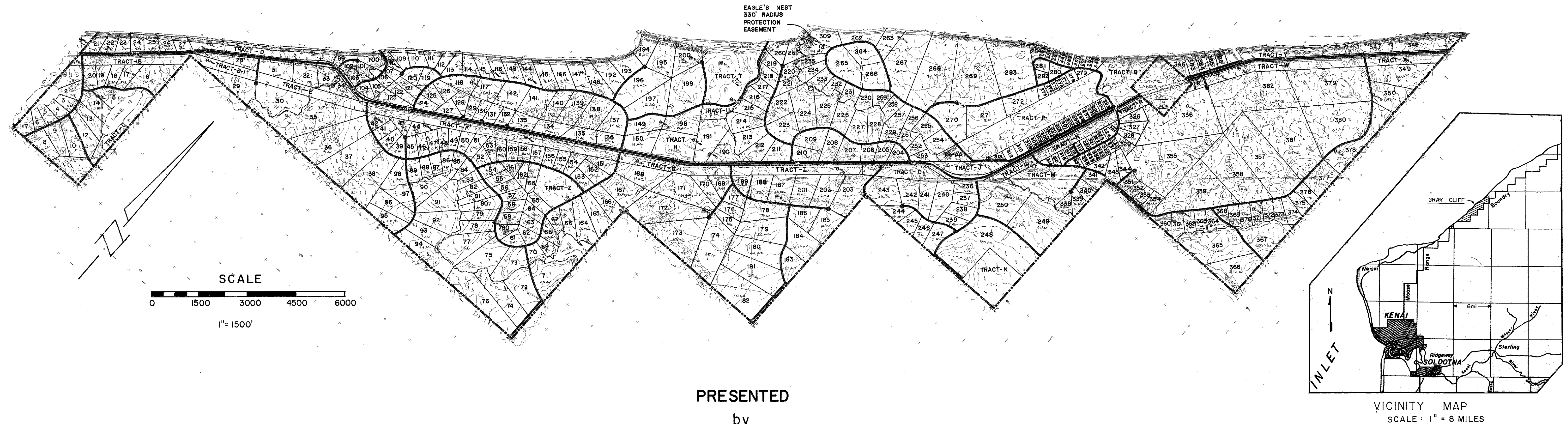


GRAY CLIFF

PORS. SECS. 1,2,10,11,12,14,15,16,20,21,22,28,
29,30, & 31, t.9n., r.9w., s.m.



PRESENTED
by

KRAMER-CHIN-MAYO
PLANNERS
JUNEAU, AK.

DOWLING-RICE & ASSOC.
ADMINISTRATORS
SOLDOTNA, AK.

HANSON & CO.
SURVEYORS
HOMER, AK.

TRANS-ALASKA
SOILS
SEWARD, AK.

SURVEYORS

ABILITY SURVEYS
HOMER, AK.

McLANE & ASSOC. INC.
SOLDOTNA, AK.

HENNING JOHNSON R.L.S.
SOLDOTNA, AK.

BRANCH & SHARP J.V.
HOMER, AK.

DOWLING-RICE & ASSOC./P&R. LAND SURVEYING J.V.
SOLDOTNA, AK.

ANCHOR POINT, AK.

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PLAT APPROVAL

This plat was approved by the KENAI PENINSULA
BOROUGH PLANNING COMMISSION at the meeting
of, July 26, 1982 KENAI PENINSULA BOROUGH.
By [Signature]

ADMINISTRATIVE OFFICER

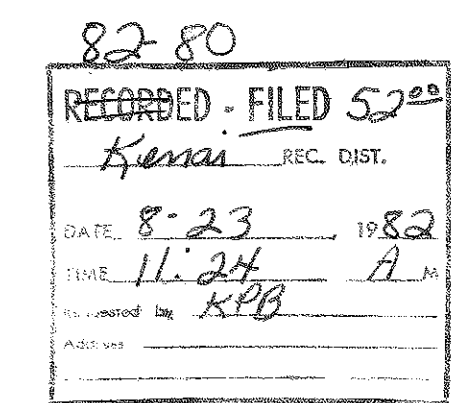
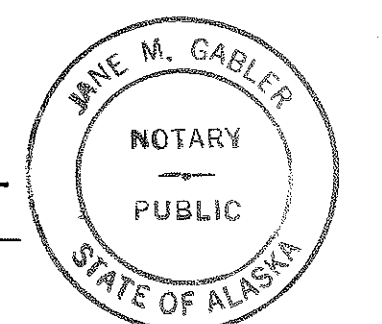
CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property
shown and described hereon, and that we hereby adopt
this plan of subdivision, and dedicate all right of ways
to public use, and grant all easements to the use shown.

Stan Thompson
STAN THOMPSON - MAYOR
KENAI PENINSULA BOROUGH

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 11th
day of August 1982
Jane M. Gabler Sept. 13, 1985
NOTARY PUBLIC FOR ALASKA My commission expires



Gray Cliff Subdivision

LOCATED IN GOV. LOT 4, SEC. 30 AND GOV. LOTS 1, 2, 3, 4, AND 5 AND E1/2 SW1/4; AND SE1/4 NW1/4 SEC. 31, T9N R9W S.M., ALASKA
SCALE 1" = 200' AREA = 297.311 AC. JUNE 10, 1982
BY THE KENAI PENINSULA BOROUGH BOX 850 SOLDOTNA, AK. 99669

BEARING TREES to monuments shown in legend. Ref. to bearing of GLO north on sec. line of sec. 36 and sec. 31.
3"x4" aluminum tags, marked with bearing and distance, are nailed to bearing trees

WCMC SEC. 36 SEC. 31	1/4 COR. SEC. 36 and SEC. 31 STANDARD COR.	1/4 COR. SEC. 31 STANDARD COR.	1/4 COR. SEC. 36 SEC. 31	1/4 COR. SEC. 30 SEC. 31
1 - N29°-50'W 20.01' 12" Birch 2 - S86°-33'E 18.19' 6" Spruce 3 - S56°-44'W 31.51' 10" Spruce	1 - N59°-56'W 56.01' 3" Spruce 2 - N01°-50'W 85.75' 3" Spruce 3 - N81°-18'E 20.17' 2" Spruce	1 - N32°-21'W 36.04' 6" Spruce 2 - N47°-23'E 32.18' 14" Birch 3 - S0°-10'W 32.55' 14" Spruce	1 - N16°-12'W 24.20' 10" Spruce 2 - N69°-34'E 56.67' 9" Birch 3 - S22°-15'W 35.83' 6" Spruce	1 - N23°-58'E 29.91' 4" Spruce 2 - S52°-05'E 37.33' 5" Spruce 3 - S24°-20'W 33.39' 4" Spruce

WCMC SEC 30 SEC 31	WCMC TRACT 10 and SEC 36 SEC 31	COR TRACT 8 and TRACT 11	P.I. 1/4 100' ROW	NE COR TRACT C	COR TRACTS 4, 5, and P.C. ROW
1 - N02°-28'W 13.32' 12" Birch 2 - N84°-09'E 12.09' 14" Birch 3 - S49°-W 1.68' 18" Birch	1 - N38°-00'W 15.87' 16" Birch 2 - N56°-36'E 38.08' 9" Spruce 3 - S71°-00'W 48.84' 6" Spruce	1 - N72°-34'W 22.49' 4" Spruce 2 - N47°-48'E 60.78' 3" Spruce 3 - S23°-18'W 40.90' 4" Spruce	1 - N17°-00'W 62.98' 6" Spruce 2 - S58°-30'E 9.38' 18" Birch 3 - N79°-00'W 22.40' 14" Birch	1 - N15°-30'E 20.04' 16" Birch 2 - S28°-40'E 10.77' 10" Birch 3 - S52°-45'W 15.80' 4" Spruce	1 - N10°-45'W 11.36' 6" Spruce 2 - N83°-15'E 19.94' 6" Spruce 3 - S59°-00'W 24.28' 10" Birch

TRACT 20 and P.C. ROW	COR TRACTS 17, 18, and ROW	TRACT C and 1/4 of SEC 31	SE COR TRACT C	TRACT 12 and P.C. ROW
1 - N24°-30'E 3.53' 9" Spruce 2 - S97°-15'E 8.20' 4" Spruce 3 - S70°-45'W 21.28' 6" Spruce	1 - N80°-00'W 5.35' 3" Spruce 2 - N66°-15'E 9.23' 4" Spruce 3 - S41°-15'W 23.84' 3" Spruce	1 - N13°-45'W 29.21' 14" Spruce 2 - S64°-30'E 49.36' 5" Spruce 3 - S85°-00'W 63.55' 16" Birch	1 - N03°-00'E 7.47' 10" Birch 2 - S60°-45'E 21.25' 5" Spruce 3 - S34°-00'W 5.40' 12" Birch	1 - N5°-00'W 11.83' 6" Spruce 2 - S76°-00'E 18.78' 6" Spruce 3 - S23°-45'E 74.30' 6" Spruce

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____ 1982.

KENAI PENINSULA BOROUGH

BY: _____

Authorized Official

NOTE

A building-set back of 20' from all ROW's is required unless a lesser standard is approved by a resolution of appropriate planning commission. Building set-back line to be limit of UTILITY EASEMENTS along streets.

OWNER'S CERTIFICATE AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all Rights Of Ways to public use, and grant all easements to uses shown.

STANLEY F. THOMPSON - MAYOR

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____ 1982.

NOTARY PUBLIC FOR ALASKA

My commission expires: _____

FOR STANLEY F. THOMPSON

SHEET 2 OF 22

LEGEND

- ✚ - 1923 brass cap monument by GLO, found
- - 1981 Bernstein aluminum cap mon. by 3686-S, found
- ⊙ - K.P.B. 3" al. cap on 3/4"x6" al. rod, set.
- - Al cap on 5/8"x25" rod, set.
- ≡ - Swampy ground.

BASE GRID BEARING - N48°-54'-42"E ON CENTERLINE OF NIKISHKA LINE.

CURVES

1
A = 87°-34'-22"
R = 20.00'
C = 27.68'
T = 19.17'
L = 30.57'

2
A = 92°-25'-38"
R = 20.00'
C = 28.88'
T = 20.87'
L = 32.26'

3
A = 27°-30'
R = 1220.00'
C = 579.93'
T = 290.51'
L = 585.56'
CB = S29°-45'-56"E

4
A = 27°-00'
R = 1220.00'
C = 569.61'
T = 292.90'
L = 574.91'
CB = S02°-37'-56"E

5
A = 15°-00'
R = 1220.00'
C = 318.48'
T = 160.62'
L = 319.40'
CB = S18°-20'-04"W

6
A = 12°-12'-04"
R = 1280.00'
C = 318.48'
T = 136.81'
L = 272.58'
CB = N19°-53'-02"E

7
A = 101°-02'-04"
R = 20.00'
C = 30.87'
T = 24.28'
L = 35.27'
CB = N64°-07'-03"E

8
A = 74°-26'-08"
R = 20.00'
C = 24.19'
T = 15.19'
L = 25.98'
CB = N27°-52'-W

9
A = 12°-35'
R = 1280.00'
C = 280.51'
T = 141.12'
L = 281.11'
CB = N02°-37'-42"E

10
A = 12°-35'
R = 1280.00'
C = 280.51'
T = 141.12'
L = 281.11'
CB = N02°-37'-42"E

11
A = 13°-00'
R = 1280.00'
C = 289.80'
T = 145.84'
L = 290.42'
CB = N22°-24'-48"W

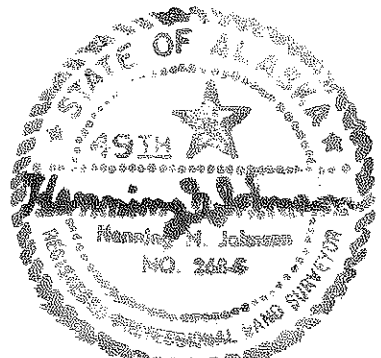
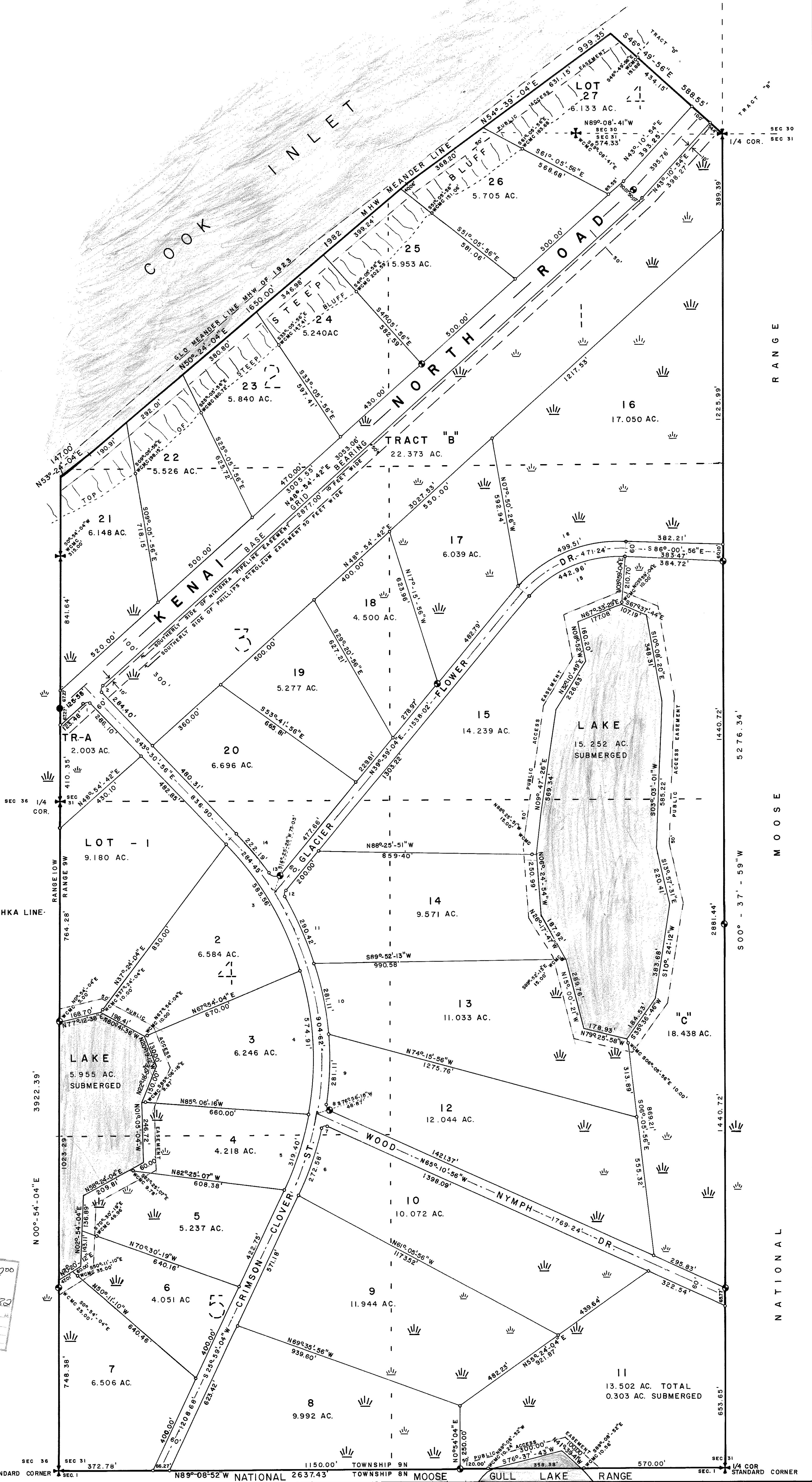
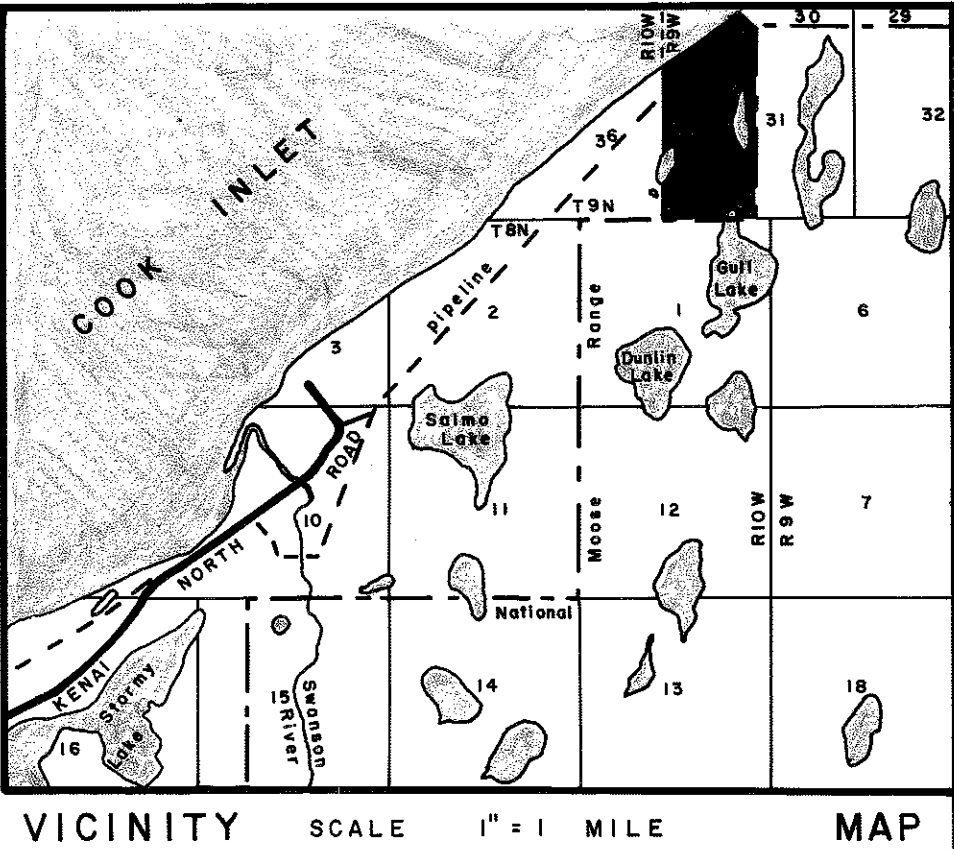
12
A = 88°-53'-52"
R = 20.00'
C = 22.63'
T = 13.72'
L = 24.05'
CB = N05°-32'-08"E

