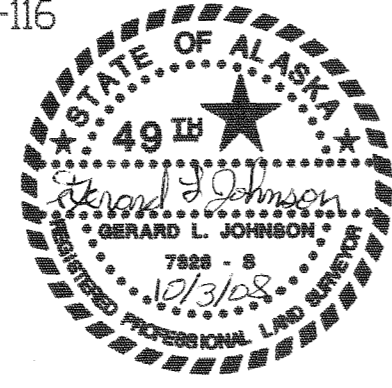


# ANGLERS CREST SUBDIVISION TIKAHTNU HEIGHTS ADDITION

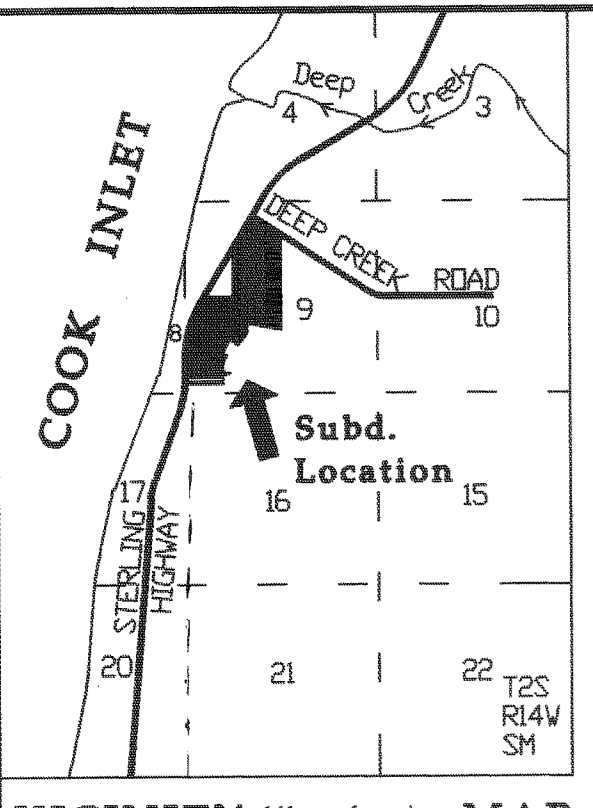
A subdivision of Tract 3A Anglers Crest Subd. Adcn. #1 (HRD plat 97-15)  
Located SW1/4 & NW1/4 Section 9, T2S R14W, SM, Alaska.  
Homer Recording District Kenai Peninsula Borough File 2008-116

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

Prepared by  
Johnson Surveying  
Box 27  
Clan Gulch, AK 99568



SCALE 1" = 100' AREA = 110.96 acres 5 April, 2008  
SHEET 1 of 2



VICINITY 1" = 1 mile MAP

2011-9  
RECORDED-FILED  
AREA REC. DIST.  
DATE 3-21-11 2011  
TIME 3:11 AM  
Requested by:  
Johnson Surveying  
Box 27  
Clan Gulch, AK 99568

### LEGEND

- ⊕ - 3 1/2" alcap monument, 610-S, 1979, Found.
- - 2" alcap monument, 2087-S, 1985, Found.
- - 2" plastic cap on rebar, Besse Engineering, Found.
- T - 1/2" x 4" rebar with 1" plastic cap, set.
- - Concrete RDV monument, Found.

### NOTES

1. A building setback of 20' from all street RDVs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. No direct access to State maintained RDVs permitted unless approved by the State of Alaska Dept. of Transportation.
4. Sterling Highway RDV is as shown on DDT plan F 021-112.
5. Existing overhead power line shown is the centerline of a 20' wide electrical distribution line easement.
6. Homer Electric Association must be contacted prior to any construction within the 100' wide transmission line easement.
7. No structures permitted in the parhandle portion of Flag lots.
8. 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.

