

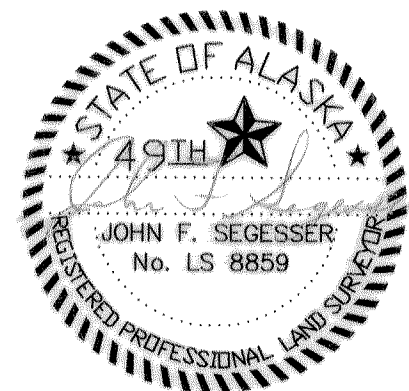
LEGEND:

- BLM MONUMENT (found this survey)
- MONUMENT (found this survey)
- 5/8" REBAR (set this survey)
- RECORD DATUM
- HEA Transmission Pole

NOTES:

- Proposed land uses are recreational, residential, agricultural, and commercial.
- Basis of bearing taken from Lucason Subdivision, Plat 89-26, Kenai Recording District.
- Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission. This does not apply to lots 9 thru 13 which have the transmission line easement adjacent to the ROW.
- Roads must meet the design and construction standards established by the borough, in order to be certified for inclusion in the borough road maintenance program.
- All waste disposal systems shall comply with existing laws at the time of construction.
- No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- Rights-of-Way information for Deep Creek Road was taken from the plat of Deep Creek Park Subd. No. 2, plat 95-10, KRD.
- Front 10 feet of the building setback and the entire setback within 5 feet of side lot lines is also a utility easement, except for lots 9 thru 13. 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.
- Transmission Line Easement: Construction of public roads shall be restricted to the outer 20 feet of, one side or the other, but not both, of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of a road or driveway shall be closer than 25 feet to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA. No buildings, septic systems, structures or wells are allowed within the easement.
- Placement of wells and septic systems on lots in this subdivision shall be in accordance with the Engineer's Working Map. A copy of the Working Map is on file with the Engineer's Soils Report at the Kenai Peninsula Borough Planning Department.
- 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.

9-24-99
 License No. CE 8300
 Date



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.

