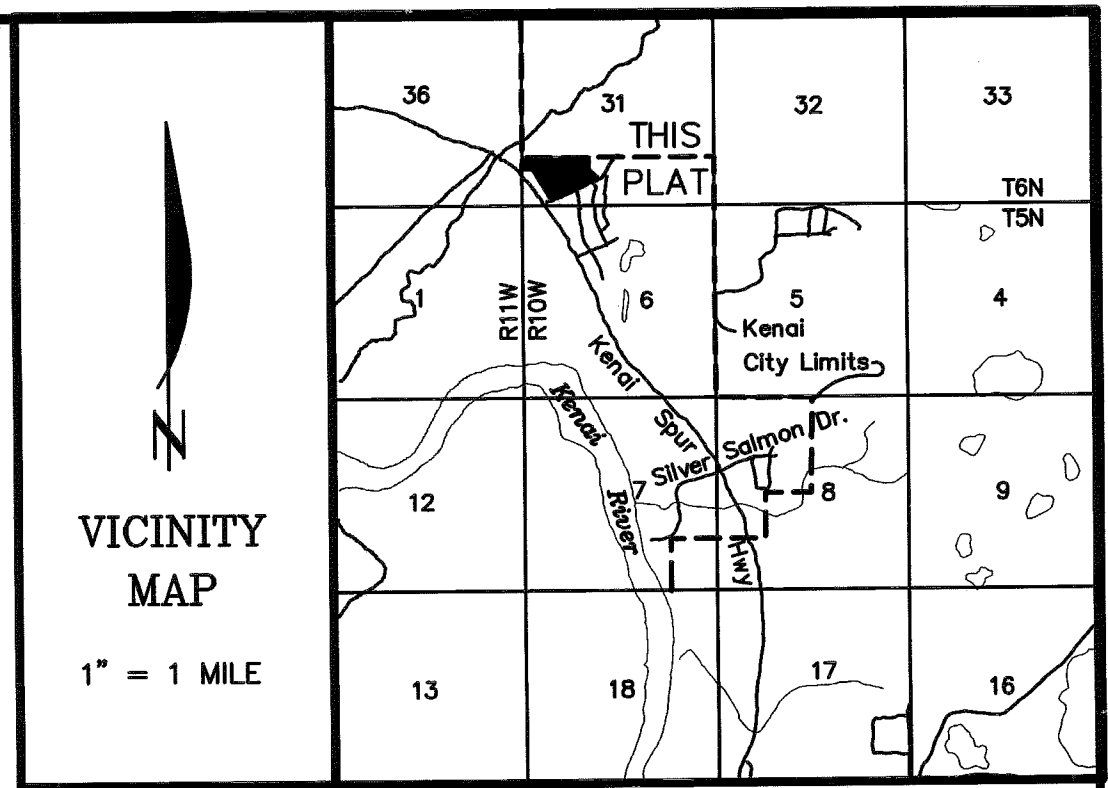


LEGEND:

- MONUMENT (found this survey)
- 1/2" REBAR (found this survey)
- 5/8" REBAR w/PLASTIC CAP (set this survey)
- RECORD DATUM PLAT K-1634 KR

LINE	BEARING	LENGTH
L1	N00°02'31"W	102.71
L2	N00°03'30"W	100.00
L3	N19°01'00"W	76.20

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	55°16'13"	20.00	19.29	10.47	18.55	N52°22'54"W
C2	132°11'31"	50.00	115.36	112.81	91.42	S67°08'03"E
C3	91°01'47"	50.00	79.44	50.91	71.34	S44°28'36"W
C4	63°02'19"	50.00	55.01	30.66	52.28	N58°29'21"W
C5	115°25'49"	20.00	40.29	31.66	33.82	S32°53'07"W
C6	64°34'11"	20.00	22.54	12.64	21.37	N57°06'53"W
C7	115°25'49"	20.00	40.29	31.66	33.82	S32°53'07"W
C8	65°39'54"	285.00	326.63	183.90	309.05	N56°34'01"W
C9	65°39'54"	315.00	361.01	203.26	341.58	N56°34'01"W
C10	65°39'54"	345.00	395.39	222.61	374.11	N56°34'01"W



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KATHLEEN A. MARTIN
HC1 BOX 5281
KEAAU, HAWAII, 96749

NOTARY'S ACKNOWLEDGMENT

FOR Kathleen A. Martin
Subscribed and sworn before me this 24 day of March, 2015.