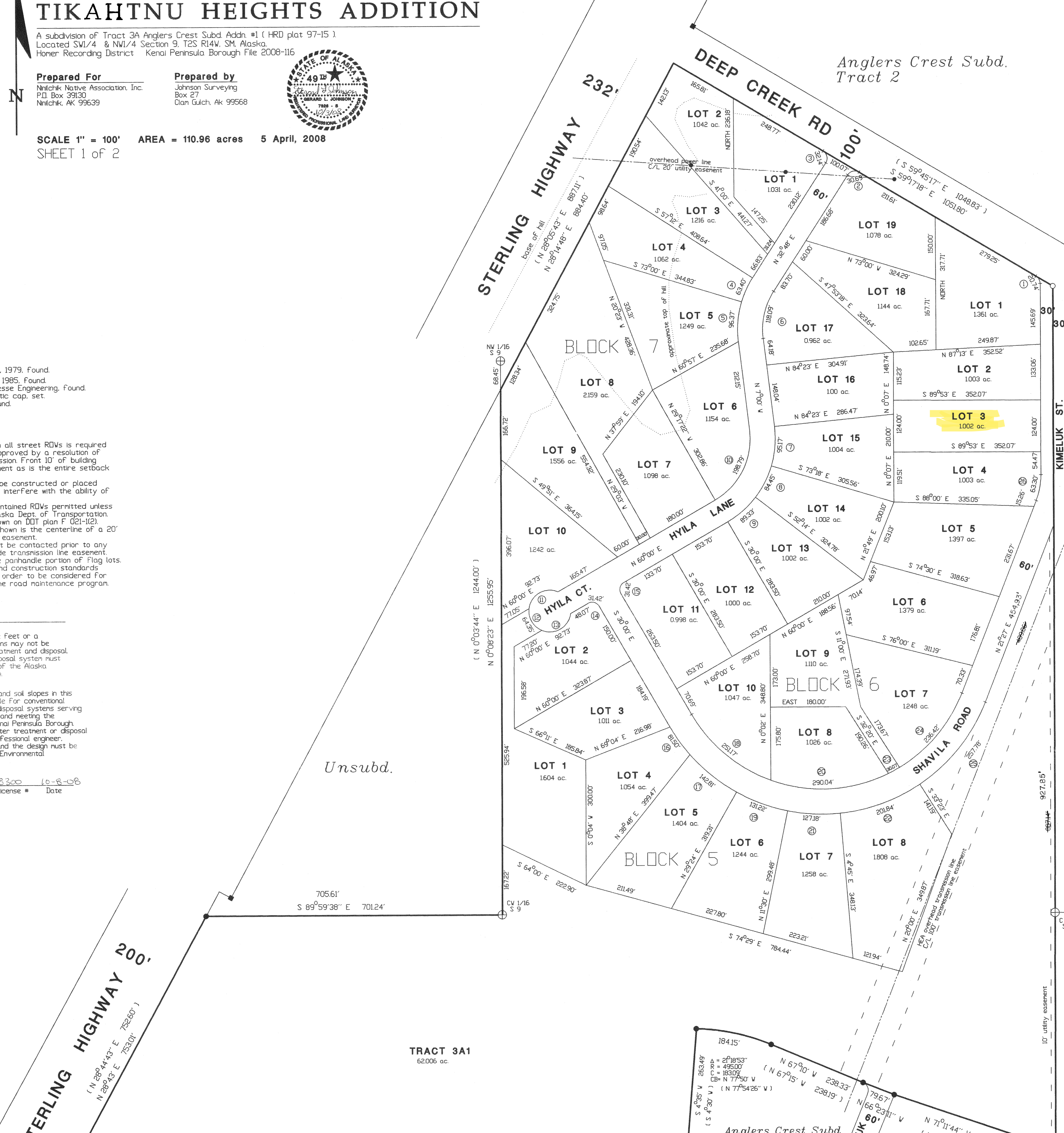
### WASTEWATER DISPOSAL

TRACT 3A1:  
This lot is at least 200,000 square feet or a nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

ALL LOTS (except 3A1):  
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 or 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.

