

NOTES:

- 1) Basis of bearing taken from Duncan Subdivision Addition No. 1, Plat 90-35, 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) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 4) 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.
- 5) ~~Governments, conditions and restrictions which affect this plat are recorded in Book 369 Page 206, Kenai Recording District.~~
- 6) Portions of this subdivision are within the Kenai Peninsula Anadromous Habitat Protection District. See KPD Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision.
- 7) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc. is recorded in Book 33 Page 162, Kenai Recording District.
- 8) Existing overhead power line is the centerline of a 20 foot wide electrical distribution line easement granted this plat.
- 9) Existing overhead power line is the centerline of a 30 foot wide electrical distribution line easement granted this plat.
- 10) The north right-of-way boundary of Ariels Lane, as shown, has been located on the northerly limits of the existing roadway including areas necessary for the maintenance and future improvements of the roadway.
- 11) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, and amended by Public Land Orders Numbers 757 and 1613 and Department Order Number 2665, Amendment Number 1 and Amendment Number 2 thereto, filed in the Federal Register.
- 12) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 13) Kalifornsky Beach Road information taken from the plat of Kaslof Road Project number S-0463(8), pages 5 and 6.
- 14) Front 15 feet of the 20 foot building setback and the entire setback 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.
- 15) **WASTEWATER DISPOSAL:** Tract C this lot is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Engineer *John F. Segesser* License No. **CE 6421** 12-23-19 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.

