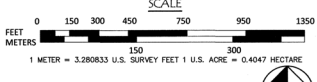
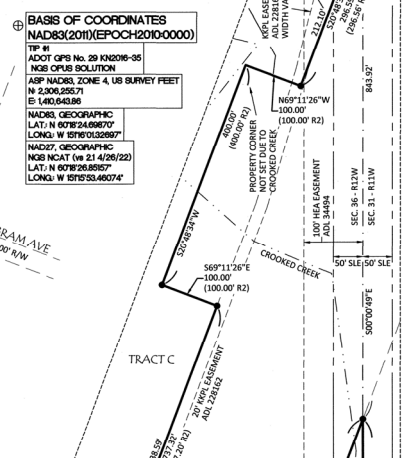
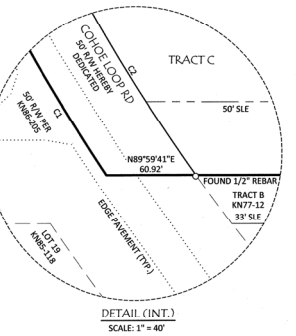
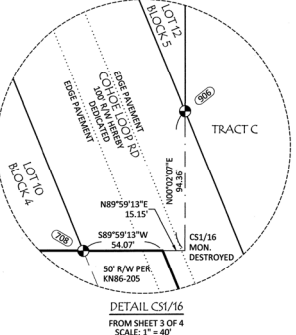
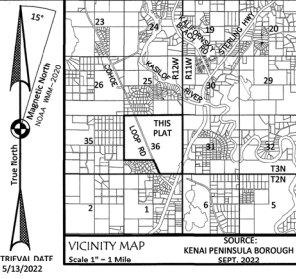


- NOTES:**
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GCS 82, AND SSI ASSN NO. 2021-25.
 - THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000 AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS OBTAINED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - THE BASIS OF BEARINGS: (S07°00'06"W KN90-32) FOR THIS PLAT IS BETWEEN THE FOUND 1 AND N4 CORNERS ON THE EAST PROPERTY BOUNDARY AND COMMON TO S36-T3N-R12-35M AND S31-T3N-R13-35M, ALASKA AS SHOWN HEREON.
 - THE COORDINATES USED ARE BASED ON AVERAGE NGS OPUS SOLUTIONS AND ARE CONstrained TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORE STATIONS "AC11", "AC39", & "MCS".
 - WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 86.
 - BUILDING SETBACK: A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED RIGHTS-OF-WAY UNLESS A LESSER REQUIREMENT IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE 20 FOOT BUILDING SETBACK 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.
 - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
 - 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 ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPR CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPR 21.18.060.
 - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA 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. FEMA MAP NUMBER 0212C02006.
 - ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 500 FEET OF, OR DRIBBED BY OR ADJACENT TO PROTECTED SECTION LINE, ARE SUBJECT TO A 40 FOOT EASY EASEMENT. EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 13.01.010.
 - THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - ADL 20952; A 60 FOOT PUBLIC ACCESS EASEMENT OVERLAYING TEHAMA AVENUE AND DEDICATED PER THIS PLAT. DOCUMENT NO. 2019-0006790 KENAI RECORDING DISTRICT.
 - ADL 228162; A 35 FOOT PIPELINE EASEMENT FOR KENAI KACHEMAC PIPELINE SHOWN ON RECORD OF SURVEY KN2007-17.
 - ADL 34494; A 100 FOOT UTILITY EASEMENT TO HOMER ELECTRIC ASSOCIATION SHOWN PER DOCUMENT NO. 2019-00071-0 KENAI RECORDING DISTRICT.
 - EXCEPTIONS GRANTED TO BLOCK LENGTH (KPR 20.30.170) AND STREET LAYOUT (KPR 20.30.030) BY THE PLANNING COMMISSION AT THE JUNE 13, 2022 MEETING.
 - ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