Engineer *Ame Jtl* License # *CE8300* Date *10-8-08*

AMENDED  
PLAT



**PLAT APPROVAL**  
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 12 May, 2008.  
KENAI PENINSULA BOROUGH

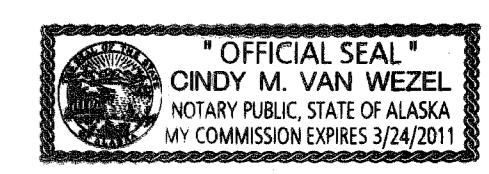
By: *Mary J. Best* Authorized Official Date: *05/16/2008*

- ① Δ = 59°24'18" R = 20.00' T = 11.41'
- ② Δ = 87°35' R = 20.00' T = 19.29'
- ③ Δ = 92°05' R = 20.00' T = 20.74'
- ④ Δ = 15°47'37" R = 230.00' C = 63.20' CB = S 24°54' W
- ⑤ Δ = 24°00'25" R = 230.00' C = 95.51' CB = S 5°00' W
- ⑥ Δ = 39°48' R = 170.00' C = 61.54'
- ⑦ Δ = 23°42'26" R = 230.00' C = 94.49' CB = S 4°51' W
- ⑧ Δ = 21°02'18" R = 230.00' C = 88.77' CB = N 48°52' E
- ⑨ Δ = 22°15'12" R = 230.00' C = 88.77' CB = S 69°33' E
- ⑩ Δ = 67°00' R = 170.00' T = 112.52'
- ⑪ Δ = 116°16' R = 50.00' C = 80.00' CB = S 60°00' W
- ⑫ Δ = 73°44' R = 30.00' C = 60.00' CB = S 30°00' E
- ⑬ Δ = 116°16' R = 30.00' C = 60.00' CB = N 60°00' E
- ⑭ Δ = 90°00' R = 20.00' T = 20.00'
- ⑮ Δ = 19°28'53" R = 420.00' C = 360.00' CB = S 35°34' E
- ⑯ Δ = 17°54'05" R = 420.00' C = 336.91' CB = N 49°59' W
- ⑰ Δ = 39°58'29" R = 360.00' C = 246.11' CB = N 49°59' W
- ⑱ Δ = 46°09'41" R = 360.00' C = 282.26' CB = S 66°57' W
- ⑳ Δ = 17°20'57" R = 420.00' C = 126.69' CB = S 67°10' E
- ㉑ Δ = 27°32'03" R = 420.00' C = 199.90' CB = N 70°23' E
- ㉒ Δ = 4°47'12" R = 360.00' C = 233.19' CB = S 40°28' W
- ㉓ Δ = 37°37'36" R = 420.00' C = 253.76' CB = N 39°02' E
- ㉔ Δ = 36°10' R = 360.00' C = 30.00' CB = N 70°23' E
- ㉕ Δ = 20°20' R = 170.00' T = 32.02'

**OWNERSHIP CERTIFICATE**  
I hereby certify that I am the owner of the real property shown and described herein and that I hereby adopt this plan of subdivision, and by my free consent dedicate all RDVs to public use and grant all easements to the use shown.

*Gary Iskalkoff*  
Gary Iskalkoff  
President  
Ninlichik Native Association, Inc.  
P.O. Box 39130  
Ninlichik, AK 99639

**NOTARY'S ACKNOWLEDGEMENT**  
For: Gary Iskalkoff  
Subscribed and sworn to before me this *3rd* day of *October*, 2008.  
*Cindy M. Van Wezel*  
Notary Public for Alaska  
My commission expires *3-24-2011*



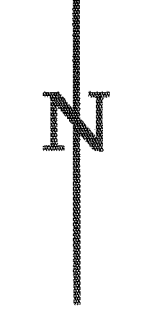
Homer Recording District

Unsubd.  
Homer 2011-9  
page 1 of 2

Sheet 1 of 2 Homer 2008-84

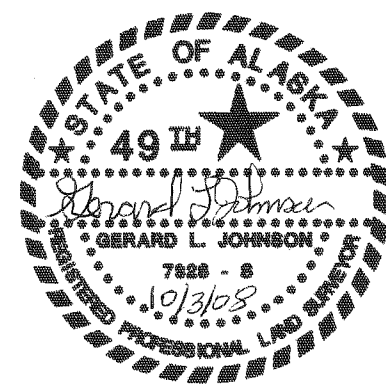
# ANGLERS CREST SUBDIVISION TIKAHTNU HEIGHTS ADDITION

