



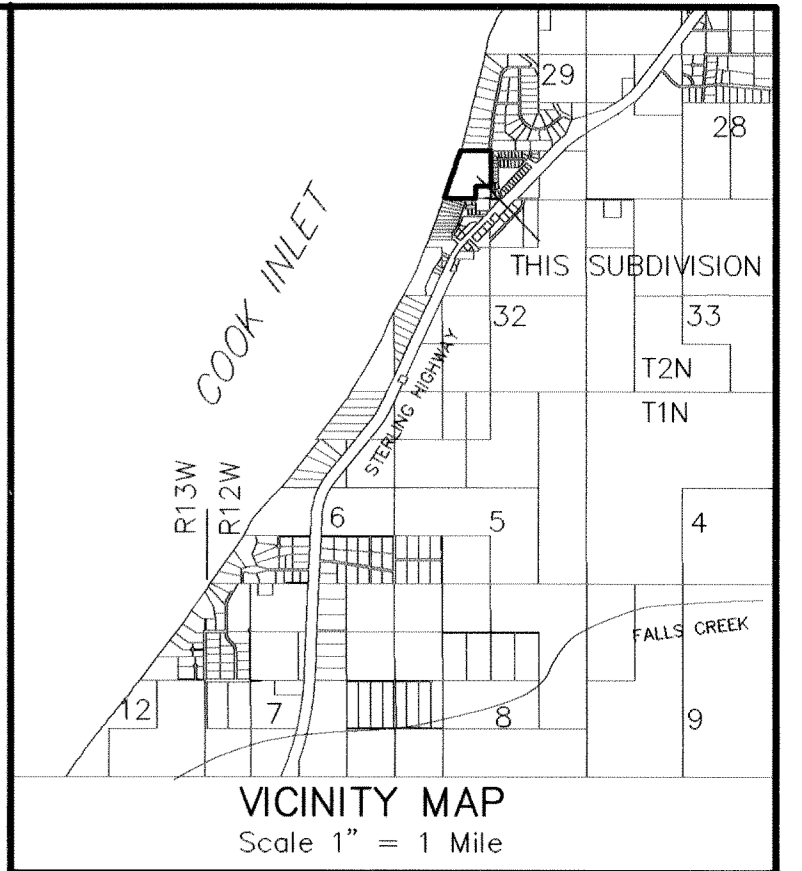
WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered in practice in Alaska and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Stan A. McLane CE 7863 *Boyd*
Stan A. McLane C.E. 7863 AK Date