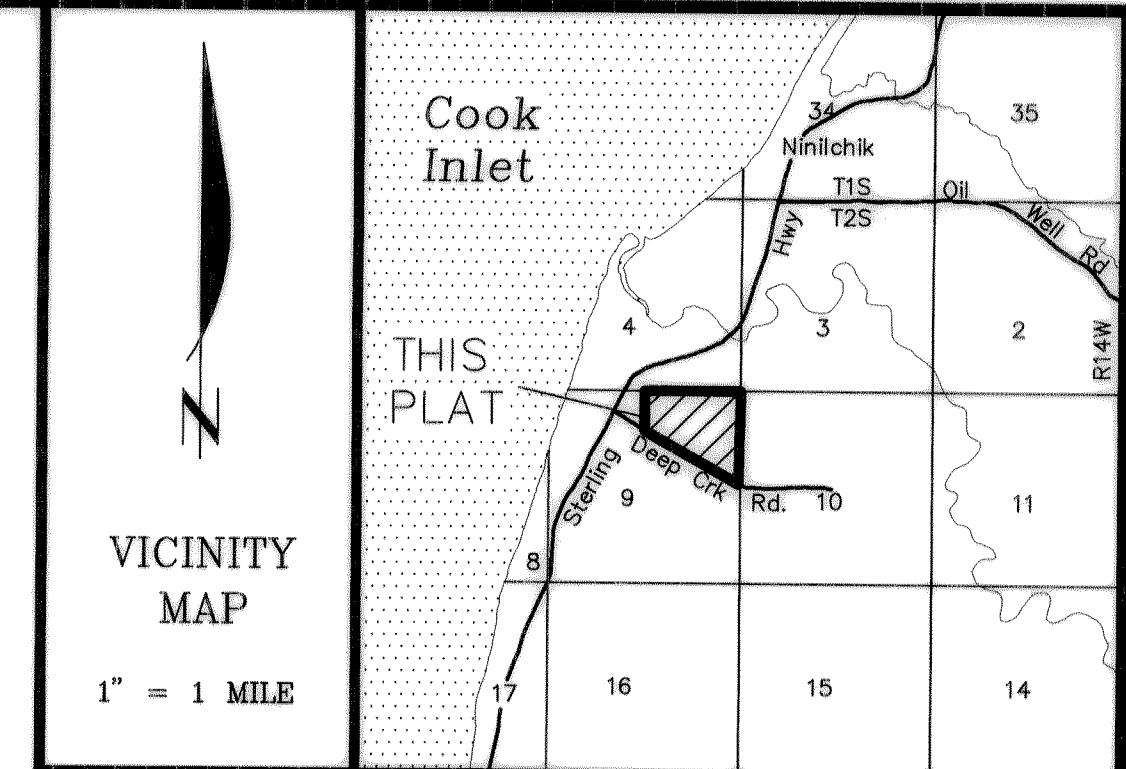
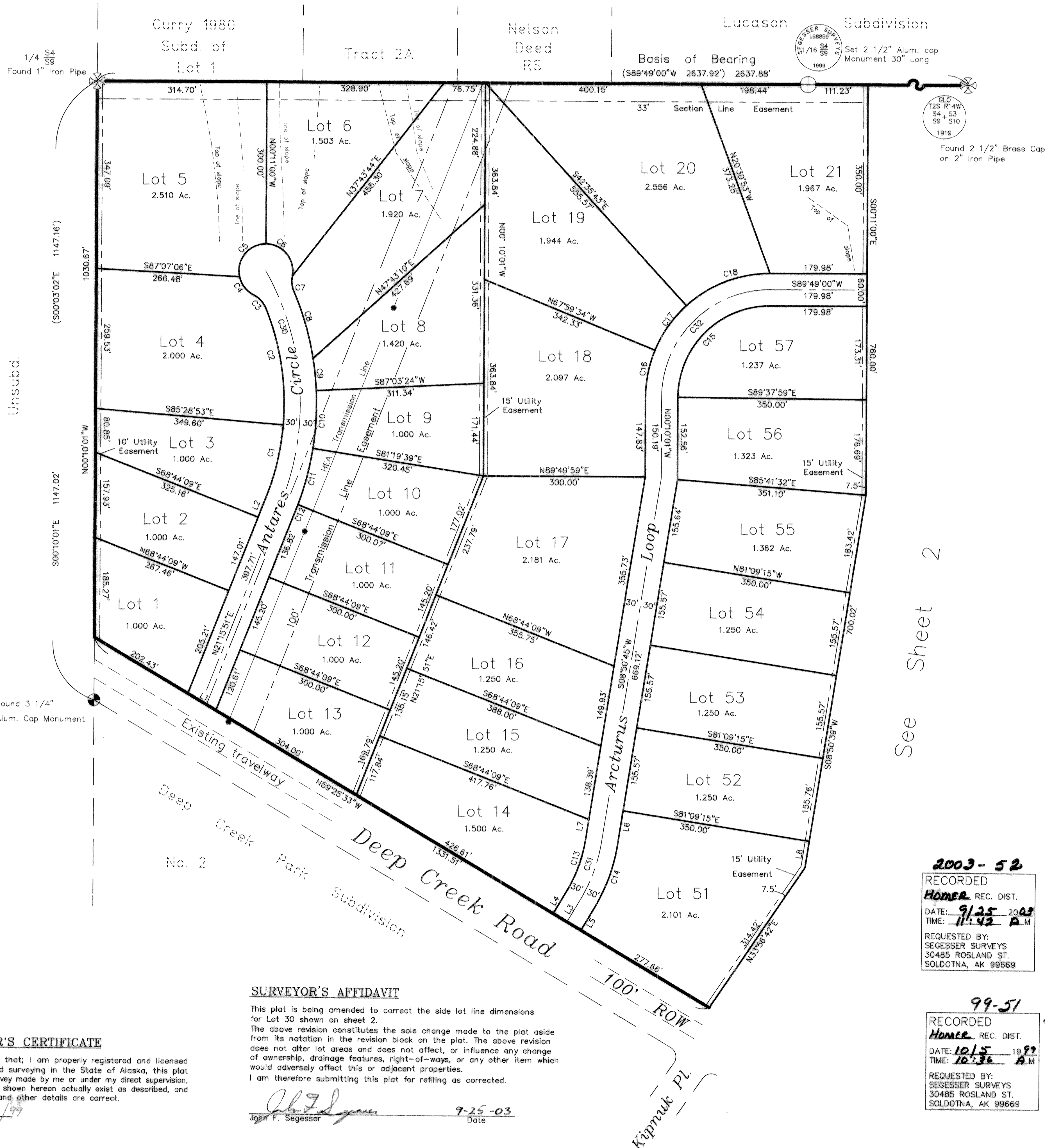
Date 9/23/99

