

LEGEND:

- ⊗ GLO MONUMENT (found this survey)
- ⊙ MONUMENT (found this survey)
- ⊕ MONUMENT (set this survey)
- REBAR (found this survey)
- 5/8" REBAR (set this survey)
- () RECORD DATUM Plat 80-68 KRD
- { } RECORD DATUM Plat 87-90 KRD
- [] RECORD DATUM Plat 76-177 KRD
- < > RECORD DATUM Plat 92-13 KRD

NOTES:

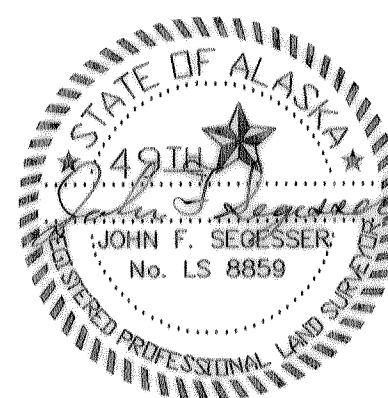
- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Basis of bearing taken from the plat of Mayoni Subdivision, Plat 76-177, Kenai Recording District.
- 3) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 4) All waste disposal systems shall comply with existing laws at the time of construction.
- 5) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 6) Exceptions to KPB 20.20.030 and KPB 20.20.160 were granted by the Plat Committee at the meeting of 24 May, 2004.
- 7) Restrictive covenants that may affect a portion of this plat are recorded in Book 369 Page 277 KRD.
- 8) Front 10 feet of the building setback is also a utility easement. 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.
- 9) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet or nominal 5 acres in size and 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.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 24 MAY, 2004.

