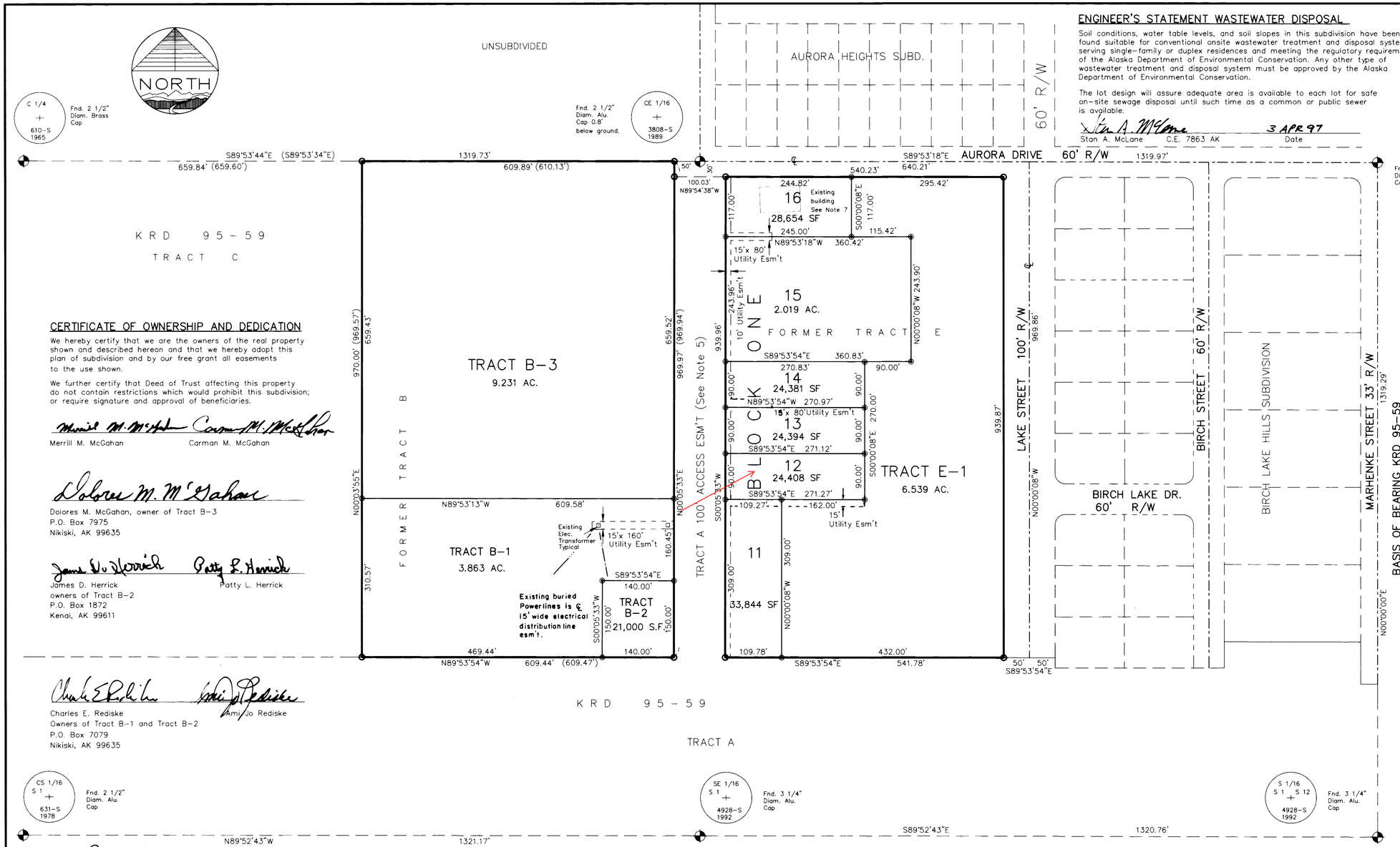
KN 97-42



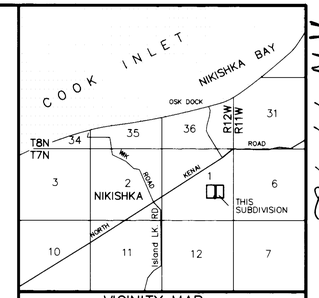
ENGINEER'S STATEMENT WASTEWATER DISPOSAL

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 Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

The lot design will assure adequate area is available to each lot for safe on-site sewage disposal until such time as a common or public sewer is available.

