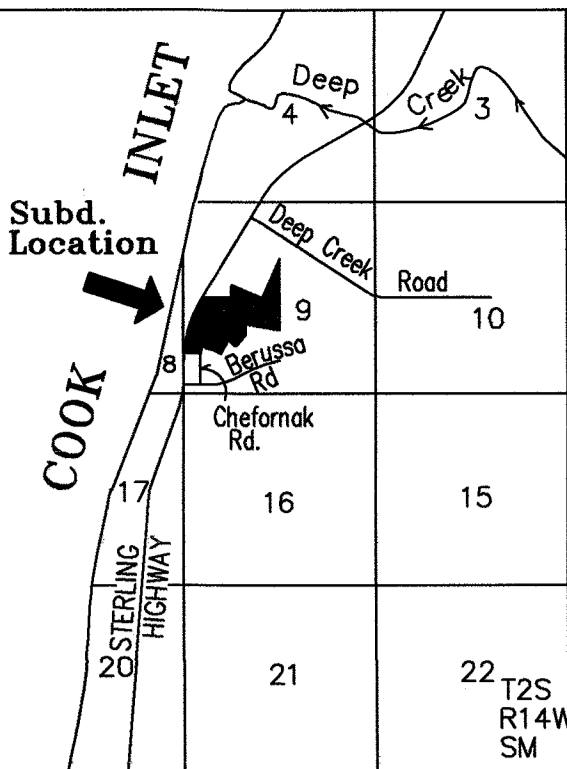
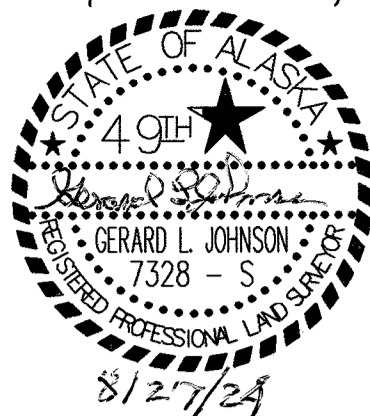


# Anglers Crest Subdivision 2024 Addition

A subdivision of Tract 3A2 Anglers Crest Subd., 2010 Addn. (HRD plat 2010-40).  
Located SW1/4 & NW1/4 Section 9, T2S R14W, SM, Alaska.  
Homer Recording District Kenai Peninsula Borough File 2024-019

Prepared For  
**Ninilchik Native Association, Inc.**  
P.O. Box 39130  
Ninilchik, AK 99639

Prepared by  
**Johnson Surveying**  
P.O. Box 27  
Clam Gulch, Ak 99568  
(907) 262-5772



VICINITY 1" = 1 mile MAP

SCALE 1" = 200' AREA = 41.920 acres 13 February, 2024

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 25 March, 2024.

KENAI PENINSULA BOROUGH

By: *Vince Peterson* 11/14/2024  
Authorized Official Date

## CERTIFICATE OF ACCEPTANCE

The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of the Kenai Peninsula Borough for public purposes the real property to be dedicated by this plat including easements, Rights-Of-Way, (Chefornek Rd and Kimmeluk St.), alleys and other public areas shown on this plat. The acceptance of the lands for public use or public purpose does not obligate the public or any governing body to construct, operate, or maintain improvements.

By: *Vince Peterson* 11/14/2024  
Authorized Official Date

2024-46  
Plat #  
Homer  
Rec. Dist.  
11/22 2024  
DATE  
TIME 12:25 P.M.

## LEGEND

- ⊕ - 3 1/2" alcap monument, 610-S, 1979, found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- - plastic cap on 5/8" rebar, Besse Engineering, found.
- ▲ - 1/2" x 4" rebar with 1" plastic cap, set.
- - Concrete ROW monument, found.
- ( ) - indicates record information, HRD 2008-84.

## NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' adjacent to rights of way and 20' within 5' of side lot line are granted by this plat as utility easements, except where otherwise noted.
2. 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.
3. No access to state maintained ROWs permitted unless approved by the State of Alaska Dept. of Transportation.
4. Sterling Highway ROW is as shown on DOT plan F 02101(2).
5. Existing overhead transmission line shown is the centerline of a 100' wide electrical transmission line easement, including guys & anchors, granted by this plat. Construction of public roads shall be restricted to the outer 20' of one side or the other but not both sides of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as reasonably possible. No portion of a road or driveway shall be closer than 25' to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of H.E.A.
6. 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).
7. This property is subject to an electrical easement granted to Homer Electric Association, Inc. in Homer Records Book 17, Page 18. This is a general easement, no definite location given.
8. Exceptions to KPB 20.30.170, Block Length for this subdivision and KPB 20.30.030, proposed street layout layout requirements, cul-de-sac length for Chefornek Rd were granted by the KPB Planning Commission at 25 March, 2024.
9. This property is subject to Covenants, Conditions, and Restrictions as recorded in Homer Recording District as Serial #2009-002932-0, Serial #2011-000510-0 as amended by Serial # 2016-002174-0, and Serial #2011-001862-0. Per KPB 20.60.170, the borough will not enforce private covenants, easements, or deed restrictions.
10. No structures permitted within the panhandle portion of flag lots.

