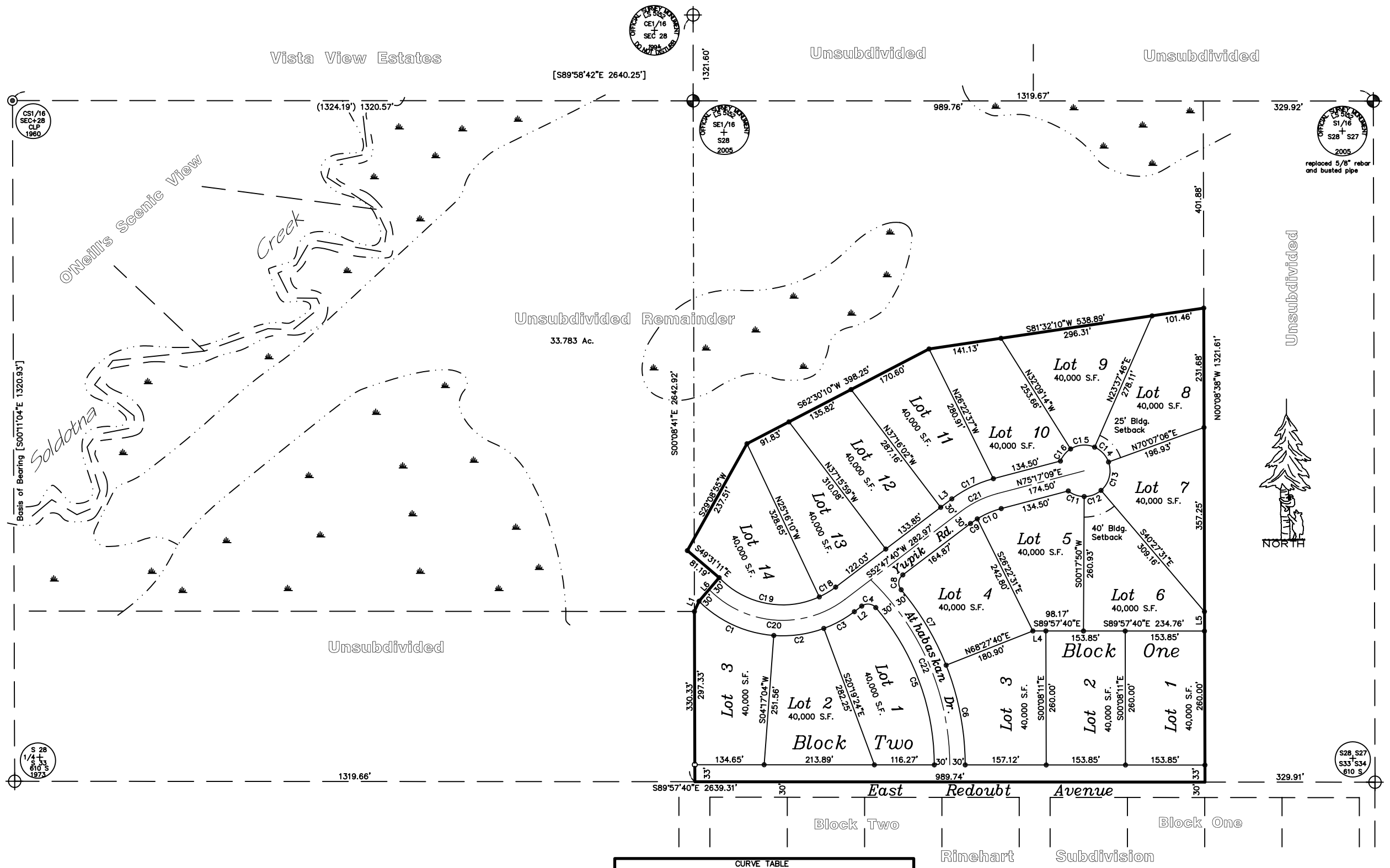

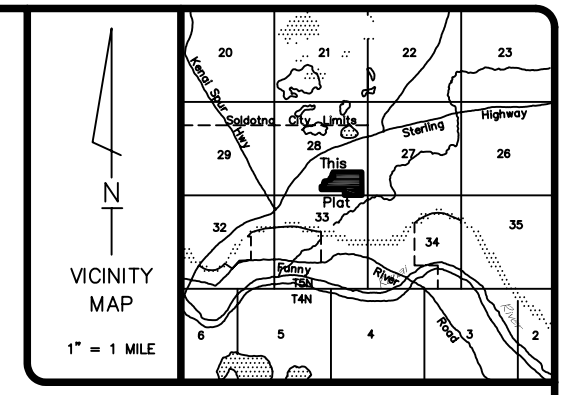

CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) 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.