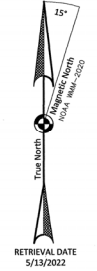
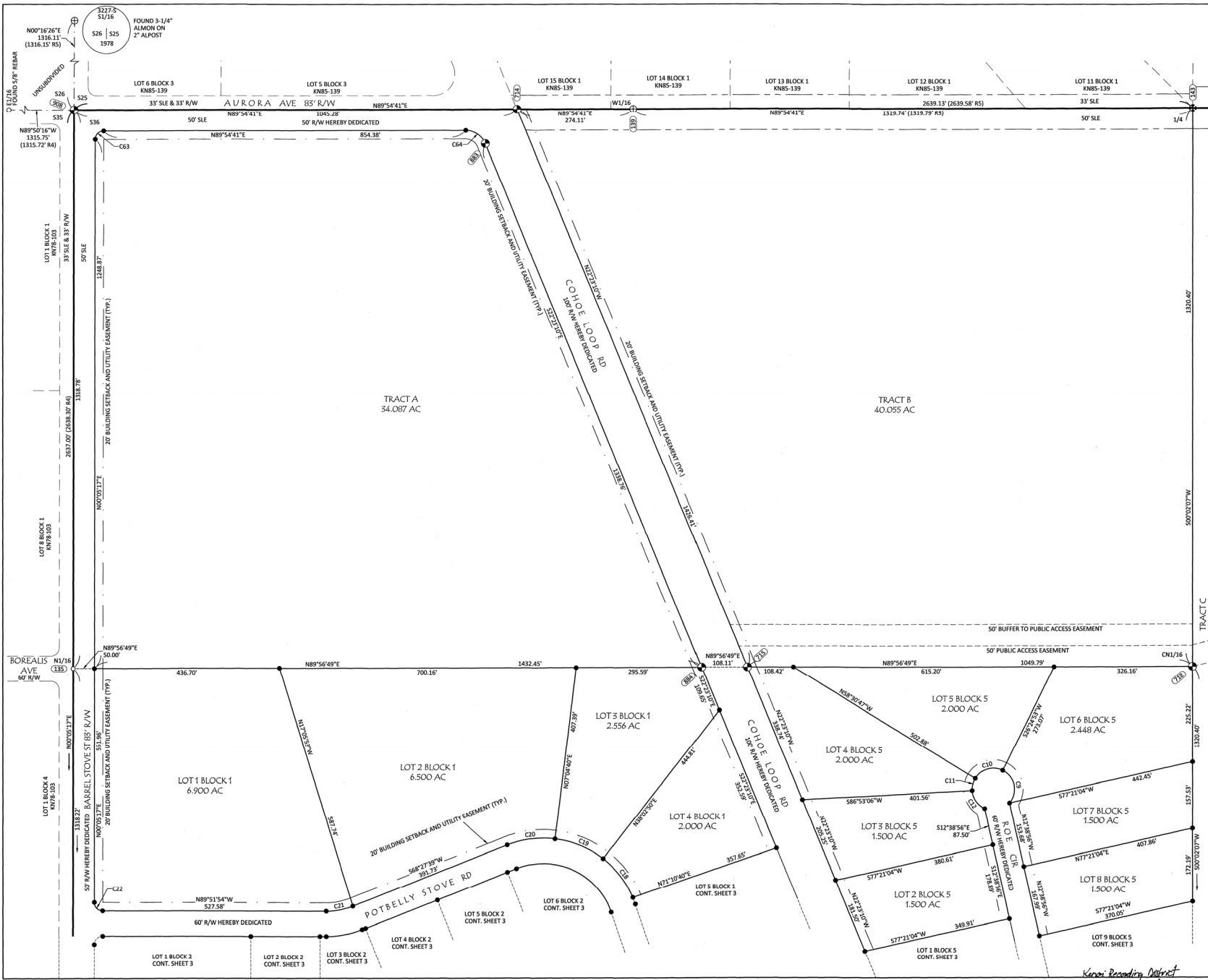


DATE OF SURVEY: BEGINNING 3/2022	SURVEYOR: 80-583-038 MALANE CONSULTING INC. 13040 KENAI SPUR HWY SOLDOTNA, AK 99669 (SIC# 840000)
ENDING 9/2022	STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER 500 W. 7TH AVE. SUITE 600 ANCHORAGE, ALASKA 99501
ALASKA STATE LAND SURVEY No. 2021-25	
TIP LEVARG SUBDIVISION	
A SUBDIVISION OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA EXCLUDING RHODES ESTATES AMENDED (KN98-205)	
CREATING LOTS 1 - 7 BLOCK 1, LOTS 1 - 13 BLOCK 2, LOTS 1 - 19 BLOCK 3, LOTS 1-17 BLOCK 4, LOTS 1-14 BLOCK 5 AND TRACTS A, B, C & D CONTAINING 544.704 ACRES MORE OR LESS	
KENAI RECORDING DISTRICT	
SHEET 1 OF 4	APPROVAL RECOMMENDED DATE: 01/17/2023
DRAWN BY: JAN MAR 2022	CHECKED BY: KPR FILE NO. 2022-072
DATE:	DATE: 01/17/2023
CHECKED: CIM	DATE: 2022-072
SCALE: 1" = 300'	ONE FILE NO. ASLS 20210025