Stan A. McLane C.E. 7863 AK — 3 APR 97 Date

STATE OF ALASKA 49TH STAN A. McLANE CE - 7863 3 APR 97 REGISTERED PROFESSIONAL ENGINEER



VICINITY MAP
Scale 1" = 1 Mile

LEGEND

- Primary survey monument set or found as described.
- Found 1/2" X 24" rebar with McLane cap attached
- Set 1/2" X 24" rebar with McLane cap attached
- ( ) Record data KRD 95-59

NOTES

1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 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.

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) BUILDING SET BACK – A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.

5) An access easement exists across that portion of TRACT A McGAHAN INDUSTRIAL AIRPARK SUBDIVISION NO. 1 which fronts west boundaries of LOTS 11-16 BLOCK ONE and the east boundaries of Tracts B-1, B-2 and B-3 per KRD BK 053 PAGE 558.

6) These lots are served by a community water system known as the McGahan Public Water System, PWS 241020 which is operated and maintained by McGahan Utilities Inc.. Refer to A.D.E.C. for verification of approval status for water system.

7) The existing structure within Lot 16 Blk. 1 is not subject to the 20' building setback per plat KRD 95-59 McGahan Industrial Airpark Subdivision No. 1.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free grant all easements to the use shown.

We further certify that Deed of Trust affecting this property do not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

Merrill M. McGahan — Carman M. McGahan

Dolores M. McGahan, owner of Tract B-3
P.O. Box 7975
Nikiski, AK 99635

James D. Herrick — Patty L. Herrick
owners of Tract B-2
P.O. Box 1872
Kenai, AK 99611

Charles E. Rediske — Ami Jo Rediske
Owners of Tract B-1 and Tract B-2
P.O. Box 7079
Nikiski, AK 99635

John Eric Heft, owner of Lot 16 Block One
P.O. Box 7975
Nikiski, AK 99635

Onis King, individually and as Trustee for the Onis King Trust — Ann King, AKA Margaret A. King, individually and as Trustee for the Onis King Trust
owners of Lot 11 Block One
P.O. Box 8569
Nikiski, AK 99635

Larry Miller — Janet Miller
owners of Lot 13 Block One
P.O. Box 7633
Nikiski, AK 99635

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of March 10, 1997.

KENAI PENINSULA BOROUGH by
Authorized Official

STATE OF ALASKA 49TH M. SCOTT McLANE 4928-S 3/29/97 REGISTERED PROFESSIONAL LAND SURVEYOR

97-42
RECORDED 20"
KENAI REC. DIST
DATE 8-29 19 97
TIME 3:34 P.M.
REQUESTED BY: McLane Consulting Group
ADDRESS: P.O. Box 468 Soldotna, AK. 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: Merrill M. McGahan, Carman M. McGahan, Dolores M. McGahan, John Eric Heft
Subscribed and sworn before me this 31st day of March, 1997.
My commission expires 9/22/98
Notary Public for the State of Alaska
DAVID R. MILLER NOTARY PUBLIC STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: James D. Herrick, Patty L. Herrick, Charles E. Rediske, Ami Jo Rediske
Subscribed and sworn before me this 31st day of March, 1997.
My commission expires 9/22/98
Notary Public for the State of Alaska
DAVID R. MILLER NOTARY PUBLIC STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: Onis King, Ann King, Larry Miller, Janet Miller
Subscribed and sworn before me this 31st day of March, 1997.
My commission expires 9/22/98
Notary Public for the State of Alaska
DAVID R. MILLER NOTARY PUBLIC STATE OF ALASKA

McGAHAN INDUSTRIAL AIRPARK SUBDIVISION NO. 2

(A Resubdivision of Tract B and Tract E McGahan Industrial Airpark Subdivision No. 1)
Merrill McGahan, owner
Box 8016
Nikiski, AK 99661

LOCATION
25.250 AC. M/L SITUATED IN THE NE 1/4 SE 1/4 AND NW 1/4 SE 1/4 SEC. 1, T 7 N, R 12 W, S.M., AK, THE KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.

SURVEYED BY: Consulting Group
P.O. BOX 468
McLANE Soldotna, AK 99669

Date : 3/29/97	Book No. : 88-12 92-27	Proj. No.: 9520239f
Drawn by : msm	Scale 1" = 100'	KPB File No. 96005