

DECLINATION FROM USGS QUAD SEWARD (D-7), ALASKA, 1951, REVISED 1974, AND SEWARD (D-8), 1951, REVISED 1994.



1"=1MI.  
VICINITY MAP

- LEGEND:**
- ⊕ FOUND GOVERNMENT MONUMENT AS DESCRIBED.
  - FOUND MISCELLANEOUS MONUMENT AS DESCRIBED.
  - SET A 3/16" DIA. ALUMINUM CAP ON 2"x3"00" ALUMINUM POST, FLUSH WITH GRADE.
  - SET A 2" DIA. ALUMINUM CAP ON A 5/8"x3"00" 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
  - EXISTING EDGE OF ROAD
  - EASEMENT LINE
  - RECORD INFORMATION FROM USS 4881
  - (R1) RECORD INFORMATION FROM BLM SURVEY DATED JUNE 5, 1997
  - (R2) RECORD INFORMATION FROM HOPE HIGHWAY RIGHT OF WAY MAP, ALASKA PROJECT No. F.A.S. 498, DATED DECEMBER 11, 1970.
  - (R3)
  - (S1) MONUMENT NUMBER

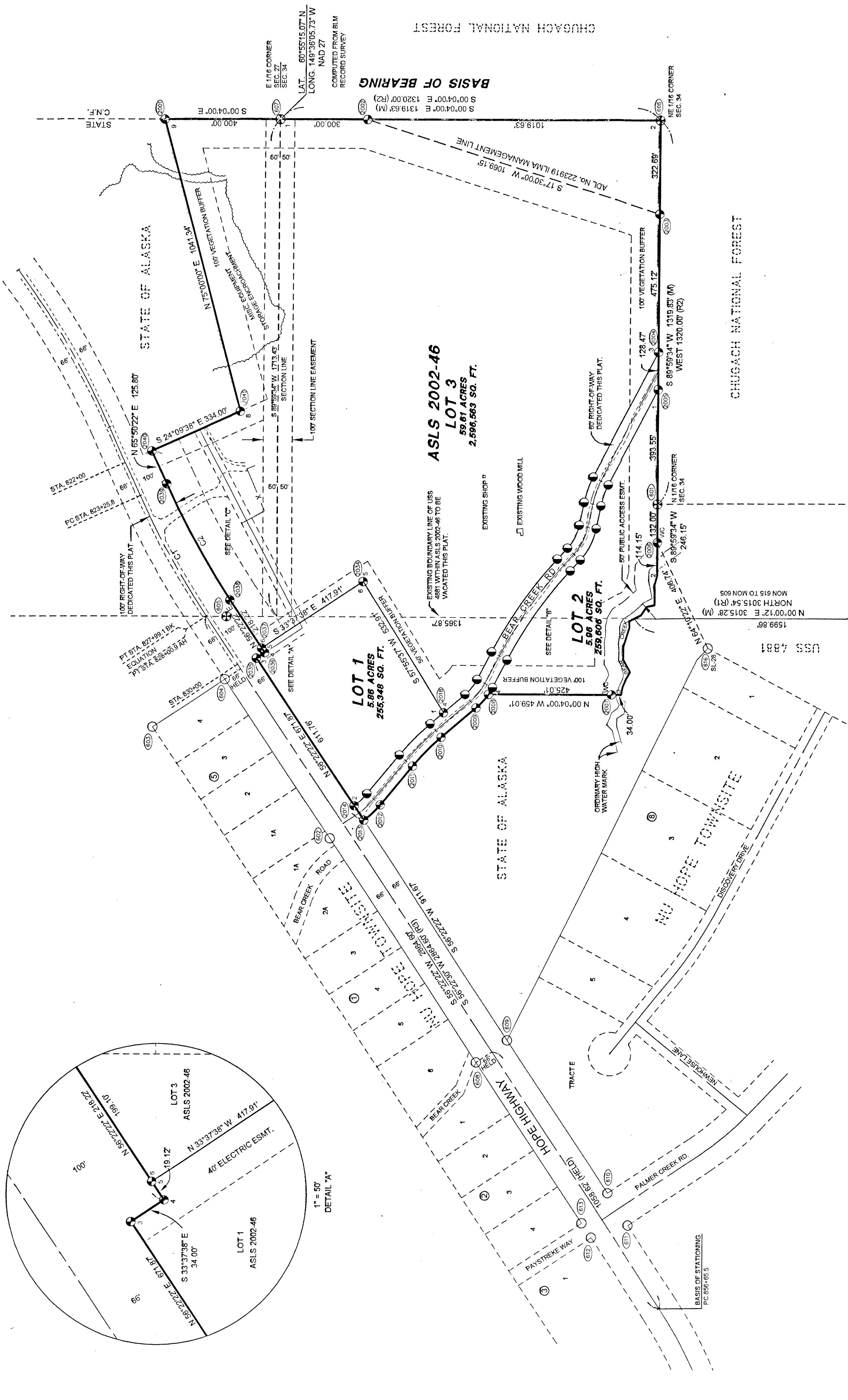
**NOTES:**

1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 29.65, GSI 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&F.
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 "A" IS CENTERED ON THE FIELD SURVEYED POSITIONS OF EXISTING POWER POLES AND GUY WIRES.



1 METER = 3.280833 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE  
 DATE OF SURVEY: MARCH 10, 2003  
 BEGINNING: 4040 B STREET  
 ENDING: APRIL 24, 2003  
 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.2W., SEWARD MERIDIAN, ALASKA  
 CONTAINING 72.06 ACRES, MORE OR LESS  
 SEWARD RECORDING DISTRICT  
 DRAWN BY: DCH  
 APPROVAL RECOMMENDED:  
 STATEWIDE PLATING SUPERVISOR  
 DATE: 06/19/2003  
 FILE NO. ASLS\_20020046  
 SCALE: 1"=200'  
 CHECKED BY: SEP



**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  
 DATE: 6/23/03

*Dale Bagley*  
 MAYOR, KENAI PENINSULA BOROUGH  
 NOTARY ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF June, 2003, BY Dale Bagley

*Debra J. Pappas*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 8-22-03

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

KENAI PENINSULA BOROUGH, K.P.B. FILE NO. 2003-047  
 BY: *Michael Scott*  
 AUTHORIZED OFFICIAL

**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: 6/19/03, REGISTRATION NUMBER 671-4  
*Debra J. Pappas*  
 REGISTERED LAND SURVEYOR



**LINE TABLE**

LINE	LENGTH	BEARING
L1	33.84	N74°22'33"W
L2	69.94	S89°25'09"W
L3	28.87	N10°10'59"W
L4	35.70	N55°47'51"W
L5	46.74	N27°04'49"W
L6	21.05	S65°44'59"W
L7	69.55	N72°04'07"W
L8	46.34	N89°13'32"W
L9	49.11	S60°08'39"W
L10	27.17	N59°48'04"W
L11	31.83	N66°43'02"W
L12	27.52	N78°43'59"W

**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	2864.79	9°28'00"	237.21
C2	2764.79	9°28'00"	228.93

**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 ASH 2002-46. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA AND DEDICATE FOR THE PUBLIC USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE: 17 JUL 03  
*David Duggan*  
 DIRECTOR, DIVISION OF MINING, LAND AND WATER

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF JULY, 2003, BY  
*Debra J. Pappas*  
 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  
 DATE: 6-20-03  
*Michael Scott*  
 DIRECTOR, REGIONAL REGION, ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF June, 2003, BY *Michael Scott*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 4/3/04

*Michael Scott*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 4/3/04

*Debra J. Pappas*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 8/22/03

*Debra J. Pappas*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 8/22/03