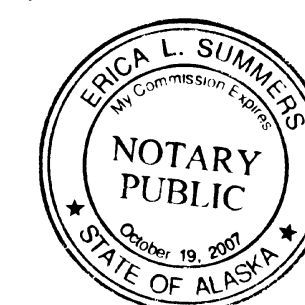


CERTIFICATE OF OWNERSHIP
I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of subdivision, and by my free consent dedicate all rights-of-way and public areas to public use and grant all easements to the use shown.

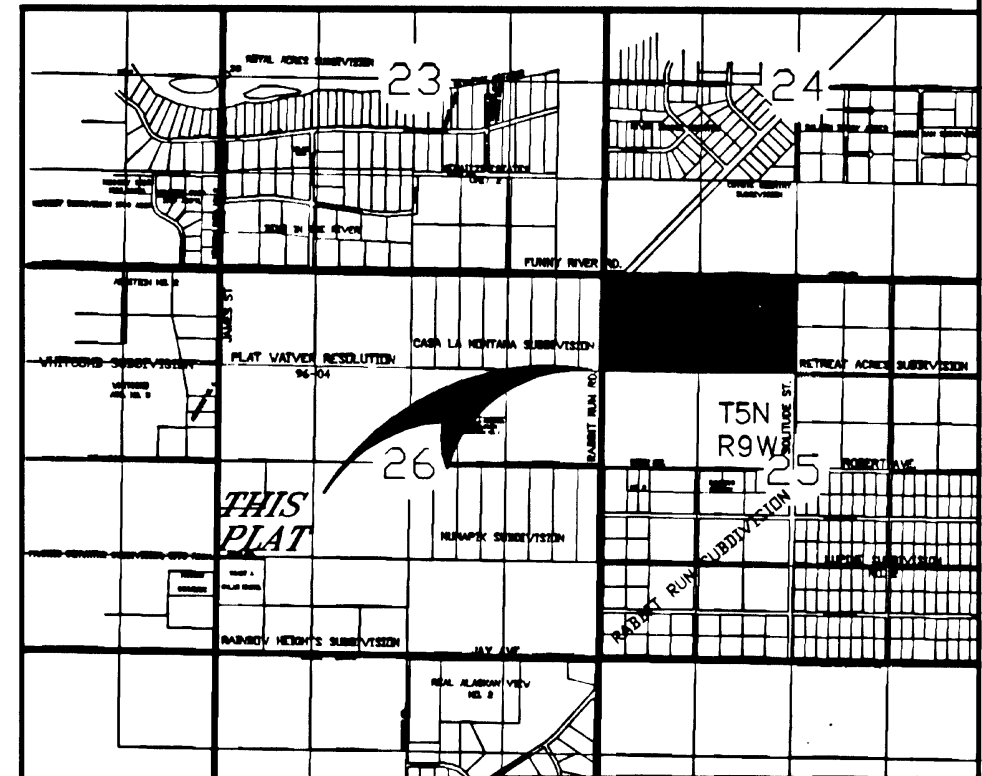
Teresa Magone
TERESA MAGONE
35768 RABBIT RUN ROAD
SOLDOTNA, AK 99669



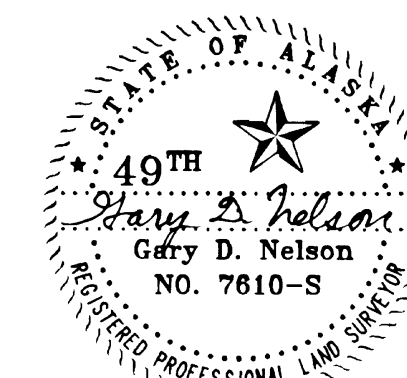
NOTARY'S ACKNOWLEDGEMENT
FOR: TERESA MAGONE
Subscribed and sworn to before me this 17 day of December 2003
Erica L. Summers 10-19-2007
Notary public for Alaska My Commission Expires

2003-100
KENAI REC DIST 20-
Date 12-29-03
Time 9:28 A.M.
Requested By: Magone
Address

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of JULY 14, 2003.
KENAI PENINSULA BOROUGH
BY *Marisa Tall*
Authorized Official



VICINITY MAP
SCALE 1"=2640'
DATE 11-10-03
SCALE 1"=100'
DRAWING: 3710
JOB No. 3710



SHADY ACRES
A SUBDIVISION OF THE N1/2 NW1/4 SECTION 25, T5N, R9W SEWARD MERIDIAN, KENAI PENINSULA BOROUGH CONTAINING 80.124 ACRES
KENAI RECORDING DISTRICT
ABILITY SURVEYS
GARY D. NELSON, PLS
(907) 233-8440
152 DEHEL AVE., HOMER ALASKA 99603

- LEGEND**
- DHP POWERPOLE AND OVERHEAD POWERLINE
 - 2" ALUM. CAP ON 5/8" REBAR (SET)
 - 2 1/2" BRASS CAP ON 3/4" PIPE (SET)

- PLAT NOTES**
- A 20' BUILDING SET BACK SHALL EXIST ALONG ALL DEDICATED RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' OF THE BUILDING SETBACK IS A UTILITY EASEMENT. THE SHOP ON LOT 1 PREDATES THIS RESTRICTION.
 - 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.
 - WASTEWATER DISPOSAL LOTS 1-12; SOIL CONDITIONS, WATER TABLES 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. AN ENGINEER'S SOILS REPORT IS ON FILE AT THE KENAI PENINSULA BOROUGH.
William F. Gavin CE 4950 11/10/03
ENGINEER LICENSE NO. DATE
 - WASTEWATER DISPOSAL LOTS 13 AND 14; THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - THE FRONT 10' OF THE 20' BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
 - THE BASIS OF BEARINGS IS TRUE BEARINGS AS COMPUTED AT THE C 1/4 SEC. 25 FROM GPS OBSERVATIONS USING TRIMBLE 4700 RECEIVERS AND TRIMBLE TGO VERSION 1.5 SOFTWARE.
 - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
 - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY IS PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPT. OF TRANSPORTATION.
 - REFERENCE SHOULD BE MADE TO BOOK 7, PAGE 85 AND BOOK 71, PAGE 204 FOR AN EASEMENT GRANTED TO THE STATE OF ALASKA FOR ROAD AND UTILITY APPURTENANCES.
 - TRANSMISSION LINE EASEMENT; NO EXCAVATION OR FILL WITHIN THE EASEMENT IS ALLOWED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HEA. NO POLE-STRUCTURES EXIST ON LOT 14 AT TIME OF PLAT CREATION.

KPB FILE No. 2003-139