

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. Bangert
 KENT C. BANGERT
 4255 COMMERCE DR., STE 4
 SALT LAKE CITY, UT 84107

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF February, 2008
 FOR Kent C. Bangert

Maria E. Sweppy
 NOTARY PUBLIC FOR
 MY COMMISSION EXPIRES 1-16-11



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 14 JANUARY, 2008

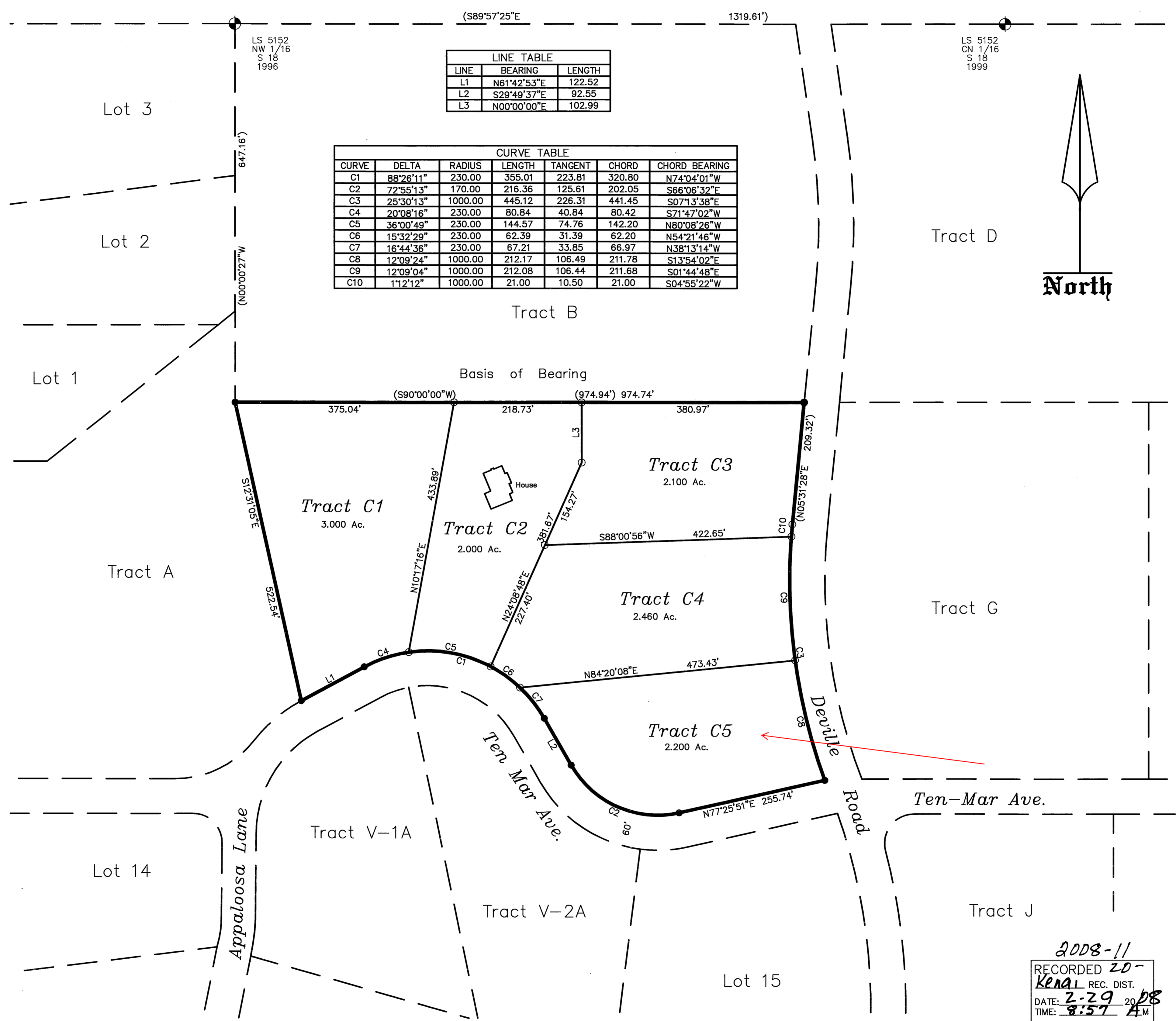
KENAI PENINSULA BOROUGH
John F. Segesser
 AUTHORIZED OFFICIAL

KPB FILE No. 2008-020

Ten Mar Ranch Subdivision
Jori Ann Addition
 A resubdivision of Tract C, Ten-Mar Ranch Subdivision Plat 2000-51, Kenai Recording District, Kenai Peninsula Borough, Alaska.
 Located within Section 18, T5N, R9W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.
 Containing 11.761 Ac.