## LINES

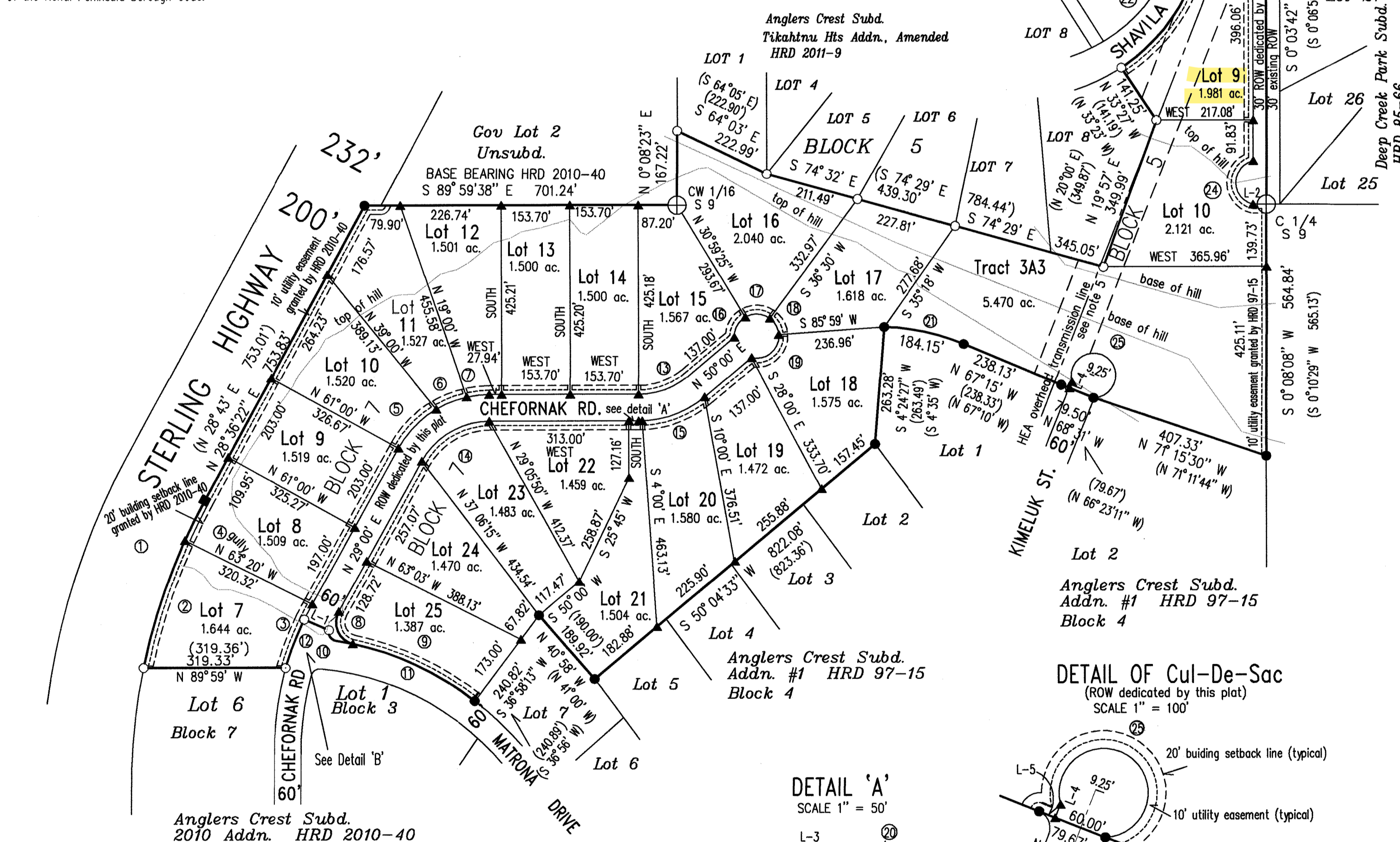
- L-1 N 66°33' W 60.20'
- L-2 S 89°53' E 30.00'
- L-3 EAST 22.34'
- L-4 S 22°15' W 14.95'
- L-5 N 68°31' W 19.03'

