ASLS 2016-01 NINILCHIK BLUFF SUBDIVISION

NOTES:

1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.045, AND GSC 812, AND SSI 2016-01.
2. ALL BEARINGS SHOWN, UNLESS NOTED, ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. 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.
4. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50) EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 19.10.010.
5. BASIS OF BEARING: THE BASIS OF BEARING FOR THIS PLAT WAS DETERMINED BY HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY IN THE NAD83 (2011)(EPOCH 2010.0000) DATUM, USING TOPCON/JAVAD LEGACY E RECEIVERS RUNNING RTK SURVEYPRO SOFTWARE 5.4.2. LOCAL PLANE BEARINGS ARE ORIENTATED TO TRUE GEODETIC NORTH AT THE CENTER QUARTER CORNER OF SECTION 9, T. 2 S., R. 14 W., S.M. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
6. COORDINATES: THE BASIS OF COORDINATES IS BASED ON AN OPUS SOLUTION AT THE CENTER QUARTER CORNER OF SECTION 9, T. 2 S., R. 14 W., S.M., WITH A NAD83 (2011)(EPOCH:2010.000) GEODETIC POSITION OF 60°01'04.83204" NORTH, 151°41'45.21201" WEST. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: AC17 DRIFTRIVERAK2006 (DM7481), AC47 SLOPETMN_AK2007 (DL7668), AND AC23 SOLDOTNA_AK2007 (DM7484).
7. ADL 231811 IS A 30-FOOT WIDE PUBLIC ACCESS EASEMENT (91.65' X 30) AUTHORIZED BY THE DML&W FOR THE CONSTRUCTION AND MAINTENANCE OF A DRIVEWAY TO ACCESS SW1/4NW1/4SE1/4, SECTION 9.
8. THERE WERE NO UTILITIES ON THIS PARCEL AT THE TIME OF SURVEY.
9. ANY PERSON DEVELOPING THESE LOTS IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION, IF APPLICABLE.
10. THE FRONT 15 FEET OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS 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.
11. A BUILDING 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.
12. WASTEWATER DISPOSAL - TRACT A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL FIVE ACRES IN SIZE 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.
13. ALL RECORD BEARINGS AND DISTANCES ARE FROM BOUWENS SUBDIVISION, LOTS 1 & 2, PLAT NO. 84-28, HOMER RECORDING DISTRICT.
14. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT (LOT 2).
15. THERE IS A 100-FOOT BUILDING SETBACK FROM WETLAND AREAS. THIS SETBACK IS REGULATED BY THE ALASKA DEPARTMENT OF NATURAL RESOURCES.
16. THE KENAI PENINSULA BOROUGH HAS GRANTED EXCEPTIONS TO CODES 20.25.080, 20.30.030, 20.30.170, 20.30.210 AND 20.60.190.

