

**Curve Data**

CURVE NO.	DELTA	LENGTH	RADIUS
Δ1	16°05'10"	278.44'	991.74'
Δ2	17°57'25"	310.82'	991.74'
Δ3	15°01'49"	286.39'	1091.74'
Δ4	53°13'25"	371.57'	400.00'
Δ5	53°30'15"	364.19'	390.00'

NOTE: ALL CURVES ARC DEFINITION

**WASTEWATER DISPOSAL:** CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

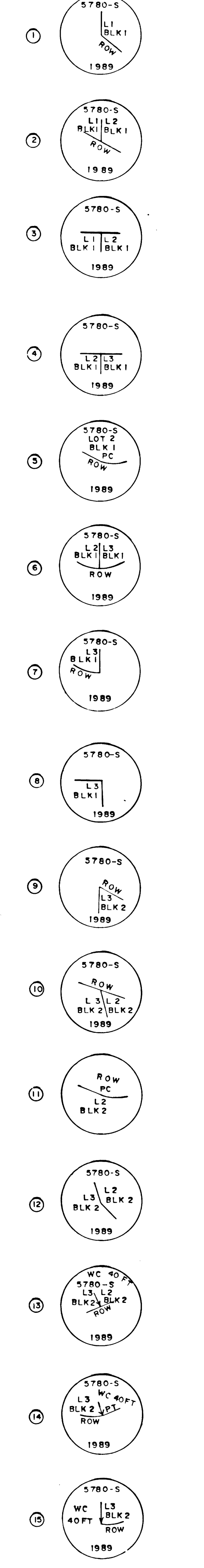
**SUBJECT TO ANY NOTED RESTRICTIONS THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.**

*Paul D. Harvath*  
SIGNATURE

EE  
TITLE

10-8-90  
DATE

**AL. CAP MARKINGS**



**NOTES**

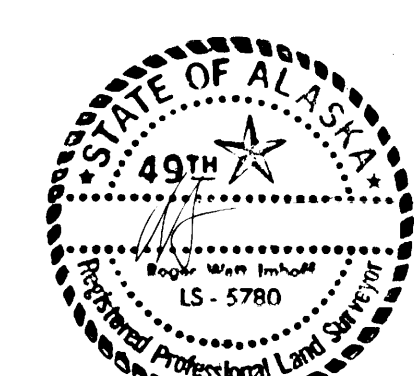
- A building setback of 20' is required from all street right-of-ways unless a lesser standard is approved by the appropriate Planning Commission.
- Minimum building setback is 70' from the centerline of Fritz Creek Road Easement.
- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
- Soils on these lots may or may not be suitable for conventional on-site waste water disposal systems. No person may construct, maintain, install or operate a pressurized water system or water borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.
- No access to state maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
- Existing electrical transmission lines are in the following easements of record:
  - A. Book 27 Page 20, H.R.D.
  - B. Book 92 Page 185, H.R.D.
- The drainage easement shown in Lot 3, Block 2 is recorded in Book 155 Page 285, H.R.D.
- Set 2" Al cap on 5/8" x 36" long rebar all lot corners and points of curvature, except for Fritz Creek Road, where the rebar were set at the edge of the 40 ft. road easement, and marked as shown on caps 13, 14, and 15 in the chart to the left. Acreages for Lots 2 and 3, Block 2 are to the edge of the right-of-way for Fritz Creek Road.
- RECORD AS SHOWN ON PLAT 86-10 HRD IS S. 64°59'E. 399.76' (ON NORTH EDGE OF ROW).

**SURVEYORS' CERTIFICATE**

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Date: Sept. 24, 1990

Roger W. Imhoff LS-5780



**LEGAL DESCRIPTION OF PARENT PARCEL**

The NW 1/4 SW 1/4 and the SE 1/4 NW 1/4 Section 13, T. 5 S., R. 12 W., S.M. as recorded in Book 69, Page 229, H.R.D., Third Judicial District, Alaska;

Excepting the following:

- Bluewater Estates, Plat No. 78-86, H.R.D., Third Judicial District, Alaska
- That portion conveyed in Book 158, Page 231, H.R.D., Third Judicial District, Alaska (Shown as "Hutcheon" on this plat).
- East End Road Project A-85111 as deeded to the State of Alaska, Book 155 Page 283, H.R.D., Third Judicial District, Alaska
- Lot 1, Dufour Subdivision, as shown on Record Plat 86-10, H.R.D., Third Judicial District, Alaska.

Subject to all reservations, restrictions, and easements of record; containing 40.377 Acres, more or less.

