

GPS CONTROL DATA

1. THE BASIS OF COORDINATES FOR THIS PLAT IS A MONUMENT SET THIS SURVEY DESIGNATED "NANWALEK VILLAGE BASE POINT". THE NAD 83 (2011) COORDINATES (LAT/LONG) ARE BASED ON AN NGS OPUS SOLUTION (EPOCH 2010.0000) FOR "NANWALEK VILLAGE BASE POINT". THE COORDINATES WERE CONstrained TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: AC 08 CAPDOUGLASAK2007 CORS ARP (PID DM7472), AC17 DRIFTRIVERAK2006 CORS ARP (PID DM7481), AND AC39 SHUYAKISSPAK2006 CORS ARP (PID DL7665).

2. ALL BEARINGS SHOWN WERE COMPUTED BY APPLYING A COUNTER-CLOCKWISE ROTATION OF 1°39'14.3" TO THE NAD 83 ALASKA STATE PLANE ZONE 5 (SPC) BEARINGS USING "NANWALEK VILLAGE BASE POINT" AS A ROTATION POINT. ALL GROUND DISTANCES WERE COMPUTED BY DIVIDING GRID INVERSE DISTANCES BY THE SCALE FACTOR 1.00004160, EXTRACTED FROM THE OPUS SOLUTION REPORT AT "NANWALEK VILLAGE BASE POINT".

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON "NANWALEK VILLAGE BASE POINT" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES ORIENTED TO TRUE NORTH.

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.

2. THE FRONT 10' OF THE 20' BUILDING SETBACK IS A UTILITY EASEMENT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

4. THESE LOTS ARE SERVED BY VILLAGE OF NANWALEK COMMUNITY SEWER AND WATER SYSTEMS.

5. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION GRANTED APPROVAL OF THIS RIGHT-OF-WAY VACATION AT THE MEETING OF JULY 12, 2021.



WASTEWATER DISPOSAL

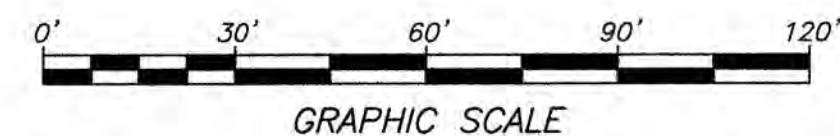
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE: _____



NOTARY'S ACKNOWLEDGMENT

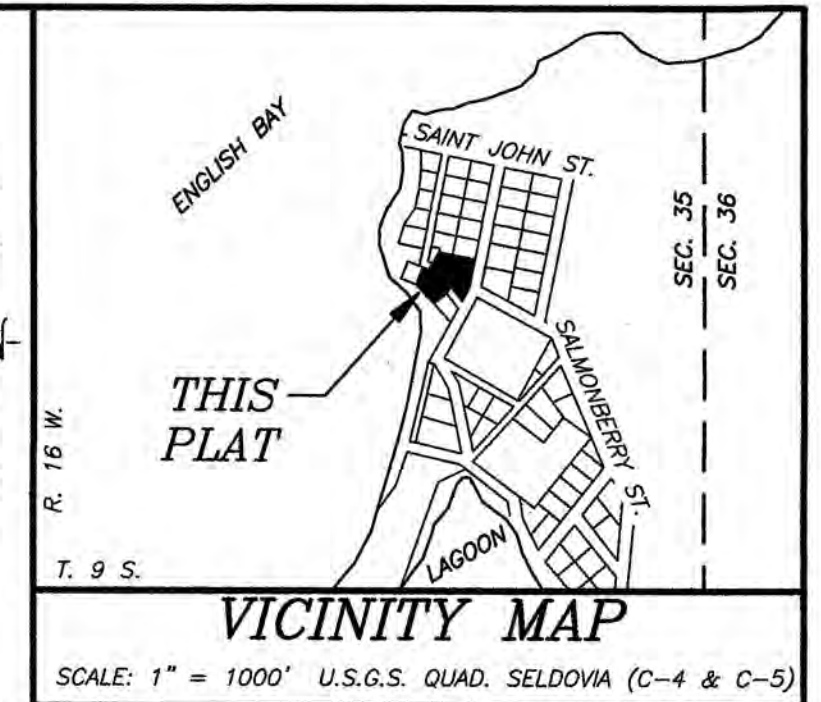
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LEGEND

- SET 2" AC 7968-S 2020
- FND 1.5" COPPERWELD MON S4901 2017
- FND 2" AC 7968-S 2020
- FND 3.25" BC MON 2017
- FND 3.25" BC MON 1967



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT THE BUREAU OF INDIAN AFFAIRS IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF THE BUREAU OF INDIAN AFFAIRS 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 HEREON.

AUTHORIZED SIGNATORY
BUREAU OF INDIAN AFFAIRS
3601 C ST. SUITE 1100
ANCHORAGE, AK 99503

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT NANWALEK VILLAGE (NANWALEK IRA COUNCIL) IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF NANWALEK VILLAGE (NANWALEK IRA COUNCIL) 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 HEREON.

JOHN KVASNIKOFF, CHIEF & AUTHORIZED SIGNATORY
NANWALEK IRA COUNCIL
NANWALEK VILLAGE
P.O. BOX 8028
NANWALEK, AK 99603

SELDOVIA RECORDING DISTRICT KPB FILE NO. 2021-085V

USS 4901 C STREET ROW VACATION 2021 REPLAT

A REPLAT OF LOT 1 BLK 2 USS 4901 TRACT A & LOT 3 BLK 3 TRACT A USS 4901 (SL 71-62), & A VACATION OF A PORTION OF C STREET, LOCATED WITHIN THE NE 1/4, SEC 35, T. 9 S., R. 16 W., SEWARD MERIDIAN, VILLAGE OF NANWALEK, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 1.141 ACRES

SEABRIGHT SURVEY + DESIGN

KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091

CLIENTS: BUREAU OF INDIAN AFFAIRS
3601 C ST SUITE 1100 ANCHORAGE, AK 99503
NANWALEK VILLAGE
P.O. BOX 8028 NANWALEK, AK 99603

DRAWN BY: KK	CHKD BY: KB	JOB #2021-24
DATE: 8/2021	SCALE: 1"=30'	SHEET #1 OF 1

KPB 2021-085