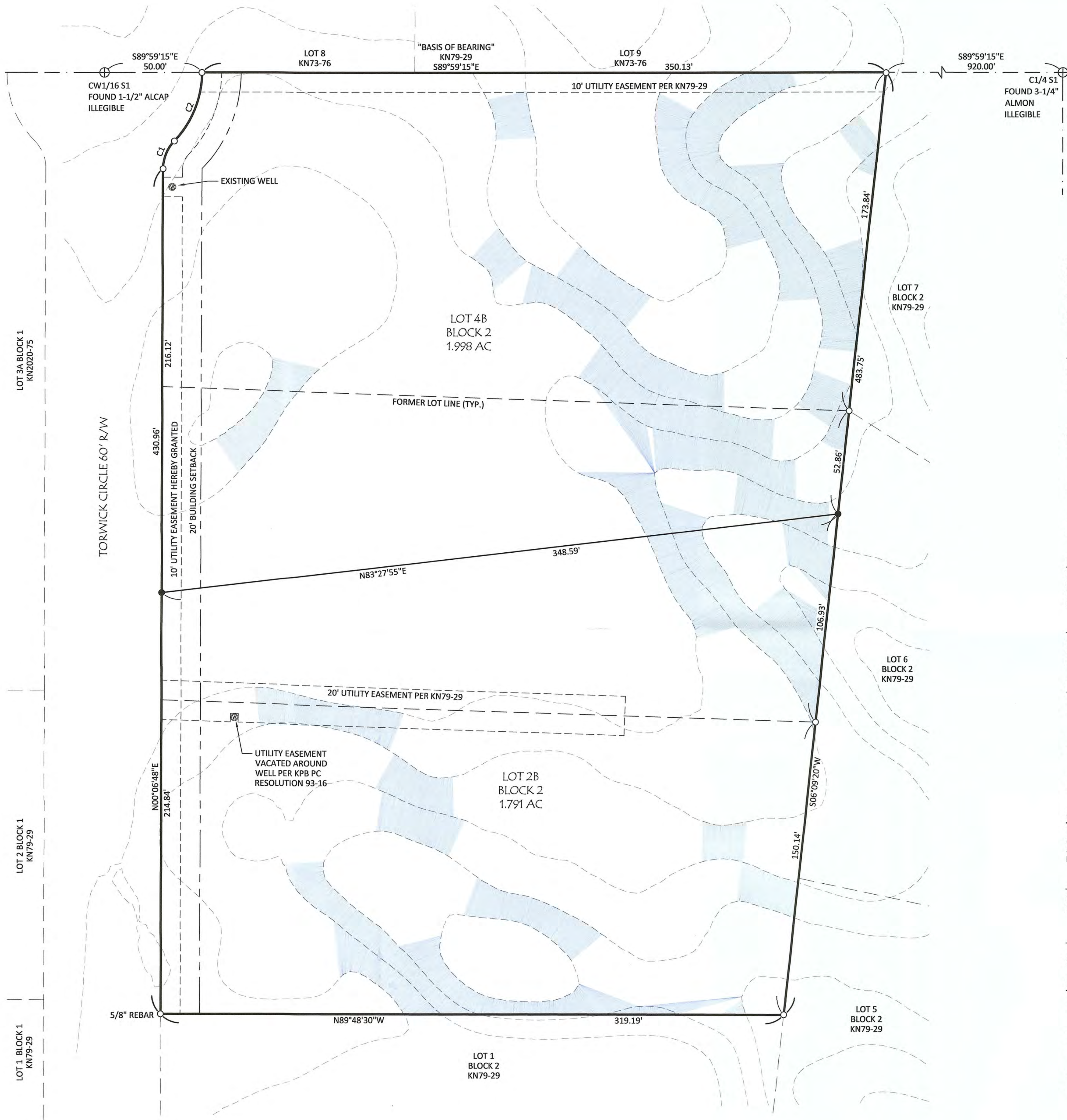
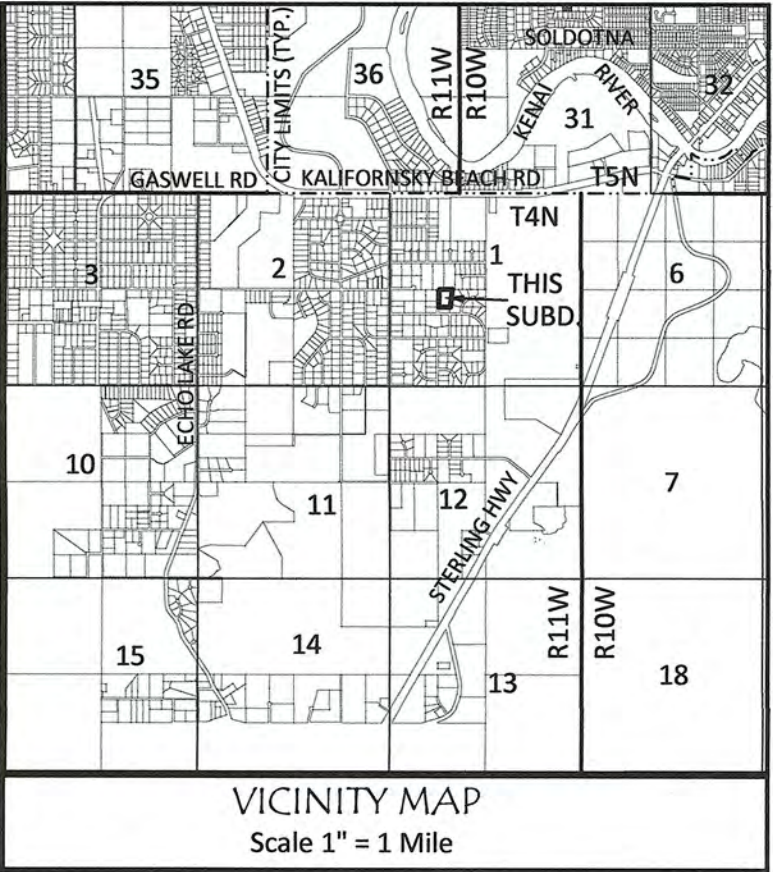
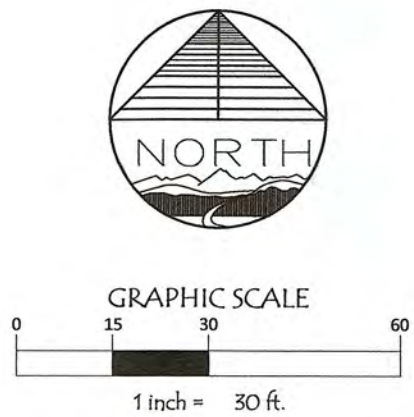




LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- CONTOUR INTERVAL = 4'
- SLOPES GREATER THAN 20%



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT BARBARA H. BURKE REVOCABLE TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF BARBARA H. BURKE REVOCABLE TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BARBARA H. BURKE, TRUSTEE OF THE BARBARA H. BURKE REVOCABLE TRUST
OWNER LOT 2 BLOCK 2 KN79-29
2729 SHAWNEE RD, PORTSMOUTH, OH 45662

NOTARY'S ACKNOWLEDGEMENT

FOR: BARBARA H. BURKE
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20__

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RORY T. SPELLMAN
OWNER LOT 4 BLOCK 2 KN79-29
PO BOX 442, VERDI, NV 89439

NOTARY'S ACKNOWLEDGEMENT

FOR: RORY T. SPELLMAN
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20__

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

EDWIN T. O'CONNOR, OWNER LOT 3 BLOCK 2 KN79-29
33490 TORWICK CIRCLE, SOLDOTNA, AK 99669

JOSELYN B. O'CONNOR, OWNER LOT 3 BLOCK 2 KN79-29
33490 TORWICK CIRCLE, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: EDWIN T. O'CONNOR AND JOSELYN B. O'CONNOR
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20__

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF _____

WASTEWATER DISPOSAL

THE PURPOSE OF THIS PLATTING ACTION IS TO REMOVE AND ADJUST A LOT LINE, WHICH WILL PROVIDE GREATER AVAILABLE WASTEWATER DISPOSAL AREA AS DESCRIBED BY KPB 20.40.020(A)(2). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS 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 _____, 2020.

AUTHORIZED OFFICIAL

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
4. 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.
5. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 5.1. AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON OCTOBER 31, 1968 IN MISC. BOOK 33, PAGE 168 KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - 5.2. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 9, 1979 IN BOOK 148, PAGE 738 KENAI RECORDING DISTRICT. AMENDED SEPTEMBER 21, 1982 IN BOOK 194, PAGE 399 KENAI RECORDING DISTRICT. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 21-44-080
 - 5.3. KENAI PENINSULA BOROUGH RESOLUTION No. 93-16 RECORDED JUNE 15, 1993 IN BOOK 420, PAGE 330 KENAI RECORDING DISTRICT.



Plat #
Rec Dist
Date _____ 20__
Time _____ M

SKYVIEW HEIGHTS SUBDIVISION
SPELLMAN ADDITION

REPLAT OF LOTS 2, 3 & 4 BLOCK 2 SKYVIEW HEIGHTS
SUBDIVISION ADDITION No.1 (KN79-29)

EDWIN T. O'CONNOR, OWNER
33490 TORWICK CIRCLE
SOLDOTNA, AK 99669

BARBARA H. BURKE REVOCABLE
TRUST, OWNER
2729 SHAWNEE RD
PORTSMOUTH, OH 45662

JOSELYN B. O'CONNOR, OWNER
33490 TORWICK CIRCLE
SOLDOTNA, AK 99669

RORY T. SPELLMAN, OWNER
PO BOX 442
VERDI, NV 89439

3.789 AC. M/L SITUATED IN THE SW1/4 OF SECTION 1, TOWNSHIP 4 NORTH
RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND
THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECG.COM

KPB File No. 2020-xxx

Project No. 212040

Scale 1" = 30'

Date : OCT. 2021

Book No. : 21-06

Drawn by : JAH

KPB 2021-146