SURVEYOR'S CERTIFICATE

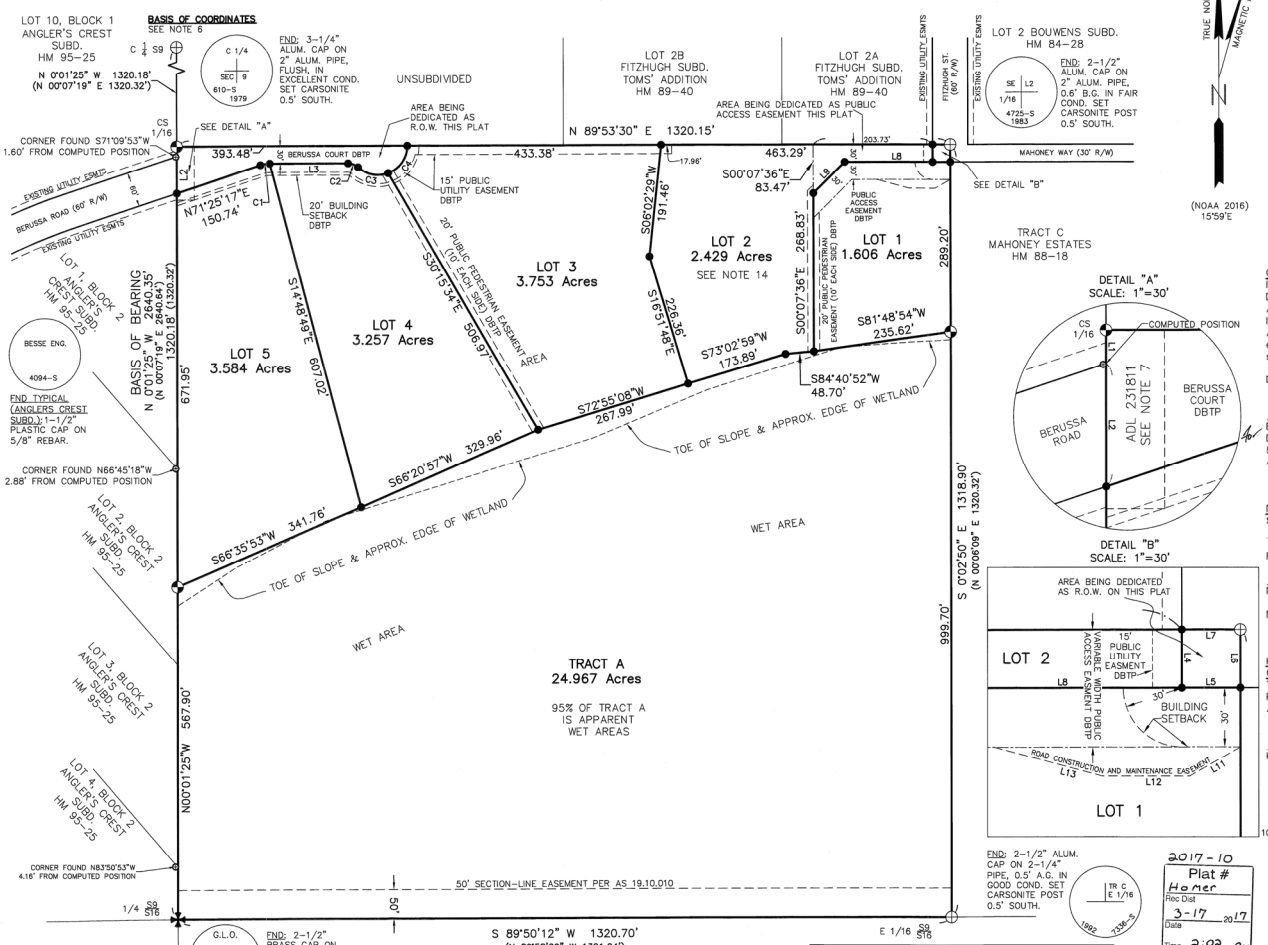
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

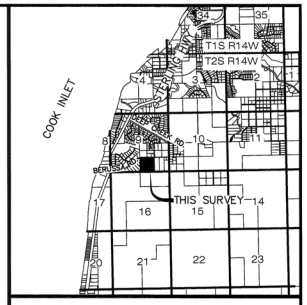
Date: 2/11/17
Registration No.: 4469-S
Donald E. Mullikin,
Professional Land Surveyor

STATE OF ALASKA 49TH DONALD E. MULLIKIN 4469-S REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- FOUND GLO BRASS CAP MONUMENT AS INDICATED
- FOUND PRIMARY MONUMENT AS INDICATED
- FOUND YELLOW PLASTIC CAP ON 5/8" REBAR
- PRIMARY MONUMENT SET, 4469-S 2016
- SECONDARY MONUMENT SET, 4469-S 2016
- ( ) RECORD DATA, SEE NOTE 13
- SURVEYED LINE
- UNSURVEYED LINE
- DBTP DEDICATED BY THIS PLAT





VICINITY MAP SOURCE: KPB GIS, SCALE: 1"=1 mile

FND: 2-1/2" ALUM. CAP ON 2-1/4" PIPE, 0.5' A.G. IN GOOD COND. SET CARSONITE POST 0.5' SOUTH.

TR C E 1/16 1982 7538-S

2017-10
Plat # Homer
Rec Dist 3-17 2017
Date
Time 2:02 PM

GRAPHIC SCALE (IN FEET)
100 0 50 100 200 400
25 0 25 50 100
(IN METERS)
1 inch = 100 ft.
1 Meter = 3.280833 U.S. survey feet
1 U.S. Acre = 0.4047 Hectare

KPB File No. 2016-093

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 ASLS 2016-01, as shown hereon. 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 as shown and described hereon.

