

MAHAN SUBDIVISION  
BIRCH RIDGE ESTATES ADDITION #1

A subdivision of Tracts A & B Mahan Subd. (KRD 2004-58).  
Located in the SW1/4 Section 23, T5N R10W, SM, Alaska.  
Kenai Recording District KPB Files 2006-147 & 2006-253



Prepared for

Robin Linson  
P.O. Box 1297  
Sterling, AK 99672

Prepared by

Johnson Surveying  
Box 27  
Clam Gulch, AK 99568

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

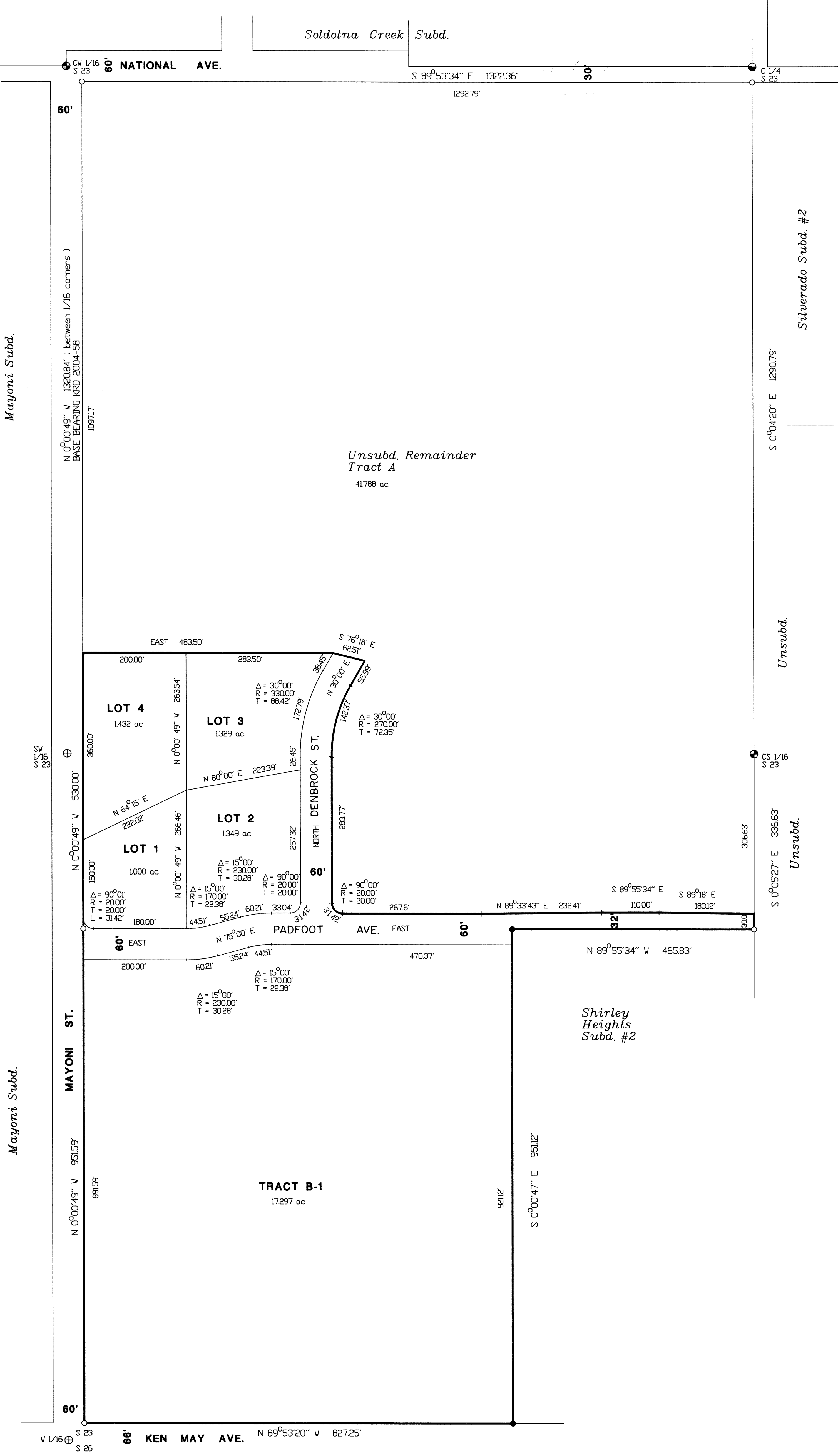
BY: [Signature] October 9, 2006  
Authorized Official Date

SCALE 1" = 100' AREA = 24.591 acres 5 May, 2006

LEGEND

- ⊕ - 3 1/2" alcap monument, LS-8859, 2004, Found.
- ⊙ - 3 1/2" alcap monument, 237-S, 1980, Found.
- ⊙ - 3 1/2" alcap monument, 237-S, 1976, Found.
- ⊙ - 3 1/2" alcap monument, 4928-S, 1994, Found.
- - 5/8" rebar with 1" plastic cap, LS-8859, Found.
- - 1/2" rebar lot corner, Found.
- └ - 1/2"x 4' rebar with 1" plastic cap, set.

2006-78  
RECORDED-FILED  
Kenai REC. DIST.  
DATE 10-10-2006  
TIME 8:52 A.M.  
Requested by:  
Johnson Surveying  
Box 27  
Clam Gulch, AK 99568



NOTES

- 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.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Restrictive covenants affecting this property are on file with the Kenai District Recorder in Book 369 Page 277.
- 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.

WASTEWATER DISPOSAL

LOT B1 & Unsubd. Remainder Tract A :  
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.  
LOTS 1, 2, 3, & 4 :  
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.

[Signature] 3380-E 11 Sep 06  
Engineer License # Date

OWNERSHIP CERTIFICATE & DEDICATION

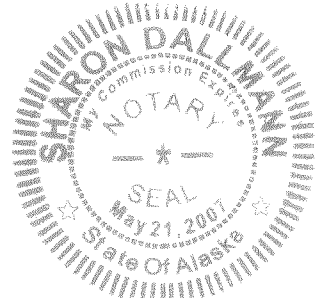
We hereby certify that we are the owners of the real property shown and described herein; and that we hereby adopt this plan of subdivision and by our free consent dedicate all ROWs and grant all easements to the use shown.  
We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

[Signature]  
Robin K. Linson P.O. Box 1297 Sterling, AK 99672  
owner Tract A

[Signature]  
Scott L. Hanson P.O. Box 2254 Soldotna, AK 99669  
owner Tract B

NOTARY'S ACKNOWLEDGEMENT

For: Robin K. Linson  
Subscribed and sworn to before me this 28th  
day of September 2006.  
[Signature]  
Notary Public for Alaska  
My commission expires 5-21-07



NOTARY'S ACKNOWLEDGEMENT

For: Scott L. Hanson  
Subscribed and sworn to before me this 2nd  
day of October 2006.  
[Signature]  
Notary Public for Alaska  
My commission expires 07-04-09