## FLOOD HAZARD NOTICE

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district (Flood Panel 02122C-1615E), flood zone D, as of the date this plat is recorded with the district recorders office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and restrictions. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

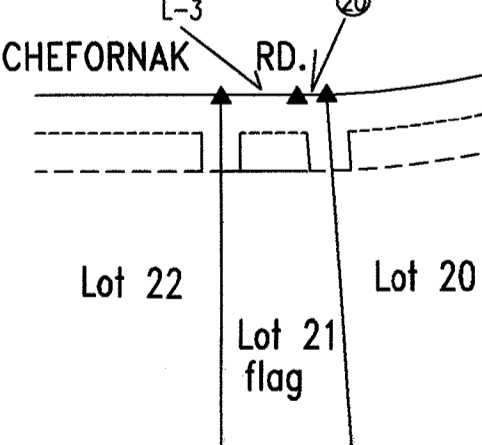
## CURVES

- ①  
Δ = 16°51'54"  
R = 1364.39'  
L = 401.61'  
C = 400.16'  
CB = N 20°10'25" E
- ②  
Δ = 12°39'24"  
R = 1364.39'  
L = 301.39'  
C = 300.78'  
CB = N 18°04' E
- ③  
Δ = 4°12'30"  
R = 1364.39'  
L = 100.21'  
C = 100.19'  
CB = N 28°27'20" E
- ④  
Δ = 17°58'41"  
R = 233.35'  
L = 73.22'  
C = 72.92'  
CB = S 68°30'30" W
- ⑤  
Δ = 30°30'21"  
R = 233.35'  
L = 124.22'  
C = 122.78'  
CB = S 44°15'22" W
- ⑥  
Δ = 12°31'  
R = 655.00'  
L = 50.98'  
C = 50.78'  
CB = S 83°45' W
- ⑦  
Δ = 12°31'  
R = 655.00'  
L = 50.98'  
C = 50.78'  
CB = S 83°45' W
- ⑧  
Δ = 104°48'  
R = 50.00'  
L = 91.45'  
C = 79.23'  
CB = N 23°22' W
- ⑨  
Δ = 26°39'17"  
R = 655.00'  
L = 304.53'  
C = 301.79'  
CB = N 66°44' W
- ⑩  
Δ = 93°36'  
R = 20.00'  
L = 32.67'  
C = 29.16'  
CB = N 34°33' W
- ⑪  
Δ = 29°56'17"  
R = 655.00'  
L = 342.25'  
C = 338.37'  
CB = N 66°23' W
- ⑫  
Δ = 9°04'30"  
R = 730.00'  
L = 115.63'  
C = 115.51'  
CB = S 21°25'50" W
- ⑬  
Δ = 40°00'  
R = 170.00'  
L = 118.68'  
C = 116.29'  
CB = S 70°00' W
- ⑭  
Δ = 61°00'  
R = 173.35'  
L = 184.51'  
C = 175.93'  
CB = N 59°30'30" E
- ⑮  
Δ = 38°05'30" W  
R = 230.00'  
L = 152.91'  
C = 152.91'  
CB = N 69°01' E
- ⑯  
Δ = 62°08'  
R = 50.00'  
L = 54.22'  
C = 51.60'  
CB = N 27°56'25" E
- ⑰  
Δ = 67°29'  
R = 50.00'  
L = 58.88'  
C = 55.54'  
CB = N 87°15' W
- ⑱  
Δ = 49°28'  
R = 50.00'  
L = 43.17'  
C = 41.84'  
CB = N 29°47' W
- ⑲  
Δ = 107°19'  
R = 50.00'  
L = 93.65'  
C = 80.55'  
CB = N 49°30'30" E
- ⑳  
Δ = 1°55'  
R = 230.00'  
L = 7.67'  
C = 7.67'  
CB = N 89°03' E
- ㉑  
Δ = 21°18'53"  
R = 495.00'  
L = 184.15'  
C = 183.09'  
CB = N 77°50'41" W
- ㉒  
Δ = 35°09'30"  
R = 420.00'  
L = 257.72'  
C = 253.71'  
CB = N 39°01'38" E
- ㉓  
Δ = 158°35'30"  
R = 50.00'  
L = 38.40'  
C = 38.26'  
CB = S 79°14'39" E
- ㉔  
Δ = 153°58'  
R = 50.00'  
L = 34.36'  
C = 97.43'  
CB = S 0°03'42" W
- ㉕  
Δ = 283°35'  
R = 50.00'  
L = 247.48'  
C = 61.85'  
CB = N 54°26' W