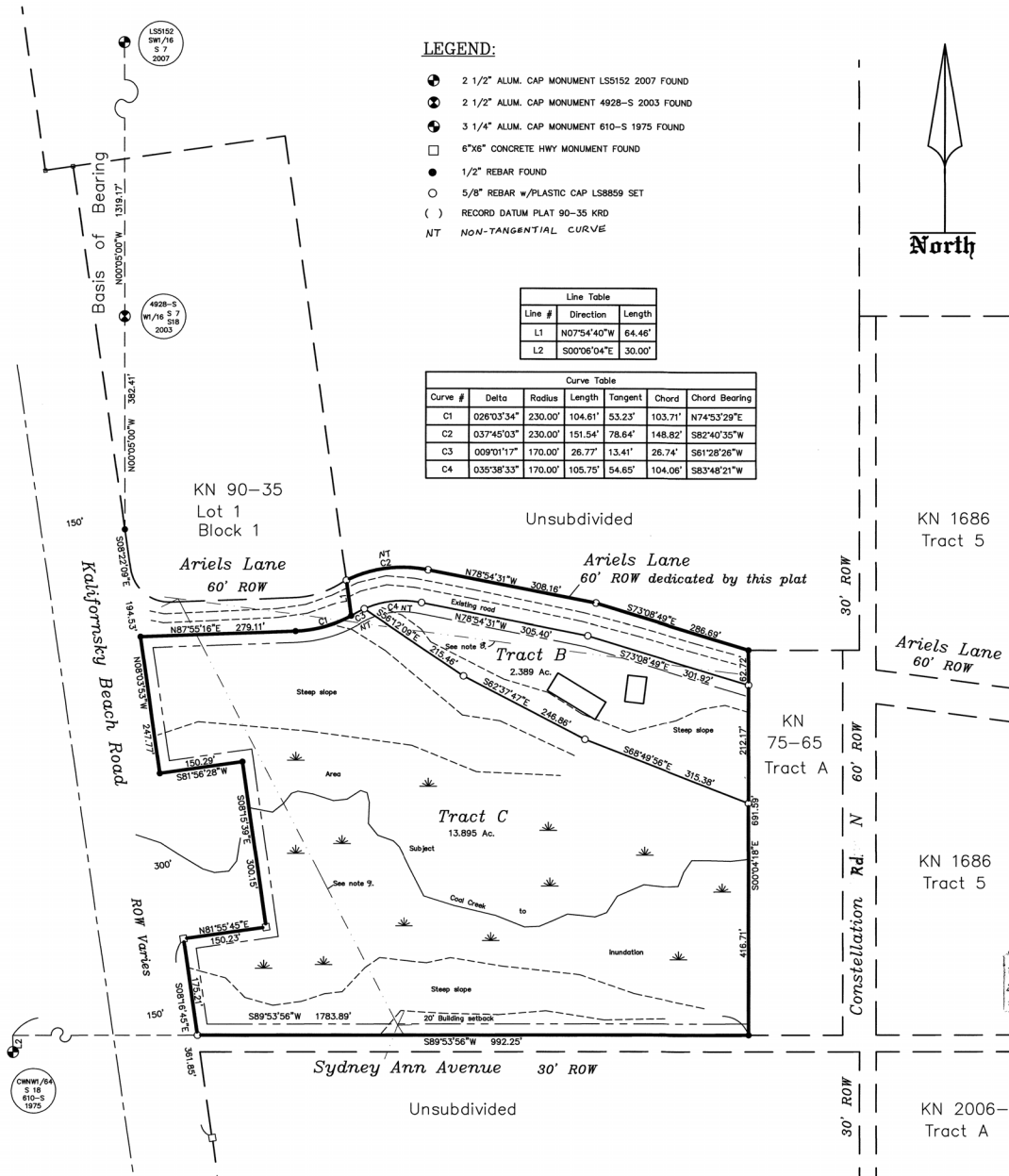
Date **12-12-19**

LEGEND:

- 2 1/2" ALUM. CAP MONUMENT LS5152 2007 FOUND
- 2 1/2" ALUM. CAP MONUMENT 4928-S 2003 FOUND
- 3 1/4" ALUM. CAP MONUMENT 610-S 1975 FOUND
- 6"X6" CONCRETE HWY MONUMENT FOUND
- 1/2" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 90-35 KRD
- NT NON-TANGENTIAL CURVE

Line Table			
Line #	Direction	Length	
L1	N075°4'40"W	64.46'	
L2	S00°06'04"E	30.00'	

Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord
C1	026°03'34"	230.00'	104.61'	53.23'	103.71'
C2	037°45'03"	230.00'	151.54'	78.64'	148.82'
C3	009°01'17"	170.00'	26.77'	13.41'	26.74'
C4	035°38'33"	170.00'	105.75'	54.65'	104.06'

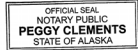


North

CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ESTATE OF JEAN W. DUNCAN IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE ESTATE OF JEAN W. DUNCAN, I HEREBY CERTIFY AND ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Kelly Duncan
KELLY DUNCAN, PERSONAL REPRESENTATIVE
ESTATE OF JEAN W. DUNCAN
P.O. BOX 1267
KASLOF, ALASKA 99610



NOTARY'S ACKNOWLEDGMENT

FOR *Kelly Duncan*
ACKNOWLEDGED BEFORE ME THIS 13th DAY OF December, 2019
Peggy Clements
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 7-31-2022

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 9, 2019.

KENAI PENINSULA BOROUGH
May Lind Dec. 16, 2019
AUTHORIZED OFFICIAL

KPB FILE No. 2019-059

Duncan Subdivision Addition No. 3	
A subdivision of that portion of the NE1/4 NW1/4 Section 18, T3N, R11W, Seward Meridian lying east of Kalifornsky Beach Road. Excluding Tract A, Duncan Subdivision, Plat 75-65; Lot 1 Block 1 Duncan Subdivision No. 1 Plat 90-35; that parcel of land described in Gifting Deed recorded November 25, 2009 as Serial Number 2009-011581-0; and that parcel of land as described in Warranty Deed recorded June 22, 1967 in Book 44 at Page 90, Kenai Recording District.	
Located within the NE1/4 NW1/4 Section 18, T3N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.	
Containing 17.308 Ac.	
Surveyor	Owner
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Estate of Jean W. Duncan P.O. Box 1267 Kaslof, Alaska 99610
JOB NO.	DRAWN:
19025	12-12-19
SURVEYED:	SCALE:
March, 2019	1"=100'
FIELD BOOK:	SHEET:
19-1	1 of 1