13
A = 108°-26'-45"
R = 20.00'
C = 32.04'
T = 26.76'
L = 37.16'
CB = N64°-58'-29"W

14
A = 9°-56'-45"
R = 530.00'
C = 481.23'
T = 270.05'
L = 499.91'

15
A = 54°-00'-00"
R = 470.00'
C = 426.75'
T = 239.48'
L = 442.96'

16
A = 54°-00'-00"
R = 530.00'
C = 481.23'
T = 270.05'
L = 499.91'



BOX 27 CLAM GULCH, AK. 99568

STANDARD CORNER

SEC 1

N89°-08'-52"W

NATIONAL 2637.43'

TOWNSHIP 9N

TOWNSHIP 8N

MOOSE

GULL LAKE

RANGE

SEC 31

1/4 COR

STANDARD CORNER

2 of 22

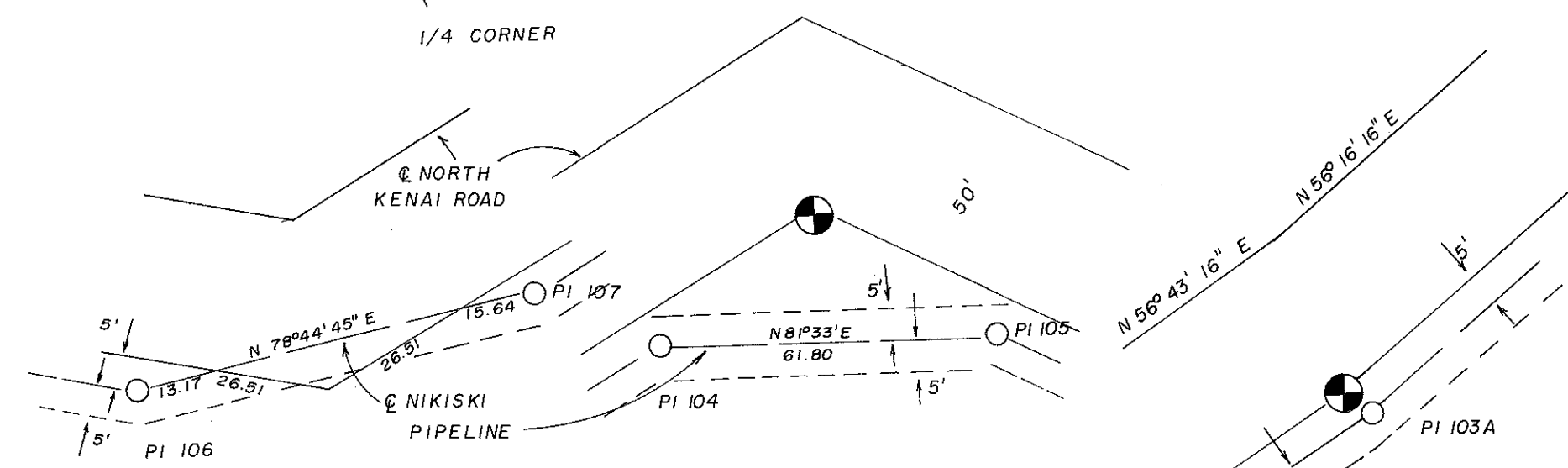
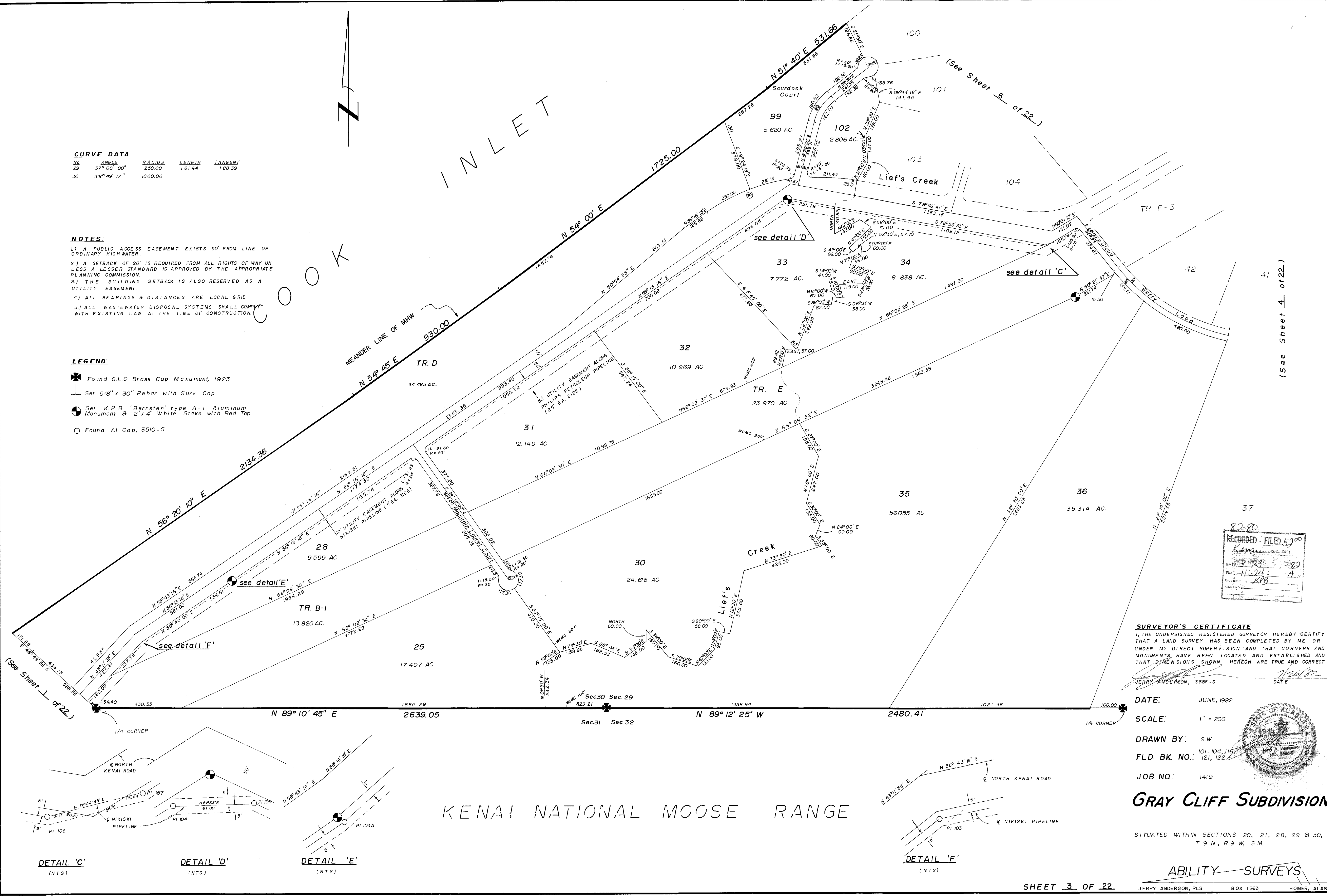
82-80

3 of 22
82-80

CURVE DATA				
No.	ANGLE	RADIUS	LENGTH	TANGENT
29	37° 00' 00"	250.00	161.44	188.39
30	38° 49' 17"	1000.00		

- NOTES:**
- 1.) A PUBLIC ACCESS EASEMENT EXISTS 50' FROM LINE OF ORDINARY HIGH WATER.
 - 2.) A SETBACK OF 20' IS REQUIRED FROM ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.
 - 3.) THE BUILDING SETBACK IS ALSO RESERVED AS A UTILITY EASEMENT.
 - 4.) ALL BEARINGS & DISTANCES ARE LOCAL GRID.
 - 5.) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.

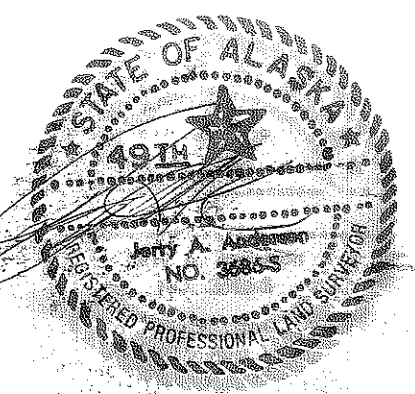
- LEGEND:**
- Found G.L.O. Brass Cap Monument, 1923
 - Set 5/8" x 30" Rebar with Surv. Cap
 - Set K.P.B. 'Bernstein' type A-1 Aluminum Monument & 2" x 4" White Stake with Red Top
 - Found Al. Cap, 3510-S



82-80
RECORDED - FILED 5200
Kani
DATE 8-23-82
TIME 11:24
Submitted by KPB
A

SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED REGISTERED SURVEYOR HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.
JERRY ANDERSON, 3686-S
DATE 7/26/82

DATE: JUNE, 1982
SCALE: 1" = 200'
DRAWN BY: S.W.
FLD. BK. NO.: 101-104, 116, 121, 122
JOB NO.: 1419



GRAY CLIFF SUBDIVISION
SITUATED WITHIN SECTIONS 20, 21, 28, 29 & 30, T 9 N, R 9 W, S.M.
ABILITY SURVEYS
JERRY ANDERSON, RLS
BOX 1263
HOMER, ALASKA

(See Sheet 1 of 22)

(See Sheet 4 of 22)

(See Sheet 1 of 22)

N

CURVE DATA				
No.	ANGLE	RADIUS	LENGTH	TANGENT
12	66° 30' 00"	480.00	522.29	295.03
13	93° 30' 00"	500.00	815.94	531.52
14	3° 15' 00"	750.00	409.06	209.76
15	17° 15' 00"	1000.00	301.07	151.68

- NOTES:**
- 1.) A PUBLIC ACCESS EASEMENT EXISTS 50' FROM LINE OF ORDINARY HIGHWATER, ALONG ALL CREEKS.
 - 2.) A SETBACK OF 20' IS REQUIRED FROM ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.
 - 3.) THE BUILDING SETBACK IS ALSO RESERVED AS A UTILITY EASEMENT.
 - 4.) ALL BEARINGS & DISTANCES ARE LOCAL GRID.
 - 5.) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
 - 6.) LOT 71 REQUIRES PLANS PREPARED BY A PROFESSIONAL ENGINEER TO BE SUBMITTED TO A.D.E.C. FOR REVIEW & APPROVAL PRIOR TO THE INSTALLATION OF ANY ON-SITE WASTEWATER DISPOSAL SYSTEM.

- LEGEND:**
- Found G.L.O. Brass Cap Monument, 1923
 - Set K.P.B. 'Bernstein' type A-1 Aluminum Monument & 2"x4" White Stake with Red Top
 - Set 5/8" x 30" Rebar with Surv. Cap

82-80
RECORDED - FILED 5200
Kenai REC. DIST.
DATE 8-23-82
TIME 11:24 A.M.
Reviewed by RPB
Address

SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED REGISTERED SURVEYOR HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

JERRY ANDERSON, 3686-S
DATE 7/26/82

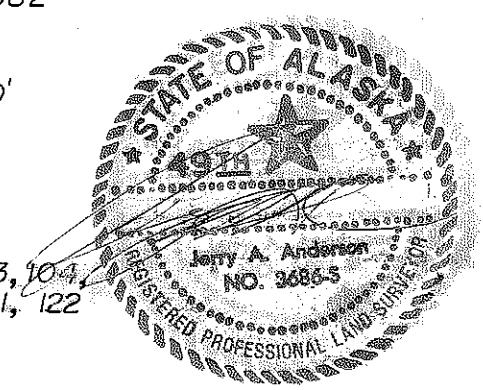
DATE: JUNE, 1982

SCALE: 1" = 200'

DRAWN BY: S.W.

FLD. BK. NO.: 101, 103, 104, 116, 121, 122

JOB NO.: 1419



GRAY CLIFF SUBDIVISION

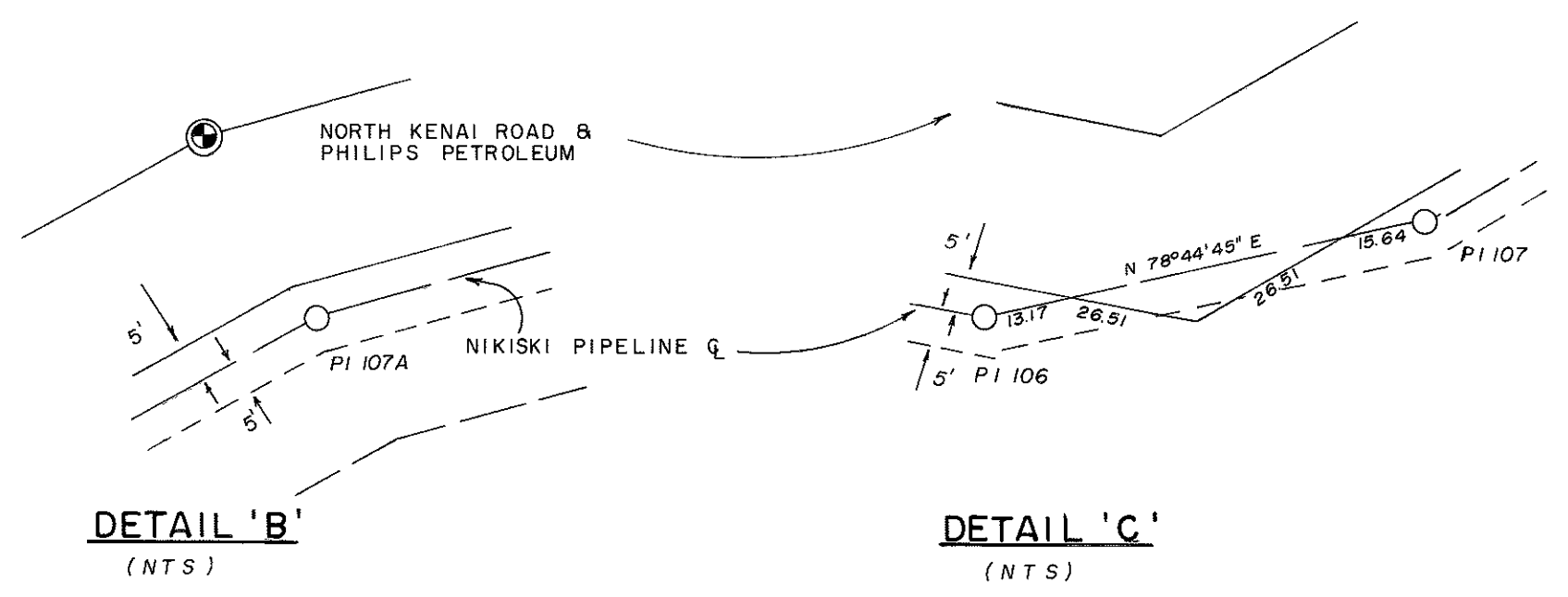
SITUATED WITHIN SECTIONS 20, 21, 28, 29 & 30, T 9 N, R 9 W, S.M.

ABILITY SURVEYS

82-80 6 of 22

N

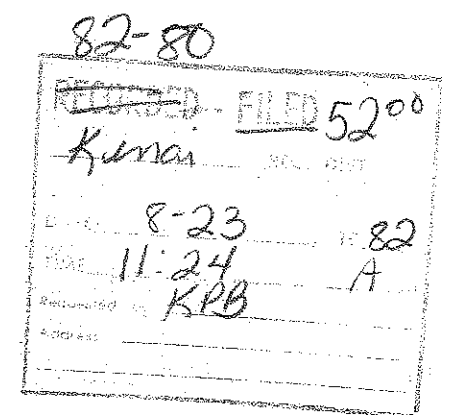
COOK INLET



CURVE DATA				
No.	ANGLE	RADIUS	LENGTH	TANGENT
22	2° 59' 15"	1000.00	383.76	194.27
23	52° 15' 00"	1000.00	911.93	490.44
24	62° 15' 00"	500.00	543.23	301.92
25	50° 37' 30"	400.00	353.43	189.19
26	30° 15' 00"	500.00	263.98	139.14
27	50° 00' 00"	250.00	218.17	116.58
28	74° 00' 00"	250.00	322.89	188.39

- NOTES:**
- 1.) A PUBLIC ACCESS EASEMENT EXISTS 50' FROM LINE OF ORDINARY HIGHWATER ALONG ALL CREEKS.
 - 2.) A SETBACK OF 20' IS REQUIRED FROM ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.
 - 3.) THE BUILDING SETBACK IS ALSO RESERVED AS A UTILITY EASEMENT.
 - 4.) ALL BEARINGS & DISTANCES ARE LOCAL GRID.
 - 5.) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
 - 6.) A 50 FT. PUBLIC ACCESS EASEMENT EXISTS UPLAND OF THE MEANDER LINE OF MEAN HIGH WATER OF COOK INLET.

