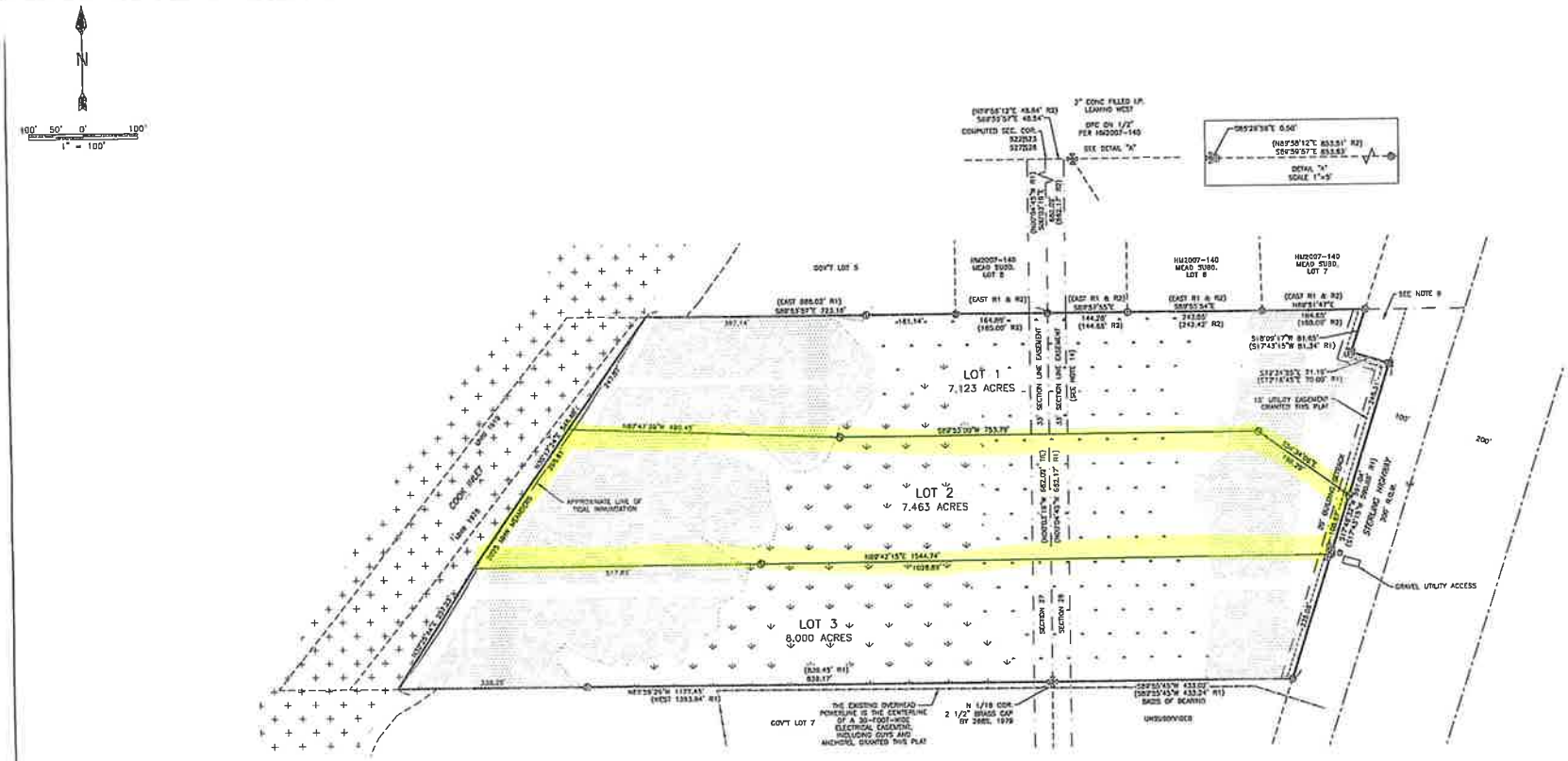


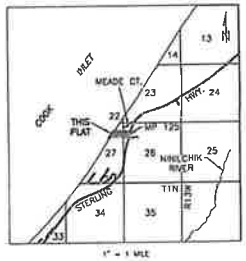


## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT 1201 DUNN STREET, LLC, AS EXCHANGE ACCOMODATION TITLE HOLDER FOR TRIDENT INVESTMENT PROPERTIES, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF 1201 DUNN STREET, LLC, AS EXCHANGE ACCOMODATION TITLE HOLDER FOR TRIDENT INVESTMENT PROPERTIES, LLC, 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.

