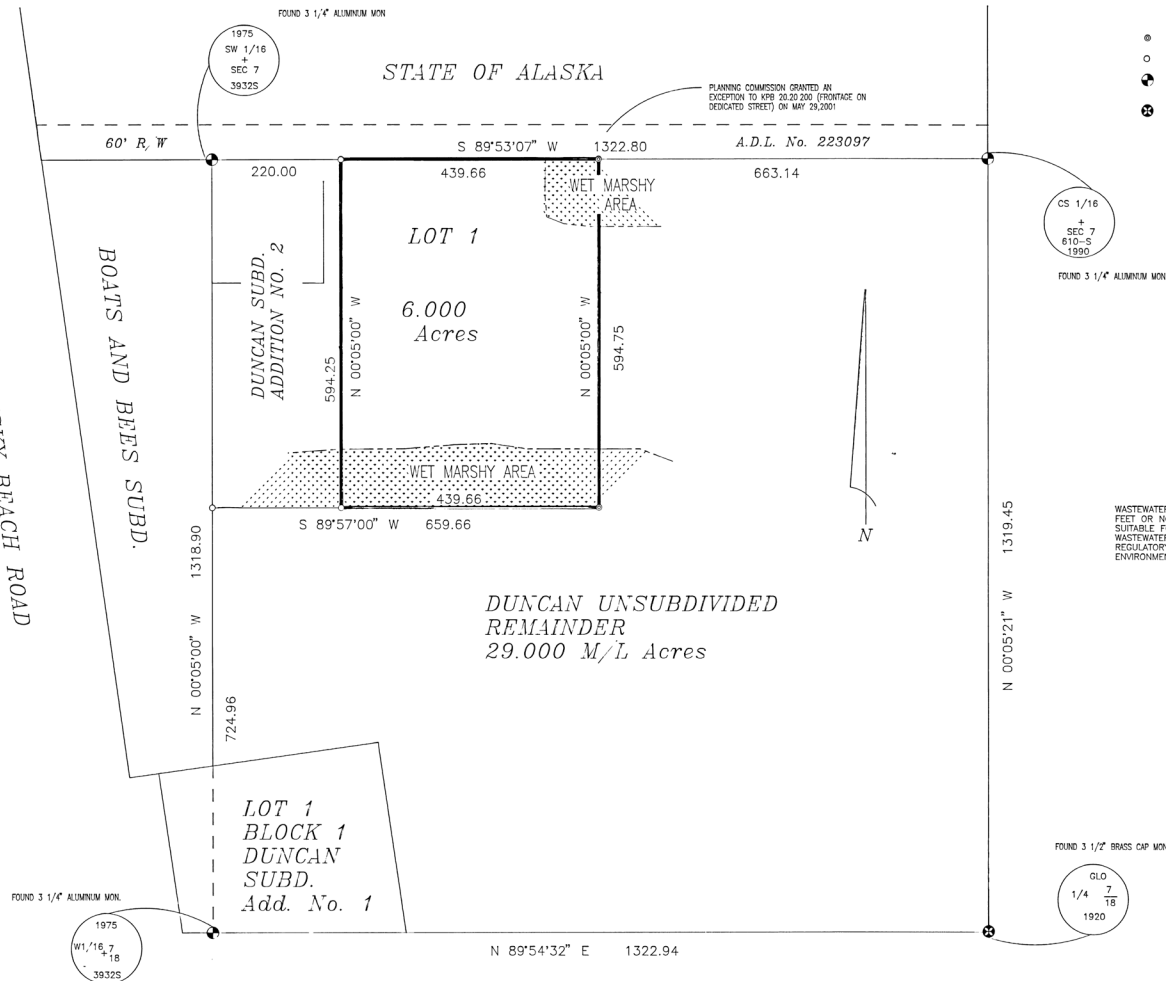
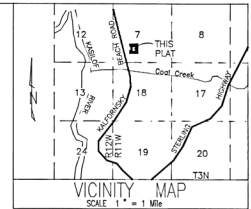


KALIFORNISKY BEACH ROAD



- LEGEND
- Set 5/8" Rebar with plastic cap
  - Found Rebar
  - Found Aluminum Cap
  - Found GLO Brass Cap



NOTES

- No direct access to state maintained R.O.W.'s permitted unless approved by State of Alaska Department of Transportation.
- Building Setback—A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Front 10 feet of building setback is also a utility easement.
- A.D.L. No. 223097 is a recorded right-of-way recorded in Book 330 pages 848-853 Kenai Recording District 1988. Note 2 applies to this right-of-way.

WASTEWATER DISPOSAL: THIS LOT IS AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY 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.



MICHAEL A. SWAN  
REGISTRATION NO. LS-6940

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

Jack Neer Duncan  
JACK NEER DUNCAN

Jean W. Duncan  
JEAN W. DUNCAN

Notary's Acknowledgement

Subscribed and sworn before me on this 12 day of March, 2002, For Jack Neer Duncan & Jean W. Duncan

Kenneth R. Boudry  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 03/03/04



PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of May 29, 2001

KENAI PENINSULA BOROUGH

BY Mary J. Best  
Authorized Official

2002-28  
Kenai REC DIST. 20-  
Date 5-3-02  
Time 12:59 P.M.  
Plat created by SWAN  
Address \_\_\_\_\_

DUNCAN  
SUBDIVISION  
K and I. ADDITION

Owners: Jack & Jean Duncan  
P.O. Box 14  
Kasilof, Alaska 99610

Located in the SW 1/4 Section 7, T3N, R11W, S.M., AK the Kenai Peninsula Borough and all within the Kenai Recording District. Containing 6.000 Acres.



SWAN SURVEYING

P.O. Box 987  
SOLDOTNA, AK 99669  
PHONE 907-262-1014

|                            |                    |                             |
|----------------------------|--------------------|-----------------------------|
| DATE SURVEYED<br>Sept 2001 | SCALE<br>1"=100'   | DRAFTED<br>MAS              |
| KPB FILE NO.<br>2001-080   | BK NO.<br>JN. 1042 | KENAI RECORDING<br>DISTRICT |