

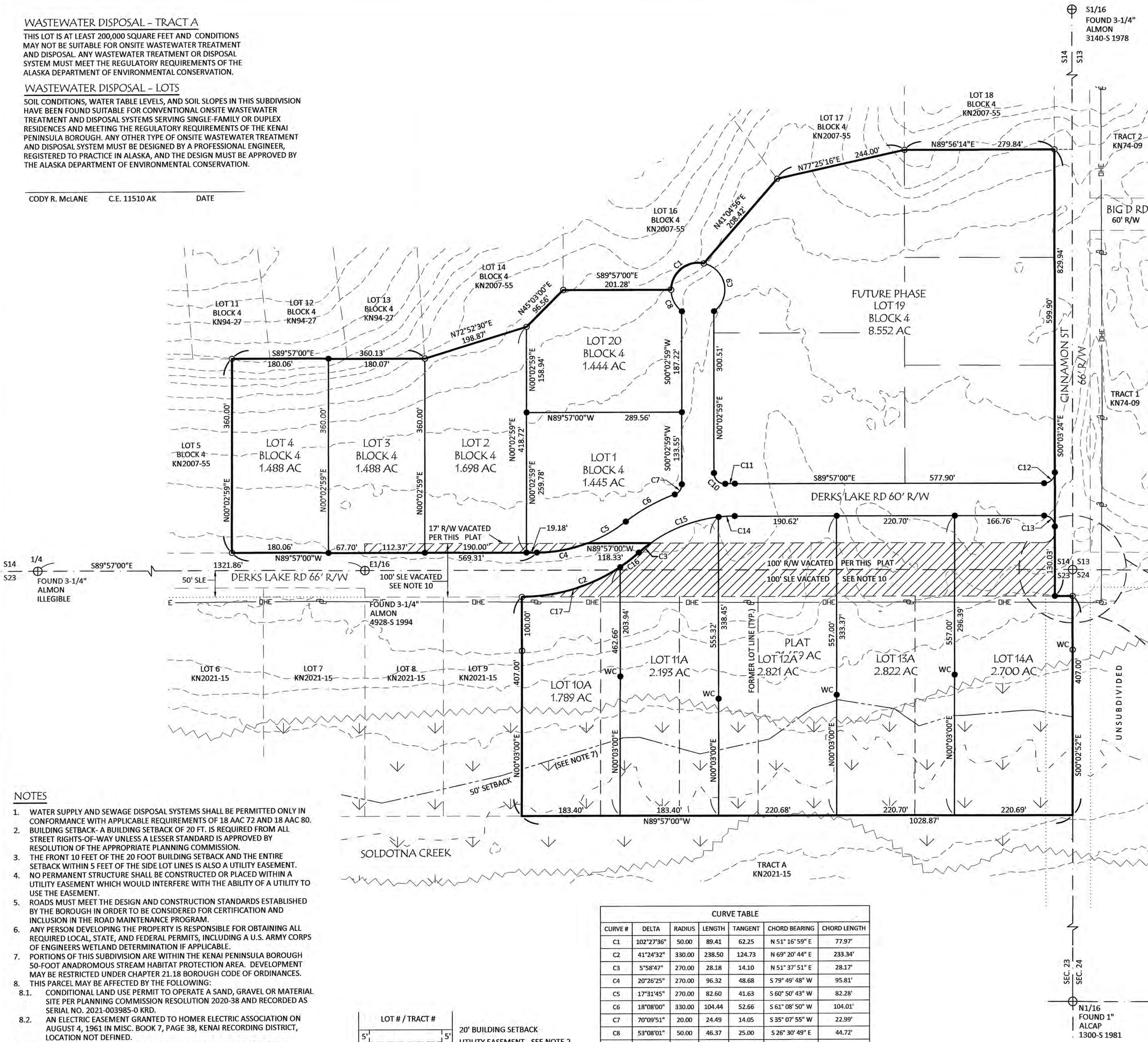
WASTEWATER DISPOSAL - TRACT A

THIS LOT IS AT LEAST 200,000 SQUARE FEET 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.

WASTEWATER DISPOSAL - LOTS

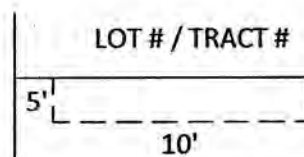
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE 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.

CODY R. McLANE C.E. 11510 AK DATE



NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES 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.
- 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.
- 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.
- PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS STREAM HABITAT PROTECTION AREA. DEVELOPMENT MAY BE RESTRICTED UNDER CHAPTER 21.18 BOROUGH CODE OF ORDINANCES.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - CONDITIONAL LAND USE PERMIT TO OPERATE A SAND, GRAVEL OR MATERIAL SITE PER PLANNING COMMISSION RESOLUTION 2020-38 AND RECORDED AS SERIAL NO. 2021-003985-0 KRD.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON AUGUST 4, 1961 IN MISC. BOOK 7, PAGE 38, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF DERKS LAKE ROAD AND THE ASSOCIATED UTILITY EASEMENT AT THE MEETING OF _____, 2021.
- THE STATE OF ALASKA APPROVED THE VACATION OF THE SECTION LINE EASEMENT PER PLAT KN2021-xx.



