

NOTES

1. BASIS OF BEARING IS BETWEEN THE SOUTH CORNER OF LOT 2A AND THE EAST CORNER OF LOT 2B, BLOCK 39 SELDOVIA TOWNSITES.
2. LOTS 2A AND 2B WILL BE SERVED BY CITY WATER AND SEWER.
3. ACCEPTANCE OF THE PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT CONSTITUTE ACCEPTANCE OF ANY ENCROACHMENTS BY THE BOROUGH.
4. 3' WATER LINE DRIVEWAY EASEMENT GRANTED THIS PLAT TO PROVIDE ACCESS TO THE CITY OF SELDOVIA FOR MAINTENANCE. THE EASEMENT IS ADJACENT TO THE NORTH EDGE OF THE EXISTING DRIVEWAY EASEMENT.
5. THE FRONT 10' OF THE 20' BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' 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.
6. THE EXISTING OVERHEAD POWERLINE ACROSS LOT 2A-1 IS THE CENTER OF A 20' WIDE UTILITY EASEMENT.

LEGEND

- FOUND 2" AL-CAP AS SHOWN
- FND 2" A-C ON 5/8" REBAR AS SHOWN
- ⊗ FND 1" PLASTIC CAP ON 1/2" REBAR AS SHOWN
- ⊙ SET 5/8" REBAR W/2" A-C 7968-S 2007
- ⊙ FOUND IRON PIPE
- POWER POLE
- RECORD 1/16

WASTEWATER DISPOSAL

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

LOT 1-A BLOCK 39 SELDOVIA TOWNSITE EAST ADDITION 2004 REPLAT, 2004-04 S.R.D.

EASEMENTS

- LOT 2A BLANKET EASEMENT FOR RIGHT TO FLIGHT BOOK 27 PAGE 431, S.R.D.
- LOT 2B BLANKET EASEMENT FOR RIGHT TO FLIGHT BOOK 28 PAGE 132, S.R.D.
- LOT 2A BLANKET EASEMENT HEA FOR RIGHT-OF-WAY BOOK 13 PAGE 83, S.R.D.

LINE TABLE

L#	BEARING	DIST.
L1	S 39°31'29"E	19.44'
L2	N 80°33'54"E	31.29'
L3	S 44°37'21"E	70.61'

NOTE: EXCEPTION TO KPB 20.20.200 FRONTAGE ON A DEDICATED STREET APPROVED BY KPB PLANNING COMMISSION MEETING 11/27/2006

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 11/27/2006

KENAI PENINSULA BOROUGH

BY: Margaret Postmaster

AUTHORIZED OFFICIAL

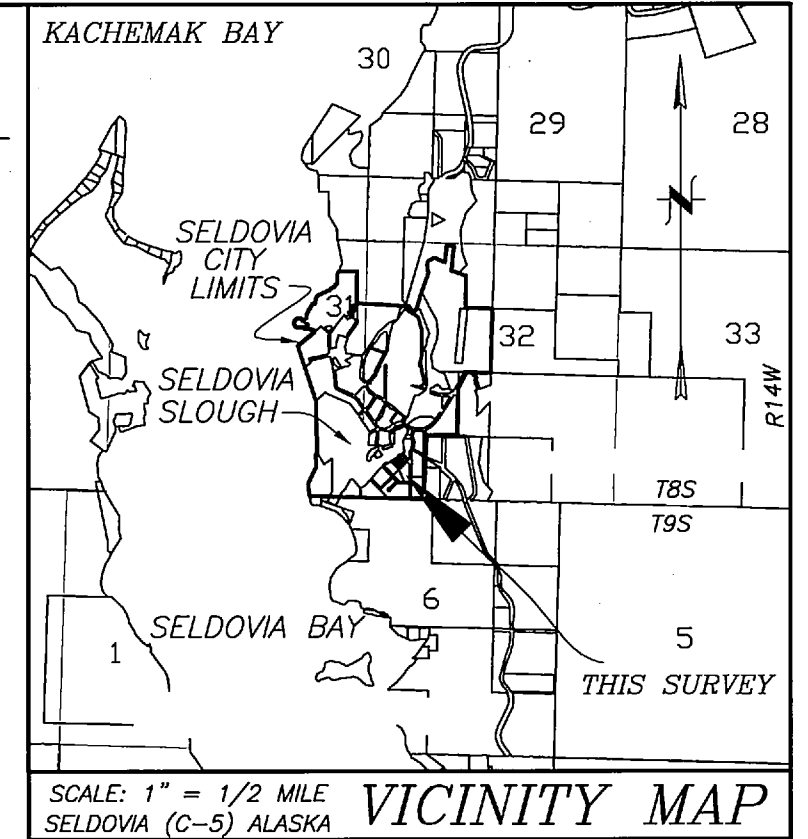
NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 29th Aug, 2007.

FOR: Brian D & Jennifer E. Watson

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES Aug 29 2007



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

Brian D. Watson
BRIAN D. WATSON
360 E INTL AIRPORT RD # 1
ANCHORAGE AK 99518-1217

Jennifer E. Watson
JENNIFER E. WATSON
360 E INTL AIRPORT RD # 1
ANCHORAGE AK 99518-1217

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 29th Aug, 2007.

FOR: Brian D & Jennifer E. Watson

Margaret Postmaster
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES Aug 29 2007

SELDOVIA RECORDING DISTRICT

KPB FILE No. 2006-329

**SELDOVIA TOWNSITE
EAST ADDITION 2006 REPLAT**
A REPLAT OF LOTS 2-A AND 2-B, BLOCK 39
PLAT #66-28 S.R.D.
SEC. 32, T. 08 S., R. 14 W. S.M
KENAI PENINSULA BOROUGH, STATE OF ALASKA
WITHIN THE CITY OF SELDOVIA
CONTAINING 42,293.8 S.F.

SEABRIGHT SURVEYING

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247 PHONE & FAX
seabright@alaska.net

DRAWN BY: K.B.

DATE: 5/18/07

SCALE: 1" = 40'

CHK BY: K.B.

JOB #06-47

SHEET 1 OF 1



RECORD W 1/16 SEC. 32

SCALE 1" = 40'