

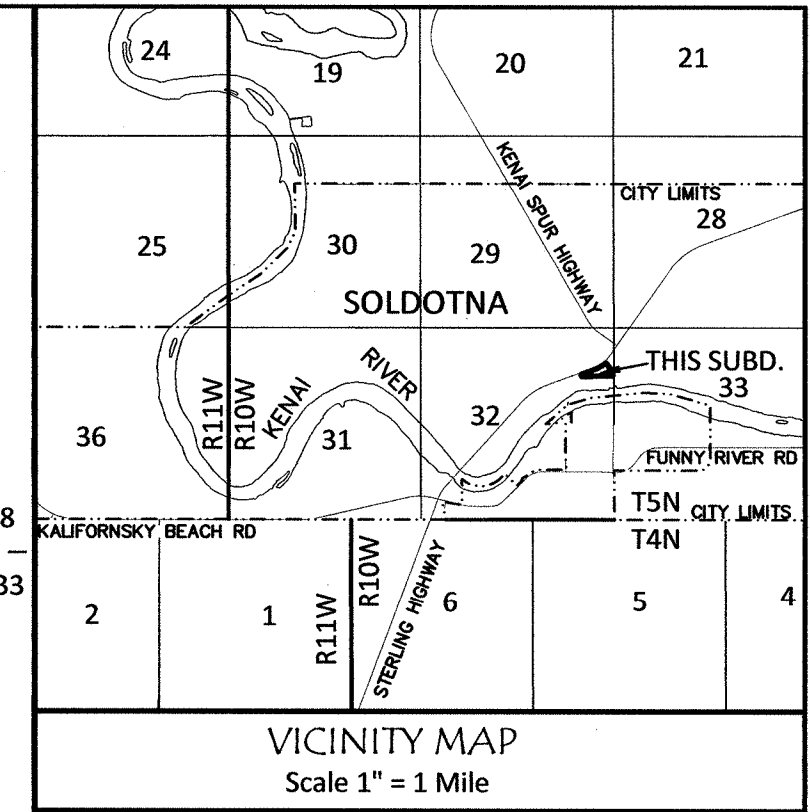
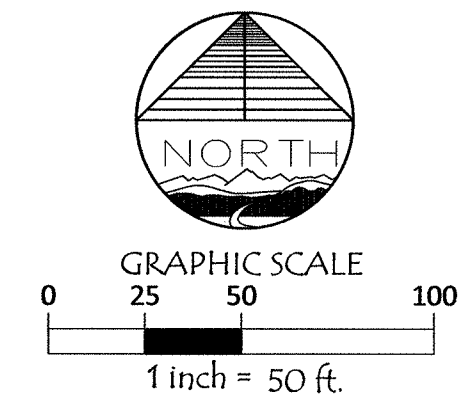
NOTES

- DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- 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.
- STERLING HIGHWAY EASEMENT RESERVED BY PUBLIC LAND ORDER No.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No.1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No.2665 DATED OCTOBER 16, 1951 AMENDMENT No.1 DATED JULY 17, 1952 AND AMENDMENT No.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON FEBRUARY 21, 1954 IN BOOK 1, PAGE 32 KR, NO DEFINED LOCATION.
 - WATER AND SEWER EASEMENT AGREEMENT RECORDED JULY 9, 2012 IN DOCUMENT No. 2012-006363-0 KR.
- THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF 40' WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT, INCLUDING GUYS AND ANCHORS, HEREBY GRANTED.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- ⊙ FOUND 5/8" REBAR
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269