LEGEND	
	FOUND GLO/BLM MONUMENT
	FOUND PRIMARY MONUMENT AS DESCRIBED
	SET PRIMARY MONUMENT: SEE TYPICAL ON SHEET 4
	FOUND SECONDARY MONUMENT AS DESCRIBED
	SET SECONDARY MONUMENT 5/8\"/>
	ADOT 6/6 R/W MONUMENT
	MONUMENT IDENTIFIER
	AREA SUBJECT TO INUNDATION
	SURVEYED
	UNSURVEYED
	SECTION LINE EASEMENT PER AS19.10.010
	UTILITY EASEMENT AS NOTED
	SECTIONAL LINE
	BUILDING SETBACK AND UTILITY EASEMENT
	MONUMENT IDENTIFIER
	AREA SUBJECT TO INUNDATION
(R1)	RECORD PER PLAT KN90-32
(R2)	RECORD PER PLAT KN2021-2
(R3)	RECORD PER PLAT KN86-205
(R4)	RECORD PER PLAT KN78-103
(R5)	RECORD PER PLAT KN85-139
(R6)	RECORD PER PLAT KN89-23
(SLE)	SECTION LINE EASEMENT PER AS19.10.010

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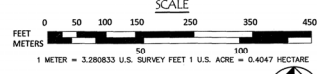


RETRIEVAL DATE
5/13/2022

- LEGEND**
- ⊕ FOUND GLO/BLM MONUMENT
 - ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - ⊕ SET PRIMARY MONUMENT: SEE TYPICAL ON SHEET 4
 - ⊕ FOUND SECONDARY MONUMENT AS DESCRIBED
 - ⊕ SET SECONDARY MONUMENT 5/8"x30" REBAR w/ 1-1/2" ALCAP 85032-5
 - ⊕ ADOT 6x6 R/W MONUMENT
 - SURVEYED
 - - - UNSURVEYED
 - - - SECTION LINE EASEMENT PER AS19.10.010
 - - - UTILITY EASEMENT AS NOTED
 - - - SECTION LINE
 - - - BUILDING SETBACK AND UTILITY EASEMENT
 - (R1-R6) MONUMENT IDENTIFIER
 - (R1) RECORD PER PLAT KN90-32
 - (R2) RECORD PER PLAT KN2021-2
 - (R3) RECORD PER PLAT KN86-205
 - (R4) RECORD PER PLAT KN78-103
 - (R5) RECORD PER PLAT KN85-139
 - (R6) RECORD PER PLAT KN89-23
 - SLE SECTION LINE EASEMENT PER AS19.10.010
 - ▭ AREA SUBJECT TO INUNDATION

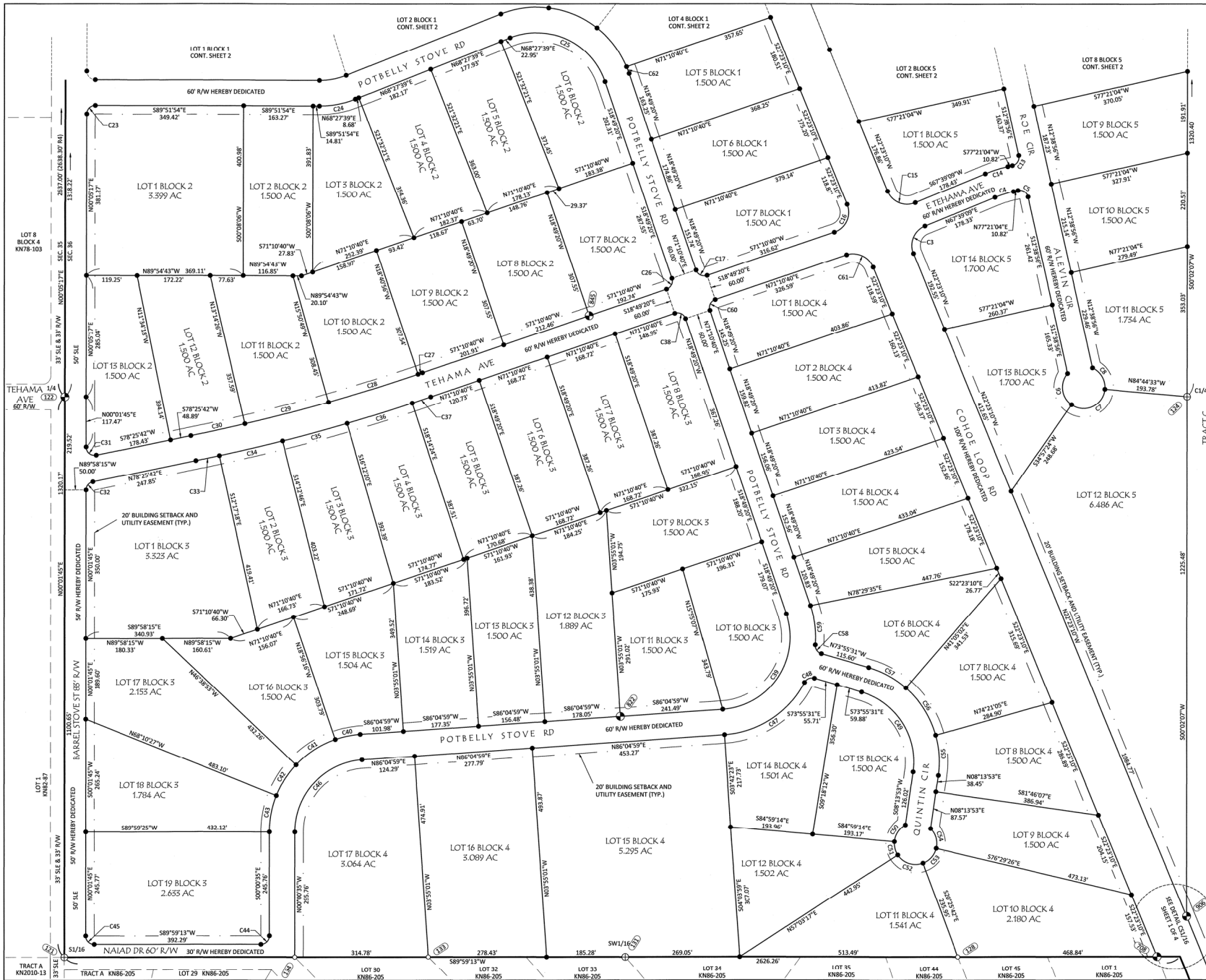
LOT / TRACT 20' BUILDING SETBACK AND UTILITY EASEMENT

