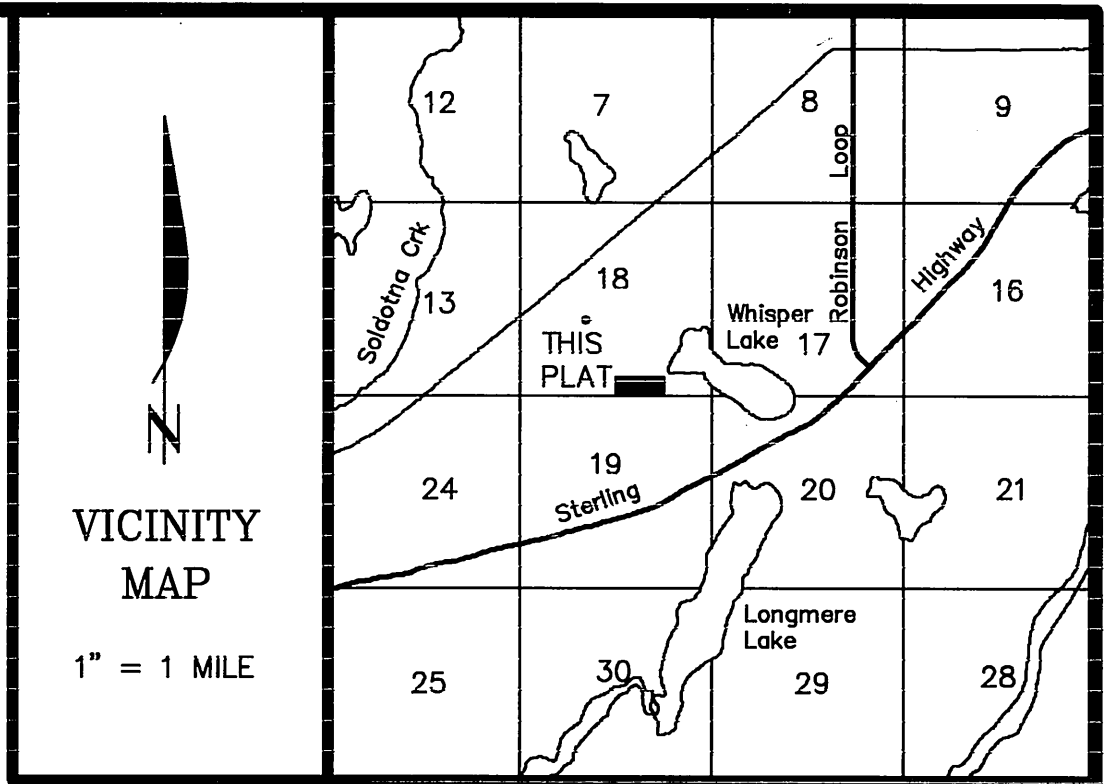




**CERTIFICATE of OWNERSHIP
and DEDICATION**

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. BANGERTER
SUCCESSOR CONSERVATOR AND TRUSTEE
KENZI JO BANGERTER TRUST
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. Swepp
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. Seeger
AUTHORIZED OFFICIAL

KPB FILE No. 2007-289

**Ten Mar Ranch Subdivision
Kenzi Jo Addition No. 2**

A resubdivision of Tracts R-1, R-2, S-1, S-2, T-1, T-2, V-1, and V-2, Ten-Mar Ranch Subdivision Kenzi Jo Addition, Plat 2008-81, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Located within Section 18, T5N, R9W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 21.325 Ac.

SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99669

JOB NO.	07097	DRAWN:	2-21-08
SURVEYED:	January, 2006	SCALE:	As noted
FIELD BOOK:	06-1	SHEET:	1 of 1

LEGEND:

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

NOTES:

- Basis of bearing taken from Ten-Mar Ranch Subdivision, Plat 2000-51, Kenai Recording District.
- Lots within this subdivision are subject to Kenai Peninsula Borough R1 local option zoning regulations 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.
- 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.
- All waste disposal systems shall comply with existing laws at the time of construction.
- Covenants, conditions, and restrictions which affect this plat are recorded in Book 592 Page 937, Kenai Recording District.
- An ingress and egress easement in favor of the Church of God is recorded in book 48 Page 238, Kenai Recording District.
- A 20 foot easement in favor of Enstar Natural Gas Company is recorded as serial number 2003-008355-0, Kenai Recording District.
- No structures are permitted within the panhandle portion of the flag lots.
- 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.
- 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 a utility easement which would interfere with the ability of a utility to use the easement.
- 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.

