



- LEGEND**
- GL0 monument of record recovered
 - SET 3 1/4" Aluminum Mon.
 - Found Official Survey monument
 - Set 1/2" X 24" rebar with McLane & Assoc. cap attached

- NOTES**
- Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
 - BUILDING SET BACK-A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
 - No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - No structures permitted within panhandle portion of Lot 2 Block Two.
 - The first 10' of the building setback is also a utility easement as is the entire 20' setback with 5' of the side lot lines.

NOTARY'S ACKNOWLEDGEMENT

FOR: Jack Neer Duncan
Jean W. Duncan

Subscribed and sworn before me this 3rd day of June, 1991

My commission expires Nov. 9, 1991

Notary Public for the State of Alaska

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 and grant all easements to the use shown.

Jack Neer Duncan
Jean W. Duncan

JACK NEER DUNCAN
JEAN W. DUNCAN

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 Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

Don E. Johnson, Environmental Engineer, May 31, 1991
Name and Title of Alaska Department of Environmental Conservation Approving Official

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of April 15, 1991

KENAI PENINSULA BOROUGH by
Authorized Official

91-30
RECORDED 20
KENAI REC. DIST
DATE 6-12-91 BY 12-69
RECORDED BY MCCLANE & ASSOC.
ADDRESS: P.O. BOX 468
SOLDOTNA, AK 99669



DUNCAN SUBDIVISION ADDITION NO.2

Jack Neer Duncan
P.O. Box 14
Koslof, Alaska 99610

LOCATION
3,000 ACRES SITUATED SE 1/4 SW 1/4 SEC. 7 T.3N., R.11W., S.M., AK. AND THE KENAI PENINSULA BOROUGH, KENAI RECORDING DISTRICT

Surveyed by: McLane and Associates
P.O. Box 468
Seldotna, AK 99669

DATE OF SURVEY Beginning 3/23/90 Ending 3/25/90	Book No. 90-21	Dwg. No. 902022
Drawn by mlp	Scale 1" = 100'	K.P.B. File No. 90-110
Checked by esm	Project No. 902022	