DEDICATED RIGHTS-OF-WAY
SETBACK-DETAIL



DATE OF SURVEY: BEGINNING	3/2022	SURVEYOR: 307284-9112	MCLANE CONSULTING INC.
ENDING	9/2022	3824 KENAI SPUR HWY	SOLDSOHA, AK 99569
		LICENSE # AS12381	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER 5500 TITUS AVENUE, ANCHORAGE, ALASKA 99503			
ALASKA STATE LAND SURVEY No. 2021-25 TIP LEVARG SUBDIVISION			
A SUBDIVISION OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA EXCLUDING RHODES ESTATES AMENDED (KN89-205)			
CREATING LOTS 1 - 7 BLOCK 1, LOTS 1 - 13 BLOCK 2, LOTS 1 - 19 BLOCK 3, LOTS 1 - 17 BLOCK 4, LOTS 1 - 14 BLOCK 5 AND TRACTS A, B, C & D CONTAINING 544.704 ACRES MORE OR LESS			
KENAI RECORDING DISTRICT			
SHEET 2 OF 4	APPROVAL RECOMMENDED	DATE	
DRAWN BY: JAH	SEE SHEET 1	DATE	
DATE: MAR. 2022	STATEWIDE PLATING SUPERVISOR	DATE	
CHECKED: CRM	KPR FILE NO. 2022-072	DNR FILE NO. ASL5 20210025	
SCALE: 1" = 100'			

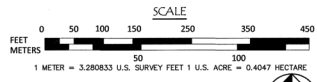
Kenai Recording District
Page 2 of 4 2023-10



RETRIVAL DATE
5/13/2022

- LEGEND**
- FOUND GLO/BLM MONUMENT
 - SET PRIMARY MONUMENT AS DESCRIBED
 - SET SECONDARY MONUMENT AS DESCRIBED
 - SET SECONDARY MONUMENT 5/8" x 30" REBAR w/ 1-1/2" ALCPAC #5032-5
 - ADOT 6x6 R/W MONUMENT
 - SURVEYED
 - UNSURVEYED
 - SECTION LINE EASEMENT PER AS19.10.101
 - UTILITY EASEMENT AS NOTED
 - SECTIONAL LINE
 - BUILDING SETBACK AND UTILITY EASEMENT
 - MONUMENT IDENTIFIER
(R1) RECORD PER PLAT KN90-32
(R2) RECORD PER PLAT KN2021-2
(R3) RECORD PER PLAT KN86-205
(R4) RECORD PER PLAT KN78-103
(R5) RECORD PER PLAT KN85-139
(R6) RECORD PER PLAT KN89-23
SLE SECTION LINE EASEMENT PER AS19.10.101
 - AREA SUBJECT TO INUNDATION