- LEGEND:**
- Set K. P.B. 'Bernstein' type A-1 Aluminum Monument & 2"x 4" White Stake with Red Top
 - Set 5/8"x 30" Rebar with Surv. Cap
 - Found Al. Cap, 3510-S



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

JERRY ANDERSON, 3686-S DATE 7/26/82

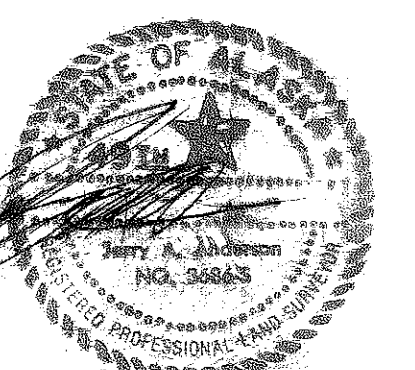
DATE: JUNE, 1982

SCALE: 1" = 200'

DRAWN BY: SW

FLD. BK. NO.: 101-104, 116, 121, 122

JOB NO.: 1419



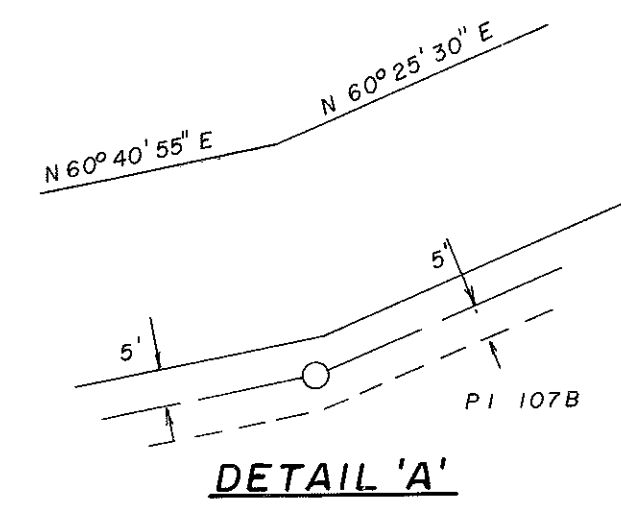
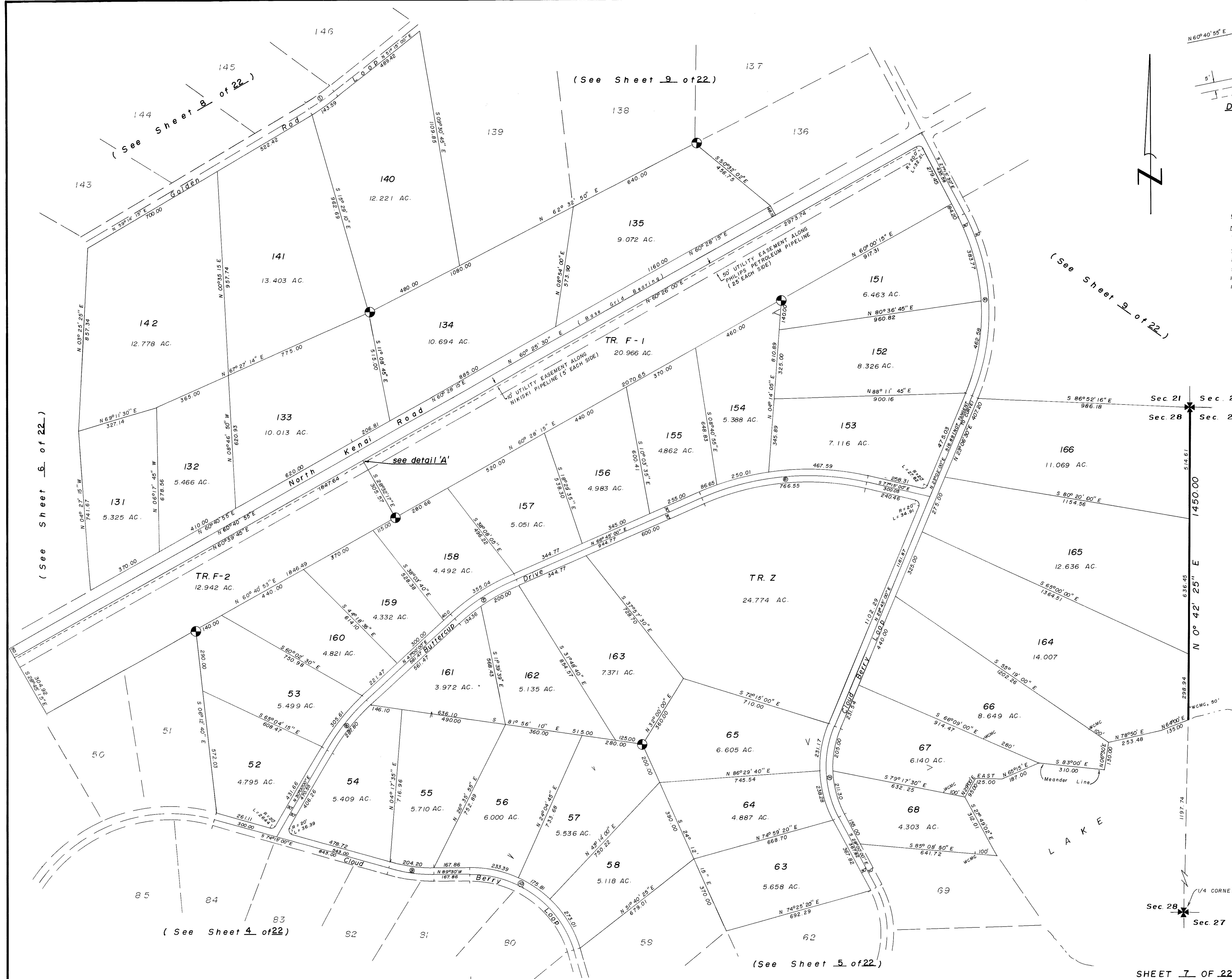
GRAY CLIFF SUBDIVISION

SITUATED WITHIN SECTIONS 20, 21, 28, 29 & 30, T 9 N, R 9 W, S.M.

ABILITY SURVEYS

JERRY ANDERSON, RLS. BOX 1263 HOMER, ALASKA

82-80
7 of 22



CURVE DATA				
No.	ANGLE	RADIUS	LENGTH	TANGENT
5	50° 00' 00"	1000.00	872.66	466.31
6	36° 00' 00"	1250.00	785.40	406.15
7	19° 45' 00"	1000.00	344.70	174.08
8	17° 00' 00"	1000.00	296.71	149.45
9	16° 15' 00"	750.00	212.71	107.07
10	73° 45' 00"	500.00	643.59	375.07
11	50° 45' 00"	500.00	442.88	237.15

- NOTES:**
- 1) A PUBLIC ACCESS EASEMENT EXISTS 50' FROM LINE OF ORDINARY HIGHWATER, ALONG ALL CREEKS.
 - 2) A SETBACK OF 20' IS REQUIRED FROM ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.
 - 3) THE BUILDING SETBACK IS ALSO RESERVED AS A UTILITY EASEMENT.
 - 4) ALL BEARINGS & DISTANCES ARE LOCAL GRID.
 - 5) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.

- LEGEND:**
- Found GLO Brass Cap Monument, 1923
 - Set K.P.B. 'Bernstein' type A-1 Aluminum Monument & 2"x4" White Stake with Red Top
 - Set 5/8"x 30" Rebar with Surv. Cap
 - Found Al Cap, 3510-S

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

JERRY ANDERSON, 3686-S

DATE: JUNE, 1982

SCALE: 1" = 200'

DRAWN BY: S.W.

FLD. BK. NO.: 101-104, 126, 121, 122

JOB NO.: 1419

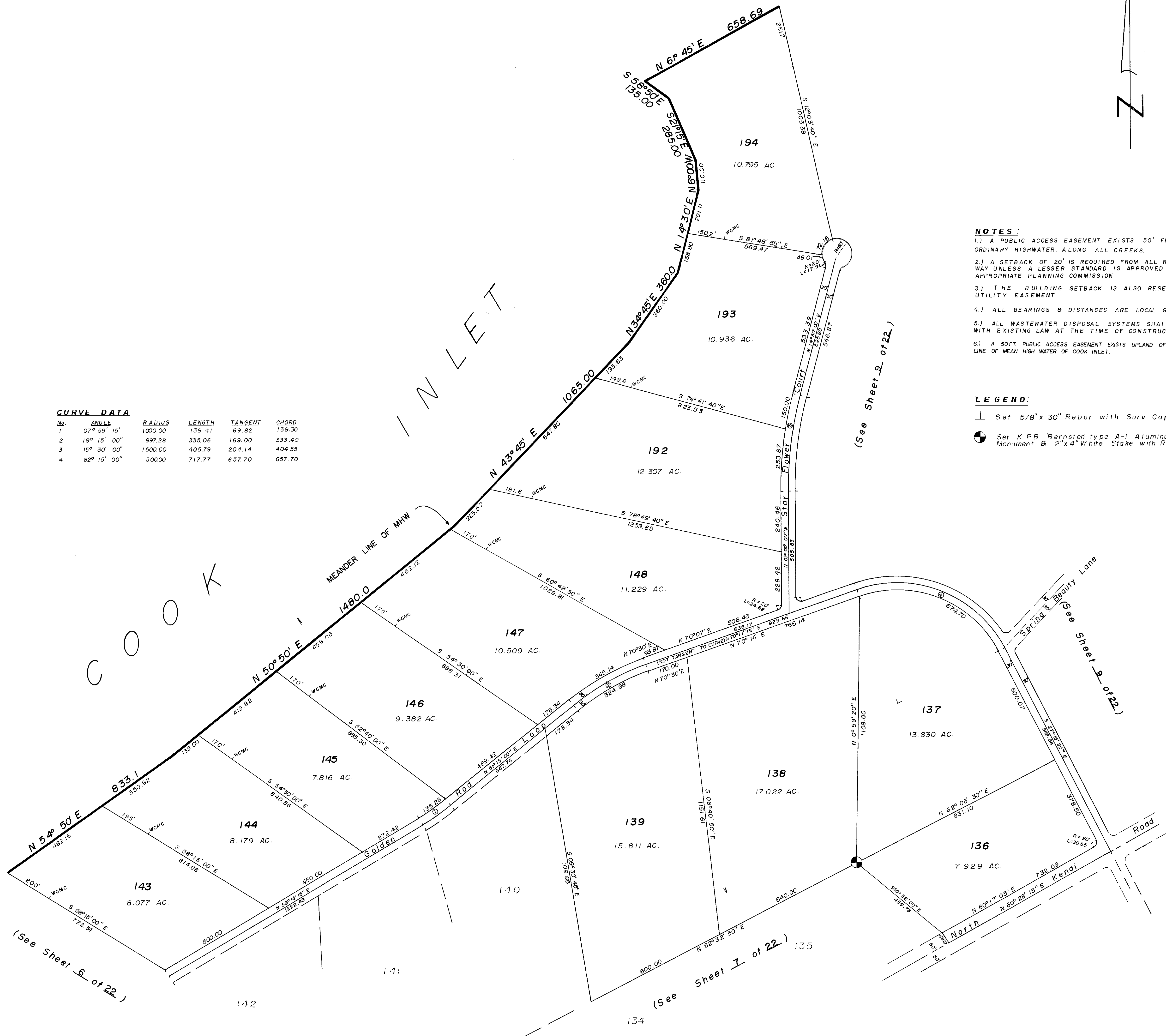
GRAY CLIFF SUBDIVISION

SITUATED WITHIN SECTIONS 20, 21, 28, 29 & 30, T 9 N, R 9 W, S. M.

ABILITY SURVEYS

JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA

82-80
8 of 22



CURVE DATA					
No.	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
1	07° 59' 15"	1000.00	139.41	69.82	139.30
2	19° 15' 00"	997.28	335.06	169.00	333.49
3	15° 30' 00"	1500.00	405.79	204.14	404.55
4	82° 15' 00"	500.00	717.77	657.70	657.70

- NOTES:**
- 1.) A PUBLIC ACCESS EASEMENT EXISTS 50' FROM LINE OF ORDINARY HIGHWATER, ALONG ALL CREEKS.
 - 2.) A SETBACK OF 20' IS REQUIRED FROM ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.
 - 3.) THE BUILDING SETBACK IS ALSO RESERVED AS A UTILITY EASEMENT.
 - 4.) ALL BEARINGS & DISTANCES ARE LOCAL GRID.
 - 5.) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
 - 6.) A SOFT. PUBLIC ACCESS EASEMENT EXISTS UPLAND OF THE MEANDER LINE OF MEAN HIGH WATER OF COOK INLET.

- LEGEND:**
- ⊥ Set 5/8" x 30" Rebar with Surv. Cap
 - Set K.P.B. 'Bernstein' type A-1 Aluminum Monument & 2" x 4" White Stake with Red Top

82-80
RECORDED - FILED 5200
Kiana REC. DIST.
DATE 8-23 1982
TIME 11:24 A.
Requested by: KPB
Address:

SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED REGISTERED SURVEYOR HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

JERRY ANDERSON, 3686-S
DATE 7/26/82

DATE: JUNE, 1982

SCALE: 1" = 200'

DRAWN BY: S.W.

FLD. BK. NO.: 101-104, 116, 121, 122

JOB NO.: 1419

GRAY CLIFF SUBDIVISION

SITUATED WITHIN SECTIONS 20, 21, 28, 29 & 30, T 9 N R 9 W S. M.

ABILITY SURVEYS
JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA

9 of 22
82-80

SEE SHEET 8

LEGEND

MONUMENT (Found this survey)

MONUMENT (Set this survey)

WC TO MC (TRUE MC NOT SET)

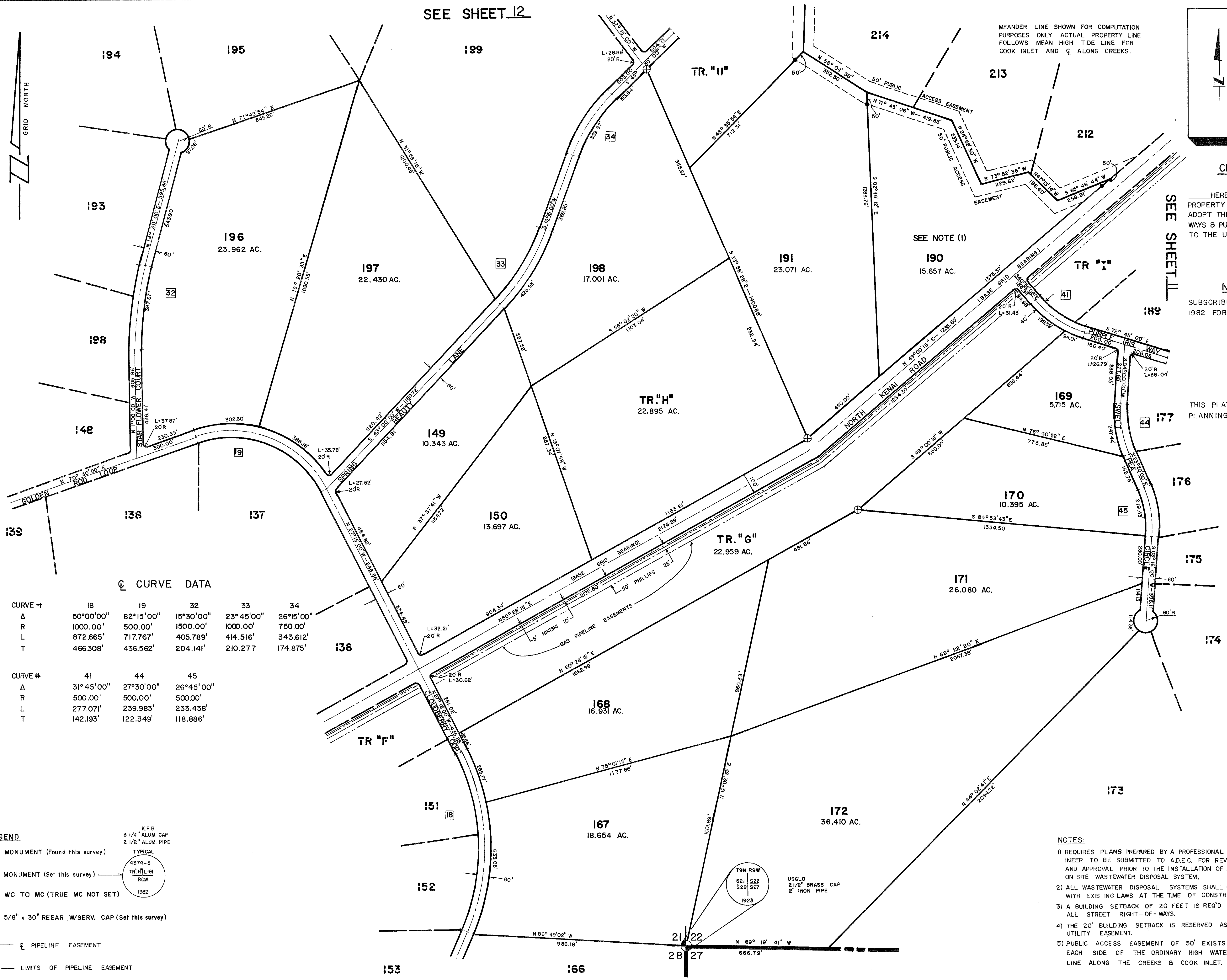
5/8" x 30" REBAR W/SERV. CAP (Set this survey)

PIPELINE EASEMENT

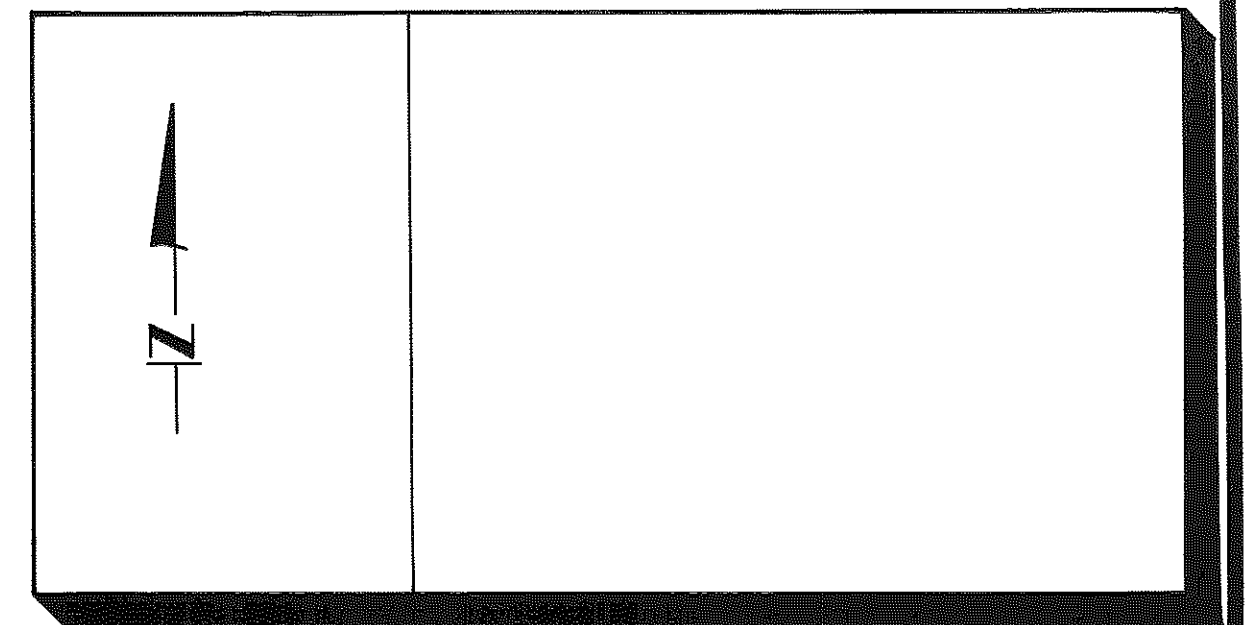
LIMITS OF PIPELINE EASEMENT

K.P.B.
3 1/4" ALUM. CAP
2 1/2" ALUM. PIPE
TYPICAL
4374-S
TR.H/LIN
ROW
1982

SEE SHEET 12



MEANDER LINE SHOWN FOR COMPUTATION PURPOSES ONLY. ACTUAL PROPERTY LINE FOLLOWS MEAN HIGH TIDE LINE FOR COOK INLET AND C. ALONG CREEKS.