SEGESSER SURVEYS
 30485 Rosland St.
 Soldotna, AK 99669

JOB NO.	07132	DRAWN:	2-20-08
SURVEYED:	JAN., 2008	SCALE:	1" = 100'
FIELD BOOK:	07-5	SHEET:	1 of 1



LINE TABLE

LINE	BEARING	LENGTH
L1	N61°42'53"E	122.52
L2	S29°49'37"E	92.55
L3	N00°00'00"E	102.99

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	88°26'11"	230.00	355.01	223.81	320.80	N74°04'01"W
C2	72°55'13"	170.00	216.36	125.61	202.05	S66°06'32"E
C3	25°30'13"	1000.00	445.12	226.31	441.45	S071°3'38"E
C4	20°08'16"	230.00	80.84	40.84	80.42	S71°47'02"W
C5	36°00'49"	230.00	144.57	74.76	142.20	N80°08'26"W
C6	15°32'29"	230.00	62.39	31.39	62.20	N54°21'46"W
C7	16°44'36"	230.00	67.21	33.85	66.97	N38°13'14"W
C8	12°09'24"	1000.00	212.17	106.49	211.78	S13°54'02"E
C9	12°09'04"	1000.00	212.08	106.44	211.68	S01°44'48"E
C10	11°2'12"	1000.00	21.00	10.50	21.00	S04°55'22"W

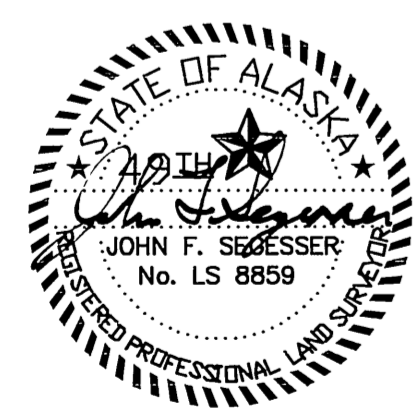
LEGEND:

- MONUMENT OF RECORD
- 5/8" REBAR (found this survey)
- 5/8" REBAR (set this survey)
- () RECORD DATUM PLAT 2001-51, KR

NOTES:

- 1) Basis of bearing taken from Ten-Mar Ranch Subdivision, Plat 2000-51, Kenai Recording District.
- 2) Lots within this subdivision are subject to Kenai Peninsula Borough Local Option Zoning as contained in KPB Chapters 21.46 and 21.44. Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.
- 3) Building Setback-A setback of 20 feet is required from all street Rights-of-Way. Additional setbacks are required by the local Option Zoning requirements.
- 4) All waste disposal systems shall comply with existing laws at the time of construction.
- 5) Covenants, conditions, and restrictions which affect this plat are recorded in Book 592 Page 937, Kenai Recording District.
- 6) An ingress and egress easement in favor of the Church of God is recorded in Book 48 Page 238, Kenai Recording District.
- 7) 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.
- 8) 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.
- 9) **WASTEWATER DISPOSAL:** 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. Tauriainen 3380-E 2/21/08
 Mike Tauriainen License No. Date
 Tauriainen Engineering & Testing, Inc.
 35186 Kenai Spur Hwy
 Soldotna, AK 99669

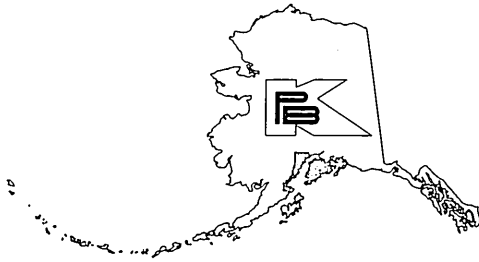


SURVEYOR'S CERTIFICATE

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 2/21/08

2008-11
 RECORDED 20-
 Kenai REC. DIST.
 DATE: 2-29-08
 TIME: 8:57 AM
 REQUESTED BY:
 SEGESSER SURVEYS
 30485 ROSLAND ST.
 SOLDOTNA, AK 99669

2008-11
KENAI



KENAI PENINSULA BOROUGH

144 N. BINKLEY • SOLDOTNA, ALASKA • 99669-7520
BUSINESS (907) 262-4441 FAX (907) 262-1892

JOHN J. WILLIAMS
MAYOR

CERTIFICATE OF TAX DEPARTMENT

I, Rhonda K. Krohn, Property Tax and Collections Supervisor for the Kenai Peninsula Borough, do hereby certify that, as the date of this certificate, all real property taxes levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

SUBDIVISION: TEN MAR RANCH SUBDIVISION JORI ANN ADDITION

PARCEL #: 06309525

T 5N R 9W SEC 18 Seward Meridian KN 2000051 TEN-MAR RANCH TRACT C

Effective January 1, 2008, the 2008 estimated taxes of \$ **3,820.19** were paid on the above property(s). However, if the estimated taxes are less than the actual taxes levied on July 1, 2008, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 27 February 2008.

Rhonda K. Krohn
Property Tax and Collections Supervisor