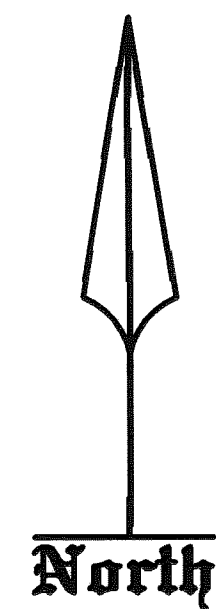


LEGEND:

- MONUMENT OF RECORD
● 5/8 REBAR OF RECORD
() RECORD DATUM PLAT 84-306 KRD



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	53°47'03"	50.00	46.94	25.36	45.23 N63°26'42"E

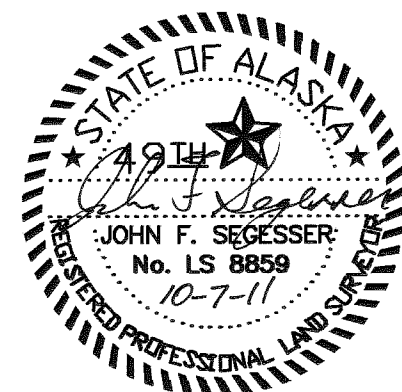
NOTES:

- 1) This is a paper plat. No field survey was performed. All dimensional data was taken from the plat of Hiridge Subdivision 1984 Imle Addition plat 84-306, 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 plat are recorded in Book 98 Page 234, Kenai Recording District.
- 4) Portions of this subdivision may be affected by a low wet area. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetland determination.
- 5) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 6) Centerline of underground electrical service line is the centerline of a 10' underground utility easement.
- 7) Front 10 feet of the 20 foot building setback and the entire setback 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.
- 8) **WASTEWATER DISPOSAL:** This tract is 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.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 12, 2011.

