

SECTION
CORNER

16 15
21 22

LOT 3
BLOCK 13
PLAT 79-6

LOT 2
BLOCK 13
PLAT 79-6

MARRS LANE

100' ROW

(N79°19'34"E 268.02')(R1)
N80°06'06"E 267.93'

UTILITY EASEMENT PER (R1)

89.65'
20' BUILDING SETBACK AND

SLOPES OVER 20%

LOT 6A
BLOCK 14
1.619 ACRES

LOT 6B
BLOCK 14
1.620 ACRES

LOT 7
BLOCK 14
PLAT 79-6

LOT 5
BLOCK 14
PLAT 79-6

LOT 4
BLOCK 14
PLAT 79-6

21 22
28 27
SECTION CORNER

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	397.44'	210.01'	30°16'31"	N64°57'21"E	207.57'
C1(R1)	397.44'	210.02'			
C2	702.22'	137.46'	11°12'55"	S85°42'34"W	137.24'
C2(R1)	702.22'	140.23'			

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

KPB 2021-156V

NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 20 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT PER (R1). 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.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF UTILITY EASEMENT GRANTED BY (R1) AT THE PLAT COMMITTEE MEETING OF JANUARY 10, 2022.
- THIS SUBDIVISION SUBJECT TO RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS AS CONTAINED IN INTERIM CONVEYANCES, RECORDED JUNE 27, 1979, BOOK: 23, PAGE: 455, SELDOVIA RECORDING DISTRICT.
- WASTE WATER 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 NUMBER

DATE

LEGEND

⊕	MONUMENT POSITION PER (R2)
○	FOUND SECONDARY MONUMENT 1-1/2" ALUMINUM CAP STAMPED WITH PARCEL IDENTIFICATION
●	SET SECONDARY MONUMENT 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2021
(R#)	RECORD DATA, SEE REFERENCE
C	COMPUTED
_____	SUBDIVISION BOUNDARY
_____	INTERIOR LOT LINE
_____	ADJACENT PROPERTY LINE
_____	CENTERLINE RIGHT OF WAY
_____	20 FOOT BUILDING SETBACK AND PUBLIC UTILITY EASEMENT
_____	EASEMENT
_____	MONUMENT TIE LINES
▨	UTILITY EASEMENT BEING VACATE

REFERENCES

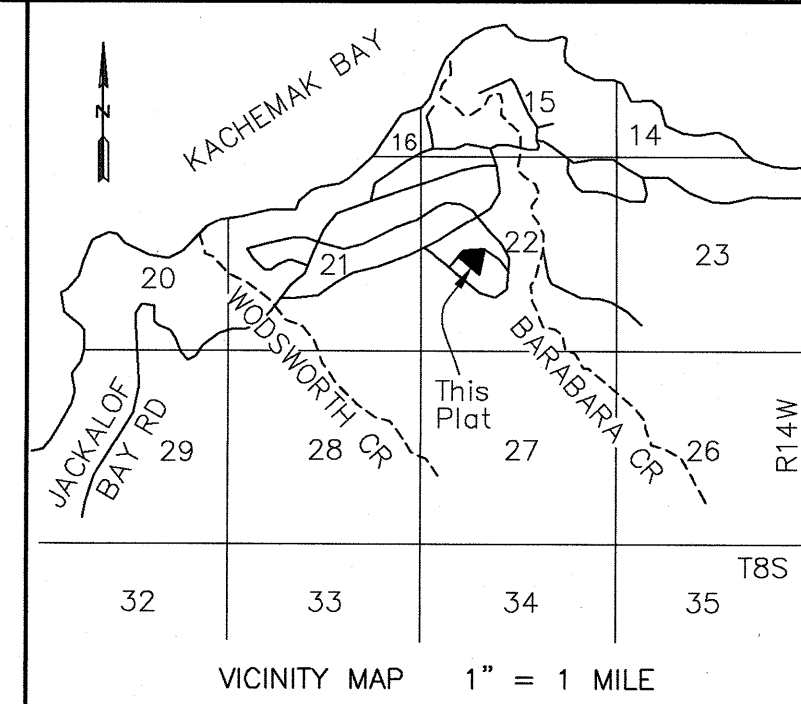
- (R1) BARABARA HEIGHTS SUBDIVISION, PLAT 79-6, SELDOVIA RECORDING DISTRICT
(R2) KENAI PENINSULA BOROUGH GIS DATA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 13, 2021.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL



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 OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHRISTINA GRIFFITH
47580 SUNFLOWER STREET
KENAI, AK 99611

RUSSELL GRIFFITH
47580 SUNFLOWER STREET
KENAI, AK 99611

NOTARY ACKNOWLEDGEMENT

FOR: CHRISTINA GRIFFITH
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2022

NOTARY PUBLIC SIGNATURE

NOTARY
STAMP
AREA

NOTARY ACKNOWLEDGEMENT

FOR: RUSSELL GRIFFITH
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2022

NOTARY PUBLIC SIGNATURE

NOTARY
STAMP
AREA

KPB FILE No. 2021-xxx

BARABARA HEIGHTS SUBDIVISION
GRIFFITH ADDITION

A REPLAT OF
LOT 6 BLOCK 14
BARABARA HEIGHTS SUBDIVISION,
PLAT NO. 79-6
SELDOVIA RECORDING DISTRICT

OWNERS: CHRISTINA & RUSSELL GRIFFITH
47589 SUNFLOWER STREET
KENAI, AK 99611

LOCATED WITHIN SW1/4 SECTION 22,
T.8S., R.14W. S.M., ALASKA
SELDOVIA RECORDING DISTRICT

CONTAINING 3.329 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

DRAWN BY: VLB	DATE: 08/19/2021	AECL# 1392	FIELD BOOK: N/A
CHECKED BY: JY	SCALE: 1" = 50'		SHEET: 1 OF 1