



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAVID ARTHUR TALBOT (LOT 3A) JESSICA LEIGH TALBOT (LOT 3A)
 27125 CLOYDS RD, ANCHOR POINT, AK 99556 27125 CLOYDS RD, ANCHOR POINT, AK 99556

NOTARY ACKNOWLEDGMENT

FOR: DAVID ARTHUR TALBOT AND JESSICA LEIGH TALBOT
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BAXTER POE (LOT 4A) MEGAN TASHASH (LOT 4A)
 27155 CLOYDS RD, ANCHOR POINT, AK 99556 27155 CLOYDS RD, ANCHOR POINT, AK 99556

NOTARY ACKNOWLEDGMENT

FOR: BAXTER POE AND MEGAN TASHASH
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
2. 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. 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.

LEGEND

WETLANDS PER THE KENAI WATERSHED FORUM COOK INLET WETLANDS MAPPING

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL



KPB 2021-115

KPB FILE NUMBER: PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD NINILCHIK, AK 99639 (907)306-7065	
PLAT OF PIPER'S HAVEN UNIT 3 2021 REPLAT	
A SUBDIVISION OF LOTS 3 AND 4 PIPER'S HAVEN UNIT 3 HM 98-9 LOCATED WITHIN SE 1/4 SEC. 30, T.3S., R.14W., S.M. HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH CONTAINING 22.007 ACRES	
OWNERS: DAVID ARTHUR TALBOT AND JESSICA LEIGH TALBOT 27125 CLOYDS RD, ANCHOR POINT, AK 99556 BAXTER POE AND MEGAN TASHASH 27155 CLOYDS RD, ANCHOR POINT, AK 99556	
SCALE: 1" = 100'	DATE: JULY 29, 2021
DRAWN: JLS	SHEET: 1 OF 1