*SIGNATORY*
*1201 DUNN STREET, LLC., AS EXCHANGE ACCOMODATION TITLE HOLDER FOR TRIDENT INVESTMENT PROPERTIES, LLC*
*14493 S PADRE ISLAND DR, STE 585*
*CORPUS CHRISTI, TX 78418*

## NOTARY ACKNOWLEDGMENT

FOR: TBD

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

## NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY HIGH PRECISION GPS AT THE SITE. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE ASIMUTHS -1°18'11.16". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.99999062.
2. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
4. 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.
5. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. PER BOOK 3 PAGE 109 RECORDED JULY 1, 1959, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
8. SUBJECT TO A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1950; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 18, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1958, FILED IN THE FEDERAL REGISTER.
9. SUBJECT TO A NOTICE OF UTILIZATION INCLUDING THE TERMS AND PROVISIONS THEREOF PER BOOK 32 PAGE 198 RECORDED APRIL 21, 1984, HOMER RECORDING DISTRICT. THIS IS SHOWN WITHIN THE STERLING HIGHWAY RIGHT-OF-WAY PER HM79-9285.
10. THE NATURAL MEANDERS OF MEAN HIGH WATER (MHW) IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
11. SUBJECT TO RIGHTS AND EASEMENTS OF THE UNITED STATES OVER AND ACROSS LANDS LYING BENEATH NAVIGABLE WATERS, TIDE LANDS NECESSARY TO ITS JURISDICTION OVER COMMERCE, NAVIGATION AND FISHERIES.
12. SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF COOK INLET AND ANY QUESTIONS OF RIGHT OF ACCESS TO COOK INLET IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE INLET.
13. FLOOD HAZARD NOTICE: PER FEMA FIRM PANEL 020012-3125A THIS SUBDIVISION FALLS OUTSIDE THE LIMITS OF THE STUDY AREA AND NO FLOOD HAZARD HAS BEEN IDENTIFIED.
14. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
15. 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 (KPB 14.06).
16. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
17. EXCEPTION TO KPB 20.30.190(A) - LOTS-DIMENSIONS WAS GRANTED AT THE PLAT COMMITTEE AT THE MEETING OF JANUARY 5, 2026.
18. KPB GIS DATA SHOWS THERE IS NO ANADROMOUS WATERS.

## LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- ROUND 6" X 6" CONCRETE HWY MONUMENT
- FOUND 1/2" REBAR
- FOUND ORANGE PLASTIC CAP BY 5522S
- SET RPC ON 5/8" X 30" REBAR BY LS14488
- (R1) RECORD DATA PER HM79-9285
- (R2) RECORD DATA PER HM2007-140
- TELEPHONE PEDESTAL
- COMMUNICATION CABINET
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- TIDAL WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- KETTLE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- DISCHARGE SLOPES WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

## WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

STATE OF ALASKA 49TH
Jason L. Schollenberg
No. 14488
REGISTERED PROFESSIONAL LAND SURVEYOR

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 5, 2026.

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2025-100

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

PLAT OF

# TRIDENT MEADOWS

*A SUBDIVISION OF*
*THE S1/2 OF THE NW1/4 OF THE NW1/4, SEC 26 & THAT PORTION OF GOV'T LOT 6 LYING IN THE S1/2 OF THE NE1/4 OF THE NE1/4, SEC 27*
*LOCATED WITHIN*
*THE NW1/4 SEC. 26, AND THE NE1/4 SEC. 27, T1N, R13W, S.M., HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA*
*CONTAINING 22.587 M/L ACRES*

*OWNERS: 1201 DUNN STREET, LLC., AS EXCHANGE ACCOMODATION TITLE HOLDER FOR TRIDENT INVESTMENT PROPERTIES, LLC*
*14493 S PADRE ISLAND DR, STE 585*
*CORPUS CHRISTI, TX 78418*

| | | |
|---|---|---|
| SCALE: 1" = 100' | | DATE: JANUARY 6, 2025 |
| DRAWN: BLT | CHECKED: JLS | SHEET: 1 OF 1 |