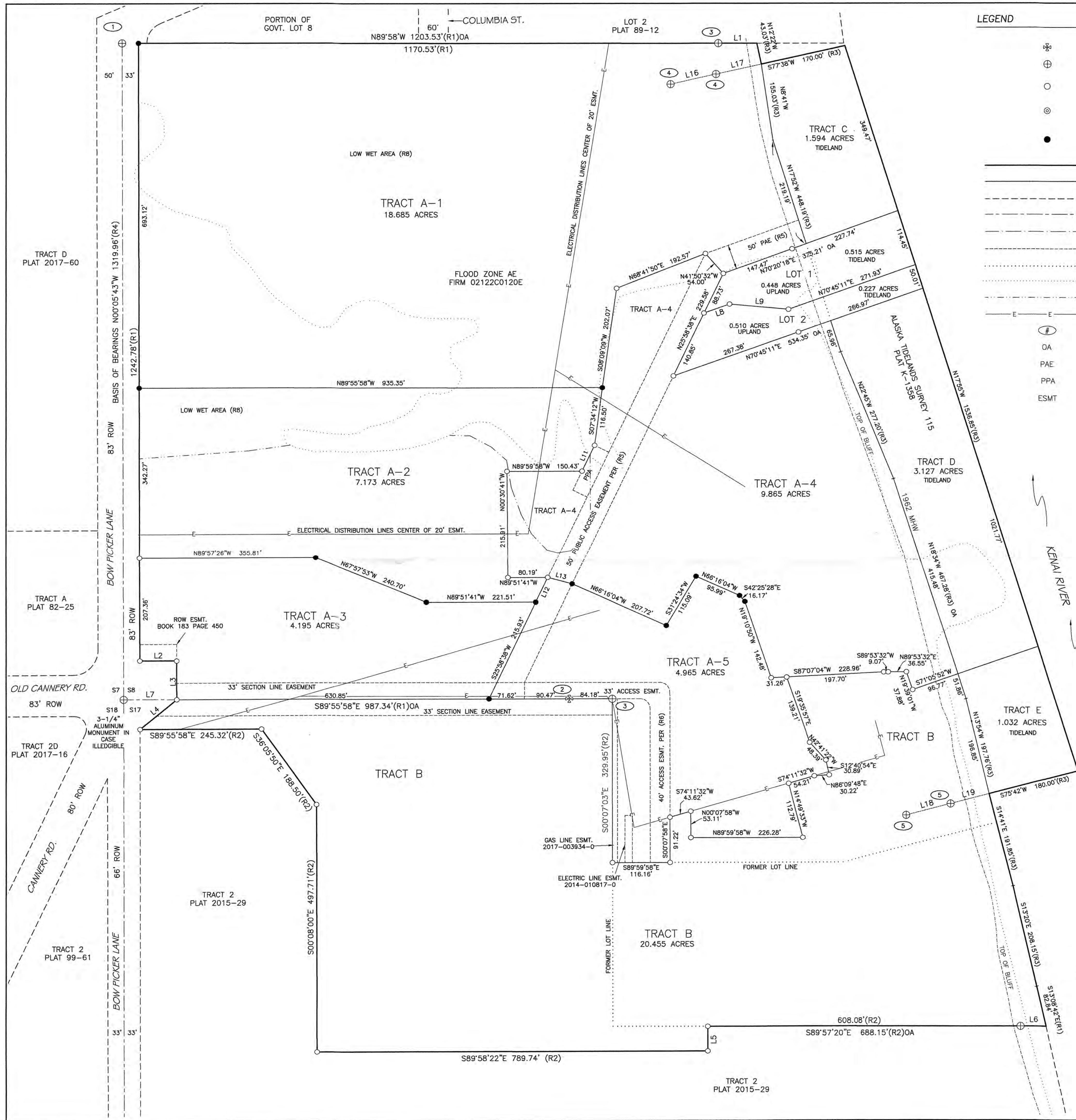




LEGEND

- FOUND BLM MONUMENT AS REFERENCED
- FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND PROPERTY CORNER REBAR
- FOUND PROPERTY CORNER PLASTIC CAP STAMPED LS-11795
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2021
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE RIGHT OF WAY
- 20 FOOT BUILDING SETBACK
- EASEMENT
- FORMER LOT LINE
- FLOOD ZONES
- LOW WET AREA
- OVERHEAD ELECTRIC LINES
- MONUMENT REFERENCE NUMBER
- OVERALL
- PUBLIC ACCESS EASEMENT
- PUBLIC PARKING AREA
- EASEMENT