CERTIFICATE of OWNERSHIP and DEDICATION

_____ HEREBY CERTIFY THAT _____ THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT _____ HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 1982 FOR _____

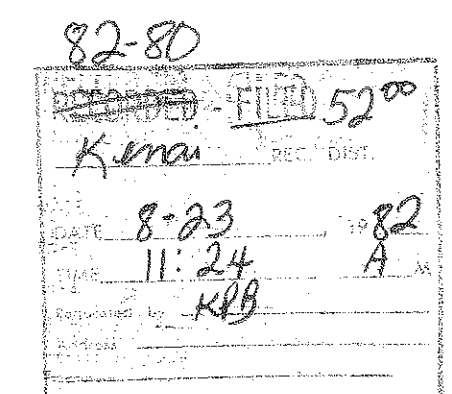
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL



Patrick Marquis
PATRICK MARQUIS, R.L.S.
REGISTRATION NO. 4374-S

NOTES:

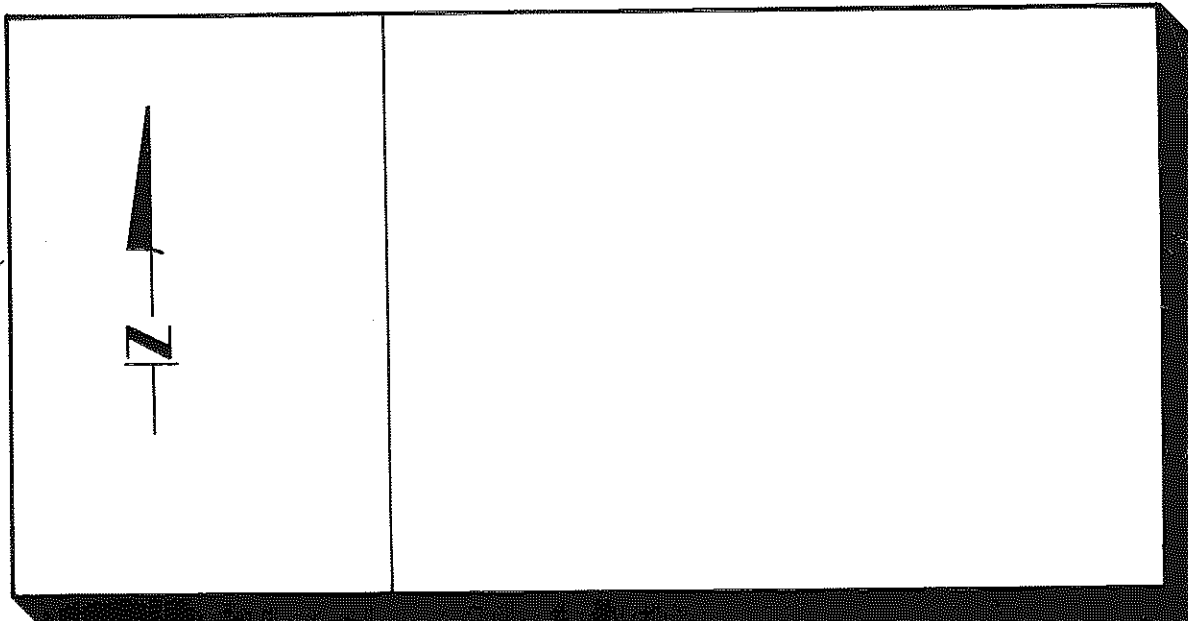
- 1) REQUIRES PLANS PREPARED BY A PROFESSIONAL ENGINEER TO BE SUBMITTED TO A.D.E.C. FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF ANY ON-SITE WASTEWATER DISPOSAL SYSTEM.
- 2) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION
- 3) A BUILDING SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS.
- 4) THE 20' BUILDING SETBACK IS RESERVED AS A UTILITY EASEMENT.
- 5) PUBLIC ACCESS EASEMENT OF 50' EXISTS EACH SIDE OF THE ORDINARY HIGH WATER LINE ALONG THE CREEKS & COOK INLET.

GRAY CLIFF SUBDIVISION

DOWLING-RICE/P&R SURVEYS			
P.O. BOX 1974 SOLDOTNA, ALASKA 99669			
ENGINEERS		SURVEYORS	
DATE: JUNE 11, 1982		SCALE: 1"= 200'	
DRAFTED: WLJH		SHEET: 9 OF 22	
CHECKED: CB		W.O.NO.:	

MEANDER LINE SHOWN FOR COMPUTATION PURPOSES ONLY. ACTUAL PROPERTY LINE FOLLOWS MEAN HIGH TIDE LINE FOR COOK INLET & CREEKS.

SEE SHEET 13



CERTIFICATE of OWNERSHIP and DEDICATION

_____ HEREBY CERTIFY THAT _____ THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT _____ HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 1982 FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

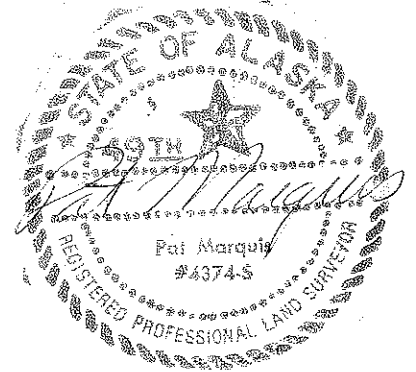
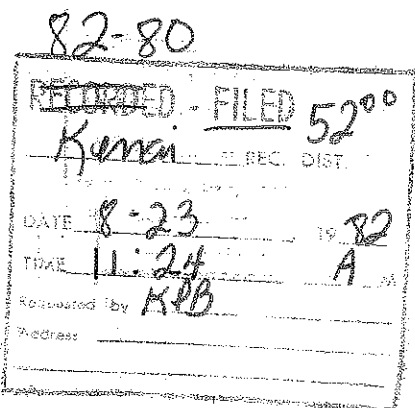
PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

DETAIL



Patrick Marquis
PATRICK MARQUIS, R.L.S.
REGISTRATION NO. 4374-S

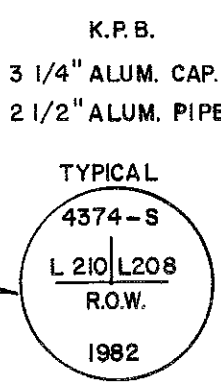
CURVE DATA

CURVE #	41	42	43	49	50	51
Δ	31°45'00"	48°00'00"	12°45'00"	73°30'00"	47°45'00"	44°30'00"
R	500.00'	750.00'	1000.00'	500.00'	750.00'	750.00'
L	277.071'	628.319'	222.529'	641.408'	625.046'	582.504'
T	142.193'	333.922'	111.726'	373.368'	331.963'	306.883'

CURVE #	52	53	54	55	101	102
Δ	85°00'00"	89°00'00"	16°15'00"	19°45'00"	43°53'45"	41°24'58"
R	625.00'	600.00'	1000.00'	1000.00'	200.00'	200.00'
L	927.206'	932.006'	283.616'	344.703'	153.23'	144.57'
T	572.707'	589.618'	142.766'	174.078'	80.59'	75.61'

LEGEND

- MONUMENT (Found this survey)
- MONUMENT (Set this survey)
- WC TO MC (TRUE MC NOT SET)
- 5/8" x 30" REBAR W/SERV. CAP. (Set this survey)
- PIPELINE EASEMENT
- LIMITS OF EASEMENT



NOTES:

- A BUILDING SETBACK OF 20' IS REQ'D FROM ALL STREET RIGHT OF WAYS.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
- THE 20' BUILDING SETBACK IS RESERVED AS A UTILITY EASEMENT.
- PUBLIC ACCESS EASEMENT OF 50' EXISTS EACH SIDE OF THE ORDINARY HIGH WATER LINE ALONG THE CREEKS & COOK INLET.

GRAY CLIFF SUBDIVISION

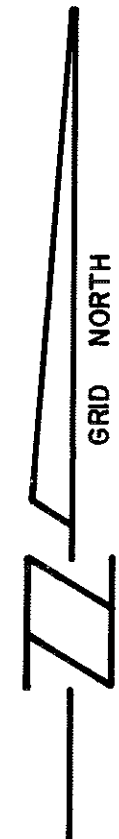
DOWLING-RICE/P & R SURVEYS

P.O. BOX 1974	SOLDOTNA, ALASKA 99669
ENGINEERS	262-9011
SURVEYORS	
DATE: JUNE 11, 1982	SCALE: 1" = 200'
DRAFTED: WLJH	SHEET: 10 OF 22
CHECKED: CB	W.D. NO.:

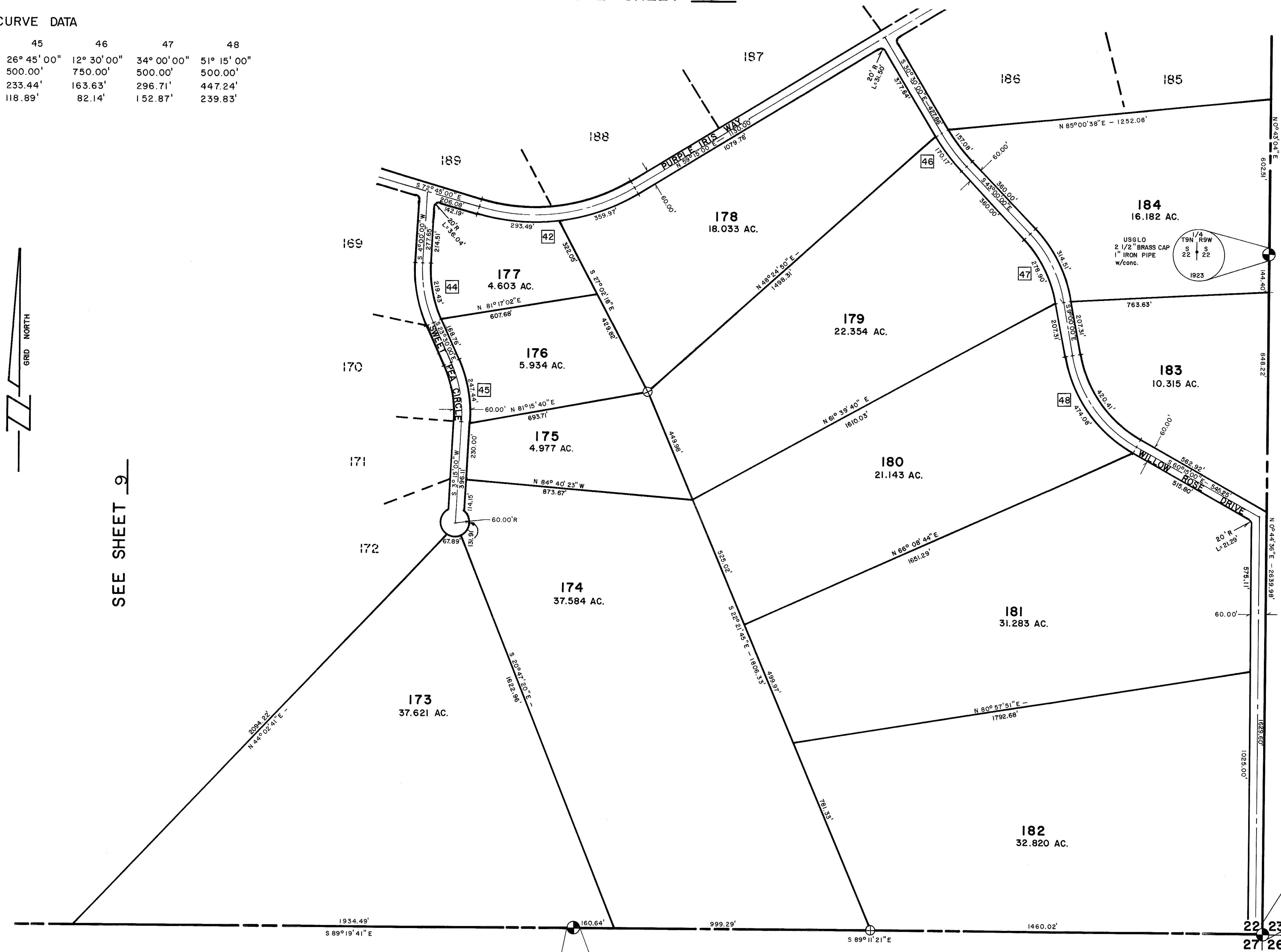
SEE SHEET 11

¢ CURVE DATA

CURVE #	42	44	45	46	47	48
Δ	48° 00' 00"	27° 30' 00"	26° 45' 00"	12° 30' 00"	34° 00' 00"	51° 15' 00"
R	750.00'	500.00'	500.00'	750.00'	500.00'	500.00'
L	628.32'	239.98'	233.44'	163.63'	296.71'	447.24'
T	333.92'	122.35'	118.89'	82.14'	152.87'	239.83'



SEE SHEET 9



CERTIFICATE of OWNERSHIP and DEDICATION

HEREBY CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY'S ACKNOWLEDGEMENT

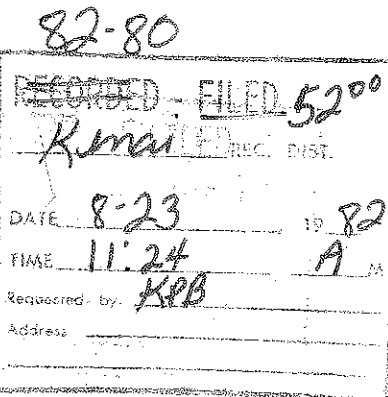
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 1982 FOR _____

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 _____



NOTE:
BASIS OF BEARING IS GRID BEARING
OF NORTH KENAI ROAD.



USGLO
2 1/2" BRASS CAP
2" IRON PIPE

PATRICK MARQUIS, R.L.S.
REGISTRATION NO. 4374-S

GRAY CLIFF
SUBDIVISION

DOWLING-RICE/P&R SURVEYS

P.O. BOX 1974 SOLDOTNA, ALASKA 99669

ENGINEERS 262-9011 SURVEYORS

DATE: JUNE 11, 1982 SCALE: 1" = 200'

DRAFTED: SDT/DM SHEET: 11 OF 22

CHECKED: C.B. W.O. NO.:

NOTES:

- 1) A BUILDING SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS.
- 2) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
- 3) THE 20' BUILDING SETBACK IS RESERVED AS A UTILITY EASEMENT.
- 4) PUBLIC ACCESS EASEMENT OF 50' EXISTS EACH SIDE OF THE ORDINARY HIGH WATER LINE ALONG THE CREEKS & COOK INLET.

