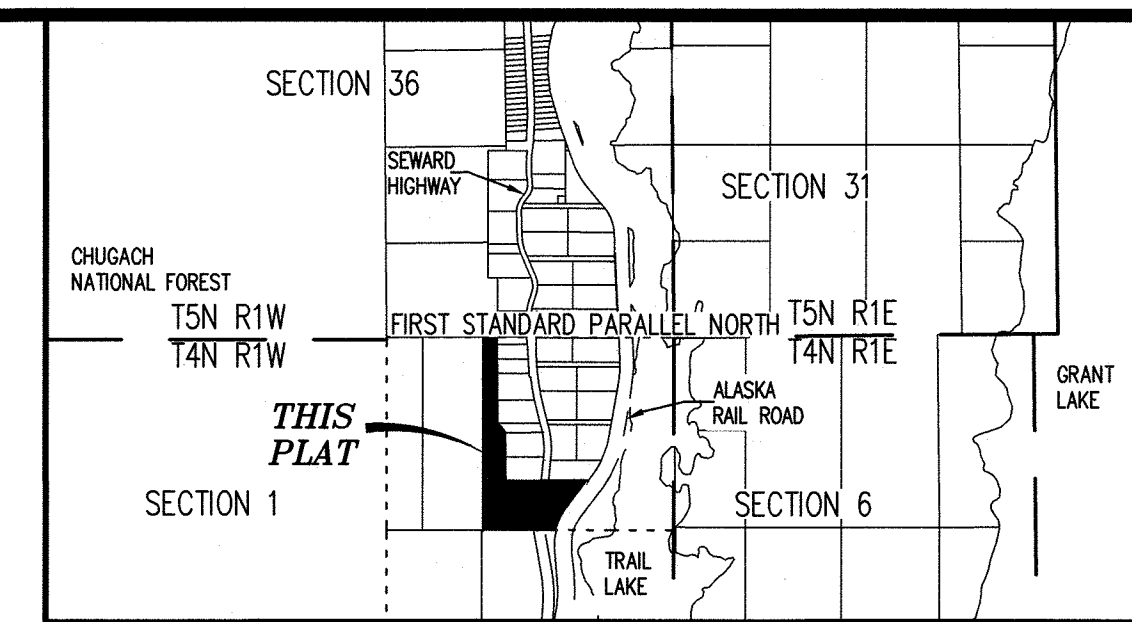
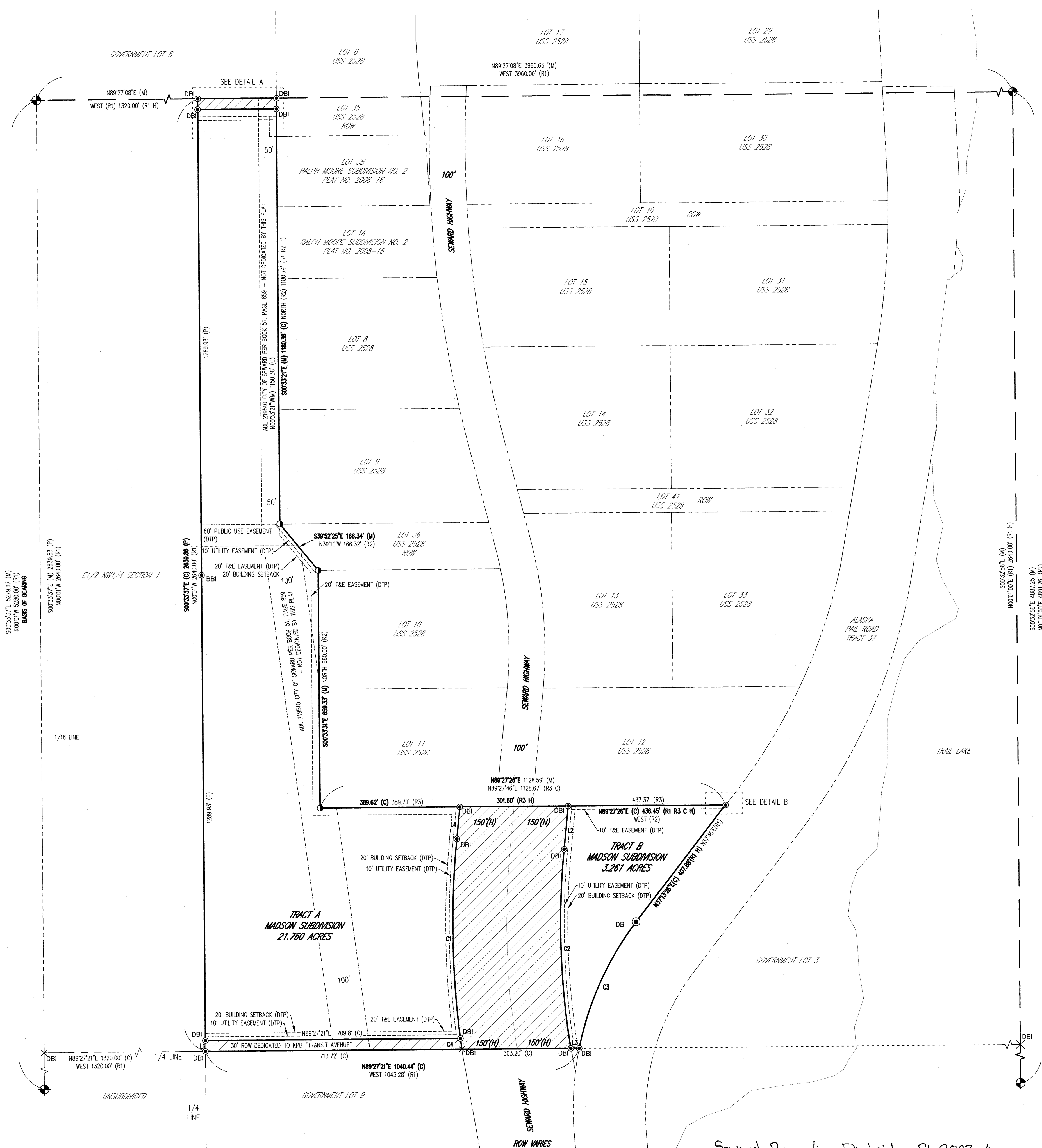


