

SW 98-3.3

FOLZ SUBDIVISION, SNOWDEN ADDITION

A subdivision of Tracts E & F Folz Subd. Revised. (SVD Plat #24)
 Located in the NE1/4 & SE1/4 Section 27, and the SW1/4 Section 26,
 TIN RIV. SM, Alaska.
 Seward Recording District: KPB File 98-178



Prepared for
 Brad Snowden
 P.O. Box 670
 Seward, Ak 99664

Prepared by
 Johnson Surveying
 Box 27
 Clam Gulch, Ak 99568

SCALE 1" = 200' **AREA = 39.477 acres** **25 Aug, 1998**



VICINITY 1"=1 mile MAP

98-33
 RECORDED - INDEXED 20⁰⁰
 SEWARD RECORDING DISTRICT
 DATE 12/14/98
 TIME 11:16 A.M.
 Approved by:
 Bradley K. Snowden
 Notary Public
 Commission Expires 12/31/98

LEGEND

- ⊕ 1 1/2" alcap monument, 3753-S, 1978, found
- ⊙ 2" brass cap, Dept. of Hwy's centerline monument, found
- ⊙ 2 1/2" brass cap monument, 610-S, 1964, found
- ⊙ 2 1/2" x 30" aluminum monument, set
- ⊙ 1/2" alcap lot corner, 3753-S, no date found
- 1/2" rebar lot corner, found
- ⊔ 1/2" x 4" rebar with 1" plastic cap, set

NOTES

1. A building setback of 20' from all street RDVs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Seward Highway RDV shown is according to State RDV plans ERFD-S111.
4. No access to State maintained RDVs permitted unless approved by State of Alaska Dept. of Transportation.
5. Existing overhead powerline shown is the centerline of a 60' wide utility easement.
6. Lots within this subdivision may be located within a designated Flood hazards area; if such is the case development must comply with Title 21 Chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Approval of the subdivision does not eliminate the developers responsibility to obtain any necessary permits required under Federal, state, or local law.
8. Approval of the subdivision does not obligate the Borough to issue any required permits.
9. Approval of the subdivision does not ensure that any part of Hummingbird Lane will be accepted on the road maintenance program.

OWNERSHIP CERTIFICATE

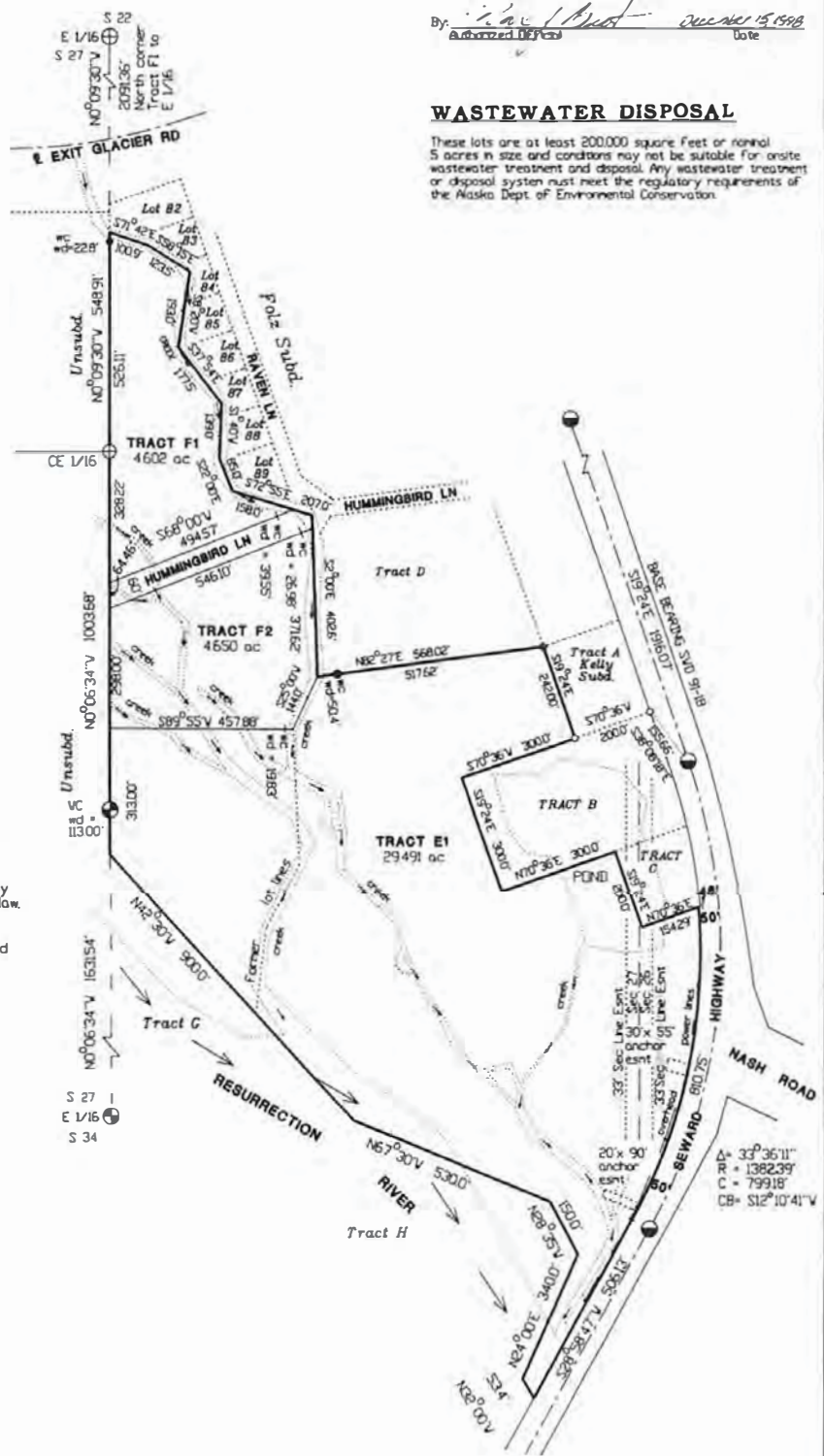
I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt the plan of subdivision, and by my free consent dedicate all ROWs & grant all easements to the use shown.
 I further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiaries.

Bradley K. Snowden
 Bradley K. Snowden P.O. Box 670 Seward, Ak 99664

NOTARY'S ACKNOWLEDGEMENT

For Bradley K. Snowden
 Subscribed and sworn to before me this 13th
 day of November, 1998

Notary Public for Alaska
 My commission expires 1/22/99



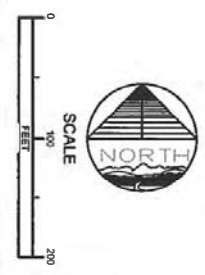
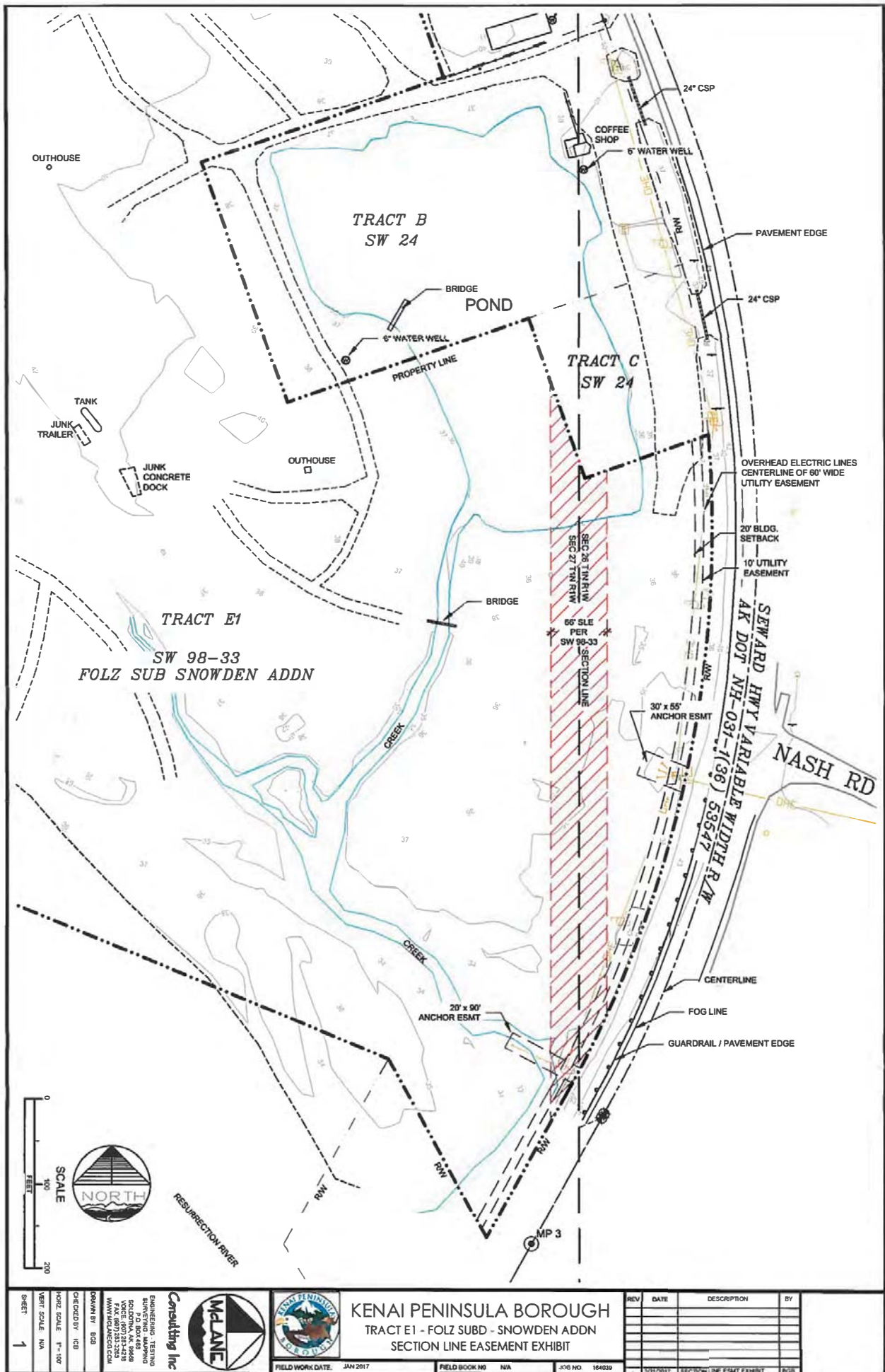
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 15 September 1998

KENAI PENINSULA BOROUGH
 By: *[Signature]* Date: 12/15/1998
 Authorized Official

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or 4.5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.



DATE: 1/10/17
SHEET: 1

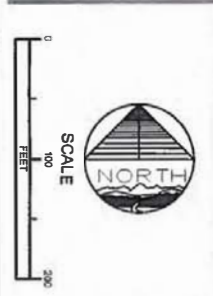
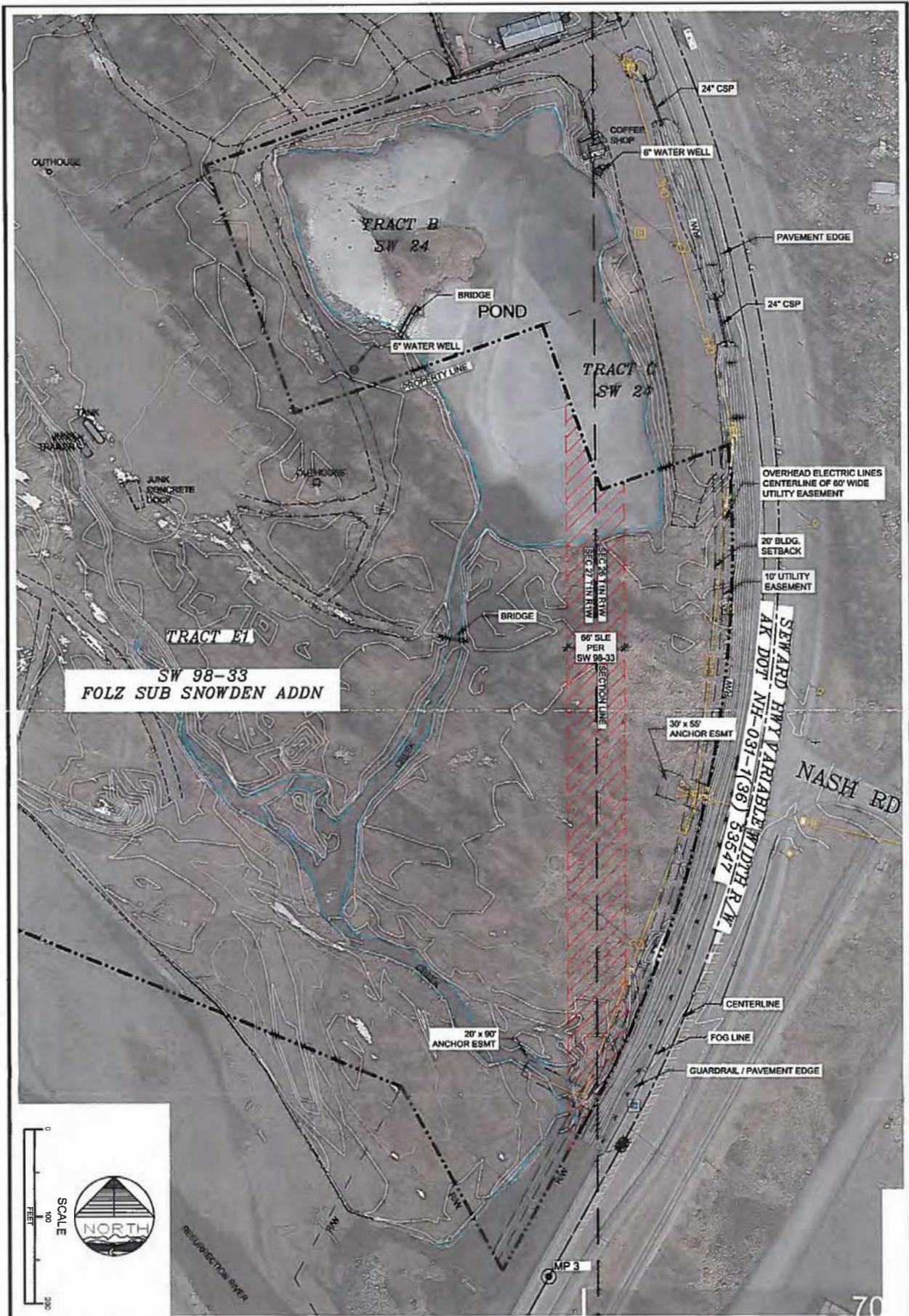