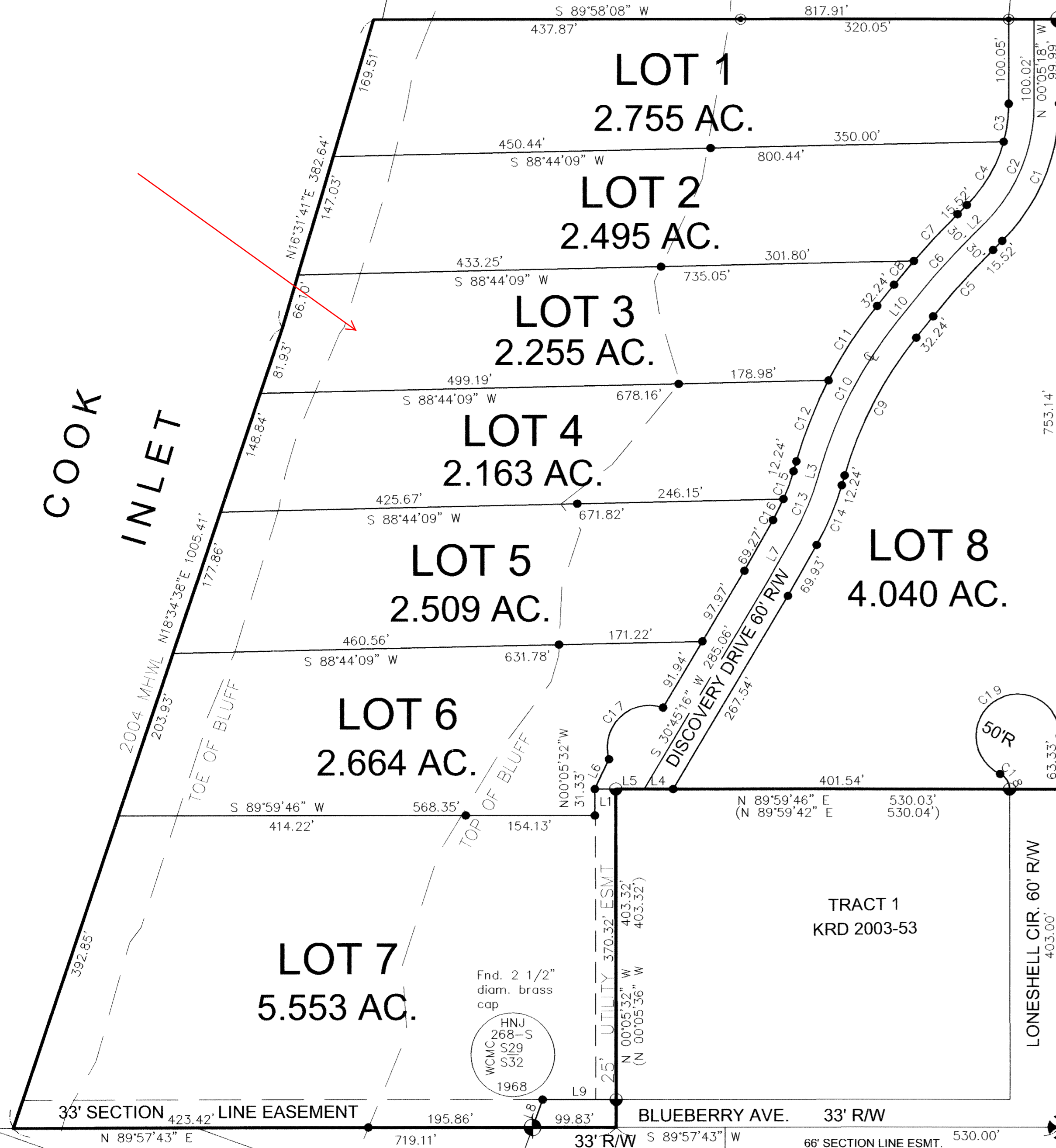
LEGEND

- ⊗ GLO std. brass monument on reg. post found this survey.
- ⊙ Found 5/8" x 30" diam. rebar with 2" diam. alum. cap 4928S.
- Set 5/8" x 30" rebar with 2" diam. alum. cap 4928S 2004.
- ⊕ Found survey monument as described.
- ⊙ Found 1/2" diam. rebar
- () Record data 2003-53 KRD



LEGEND

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 72 and 18 AAC 80.
- 2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation and Public Facilities.
- 3) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 4) The natural meanders of the mean high water line (MHWL) of Cook Inlet form the true bounds of Lots 1 through 7. The 2004 meander line shown hereon is for survey computations only.
- 5) BUILDING SET BACK- A building set back of 20 ft. is required from all streets rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 6) The Kenai Peninsula Borough Planning Commission granted an exception to KPB 20.20.180 3:1 width to depth ratio for Lots 1-5 at the meeting July 14, 2003 and to KPB 20.20.030 extension of streets at the meeting September 27, 2004.
- 7) 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.
- 8) The front ten (10) feet of the twenty (20) foot building set back along street rights of way and the entire set back within five (5) of the side lot lines is also a utility easement.



LINE	LENGTH	BEARING
L1	25.00	S89°54'28"W
L2	15.52	S45°08'36"W
L3	12.24	S16°06'53"W
L4	34.91	N89°59'46"E
L5	33.58	N89°59'46"E
L6	39.18	N25°34'33"E
L7	69.60	S29°30'02"W
L8	35.13	S19°59'46"W
L9	87.76	S89°57'43"W
L10	32.24	S38°50'10"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	181.57	230.00	95.81	45°13'55"	N22°31'39"E	176.89
C2	157.89	200.00	83.32	45°13'54"	N22°31'39"E	153.82
C3	45.75	170.00	23.01	15°25'09"	N07°37'16"E	45.61
C4	88.46	170.00	45.25	29°48'46"	N30°14'14"E	87.46
C5	106.78	970.00	53.45	6°18'27"	S41°59'23"W	106.73
C6	110.08	1000.00	55.10	6°18'27"	S41°59'23"W	110.03
C7	76.46	1030.00	38.25	4°15'11"	S43°01'01"W	76.44
C8	36.93	1030.00	18.47	2°03'15"	S39°51'48"W	36.93
C9	186.38	470.00	94.43	22°43'17"	S27°28'31"W	185.16
C10	198.28	500.00	100.46	22°43'17"	S27°28'31"W	196.98
C11	106.20	530.00	53.28	11°28'51"	S33°05'44"W	106.02
C12	103.98	530.00	52.16	11°14'26"	S21°44'06"W	103.81
C13	70.09	300.00	35.20	13°23'09"	N22°48'27"E	69.93
C14	77.10	330.00	38.72	13°23'09"	N22°48'27"E	76.92
C15	35.14	270.00	17.59	7°27'25"	N19°50'35"E	35.11
C16	27.94	270.00	13.98	5°55'44"	N26°32'10"E	27.93
C17	109.82	50.00	97.81	125°50'55"	S46°17'36"W	89.04
C18	22.56	20.00	12.65	64°37'30"	N32°23'56"W	21.38
C19	213.47	50.00	79.06	244°37'23"	S57°36'00"W	84.52



2004-100
 KENAI REC. DIST.
 Date 11-8-04
 Time 3:39 P.M.
 Requested by McLane
 Address

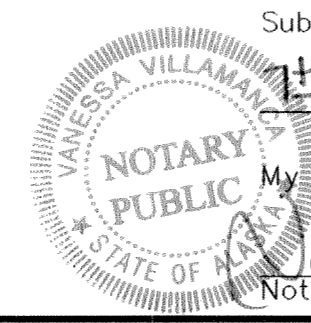
NOTARY'S ACKNOWLEDGEMENT

FOR: David B. Templeton

Subscribed and sworn before me this

14th day of October, 2004.

My commission expires 10/5/05



Vanessa Villamanan
Notary Public for the State of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon and 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.

I further certify that Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiary.

David B. Templeton
David B. Templeton
Authorized Official

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of July 14, 2003.

KENAI PENINSULA BOROUGH by

Mary Jane
Authorized Official

ABALONE SUBDIVISION ADDITION NUMBER ONE (A Resubdivision of the Unsubdivided Remainder Gov't Lot 4)

Templeton Development
P.O. Box 100020
Anchorage, AK 99510

26.244 AC. M/L SITUATED IN THE SE 1/4 SW 1/4 SECTION 29, T. 2 N., R. 12 W., S.M., AK. AND THE KENAI PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.
P.O. Box 461 Seldovia, AK 99669

	KPB FILE NO. 2003-149
PROJECT NO. 032020	DATE: OCT04
BOOK NO.: 03-12	DRAWN BY: MSM