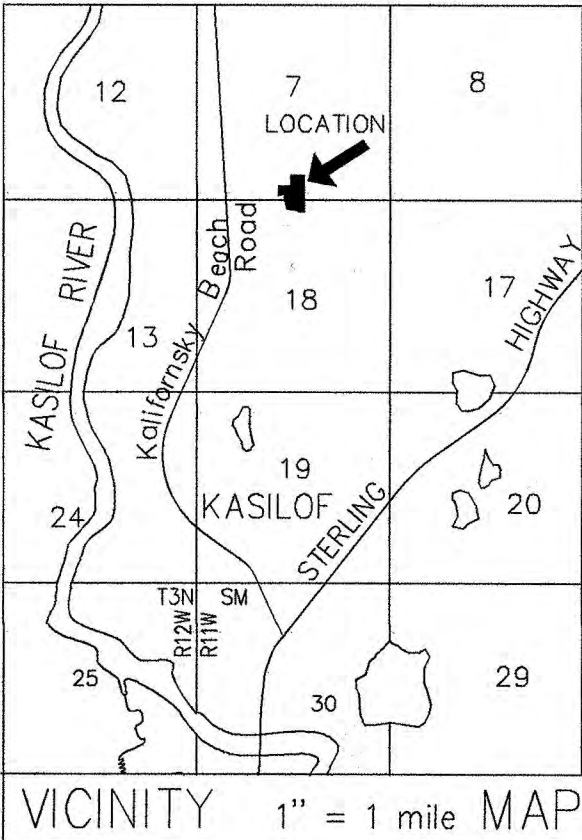




VICINITY 1" = 1 mile MAP

Duncan Subdivision #5 Preliminary Plat

A subdivision of the unsubdivided remainder shown on Duncan Subd., Addn. #3, KRD 2019-75. Located in the SW1/4 Section 7 & NW 1/4 Section 18, T3N R11W, SM, Kaslof, Alaska. Kenai Recording District Kenai Peninsula Borough

Prepared for
Estate of Jean W Duncan
P.O. Box 1267
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SCALE 1" = 100' AREA = 40.3 acres 13 September, 2021

LEGEND

- ⊕ - 3/2" alcap monument.
- - 1/2" rebar
- - 1/2"x 4" rebar with plastic cap, set.
- ≡ indicates swamp.

NOTES

- A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines. Front 15' of setback along Ariels Lane is a utility easement, as granted by plot KRD 2019-75.
- 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.
- Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination, if applicable.
- Lot topography is flat, high ground rising approximately 7' above swamp. No grades exceed 3%.

KPB 2021-142