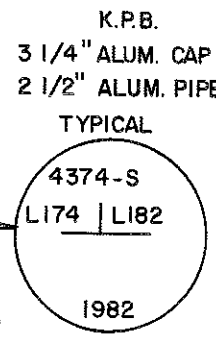
LEGEND

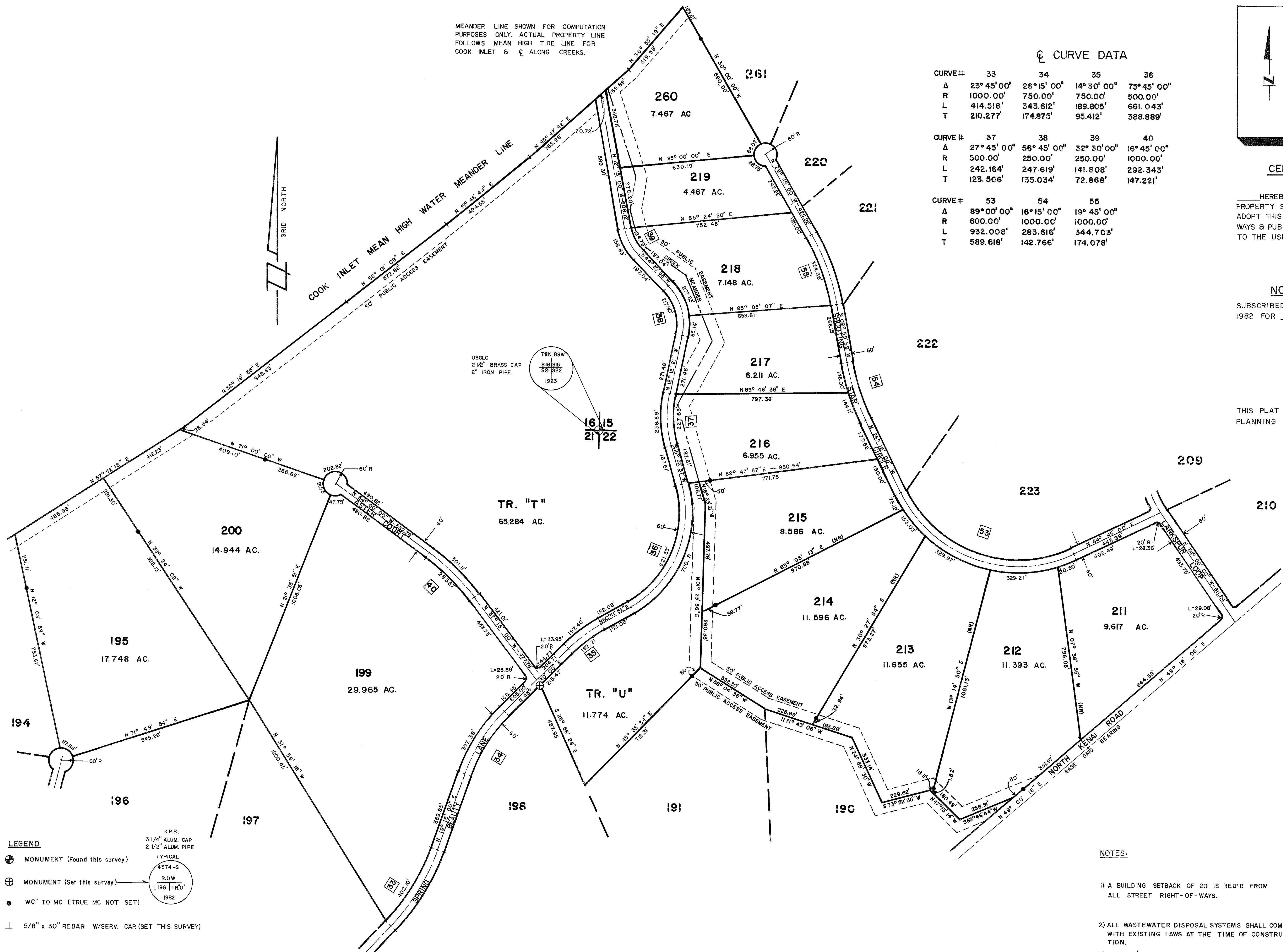
⊕ MONUMENT (Found this survey)

⊕ MONUMENT (Set this survey)

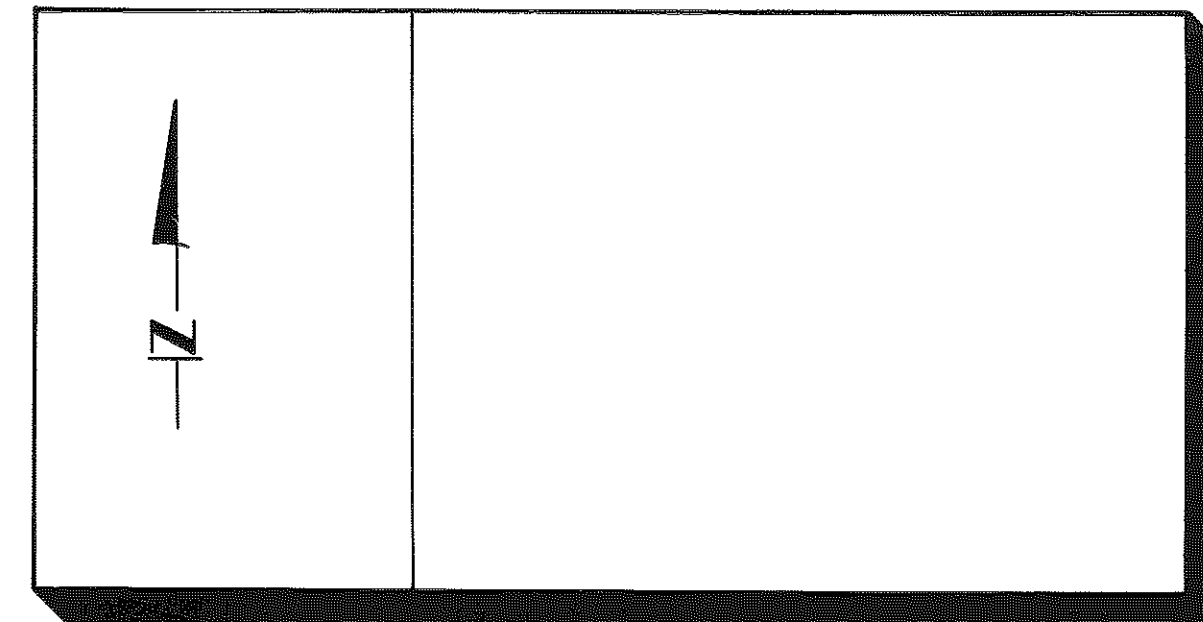
● WC TO MC (TRUE MC NOT SET)

└ 5/8" x 30" REBAR W/SERV. CAP. (Set this survey)





C CURVE DATA				
CURVE #	33	34	35	36
Δ	23° 45' 00"	26° 15' 00"	14° 30' 00"	75° 45' 00"
R	1000.00'	750.00'	750.00'	500.00'
L	414.516'	343.612'	189.805'	661.043'
T	210.277'	174.875'	95.412'	388.889'
CURVE #	37	38	39	40
Δ	27° 45' 00"	56° 45' 00"	32° 30' 00"	16° 45' 00"
R	500.00'	250.00'	250.00'	1000.00'
L	242.164'	247.619'	141.808'	292.343'
T	123.506'	135.034'	72.868'	147.221'
CURVE #	53	54	55	
Δ	89° 00' 00"	16° 15' 00"	19° 45' 00"	
R	600.00'	1000.00'	1000.00'	
L	932.006'	283.616'	344.703'	
T	589.618'	142.766'	174.078'	



CERTIFICATE of OWNERSHIP and
DEDICATION

_____ HEREBY CERTIFY THAT _____ THE OWNER(S) OF THE
PROPERTY SHOWN & DESCRIBED HEREON & THAT _____ HEREBY
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WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS
TO THE USE SHOWN.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____,
1982 FOR _____

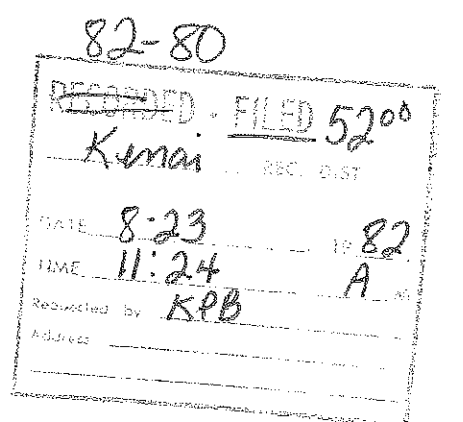
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL



Pat Marquis
PATRICK MARQUIS, R.L.S.
REGISTRATION NO. 4374-S

GRAY CLIFF
SUBDIVISION

NOTES:

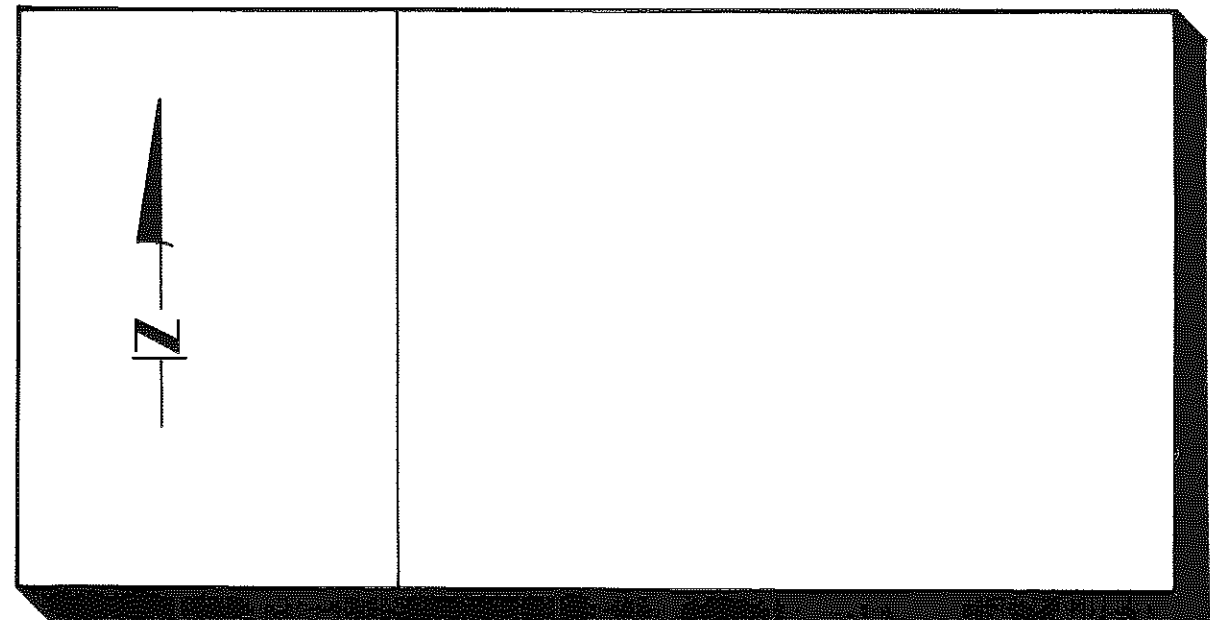
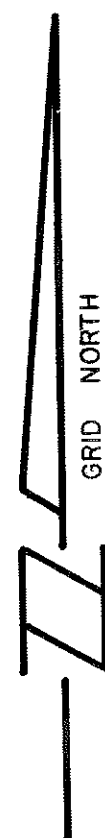
- 1) A BUILDING SETBACK OF 20' IS REQ'D FROM ALL STREET RIGHT-OF-WAYS.
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DOWLING-RICE/P&R SURVEYS

P.O. BOX 1974 SOLDOTNA, ALASKA 99669	
ENGINEERS	262- 9011 SURVEYORS
DATE	JUNE 11, 1982
SCALE:	1" = 200'
DRAFTED:	WLJH/DAM
SHEET:	12 OF 22
CHECKED:	CB
W.D. NO.:	

CURVE #	50	51	52	62	63	64	65	61
Δ	47°45'00"	44°30'00"	85°00'00"	34°00'00"	141°30'00"	77°00'00"	22°15'00"	27°00'00"
R	750.00'	750.00'	625.00'	500.00'	500.00'	600.00'	500.00'	500.00'
L	625.046'	582.504'	927.206'	296.706'	1234.820'	806.342'	194.168'	235.619'
T	331.963'	306.883'	572.707'	152.865'	1431.780'	477.262'	98.323'	120.039'

☿ CURVE DATA



MEANER LINE SHOWN FOR COMPUTATION PURPOSES ONLY. ACTUAL PROPERTY LINE FOLLOWS MEAN HIGH TIDE LINE COOK INLET & ☿ ALONG CREEKS.

CERTIFICATE of OWNERSHIP and DEDICATION

HEREBY CERTIFY THAT _____ THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT _____ HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 1982 FOR _____

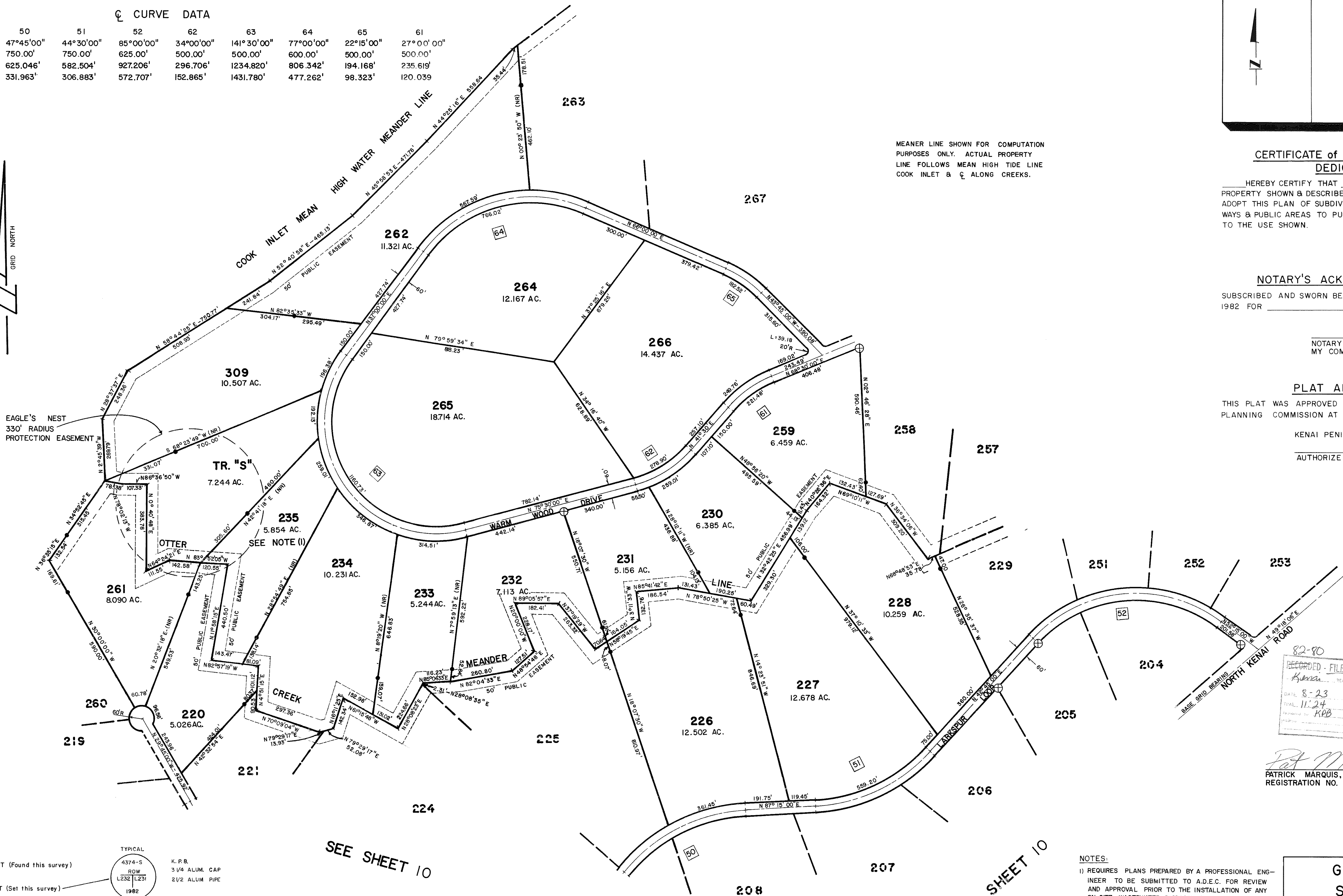
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

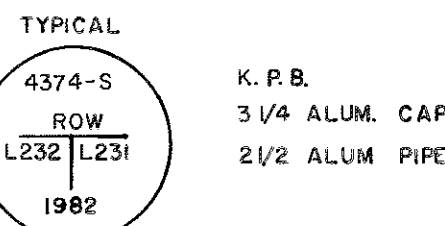
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____



LEGEND

- ⊕ MONUMENT (Found this survey)
- ⊕ MONUMENT (Set this survey)
- WC TO MC (TRUE MC NOT SET)
- ⊥ 5/8" x 30" REBAR W/SERV. CAP. (Set this survey)



K.P.B.
3 1/4 ALUM. CAP
2 1/2 ALUM PIPE

SEE SHEET 10

SEE SHEET 10

NOTES:

- 1) REQUIRES PLANS PREPARED BY A PROFESSIONAL ENGINEER TO BE SUBMITTED TO A.D.E.C. FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF ANY ON-SITE WASTEWATER DISPOSAL SYSTEM.
- 2) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
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- 4) THE 20' BUILDING SETBACK IS RESERVED AS A UTILITY EASEMENT.
- 5) PUBLIC ACCESS EASEMENT OF 50' EXISTS EACH SIDE OF THE ORDINARY HIGH WATER LINE ALONG THE CREEKS & COOK INLET

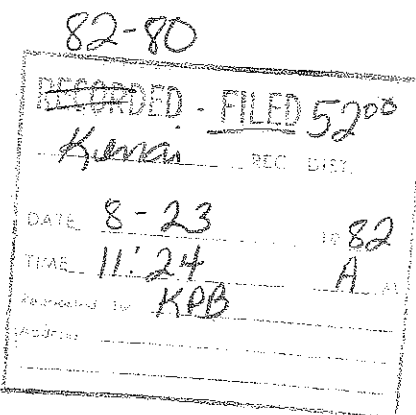
GRAY CLIFF SUBDIVISION

DOWLING-RICE/P&R SURVEYS

P.O. BOX 1974 SOLDOTNA, ALASKA 99669
ENGINEERS 262-9011 SURVEYORS

DATE: JUNE 11, 1982	SCALE: 1" = 200'
DRAFTED: WLJH	SHEET: 13 of 22
CHECKED: CB	W.O.NO.:

SEE SHEET 14



Pat Marquis
PATRICK MARQUIS, R.L.S.
REGISTRATION NO. 4374-S

82-80
14 of 22

CREEK MEANDERS (Otter Creek)

