

Kenai 90-35

SW 1/16  
SEC. 7

BOATS  
&  
BEES

SUBD.

LOT 3

LINE	BEARING	DISTANCE
L1	N 8°13'30" W	30.17
L2	S 7°54'40" E	33.24
L3	S 7°54'40" E	32.29

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	104.47	26°01'30"	230.00	103.58	S 74°54'55" W	53.15
C2	102.44	83°50'50"	70.00	93.54	S 50°08'55" E	62.86
C3	99.90	33°40'11"	170.00	98.47	N 71°05'35" E	51.44
C4	101.99	29°13'09"	200.00	100.89	N 73°19'05" E	52.13

BASE OF BEARING  
AND 75.75

81°52'44" E 385.00  
290.90

94.10  
LOT 4  
282.02

FORMER LOT 282.02

Area Subject to  
Inundation

BLOCK 1  
LOT 1  
7.100 ACRES

66° SECTION  
LINE ESMT.

1/16

N 0°05'21" W 382.68

N 8°13'30" W 852.70

10' UTILITY EASEMENT

10' UTILITY ESM' each side of existing power line

POWER POLE

Frame House

Driveway

ESMT C3

N 87°55'40" E 222.62

282.24

GRANNIES ROAD 60' R/W

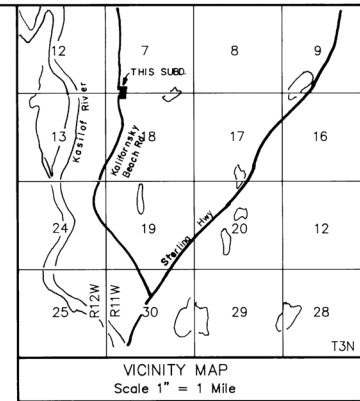
N 87°55'40" E 279.01

UNSUBDIVIDED  
REMAINDER  
55 ACRES

WASTE DISPOSAL: 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.

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

Paul D. Horvath  
Signature Title Date 7-17-90



- LEGEND**
- ⊗ GLO monument of record not recovered
  - Found 3 1/4" alum. capped monument 3932S 1975
  - Found 1/2" rebar at property corner
  - Set 1/2" X 24" rebar with McLane & Assoc. cap attached

- NOTES**
- 1) 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.
  - 2) 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.
  - 3) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.

90-35  
RECORDED - FILED  
Kenai REC. DIST.  
DATE July 27 1990  
TIME 11:29 AM  
RECORDED BY M. McLane & Assoc.  
FILED BY

**NOTARY'S ACKNOWLEDGEMENT**

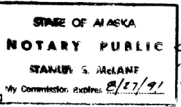
FOR: Jack Neer Duncan and Jean W. Duncan

Subscribed and sworn before me this

17 day of July, 1990.

My commission expires 8/1/91

Notary Public for the State of Alaska



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision and dedicate all rights-of-way to public use and grant all easements to the use shown.

Jack Neer Duncan  
Jean W. Duncan

**PLAT APPROVAL**

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

June 4, 1990.

KENAI PENINSULA BOROUGH by  
Richard B. Torgerson  
Authorized Official

**DUNCAN SUBDIVISION ADDITION NO. 1**

(A REPLAT OF LOT 4 BOATS AND BEES SUBDIVISION AND A PORTION OF THE UNSUBD. REMAINDER OF DUNCAN SUBDIVISION)  
Jack Duncan, owner  
Box 14  
Kasilof, AK 99610

**LOCATION**

7.648 AC. LOCATED IN THE N 1/2 NW 1/4 SECTION 18 AND THE S 1/2 SW 1/4 SECTION 7 OF T3N, R11W, S.M., KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT.

Surveyed by: McLane and ASSOCIATES  
Soldotna, Alaska 99669

Date of Survey July 7, 1990	Scale 1 in. = 100 ft.	Sheet 1 of 1
Drawn by mp	Book No. 90-02	K.P.B. File No. 90050
Checked by ssm	Job No. 902012	