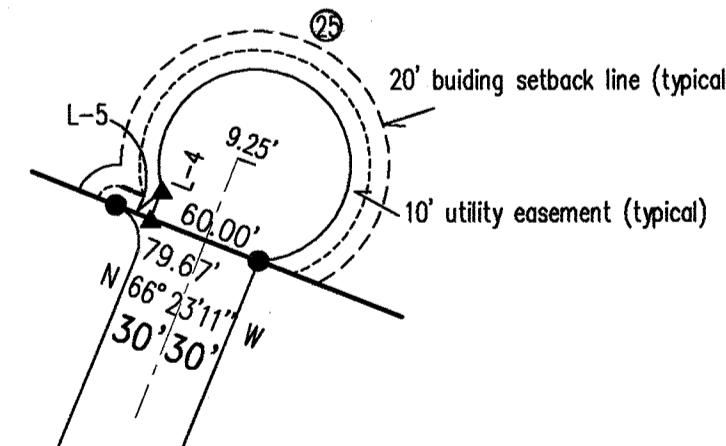
## DETAIL 'A'

SCALE 1" = 50'



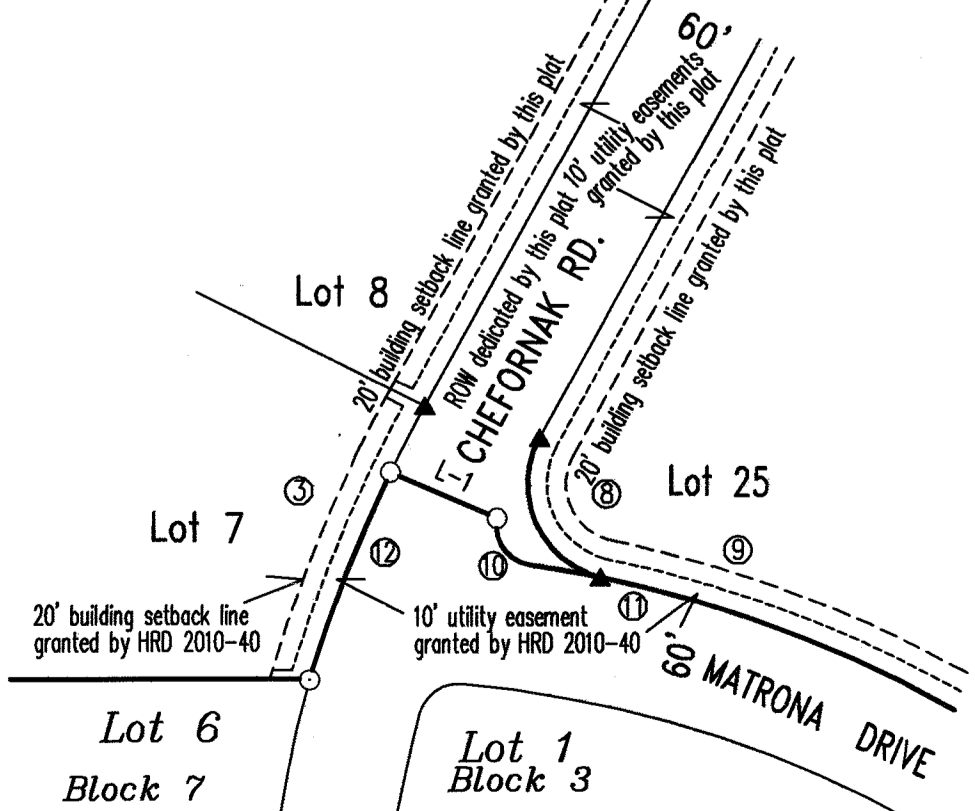
## DETAIL OF Cul-De-Sac

(ROW dedicated by this plat)  
SCALE 1" = 100'



## DETAIL 'B'

SCALE 1" = 100'



## WASTEWATER DISPOSAL

TRACT 3A3  
20.40.030  
These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

Lots 7 through 25 Block 7 and Lots 9 & 10 Block 5  
20.40.040  
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 Dept. of Environmental Conservation.

*Chet Johnson*  
Engineer License # CE13353 11 Sep 24

## OWNERSHIP CERTIFICATE & 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 ROWs to public use and grant all easements to the Use shown.

*Richard Encelewski*  
Richard Encelewski  
President  
Ninilchik Native Association, Inc.  
P.O. Box 39130  
Ninilchik, AK 99639

## NOTARY'S ACKNOWLEDGEMENT

For: Richard Encelewski

Subscribed to before me this 22

day of August, 2024

*Heather J. McCloskey*  
Notary Public for Alaska

My commission expires Feb 6, 2027