- LOT / TRACT
- 20' BUILDING SETBACK AND UTILITY EASEMENT
- DEDICATED RIGHTS-OF-WAY
- SETBACK DETAIL



DATE OF SURVEY: BEGINNING 3/2022	SURVEYOR: 801783-4313 MELANE CONSULTING INC. 2828 KENAI BAY HWY SOLDOTNA, AK 99669
DATE: MAR 2022	LICENSE # ALES2881
ENDING 9/2022	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER 565 W. 7TH AVENUE, SUITE 600, ANCHORAGE, ALASKA 99501	
ALASKA STATE LAND SURVEY No. 2021-25 TIP LEVARG SUBDIVISION	
A SUBDIVISION OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA EXCLUDING RHODES ESTATES AMENDED (KN86-205)	
CREATING LOTS 1 - 7 BLOCK 1, LOTS 1 - 13 BLOCK 2, LOTS 1 - 19 BLOCK 3, LOTS 1 - 17 BLOCK 4, LOTS 1 - 14 BLOCK 5 AND TRACTS A, B, C & D CONTAINING 544.704 ACRES MORE OR LESS	
KENAI RECORDING DISTRICT	
SHEET 3 OF 4	APPROVAL RECOMMENDED
DRAWN BY: JAH	SEE SHEET #
DATE: MAR 2022	DATE: MAR 2022
CHECKED: CDM	DATE: 2022-07-20
DATE: 2022-07-20	DATE: 2022-07-20
SCALE: 1" = 100'	DWR FILE NO. ASL5 20210025

REFERENCE TABLE - SET PRIMARY MONUMENTS THIS SURVEY				
MON #	DESC	BEARING TO	DISTANCE	
(111)	FOUND 1/2" REBAR RE-SET w/ PRIMARY MONUMENT	MON # 110 N 89° 59' 41" E	509.73'	
	ADOT RW MON	N 20° 37' E	198.7'	
	SET SECONDARY MONUMENT	N 20° 49' E	32.3'	
(707)	SET PRIMARY MONUMENT	10° ASPEN N 05° 40' W	43.5'	
	6" SPRUCE	N 74° 50' E	36.3'	
	6" ASPEN	S 53° 33' E	31.5'	
(708)	FOUND 1/2" DISTURBED REBAR RE-SET w/ PRIMARY MONUMENT	MON # 906 N 36° 17' E	117.1'	
	POWER POLE	N 72° 58' E	6.9'	
	POWER POLE	S 24° 52' E	166.3'	
(714)	SET PRIMARY MONUMENT	FOUND 1-1/2" ALCP LS-5152 1985	182.1'	
	MON # 883	S 42° 39' W	110.3'	
(715)	SET PRIMARY MONUMENT	MON # 884 S 89° 57' E	108.1'	
	SET SECONDARY MONUMENT	N 89° 57' E	108.4'	
(718)	SET PRIMARY MONUMENT	14° SPRUCE N 10° 42' E	17.3'	
	12° SPRUCE	S 44° 14' W	27.7'	
	7° SPRUCE	S 21° 31' W	36.0'	
(724)	SET PRIMARY MONUMENT	8° ASPEN N 44° 10' W	18.4'	
	10° SPRUCE	N 15° 30' W	26.9'	
	8° SPRUCE	N 39° 10' E	6.1'	
(822)	SET SECONDARY MONUMENT	SET SECONDARY MONUMENT	S 86° 05' W	178.1'
	SET SECONDARY MONUMENT	N 86° 05' E	241.5'	
(845)	SET PRIMARY MONUMENT	SET SECONDARY MONUMENT	S 54° 57' E	74.3'
	SET SECONDARY MONUMENT	S 45° 31' W	138.6'	
(883)	SET PRIMARY MONUMENT	MON # 714 N 42° 39' E	110.3'	
	SET SECONDARY MONUMENT	N 56° 14' W	55.7'	
(884)	SET PRIMARY MONUMENT	MON # 715 N 89° 57' E	108.1'	
	SET SECONDARY MONUMENT	S 22° 23' E	109.7'	
(906)	SET PRIMARY MONUMENT	MON # 708 S 36° 17' W	117.1'	
	SET SECONDARY MONUMENT	N 68° 22' W	139.1'	
(907)	SET PRIMARY MONUMENT	16° SPRUCE N 26° 10' E	33.6'	
	10° SPRUCE	S 57° 10' E	51.8'	
	12° SPRUCE	S 63° 17' W	24.2'	
(908)	SET PRIMARY MONUMENT	FOUND 5/8" REBAR N 58° 01' E	62.6'	
	FOUND 1/2" REBAR	S 32° 14' W	62.2'	
(107) (122) (143)	SEE FOUND PRIMARY MONUMENT TABLE			

