

Duncan Subdivision #5 Revised Preliminary Plat

A subdivision of the unshared remainder shown on Duncan Subd. Addn #3, KR0 2019-75. Located in the SW 1/4 Section 7 & NW 1/4 Section 18, T3N R11W, SM, Kaslof, Alaska. Kenai Recording District Kenai Peninsula Borough

Prepared for
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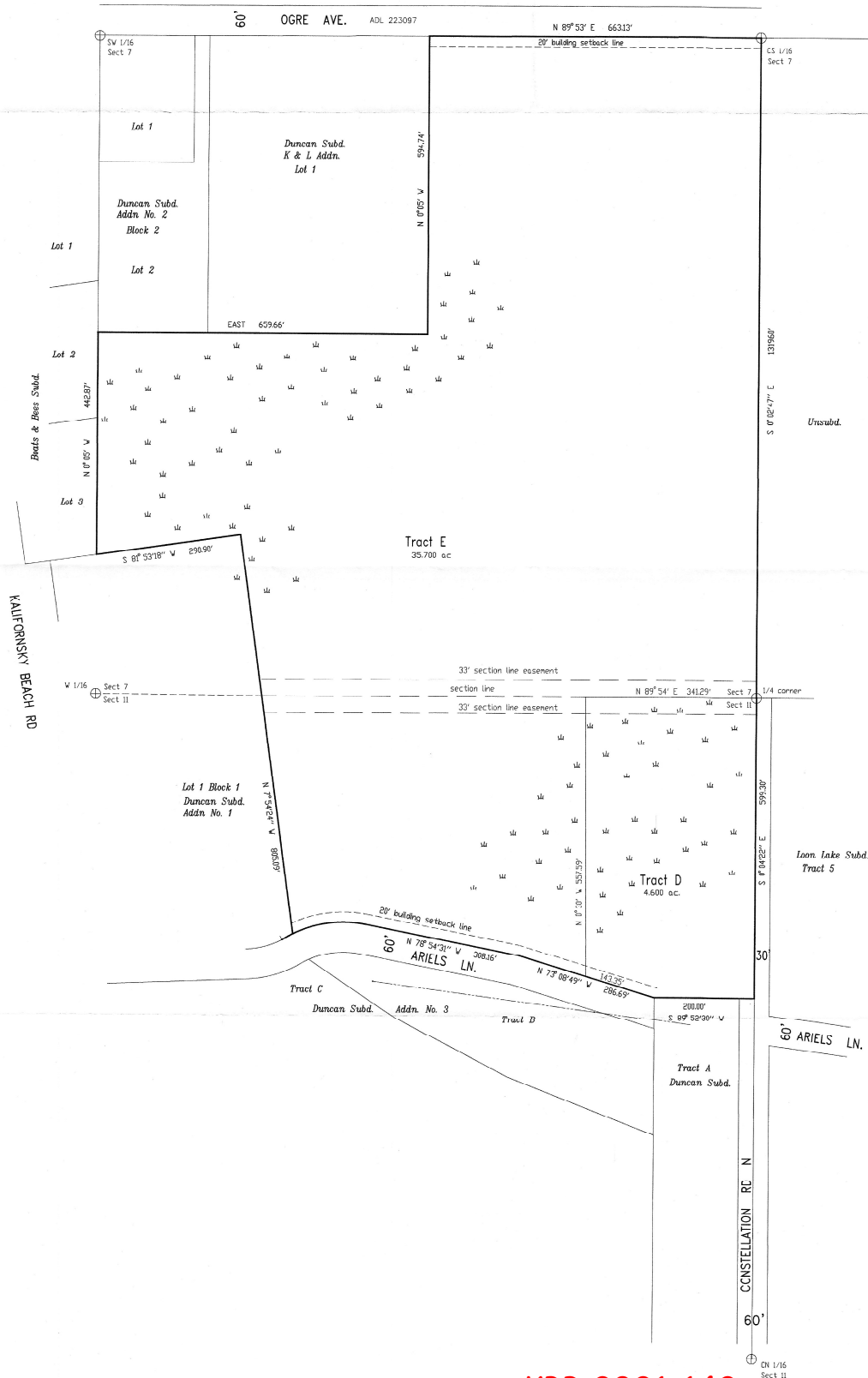
SCALE 1" = 100' AREA = 40.3 acres 22 November, 2021

LEGEND

⊕ - 3/2" utility monument.
 ● - 1/2" rebar
 ○ - 1/2"x 4" rebar with plastic cap, set.
 sw - indicates swamp.

NOTES

1. A building setback of 20' from all street ROWs 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. Front 15' of setback along Ariels Lane is a utility easement, as granted by plat KR0 2019-75. 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.
3. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination, if applicable.
4. Lot topography is flat, high ground rising approximately 7' above swamp. No grades exceed 3%.



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