

LEGEND:

- MONUMENT OF RECORD
5/8 REBAR OF RECORD
RECORD DATUM PLAT 78-163, KRD

NOTES:

- 1) This plat was compiled from the plats of Mountain Vista Estates plat 78-163 KRD, and Mountain Vista Estates Block 4, plat 77-15 KRD. No field survey was performed for this plat.
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) All waste disposal systems shall comply with existing laws at the time of construction.
4) This plat is subject to covenants and restrictions filed in Volume 106 Page 16 and Volume 116 Page 498 KRD.
5) Development within this subdivision may be subject to the administrative policies and/or enforceable policies of the KPB Coastal Zone Management Program (Ordinance 2007-25).
6) Portions of this subdivision are within the Kenai Peninsula Borough 50-foot Anadromous Stream Habitat Protection Area. See Chapter 21.18 Borough Code of Ordinances for restrictions that affect development in this subdivision.
7) 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.
8) Front 10 feet of the 20 foot building setback and the entire setback 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.
9) WASTEWATER DISPOSAL: This lot is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	143°07'48"	50.00	124.90	150.00	94.87	N71°35'54"E
C2	126°06'00"	20.00	44.02	39.34	35.66	N26°55'00"W

MOUNTAIN VIEW ESTATES
BLOCKS 5&6

MOUNTAIN VIEW ESTATES
BLOCK 3

TRACT B

LOT 3-A
41.508 AC.

CERTIFICATE of OWNERSHIP
and DEDICATION

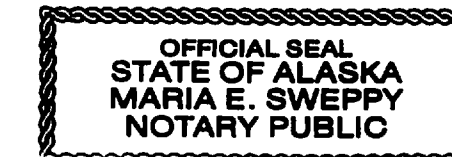
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Richard A. Link
RICHARD A. LINK
Loures L. Link
LOURES L. LINK
P.O. BOX 3178
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 16 DAY OF April, 2008
FOR *Richard A. Link*

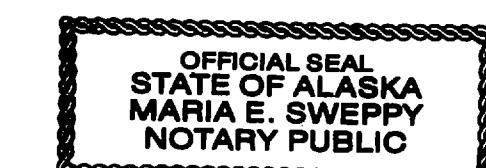
Mar E. Swepp
NOTARY PUBLIC FOR
MY COMMISSION EXPIRES 1-16-11



NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF May, 2008
FOR *Loures L. Link*

Mar E. Swepp
NOTARY PUBLIC FOR
MY COMMISSION EXPIRES 1-16-11



KPB FILE No. 2008-077

Mountain Vista Estates
Link Replat

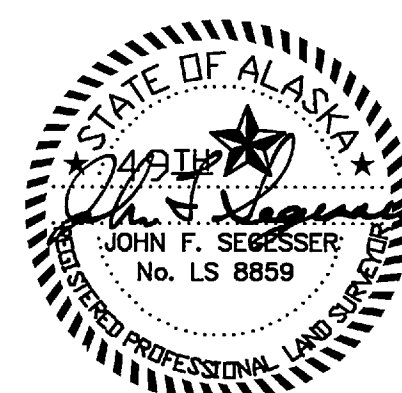
A resubdivision of Tract C, Mountain Vista Estates Plat 78-163 and of Lots 3, 4 & 5, Mountain Vista Estates, Block 4 Plat 77-15 Kenai Recording District, Kenai Peninsula Borough, Alaska.

Located within Section 23, T4N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 41.508 Ac.

SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99669

JOB NO.	08011	DRAWN:	4-15-08
SURVEYED:	N/A	SCALE:	1" = 100'
FIELD BOOK:	N/A	SHEET:	1 of 1



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 4-15-08

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 24 MARCH, 2008.

KENAI PENINSULA BOROUGH

Mark Burt
AUTHORIZED OFFICIAL

2008-37
RECORDED 20
Kenai REC. DIST.
DATE: 5-16 2008
TIME: 1:51 PM
REQUESTED BY:
SEGESSER SURVEYS
30485 ROSLAND ST.
SOLDOTNA, AK 99669