NOTARY PUBLIC FOR HAWAII
MY COMMISSION EXPIRES 1-29-2018
Signature: Emily Rivera Date: 3-24-15
Name: Emily Rivera #Pages: 1
Doc. Description: Ownership and Dedication

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 10, 2014.

KENAI PENINSULA BOROUGH

Marcus
AUTHORIZED OFFICIAL

KPB FILE No. 2015-25

Kee's Tern Subdivision Phase 1

Located within Government Lot 4 and the SE1/4 SW1/4 Section 31, T6N, R10W, S.M., City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 31.253 Ac.

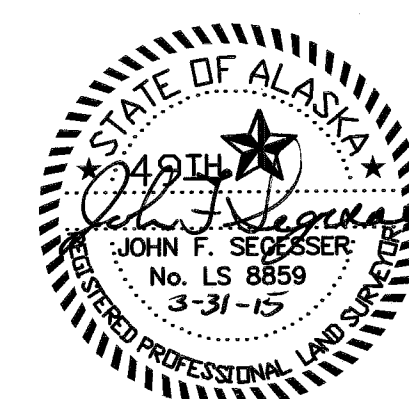
SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99669

JOB NO.	12057	DRAWN:	12-29-14
SURVEYED:	June, 2012	SCALE:	1"=100'
FIELD BOOK:	12-1	SHEET:	1 of 1

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 3-31-15



14) **WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Casey Madden 7235 CE 5-4-15
Casey Madden License No. Date
Winco-Corthell-Bryson
P.O. Box 1041
Kenai, Alaska 99611

NOTES:

- 1) Basis of bearing taken from Valhalla Heights Subdivision Part 5, Plat K-1737, Kenai Recording District.
- 2) Access roadway centerlines shown hereon are the centerlines of existing unimproved travelways.
- 3) Tract A is a parcel whose use and access is limited solely to the benefit of the owners of Lots 1-8 Block 1, Lots 1-3 Block 2 and Tracts B, C and D of KEE's Tern Subdivision and Emergency Services Vehicles. Tract A is owned by KEE's Tern Subdivision Home Owners Association. All lot owners are subject to a mandatory membership in a non-profit corporate Homeowners Association, and to the mandatory payment of assessment, insurance and dues. The location and dimension of Tract A are as shown on this plat.
- 4) Lots 1-8 Block 1, Lots 1-3 Block 2 and Tracts B, C, and D are subject to certain conditions, covenants, and restrictions including prior review by an engineer of any site plan and construction, recorded with the District Recorder, Kenai Recording District, Third Judicial District, State of Alaska.
- 5) A right-of-way easement in favor of Homer Electric Association is recorded in Book 274 Page 617, Kenai Recording District.
- 6) A permanent roadway easement providing for access and related uses is reserved for the benefit of the owners of Lots 1-8 Block 1, Lots 1-3 Block 2, and Tracts B, C, and D, KEE's Tern Subdivision over the land labeled as Tract A in perpetuity, title to which shall be retained by a corporate Homeowners Association. Said roadway will be 26 feet wide and built to comply with Kenai Peninsula Borough 14.06.080(3) Category III Requirements. Tract A may also be used as a utility easement. Specific locations for each utility within KEE's Tern Subdivision will be in accordance with KMC 18.27.010. Roadways constructed to Kenai Peninsula Borough Category III standards do not meet minimum standards required by City of Kenai and therefore if at any time the City takes over ownership and/or maintenance responsibilities of roadways within the subdivision, roadways will have to be improved to meet City of Kenai standards in effect at time of acceptance. The cost of roadway improvements to meet City of Kenai standards will be borne by property owners in the subdivision by assessment without further approval required.
- 7) Enforcement of any private covenants, easements, or deed restrictions is the responsibility of the owners and the homeowners association.
- 8) Exceptions to KPB 20.20.180, 3:1 depth to width ratio and KPB 20.20.200, Lots-Access to Streets for Tract A was approved by the Plat Committee at the meeting of February 10, 2014.
- 9) Covenants, conditions and restrictions which affect this subdivision are recorded in document number 2014-009671-0, Kenai Recording District.
- 10) All waste disposal systems shall comply with existing laws at the time of construction.
- 11) There is a 15 foot wide utility easement fronting Tract A and 20 feet wide within 5 feet of the side lot lines. 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.
- 12) This plat is subject to the City of Kenai zoning code.
- 13) Any person developing this property is responsible for obtaining all required local, state and federal permits, including a U.S. Army Corps of Engineers wetland determination, if applicable.