REFERENCE TABLE - FOUND PRIMARY MONUMENTS THIS SURVEY						
MON #	DESC	BEARING TO	DISTANCE	SOURCE	STATUS	
(107)	NO CAP					
(108)	FOUND 3-1/4" AL. MON. ON 2" AL. PIPE FLUSH w/ GROUND	8" BIRCH N 89° 00' W	30.0'	THIS SURVEY	SET NEW	
	8" COTTONWOOD	N 2° E	309 LINKS	GLO	NOT FOUND	
	8" DOUBLE SPRUCE	N 74° 15' W	135 LINKS	GLO	NOT FOUND	
	5" SPRUCE	S 75° 23' E	25.33'	KN90-32	NOT FOUND	
	7" SPRUCE	S 37° 20' E	41.38'	THIS SURVEY	FOUND	
	8" SPRUCE	S 37° 49' E	41.31'	THIS SURVEY	FOUND	
	11" SPRUCE	N 22° 20' E	29.19'	KN90-32	NOT FOUND	
	1-1/2" ALCP	SOUTH	8.93'	KN90-32	FOUND	
	1-1/2" ALCP	WEST	10.51'	KN90-32	FOUND	
	SET SECONDARY MON.	N 89° 00' W	30.0'	THIS SURVEY	SET NEW	
	5" WILLOW	N 62° E	45 LINKS	GLO	NOT FOUND	
	6" WILLOW	S 54° 30' E	81 LINKS	GLO	NOT FOUND	
	5" WILLOW	S 11° 45' W	115 LINKS	GLO	NOT FOUND	
	5" BIRCH	N 15° 15' W	62 LINKS	GLO	NOT FOUND	
	12" SPRUCE	N 62° 24' W	105.9'	THIS SURVEY	SET NEW	
	16" SPRUCE	N 00° 17' W	51.0'	THIS SURVEY	FOUND	
	POWER POLE	S 69° 55' W	56.4'	THIS SURVEY	SET NEW	
	9" SPRUCE	N 63° 30' W	566 LINKS	GLO	NOT FOUND	
(114)	FOUND 3-1/4" AL. MON. ON 2" AL. PIPE FLUSH w/ GROUND	DIG PITS 18x18x12 N.B.S.	3'	GLO	NOT FOUND	
	L7/L13 - 1/2" REBAR	S 73° 01' E	171.1'	KN86-205	COMPUTED	
	L6/L7 - 1/2" REBAR	S 75° 37' W	201.5'	KN86-205	COMPUTED	
	6" SPRUCE	S 32° 30' W	18 LINKS	GLO	NOT FOUND	
	5" SPRUCE	S 55° 30' W	152 LINKS	GLO	NOT FOUND	
	5" SPRUCE	N 64° 45' W	136 LINKS	GLO	NOT FOUND	
	6" SPRUCE	S 42° 39' E	47.5'	THIS SURVEY	FOUND	
	SET SECONDARY MON.	S 18° 02' E	20.8'	THIS SURVEY	SET NEW	
	SET SECONDARY MON.	S 88° 01' W	45.9'	THIS SURVEY	SET NEW	
(118)	FOUND 2-1/2" BRASS CAP ON 2" IRON PIPE FLUSH w/ GROUND	8" BIRCH N 25° 15' E	217 LINKS	GLO	FOUND	
	12" COTTONWOOD	N 25° 24' W	142.9'	THIS SURVEY	FOUND	
	8" SPRUCE	N 38° 45' W	72 LINKS	GLO	NOT FOUND	
	1/2" REBAR	N 33° 27' W	59.9'	KN78-103	FOUND	
	FOUND 1/2" REBAR	N 33° 36' W	59.3'	THIS SURVEY	FOUND	
	SET SECONDARY MON.	S 23° 02' E	127.6'	THIS SURVEY	SET NEW	
	5" SPRUCE	S 45° W	54 LINKS	GLO	NOT FOUND	
	5" SPRUCE	N 25° 15' W	115 LINKS	GLO	FOUND	
	5" SPRUCE	N 25° 03' W	76.0'	THIS SURVEY	FOUND	
	6" SPRUCE	S 45° 11' E	6.8'	THIS SURVEY	SET NEW	
	8" SPRUCE	S 46° 09' W	17.2'	THIS SURVEY	SET NEW	
	12" SPRUCE	S 21° 29' E	23.1'	THIS SURVEY	SET NEW	
	SET SECONDARY MON.	N 89° 59' W	30.0'	THIS SURVEY	SET NEW	
	7" SPRUCE	N 39° 50' E	28.63'	KN90-32	NOT FOUND	
	10" SPRUCE	S 39° 50' W	55.54'	KN90-32	NOT FOUND	
	POWER POLE	N 48° 45' W	69.52'	KN90-32	FOUND	
		N 48° 10' W	69.6'	THIS SURVEY	FOUND	
	5" SPRUCE	N 38° 28' E	33.20'	KN90-32	FOUND	
	8" SPRUCE	N 34° 40' E	33.3'	THIS SURVEY	FOUND	
	5" SPRUCE	S 33° 16' E	14.99'	KN90-32	FOUND	
	12" SPRUCE	S 35° 24' E	15.02'	THIS SURVEY	FOUND	
	POWER POLE	N 40° 55' W	79.30'	KN90-32	FOUND	
		N 40° 29' W	79.2'	THIS SURVEY	FOUND	
	5" SPRUCE	N 69° E	108 LINKS	GLO	NOT FOUND	
	8" SPRUCE	S 34° 30' W	407 LINKS	GLO	NOT FOUND	
	8" SPRUCE	S 67° 10' W	403 LINKS	GLO	NOT FOUND	
	5" SPRUCE	N 23° W	37 LINKS	GLO	NOT FOUND	
	YPC 5/8" REBAR	S 89° 45' W	50.00'	KN2007-19	FOUND	
	SET SECONDARY MON.	N 89° 59' W	30.2'	THIS SURVEY	SET NEW	
(121)	FOUND 3-1/4" ALMON ON 2" AL POST FLUSH w/ GROUND	LS-4928 S116				
	NO RECORD BEARING TREES	S35 S36				
(124)	FOUND 3-1/4" ALMON ON 2-1/2" AL POST FLUSH w/ GROUND	LS-4928 C1/4				
	NO RECORD BEARING TREES	SEC 36				
(131)	FOUND 3-1/4" ALMON ON 2-1/2" AL POST FLUSH w/ GROUND	LS-4928 SW1/16				
	NO RECORD BEARING TREES	SEC 36				
(139)	FOUND 3-1/4" ALMON ON 2-1/2" AL POST FLUSH w/ GROUND	LS-5152 W1/16				
	NO RECORD BEARING TREES	S25 S36				
(215)	FOUND 3-1/4" BRASS CAP ON 1" IRON PIPE FLUSH w/ GROUND	HNI 268-S S25 S36				
	NO RECORD BEARING TREES	W1/16 S1				

