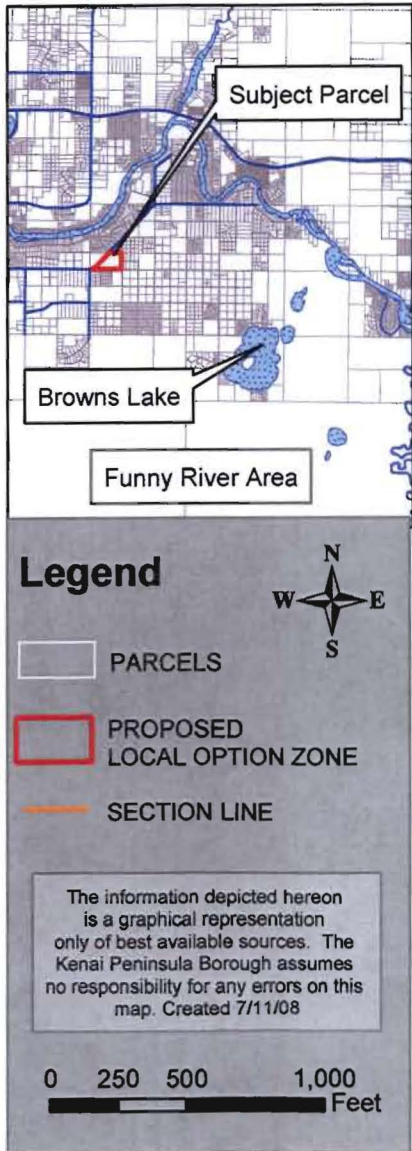
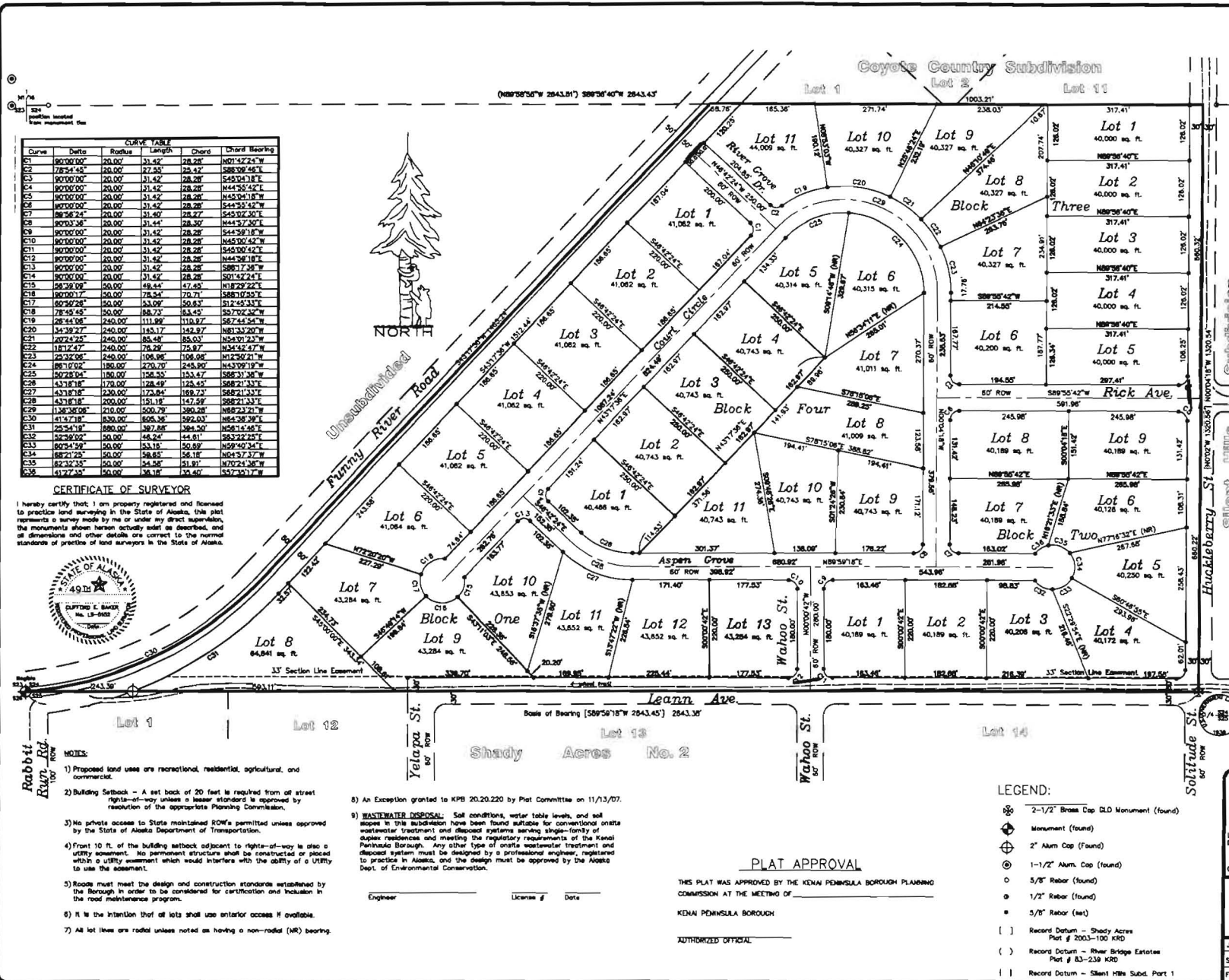


