

**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 PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL B. BRUNKE  
P.O. BOX 7594  
NIKISKI, ALASKA 99635

GEORGE F. BROWN  
P.O. BOX 8153  
NIKISKI, ALASKA 99635

**NOTARY'S ACKNOWLEDGEMENT**

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

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.**

**Timber Hills Subdivision 2022 Replat**

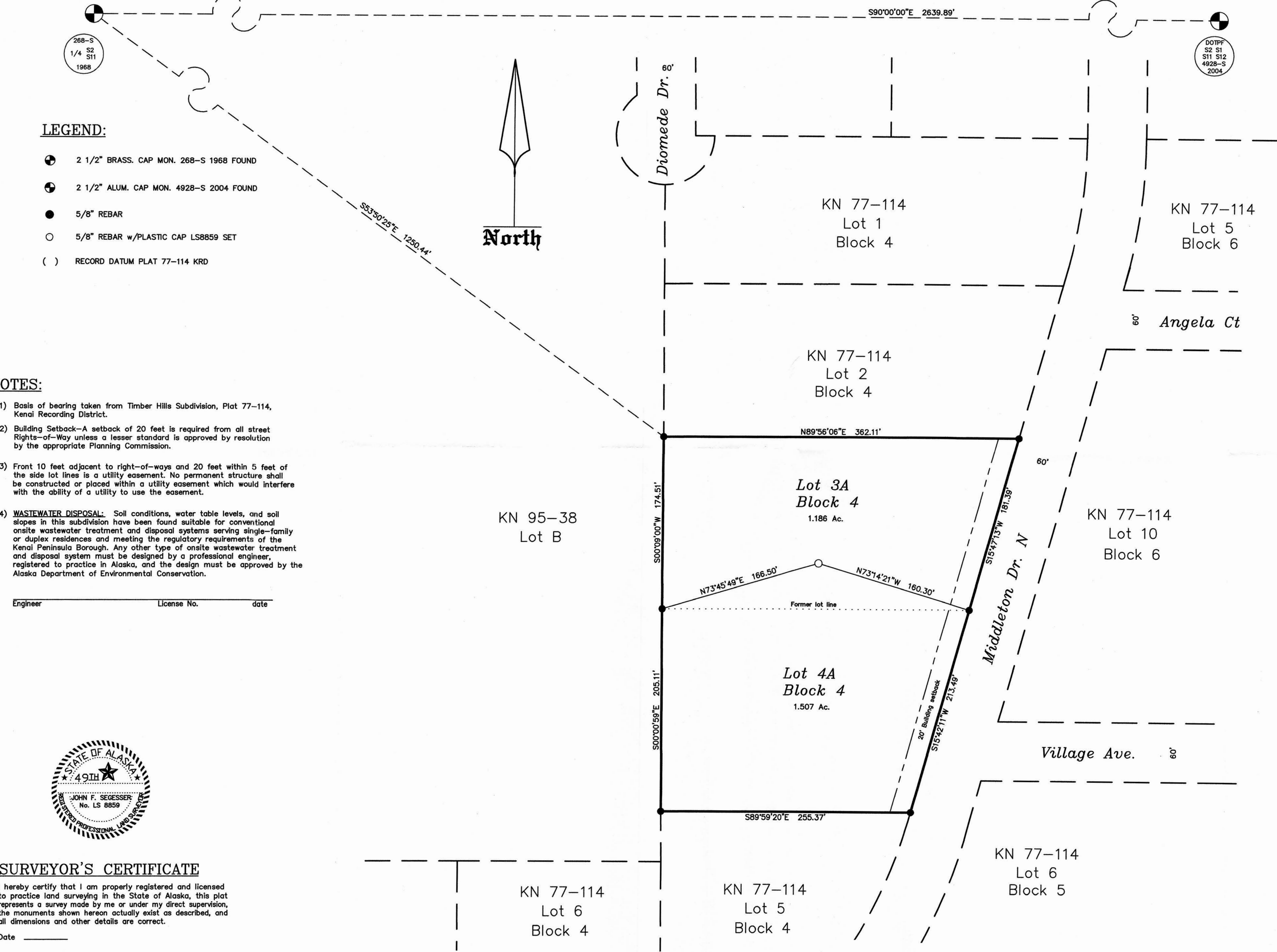
A resubdivision of Lots 3 and 4 Block 4 Timber Hills Subdivision, Plat 77-114, Kenai Recording District.

Located within the SW1/4 NE1/4 Section 11, T7N, R12W, S.M., Kenai Peninsula Borough, Alaska.

Containing 2.694 Ac.

Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners George F. Brown P.O. Box 8153 Nikiski, AK 99635	Michael B. Brunke P.O. Box 7594 Nikiski, AK 99635
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JOB NO.	21335	DRAWN:	11-8-21
SURVEYED:	Nov., 2021	SCALE:	1"=50'
FIELD BOOK:	21-5	SHEET:	1 of 1



**LEGEND:**

- ⊕ 2 1/2" BRASS. CAP MON. 268-S 1968 FOUND
- ⊕ 2 1/2" ALUM. CAP MON. 4928-S 2004 FOUND
- 5/8" REBAR
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 77-114 KR

**NOTES:**

- 1) Basis of bearing taken from Timber Hills Subdivision, Plat 77-114, Kenai Recording District.
- 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) Front 10 feet adjacent to right-of-ways and 20 feet 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.
- 4) **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.

Engineer \_\_\_\_\_ License No. \_\_\_\_\_ date \_\_\_\_\_



**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 \_\_\_\_\_

**KPB 2022-007**