SURVEYOR'S AFFIDAVIT

This plat is being amended to correct the side lot line dimensions for Lot 30 shown on sheet 2. 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 alter lot areas and does not affect, or influence any change of ownership, drainage features, right-of-ways, or any other item which would adversely affect this or adjacent properties.

I am therefore submitting this plat for refile as corrected.

9-25-03
 Date



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 CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WE FURTHER CERTIFY THAT THE DEED OF TRUST AFFECTING THIS PROPERTY DOES NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS SUBDIVISION; OR REQUIRE SIGNATURE AND APPROVAL OF THE BENEFICIARY.

GARY VAN OSKOLKOFF
 AKA GARY OSKOLKOFF
 SUSANNE JOY OSKOLKOFF
 AKA SUSANNE OSKOLKOFF
 P.O. BOX 39568
 NINILCHIK, AK 99639

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF September, 1999

FOR Gary Oskolkoff

NOTARY PUBLIC
STATE OF ALASKA
MARIA E. SWEPPY

Maria E. Sweppy
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 1-16-03

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF September, 1999

FOR Susanne Oskolkoff

NOTARY PUBLIC
STATE OF ALASKA
MARIA E. SWEPPY

Maria E. Sweppy
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 1-16-03

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 12 JULY 1999.

KENAI PENINSULA BOROUGH

Max Burt
 AUTHORIZED OFFICIAL

AMENDED

KPB FILE No. 98-214

Northern Solitude Subdivision

Located within the NE1/4 Section 9, T2S, R14W, SM, Homer Recording District, Kenai Peninsula Borough, Alaska.

Containing 109.998 Ac.

SEGESSER SURVEYS
 30485 Rosland St.
 Soldotna, AK 99669

JOB NO.	98041	DRAWN:	9-23-99
SURVEYED:	July 1998	SCALE:	1" = 100'
FIELD BK:	98-3	SHEET:	1 of 2

2003-52
 RECORDED
 HOMER REC. DIST.
 DATE: 9/25/99
 TIME: 11:35 AM
 REQUESTED BY:
 SEGESSER SURVEYS
 30485 ROSLAND ST.
 SOLDOTNA, AK 99669

99-51
 RECORDED
 HOMER REC. DIST.
 DATE: 10/5/99
 TIME: 10:36 AM
 REQUESTED BY:
 SEGESSER SURVEYS
 30485 ROSLAND ST.
 SOLDOTNA, AK 99669