CRSE. NO.	BEARING	DISTANCE	CRSE. NO.	BEARING	DISTANCE
1.	S 57°40'00"E	37.46	26.	N 59°30'00"E	166.00
2.	S 59°40'00"E	20.00	27.	N 64°00'00"E	36.00
3.	S 89°50'00"E	83.00	28.	N 75°50'00"E	68.00
4.	S 56°30'00"E	66.00	29.	N 61°30'00"E	156.00
5.	S 41°20'00"E	70.00	30.	S 83°40'00"E	45.04
6.	S 13°20'00"E	63.00	31.	S 83°40'00"E	29.96
7.	S 36°50'00"E	58.00	32.	S 76°20'00"E	92.00
8.	S 18°40'00"E	60.00	33.	S 60°30'00"E	56.00
9.	N 71°40'00"E	52.07	34.	S 57°10'00"E	112.00
10.	N 71°40'00"E	19.21	35.	S 57°00'00"E	165.00
11.	N 71°40'00"E	61.72	36.	S 52°40'00"E	20.00
12.	S 82°30'00"E	34.00	37.	S 24°20'00"E	58.00
13.	S 49°40'00"E	49.00	38.	S 69°50'00"E	57.78
14.	N 84°50'00"E	50.00	39.	S 69°50'00"E	13.22
15.	N 37°40'00"E	85.00	40.	N 60°20'00"E	62.00
16.	N 56°20'00"E	44.00	41.	N 81°30'00"E	31.00
17.	S 73°20'00"E	54.00	42.	S 78°00'00"E	62.00
18.	S 41°00'00"E	65.00	43.	N 41°50'00"E	63.00
19.	S 84°20'00"E	47.00	44.	N 44°40'00"E	65.00
20.	N 53°50'00"E	91.00	45.	N 68°50'00"E	40.00
21.	N 56°40'00"E	47.00	46.	S 64°00'00"E	9.88
22.	N 28°00'00"E	104.00	47.	S 64°00'00"E	49.12
23.	N 38°10'00"W	79.00	48.	S 37°30'00"E	62.00
24.	N 52°50'00"E	50.00	49.	N 77°30'00"E	50.00
25.	N 83°40'00"E	65.00	50.	N 82°30'00"E	161.00
			51.	N 62°38'48"E	61.95

CURVE DATA

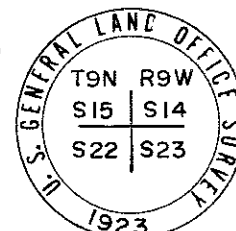
NO.	ANGLE	RADIUS	TANGENT	CHORD	LENGTH
(1)	27°45'16"	475.011	117.353	227.856	230.099
(2)	19°00'00"	750.00	125.507	247.571	248.709
(3)	21°15'00"	750.00	140.697	276.570	278.161
(4)	49°10'00"	500.00	228.742	416.016	429.060
(5)	85°00'00"	625.00	572.707	844.488	927.206
(6)	41°24'58"	200.00	75.606	141.443	144.570
(7)	44°02'05"	200.152	80.937	150.069	153.827
(8)	24°45'00"	500.00	109.704	214.309	215.985

NOTES

- BUILDING SETBACK--All lots are subject to a 20 ft. building setback from Street Right Of Ways, unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- The 20 ft. BUILDING SETBACK is hereby reserved as a utility easement.
- All bearings are local grid bearings and all distances are true distances.
- All Lots or Tracts along "Otter Creek" are subject to a 50 ft. wide PUBLIC ACCESS EASEMENT from Ordinary High Water Line each side of the creek.
- 5/8" X 38" Rebar with 2" diameter aluminum caps stamped and set at all lot corners, witness corners and points of curvature this survey, unless noted otherwise.
- All wastewater treatment and disposal systems shall comply with existing law at time of construction.
- All R.O.W. returns are 20 ft. radius unless noted otherwise.

LEGEND

- Indicates 1923 G.L.O. 2 1/2" dia. brass cap monument recovered this survey.
- Indicates "Northern Pipeline" 1 1/2" dia. alcap set on 5/8" rebar recovered this survey.
- Indicates 3 1/4" diameter Aluminum Monument stamped and set this survey. A 2" X 4" X 7 ft. red and white witness post was set adjacent to each monument.
- Indicates adjacent lot lines.
- (R) Indicates radial lot lines
- Indicates existing monuments set in 1982 by Pat Marquis, R.L.S. No. 4374 recovered this survey.



KENAI NATIONAL MOOSE RANGE



GRAY CLIFF SUBDIVISION

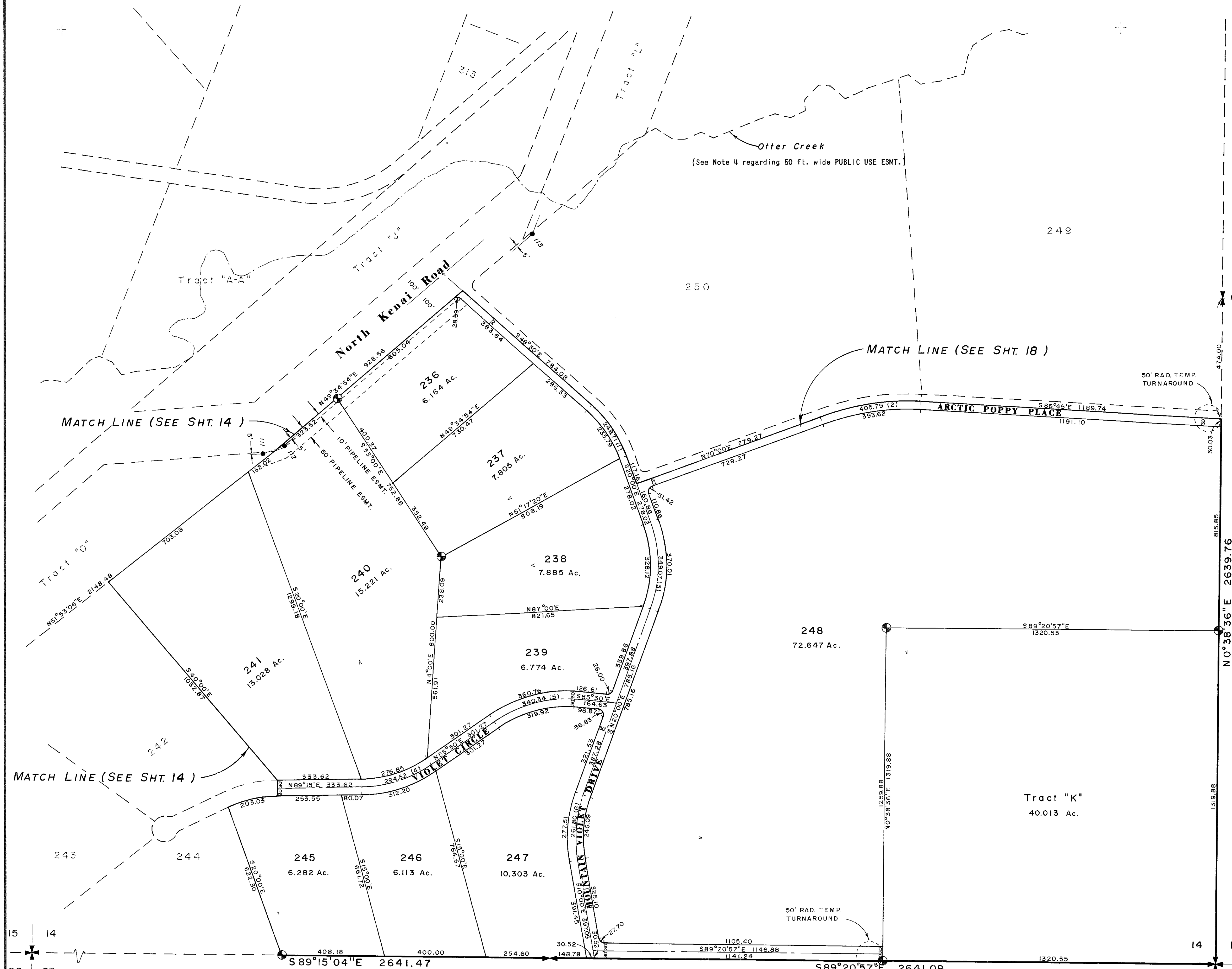
Situated Within A Portion Of T9N, R9W, S.M., Alaska.
Containing 1009.490 Acres

Prepared For
KENAI PENINSULA BOROUGH
BOX 850
SOLDOTNA, ALASKA

Prepared By
BRANCH & SHARP, J/V
REGISTERED LAND SURVEYORS
HOMER, ALASKA

Date: 05/25/82 Scale: 1"=200' Sht. No 14 Of 22 Shts.

82-80
15 of 22



CERTIFICATE OF OWNERSHIP

I, the undersigned, hereby certify that the KENAI PENINSULA BOROUGH is the owner of the property shown and described on sheets 14 thru 18 inclusive and hereby adopt this plan of subdivision and dedicate all right of ways and public areas to public use and grant all easements to the use shown.

Date _____ Stanley F. Thompson (Mayor)
KENAI PENINSULA BOROUGH
Box 850
Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGEMENT

Certificate of ownership subscribed and sworn to before me this _____ day of _____ 19 _____

Notary Public for Alaska _____ My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska and that the property shown and described on sheets 14 thru 18 represents a survey made by me or under my direct supervision and the monuments shown thereon actually exist as described and that all dimensions and other details are correct to the best of my knowledge.

Date 6-30-82 James H. Sharp
James H. Sharp, R.L.S. No. 4015 S
Box 983
Homer, Alaska 99603

CURVE DATA

NO.	ANGLE	RADIUS	TANGENT	CHORD	LENGTH
1.	26°30'00"	500.00	126.984	246.153	248.709
2.	23°15'00"	1000.00	205.725	403.011	405.789
3.	40°00'00"	500.00	181.985	342.020	349.066
4.	33°45'00"	500.00	151.673	290.284	294.524
5.	39°00'00"	500.00	177.059	333.806	340.339
6.	30°00'00"	500.00	133.974	258.819	261.799

LEGEND

- Indicates 1923 G.L.O. 2 1/2" dia. brass cap monument recovered this survey
- Indicates "Northern Pipeline" 1 1/2" dia. alcap set on 5/8" rebar recovered this survey.
- Indicates 3 1/4" diameter Aluminum Monument stamped and set this survey. A 2" X 4" X 7 ft. red and white witness post was set adjacent to each monument.
- Indicates adjacent lot lines.
- (R) Indicates radial lot lines

GRAY CLIFF SUBDIVISION

Situated Within A Portion Of T9N, R9W, S.M., Alaska.
Containing 1009.490 Acres

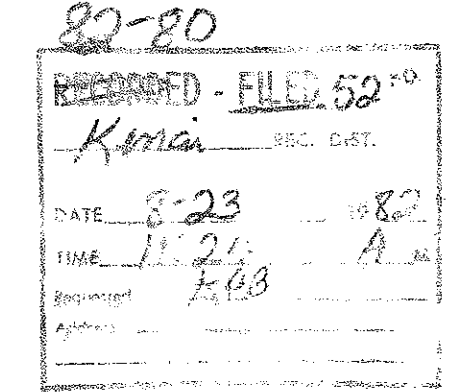
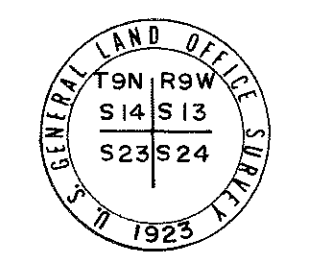
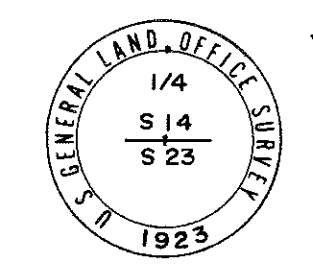
Prepared For KENAI PENINSULA BOROUGH
BOX 850
SOLDOTNA, ALASKA

Prepared By BRANCH & SHARP, J/V
REGISTERED LAND SURVEYORS
HOMER, ALASKA

Date: 05/25/82 Scale: 1"=200' Sht. No. 15 Of 22 Shls.

NOTES

- BUILDING SETBACK -- All lots are subject to a 20 ft. building setback from Street Right Of Ways, unless a lesser standard is approved by resolution of the appropriate planning commission.
- The 20 ft. BUILDING SETBACK is hereby reserved as a utility easement.
- All bearings are local grid bearings and all distances are true distances.
- All Lots or Tracts along "Otter Creek" are subject to a 50 ft. wide PUBLIC ACCESS EASEMENT from Ordinary High Water Line each side of the creek.
- 5/8" X 3/8" Rebar with 2" diameter aluminum caps stamped and set at all lot corners, witness corners & points of curvature this survey, unless shown otherwise.
- All wastewater treatment and disposal systems shall comply with existing law at time of construction.
- All R.O.W. returns are 20 ft. radius unless noted otherwise.



16 of 22
82-80

NOTES

1. BUILDING SETBACK All lots are subject to a 20 ft. building setback from Street Right-of Ways, unless a lesser standard is approved by resolution of the appropriate planning commission.
2. The 20 ft. BUILDING SETBACK is hereby reserved as a utility easement.
3. All bearings are local grid bearings and all distances are true distances.
4. All Lots or Tracts along "Otter Creek" are subject to a 50 ft. wide PUBLIC ACCESS EASEMENT from Ordinary High Water Line each side of the creek.
5. 5/8" X 28" Rebar with 2" diameter aluminum caps stamped and set at all lot corners, witness corners and points of curvature this survey, unless noted otherwise.
6. All wastewater treatment and disposal systems shall comply with existing law at time of construction.
7. All R.O.W. returns are 20 ft. radius unless noted otherwise.
8. A 50ft. public access easement exists upland along the meander of the mean high water line of Cook Inlet.

LEGEND

- Indicates 1923 G.L.O. 2 1/2" dia. brass cap monument recovered this survey.
- Indicates "Northern Pipeline" 1 1/2" dia. alcap set on 5/8" rebar recovered this survey.
- Indicates 3 1/2" diameter Aluminum Monument stamped and set this survey. A 2" X 4" X 7 ft. red and white witness post was set adjacent to each monument.
- Indicates adjacent lot lines.
- (R) Indicates radial lot lines.
- Indicates existing monuments set in 1982 by Pat Marquis, R.L.S. No. 4374 recovered this survey.

CURVE DATA

NO.	ANGLE	RADIUS	TANGENT	CHORD	LENGTH
(1)	25°33'57"	600.00	136.129	265.510	267.725
(2)	22°15'00"	500.00	98.323	192.951	194.168
(3)	27°45'16"	475.011	117.353	227.856	230.099
(4)	19°00'00"	750.00	125.507	247.571	248.709
(5)	58°50'00"	500.00	281.927	491.157	513.418
(6)	29°20'00"	1000.00	261.723	506.390	511.963
(7)	21°15'00"	750.00	140.697	276.570	278.161

MEAN HIGH WATER MEANDER LINE

Top Of Bank

82-80
RECORDED - FILED 520
Kenai REC. DIST.
DATE: 8-23 1982
TIME: 11:24 A.M.
Requested by: KRB
Reviewed by:



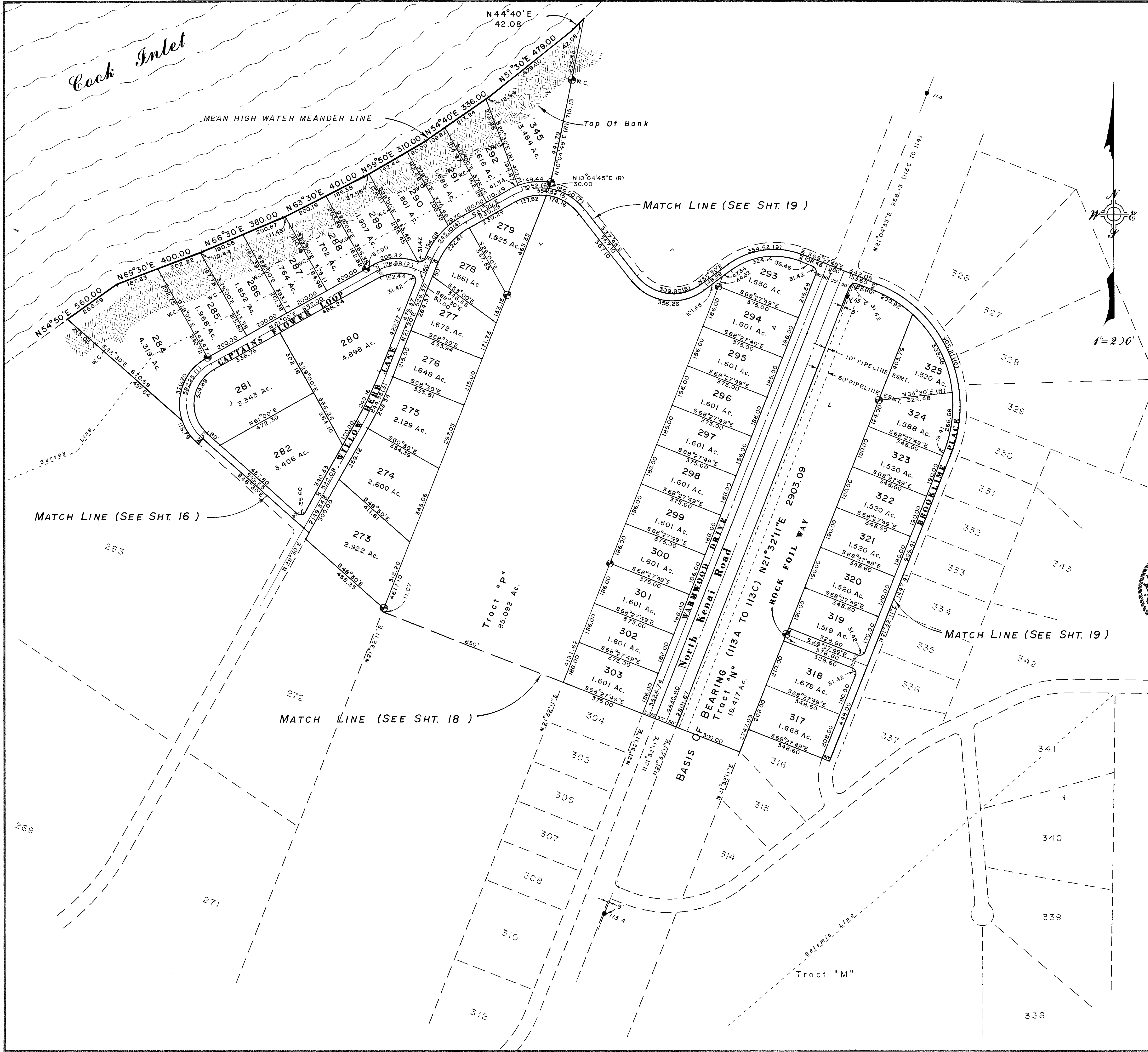
GRAY CLIFF SUBDIVISION

Situated Within A Portion Of T9N, R9W, S.M., Alaska.
Containing 1009.490 Acres

Prepared For
KENAI PENINSULA BOROUGH
BOX 850
SOLDOTNA, ALASKA
Date: 05/25/82 Scale: 1"=200'

Prepared By
BRANCH & SHARP, J/V
REGISTERED LAND SURVEYORS
HOMER, ALASKA
Sht. No. 16 Of 22 Shts.

