

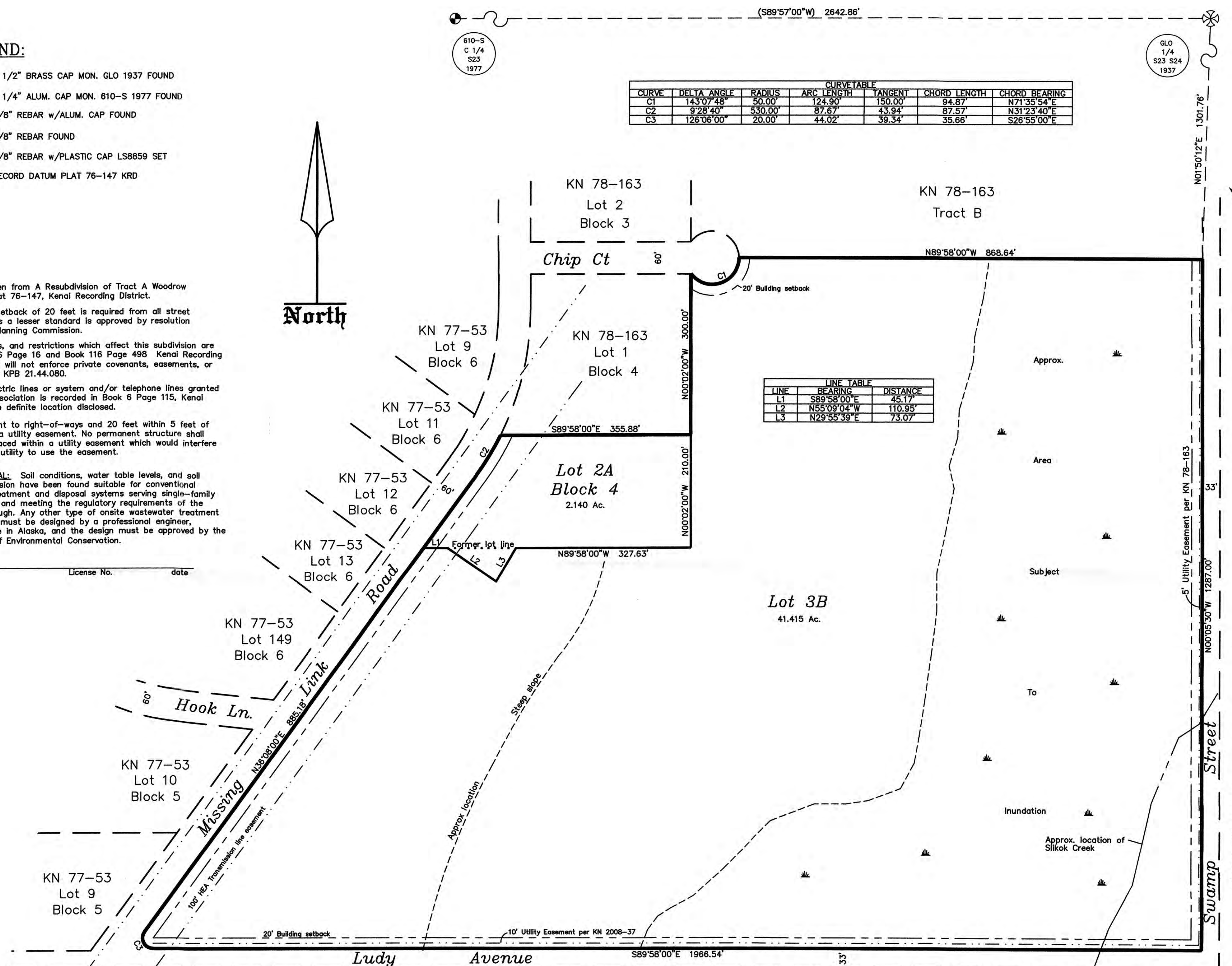
LEGEND:

- 2 1/2" BRASS CAP MON. GLO 1937 FOUND
3 1/4" ALUM. CAP MON. 610-S 1977 FOUND
5/8" REBAR w/ALUM. CAP FOUND
5/8" REBAR FOUND
5/8" REBAR w/PLASTIC CAP LS8859 SET
RECORD DATUM PLAT 76-147 KRD

NOTES:

- 1) Basis of bearing taken from A Resubdivision of Tract A Woodrow Bales Homestead, Plat 76-147, Kenai Recording District.
2) 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.
3) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 106 Page 16 and Book 116 Page 498 Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
4) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 6 Page 115, Kenai Recording District. No definite location disclosed.
5) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is 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.
6) WASTEWATER DISPOSAL: 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 and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Engineer License No. date



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	143°07'48"	50.00'	124.90'	150.00'	94.87'	N71°35'54"E
C2	9°28'40"	530.00'	87.67'	43.94'	87.57'	N31°23'40"E
C3	126°08'00"	20.00'	44.02'	39.34'	35.66'	S26°55'00"E

LINE	BEARING	DISTANCE
L1	S89°58'00"E	45.17'
L2	N55°09'04"W	110.95'
L3	N29°55'39"E	73.07'

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



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

KPB 2021-147

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.

RONALD ZAHACEFSKI JR. ELIZABETH J. CHURNEY
P.O. BOX 671
KASLOF, ALASKA 99610
FORMER LOT 2

RICHARD A. LINK LOURDES L. LINK
P.O. BOX 3178
SOLDOTNA, ALASKA 99669
FORMER LOT 3A

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

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KPB FILE No.

Mountain Vista Estates 2022 Replat

A resubdivision of Lot 2 Block 4 Mountain Vista Estates Block 4, Plat 77-15 and Lot 3A Mountain Vista Estates Link Replat, Plat 2008-37, Kenai Recording District.

Located within the S1/2 SE1/4 Section 23, T4N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 43.555 Ac.

Surveyor
Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669
(907) 262-3909
Owners
Ronald Zahacefski Jr
Elizabeth J. Churney
P.O. Box 671
Kasilof, AK 99610
Richard & Lourdes L. Link
P.O. Box 3178
Soldotna, AK 99669

JOB NO. 21242 DRAWN: 11-5-21
SURVEYED: Oct., 2021 SCALE: 1"=100'
FIELD BOOK: 21-5 SHEET: 1 of 1