See Sheet 2

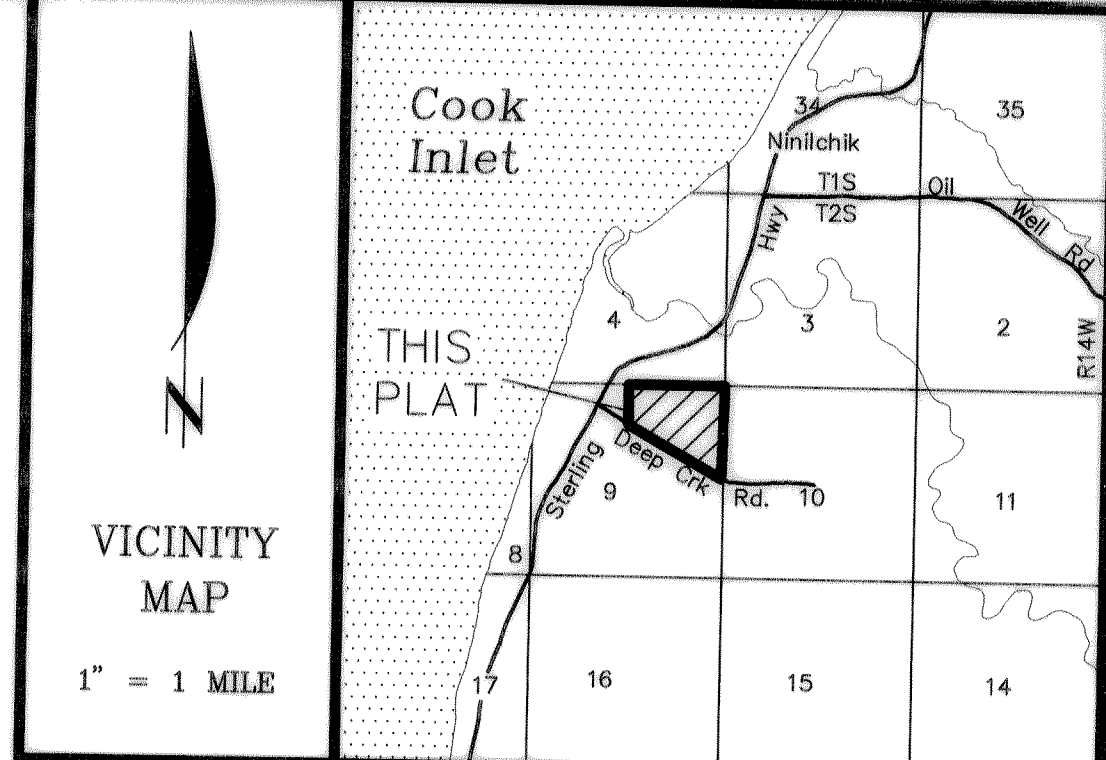
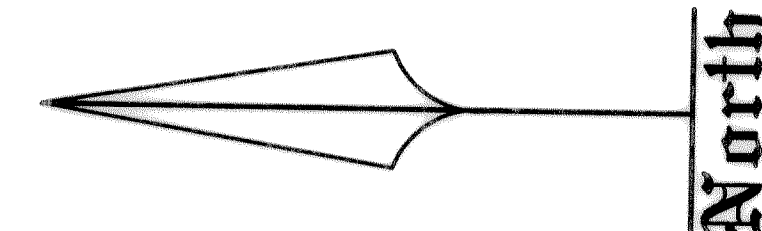
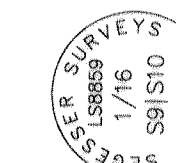
HM 94-51
 567
 1 of 2

LEGEND:

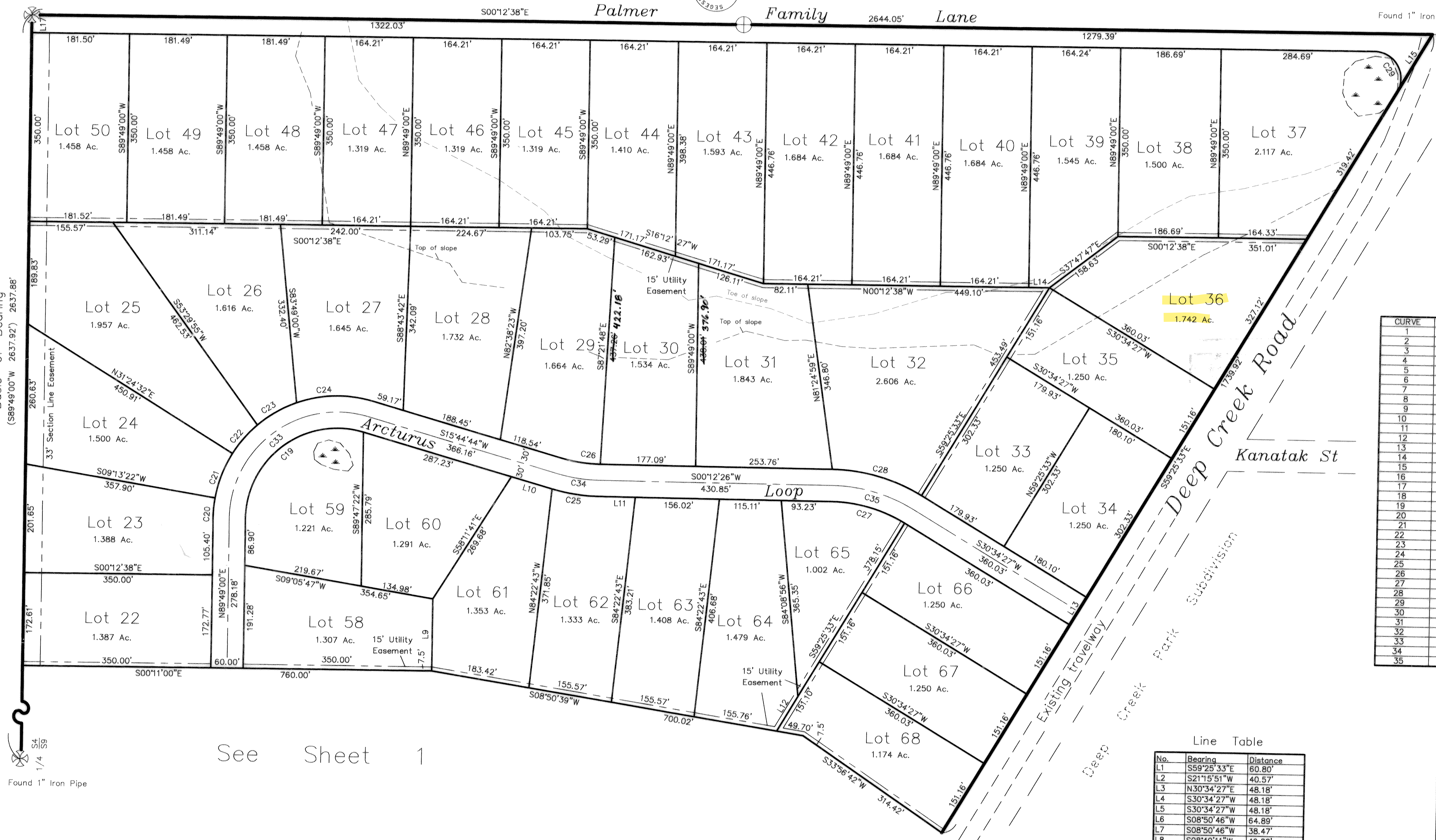
- BLM MONUMENT (found this survey)
- MONUMENT (found this survey)
- 5/8" REBAR (set this survey)
- RECORD DATUM
- Area subject to seasonal inundation

Found 2 1/2" Brass Cap on 2" Iron Pipe

Set 2 1/2" Alum. cap Monument 30" Long



Lucason Subdivision Basis of Bearing (S89°49'00"W 2637.92') 2637.88'