MONUMENT SUMMARY

- 11795 S 1/16 S6 2016 FOUND 2-1/2" ALUMINUM MONUMENT 0.2" BELOW GRADE GOOD CONDITION
- GLO MC TSN WC 1921 FOUND 2-1/2" BRASS MONUMENT 0.2" ABOVE GRADE GOOD CONDITION
- 3" IRON PIPE FILLED WITH CONCRETE BULLET CASING SET CENTER GOOD CONDITION
- ATS COR1 MCRP COR2 RP 62E 1962 FOUND 3" IRON PIPE FILLED WITH CONCRETE
- ATS COR4 MCRP COR3 RP 62E 1962 FOUND 3" IRON PIPE FILLED WITH CONCRETE

PRELIMINARY PLAT

KPB FILE No. 2021-0000

KENAI LANDING SUBDIVISION 2021 ADDITION

A SUBDIVISION OF
TRACT A AND LOT 1 PLAT 2005-29,
TRACT 1 PLAT 2015-29

OWNERS:
PRL LOGISTICS INC.
PO BOX 222029
ANCHORAGE, ALASKA 99522

KENAI LANDING INC.
4786 HOMER SPIT ROAD
HOMER, ALASKA 99603

LOCATED WITHIN
NW 1/4 SECTION 17,
WITHIN SW 1/4 SECTION 8,
T.5N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI
CONTAINING 72.791 ACRES

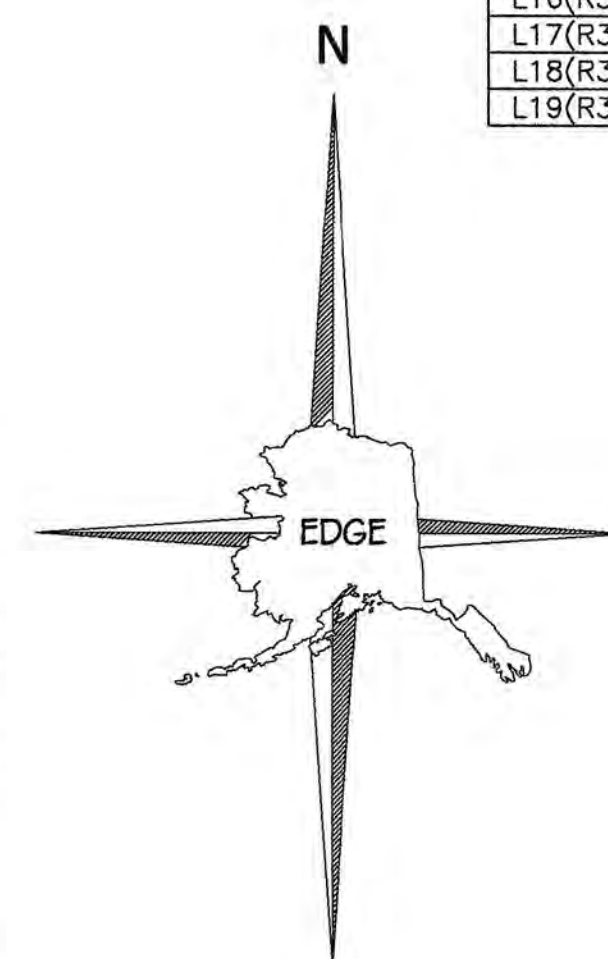


12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392

DRAWN BY: JY	DATE: 6/14/2021	PROJECT: 21-523
CHECKED BY: MA	SCALE: 1" = 100'	SHEET: 1 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1(R1)	S89°58'58"E	78.13'
L2(R1)	N89°55'59"W	74.81'
L3(R1)	S00°07'58"E	77.00'
L4(R2)	N51°06'38"E	95.43'
L5(R2)	S00°01'38"W	49.65'
L6(R2)	S89°57'20"E	82.07'
L7	N89°56'31"W	107.36'
L8	N70°45'11"E	54.72'
L9	N84°55'40"W	119.48'
L11	S25°58'40"W	57.67'
L12	S25°58'38"W	54.95'
L13	N75°21'37"W	51.00'
L16(R3)	S77°38'02"W	93.97'
L17(R3)	N77°38'02"E	93.97'
L18(R3)	S75°35'53"W	92.48'
L19(R3)	S75°35'53"W	80.49'



