

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY (WORTHAM AVE, STRAWBERRY RD, DEVRAY ST), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: 2/2/24 8/26/24
CITY MANAGER, CITY OF KENAI DATE

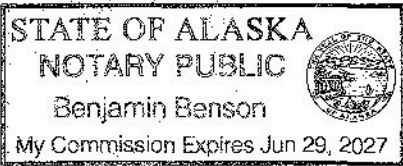
CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ELEVATED CONSTRUCTION LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF ELEVATED CONSTRUCTION LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Andrew Hall
ANDREW HALL, MEMBER ELEVATED CONSTRUCTION LLC
PO BOX 1230, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: ANDREW HALL
ACKNOWLEDGED BEFORE ME THIS
21st DAY OF August, 2024
MY COMMISSION EXPIRES: June 29 2027
NOTARY PUBLIC FOR THE
STATE OF ALASKA



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.

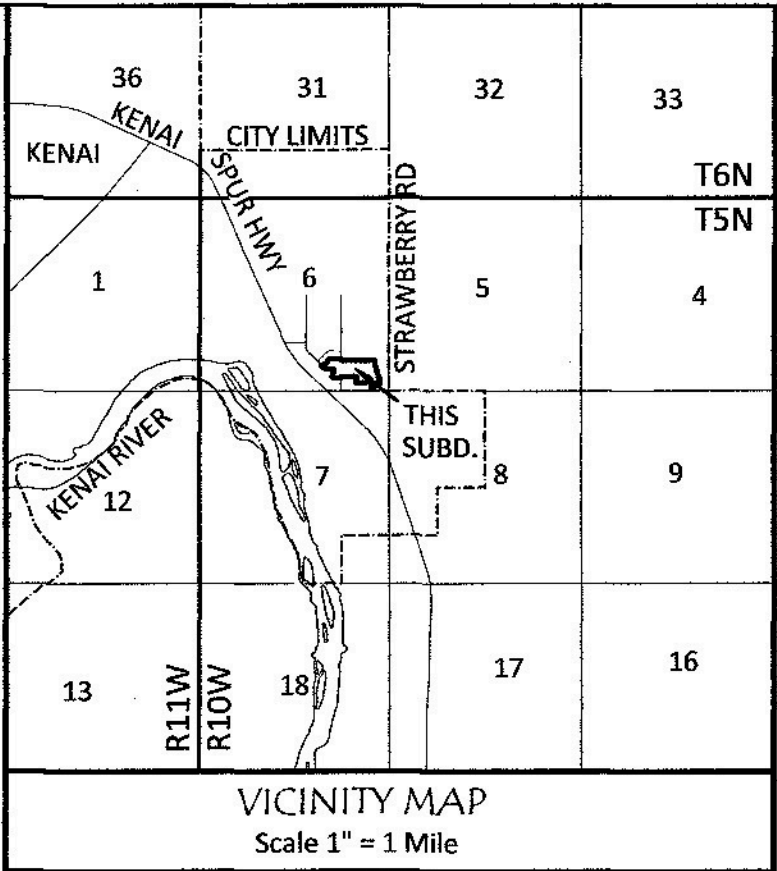
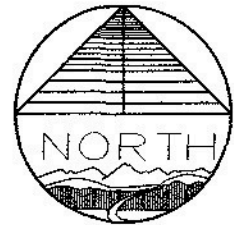
CODY R. McLANE C.E. 11510 AK DATE 8/21/2024

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

RECORD PLAT REFERENCE

DAVIDSON HOMESTEAD - TRACT A (KN72-63)
HORNADAY PROPERTY SURVEY (KN73-06)
DAVIDSON HOMESTEAD - TRACTS E AND C (KN75-24)
DAVIDSON HOMESTEAD - TRACTS B-1 & F (KN78-87)
STRAWBERRY HILL ESTATES (KN83-284)
STRAWBERRY HILL ESTATES JOHNSEE ADDITION (KN89-09)



NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT HEREBY GRANTED.
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- PER KP8 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
- FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE OF ALASKA AND LOCAL REGULATIONS.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- THIS PARCEL MAY BE AFFECTED BY AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 5, 1968 IN MISC. BOOK 31, PAGE 124, KRD, LOCATION NOT DEFINED.
- THIS PARCEL MAY BE AFFECTED BY A 15 FOOT WIDE ENSTAR NATURAL GAS COMPANY, LLC EASEMENT CENTERED ON THE EXISTING NATURAL GAS PIPELINES RECORDED JULY 31, 2023 IN DOCUMENT NO. 2023-005829-0 KRD.
- THIS PARCEL MAY BE AFFECTED BY A NATURAL GAS PIPELINE EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY, RECORDED JUNE 26, 2024 IN DOCUMENT NO. 2024-004467-0, KRD.

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	9°38'11"	330.00'	55.50'	77.82'	N 85° 10' 08" W
C2	43°28'46"	330.00'	250.42'	131.59'	N 68° 14' 50" W
C3	10°39'00"	270.00'	50.21'	25.18'	S 51° 50' 07" E
C4	12°04'52"	370.00'	78.02'	39.15'	N 06° 01' 39" W
C5	32°49'26"	270.00'	154.68'	79.53'	N 73° 34' 30" W
C6	19°16'54"	330.00'	111.05'	56.06'	N 80° 20' 46" W
C7	5°17'27"	330.00'	30.47'	15.25'	N 68° 03' 35" W
C8	8°35'55"	230.00'	34.52'	17.29'	N 61° 06' 54" W
C9	28°23'14"	230.00'	113.95'	58.17'	N 42° 37' 20" W
C10	1°01'10"	430.00'	7.65'	3.83'	N 27° 55' 08" W
C11	27°25'20"	430.00'	205.80'	104.91'	N 13° 41' 53" W
C12	16°21'37"	370.00'	105.65'	53.19'	S 20° 14' 54" E
C13	36°59'09"	170.00'	109.74'	56.86'	S 46° 55' 17" E
C14	24°34'22"	270.00'	115.80'	58.80'	S 77° 42' 02" E
C15	90°08'55"	20.00'	31.47'	20.05'	S 44° 56' 20" W
C16	89°51'05"	20.00'	31.36'	19.95'	N 45° 03' 40" W
C17	90°08'55"	20.00'	31.47'	20.05'	N 44° 56' 20" E
C18	89°51'05"	20.00'	31.36'	19.95'	S 45° 03' 40" E
C19	12°07'52"	330.00'	69.87'	35.07'	S 74° 17' 06" E
C20	24°34'22"	330.00'	141.53'	71.87'	N 77° 42' 02" W
C21	36°59'09"	230.00'	148.47'	76.93'	N 46° 55' 17" W
C22	28°26'30"	430.00'	213.45'	108.97'	N 14° 12' 28" W
C23	28°26'30"	370.00'	183.67'	93.77'	N 14° 12' 28" W

2024-48
Plat #
Kenai
Rec Dist
8/30 20 24
Date
Time 1:06 P.M.



STRAWBERRY HILL ESTATES 2023 ADDITION
SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2 SE1/4) LYING EAST OF THE KENAI SPUR HIGHWAY, SECTION 6, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA EXCEPTING PLAT NO. 73-6, 83-284, 75-24, 78-87, 72-63, 89-9, 84-111, WARRANTY DEED BOOK 79, PAGE 314 KENAI RECORDING DISTRICT AND ANY PORTION LYING WITHIN THE RIGHTS-OF-WAY OF ANY AND ALL PUBLIC OR PRIVATE ROADS AND HIGHWAYS.

ELEVATED CONSTRUCTION LLC
PO BOX 1230, KENAI, AK 99611
16.466 AC. M/L SITUATED IN THE SE1/4 OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, AK, THE CITY OF KENAI, KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECG.COM

Scale: 1" = 60' Date: JAN 2023 Book No.: 22-04 Drawn by: JAH

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 26, 2024.

8/29/2024
AUTHORIZED OFFICIAL