LEGEND:

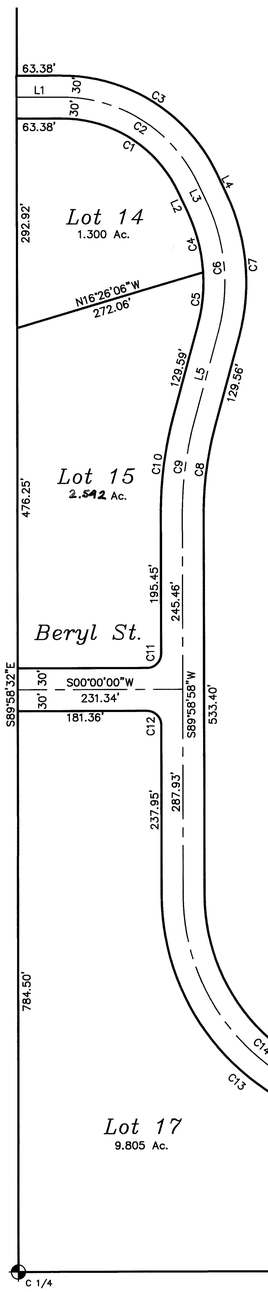
- ⊕ MONUMENT (found this survey)
- ⊕ MONUMENT (set this survey)
- ⊥ SET 5/8 REBAR AT ALL LOT CORNERS
- ( ) RECORD DATUM PLAT 85-202 KRD

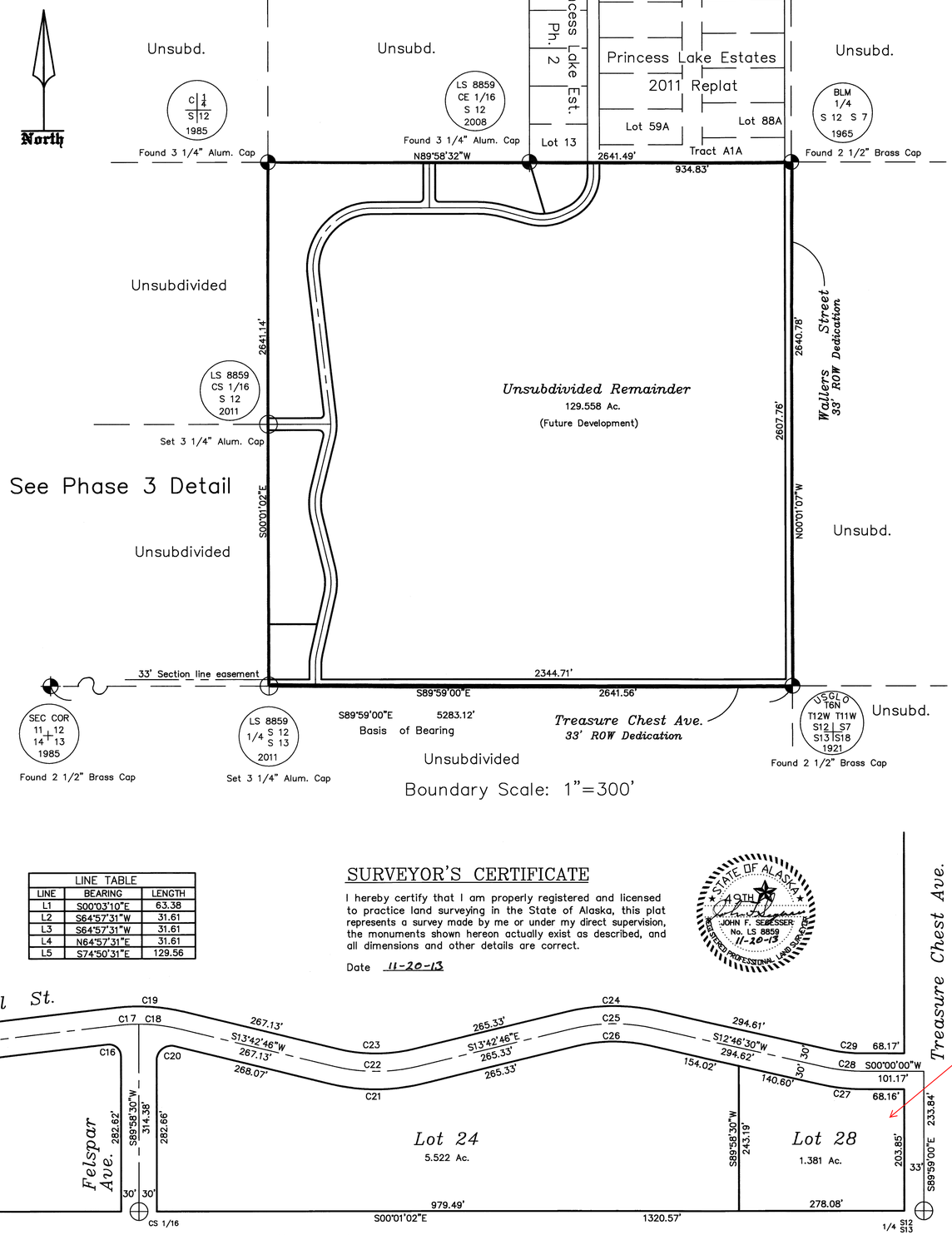
NOTES:

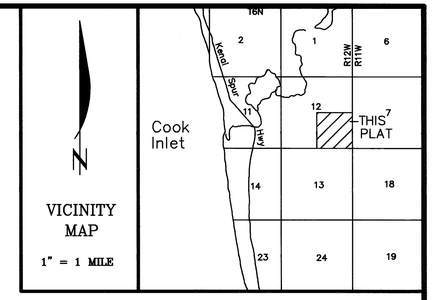
1) Basis of bearing taken from Wise Subdivision, Plat 85-202 Kenai Recording District.
2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
3) All waste disposal systems shall comply with existing laws at the time of construction.
4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
5) An exception to KPB 20.20.160, maximum allowable block length, was granted by the Plat Committee at the meeting of October 25, 2010.
6) Front 15 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 a utility easement which would interfere with the ability of a utility to use the easement.
7) WASTEWATER DISPOSAL: Lots 17 and 24 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.

WASTEWATER DISPOSAL: Lots 14, 15 and 28 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.

M Taucamar — Engineer — 3380-E License No. — 21 Nov '13 Date







CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KENT C. BANGERTER
KENAI GRAVEL PRODUCTS, LLC
4255 SOUTH 300 WEST, STE. 4
MURRAY, UT 84107

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF October, 2013
FOR Kent C. Bangerter

Brittany Steffensen
NOTARY PUBLIC FOR
MY COMMISSION EXPIRES August 20, 2017

BRITTANY STEFFENSEN
Notary Public • State of Utah
Commission # 668837
My Commission Expires
August 20, 2017

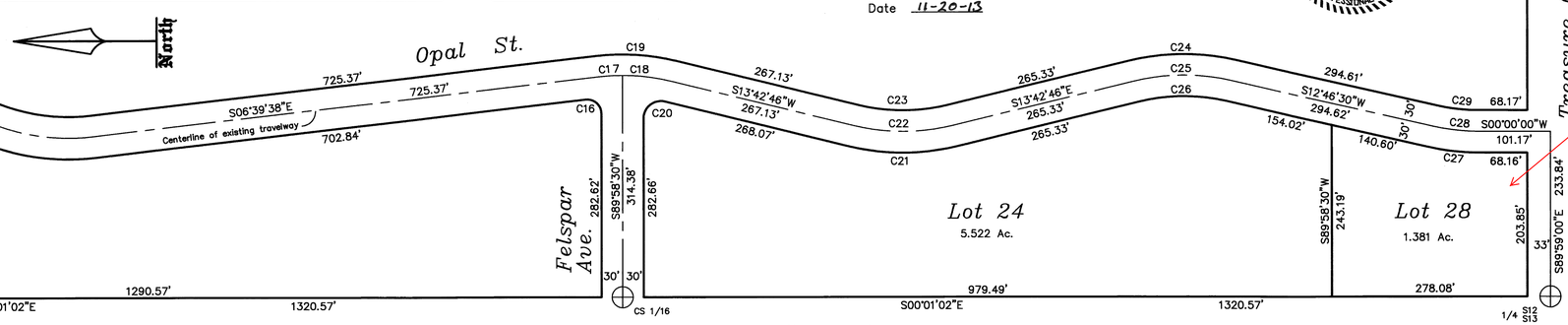
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 25, 2010.

KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	65°00'41"	180.00	204.24	114.70	193.46	N32°27'10"E
C2	65°42'39"	210.00	240.84	135.62	227.86	N32°48'10"E
C3	65°00'41"	240.00	272.32	152.93	257.94	N32°27'10"E
C4	21°36'11"	230.00	86.72	43.88	86.21	N75°45'37"E
C5	18°35'47"	230.00	74.65	37.66	74.32	S84°08'25"E
C6	40°11'58"	260.00	182.42	95.14	178.70	N85°03'30"E
C7	40°11'58"	290.00	203.47	106.12	199.32	N85°03'30"E
C8	15°10'46"	470.00	124.52	62.63	124.15	N82°25'54"W
C9	15°10'31"	500.00	132.43	66.60	132.04	N82°25'47"W
C10	15°10'31"	530.00	140.38	70.60	139.97	N82°25'47"W
C11	90°01'02"	20.00	31.42	20.01	28.29	S45°00'31"E
C12	89°58'58"	20.00	31.41	19.99	28.28	N44°59'29"E
C13	96°38'36"	330.00	556.63	370.67	492.95	S41°39'40"W
C14	96°38'36"	300.00	506.02	336.97	448.13	S41°39'40"W
C15	96°38'36"	270.00	455.42	303.27	403.32	S41°39'40"W
C16	96°38'07"	20.00	33.73	22.46	29.87	N41°39'26"E
C17	6°36'51"	290.00	33.48	16.76	33.46	N03°21'12"W
C18	13°45'33"	290.00	69.64	34.99	69.47	N06°50'00"E
C19	20°22'24"	320.00	113.79	57.50	113.19	N03°31'34"E
C20	103°44'16"	25.00	45.26	31.85	39.33	N38°09'22"W
C21	27°25'32"	330.00	157.96	80.52	156.46	S00°00'00"W
C22	27°25'32"	300.00	143.60	73.20	142.23	S00°00'00"E
C23	27°25'32"	270.00	129.24	65.88	128.01	S00°00'00"E
C24	26°29'16"	330.00	152.56	77.67	151.20	N00°28'08"W
C25	26°29'16"	300.00	138.69	70.61	137.46	N00°28'08"W
C26	26°29'16"	270.00	124.82	63.55	123.71	N00°28'08"W
C27	12°46'30"	330.00	73.58	36.94	73.43	S06°23'15"W
C28	12°46'30"	300.00	66.89	33.58	66.75	S06°23'15"W
C29	12°46'37"	270.00	60.21	30.23	60.09	S06°23'19"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'10"E	63.38
L2	S64°57'31"W	31.61
L3	S64°57'31"W	31.61
L4	N64°57'31"E	31.61
L5	S74°50'31"E	129.56



Phase 3 Detail Scale: 1"=100'

SURVEYOR'S CERTIFICATE

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 hereon actually exist as described, and all dimensions and other details are correct.

Date 11-20-13

STATE OF ALASKA
JOHN F. SEGESSER
No. LS 8859
11-20-13
REGISTERED PROFESSIONAL LAND SURVEYOR

2014-11
Kenai
DATE 1/2 2014
TIME 9:31 AM

KPB FILE No. 2010-165

Princess Lake Estates
Phase 3

Located within the SE1/4, Section 12, T6N, R12W, S.M.
Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 160.151 Ac.

SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99669

JOB NO.	10088	DRAWN:	7-22-13
SURVEYED	Nov., 2011	SCALE:	AS SHOWN
FIELD BOOK:	11-4	SHEET:	1 of 1