

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SALAMATOF NATIVE ASSOCIATION INC., IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SALAMATOF NATIVE ASSOCIATION INC., 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.

CHRISTOPHER J. MONFOR, PRESIDENT & CEO
SALAMATOF NATIVE ASSOCIATION INC.
PO BOX 2682, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: CHRISTOPHER J. MONFOR

ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20__

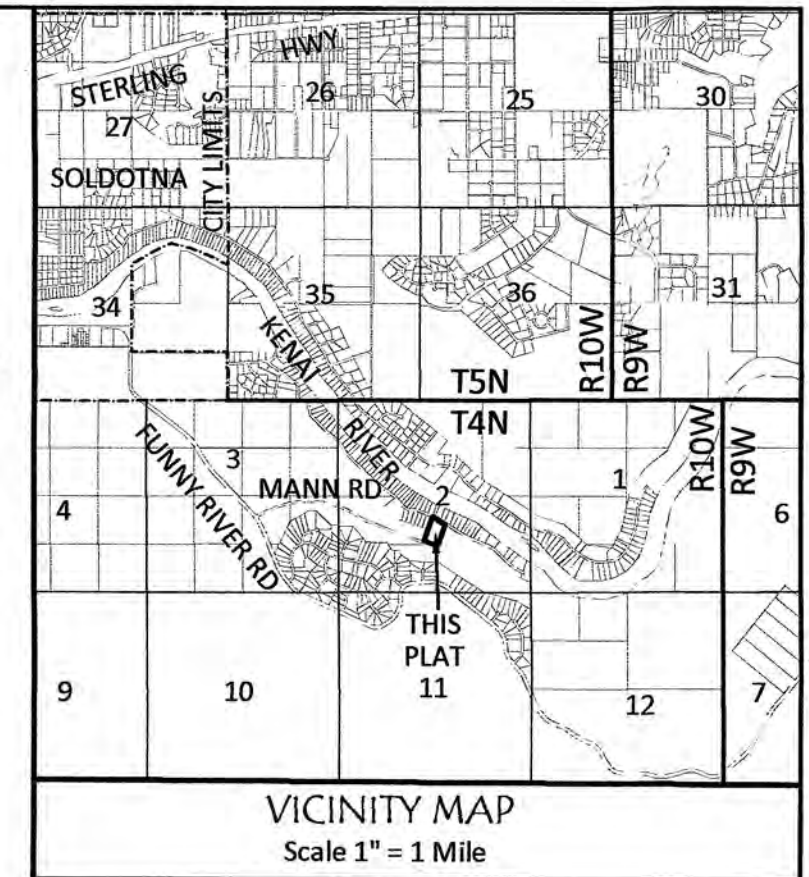
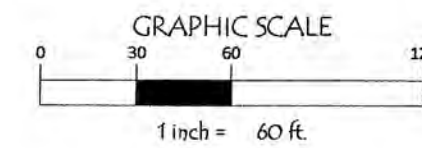
MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF _____

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

CONTOUR INTERVAL = 4'



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 AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT HEREBY GRANTED.
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 AUGUST 21, 1963 IN BOOK 10, PAGE 311, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - 5.2. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 3, 1984 IN BOOK 234, PAGE 733 KENAI RECORDING DISTRICT.
 - 5.3. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 23, 1984 IN BOOK 249, PAGE 26 KENAI RECORDING DISTRICT.
 - 5.4. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.B

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	12°24'24"	515.75'	111.68'	56.06'	S 63° 26' 48" E	111.46'

WASTEWATER 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.

CODY R. McLANE C.E. 11510 AK DATE _____

PLAT APPROVAL

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

AUTHORIZED OFFICIAL _____

DATE _____



Plat #
Rec Dist
Date _____ 20__
Time _____ M

MOOSE RANGE MEADOWS PENNY'S PLACE
A RESUBDIVISION OF TRACT A-1 MOOSE RANGE MEADOWS, SOUTH BLOCKS 4 AND PORTIONS OF 2 AMENDED (KN85-40)

SALAMATOF NATIVE ASSOCIATION INC., OWNER
PO BOX 2682
KENAI, AK 99611

6.127 AC. M/L SITUATED IN THE S1/2 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 10 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) 283-3285
WWW.MCLANECG.COM

KPB FILE NO. 2021-xxx

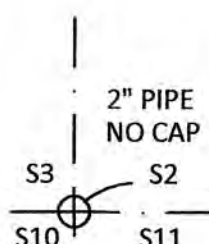
PROJECT NO. 212047

SCALE 1" = 60'

DATE : NOV. 2021

BOOK NO. : xxx

DRAWN BY : JAH



"BASIS OF BEARING"
KN2015-5
N89°58'51"W

2638.48'

SECTION 2
SECTION 11

2-1/2" GLO
ALMON
1937 / 1967

S00°02'12"E
1314.52'

1/4

KPB 2021-167