Curve Table						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	470.00'	137.36'	69.18'	136.88'	S12°53'29"W	16°44'44"
2	470.00'	219.56'	111.82'	217.57'	S08°51'52"E	26°45'56"
3	50.00'	35.59'	18.59'	34.85'	S42°38'25"E	40°47'13"
4	50.00'	43.41'	23.18'	42.06'	S38°09'40"E	49°44'46"
5	50.00'	89.98'	62.98'	78.32'	S38°15'51"W	103°06'17"
6	50.00'	87.80'	60.24'	76.95'	N39°52'40"W	100°36'39"
7	50.00'	29.49'	15.19'	29.07'	S06°28'11"E	33°47'41"
8	530.00'	128.93'	64.78'	128.61'	S16°23'54"E	13°56'16"
9	530.00'	60.00'	30.03'	59.97'	S06°11'11"E	06°29'11"
10	530.00'	107.45'	53.91'	107.26'	S02°51'53"W	11°36'58"
11	530.00'	108.09'	54.23'	107.81'	S14°30'54"W	11°41'07"
12	530.00'	8.38'	4.19'	8.38'	S20°48'39"W	00°54'23"
13	270.00'	102.39'	51.62'	101.78'	S19°42'36"W	21°43'41"
14	330.00'	125.15'	63.33'	124.40'	S19°42'36"W	21°43'41"
15	170.00'	266.99'	169.95'	240.38'	S44°49'30"W	89°59'01"
16	230.00'	89.01'	45.07'	88.48'	S10°55'13"W	22°10'27"
17	230.00'	101.95'	51.63'	101.12'	S34°42'22"W	25°23'51"
18	230.00'	170.25'	89.24'	166.39'	S68°36'39"W	42°24'43"
19	170.00'	314.30'	225.31'	271.41'	S37°13'08"E	105°55'44"
20	230.00'	37.76'	18.92'	37.72'	S85°28'49"E	09°24'22"
21	230.00'	89.06'	45.10'	88.51'	S69°41'03"E	22°11'10"
22	230.00'	70.41'	35.48'	70.14'	S49°49'14"E	17°32'28"
23	230.00'	83.89'	42.42'	83.43'	S30°36'02"E	20°53'57"
24	230.00'	144.10'	74.50'	141.75'	S02°12'10"E	15°32'18"
25	330.00'	89.49'	45.02'	89.22'	S07°58'35"W	15°32'18"
26	270.00'	73.22'	36.84'	73.00'	S07°58'35"W	15°32'18"
27	270.00'	143.10'	73.27'	141.43'	S15°23'27"W	30°22'01"
28	330.00'	174.90'	89.56'	172.86'	S15°23'27"W	30°22'01"
29	50.00'	105.40'	87.99'	86.94'	S80°10'54"W	120°47'05"
30	500.00'	445.22'	238.59'	430.66'	S04°14'42"E	51°01'06"
31	300.00'	113.77'	57.58'	113.09'	N19°42'36"E	21°43'41"
32	200.00'	314.10'	199.94'	282.80'	N44°49'30"E	89°59'01"
33	200.00'	369.76'	265.07'	319.30'	S37°13'08"E	105°55'44"
34	300.00'	81.36'	40.93'	81.11'	S07°58'35"W	15°32'18"
35	300.00'	159.00'	81.42'	157.15'	S15°23'27"W	30°22'01"

Line Table		
No.	Bearing	Distance
L1	S59°28'33"E	60.80'
L2	S21°15'51"W	40.57'
L3	N30°34'27"E	48.18'
L4	S30°34'27"W	48.18'
L5	S30°34'27"W	48.18'
L6	S08°50'46"W	64.89'
L7	S08°50'46"W	38.47'
L8	S08°49'11"W	49.88'
L9	N89°49'00"E	134.09'
L10	S15°44'44"W	78.92'
L11	S00°12'26"W	66.48'
L12	S59°25'33"E	75.28'
L13	S59°25'33"E	60.00'
L14	S00°12'38"E	38.57'
L15	S59°25'33"E	126.40'
L16	S00°12'38"E	42.64'
L17	S89°49'00"W	30.00'

RECORDED
REC. DIST.
DATE: 19
TIME: M
REQUESTED BY:
SEGESSER SURVEYS
30485 ROSLAND ST.
SOLDOTNA, AK 99669

KPB FILE No. 98-214

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