**SCALE 1" = 150'**  
 1 U.S. SURVEY FOOT = .3048 METERS  
 1 ACRE = .4047 HECTARE

CURVE TABLE							LINE TABLE		
	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING	TANGENT		LENGTH	BEARING
C1	2441.83(R) H	553.74(C)	552.55(C)	12°59'35(C)	S108°01'E(C)	278.06(C)	L1	30.00'	N00°33'37"W
C2	2141.83(R) H	553.38(C) 567.91(R)	551.84(C)	14°48'12(C)	S2°02'19"E(C)	278.24(C)	L2	120.49(R) H	N05°21'47"E(C) N05°22'07"E(R3)
C3	854.57(R) H	387.77(R) C	384.45(R) C	25°59'54(R) C	S241°35'7"W(R) C	197.28(C)	L3	23.52(C)	N89°27'21"E(C)
C4	2441.83(R) H	30.25(C)	30.25(C)	0°42'36(C)	S75°06'E(C)	15.13(C)	L4	89.45(R) H	N05°21'47"E(C) N05°22'07"E(R3)





NOTES:

1. STREET RIGHT-OF-WAY DITCHES SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (E.G. 30'-00"=30.00').
2. THE FOLLOWING RIGHT-OF-WAY IS DEDICATED IN THIS PLAT:
  - A. THAT PORTION OF THE SEWARD HIGHWAY THAT LIES WITHIN GOVERNMENT LOT 2, CONTAINING 4.639 ACRES MORE OR LESS, TO ALASKA DEPARTMENT OF TRANSPORTATION.
  - B. THE NORTH 30 FEET OF GOVERNMENT LOT 2, ADJOINING TRACT A, CONTAINING .151 ACRES MORE OR LESS, TO KENAI PENINSULA BOROUGH.
  - C. THE SOUTH 30 FEET OF GOVERNMENT LOT 2, ADJOINING TRACT A, CONTAINING .490 ACRES MORE OR LESS, TO KENAI PENINSULA BOROUGH.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHTS-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
6. WASTEWATER DISPOSAL: (TRACT A)- LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
7. WASTEWATER DISPOSAL: (TRACT B)- WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENT OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION GRANTED EXCEPTIONS TO KPB 20.40.040 (REQUIRING A SOILS ANALYSIS REPORT) AND KPB 20.30.030 (PROPOSED STREET LAYOUT REQUIREMENTS) AT THE MEETING OF JANUARY 10, 2022.
9. THE BASIS OF BEARING FOR THIS SURVEY IS GEODETIC NORTH WITH AN OBSERVED BEARING OF N0701'W BETWEEN MONUMENT 1 AND MONUMENT 2 REFERENCED ON BLM PLAT T4N, R1W, S.M. AK.
10. SEWARD HIGHWAY CENTERLINE WAS SHOWN ON SEWARD HIGHWAY: MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION PROJECT NO. 031(031) / Z54659000, FILED ON FEBRUARY 20, 2019 AS RECORD OF SURVEY PLAT 2019-2.
11. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
12. THE FRONT 10 FEET ADJOINING DEDICATED RIGHT OF WAYS IS A UTILITY EASEMENT BEING GRANTED BY THIS PLAT.
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.
14. THE APPROXIMATE LOCATION OF WETLANDS AREAS (PER KPB 20.25.070) HAS BEEN INDICATED ON PAGE 2. THIS INFORMATION HAS BEEN OBTAINED BY KPB GIS DATA.
15. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH ALASKA STATUTES 38.05.801 AND TRUST LAND SURVEY 2020-01
16. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000 AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF .13 FEET PLUS 100 PPM
17. BEARINGS AND DISTANCES ARE BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY IN THE NAD83 DATUM, USING TRIMBLE RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 5.60, DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES
18. MAGNETIC DECLINATION IS N 151'4" E FROM TRUE NORTH AS OF SEPTEMBER 21 2022, PER NATIONAL CENTERS FOR ENVIRONMENTAL INFORMATION, APRIL 11 2023