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF THE REAL PROPERTY ASLS NO. 2021-25 SHOWN AND DESCRIBED HEREIN. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS AND RIGHTS-OF-WAY SHOWN AND DESCRIBED HEREON.

Wendy J. Smith
DIRECTOR, DIVISION OF MINING, LAND & WATER
DATE: 4/11/2023

NOTARY'S ACKNOWLEDGEMENT

FOR: Wendy J. Smith
ACKNOWLEDGED BEFORE ME THIS
19 DAY OF January, 2023
MY COMMISSION EXPIRES: With Office
Kevin Bae
NOTARY PUBLIC
STATE OF ALASKA



CERTIFICATE OF ACCEPTANCE - KP8

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY (LANDSLIDE AVENUE, BARRETT STOVE ST, POTBELLY STOVE RD, ROE CIR, TEHAMA AVE, E TEHAMA AVE, ALEVIN CIR, QUINCY CIR, NAAD DR & MOMENTOUS ST), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

Wendy J. Smith
4/11/2023
AUTHORIZED OFFICIAL DATE

CERTIFICATE OF ACCEPTANCE - ADOT

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE ALASKA DEPARTMENT OF TRANSPORTATION FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT BEING THE RIGHT-OF-WAY OF CONCER LOOP RD, A 100' RW AS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

Melanie P.
4/18/2023
CENTRAL REGION CHIEF OF RIGHT OF WAY
FOR THE COMMISSIONER
ALASKA DEPARTMENT OF TRANSPORTATION

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.

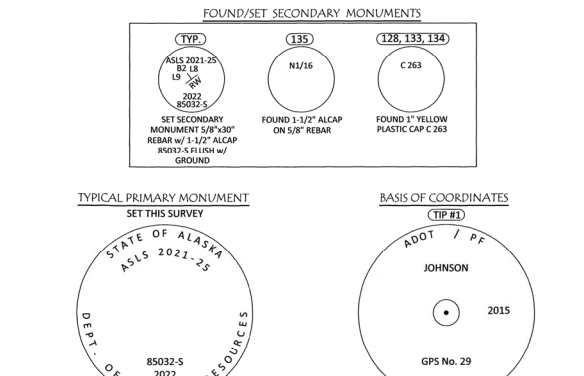
Wendy J. Smith
4/11/2023
CODY R. MCLANE C.E. 11550 AK DATE

WASTEWATER DISPOSAL - TRACTS A, B & C, LOTS 1 & 2 BLOCK 1, LOT 15 BLOCK 4 AND LOT 12 BLOCK 5

THESE TRACTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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 - TRACT D

CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THIS TRACT 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 KP8 CHAPTER 20 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



SET 3-1/4" ALUMINUM CAP w/ PRE-INSTALLED MAGNET UNDER CAP
ON 2-3/8" x 30" FLANGED ALUMINUM PIPE
SET CAP FLUSH WITH GROUND
3" PINK CASE MAGNET SET BELOW BASE OF MON.
3" x 6" CARSONITE POST w/ SURVEY MARKER LABEL
SET 2" IN GROUND AS WITNESS POST