Kenai Peninsula Borough
Local Option Zone Application

Proposed
FUNNY RIVER GROVE
R-1, Single-Family Residential Local Option Zoning District





| Curve | Delta | Radius | Length | Chord | Chord Bearing |
|-------|------------|---------|---------|---------|---------------|
| 01 | 90°00'00" | 20.00' | 31.42' | 28.28' | N01°42'24"W |
| 02 | 78°54'56" | 20.00' | 27.35' | 24.57' | S88°09'45"E |
| 03 | 90°00'00" | 20.00' | 31.42' | 28.28' | S45°04'18"E |
| 04 | 90°00'00" | 20.00' | 31.42' | 28.28' | N44°55'42"E |
| 05 | 90°00'00" | 20.00' | 31.42' | 28.28' | N45°04'18"W |
| 06 | 90°00'00" | 20.00' | 31.42' | 28.28' | S44°55'42"W |
| 07 | 98°58'24" | 20.00' | 31.40' | 28.27' | S45°09'30"E |
| 08 | 90°03'36" | 20.00' | 31.44' | 28.30' | N44°57'20"E |
| 09 | 90°00'00" | 20.00' | 31.42' | 28.28' | S44°59'18"W |
| 10 | 90°00'00" | 20.00' | 31.42' | 28.28' | N45°00'42"E |
| 11 | 90°00'00" | 20.00' | 31.42' | 28.28' | S45°00'42"E |
| 12 | 90°00'00" | 20.00' | 31.42' | 28.28' | N44°58'18"E |
| 13 | 90°00'00" | 20.00' | 31.42' | 28.28' | S88°17'48"W |
| 14 | 90°00'00" | 20.00' | 31.42' | 28.28' | S01°42'24"E |
| 15 | 58°38'09" | 50.00' | 49.44' | 47.42' | N18°29'22"E |
| 16 | 90°00'17" | 50.00' | 78.34' | 70.71' | S88°10'23"E |
| 17 | 90°59'28" | 50.00' | 53.09' | 50.83' | S12°45'33"E |
| 18 | 78°45'45" | 50.00' | 58.73' | 53.45' | S37°02'30"E |
| 19 | 28°44'58" | 240.00' | 111.99' | 110.87' | S67°44'54"W |
| 20 | 34°39'27" | 240.00' | 145.17' | 142.87' | N81°33'20"W |
| 21 | 40°42'28" | 240.00' | 184.56' | 183.03' | N45°01'24"W |
| 22 | 181°42'47" | 240.00' | 78.29' | 75.87' | N34°54'47"W |
| 23 | 23°32'05" | 240.00' | 108.06' | 108.08' | N12°50'21"W |
| 24 | 88°12'02" | 180.00' | 470.70' | 245.39' | N43°09'19"W |
| 25 | 50°23'04" | 150.00' | 154.53' | 153.47' | S68°21'38"E |
| 26 | 43°18'18" | 170.00' | 128.49' | 125.42' | S68°21'33"E |
| 27 | 43°18'18" | 230.00' | 173.84' | 169.73' | S68°21'33"E |
| 28 | 43°18'18" | 200.00' | 151.18' | 147.29' | S68°21'33"E |
| 29 | 130°30'00" | 210.00' | 150.79' | 150.28' | N68°23'38"E |
| 30 | 41°47'18" | 830.00' | 665.38' | 582.63' | N64°38'39"E |
| 31 | 25°24'18" | 880.00' | 387.88' | 384.20' | N56°14'46"E |
| 32 | 50°29'05" | 50.00' | 48.24' | 44.81' | S63°22'25"E |
| 33 | 80°54'58" | 50.00' | 43.18' | 40.89' | N59°04'54"E |
| 34 | 58°21'22" | 50.00' | 58.85' | 56.18' | N04°37'37"W |
| 35 | 82°32'35" | 50.00' | 34.28' | 31.87' | N07°24'38"W |
| 36 | 41°27'27" | 50.00' | 38.18' | 33.40' | S47°23'17"W |