AMENDED  
PLAT



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

Prepared by  
Johnson Surveying  
Box 27  
Clan Gulch, AK 99568



SCALE 1" = 100'  
SHEET 2 of 2

### AMENDED PLAT AFFIDAVIT

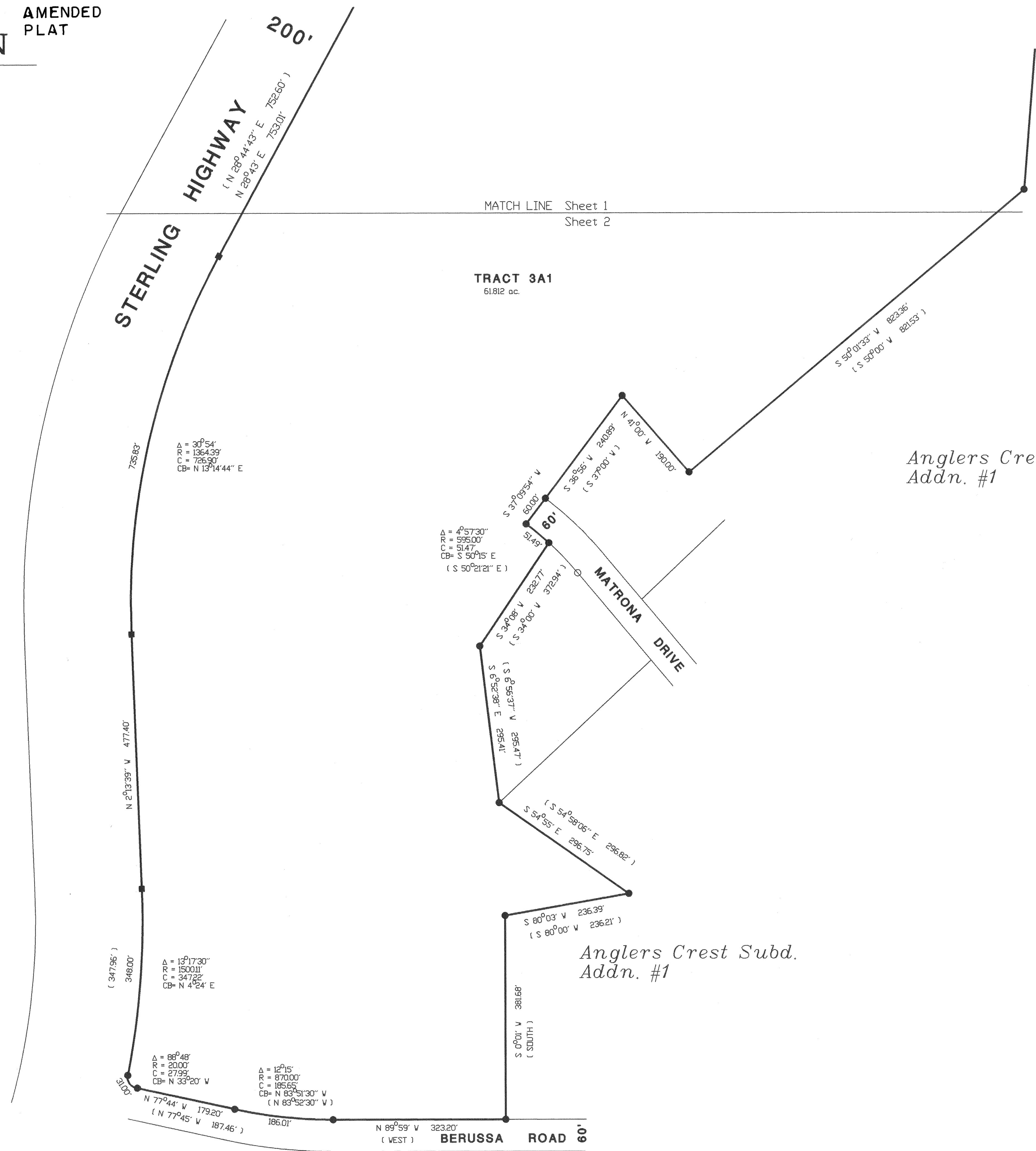
This plat amends Homer Records Plat #2008-84 to correct the spelling of 'Tikhatnu' to 'Tikahtnu' in the title block and to correct the distance along tangent Shavila Road, N 25°27' E from 409.06' to 454.93', and the distance north from the Center 1/4 corner from 887.14' to 927.85'.