FOUND 2-1/2" BRASS CAP ON 5/8" x 1/2" DRIVE ROD IN METAL CASING FLUSH WITH GROUND

CURVE TABLE						
CURVE #	DELTA	RAIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	117°37'	1306.22	244.78	122.81	N 23° 11' 50" W	244.36
C2	131°56'	1156.22	288.71	134.90	N 29° 20' 30" W	288.10
C3	90°00'	50.00	78.57	50.00	N 27° 30' 00" E	70.73
C4	94°15'	210.00	45.70	22.91	N 72° 30' 00" E	45.65
C5	90°00'	20.00	31.42	20.00	S 57° 36' 56" E	28.28
C6	99°31'28"	50.00	48.36	35.07	S 07° 16' 52" E	74.04
C7	119°44'17"	50.00	104.64	66.68	N 03° 00' 20" E	86.47
C8	71°21'11"	50.00	61.99	35.69	N 80° 15' 30" W	58.10
C9	104°00'00"	50.00	90.82	64.07	N 11° 33' 07" W	78.84
C10	84°50'40"	50.00	74.11	45.70	S 73° 57' 10" W	67.51
C11	34°30'00"	50.00	30.20	15.57	S 14° 11' 07" W	29.74
C12	63°39'31"	50.00	54.68	30.44	S 34° 26' 49" E	52.00
C13	90°00'00"	20.00	31.42	20.00	S 32° 21' 04" W	28.28
C14	94°15'	330.00	55.86	28.00	S 73° 07' 07" W	55.79
C15	89°57'41"	50.00	78.55	49.97	N 67° 22' 00" W	70.69
C16	97°50'50"	50.00	81.65	52.21	S 29° 23' 45" W	73.68
C17	90°00'00"	20.00	31.42	20.00	N 62° 49' 20" W	28.28
C18	28°54'32"	230.00	116.07	59.30	N 37° 29' 44" W	114.84
C19	30°50'00"	230.00	124.32	63.72	N 39° 20' 15" W	122.81
C20	28°37'01"	230.00	114.80	58.67	S 40° 10' 17" W	113.69
C21	21°40'27"	170.00	64.31	32.54	S 79° 17' 51" W	61.87
C22	89°57'11"	20.00	31.40	19.98	N 44° 53' 18" W	28.28
C23	90°00'49"	20.00	31.43	20.00	N 40° 06' 42" E	28.30
C24	21°40'27"	230.00	117.07	64.03	N 79° 17' 51" W	86.69
C25	89°40'41"	170.00	275.58	138.26	S 65° 18' 50" E	246.97
C26	90°00'00"	20.00	31.42	20.00	S 26° 10' 42" W	28.28
C27	07°08'24"	443.00	103.93	5.48	S 71° 14' 57" W	103.93
C28	25°00'00"	443.00	231.88	110.61	S 73° 44' 08" W	231.88
C29	23°32'17"	443.00	203.34	101.69	S 72° 27' 22" W	203.32
C30	1°40'08"	443.00	130.21	65.11	S 77° 33' 38" W	130.21
C31	101°30'39"	20.00	35.47	24.52	N 50° 46' 16" W	31.00
C32	78°23'25"	20.00	27.37	16.31	N 39° 13' 44" E	25.28
C33	04°30'01"	453.00	166.88	28.34	N 78° 04' 12" E	56.68
C34	15°52'17"	453.00	163.41	76.08	N 76° 44' 50" E	153.13
C35	17°39'34"	453.00	157.98	76.76	N 74° 47' 27" E	151.54
C36	27°00'00"	453.00	130.87	80.44	N 72° 46' 30" E	130.80
C37	03°35'01"	453.00	46.02	23.01	N 71° 28' 08" E	46.02
C38	90°00'00"	20.00	31.42	20.00	S 69° 49' 20" E	28.28
C39	104°54'14"	170.00	311.20	221.13	N 33° 3	

2023-10

Kenai Recording District



Finance Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2170 • (907) 714-2376

Mike Navarre
Borough Mayor

CERTIFICATE OF TAX DEPARTMENT

I, Jennifer VanHoose, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that all real property taxes levied by the Kenai Peninsula Borough through December 31, 2022 have been paid for the area(s) described as:

Subdivision: ASLS No 2021-25 TIP LEVARG SUBDIVISION

Parcel # 13311088

T 3N R 12W SEC 36 & 25 Seward Meridian KN ALL OF SEC 36 EXCLUDING RHODES ESTATES AMENDED & EXCLUDING COHOE ROAD & ALSO INCLUDING SW1/4 SE1/OF SEC 25

Effective January 1, 2023, estimated taxes of \$0.00 were paid on the above property(s). However, if the estimated taxes are less than the actual amounts levied on July 1, 2023, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 1st day of February, 2023.

Jennifer VanHoose
Property Tax and Collections Manager