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of December 4, 1989

KENAI PENINSULA BOROUGH  
By *Richard T. Tracy*  
Authorized Official

**OWNERSHIP CERTIFICATE**

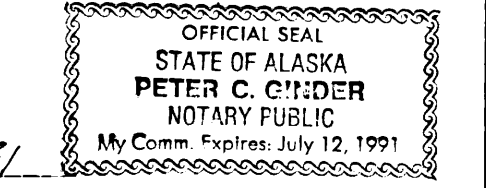
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

*Winifred I. Quier*  
Winifred I. Quier, Personal Representative for the Estate of Winifred I. Dufour.  
2908 Doris Street  
Anchorage, AK 99517

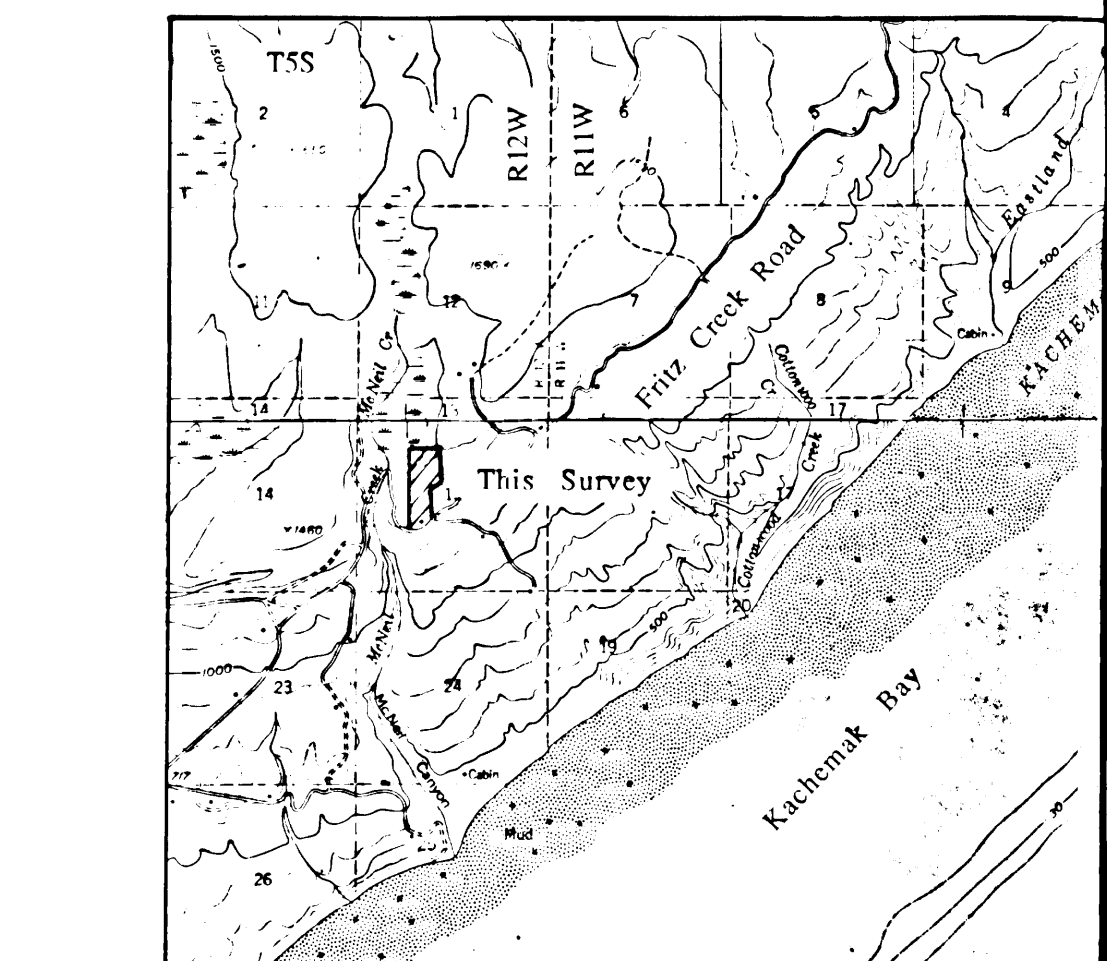
**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this 10/1 day of 1990 for Winifred I. Quier.

*Peter C. Ginder*  
Notary Public for Alaska  
My Commission expires: 5/12/91



**VICINITY MAP**  
1" = 1 Mile USGS Quad Seldovia C-4



**DUFOUR SUBDIVISION ADDITION NO. 1**  
A SUBDIVISION OF A PORTION OF THE NE 1/4 SW 1/4 AND THE SE 1/4 NW 1/4 SECTION 13, T. 5 S., R. 12 W., S.M. AS RECORDED IN BOOK 69 PAGE 229, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.  
CONTAINS 40.377 ACRES, MORE OR LESS

Clients: Winifred I. Quier Janette Koonitz Cindy Currier 2908 Doris Street Anchorage, AK 99517	Surveyor: Roger W. Imhoff PO Box 2588 Homer, AK 99603
Date: November 11, 1989	Field Bk: DUFOUR 1 & 2
File: Dufour	Drawn: RWI
Scale 1" = 200'	KPB File No. 89-136

90-50  
RECORDED - FILED 20  
Homer REC. DIST.  
DATE: 11-8-1990  
TIME: 3:28 P.M.  
REQUESTED BY: Roger Imhoff  
ADDRESS: