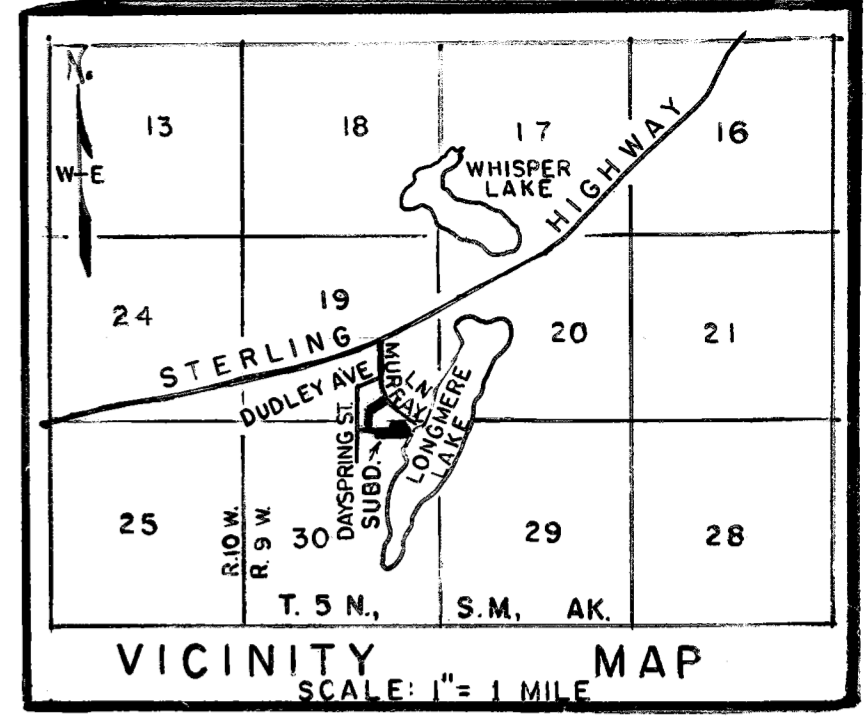


Δ	R	T	ARC	BEARING	CORD
1. 17°13'02"	417.56'	63.21'	125.47'	S 25°01'29"E	125.0'
2. 8°15'02"	417.56'	30.12'	60.13'	S 20°32'30"E	60.08'
3. 8°58'00"	417.56'	32.74'	65.34'	S 29°09'00"E	65.28'
4. 101°32'20"	50.0'	61.24'	88.61'	S 15°47'00"W	77.46'
5. 156°55'10"	50.0'	244.88'	136.94'	N 66°33'12"E	97.98'
6. 110°59'00"	50.0'	72.73'	96.85'	N 67°01'43"E	82.4'
7. 73°44'23"	50.0'	37.5'	64.35'	S 20°36'35"E	60.0'
8. 73°44'23"	50.0'	37.5'	64.35'	S 53°07'48"W	60.0'

- LEGEND**
- 2 1/2" BRASS CAP MONUMENT FOUND 1920 G.L.O.
  - 1/2" REBAR ROD FOUND
  - 1/2" x 24" REBAR ROD SET
  - UTILITY EASEMENT
  - BUILDING SETBACK LINE
  - ( ) = RECORD DATA



SCALE: 1"=100'