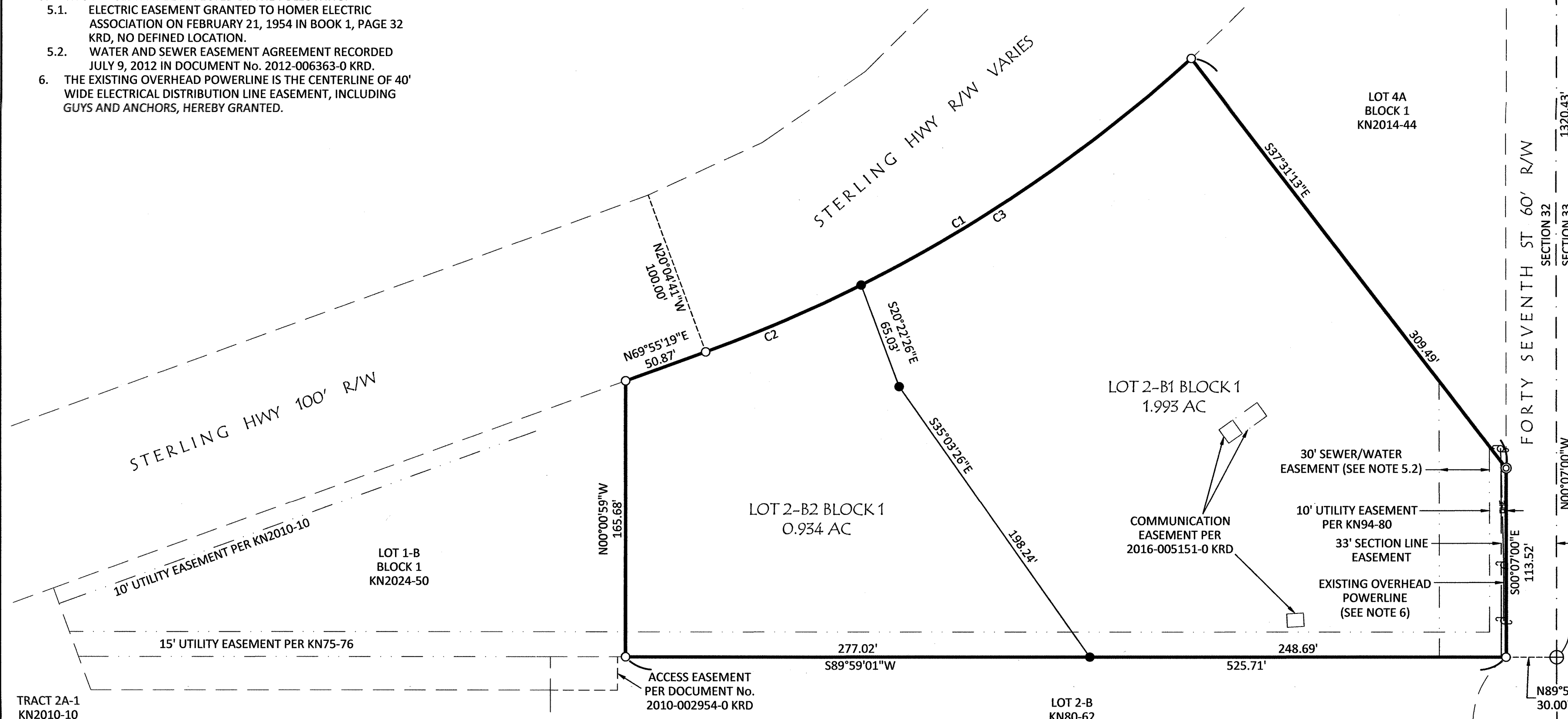
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	22°28'49"	868.51'	340.77'	172.60'	N 58° 40' 54" E	338.58'
C2	6°40'23"	868.51'	101.15'	50.63'	S 66° 35' 07" W	101.10'
C3	15°48'26"	868.51'	239.61'	120.57'	S 55° 20' 43" W	238.85'



PLAT REFERENCE: KN2024-50 ALL RECORD AND MEASURE DATA AGREES UNLESS NOTED OTHERWISE

WASTEWATER DISPOSAL:

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



2025-78
Plat #
Kenai
 Rec Dist
 10-22-2025
 Date
 Time 12:36 P.M.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

DAVID L. HUTCHINGS
 PO BOX 895, SOLDOTNA, AK 99669

LINDA F. HUTCHINGS
 PO BOX 895, SOLDOTNA, AK 99669

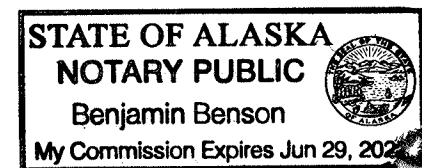
NOTARY'S ACKNOWLEDGEMENT

FOR: DAVID L. & LINDA F. HUTCHINGS
 ACKNOWLEDGED BEFORE ME THIS

31 DAY OF July 2025

MY COMMISSION EXPIRES: 6/29/2027

NOTARY PUBLIC FOR THE
 STATE OF ALASKA



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 14, 2025.

Andrew Hamilton
 AUTHORIZED OFFICIAL

SOLDOTNA CREEK
 THE POINTE ADDITION 2025 REPLAT
 REPLAT OF LOT 2-B BLOCK 1
 SOLDOTNA CREEK THE POINTE ADDITION (KN2024-50)

DAVID L. HUTCHINGS
 PO BOX 895
 SOLDOTNA, AK 99669

LINDA F. HUTCHINGS
 PO BOX 895
 SOLDOTNA, AK 99669

2.928 AC. M/L SITUATED IN THE NE1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF SOLDOTNA, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK. 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECG.COM	KPB File No.	2025-040
		Project No.	252007

Scale: 1" = 50'	Date: JULY 2025	BOOK: 22-02	Drawn by: AHH
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**KENAI PENINSULA
Borough**

Finance Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2170 | www.kpb.us

CERTIFICATE OF TAX DEPARTMENT

I, Nolan Scarlett, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that, as of the date of this certificate, all real property taxes and special assessments levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

Subdivision: Soldotna Creek The Pointe Addition 2025 Replat

Parcel # 06041009

T 05N R 10W SEC 32 Seward Meridian KN 2024050 SOLDOTNA CREEK THE POINTE
ADDN LOT 2-B BLK 1

The following taxes and special assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: \$0.00.

Witness my hand and seal this 8th day of October, 2025.

Nolan Scarlett

Nolan Scarlett

Property Tax and Collections Manager