KPB 2021-089

NOTES

1. 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.
2. THE FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE 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.
3. BEARINGS ARE BASED ON THE PLAT OF DRAGSETH SUBDIVISION, FILED AS PLAT NO. 2017-60 IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
4. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
5. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY ARE PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES.
6. 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.
7. 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.
8. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. 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. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS PROPERTY IS IN ZONE AE, AN AREA SUBJECT TO 1% ANNUAL CHANCE FLOOD; FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 02122C0120E BEARING AN EFFECTIVE DATE OF OCTOBER 20, 2016 WAS USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN BE DETERMINED BY AN ELEVATION CERTIFICATE. APPROXIMATE LIMIT OF TIDAL INUNDATION, SUBJECT TO CHANGE.
9. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN 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.
10. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
11. TRACT A-3 & TRACT B ARE SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF SECTION LINE AS CREATED BY A.S. 19.10.010.
12. 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 THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
13. THIS PROPERTY IS SUBJECT TO THE RESERVATIONS & EXCEPTIONS AS CONTAINED IN U.S. PATENT AND/OR ACTS AUTHORIZING THE ISSUANCE THEREOF.
14. THIS PROPERTY IS SUBJECT TO A RIGHT OF ENTRY RECORDED JUNNE 22, 2011 UNDER SERIAL NUMBER 2011-005827-0 AND AMENDED OCTOBER 17, 2011 UNDER SERIAL NO. 2011-009908-0. STIPULATION TO RIGHT OF ENTRY RECORDED MAY 31, 201 UNDER SERIAL NO. 2012-005105-0.
15. PORTIONS OF THIS PROPERTY IS SUBJECT TO A GAS STORAGE LEASE GRANTED TO COOK INLET NATURAL GAS STORAGE ALASKA, LLC RECORDED AUGUST 8, 2011 RECORDED UNDER SERIAL NO. 2011-007435-0 AND GAS STORAGE DEED RECORDED AUGUST 17, 2011 UNDER SERIAL NOS. 2011-007701-0 AND 2011-007702-0.
16. THIS PROPERTY IS SUBJECT TO THE RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS AS DEFINED BY INSTRUMENT RECORDED OCTOBER 15, 2014 UNDER SERIAL NO. 2014-008763-0.
17. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 21.44.080.
18. THIS PROPERTY IS SUBJECT TO A GENERAL ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. WITH NO DEFINED LOCATION. RECORDED JULY 10, 1961 IN BOOK 7 AT PAGE 129 NOT DEPICTED ON THIS PLAT.
19. THIS PROPERTY IS SUBJECT TO A 15 FOOT WIDE BY 20 FOOT LONG ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSC., INC. RECORDED AUGUST 29, 2018 UNDER SERIAL NO. 2018-007712-0. SAID EASEMENT DESCRIPTION AND EXHIBIT SHOWN IN THE RECORD DOCUMENT IS AMBIGUOUS IN NATURE AND THEREFORE NOT DEPICTED ON THIS PLAT.
20. EXCEPTIONS TO KPB 20.20.200 AND KPB 20.20.030 WERE GRANTED BY THE KPB PLAT COMMITTEE AT THE FEBRUARY 14, 2004 MEETING AS NOTED ON PLAT NO. 2005-29 AND KPB 20.30.030 AND KPB 20.30.170 WAS GRANTED BY THE PLAT COMMITTEE AT THE MARCH 23, 2015 MEETING AS NOTED ON PLAT NO. 2015-29.
21. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50' ANADROMOUS HABITAT PROTECTION AREA. DEVELOPMENT MAY BE RESTRICTED UNDER KPB CHAPTER 21.18.
22. EXCEPTIONS TO KPB 20.40.010-WASTEWATER DISPOSAL, KPB 20.30.170-BLOCK LENGTH, 20.30.210-ACCESS TO STREETS, 20.30.030-STREET LAYOUT, 20.30.200-LOTS MINIMUM SIZE, 20.30.190-LOTS DIMENSIONS AND 20.30.120-STREET WIDTH. WERE GRANTED BY THE KPB PLAT COMMITTEE AT THE JUNE 28, 2021 MEETING.
23. WASTEWATER DISPOSAL: TRACTS A-1 THROUGH A-5 AND TRACT B ARE AT LEAST 200,000 SQUARE FEET OR A NOMINAL FIVE ACRES IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 1 AND 2: CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THESE TRACTS AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENTAL OF ENVIRONMENTAL CONSERVATION.
24. FORMER TRACT A, PLAT 2005-29, SUBJECT TO DECLARATION OF KENAI LANDING CONDOMINIUMS AS LISTED:

KENAI LANDING COMMERCIAL CONDOMINIUMS PHASE 1 AS IDENTIFIED IN THE DECLARATION RECORDED MAY 14, 2012 UNDER SERIAL NUMBER 2012-004487-0 AND AMENDMENTS THERETO, AND AS SHOWN ON FLOOR PLANS AND AS-BUILT SURVEY FILED UNDER PLAT 2012-14, IN THE RECORDS OF THE KR, THIRD JUDICIAL DISTRICT, STATE OF AK.

KENAI LANDING COMMERCIAL CONDOMINIUMS, PHASE 2, ACCORDING TO THE OFFICIAL MAPS AND FLOOR PLANS FILED AS PLAT NO. 2013-67, AND AS DESCRIBED IN THE DECLARATION RECORDED MAY 14, 2012 UNDER SERIAL NO. 2012-004487-0, AND ANY AMENDMENTS THERETO, RECORDS OF THE KR, THIRD JUDICIAL DISTRICT, STATE OF AK.

KENAI LANDING COMMERCIAL CONDOMINIUMS, PHASE 3, ACCORDING TO THE OFFICIAL MAPS AND FLOOR PLANS FILED AS PLAT NO. 2014-24, AND AS DESCRIBED IN THE DECLARATION RECORDED MAY 14, 2012 UNDER SERIAL NO. 2012-004487-0, AND ANY AMENDMENTS THERETO, RECORDS OF THE KR, THIRD JUDICIAL DISTRICT, STATE OF AK.

KENAI LANDING COMMERCIAL CONDOMINIUMS, PHASE 4, ACCORDING TO THE OFFICIAL MAPS AND FLOOR PLANS FILED AS PLAT NO. 2014-65, AND AS DESCRIBED IN THE DECLARATION RECORDED MAY 14, 2012 UNDER SERIAL NO. 2012-004487-0, AND ANY AMENDMENTS THERETO, RECORDS OF THE KR, THIRD JUDICIAL DISTRICT, STATE OF AK.

KENAI LANDING COMMERCIAL CONDOMINIUMS PHASE 5 AS IDENTIFIED IN THE DECLARATION RECORDED MAY 14, 2012 UNDER SERIAL NUMBER 2012-004487-0 AND AMENDMENTS THERETO, AND AS SHOWN ON FLOOR PLANS AND AS-BUILT SURVEY FILED UNDER PLAT 2015-22, IN THE RECORDS OF THE KR, THIRD JUDICIAL DISTRICT, STATE OF AK.

KENAI LANDING COMMERCIAL CONDOMINIUMS, PHASE 6, ACCORDING TO THE OFFICIAL MAPS AND FLOOR PLANS FILED AS PLAT NO. 2015-48, AND AS DESCRIBED IN THE DECLARATION RECORDED MAY 14, 2012 UNDER SERIAL NO. 2012-004487-0, AND ANY AMENDMENTS THERETO, RECORDS OF THE KR, THIRD JUDICIAL DISTRICT, STATE OF AK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT PRL LOGISTICS INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HERE AND THAT ON BEHALF OF PRL LOGISTICS INC. 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.