SETBACK DETAIL

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	102°27'36"	50.00	89.41	62.25	N 51° 16' 59" E	77.97'
C2	41°24'32"	330.00	238.50	124.73	N 69° 20' 44" E	233.34'
C3	5°58'47"	270.00	28.18	14.10	N 51° 37' 51" E	28.17'
C4	20°26'25"	270.00	96.32	48.68	S 79° 49' 48" W	95.81'
C5	17°31'45"	270.00	82.60	41.63	S 60° 50' 43" W	82.28'
C6	18°08'00"	330.00	104.44	52.66	S 61° 08' 50" W	104.01'
C7	70°09'51"	20.00	24.49	14.05	S 35° 07' 55" W	22.99'
C8	53°08'01"	50.00	46.37	25.00	S 26° 30' 49" E	44.72'
C9	130°40'00"	50.00	114.03	108.87	N 12° 09' 13" W	90.88'
C10	93°04'23"	20.00	32.49	21.10	N 46° 29' 13" W	29.03'
C11	3°04'24"	330.00	17.70	8.85	S 88° 30' 48" W	17.70'
C12	90°06'24"	20.00	31.45	20.04	S 44° 59' 48" W	28.31'
C13	89°53'36"	20.00	31.38	19.96	S 45° 00' 12" E	28.26'
C14	6°23'30"	270.00	30.12	15.08	N 86° 51' 15" E	30.10'
C15	29°02'16"	270.00	136.84	69.92	N 69° 08' 22" E	135.38'
C16	7°38'46"	330.00	44.04	22.05	N 52° 27' 51" E	44.01'
C17	33°45'46"	330.00	194.46	100.15	N 73° 10' 07" E	191.66'

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- POWER POLE
- OVERHEAD ELECTRIC
- AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 4'

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GENE J. FRIENDSHUH, OWNER LOTS 10 THRU 15 TATUM SUBD. KN2021-15
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

LINDA A. FRIENDSHUH, OWNER LOTS 10 THRU 15 TATUM SUBD. KN2021-15
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

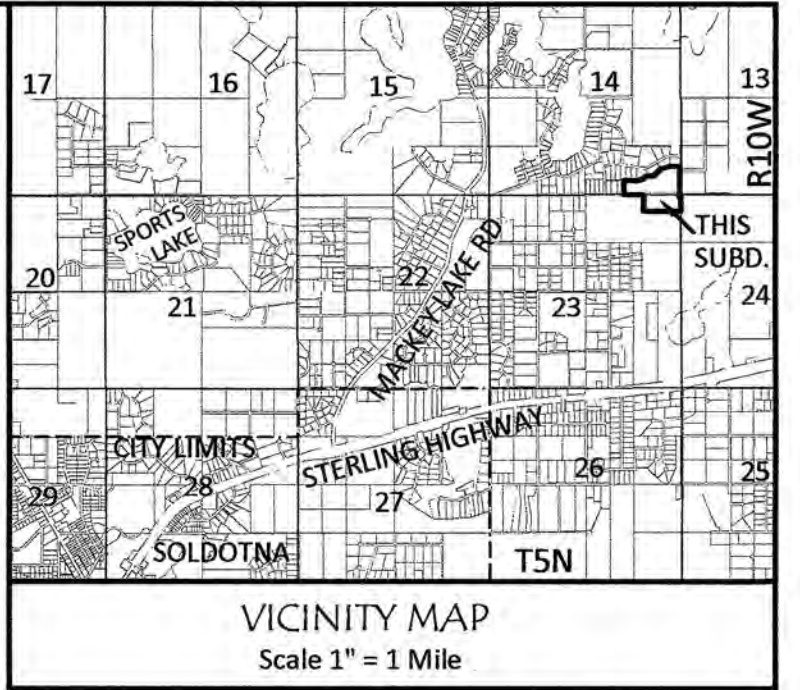
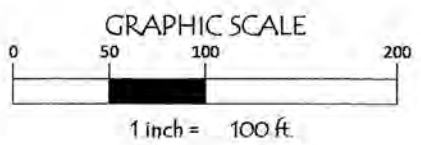
GEORGE U. FRIENDSHUH, OWNER LOTS 10 THRU 15 TATUM SUBD. KN2021-15
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GENE J. FRIENDSHUH, LINDA A. FRIENDSHUH, GEORGE U. FRIENDSHUH
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LINDA A. FRIENDSHUH, OWNER 1/2 INTEREST IN S1/2 OF SE1/4 SEC. 14, T5N, R10W, SM, AK EXCEPT KN86-214, KN94-27, KN97-18 & KN2007-55
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

