





Lot 5 and Lot 1 North Beach Plan View



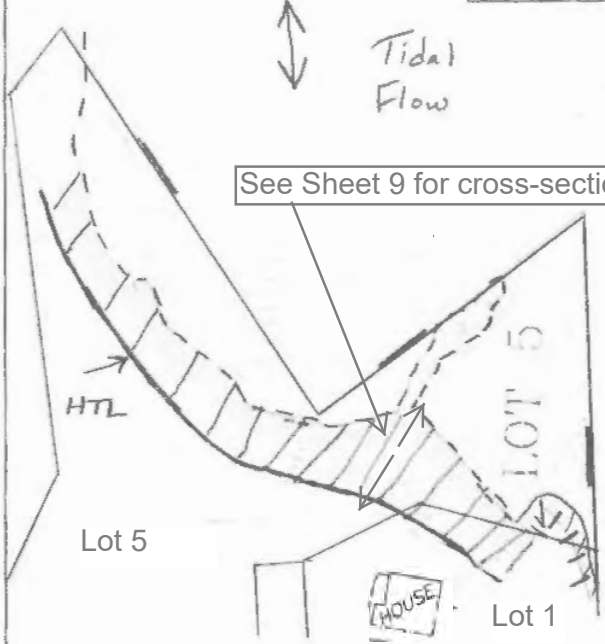
Seldovia Bay



Tidal Flow

HTL 231' -   
 MHW 17.23' -   
 Proposed Fill -   
 Tow of cliff - 

See Sheet 9 for cross-section



Seldovia Slough

Tidal Flow

Applicant: Precious Earth Inc.  
 File No.: POA- 2015-564  
 Waterway: Seldovia Slough  
 Sec. 32 T. 85 R. 14 M. Seward  
 W  
 Lat.: 59.434611 Long.: 151.717698  
 Date: 11-20-2017



Scale: 1" = 100'

Sheet No. 2 Of 11

North Figure 2 Inset

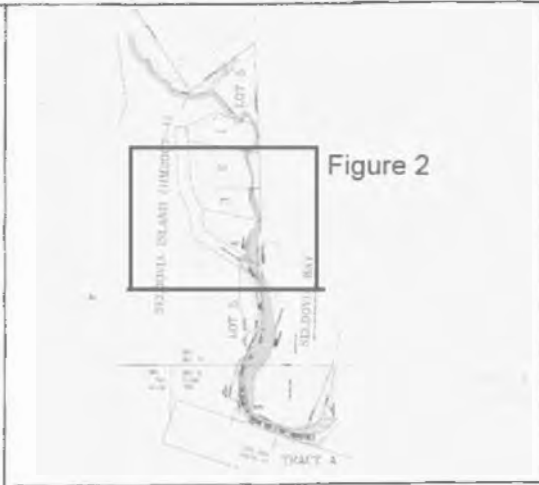
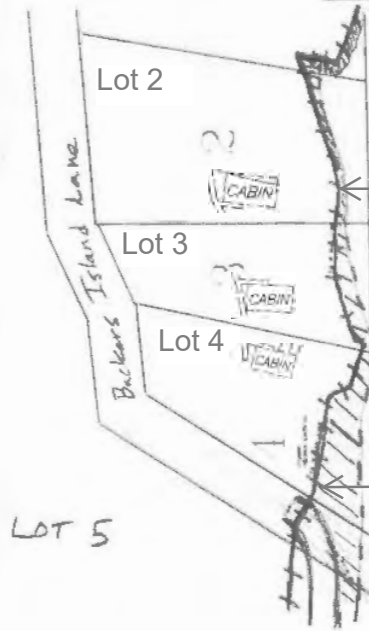
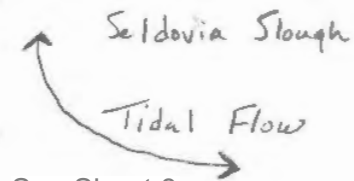


Figure 2



- HTL 23.1' -
- MHW 17.23' -
- Proposed fill -
- Tow of cliff -

See Sheet 7 for cross section



See Sheet 8 for cross section



Scale: 1" = 100'

Sheet No. 3 Of 11

Applicant: Precious Earth Inc.  
 File No.: POA- 2015-564  
 Waterway: Seldovia Slough  
 Sec. 32 T. 85 R. 14 M. Seward W  
 Lat.: 59.434611 Long.: 151.717698  
 Date: 11-20-2017

North Figure 3 Inset

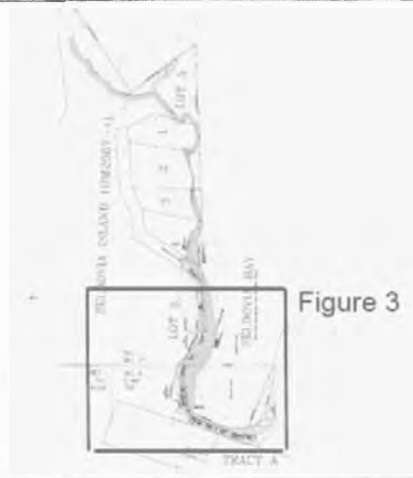
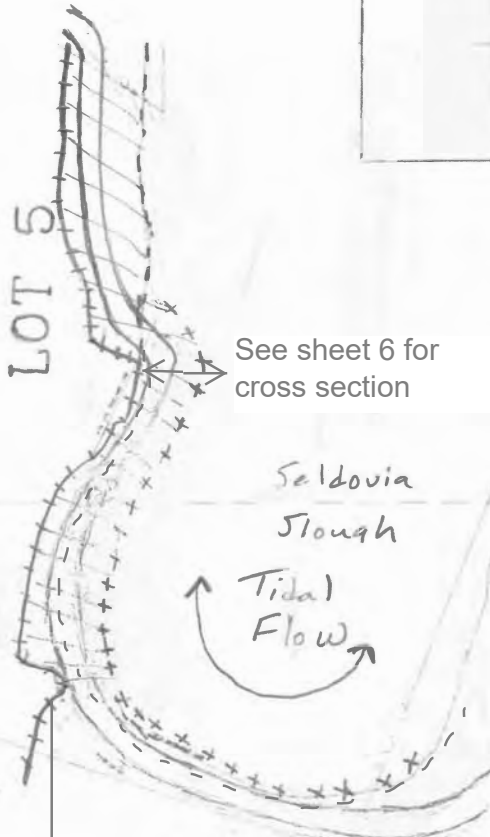


Figure 3



HTL 23.1' - Same as tow of cliff

MHW 17.23' - - - - -

Proposed fill -

Tow of cliff -

Tow of road -

Proposed road -

Note: There are no cabins located in this view.

Applicant: Precious Earth Inc.  
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Waterway: Seldovia Slough  
Sec. 32 T. 85 R. 14 M. Seward W  
Lat.: 59.434611 Long.: 151.717698  
Date: 11-20-2017

See Sheet 5 for cross section

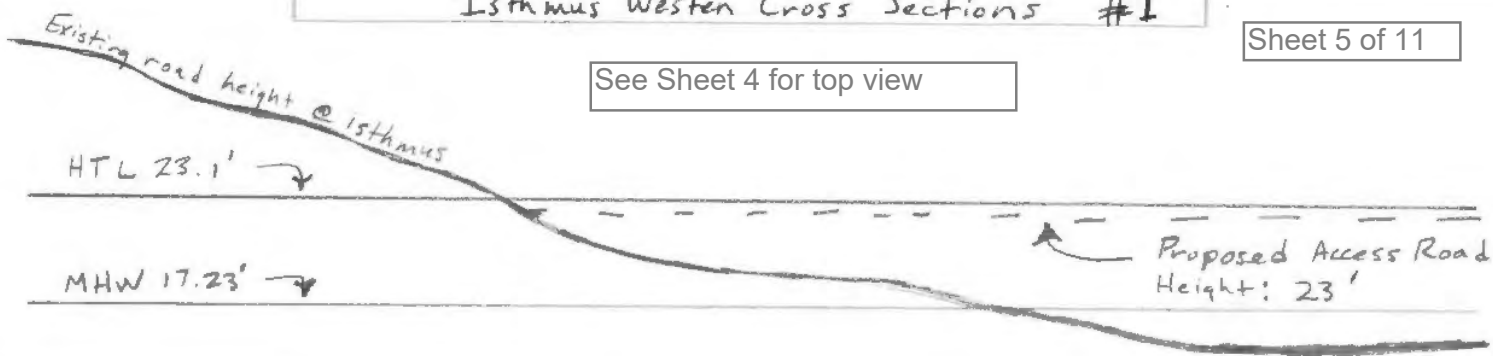
Scale: 1" = 100'

Sheet No 4 Of 11

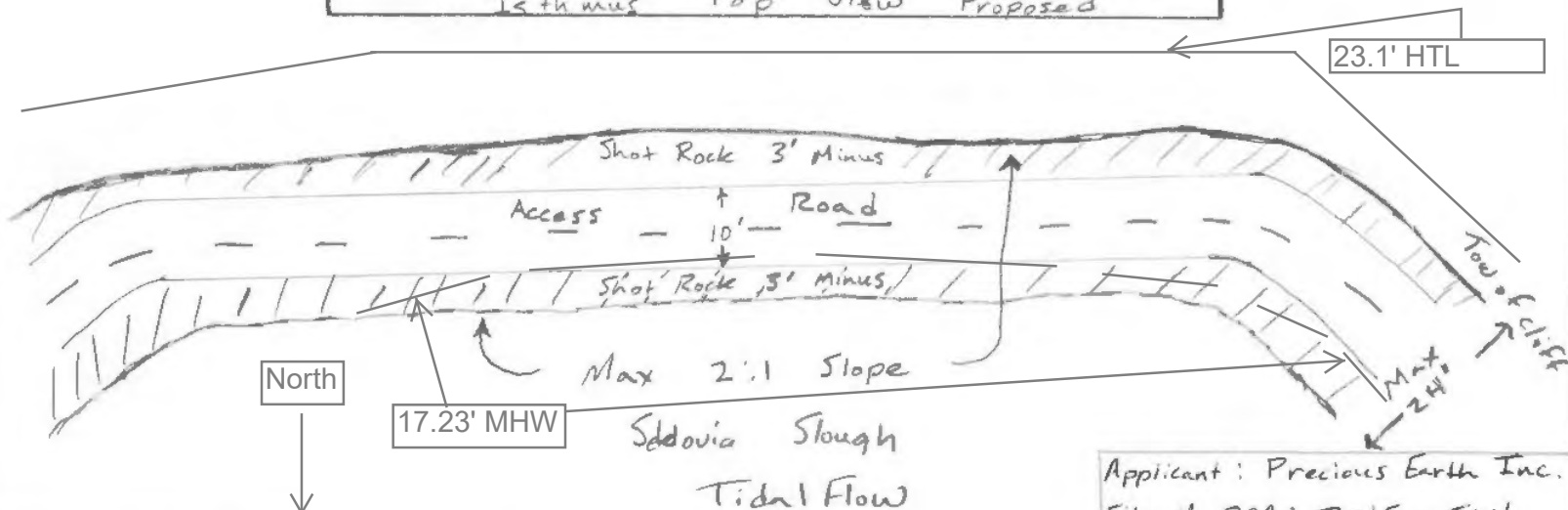
Isthmus Western Cross Sections #1

Sheet 5 of 11

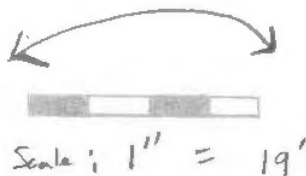
See Sheet 4 for top view



Isthmus Top View Proposed



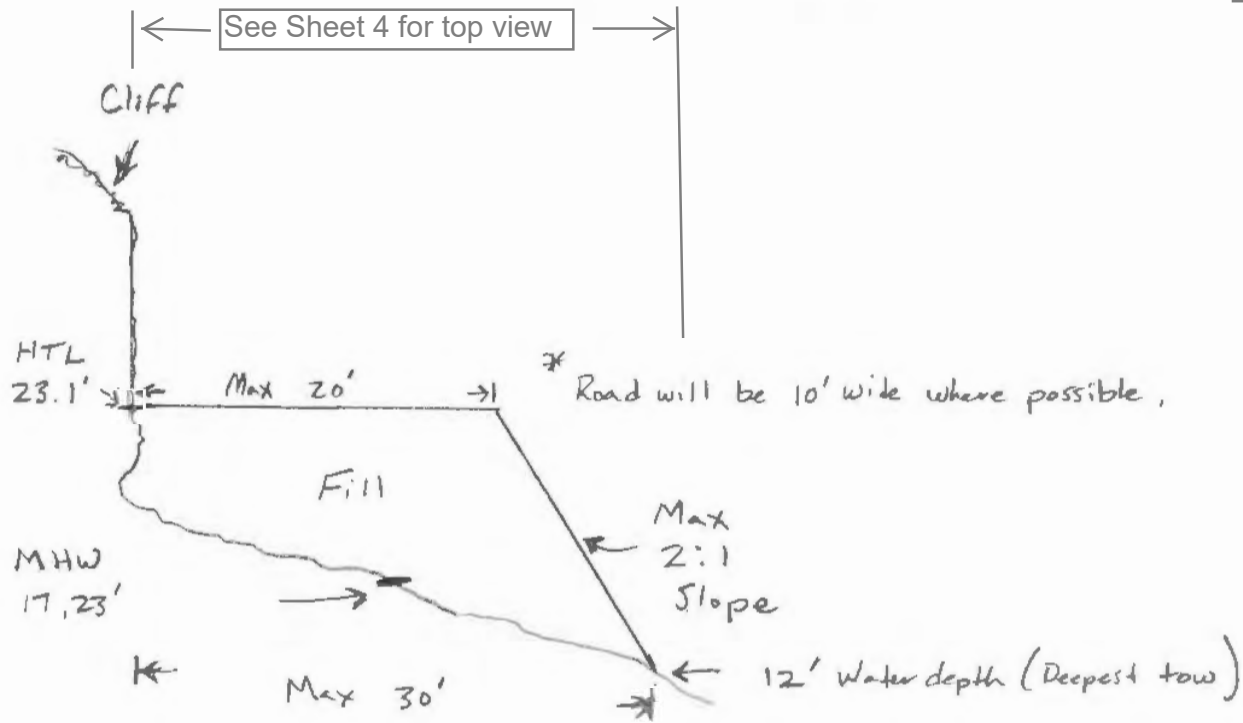
City of Seldovia, Kenai Peninsula Borough,  
State of Alaska  
Directions to site: Seldovia, Alaska  
99663



Applicant: Precious Earth Inc.  
File No. POA: 2015-564  
Waterway: Seldovia Slough  
Sec. 32 T. 85 R. 14 W M. Seward  
Lat: 59.432288° Long: 151.717029°  
Date: 11-20-2017

LOT 5 Cross Section #2

Sheet 6 of 11



City of Seldovia, Kenai Peninsula Borough  
 State of Alaska  
 Directions to site: Seldovia, Alaska  
 99663

1" = 10'

Applicant: Precious Earth Inc.  
 File no. POA: 2015-564  
 Waterway: Seldovia Slough  
 Sec. 32 T. 85 R. 14W N. Seward  
 Lat. 59.432909° Long. 151.717076°  
 Date: 11-20-2017

LOT 2 Bank Stabilization #3

Sheet 7 of 11

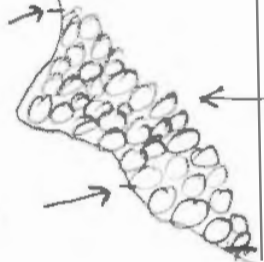
See Sheet 3  
for cross  
section

Cliff



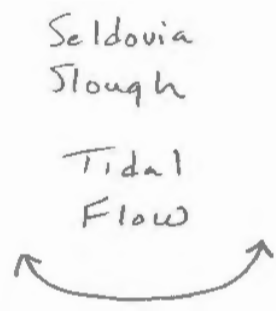
HTL  
23'1"

MHW  
17.23'



Max 2 to 1 slope

15' Water Depth



City of Seldovia, Kenai Peninsula Borough,  
State of Alaska  
Directions to site: Seldovia, Alaska  
99663

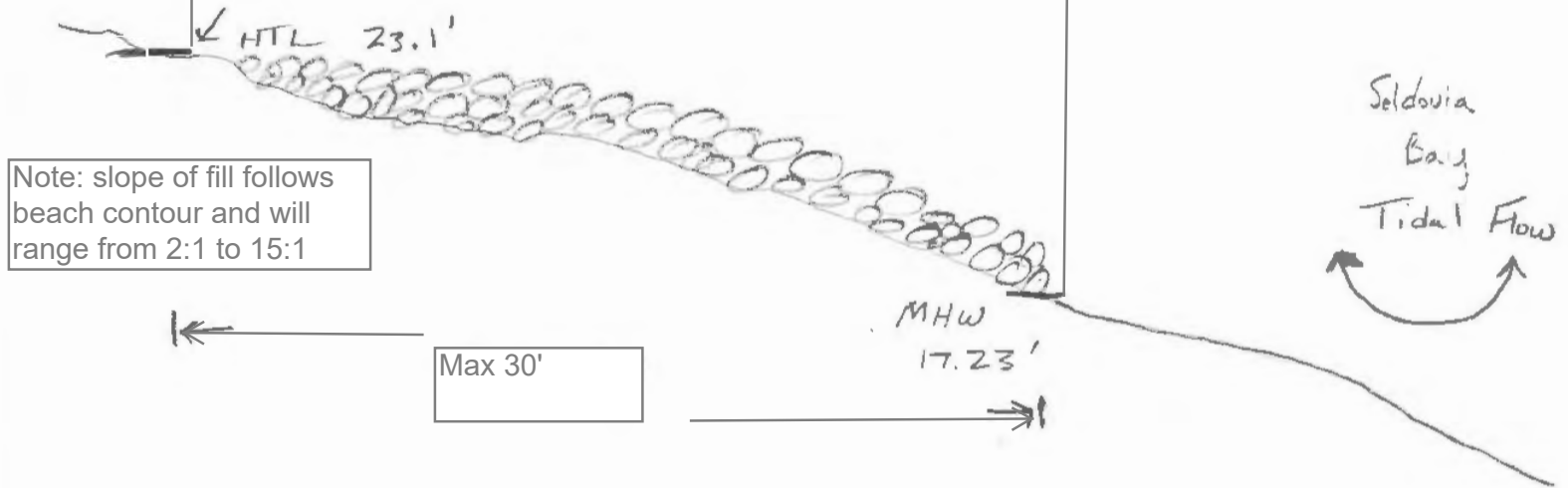


Applicant: Precious Earth Inc.  
File No. PDA: 2015-564  
Waterway: Seldovia Slough  
Sec. 32 T. 85 R. 14 W. M. Seward  
Lat. 59.434041° Long 151.717080°  
Date: 11-20-2017

Cross-Section for Lot 4 Beach

Sheet 8 of 11

See Sheet 3 for Plan View



Note: slope of fill follows beach contour and will range from 2:1 to 15:1

Max 30'

MHW  
17.23'

Seldovia Bay  
Tidal Flow

City of Seldovia, Kenai Peninsula Borough,  
State of Alaska  
Directions to site Seldovia, Alaska  
99663

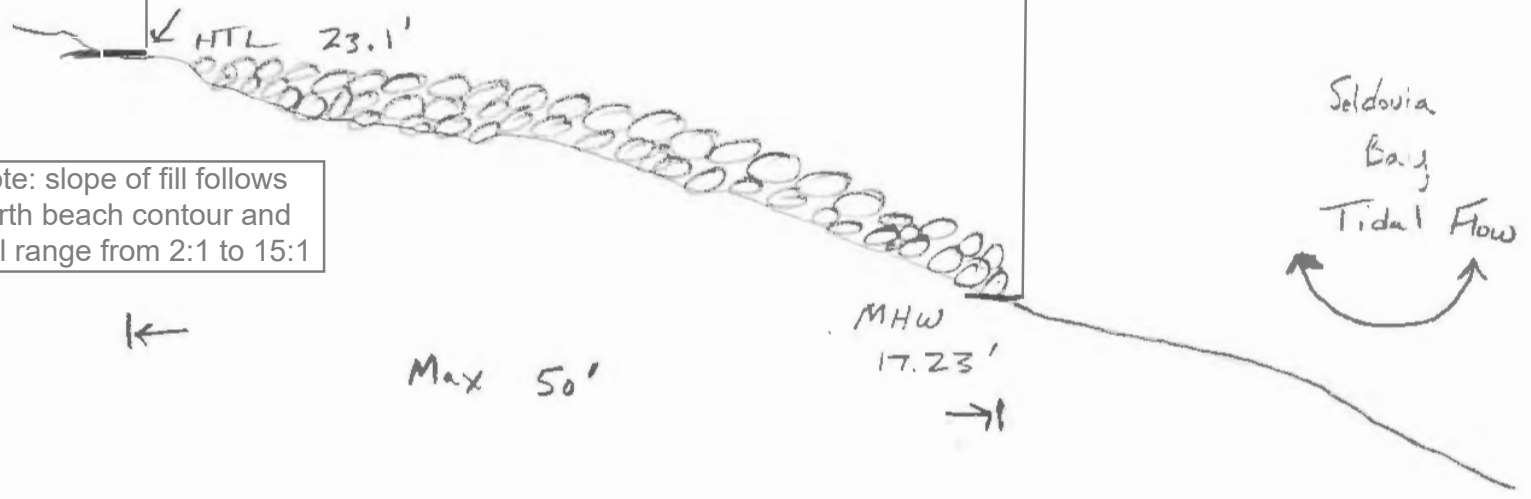
1" = 10'

Applicant: Precious Earth Inc.  
File No. POA: 2015-564  
Waterway: Seldovia Slough  
Sec 32 T. 85 R. 14 W M. Seward  
Lat: 59.434492° Long: 151.718028°  
Date: 11-20-2017



See Sheet 2 for Plan View

Note: slope of fill follows north beach contour and will range from 2:1 to 15:1



City of Seldovia, Kenai Peninsula Borough  
 State of Alaska  
 Directions to site Seldovia, Alaska  
 99663



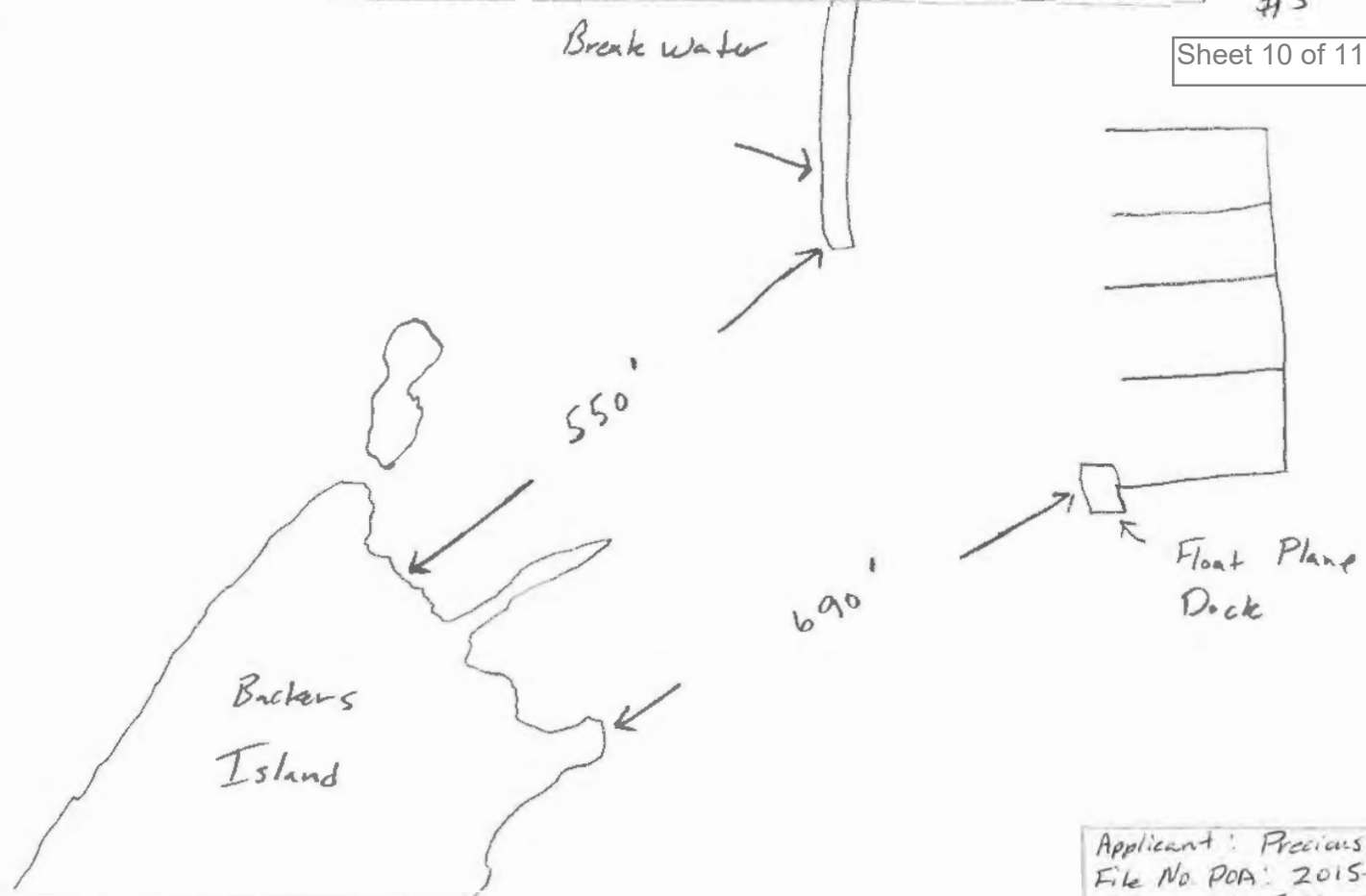
Applicant: Precious Earth Inc.  
 File No. POA: 2015-564  
 Waterway: Seldovia Slough  
 Sec 32 T. 85 R. 14 W M. Seward  
 Lat: 59.434492° Long: 151.718028°  
 Date: 11-20-2017

Distance to Breakwater of Float Plane Dock

#5

Sheet 10 of 11

Break water



Backers Island

Float Plane Dock

City of Seldovia, Kenai Peninsula Borough,  
 State of Alaska  
 Direction to site: Seldovia, Alaska  
 99663

1" = 183'

Applicant: Precious Earth Inc.  
 File No. POA: 2015-564  
 Waterway: Seldovia Slough  
 Sec. 32 T. 85 R. 14W M. Seward  
 Lat. 59.434552° Long. 151.77521°  
 Date: 11-20-2017

**NOTES**

1. THE BASIS OF BEARING IS BETWEEN THE SW W.C.M.C. AND THE SE W.C.M.C., TRACT C, U.S. SURVEY NO. 1770.
2. THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF 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. HEA HAS BLANKET EASEMENT ACROSS TRACT C, U.S. SURVEY NO. 1770.
4. LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES. A SURVEY MAY BE REQUIRED TO DETERMINE THE ELEVATION OF THE PROPERTY PRIOR TO CONSTRUCTION.
5. THERE IS AN INGRESS/EGRESS EASEMENT IN FAVOR OF THE CITY OF SELDOVIA RECORDED IN BK 6 PAGE 90 AND PAGE 94 S.R.D. THIS EASEMENT IS DESCRIBED AS HAVING A WIDTH OF 20 FEET ABOVE THE HIGHEST TIDE LEVEL AT A SUITABLE PLACE FOR MEANS OF ENTRANCE AND EGRESS FROM THE LAND SIDE OF TRACT O.
6. THERE IS AN EASEMENT FOR A BREAKWATER AND MATERIALS IN FAVOR OF THE CITY OF SELDOVIA RECORDED IN BK 6 PAGE 89 S.R.D. THIS EASEMENT IS DESCRIBED AS BEING LOCATED ON EITHER OF THE TWO NORTHERN POINTS OF TRACT O.
7. THE SELDOVIA CITY COUNCIL APPROVED A VARIANCE TO THE SETBACK REQUIREMENTS FOR THE 3' WIDE BOARDWALK DURING THEIR DECEMBER 13, 2006 MEETING.

**WASTEWATER DISPOSAL:**

PLANS FOR THE WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPT. OF ENVIRONMENTAL CONSERVATION.

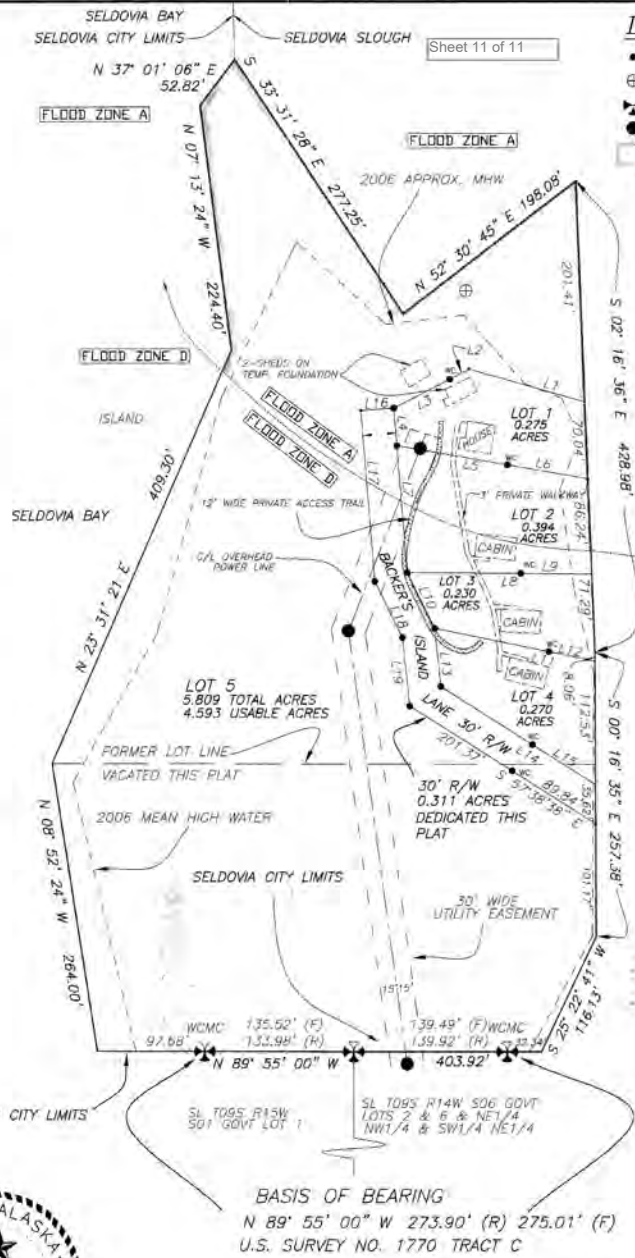
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 27, 2006

KENAI PENINSULA BOROUGH

BY: *Maia A. Bredt*  
AUTHORIZED OFFICIAL

LINE	BEARING	LENGTH
L1	N 74°08'56" W	110.17'
L2	S 62°40'09" W	19.77'
L3	S 62°40'09" W	57.32'
L4	S 04°35'53" E	90.19'
L5	S 80°05'32" E	177.14'
L6	S 80°05'32" E	74.42'
L7	S 04°35'53" E	53.28'
L8	S 89°31'30" E	168.66'
L9	S 89°31'30" E	64.41'
L10	S 26°17'44" E	56.37'
L11	S 78°22'22" E	149.62'
L12	S 78°22'22" E	43.65'
L13	S 05°56'52" E	53.28'
L14	S 57°38'38" E	167.59'
L15	S 57°38'38" E	69.16'
L16	S 85°24'07" W	30.00'
L17	S 04°35'53" E	155.69'
L18	S 26°17'44" E	56.73'
L19	S 05°56'52" E	62.43'



Sheet 11 of 11

**LEGEND**

- SET 5/8" REBAR W/2" AL-CAP 7958-S 2006
- ⊕ FOUND BC KPB 268-S 1984
- ⊕ FOUND 3-1/4" AL-CAP ON 2" PIPE BLM 1985
- POWER POLE
- APPROXIMATE AREA OF FLOOD HAZARD ZONE A FEMA F.I.R.M. COMMUNITY PANEL # 020012-5045A MAY 19, 1981



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAT 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 HEREON.

ROBERT WHEAR, SIGNER FOR  
SNUG HARBOR RESORT LLC  
PO BOX 1707  
GARDNERVILLE, NV 89410

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 11/18, 2007.

NOTARY PUBLIC FOR ALASKA

2007-4  
Seldevia  
Date: 12/4/2007  
Type: 913 A N  
Requested By: Seabright  
Address: \_\_\_\_\_



SELDOVIA RECORDING DISTRICT KPB FILE No. 2006-330

**SELDOVIA ISLAND**  
A SUBDIVISION OF TRACT C, U.S. SURVEY NO. 1770 LYING WITHIN SELDOVIA BAY IN THE CITY OF SELDOVIA LYING WITHIN THE KENAI PENINSULA BOROUGH THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 7.289 ACRES MORE OR LESS

**SEABRIGHT SURVEY+DESIGN**  
1044 EAST ROAD, SUITE A  
HOMER ALASKA 99603  
(907) 235-4247 & FAX  
EMAIL: SEABRIGHT@alaska.net

DRAWN BY: J.S.	DATE: 10/26/07	SCALE: 1" = 80'
CHK BY: K.B.	JOB #06-48	SHEET 1 OF 1

SCALE 1" = 80'