KENAI PENINSULA BOROUGH
TRACT E1 - FOLZ SUBD - SNOWDEN ADDN
SECTION LINE EASEMENT EXHIBIT

FIELD WORK DATE: JAN 2017
FIELD BOOK NO: N/A
JOB NO: 164039

REV	DATE	DESCRIPTION	BY

KPB 2017-006



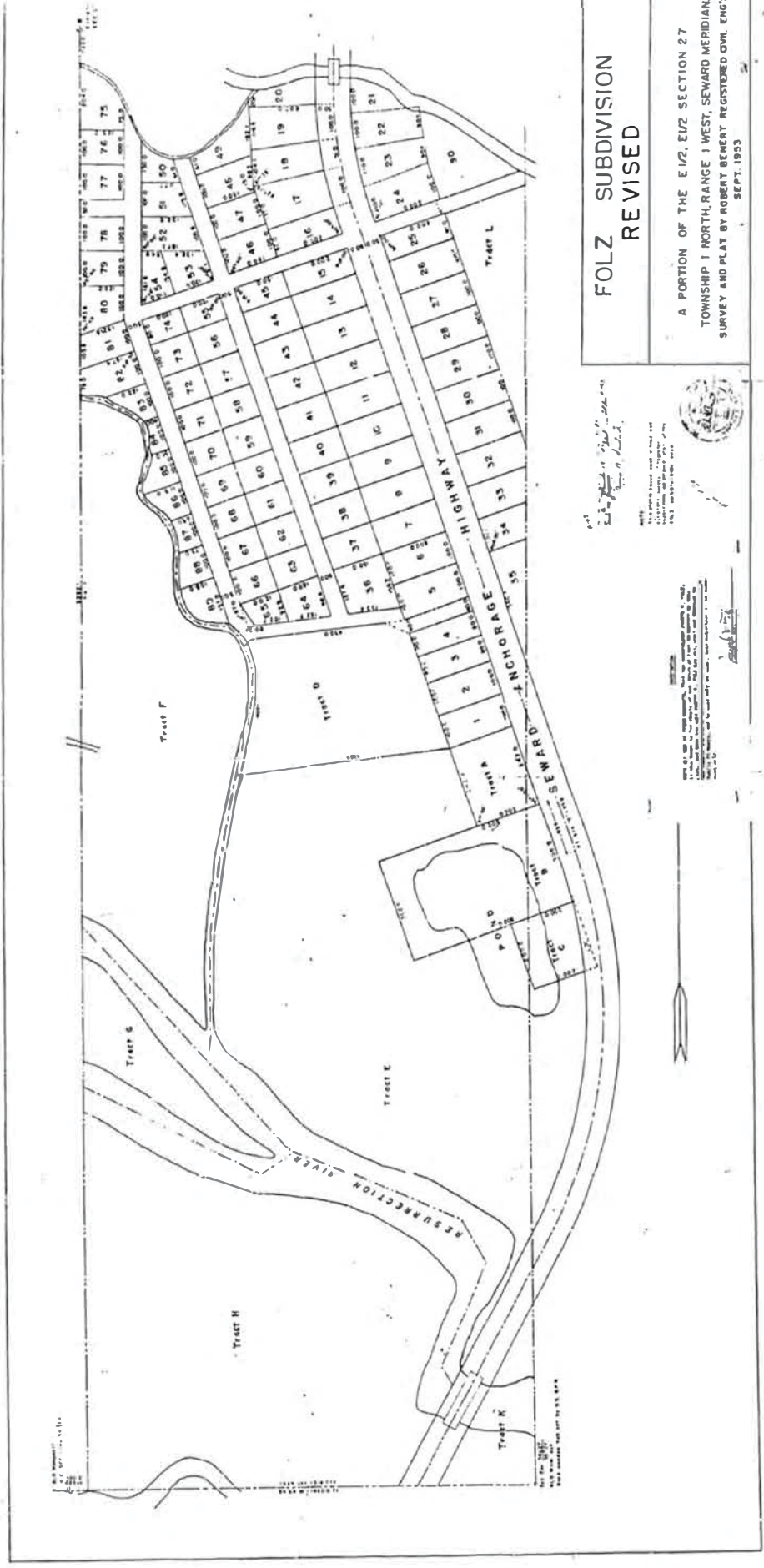
ENGINEERING - TESTING
 SURVEYING - LAMPING
 SOILS/ENV. ANALYSIS
 PLANNING - DESIGN
 PROJECTS
 200 SOUTH AK 9808
 PALM BEACH, FL 33480
 WWW.MCLANE.COM



KENAI PENINSULA BOROUGH
 TRACT E1 - FOLZ SUBD - SNOWDEN ADDN
 SECTION LINE EASEMENT EXHIBIT

FIELD WORK DATE: JAN 2017 FIELD BOOK NO: N/A JOB NO: 154238

REV	DATE	DESCRIPTION	BY



**FOLZ SUBDIVISION
RE VISED**

A PORTION OF THE E 1/2, E1/2 SECTION 27
TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN.
SURVEY AND PLAT BY ROBERT BENNET REGISTERED CIVIL ENGR
SEPTEMBER 1953

Robert Bennett
REGISTERED CIVIL ENGINEER
No. 1000



NOTED: This plat shows a portion of the E 1/2, E1/2 Section 27, Township 1 North, Range 1 West, Seward Meridian, Survey and Plat by Robert Bennett, Registered Civil Engineer, No. 1000, State of Alaska, September 1953.

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ALASKA COPY CENTER