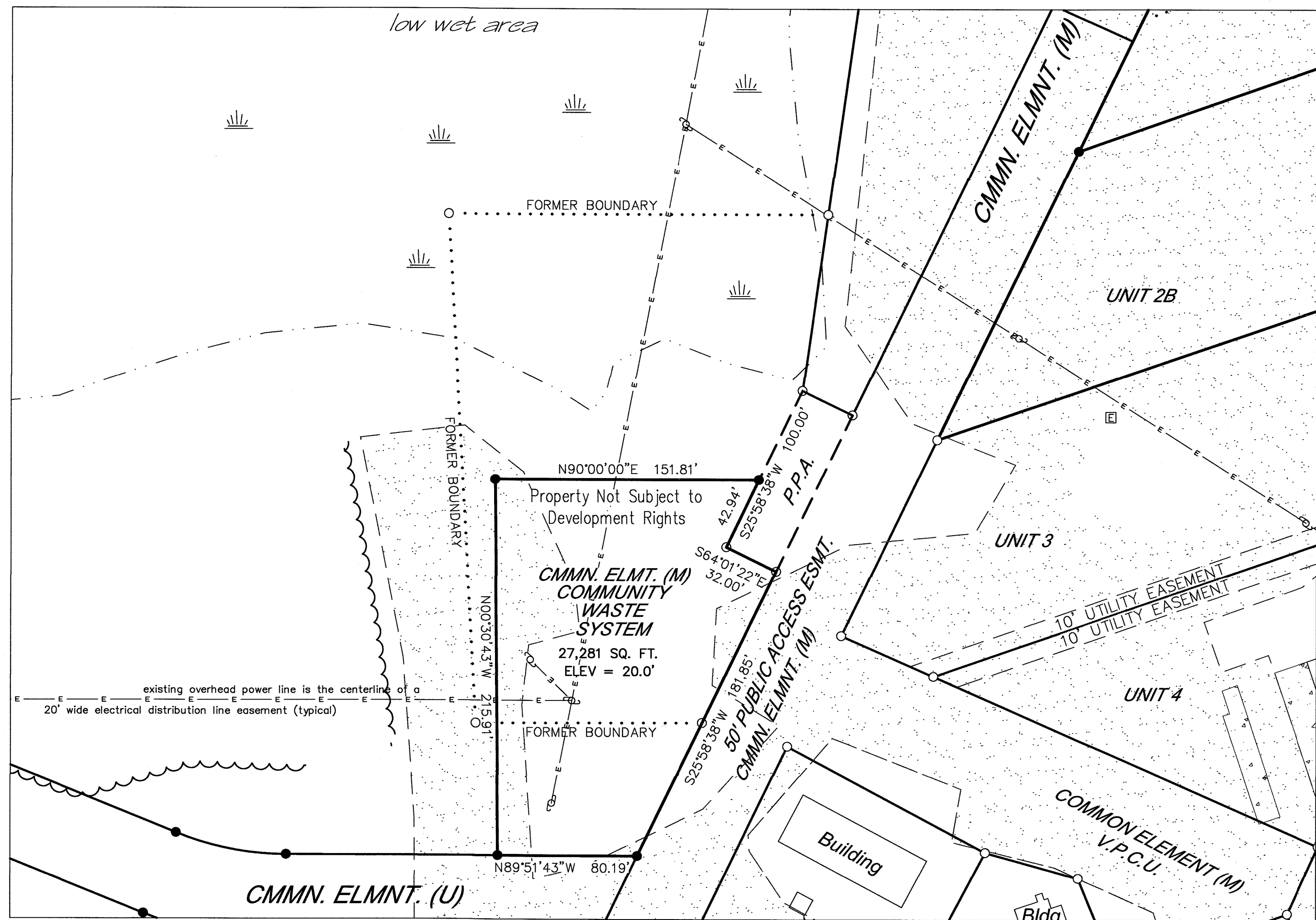
A condominium located within Tract A Kenai Landing Cottages Subd., Plat # 2005-29 KRD & A.T.S. 115, Sections 8 & 17, T5N, R11W, S.M., City of Kenai Kenai Recording District, Kenai Peninsula Borough, Alaska.

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611
SURVEYORS PHONE - (907) 283-9047 FAX --- (907) 283-9071 PLANNERS

| | | | |
|-----------|--------------------------------------|--------|--------------------------|
| JOB NO: | 212010 | DRAWN: | JAN. 29, 2018 SH |
| SURVEYED: | MARCH 2008 - FEB. 2018 | SCALE: | 1" = 100' |
| FIELD BK: | 2005-5 PG: 22-29 2005-3 PG: 51-58 | FILE: | 212010 CONDO PHASE 7.dwg |
| PAGE: | 1 OF 2 | | |

