

MAHAN SUBDIVISION BIRCH RIDGE ESTATES ADDITION #3 PRELIMINARY PLAT

KPB 2021-143

A subdivision of Tract A1 Mahan Subd. Birch Ridge Est. Addn. #2, KRD 2007-130.
Located in the SW1/4 Section 23, T5N R10W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough

Prepared for

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NOTES

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. Contour interval 4'. Shaded areas indicate grades over 25%. There are no wet areas on the property.

SCALE 1" = 100' AREA = 38.950 acres 1 November, 2021