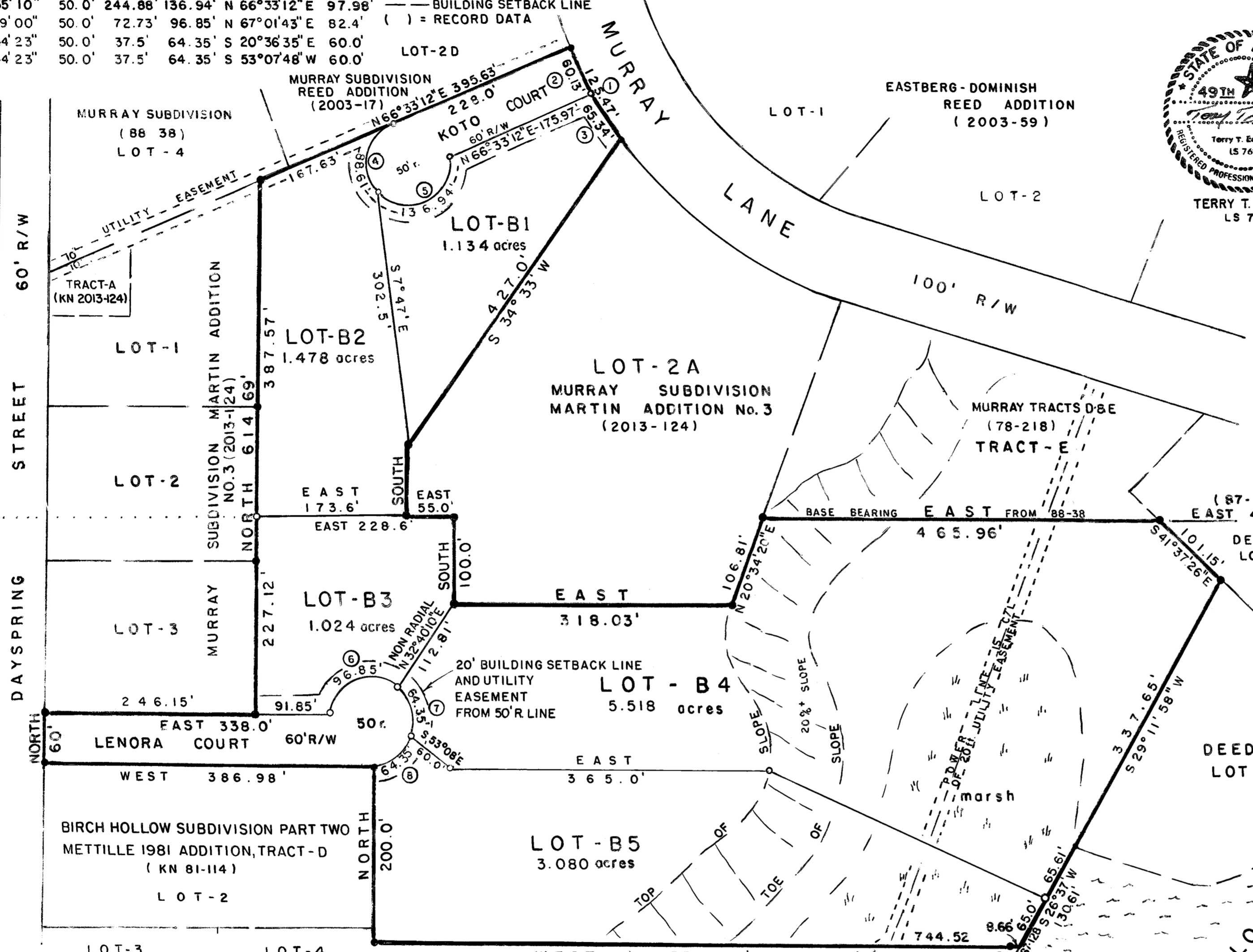
SEWARD SUBDIVISION

LOT-6 (76-101)

JONES

LOT-8 LOT-9

SEWARD AVE.



**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHT OF WAYS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Marshall W. Martin*  
 Marshall W. Martin (36075 MURRAY LANE, SOLDOTNA, AK 99669)

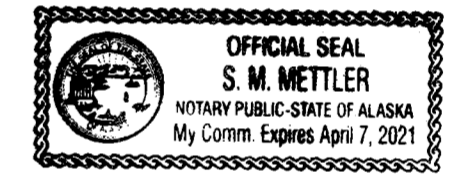
**NOTARY'S JURAT**

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF Nov 2017

FOR: Marshall W. Martin

NOTARY PUBLIC FOR ALASKA

My Commission Expires 4/7/2021



**PLAT APPROVAL:**

This subdivision plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MAY 8, 2017

Kenai Peninsula Borough by *[Signature]*  
 Authorized Official

- NOTES:**
- SUBDIVISION TIES TO MONUMENTS ARE MEASURED AND OF RECORD IN COMPLIANCE WITH K.P.B. 20.60.120.
  - FOR AREAS SUBJECT TO INUNDATION ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENG. WETLANDS DETERMINATION IF APPLICABLE.
  - AN EXCEPTION TO KPB 20.30.190. 3:1 DEPTH TO WIDTH RATIO FOR LOT-B5, AND A EXCEPTION TO KPB 20.30.170. BLOCK LENGTH REQUIREMENTS WERE GRANTED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 13, 2015.
  - 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).
  - A BUILDING SETBACK OF 20FT. IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - NO DIRECT ACCESS TO STATE MAINTAINED RIGHT-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
  - EXISTING OVERHEAD POWER LINES ARE CENTERLINE OF A 20FT. WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT INCLUDING GUYS AND ANCHORS.
  - THE FRONT 15' FT. OF THE 20FT. BUILDING SETBACK IS A UTILITY EASEMENT, AND THE ENTIRE SETBACK WITHIN 5 FT. 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.
  - THE NATURAL MEANDERS OF ORDINARY HIGH WATER FORMS THE TRUE LIMITS OF LOT LINES.
  - THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND EASEMENT FROM PARENT PLATS KN 2013-124, KN 86-246, AND KN 2007-85.
  - THE UTILITY EASEMENT FOR LOTS B3, B4, AND B5, FRONTING LENORA COURT IS LIMIT OF 20FT. BUILDING SETBACK LINE PER BIRCH HOLLOW SUBDIVISION NO. 3, KN 83-245.

**WASTEWATER DISPOSAL**

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

*Deceased on 11/03/17*  
 (SIGNATURE OF ENGINEER) LICENSE NO. DATE

ORIGINAL SIGNED SOIL REPORT IS ON FILE WITH K.P.B.

*P.O.B. Joller 11/20/17*  
 PLANNING OFFICER



**MURRAY SUBDIVISION BUCK ADDITION**

COMPRISED OF 13.324 acres TRACT-B OF MURRAY SUBDIVISION MARTIN ADDITION NO.3 (2013-124) IN THE S 1/2 SE 1/4 SECTION 19, AND IN THE N 1/2 NE 1/4 SECTION 30, T.5N., R.9W., S.M. KENAI RECORDING DISTRICT

KENAI PENINSULA BOROUGH, ALASKA

OWNER: MARSHALL W. MARTIN, 36075 MURRAY LANE, SOLDOTNA, AK 99669

SURVEYOR: TERRY T. EASTHAM No. 7629-S 33986 COMMUNITY COLLEGE DR. SOLDOTNA, AK. 99669

K. P. B. File No. 2015-066R1 Scale: 1"= 100' March 15, 2017