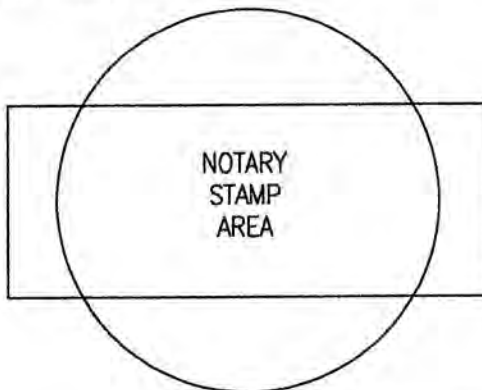
RON HYDE, PRESIDENT
PRL LOGISTICS INC.
PO BOX 222029
ANCHORAGE, ALASKA 99522

NOTARY ACKNOWLEDGEMENT

FOR: RON HYDE
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT KENAI LANDING INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HERE AND THAT ON BEHALF OF KENAI LANDING INC. 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.

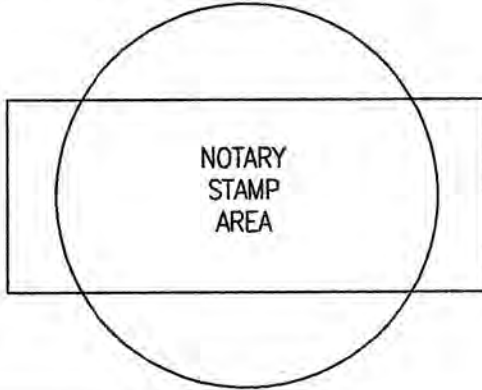
JOHN D. FAULKNER, PRESIDENT
KENAI LANDING INC.
4786 HOMER SPIT ROAD
HOMER, ALASKA 99603

NOTARY ACKNOWLEDGEMENT

FOR: JOHN D. FAULKNER
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE



PLAT APPROVAL

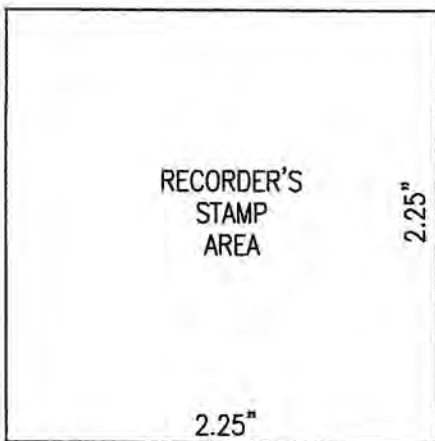
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 28, 2021.

KENAI PENINSULA BOROUGH

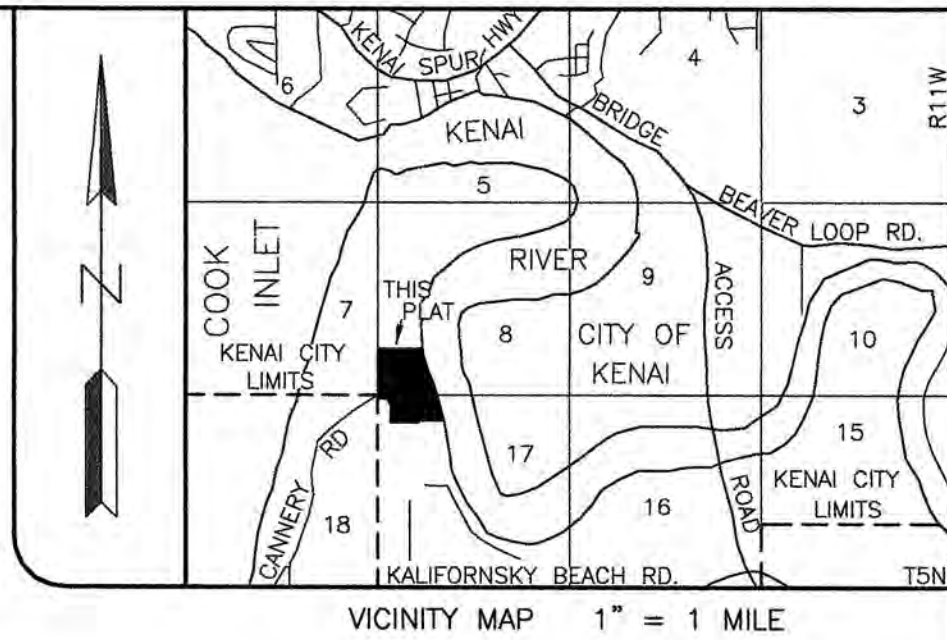
AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

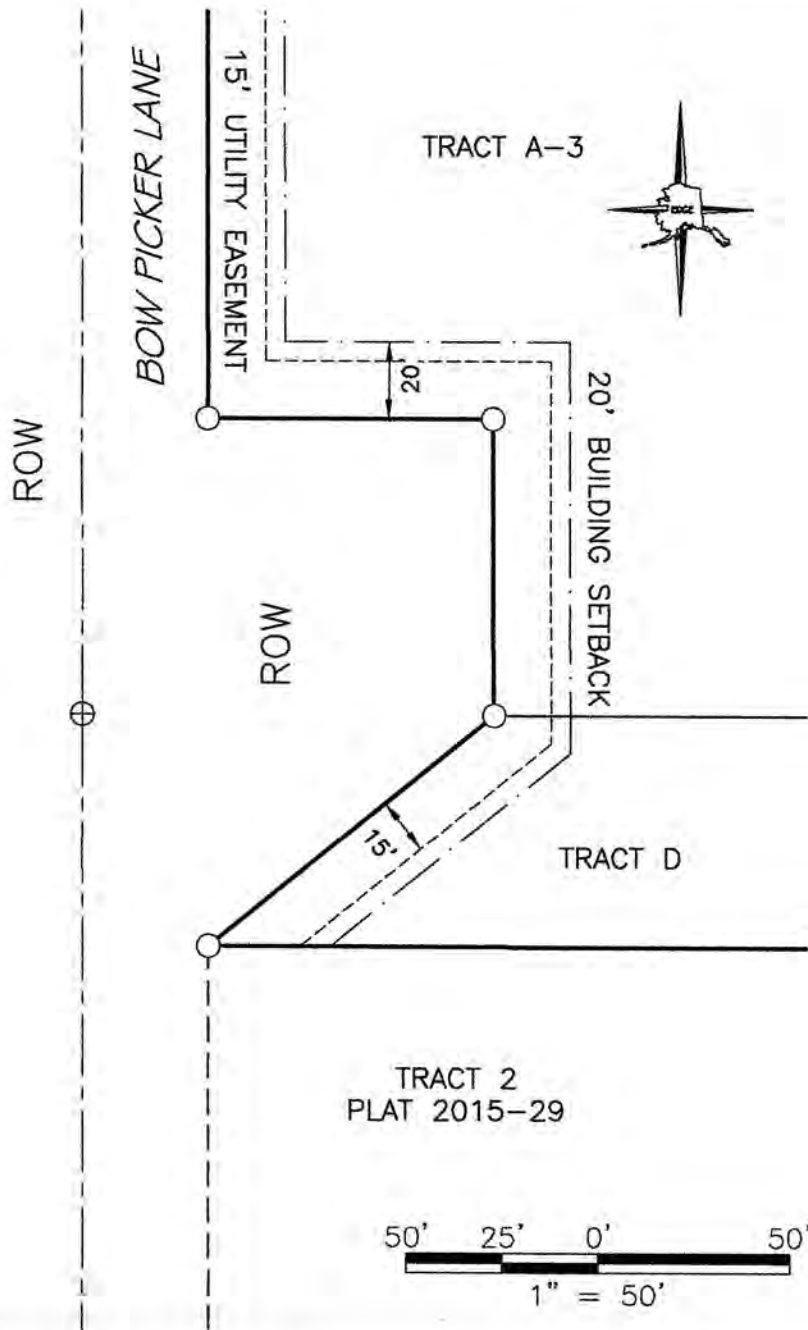
I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB 2021-089



UTILITY EASEMENT AND BUILDING SETBACK TYPICAL



PRELIMINARY PLAT

KPB FILE No. 2021-0000

KENAI LANDING
SUBDIVISION
2021 ADDITION

A SUBDIVISION OF
TRACT A AND LOT 1 PLAT 2005-29,
TRACT 1 PLAT 2015-29

OWNERS:

PRL LOGISTICS INC.
PO BOX 222029
ANCHORAGE, ALASKA 99522

KENAI LANDING INC.
4786 HOMER SPIT ROAD
HOMER, ALASKA 99603

LOCATED WITHIN
NW 1/4 SECTION 17,
SW 1/4 SECTION 8
T.5N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

CONTAINING 72.791 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392

DRAWN BY: JY	DATE: 6/14/2021	PROJECT: 21-523
CHECKED BY: MA	SCALE: 1" = 200'	SHEET: 2 OF 2