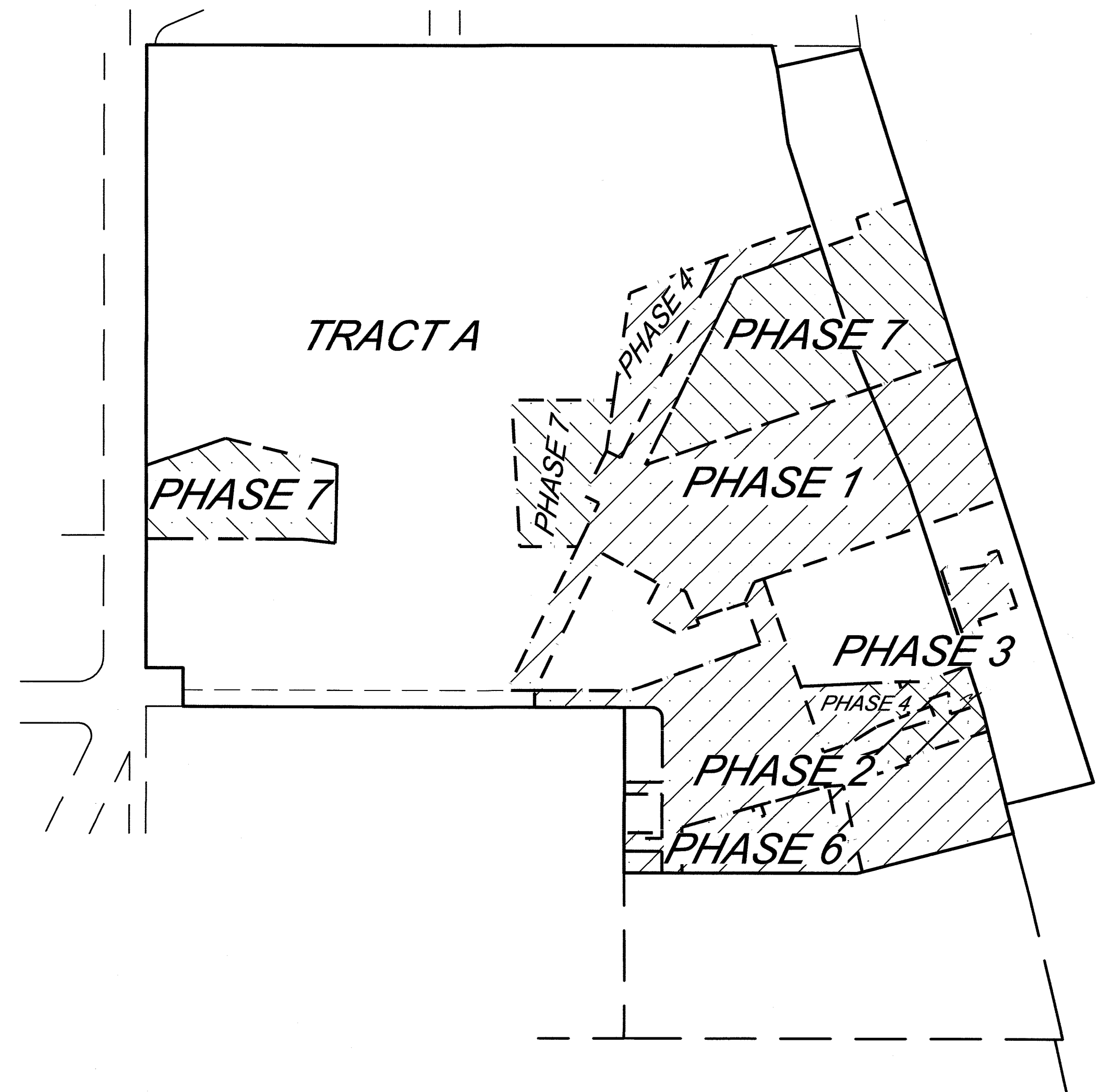
Kenai 2018-1



DETAIL A
SCALE 1"=50'

LEGEND:

- ⊕ SURVEY MONUMENT — FOUND
- 5/8" REBAR (RECORD)
- 5/8" REBAR (SET)
- [] RECORD DATUM — ATS NO. 115
PLAT # K-1358
- () RECORD DATUM — KENAI LANDING COTTAGES
SUBDIVISION, PLAT# 2005-29 KRD
- ⚡ POWER POLE
- e— OVERHEAD ELECTRIC LINE
- ⊞ ELECTRIC METERBASE/TRANSFORMER
- ▣ CONCRETE
- ▨ GRAVEL
- ▩ WOOD DECK
- - - PHASE BOUNDARY
- ⋯ FORMER UNIT BOUNDARY
- ~~~~~ TREELINE
- L.C.E. LIMITED COMMON ELEMENT
- CMMN. ELMNT. (M) COMMON ELEMENT MAINTAINED
- CMMN. ELMNT. (U) COMMON ELEMENT UNMAINTAINED
- SLE SECTION LINE EASEMENT
- P.P.A. PUBLIC PARKING AREA
- A.T.S. ALASKA TIDELAND SURVEY
- MHW MEAN HIGH WATER
- V.P.C.U. VISITOR PARKING COMMERCIAL UNITS
- D.R.R. N.N.B.B. DEVELOPMENT RIGHTS RESERVED — NEED NOT BE BUILT



NOTES

- 1) SEE PAGE 1 FOR ALL NOTES.

CONDOMINIUM PLAT OF
KENAI LANDING
COMMERCIAL CONDOMINIUMS
PHASE 7

ADDING UNIT 19, 1C AND 2B

A condominium located within Tract A Kenai Landing Cottages Subd., Plat # 2005-29 KRD & ATS 115, Sections 8 & 17, T5N, R11W, S.M., City of Kenai Kenai Recording District, Kenai Peninsula Borough, Alaska.

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820 SET NET DRIVE KENAI, AK 99611

SURVEYORS PHONE — (907) 283-9047 FAX — (907) 283-9071 PLANNERS

| | | | |
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| SURVEYED: | MARCH 2008 — FEB. 2018 | SCALE: | 1" = 100' |
| FIELD BK: | 2005-5 PG. 22-29 2005-5 PG. 51-58 | FILE: | 212010 CONDO PHASE 7.dwg |
| PAGE: | 2 OF 2 | | |