



LEGEND

⊕	PRIMARY MONUMENT POSITION OF RECORD PER (R1) AS REFERENCED	—————	SUBDIVISION BOUNDARY
○	SECONDARY MONUMENT OF RECORD 12" IRON SPIKE PER (R1)	—————	INTERIOR LOT LINE
(R1)	RECORD DATA PLAT 87-69 KRD	- - - - -	ADJACENT PROPERTY LINE
		—————	CENTRELINE
		FORMER LOT LINE
		-----	MONUMENT TIE LINE

- NOTES**
- TRACT C SUBJECT TO AN UNDERGROUND 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.
 - ACCESS TO THE LOTS WITHIN THIS SUBDIVISION IS BY PRIVATE ROAD LYING WITHIN TRACT C OF THE PARENT PLAT.
 - THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION ON JANUARY 3, 1961 IN MISC. BOOK 6 PAGE 223, KENAI RECORDING DISTRICT.
 - THIS SUBDIVISION SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED IN AN INSTRUMENT: RECORDED: FEBRUARY 10, 1983. VOLUME/PAGE: 202/976 AND AMENDMENTS THERETO: RECORDED: JULY 31, 1990. VOLUME/PAGE: 369/157, AND RECORDED: SEPTEMBER 13, 1990. VOLUME/PAGE: 371/218.
 - COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED IN AN INSTRUMENT: RECORDED: JULY 20, 2005. VOLUME/PAGE: 2005-006734-0.
 - ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
 - WASTEWATER DISPOSAL: PLANS FOR WASTEWATER TREATMENT AND DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

