

LEGEND:

- ⊗ 2 1/2" BRASS. CAP MON. FOUND
- 1/2" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 76-132 KRD

NOTES:

- 1) Basis of bearing taken from Hiridge Subdivision Amended, Plat 76-132, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 98 Page 234 Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
- 4) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 4 Page 7, Kenai Recording District. No definite location disclosed.
- 5) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement. 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.
- 6) **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.

Engineer _____ License No. _____ date _____



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date _____

North

KN 76-132
Lot 9
Block 2

KN 76-132
Lot 8
Block 2

KN 2009-24
Lot 3

Dylan Ave.

Schmelzy Lp.

Moser St

Lot 14A
1.049 Ac.

Lot 14B
1.049 Ac.

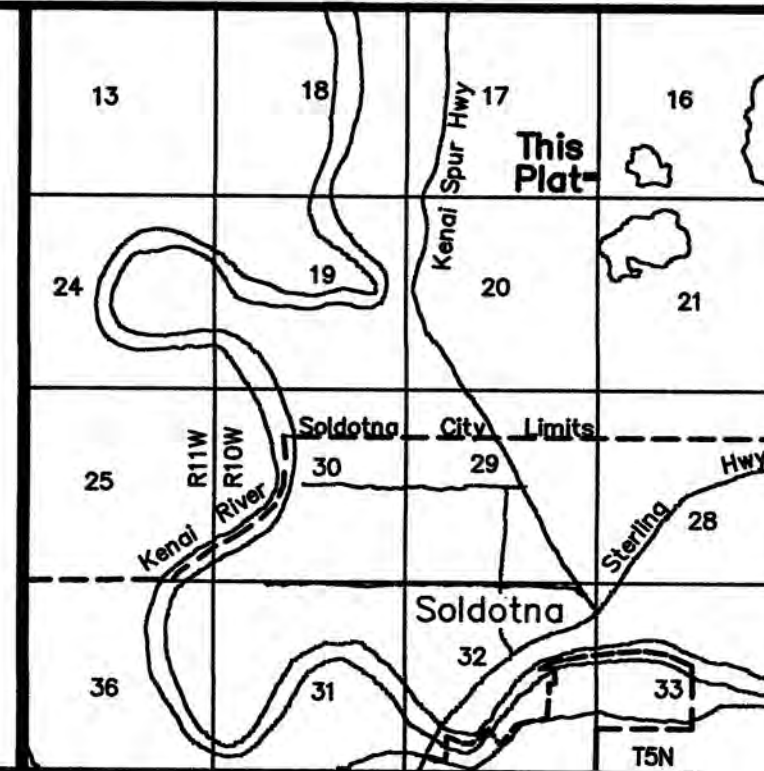
KN 2011-89
Tract A1
Block 1

KN 76-132
Lot 15
Block 1

KN 2015-37
Tract A

VICINITY
MAP

1" = 1 MILE



CERTIFICATE of OWNERSHIP
and DEDICATION

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.

CURTIS D. THOMPSON LAURA W. THOMPSON
9245 N SUGAR FOOT DRIVE
TUCSON, ARIZONA 85743

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No.

Hiridge Subdivision Amended
Thompson Addition

A resubdivision of Lot 14 Block 1 Hiridge Subdivision Amended, Plat 76-132, Kenai Recording District.

Located within SE1/4 SE1/4 Section 17, T5N, R0W, S.M., Kenai Peninsula Borough, Alaska.

Containing 2.096 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner Curtis D & Laura W. Thompson 9245 N Sugar Foot Dr. Tucson, AZ 85743
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JOB NO.	21179	DRAWN:	12-5-21
SURVEYED:	July, 2021	SCALE:	1"=50'
FIELD BOOK:	21-4	SHEET:	1 of 1

KPB 2021-163