VICINITY MAP SCALE: 1" = 1/2 MILE

LEGEND

- 
 RECOVERED PRIMARY MONUMENT AS DESCRIBED  
 × COMPUTED CORNER NO MONUMENT FOUND OR SET  

 RECOVERED MONUMENT AS DESCRIBED SEE MONUMENT DETAILS  

 SET MONUMENT  
 TYPICAL MON SET UNLESS  
 DETAILED OTHERWISE
- 

SET 5/8" X 30" REBAR WITH  
 1-1/4" YELLOW PLASTIC CAP,  
 FLUSH WITH GRADE.
- M# SEE MONUMENT DETAILS  
 (M) MEASURED BEARING AND/OR DISTANCE  
 (C) COMPUTED BEARING AND/OR DISTANCE  
 (H) HELD BEARING AND/OR DISTANCE  
 (P) PROPORTIONED DISTANCE  
 (R1) RECORD PER BLM PLAT T4N, R1W, S.M. AK  
 (R2) RECORD PER UNITED STATES SURVEY 2528  
 (R3) RECORD PER RECORD OF SURVEY 2019-2  
 DBI POSITION DETERMINED BY DISTANCE BEARING INTERSECTION  
 BBI POSITION DETERMINED BY BEARING BEARING INTERSECTION  
 (DTP) DEDICATED THIS PLAT  
 (T&E) TELECOMMUNICATIONS AND ELECTRIC EASEMENT

- |   |                                  |
|---|----------------------------------|
|  | PROPERTY LINE                    |
|  | EASEMENT                         |
|  | ADJACENT PROPERTY LINE           |
|  | ROAD CENTERLINE                  |
|  | SECTION LINE                     |
|  | TIE LINE                         |
|  | BREAKLINE SYMBOL (NTS INDICATOR) |

ROW DEDICATED THIS PLAT

### SURVEYOR'S CERTIFICATE

I, TAYLOR MAXWELL MOORE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF MADSON SUBDIVISION TRACT A AND TRACT B IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.



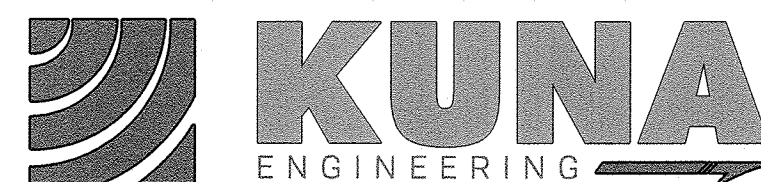
Plat of:  
MADSON SUBDIVISION  
TRUST LAND SURVEY 2020-01  
TRACT A & TRACT B

CONTAINING 30.300 ACRES MORE OR LESS

A SUBDIVISION OF:  
GOVERNMENT LOT 2 IN SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN  
SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

LOCATED WITHIN: SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST, S.M., ALASKA,

Client: ALASKA MENTAL HEALTH TRUST LAND OFFICE  
2600 CORDOVA ST. SUITE 201  
ANCHORAGE, AK 99503



4300 B STREET, Suite 605, Anchorage, Alaska 99503  
Tele: (907) 339.6566 WWW.KUNAENG.COM

Certificate of Authorization  
No. 129381

Drawn: BWS

Date: May 11, 2023

Date of Survey \_\_\_\_\_

PAGE 1 OF 2

Checked: TMM

Scale: 1"=150'

PN:165.030322

Field Book:  
101, Pg 1-10[illegible]

KPB FILE NO. 2021

Seward Recording District PL 2023-6





## Finance Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2170 • (907) 714-2376

Mike Navarre  
Borough Mayor

### CERTIFICATE OF TAX DEPARTMENT

I, Jennifer VanHoose, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that all real property taxes levied by the Kenai Peninsula Borough through December 31, 2022 have been paid for the area(s) described as:

Subdivision: MADSON SUBDIVISION

Parcel # 12532302

T 4N R 1W SEC 1 Seward Meridian SW GOVT LOT 2

Effective January 1, 2023, estimated taxes of \$0.00 were paid on the above property(s). However, if the estimated taxes are less than the actual amounts levied on July 1, 2023, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 21st day of February, 2023.

Jennifer VanHoose

Property Tax and Collections Manager