82-80
17 of 22



- NOTES**
1. BUILDING SETBACK-- All lots are subject to a 20 ft. building setback from Street Right Of Way Lines, unless a lesser standard is approved by resolution of the appropriate planning commission.
 2. The 20 ft. BUILDING SETBACK is hereby reserved as a utility easement.
 3. All bearings are local grid bearings and all distances are true distances.
 4. All Lots or Tracts along "Otter Creek" are subject to a 50 ft. wide PUBLIC ACCESS EASEMENT from Ordinary High Water Line each side of the creek.
 5. 5/8" X 38" Rebar With 2" diameter aluminum caps stamped and set at all lot corners, witness corners, and points of curvature this survey, unless shown otherwise.
 6. All wastewater treatment and disposal systems shall comply with existing law at time of construction.
 7. All R.O.W. returns are 20 ft. radius unless noted otherwise.
 8. Lots 274 thru 279, 281, 282 and 319 require plans prepared by a Professional Engineer to be submitted to A.D.E.C. for review and approval prior to the installation of any on site wastewater disposal system.
 9. A 50 foot public access easement exists upland along the meander of the mean high water line of Cook Inlet.

- LEGEND**
- Indicates 1923 G.L.O. 2 1/2" dia. brass cap monument recovered this survey.
 - Indicates "Northern Pipeline" 1 1/2" dia. alcap set on 5/8" rebar recovered this survey.
 - Indicates 3 1/4" diameter Aluminum Monument stamped and set this survey. A 2" X 4" X 7 ft. red and white witness post was set adjacent to each monument.
 - Indicates adjacent lot lines.
 - (R) Indicates radial lot lines.



82-80
RECORDED - FILED 5200
Kenai REC. DIST.
DATE 8-23-82
TIME 11:24 A.M.
Requested by KLB
Address

CURVE DATA

NO.	ANGLE	RADIUS	TANGENT	CHORD	LENGTH
(1)	109°30'00"	200.00	282.993	326.657	382.227
(2)	50°30'00"	202.951	95.718	173.145	178.879
(3)	8°00'00"	1750.00	122.372	244.149	244.347
(4)	39°30'00"	352.619	126.603	238.311	243.097
(5)	81°15'00"	250.00	214.465	325.553	354.520
(6)	39°04'45"	250.00	88.724	167.229	170.515
(7)	42°10'15"	250.00	96.394	179.880	184.005
(8)	88°05'00"	200.00	195.684	279.741	309.796
(9)	58°02'11"	350.00	194.154	339.561	354.524
(10)	90°00'00"	575.00	575.000	813.173	903.208

GRAY CLIFF SUBDIVISION

Situated Within A Portion Of T9N, R9W, S. M., Alaska.

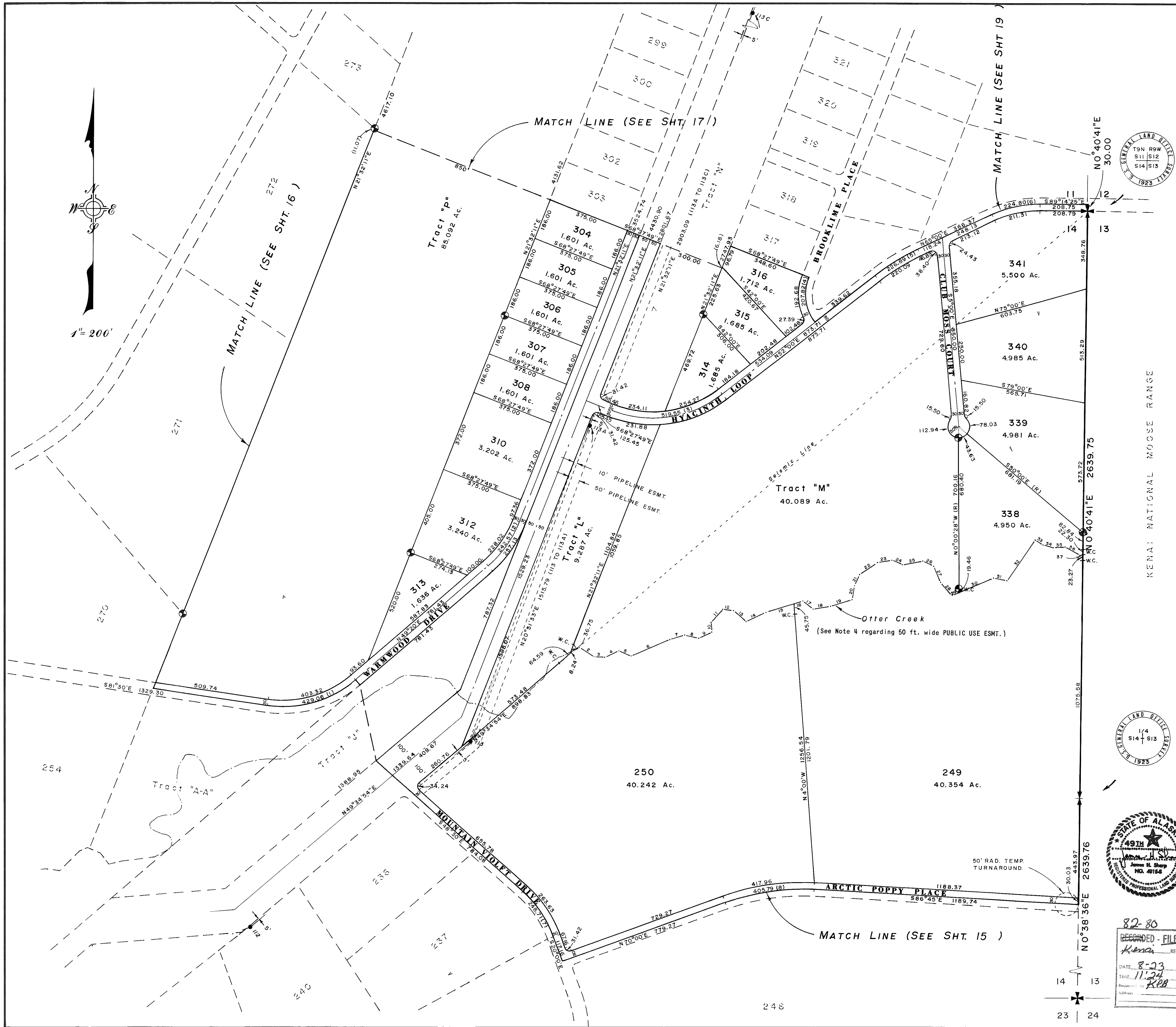
Containing 1009.490 Acres

Prepared For
KENAI PENINSULA BOROUGH
BOX 850
SOLDOTNA, ALASKA

Prepared By
BRANCH & SHARP, J/V
REGISTERED LAND SURVEYORS
HOMER, ALASKA

Date: 05/25/82 Scale: 1"=200' Sht. No. 17 Of 22 Shts.

82-80
18 of 22



NOTES

1. BUILDING SETBACK All lots are subject to a 20 ft. building setback from Street Right Of Ways, unless a lesser standard is approved by resolution of the appropriate planning commission.
2. The 20 ft. BUILDING SETBACK is hereby reserved as a utility easement.
3. All bearings are local grid bearings and all distances are true distances.
4. All Lots or Tracts along "Otter Creek" are subject to a 50 ft. wide PUBLIC ACCESS EASEMENT from Ordinary High Water Line each side of the creek.
5. 5/8" X 38" Rebar with 2" diameter aluminum caps stamped and set at all lot corners, witness corners, and points of curvature this survey, unless shown otherwise.
6. All wastewater treatment and disposal systems shall comply with existing law at time of construction.
7. All R.O.W. returns are 20 ft. radius unless noted otherwise.
8. Lot 310 will require a plan prepared by a Professional Engineer to be submitted to A.D.E.C. for review and approval prior to the installation of any on site wastewater disposal system.

LEGEND

- Indicates 1923 G.L.O. 2 1/2" dia. brass cap monument recovered this survey.
- Indicates "Northern Pipeline" 1 1/2" dia. alcap set on 5/8" rebar recovered this survey.
- Indicates 3/4" diameter Aluminum Monument stamped and set this survey. A 2" X 4" X 7 ft. red and white witness post was set adjacent to each monument.
- Indicates adjacent lot lines.
- (R) Indicates radial lot lines.

CURVE DATA

NO.	ANGLE	RADIUS	TANGENT	CHORD	LENGTH
(1)	49°10'00" E	500.00	228.742	416.016	429.060
(2)	27°47'49" E	500.00	123.723	240.202	242.574
(3)	59°32'11" E	500.00	285.984	496.492	519.553
(4)	59°32'12" E	200.00	114.394	198.597	207.822
(5)	13°00'00" E	1000.00	113.936	226.407	226.893
(6)	25°45'35" E	500.00	114.330	222.907	224.796
(7)	28°30'00" E	500.00	126.984	246.153	248.709
(8)	23°15'00" E	1000.00	205.725	403.011	405.789

CREEK MEANDERS (Otter Creek)

CRSE. NO.	BEARING	DISTANCE	CRSE. NO.	BEARING	DISTANCE
1.	N 63°10'00" E	44.83	20.	N 8°30'00" E	69.00
2.	S 56°40'00" E	75.00	21.	N 27°10'00" E	53.00
3.	S 85°50'00" E	46.00	22.	N 59°10'00" E	89.00
4.	N 66°00'00" E	73.00	23.	N 79°30'00" E	72.00
5.	S 66°50'00" E	57.00	24.	S 68°40'00" E	51.00
6.	N 67°20'00" E	200.00	25.	N 79°10'00" E	95.00
7.	N 79°00'00" E	61.00	26.	S 66°00'00" E	49.00
8.	S 78°30'00" E	63.00	27.	S 22°00'00" E	77.00
9.	N 62°20'00" E	63.00	28.	S 45°00'00" E	84.00
10.	N 3°20'00" W	46.00	29.	N 67°20'00" E	25.74
11.	N 44°50'00" E	80.00	30.	N 67°20'00" E	174.26
12.	S 83°30'00" E	48.00	31.	S 78°40'00" E	57.00
13.	S 48°20'00" E	74.00	32.	N 34°50'00" E	224.00
14.	N 67°40'00" E	95.00	33.	S 59°20'00" E	37.00
15.	N 71°20'00" E	140.51	34.	S 70°40'00" E	45.00
16.	N 71°20'00" E	41.49	35.	N 87°40'00" E	56.00
17.	S 54°40'00" E	58.00	36.	S 63°40'00" E	80.00
18.	N 85°20'00" E	75.00	37.	N 79°50'00" E	12.40
19.	N 73°00'00" E	97.00			

GRAY CLIFF SUBDIVISION

Situated Within A Portion Of T9N, R9W, S.M., Alaska.
Containing 1009.490 Acres

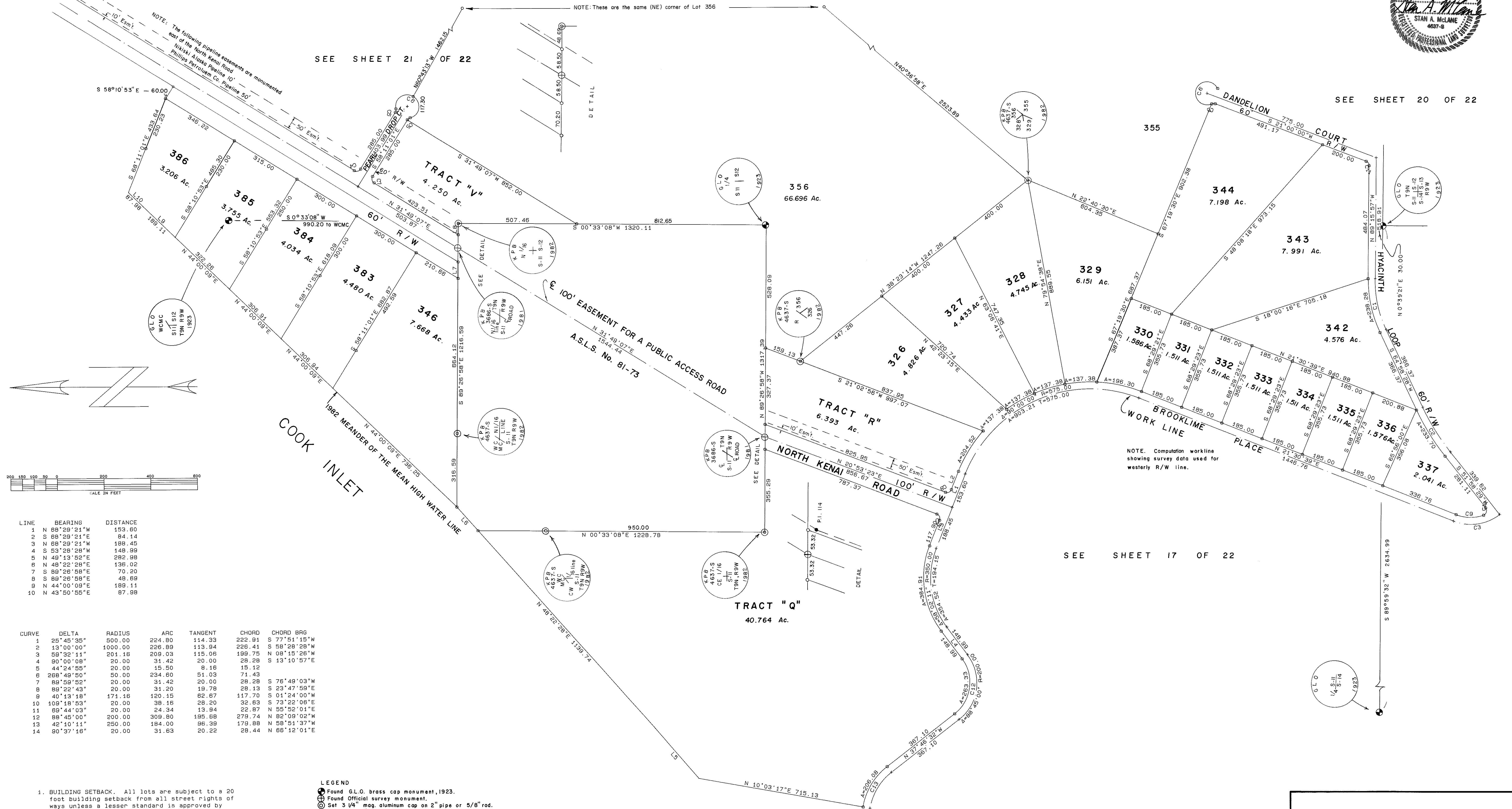
Prepared For
KENAI PENINSULA BOROUGH
BOX 850
SOLDOTNA, ALASKA

Prepared By
BRANCH & SHARP, J/V
REGISTERED LAND SURVEYORS
HOMER, ALASKA

Date: 05/25/82 Scale: 1"=200' Sht. No. 18 Of 22 Shts.

82-80 19 of 22

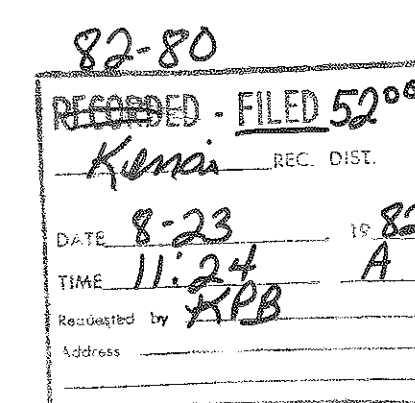
GRAY CLIFF SUBDIVISION



LINE	BEARINGS	DISTANCE
1	N 88°29'21"W	153.80
2	S 88°29'21"E	84.14
3	N 88°29'21"W	188.45
4	S 53°28'28"W	148.99
5	N 48°13'52"E	282.98
6	N 48°22'28"E	136.02
7	S 88°26'58"E	70.20
8	S 88°26'58"E	48.69
9	N 44°00'09"E	189.11
10	N 43°50'55"E	87.98

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	25°45'35"	500.00	224.80	114.33	222.91	S 77°51'15"W
2	13°00'00"	1000.00	226.89	113.94	226.41	S 58°28'28"W
3	58°32'11"	201.16	209.03	115.06	199.75	N 08°15'26"W
4	90°00'08"	20.00	31.42	20.00	28.28	S 13°10'57"E
5	44°24'55"	20.00	15.50	8.16	15.12	
6	268°48'50"	50.00	234.60	51.03	71.43	
7	88°59'52"	20.00	31.42	20.00	28.28	S 76°48'03"W
8	88°22'48"	20.00	31.20	19.78	28.13	S 23°47'59"E
9	40°13'48"	171.16	120.15	82.67	117.70	S 01°24'00"W
10	108°18'53"	20.00	38.16	28.20	32.63	S 73°22'06"E
11	69°44'03"	20.00	24.34	13.94	22.87	N 55°52'01"E
12	86°45'00"	200.00	309.80	185.68	279.74	N 82°09'02"W
13	42°10'11"	250.00	184.00	98.39	179.88	N 58°51'37"W
14	80°37'16"	20.00	31.63	20.22	28.44	N 68°12'01"E

- BUILDING SETBACK. All lots are subject to a 20 foot building setback from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
- The 20 foot building setback is hereby reserved as a utility easement.
- All lots on tracts along Otter Creek are subject to a 50 foot Public Access Easement along the ordinary high water line.
- All bearings are local grid and all distances are true.
- All wastewater treatment and disposal systems shall comply with existing law at time of construction.



