



- LEGEND:**
- ⊕ FOUND GOVERNMENT MONUMENT AS DESCRIBED
 - FOUND MISCELLANEOUS MONUMENT AS DESCRIBED
 - ⊙ SET A 3/16" DIA. ALUMINUM CAP ON 2"x3" ALUMINUM POST, FLUSH WITH GRADE
 - ⊙ SET A 2" DIA. ALUMINUM CAP ON A 5/8"x3" REBAR, FLUSH WITH GRADE TYPICALLY STAMPED AS SHOWN
 - PROPERTY BOUNDARY
 - CENTERLINE OF RIGHT-OF-WAY
 - ADJACENT PROPERTY LINE (UNSURVEYED)
 - ADJACENT PROPERTY LINE (SURVEYED)
 - EXISTING TREE LINE
 - EXISTING FENCE
 - EASEMENT LINE
 - EXISTING EDGE OF ROAD
 - (R1) RECORD INFORMATION FROM USS 4881
 - (R2) RECORD INFORMATION FROM BLM SURVEY DATED JUNE 5, 1997
 - (R3) RECORD INFORMATION FROM HOPE HIGHWAY RIGHT OF WAY MAP, ALASKA PROJECT NO. F.A.S. 498, DATED DECEMBER 11, 1970
 - (M) MONUMENT NUMBER

- NOTES**
1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 29.65, CSI 2002-46 AND THE AMENDED FINAL DECISION, APRIL 23, 1990, FOR ADL NO. 223919.
 2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
 3. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
 4. THE FRONT 10 FEET OF THE 20 FOOT 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 THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
 5. ALL APPROACHES TO STATE ROADWAYS WHETHER EXISTING OR PROPOSED REQUIRE A CURRENT VALID DRIVEWAY PERMIT FROM STATE OF ALASKA/DOT&P.
 6. THE RIGHT-OF-WAY FOR THE HOPE HIGHWAY WAS ESTABLISHED USING FOUND MONUMENTATION AND RECORD INFORMATION FROM ALASKA PROJECT NO. F.A.S. 498, HOPE HIGHWAY, RIGHT OF WAY MAP.
 7. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 8. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 9. WASTEWATER DISPOSAL: THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES 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.
 10. THE ELECTRIC EASEMENT SHOWN IN DETAIL "C" IS CENTERED ON THE FIELD SURVEYED POSITIONS OF EXISTING POWER POLES AND GUY WIRES.

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 2002-46 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR THE PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.
 DATED 17 July 03
Dani D. Johnson
 DIRECTOR, DIVISION OF MINING, LAND AND WATER

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 17TH DAY OF JULY, 2003, BY
Dani D. Johnson
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 1-9-05

TAX CERTIFICATE
 THIS SUBDIVISION IS NOT SUBJECT TO TAXATION AT THE TIME OF FILING.

APPLICANT CERTIFICATE
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.
 ADL NO. 223919
Michael Scott
 DIRECTOR, CENTRAL REGION,
 ALASKA DEPARTMENT OF
 TRANSPORTATION & PUBLIC FACILITIES
 DATE 6-30-07

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF June, 2003, BY Michael Scott
Artha L. Hennick
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 4/25/04

APPLICANT CERTIFICATE
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.
 ADL NO. 201302
Dale Bailey
 APPLICANT'S MANAGER
 AUTHORIZED OFFICIAL AND TITLE
 MAYOR, KENAI PENINSULA BOROUGH
 NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF June, 2003, BY Dale Bailey

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF June, 2003, BY Dale Bailey
Beverly S. Dove
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 9-22-03

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF March 24, 2003

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 4/19/03 REGISTRATION NUMBER 6714-5
Shirley L. Pomeroy
 REGISTERED LAND SURVEYOR

LINE	LENGTH	BEARING
L1	33.84	N74°22'33"W
L2	69.94	S89°57'00"W
L3	29.87	N10°10'30"W
L4	35.70	N55°47'51"W
L5	46.74	N27°04'18"W
L6	21.05	S85°44'30"W
L7	69.95	N72°04'00"W
L8	48.34	N86°51'12"W
L9	49.11	S60°08'30"W
L10	27.17	N59°48'04"W
L11	31.83	N88°33'02"W
L12	27.52	N78°43'59"W

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	2864.79	0°28'00"	237.21	473.33
C2	2784.79	0°28'00"	228.40	456.91

1 METER = 3.2808333 U.S. SURVEY FEET. 1 U.S. ACRE = 0.4047 HECTARE

DATE OF SURVEY: BEGINNING: <u>MARCH 10, 2003</u> ENDING: <u>APRIL 24, 2003</u>	NAME OF SURVEYOR: DOW, ENGINEERS 4040 B STREET ANCHORAGE, AK 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2002-46	
LOCATED WITHIN USS 4881, SURVEYED PORTIONS OF SECTIONS 27 & 34, T.10N., R.21W., SEWARD MERIDIAN, ALASKA CONTAINING 72.06 ACRES, MORE OR LESS SEWARD RECORDING DISTRICT	
DRAWN BY: <u>DCH</u>	APPROVAL RECOMMENDED: <i>Shirley L. Pomeroy</i> DATE <u>6/19/2003</u>
DATE <u>06/19/2003</u>	STATEWIDE PLATING SUPERVISOR DATE
SCALE: 1"=200'	CHECKED BY: <u>SEP</u> FILE NO. <u>ASLS 20020046</u>



PROJECT: DARTAR. DRAWING NAME: SCE-HWPT-DWG. SHEET FILE FOR THIS SHEET: PL-170002-04. PLOTTED: JUN 18 2003 10:27:13 (R540446).

