

1. THESE LOTS ARE SUBJECT TO THE CITY OF SELDOVIA MUNICIPAL CODE. THERE IS A 6' BUILDING SETBACK FROM ALL PROPERTY BOUNDARIES NOT FRONTING A RIGHT-OF-WAY.

2. THESE LOTS ARE SERVED BY THE CITY OF SELDOVIA SEWER AND WATER.

3. ACCEPTANCE OF THE PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT CONSTITUTE ACCEPTANCE OF ANY ENCROACHMENTS BY THE BOROUGH.

4. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20' UTILITY EASEMENT.

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

BY: AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH

- SET 2" AC 7968-S 2021
- ⊖ TIE 2" AC 7968-S 2007
- TIE 1" IRON PIPE
- TIE 2" AC 7610-S 1995
- ⊕ RECORD POSITION 2" AC 4129-S 2004
- TIE GLO MON AS NOTED
- ⊙ UTILITY POLE

(M) BOUNDARY DATA MEASURED THIS SURVEY
(C) BOUNDARY DATA COMPUTED THIS SURVEY
(R1) BOUNDARY DATA PER SL 2007-03
(R2) BOUNDARY DATA PER SL 66-28
(R3) BOUNDARY DATA PER SL 2019-01

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

KPB 2021-148

N: 7998.7190
E: 9240.6990

COR 9 USS 1770
3/4" REBAR
BRASS CAP MISSING
SW 1/16 COR

N 33° 58' 36" E
699.86' (M)

LOT 2A-2
33,980.8 SQ FT

N: 6676.3739
E: 9239.4484

COR 10 USS 1770
2.5" BC MON
W1/16 COR 1927

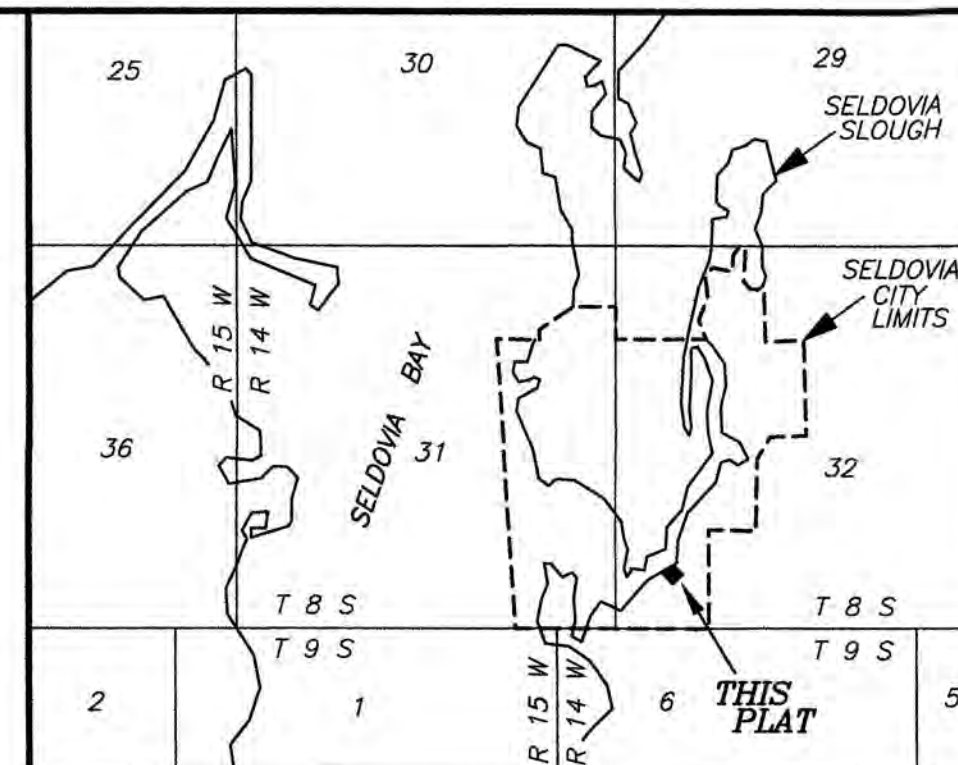
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES



GRAPHIC SCALE



SCALE: 1" = 1/2 MILE

U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

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

JENNIFER WATSON
360 E INTERNATIONAL AIRPORT RD APT 1
ANCHORAGE, AK 99518

1. THE BASIS OF COORDINATES FOR THIS PLAT IS A MONUMENT SET THIS SURVEY DESIGNATED "SELDOVIA AIRPORT PK". THE NAD 83 (2011) COORDINATES (LAT/LONG) ARE BASED ON AN NGS OPUS SOLUTION (EPOCH 2010.0000) FOR "SELDOVIA AIRPORT PK". THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: KEN6 KENAI 6 CORS ARP (PID DJ3031), AC08 CAPDOUGLASAK2007 CORS ARP (PID DM7472), AND AC43 SEAL_ROCKSAK2007 CORS ARP (PID DM7496).

2. ALL BEARINGS SHOWN WERE COMPUTED BY APPLYING A COUNTERCLOCKWISE ROTATION OF 1°27'58.8" TO THE NAD 83 ALASKA STATE PLANE ZONE 4 BEARINGS USING "SELDOVIA AIRPORT PK" AS A ROTATION POINT. ALL GROUND DISTANCES WERE COMPUTED BY APPLYING A SCALE FACTOR OF 1.00001157, EXTRACTED FROM THE OPUS SOLUTION REPORT AT "SELDOVIA AIRPORT PK".

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON "SELDOVIA AIRPORT PK" N=10,000 E=10,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES ORIENTED TO TRUE NORTH.

SELDovia RECORDING DISTRICT

KPB FILE NO. 2021-XXX

A REPLAT OF LOTS 2A-1 & 2B-1 SELDOVIA TOWNSITE EAST
ADDN. 2006 REPLAT (SL 2007-03) LOCATED WITHIN THE SW
1/4 SW 1/4, SEC 32, T. 8 S., R. 14 W., SEWARD MERIDIAN,
CITY OF SELDOVIA, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 42,309.2 SQ FT

KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091

CLIENTS: JENNIFER WATSON
360 E INTERNATIONAL AIRPORT RD APT 1
ANCHORAGE, AK 99518

DRAWN BY: KK

CHKD BY: KB

JOB #2021-56

DATE: 11/2021

SCALE: 1"=30

SHEET #1 OF 1