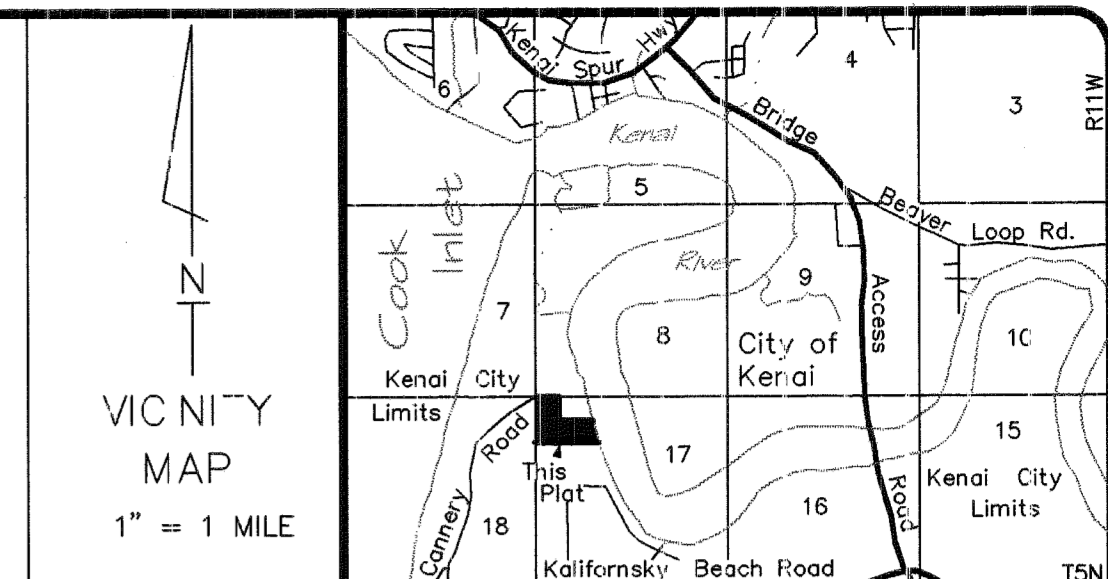


- NOTES:**
- 1) DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
 - 2) FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - 3) THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF MEAN 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.
 - 4) EXCEPTION TO KPB 20.30.030 (EXTENSION OF WATERGATE WAY) AND KPB 20.30.170 (BLOCK LENGTH) WAS GRANTED AT THE MARCH 23, 2015 PLAT COMMITTEE MEETING.
 - 5) PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
 - 6) PRIVATE ROAD SHOWN IS FOR USE OF OWNERS ONLY AND IS NOT DEDICATED TO PUBLIC USE.
 - 7) NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.
 - 8) THIS PARCEL MAY BE AFFECTED BY A RIGHT OF WAY EASEMENT RECORDED ON JULY 21, 1986 IN BK 291 PG 361 KRD.
 - 9) THIS PARCEL MAY BE AFFECTED BY A ROAD EASEMENT RECORDED ON OCTOBER 20, 1967 IN BK 48 PG 292 KRD. SAID EASEMENT IS DESCRIBED AS "... 30 FOOT ROAD EASEMENT, BEING THE WEST 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4), OF SAID SECTION 17". THIS EASEMENT IS IN THE SAME AREA OF THE BOWPICKER LANE RIGHT OF WAY DEDICATION SHOWN ON THIS PLAT.
 - 10) WASTEWATER DISPOSAL: THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR A NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SALAMATOF NATIVE ASSOCIATION INCORPORATED, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SALAMATOF NATIVE ASSOCIATION INCORPORATED, 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.

Chris Monfor
CHRIS MONFOR
PRESIDENT & C.E.O.
SALAMATOF NATIVE ASSOCIATION INC.
PO BOX 2682
KENAI, AK 99611

NOTARY'S ACKNOWLEDGMENT

FOR: CHRIS MONFOR
ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF April, 2015.

Scott Huff
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12/17/17

OFFICIAL SEAL
STATE OF ALASKA
SCOTT HUFF
NOTARY PUBLIC
My Comm. Exp. 12/17/17

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 23, 2015

KENAI PENINSULA BOROUGH

Paul B. Vollen
AUTHORIZED OFFICIAL

KPB FILE No. 2015-027

KENAI RIVER SHORES SUBDIVISION

A SUBDIVISION OF:
- NW1/4 NW1/4 NW 1/4 AND N1/2 S1/2 NW1/4 NW1/4 AND GOVT LOT 13 AND N1/2 GOVT LOT 14
- S1/2 S1/2 NW1/4 NW1/4 AND S1/2 GOVT LOT 14
WITHIN SECTION 17 T5N R11W SEWARD MERIDIAN

NAME: CHRIS MONFOR PRESIDENT & C.E.O.
SALAMATOF NATIVE ASSOCIATION INC.
PO BOX 2682
KENAI, AK 99611

LOCATED WITHIN THE NW1/4 SECTION 17, T5N, 11W, SEWARD MERIDIAN, CITY OF KENAI, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 44.729 ACRES

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611	
SURVEYORS	PLANNERS
PHONE - (907) 283-3047	
FAX - (907) 283-9071	
integritysurveys@alaska.net	
JOB NO: 215013	DRAWN: APRIL 23, 2015 SH
SURVEYED: JAN - FEB 2015	SCALE: 1" = 100'
FELD BK: 2015-1 PG: 31-33	FILE: 215013 FF.dwg

CERTIFICATE OF SURVEYOR
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.

SCOTT A. HUFF
No. L-11795
REGISTERED PROFESSIONAL LAND SURVEYOR



2015-29
Plat #
Kenai
Rec. Dist.
5/22/2015
Date
Time 3:24 PM