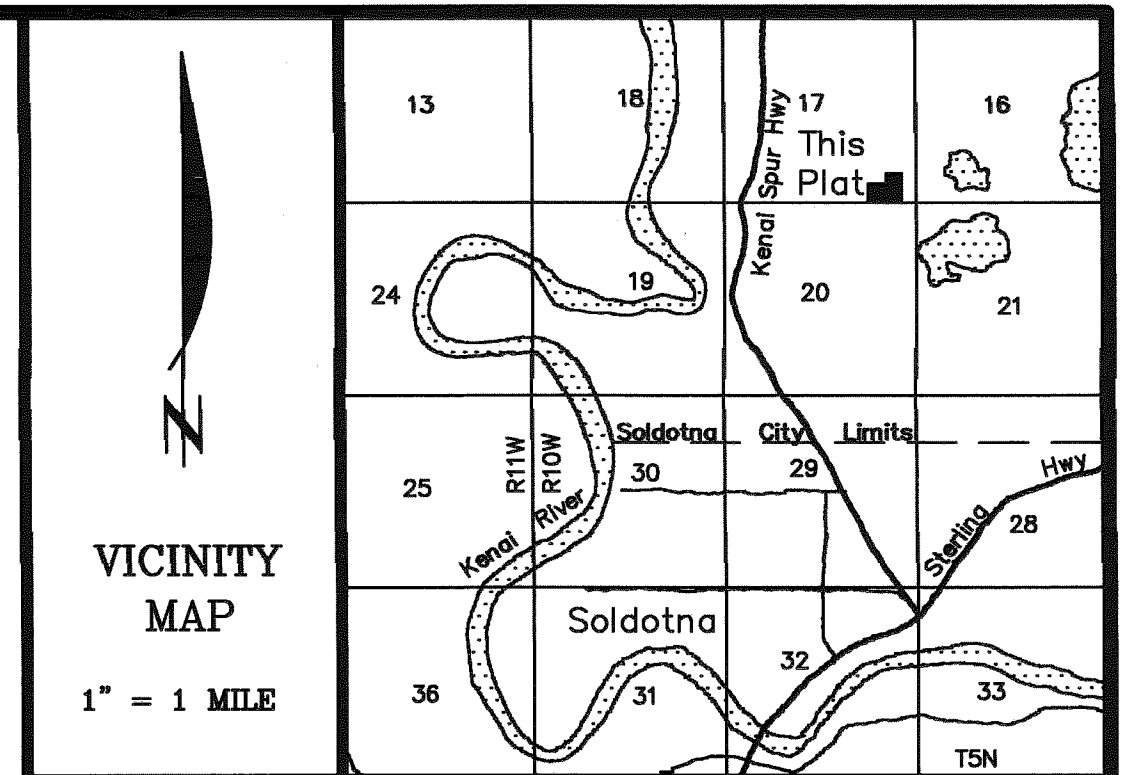
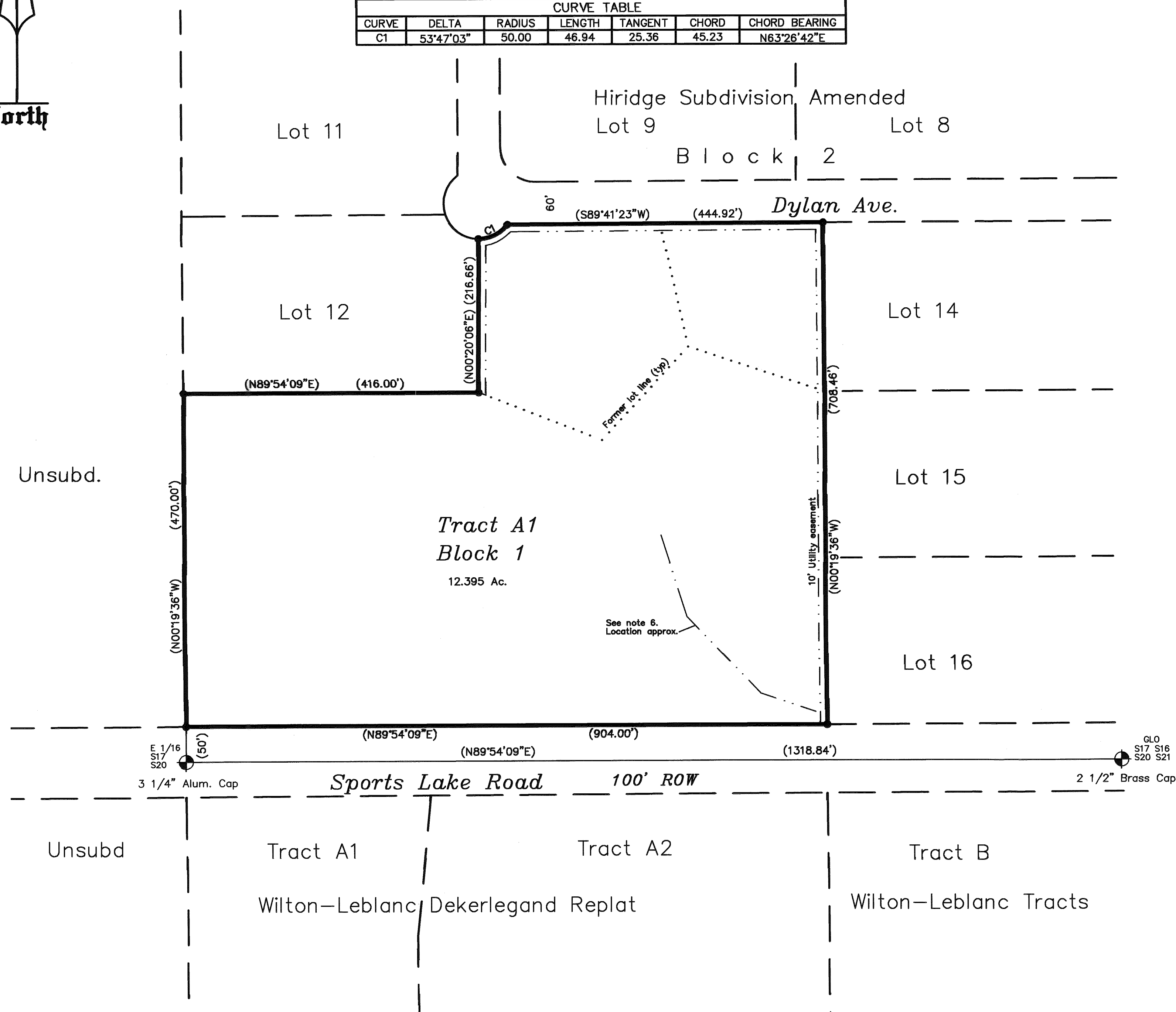
KENAI PENINSULA BOROUGH
May 1. Burt
AUTHORIZED OFFICIAL



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 10-7-11



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

Mark A. Dixon *Maria A. Dixon*
MARK A. DIXSON MARIA A. DIXSON
P.O. BOX 3865
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF October, 2011

FOR *Mark A. Dixon*

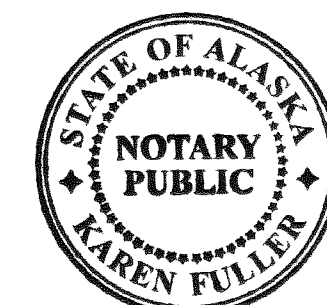


Karen Fuller
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 9-25-2012

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF October, 2011

FOR *Maria A. Dixon*



Karen Fuller
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 9-25-2012

2011-89
Plat #
Kenai
Rec Dist
12/23 2011
Date
Time 11:42 A.M.

KPB FILE No. 2011-139

Hiridge Subdivision 1984 Imle Addition
Dixon Replat

A resubdivision of Lots 13A, 13B, and Tract A, Hiridge Subdivision 1984 Imle Addition, Plat 84-306, Kenai Recording District.

Located within SE1/4 SE1/4 Section 17, T5N, R10W, S.M., Kenai Peninsula Borough, Alaska.

Containing 12.395 Ac.

SEGESSER SURVEYS

30485 Rosland St.
Soldotna, AK 99669

JOB NO.	11068	DRAWN:	10-6-11
SURVEYED:	N/A	SCALE:	1"=100'
FIELD BOOK:	N/A	SHEET:	1 of 1