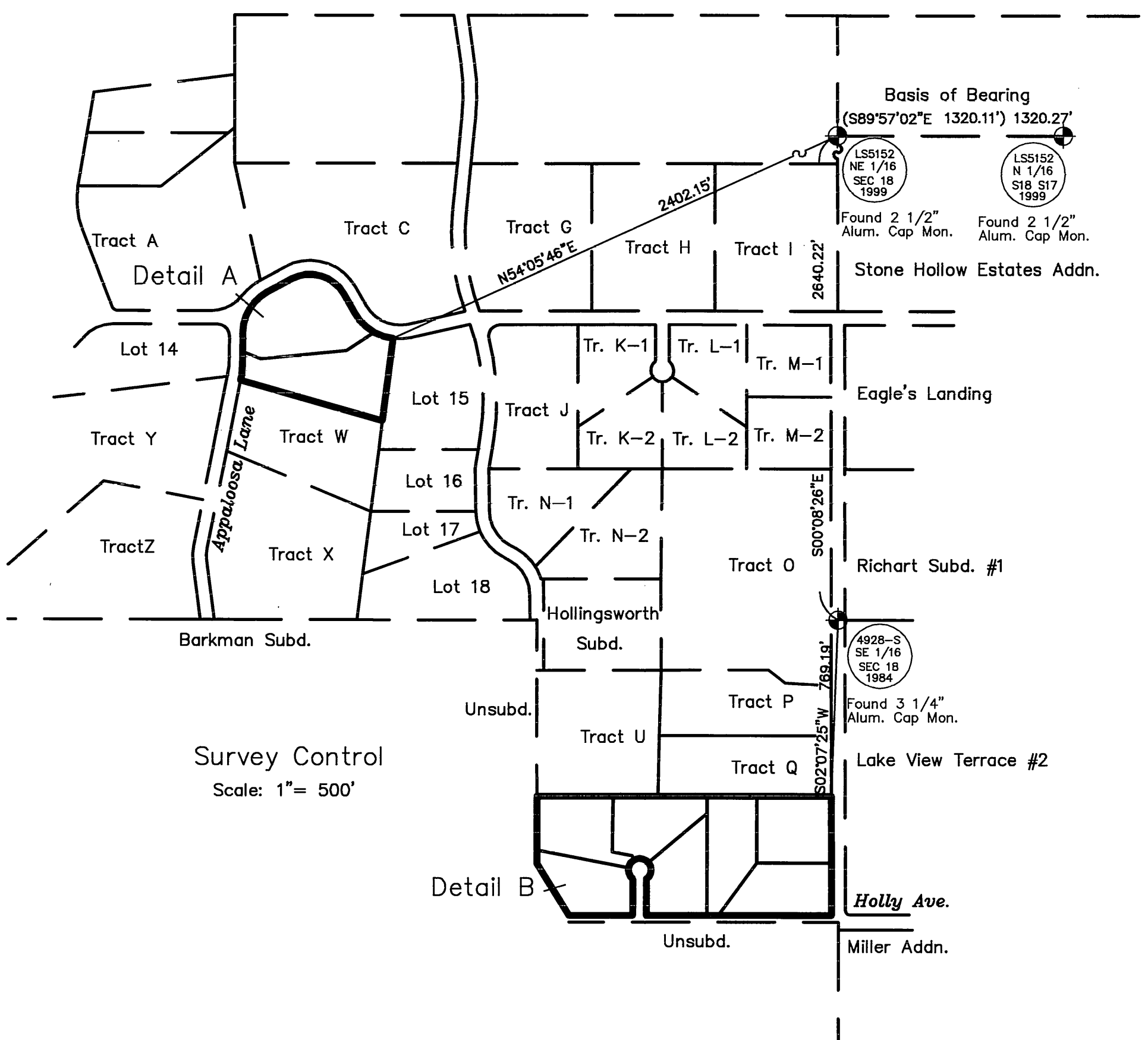
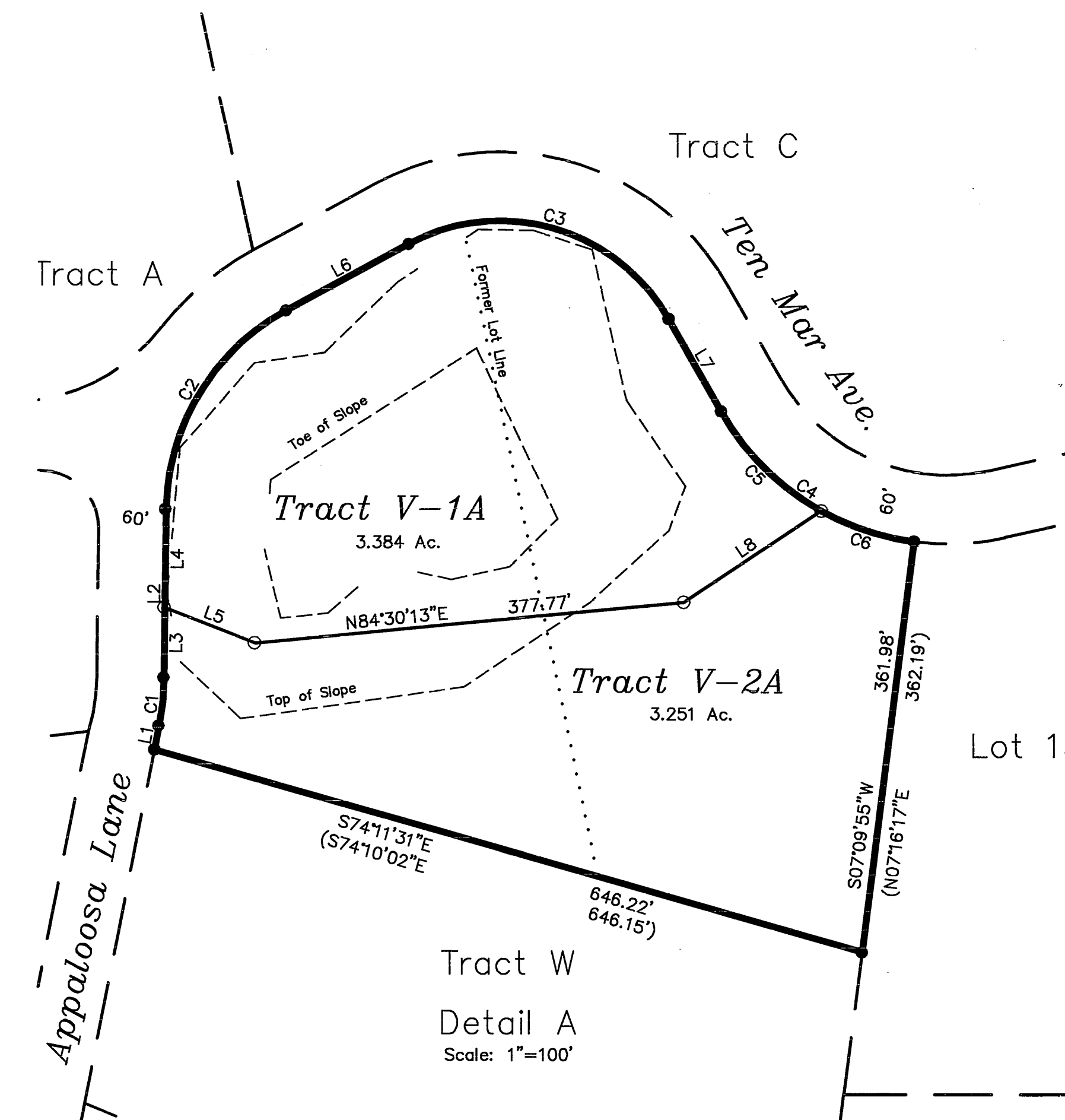
M. Tauriainen 3380-E 20Feb08
Mike Tauriainen License No. Date
Tauriainen Engineering and Testing, Inc.
35186 Kenai Spur Hwy
Soldotna, AK 99669



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*



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	10°36'26"	230.00	42.58	21.35	42.52
C2	61°01'20"	200.00	213.01	117.86	203.08
C3	88°36'35"	170.00	262.91	165.92	237.48
C4	52°44'48"	230.00	211.74	114.04	204.34
C5	31°13'52"	230.00	125.37	64.28	123.82
C6	21°30'56"	230.00	86.37	43.70	85.86
C7	286°15'37"	50.00	249.81	37.50	60.00
C8	64°04'01"	50.00	55.91	31.28	53.04
C9	50°45'14"	50.00	44.29	23.72	42.86
C10	78°17'43"	50.00	68.33	40.70	63.13
C11	93°08'39"	50.00	81.28	52.82	72.62

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°09'13"E	21.07
L2	N00°36'32"E	147.50
L3	N00°37'19"E	61.42
L4	N00°37'19"E	86.07
L5	N68°38'51"W	85.35
L6	N61°35'52"E	122.48
L7	S29°47'37"E	92.96
L8	N56°19'47"E	145.12
L9	N79°03'48"W	88.35
L10	N28°18'34"W	20.00