CERTIFICATE OF SURVEYOR
 I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details conform to the normal standards of practice of land surveyors in the State of Alaska.



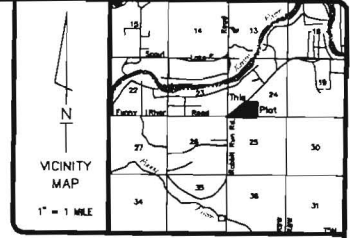
- NOTES:**
- Proposed land uses are recreational, residential, agricultural, and commercial.
 - Building Setback - A set back of 20 feet is required from all street right-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
 - Front 10 ft. of the building setback adjacent to rights-of-way 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.
 - It is the intention that all lots shall use anterior access if available.
 - All lot lines are radial unless noted as having a non-radial (NR) bearing.

- An Exception granted to KPB 200.20.220 by Plat Committee on 11/13/07.
- WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in 19th subdistrict have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family 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 Dept. of Environmental Conservation.

Engineer _____ License # _____ Date _____

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

- LEGEND:**
- 2-1/2" Brass Cap O.L.D. Monument (found)
 - Monument (found)
 - 2" Alarm Cap (found)
 - 1-1/2" Alarm Cap (found)
 - 5/8" Rebar (found)
 - 1/2" Rebar (found)
 - 3/8" Rebar (not)
 - Record Datum - Shady Acres Plat # 2003-100 KRD
 - Record Datum - River Bridge Estates Plat # 83-234 KRD
 - Record Datum - Silent Hills Subd. Plat 1



CERTIFICATE OF OWNERSHIP and DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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
 Xroadn Phukan 4248 Charing Cross Anchorage, Alaska 99504
 Bruce G. Sharkey 5034 S. Chukot Pl. Boston Rouge, LA 70008-4839
 Dipal Phukan
 Nate C. Sharkey

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2008 FOR
 MY COMMISSION EXPIRES _____
NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2008 FOR
 MY COMMISSION EXPIRES _____

RECORDED
 REC. DIS*
 DATE: _____
 TIME: _____
 REQUESTED BY:
 INTEGRITY SURVEYS
 8185 KENAI SPUR HWY
 KENAI, ALASKA 99511

KPB FILE No. 2007-294
Funny River Grove
 Located within the SW1/4 of Section 24, T54N, R14E, S14W, Kenai Recording District, Kenai Peninsula Borough, Alaska.
 Containing 52.822 Acres
Integrity Surveys
 8185 Kenai Spur Hwy Kenai, Alaska 99511-8902
 SURVEYORS Phone - (907) 383-8007 FAX - (907) 383-8009 PLANNERS
 JOB NO: 28193 DRAWN: 22 July 2008 CB
 SURVEYED: October 2008 SCALE: 1" = 100'
 FIELD BK: 2008-9, Pg. 16 DISK: Funny River Grove