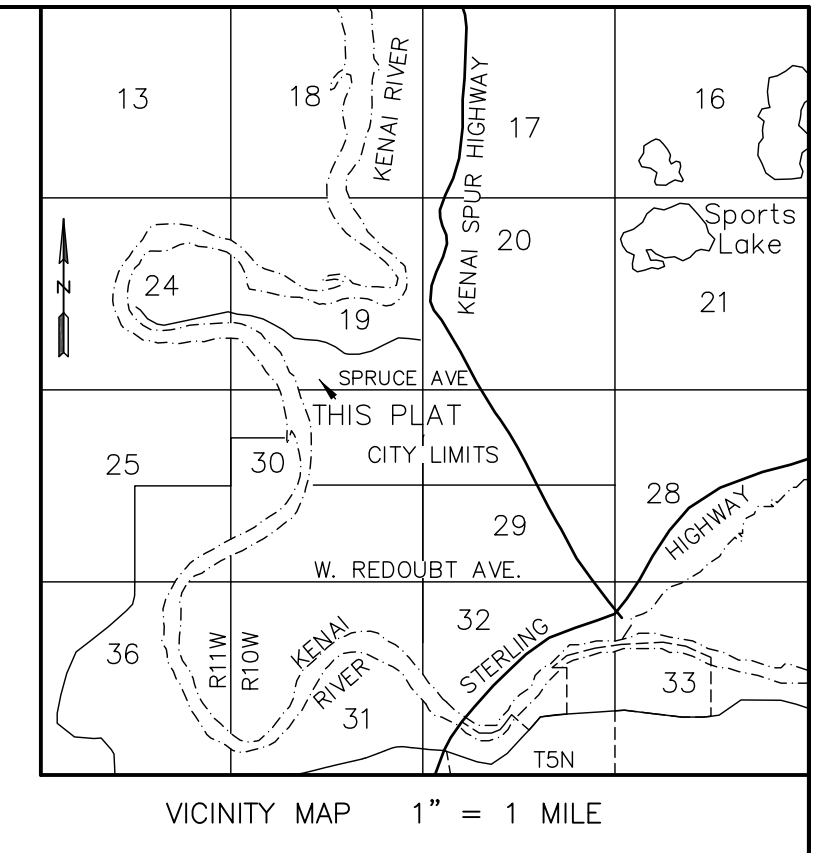
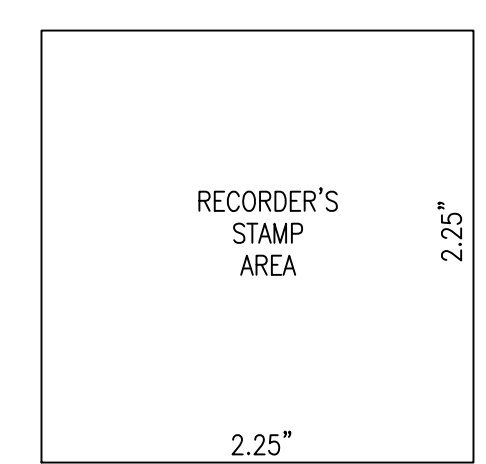
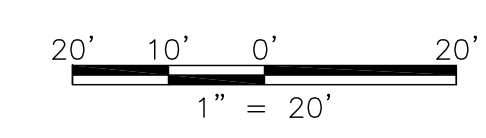
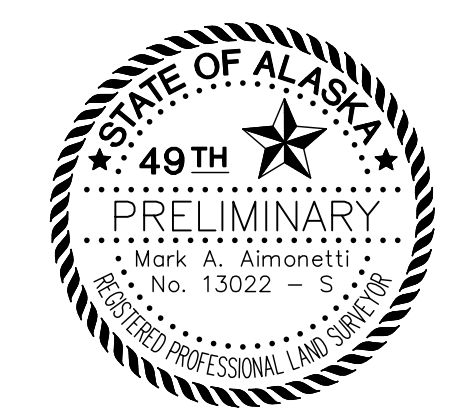
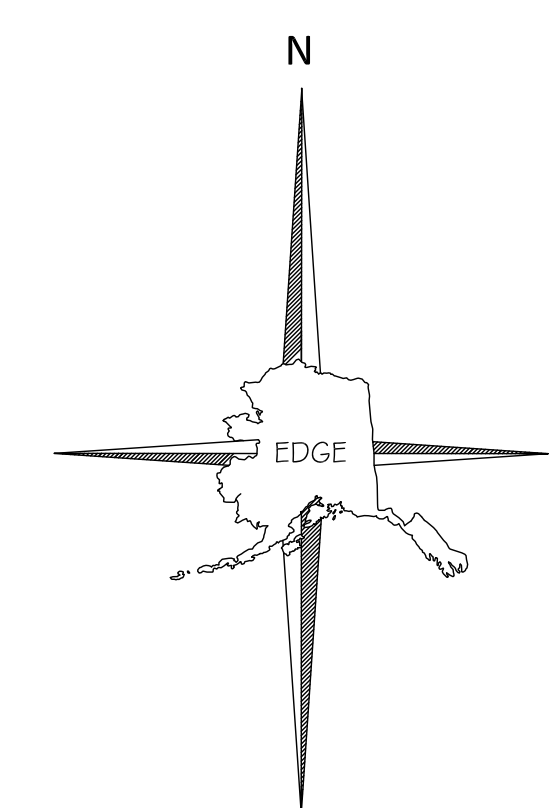
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 14, 2022.

KENAI PENINSULA BOROUGH

 AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNERS 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-WAYS, AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

 PAMELA DIANE McCARL
 2115 SORBUS WAY
 ANCHORAGE, ALASKA 99508

NOTARY ACKNOWLEDGEMENT

FOR: PAMELA DIANE McCARL
 ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____, 2022

 NOTARY PUBLIC SIGNATURE

 NOTARY STAMP AREA

KPB FILE No. 2022-000

**POACHER'S COVE
 PDM 2022 REPLAT**

A REPLAT OF
 LOTS 117 AND 118
 POACHER'S COVE
 PLANNED UNIT DEVELOPMENT
 AMENDED
 PLAT 87-69
 KENAI RECORDING DISTRICT

OWNERS:
 PAMELA DIANE McCARL
 2115 SORBUS WAY
 ANCHORAGE, ALASKA 99508

LOCATED WITHIN SW 1/4 SECTION 19,
 T.5N., R.10W. S.M.
 STATE OF ALASKA
 KENAI PENINSULA BOROUGH
 KENAI RECORDING DISTRICT

CONTAINING 4929 SQUARE FEET



12501 OLD SEWARD, D ANCHORAGE, AK 99515
 Phone (907) 344-5990 Fax (907) 344-7794
 AECL# 1392

DRAWN BY: JY	DATE: 1/11/2022	PROJECT: 21-644
CHECKED BY: MA	SCALE: 1" = 20'	SHEET: 1 OF 1

KPB 2022-002