

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) 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) THESE PARCELS MAY BE AFFECTED BY LOW WET AREAS. 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.
- 4) AN EXCEPTION TO KPB 20.30.170 (BLOCK LENGTH) AND KPB 20.30.100 (CUL-DE-SAC LENGTH) WAS GRANTED ON THE AUGUST 10, 2015 PLAT COMMITTEE MEETING.
- 5) NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF LOT 5.
- 6) THESE PARCELS MAY BE AFFECTED BY THE FOLLOWING EASEMENTS.
 - RIGHT OF WAY EASEMENT GRANTED TO ALASKA PIPELINE COMPANY ON JUNE 13, 1960 IN BK 5 PG 165 KR. EASEMENT IS 60 FEET IN WIDTH WITH NO EXACT LOCATION DISCLOSED.
 - RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. ON JULY 10, 1961 IN BK 7 PG 7 KR. EASEMENT IS A BLANKET EASEMENT WITH NO DEFINED LOCATION.
- 7) 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.

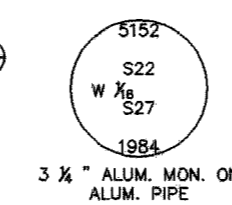
M. Tuuriamen ENGINEER
 3380-E LICENSE #
 5 Nov 15 DATE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	210.78'	201.16'	S30°04'27"W	60°23'05"
C2	200.00'	210.83'	201.20'	N30°04'04"E	60°23'50"
C3	20.00'	31.36'	28.25'	S45°02'33"E	89°50'54"
C4	170.00'	179.16'	170.99'	S30°04'27"W	60°23'05"
C5	230.00'	123.61'	122.13'	S44°52'12"W	30°47'34"
C6	230.00'	242.45'	231.38'	N30°04'04"E	60°23'50"
C7	170.00'	179.20'	171.02'	N30°04'04"E	60°23'50"
C8	170.00'	83.70'	82.86'	N46°09'39"E	28°12'39"
C9	170.00'	95.50'	94.25'	N15°57'44"E	32°11'11"
C10	50.00'	225.60'	77.43'	S50°39'56"W	258°31'09"
C11	50.00'	94.42'	81.00'	S24°29'41"E	108°11'55"
C12	50.00'	73.17'	66.81'	S71°31'33"W	83°50'34"
C13	50.00'	58.01'	54.81'	N33°18'50"W	66°28'40"

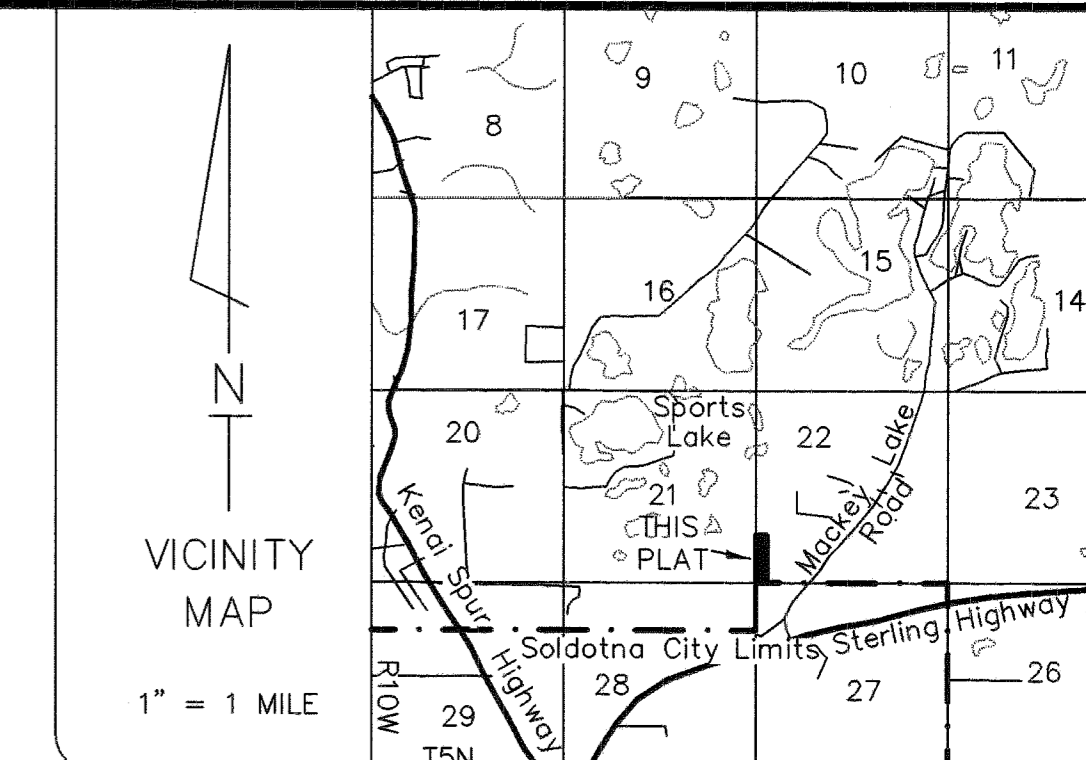
LINE	BEARING	DISTANCE
L1	N89°52'09"E	20.00'

LEGEND

- ⊕ PRIMARY MONUMENT RECOVERED AS NOTED
- SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- YPC YELLOW PLASTIC CAP
- () RECORD PER S & S SUBDIVISION PLAT NO. 86-112



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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

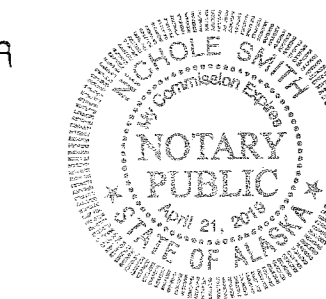
Haley Bowen HALEY BOWEN
Steve Bowen STEVE BOWEN

LITTLEKNIFE INC.
 36496 HALEYS WAY
 SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGMENT

FOR: HALEY BOWEN AND STEVE BOWEN
 ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF Nov 2015

Nicholas Smith
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 4/21/19



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 10, 2015

KENAI PENINSULA BOROUGH

Max J. Best
 AUTHORIZED OFFICIAL

KPB FILE No. 2015-075

HENSLEY SUBDIVISION

A SUBDIVISION OF W1/2 W1/2 SW1/4 SW1/4 SECTION 22, T5N, R10W, SEWARD MERIDIAN

OWNER: STEVE BOWEN
 PRESIDENT OF LITTLEKNIFE INC.
 36496 HALEYS WAY
 SOLDOTNA, AK 99669

LOCATED WITHIN THE W1/2 W1/2 SW1/4 SW1/4 SECTION 22, T5N, R10W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 9.993 ACRES

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611
 PHONE - (907) 283-9047
 FAX - (907) 283-9071
 SURVEYORS PLANNERS
 integritysurveys@alaska.net

JOB NO: 215062 DRAWN: SEPT. 9, 2015, JY/SH
 SURVEYED: JULY - SEPT. 2015 SCALE: 1" = 80'
 FIELD BK: 2015-2 PG 37-40 FILE: 215062 FP.dwg