KENAI PENINSULA BOROUGH

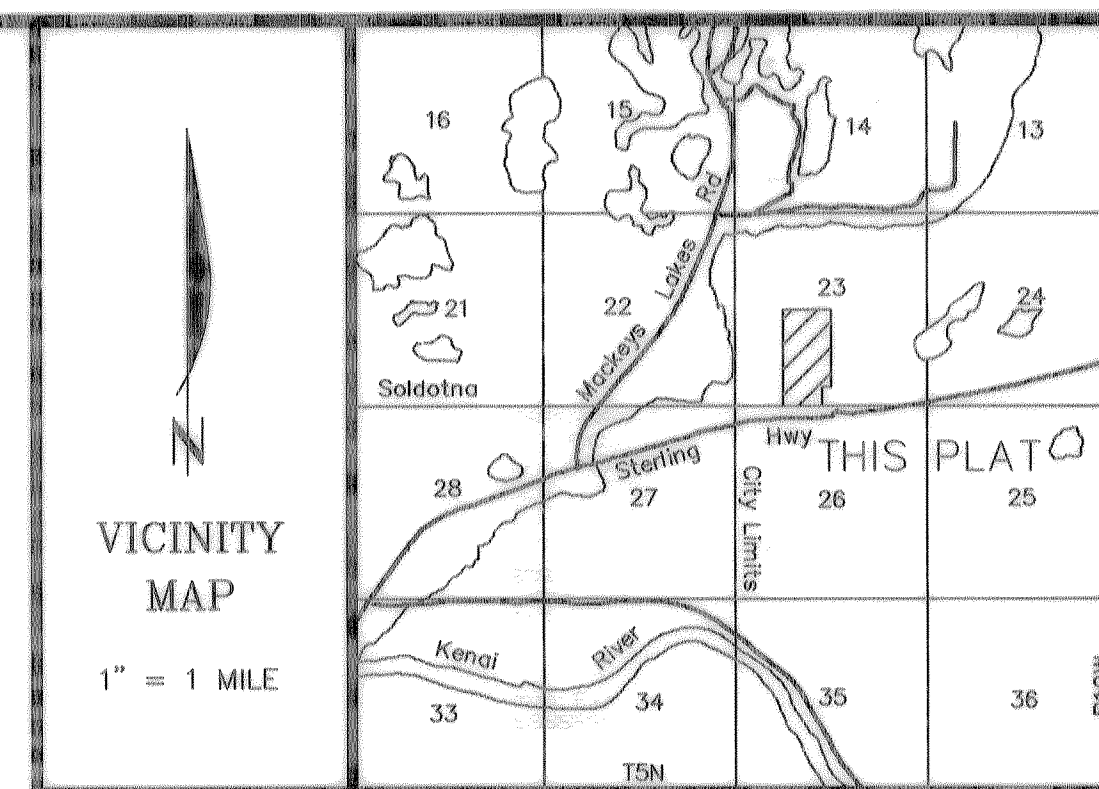
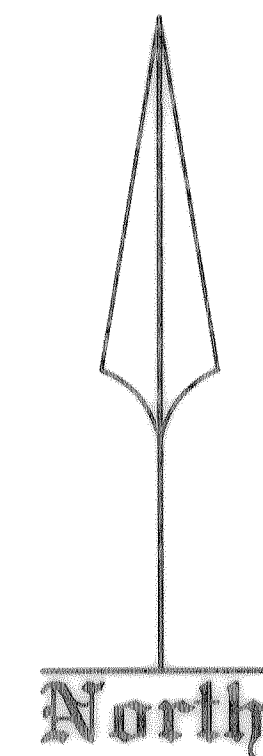
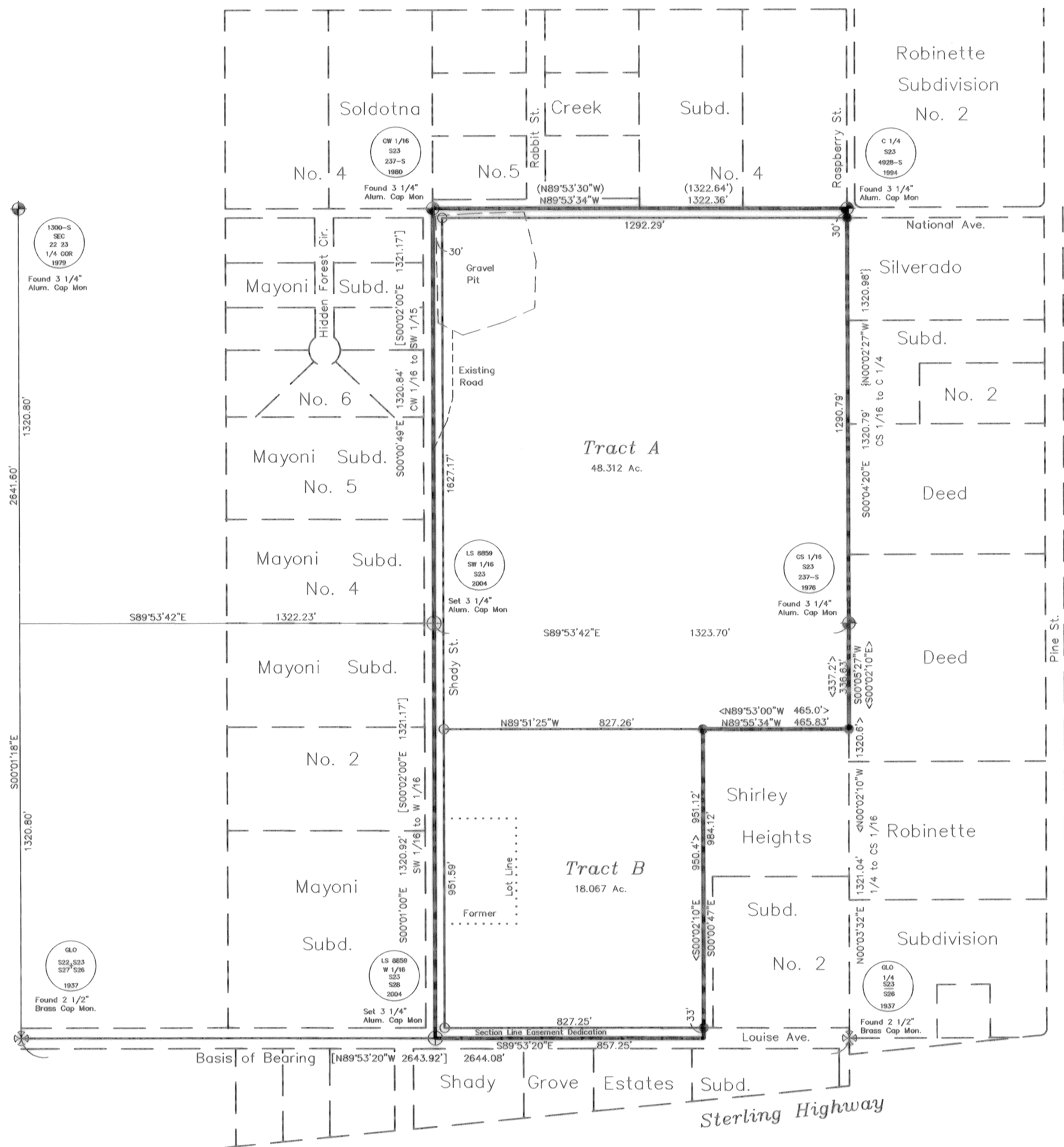
May Soll
AUTHORIZED OFFICIAL



SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 8-12-04



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 DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Daniel P. Mahan *Sammie L. Mahan*
DANIEL P. MAHAN SAMMIE L. MAHAN
P.O. BOX 94
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

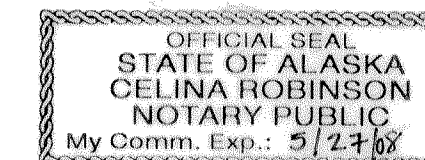
SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY of August, 2004

FOR Daniel P. Mahan

Celina Robinson

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 5-27-08



NOTARY'S ACKNOWLEDGEMENT

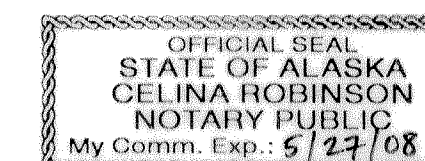
SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY of August, 2004

FOR Sammie L. Mahan

Celina Robinson

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 5-27-08



2004-58

RECORDED 80
KENAI REC. DIST.
DATE: 8-20 2004
TIME: 1:55 A.M.
REQUESTED BY:
SEGESSER SURVEYS
30485 ROSLAND ST.
SOLDOTNA, AK 99669

KPB FILE No. 2004-129

Mahan Subdivision

Located within the E1/2 SW1/4 Section 23, T5N, R10W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska

Containing 69.744 Acres

SEGESSER SURVEYS

30485 Rosland St.

Soldotna, AK 99669

JOB NO.	04027	DRAWN:	8-12-04
SURVEYED:	April-May, 2004	SCALE:	1"= 200'
FIELD BOOK:	04-1	SHEET:	1 of 1