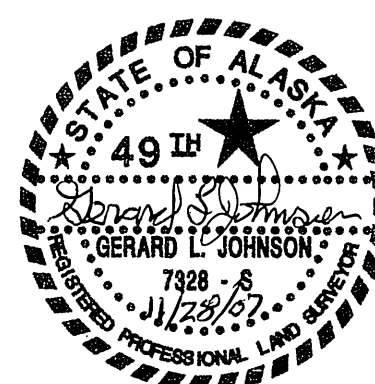


A subdivision of unsubdivided remainder Tract A Mahan Subd. , Birch Ridge Addn. #1 (KRD 2006-78).
 Located in the SW1/4 Section 23, T5N R10W, SM, Alaska.
 Kenai Recording District KPB Files 2006-147 & 2007-199

Jake & Robin Denbrock
P.O. Box 4146
Soldotna, AK 99669

Johnson Surveying
Box 27
Clam Gulch, Ak 99568



15 June, 2007

- ⊕ - 3½" alcap monument, LS-8859, 2004, Found.
- ⊗ - 3½" alcap monument, 237-S, 1980, Found.
- ⊕ - 3½" alcap monument, 237-S, 1976, Found.
- ⊗ - 3½" alcap monument, 4928-S, 1994, Found.
- - 5/8" rebar with 1" plastic cap, LS-8859, Found.
- - 1/2" rebar with 1" plastic cap, 7328-S, 2006, Found.
- └ - 1/2" x 4' rebar with 1" plastic cap, set.

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 26 June, 2006.

BY: Mary J. Best Dec. 17, 2007
Authorized Official Date

1. A building setback of 20' from all street ROW's 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.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Restrictive covenants affecting this property are on file with the Kenal District Recorder in Book 369 Page 277.
4. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.

Tract A1 ;
These lots are at least 200,000 square feet or a nominal 5 acres
in size and conditions may not be suitable for onsite wastewater
treatment and disposal. Any wastewater treatment and disposal
system must meet the regulatory requirements of the Alaska Dept.
of Environmental Conservation.

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 Kenai Peninsula Borough. Any other type of onsite wastewater treatment or disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

M. Tauriainen 3380-E 27 Nov 07
Engineer License # Date

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 my consent grant all easements to the use shown.

We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

Robin K. Denbrock P.O. Box 4146 Soldotna, AK 99669

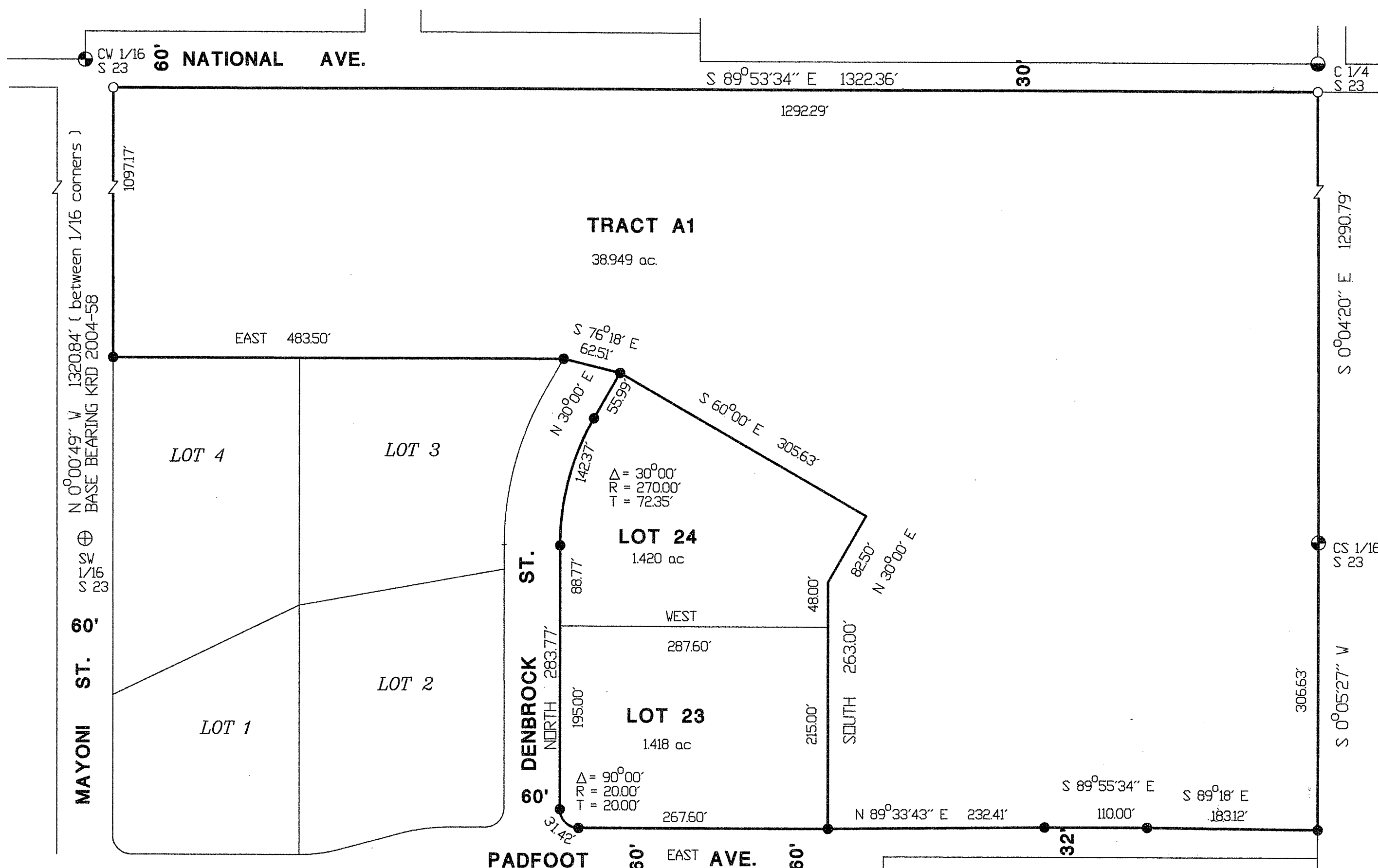
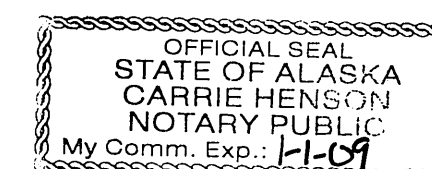
Raymond F. Denbrock
Raymond F. Denbrock P.O. Box 4146 Soldotna, AK 99669

For: Robin K. & Raymond F. Denbrack
Subscribed and sworn to before me this 10th

day of September, 2007.

Carrie Hanson
Notary Public For Alaska

My commission expires 1-1-69



Shirley
Heights
Subd. #2