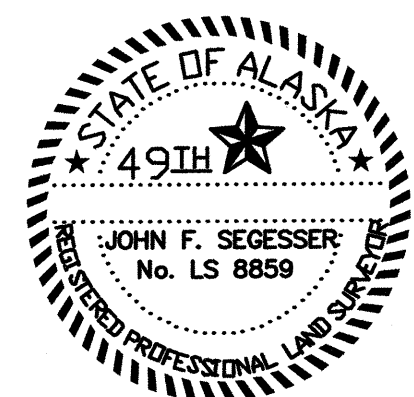


LEGEND:

- ⊗ FOUND 2 1/2" BRASS CAP GLO MONUMENT AS SHOWN
● FOUND 2 1/2" ALUM. CAP MON. 7328-S 2004
○ SET 5/8" REBAR w/PLASTIC CAP LS8859
() RECORD DATUM GLO

NOTES:

- 1) Basis of bearing taken from the GLO survey of Township 1 South Range 13 West Seward Meridian, accepted January 19, 1921.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Exceptions to KPB 20.30.030 and KPB 20.30.210, ROW dedications, and KPB 20.30.170, Block Length, were granted by the Plat Committee at the meeting of October 23, 2017.
- 4) 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.
- 5) Portions of this subdivision are within the Kenai Peninsula Borough 50-foot Anadromous Habitat Protection District. See KPB Chapter 21-18, as may be amended, for restrictions that affect development in this subdivision.
- 6) All waste disposal systems shall comply with existing laws at the time of construction.
- 7) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 8) Front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the 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.
- 9) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet or nominal 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 Department of Environmental Conservation.



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date _____

North

Unsubdivided

Unsubdivided

Unsubdivided

Unsubdivided

Unsubdivided

LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°28'13"E	131.44
L2	S85°14'26"E	78.68
L3	N36°19'01"E	103.70
L4	N24°20'41"E	104.61
L5	S70°16'10"E	54.14
L6	S00°42'29"E	105.76
L7	S24°54'00"E	99.32
L8	S05°51'40"E	51.19
L9	S46°29'40"E	36.03
L10	N86°06'11"E	57.63
L11	N34°13'10"E	123.16
L12	N04°31'05"E	49.77
L13	N57°03'14"W	57.62
L14	N19°33'10"W	42.95
L15	N21°49'09"E	56.25
L16	N68°38'48"E	64.54
L17	N47°35'21"E	61.95
L18	N18°02'05"E	113.96
L19	N72°39'38"E	20.95
L20	N89°57'35"E	33.00

S89°57'35"W

Unsubdivided

2641.74'

KPB 2021-068

VICINITY
MAP

1" = 1 MILE

CERTIFICATE of OWNERSHIP
and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

MICHAEL H. BOSTWICK
P.O. BOX 39431
NINILCHIK, AK 99639

NOTARY'S ACKNOWLEDGMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH
PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No.

Bostwick Subdivision

Located within the E1/2 E1/2 NE1/4 Section 31, T1S, R13W, S.M.,
Homer Recording District, Kenai Peninsula Borough, Alaska.

Containing 40.079 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner Michael Bostwick P.O. Box 39431 Ninilchik, AK 99639
JOB NO. 17014	DRAWN: 10-26-17
SURVEYED: June, 2017	SCALE: 1"=200'
FIELD BOOK: 17-1	SHEET: 1 of 1