The above revisions constitute the sole changes made to the plat aside from this note. The above revision does not affect any valid existing rights. I am therefore submitting this plat for refile as corrected.

Gerard L. Johnson 18 March, 2011  
Gerard L. Johnson 7328-S Date

2008-84  
RECORDED-FILED  
Homer REC. DIST.  
DATE 11/26 2008  
TIME 1:00 P M  
Requested by:  
Johnson Surveying  
Box 27  
Clan Gulch AK 99568

2011-9  
Plat #  
Homer  
Rec Dist  
3-21 2011  
Date  
Time 9:41 AM



Anglers Crest Subd.  
Addn. #1

Anglers Crest Subd.  
Addn. #1

Anglers Crest Subd.

Homer 2011-9

STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 SUPPORT SERVICES DIVISION  
 STATE RECORDER'S OFFICE  
 550 WEST 7<sup>TH</sup> AVENUE, SUITE 1210  
 ANCHORAGE, ALASKA 99501-3664  
 (907) 269-8882

RECEIVED

FEB 16 2011

KENAI PENINSULA BOROUGH  
PLANNING DEPARTMENT

SUBDIVISION NAME: Anglers Crest Subd., Tikhatnu Hts. Addn.

I WOULD LIKE TO WITHDRAW FROM THE RECORDING OFFICE THE ORIGINAL RECORDED / FILED POLYESTER FILM OF PLAT No. 2008-84 Homer RECORDING DISTRICT, FOR THE PURPOSE OF MAKING A CORRECTION. PRIOR TO MAKING THIS CORRECTION AND RE-RECORDING / FILING THE ORIGINAL PLAT, I WILL SUBMIT A DUPLICATE MYLAR OF THE ABOVE PLAT WHICH WILL SUBSTITUTED FOR THE ORIGINAL PLAT IN YOUR FILES. I UNDERSTAND YOU ARE ALLOWING THIS FOR THE SOLE PURPOSE OF CORRECTING A SURVEYOR'S MINOR TECHNICAL ERROR ON THIS ORIGINAL PLAT AND THAT I MUST REFILE IT ALONG WITH A SURVEYOR'S AFFIDAVIT WHICH WILL EXPLAIN WHAT HAS BEEN CORRECTED, AND CONTAIN THE FOLLOWING STATEMENT:

THE ABOVE REVISION CONSTITUTES THE SOLE CHANGE MADE TO THE PLAT ASIDE FROM ITS NOTATION IN THE REVISION BLOCK ON THE PLAT. THE ABOVE REVISION DOES NOT AFFECT ANY VALID EXISTING RIGHTS. I AM THEREFORE SUBMITTING THIS PLAT FOR REILING AS CORRECTED.

THE CORRECTION(S) TO BE MADE IS / ARE: Correct spelling 'Tikhatnu' to 'Tikahtnu', correct distance along tangent Shavila Rd, N 21°27' E from 409.06' to 454.93'; distance north from C 1/4 from 887.14' to 927.85'.

SURVEYOR'S SIGNATURE: Harold S. Johnson DATE: 15 Feb., 2011  
 REGISTRATION NO.: 7328-S  
 FIRM NAME: Johnson Surveying PHONE: 262-5772  
 ADDRESS: Box 27 Clam Gulch, AK 99568

PLATTING AUTHORITY APPROVAL: Rita Hartley  
 AGENCY: KPB Planning Department DATE: 3-14-11

STATE RECORDER APPROVAL: Dickie Borden DATE: 03-15-11

DATE / TIME ORIGINAL MYLAR RELEASED: 3-16-11 Mary C.

DATE / TIME DM RETURNED: \_\_\_\_\_  
(DM MUST BE RETURNED WITHIN 24 HOURS)

DATE / TIME ORIGINAL RE-RECORDED: 3/21/11 PLAT NO. 2011-9