Dated Feb 28, 2017

Gerald Jennings

Brent Goodrum
Director, Division of Mining, Land and Water
550 W 7th Ave, Suite 1070
Anchorage, AK 99501-3579

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 28th day of February, 2017

For: Gerald Jennings

V. Brechtel

Notary Public for Alaska

My Commission Expires with office

OFFICIAL SEAL State of Alaska V. BRECHTEL NOTARY PUBLIC My Commission Expires With Office

KENAI PENINSULA BOROUGH PLAT APPROVAL CERTIFICATE

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 22, 2016.

Paul B. Voelker

Kenai Peninsula Borough Authorized Official

TYPICAL PRIMARY MONUMENT SET THIS SURVEY

3-1/4" ALUMINUM CAP ON A 2-1/2" DIAMETER x 30" ALUMINUM POST MONUMENT, WITH A DEEP ONE MAGNET IN A PLASTIC CASE BURIED BELOW THE BASE. AN ORANGE CARSONITE POST SET WITHIN ONE FOOT.

TYPICAL SECONDARY MONUMENT SET THIS SURVEY

2" ALUMINUM CAP ON A 5/8" x 30" REBAR, WITH CAP SET 2" TO 4" ABOVE GROUND. A 48" SURVEY LATH SET WITHIN ONE FOOT.

WASTEWATER DISPOSAL: LOTS 1 - 5

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 the State of Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Engineer CEB300 License # 2-13-17 Date

Parcel Curve Table

Curve #	Length	Radius	Delta	Chord length	Chord Bearing
C1	16.12'	50.00'	18°28'13"	16.05'	N80°39'24"E
C2	18.69'	25.00'	42°50'00"	18.26'	S68°41'30"E
C3	54.90'	50.00'	62°54'34"	52.18'	S78°43'47"E
C4	61.02'	50.00'	69°55'26"	57.30'	N34°51'13"E

Public Access/Road Construction and Maintenance Easement Line Table

Line #	Length	Direction
L11	30.00'	S60°00'00"W
L12	45.00'	N90°00'00"W
L13	57.03'	N75°00'00"W

Parcel Line Table

Line #	Length	Direction
L1	17.00'	N0°01'25"W
L2	63.33'	N0°01'25"W
L3	133.79'	N89°53'30"E
L4	30.00'	S0°02'50"E
L5	30.00'	N89°53'30"E
L6	30.00'	S0°02'50"E
L7	30.00'	N89°53'30"E
L8	150.00'	S89°53'30"W
L9	75.76'	S45°00'00"W

SHEET 1 OF 1

DATE OF SURVEY: BEGINNING June 8, 2016 ENDING July 8, 2016

NAME OF SURVEYOR: Mullikin Surveys P.O. Box 790 Homer, AK 99603-0790

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES,
DIVISION OF MINING, LAND AND WATER
550 W 7th Ave, Suite 1070 Anchorage, AK 99501-3579

ALASKA STATE LAND SURVEY 2016-01

NINILCHIK BLUFF SUBDIVISION

CREATING PARCELS 1-5 AND TRACT A
WITHIN SW 1/4 SE 1/4 SECTION 9, T.2S., R.14W.
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 39.999 ACRES, MORE OR LESS

HOMER RECORDING DISTRICT

DRAWN: PJD/CLM	APPROVAL RECOMMENDED:		
DATE: 2/10/2017	STATEWIDE PLATTING SUPERVISOR, DATE		
SCALE: 1" = 100'	CHECKED DEM, CLM	FIELD BOOK 351 & 352	FILE NO: ASLS 20160001

Homer Recording District Plat # 2017-10

KENAI PENINSULA BOROUGH
144 North Binkley Street • Soldotna, Alaska 99669-7520
Toll-free within the Borough: 1-800-478-4441
PHONE: (907) 262-4441 • **FAX**: (907) 714-2376
www.kpb.us

MIKE NAVARRE
BOROUGH MAYOR

CERTIFICATE OF TAX DEPARTMENT

I, Rhonda Krohn, 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, 2016 have been paid for the area(s) described as:

Subdivision: ALASKA STATE LAND SURVEY 2016-01 NINILCHIK BLUFF SUBDIVISON

Parcel # 15901306
T 2S R 14W SEC 9 Seward Meridian HM SW1/4 SE1/4

Effective January 1, 2017, estimated taxes of EXEMPT were paid on the above property(s). However, if the estimated taxes are less than the actual taxes levied on July 1, 2017, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 13th day of January, 2017.

Rhonda K. Krohn

Rhonda Krohn
Property Tax and Collections Manager