Patrick S. O'Neill, managing member & agent

Pristine Properties, LLC
P. O. Box 4281
Soldotna, AK 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____,
2006 FOR_____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

RECORDED
_____ REC. DIST.
DATE:_____ 19___
TIME: _____ ___M
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

KPB FILE No. 2005-316

LEGEND:

- 2-1/2" Alum. Cap Monument (set)
- 3-1/4" Alum. Cap Monument (found)
- 2-1/2" Brass Cap (found)
- 5/8" Rebar (found)
- 5/8" Rebar (set)
- [ ] Record Datum – O'Neill's Scenic View Plat No. 2005-32 KRD
- ( ) Record Datum – Record of Survey Plat No. 2003-3 KRD

NOTES:

1) Development of these lots is subject to the City of Soldotna's zoning regulations.
2) Front 10 ft. of the lots adjacent to Right-of-Ways with an additional 10 ft. within 5 ft. of the side lot lines is a utility easement. 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) Restrictive covenants will be recorded that will affect the development of the lots within this subdivision.
4) 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 Dept. of Environmental Conservation.

Engineer License # Date

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	40°36'41"	230.00'	163.02'	159.63'	S65°24'36"E
C2	24°36'28"	230.00'	98.78'	98.02'	N81°58'50"E
C3	16°52'56"	230.00'	67.77'	67.52'	N61°14'08"E
C4	86°31'44"	20.00'	30.20'	27.41'	S83°56'28"E
C5	40°32'23"	470.00'	332.55'	325.66'	N20°24'24"W
C6	21°25'18"	530.00'	198.16'	197.00'	N10°49'40"W
C7	18°30'22"	530.00'	171.19'	170.44'	N30°47'31"W
C8	92°50'22"	20.00'	32.41'	28.98'	S06°22'29"W
C9	5°22'20"	170.00'	15.94'	15.93'	S55°28'50"W
C10	17°07'09"	170.00'	50.79'	50.60'	S66°43'35"W
C11	38°07'08"	50.00'	33.26'	32.65'	S70°38'36"E
C12	40°45'20"	50.00'	35.57'	34.82'	N69°55'10"E
C13	69°25'24"	50.00'	60.58'	56.94'	N14°49'47"E
C14	46°30'42"	50.00'	40.59'	39.48'	N43°08'16"W
C15	55°45'03"	50.00'	48.65'	46.76'	S85°43'53"W
C16	35°42'00"	50.00'	31.15'	30.65'	S40°00'21"W
C17	22°29'29"	230.00'	90.29'	89.71'	S64°02'25"W
C18	12°29'48"	170.00'	37.08'	37.00'	N59°02'34"E
C19	71°10'05"	170.00'	211.16'	197.84'	S79°07'30"E
C20	82°45'55"	200.00'	288.91'	264.43'	S85°49'23"E
C21	22°29'29"	200.00'	78.51'	78.01'	S64°02'25"W
C22	45°57'58"	500.00'	401.13'	390.46'	N23°06'35"W

LINE TABLE		
Line	Bearing	Length
L1	N24°21'45"E	21.81'
L2	S52°47'40"W	17.95'
L3	N52°47'40"E	27.09'
L4	S89°57'40"E	25.24'
L5	N00°08'11"W	37.80'
L6	N40°28'49"E	60.24'

Dena'ina Meadows Pt. 1

Located within the SE 1/4 SE 1/4, Sec 28, T5N, R10W, S.M., City of Soldotna, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 18.127 Ac.

Integrity Surveys
8195 Kenai Spur Highway Kenai, Alaska 99611-8902
SURVEYORS PHONE – (907) 283-9047 FAX --- (907) 283-9071 PLANNERS

JOB NO:	25163	DRAWN:	19 July, 2006 CB
SURVEYED:	Oct. 05 – Feb. 06	SCALE:	1" = 100'
FIELD BK:	2005-7, Pg. 37	DISK:	D5\Vista View