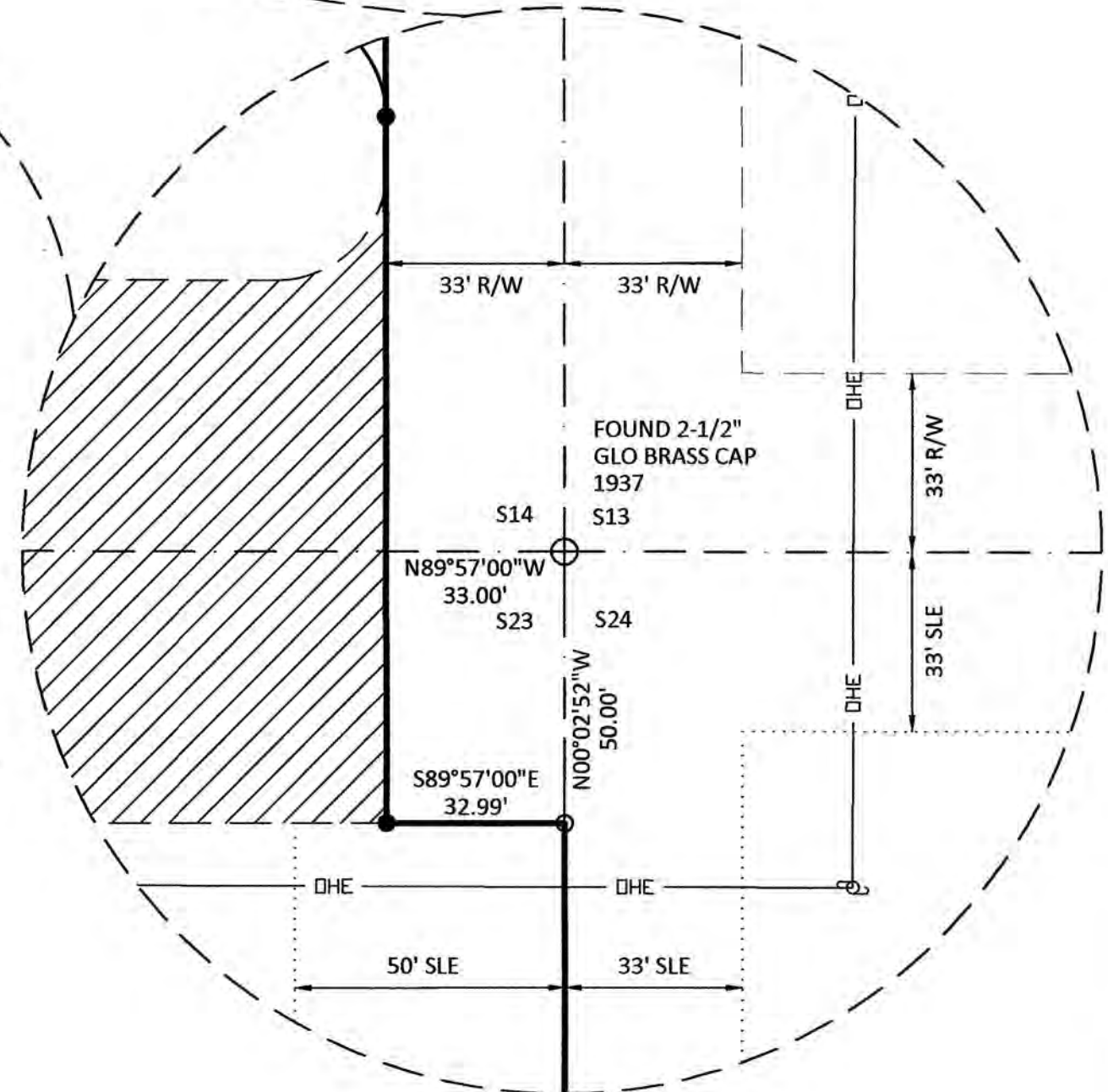
GEORGE URBAN FRIENDSHUH, OWNER 1/2 INTEREST IN S1/2 OF SE1/4 SEC. 14, T5N, R10W, SM, AK EXCEPT KN86-214, KN94-27, KN97-18 & KN2007-55
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: LINDA A. FRIENDSHUH, GEORGE URBAN FRIENDSHUH
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA



SECTION CORNER DETAIL

SCALE: 1" = 30'



Plat #

Rec Dist _____
Date _____ 20____
Time _____ M

TATUM DENISE SUBDIVISION PHASE 1

A RESUBDIVISION OF LOTS 10 THRU 15 TATUM SUBDIVISION (KN2021-15) AND THE S1/2 OF SE1/4 SECTION 14, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA EXCEPTING DENISE LAKE ESTATES PART ONE (KN86-214), DENISE LAKE ESTATES PART TWO (KN94-27), DENISE LAKE ESTATES PART THREE (KN97-18) & DENISE LAKE ESTATES PART FOUR (KN2007-55) AND THE ASSOCIATED R/W VACATION

GENE J. FRIENDSHUH, OWNER
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

LINDA A. FRIENDSHUH, OWNER
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

GEORGE U. FRIENDSHUH, OWNER
35581 KENAI SPUR HWY, SOLDOTNA, AK 99669

29.301 AC. M/L SITUATED IN THE E1/2 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECG.COM

KPB FILE NO. 2021-xxx

PROJECT NO. 212032

SCALE 1" = 100' DATE: AUG. 2021 BOOK NO. 21-XX DRAWN BY: JAH

PLAT APPROVAL

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

AUTHORIZED OFFICIAL _____ DATE _____

KPB 2021-122