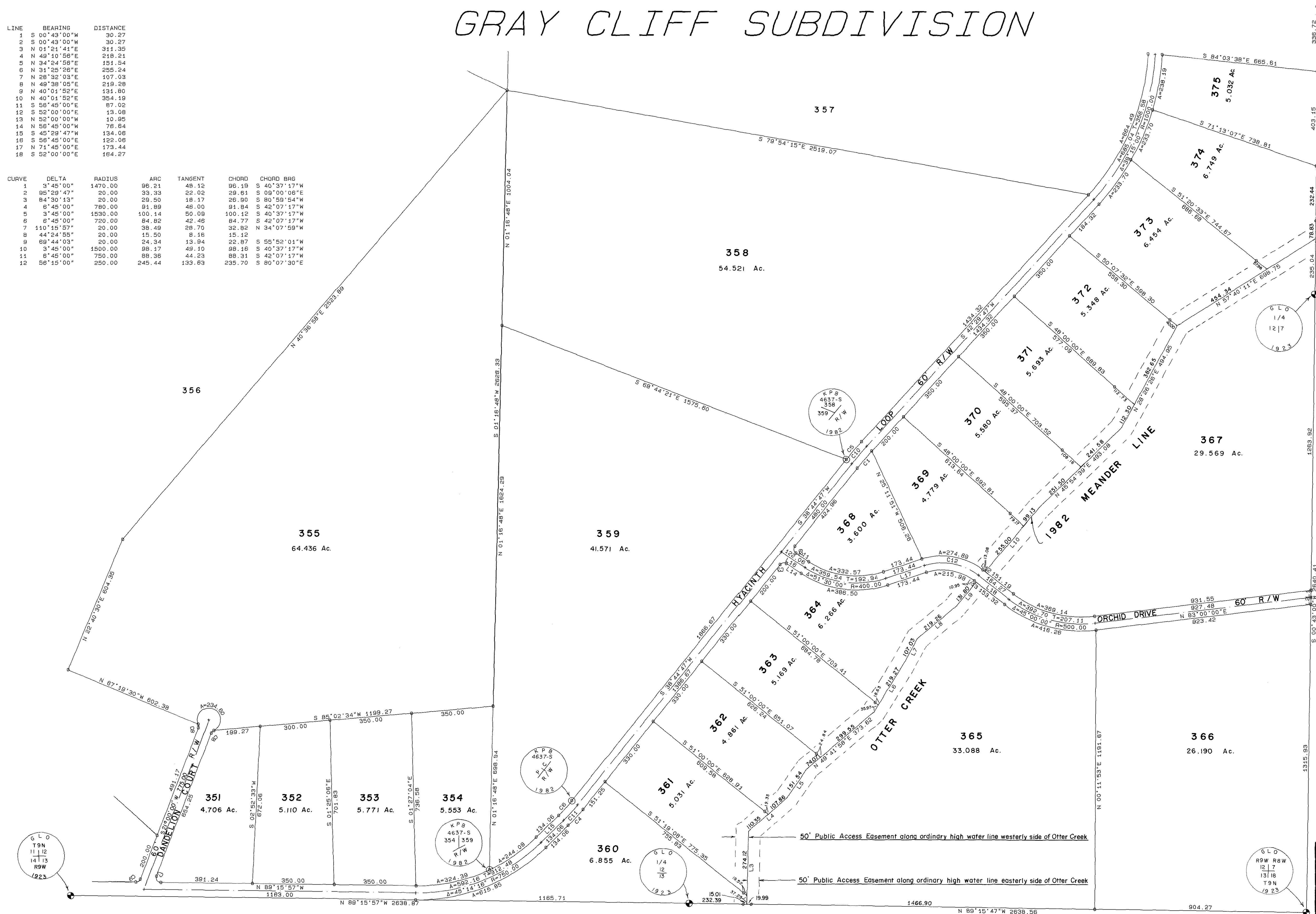
GRAY CLIFF SUBD.		
OWNER: KENAI PENINSULA BOROUGH Box 850, Soldotna, Alaska		
LOCATION: Situating within a portion of T 9 N, R 9 W, S. M., Ak. and the Kenai Peninsula Borough.		
SURVEYED BY: McLANE AND ASSOCIATES INC. Box 468, Soldotna, Alaska		
DATE OF SURVEY June & July, 1982	SCALE 1" = 200'	SHEET NO. 19 OF 22

82-80 20 of 22

GRAY CLIFF SUBDIVISION

LINE	BEARING	DISTANCE
1	S 00°43'00"W	30.27
2	S 00°43'00"W	30.27
3	N 01°21'44"E	311.35
4	N 49°10'56"E	218.21
5	N 34°24'58"E	151.54
6	N 31°25'26"E	255.24
7	N 28°32'03"E	107.03
8	N 49°38'05"E	219.28
9	N 40°01'52"E	131.80
10	N 40°01'52"E	354.19
11	S 56°45'00"E	67.02
12	S 52°00'00"E	13.08
13	N 52°00'00"W	10.95
14	N 56°45'00"W	76.84
15	S 45°29'47"W	134.06
16	S 56°45'00"E	122.06
17	N 71°45'00"E	173.44
18	S 52°00'00"E	164.27

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	3°45'00"	1470.00	96.21	48.12	96.19	S 40°37'17"W
2	95°29'47"	20.00	33.33	22.02	29.61	S 09°00'06"E
3	84°30'13"	20.00	29.50	18.17	26.90	S 80°58'54"W
4	6°45'00"	780.00	91.89	46.00	91.84	S 42°07'17"W
5	3°45'00"	1530.00	100.14	50.09	100.12	S 40°37'17"W
6	6°45'00"	720.00	84.82	42.46	84.77	S 42°07'17"W
7	110°15'57"	20.00	38.49	28.70	32.82	N 34°07'59"W
8	44°24'55"	20.00	15.50	8.16	15.12	S 55°52'01"W
9	89°44'03"	20.00	24.34	13.94	22.87	S 40°37'17"W
10	3°45'00"	1500.00	98.17	49.10	98.16	S 40°37'17"W
11	6°45'00"	750.00	88.36	44.23	88.31	S 42°07'17"W
12	56°15'00"	250.00	245.44	133.63	235.70	S 80°07'30"E



1. BUILDING SETBACK. All lots are subject to a 20 foot building setback from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
2. The 20 foot building setback is hereby reserved as a utility easement.
3. All lots or tracts along Otter Creek are subject to a 50 foot Public Access Easement along the ordinary high water line.
4. All bearings are local grid and all distances are true.
5. All wastewater treatment and disposal systems shall comply with existing law at time of construction.

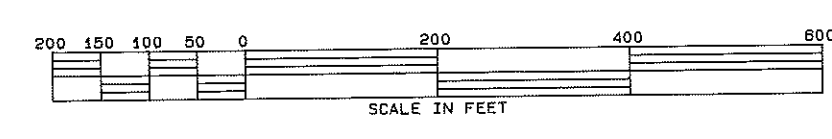
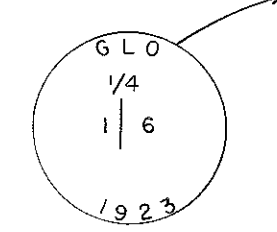
UNSUBD.

- LEGEND
- Found G.L.O. brass cap monument, 1923.
 - Found Official survey monument.
 - Set 3 1/4" mag. aluminum cap on 2" pipe or 5/8" rod.
 - Found 1 1/2" cap.
 - Set 1 1/2" aluminum cap on 5/8" X 30" rebar at all other property corners.

82-80
RECORDED - FILED 520
Kenai REC. DIST.
DATE 8-23-82
TIME 11:24 A.M.
Recorded by RPB
Address

GRAY CLIFF SUBD.		
OWNER: KENAI PENINSULA BOROUGH Box 850, Soldotna, Alaska		
LOCATION: Situating within a portion of T9N, R9W, S.M., AK., and the Kenai Peninsula Borough.		
SURVEYED BY: McLANE AND ASSOCIATES INC. Box 468, Soldotna, Alaska		
DATE OF SURVEY June & July, 1982	SCALE 1" = 200'	SHEET NO. 20 OF 22

GRAY CLIFF SUBDIVISION



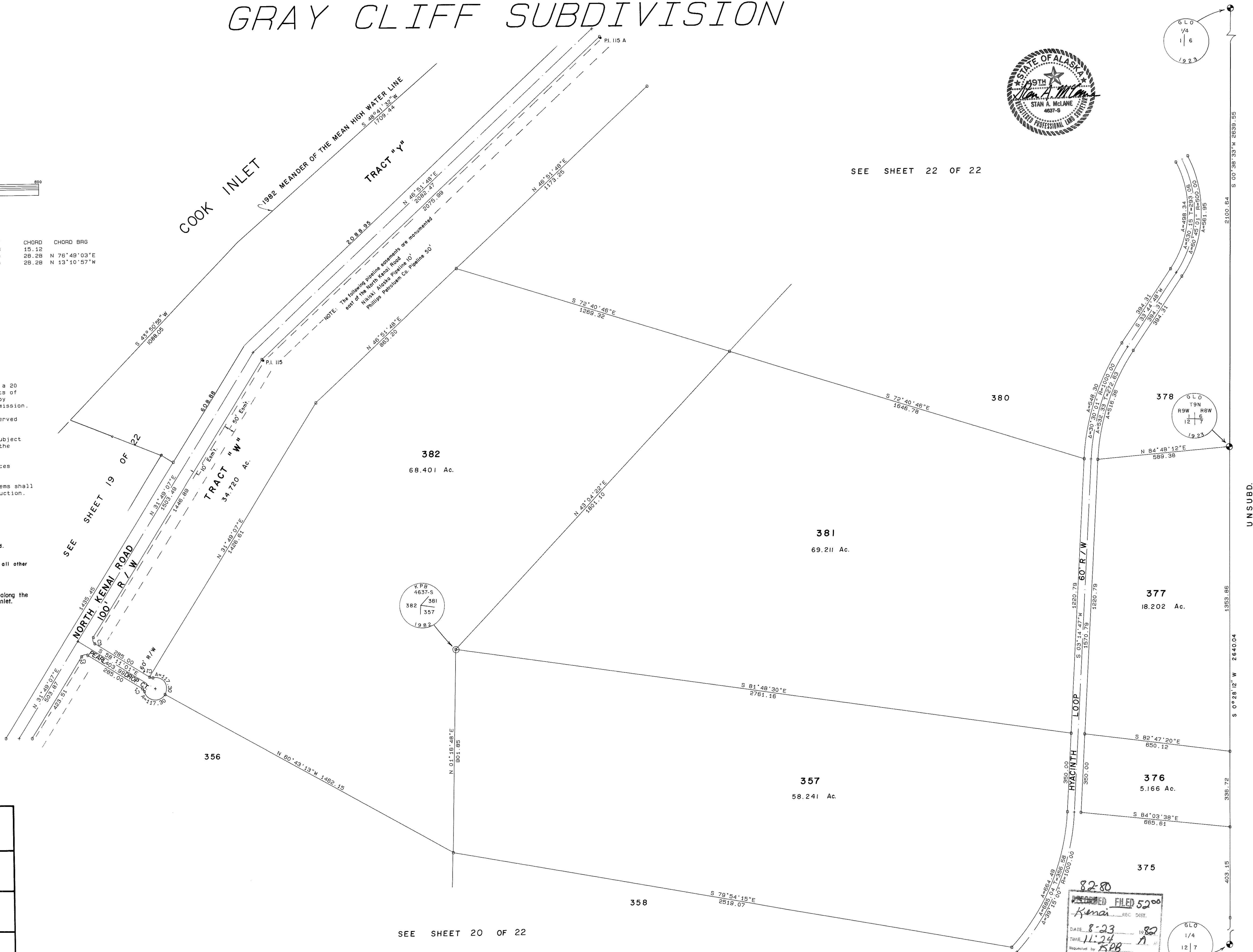
SEE SHEET 22 OF 22

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	44°24'55"	20.00	15.50	8.18	15.12	N 76°49'03"E
2	89°59'52"	20.00	31.42	20.00	28.28	N 13°10'57"W
3	90°00'08"	20.00	31.42	20.00	28.28	N 13°10'57"W

1. BUILDING SETBACK. All lots are subject to a 20 foot building setback from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
2. The 20 foot building setback is hereby reserved as a utility easement.
3. All lots on tracts along Otter Creek are subject to a 50 foot Public Access Easement along the ordinary high water line.
4. All bearings are local grid and all distances are true.
5. All wastewater treatment and disposal systems shall comply with existing law at time of construction.

- LEGEND
- Found G.L.O. brass cap monument, 1923.
 - Found Official survey monument.
 - Set 3 1/4" mag. aluminum cap on 2" pipe or 5/8" rod.
 - Found 1 1/2" cap.
 - Set 1 1/2" aluminum cap on 5/8" X 30" rebar at all other property corners.

6. A 50 foot public access easement exists upland along the meander of the mean high water line of Cook Inlet.



SEE SHEET 20 OF 22

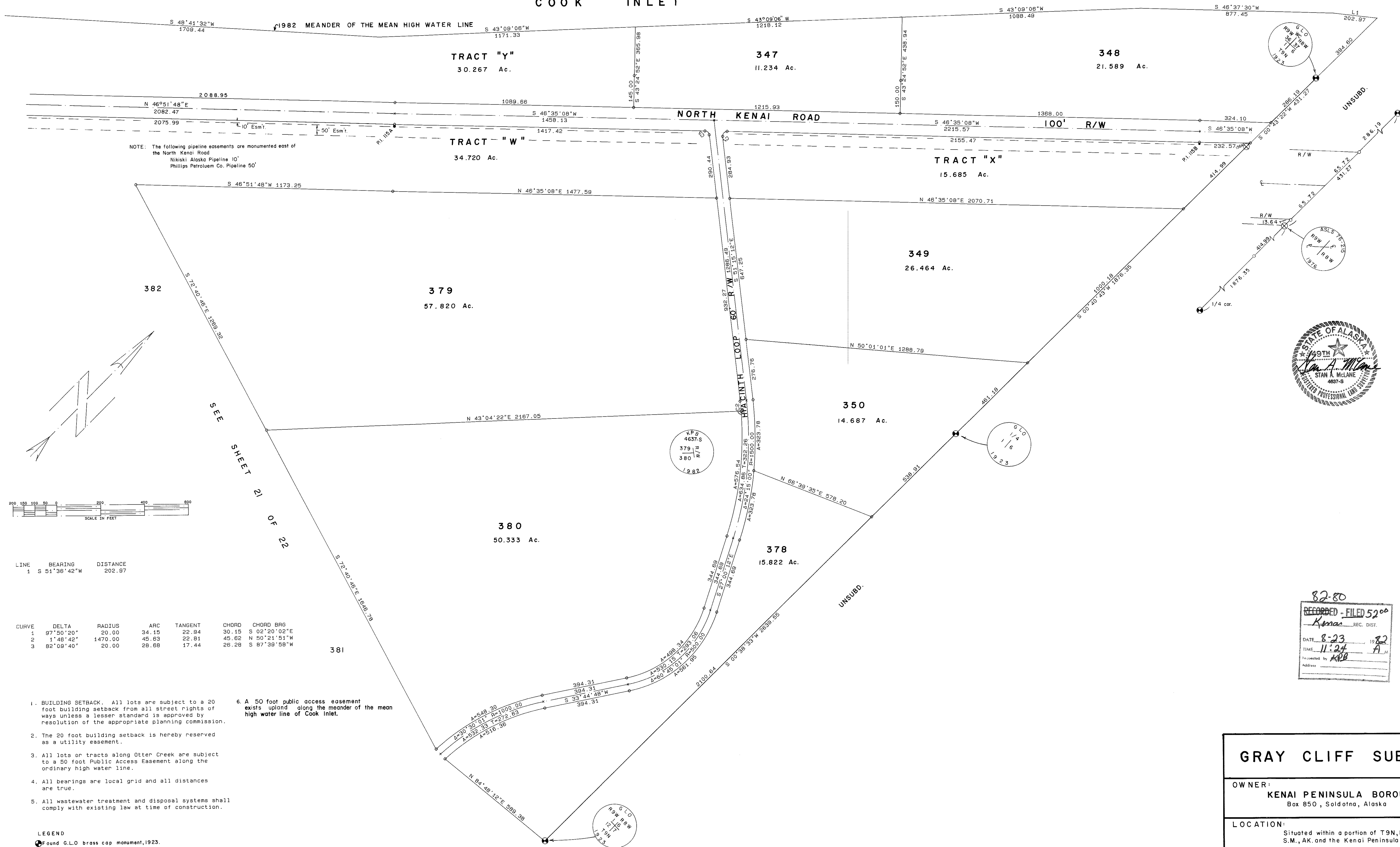
GRAY CLIFF SUBD.		
OWNER: KENAI PENINSULA BOROUGH Box 850, Soldotna, Alaska		
LOCATION: Situating within a portion of T9N, R9W, S.M., AK, and the Kenai Peninsula Borough.		
SURVEYED BY: McLANE AND ASSOCIATES INC. Box 468, Soldotna, Alaska		
DATE OF SURVEY June & July 1982	SCALE 1" = 200'	SHEET NO. 21 OF 22

82-80
Kenai
FILED 5200
DATE 8-23-82
TIME 11:24
Requested by KPB
Address

UNSUBD.

GRAY CLIFF SUBDIVISION

COOK INLET



82-80

RECORDED - FILED 5200

Kemas REC. DIST.

DATE 8-23 1982

TIME 11:24 A

Surveyed by KEMAS

Address

GRAY CLIFF SUBD.

OWNER:
KENAI PENINSULA BOROUGH
Box 850, Soldotna, Alaska

LOCATION:
Situated within a portion of T9N, R9W,
S.M., AK. and the Kenai Peninsula Borough.

SURVEYED BY:
McLANE AND ASSOCIATES INC.
Box 468, Soldotna, Alaska

DATE OF SURVEY June & July, 1982

SCALE 1" = 200'

SHEET NO. 22 OF 22