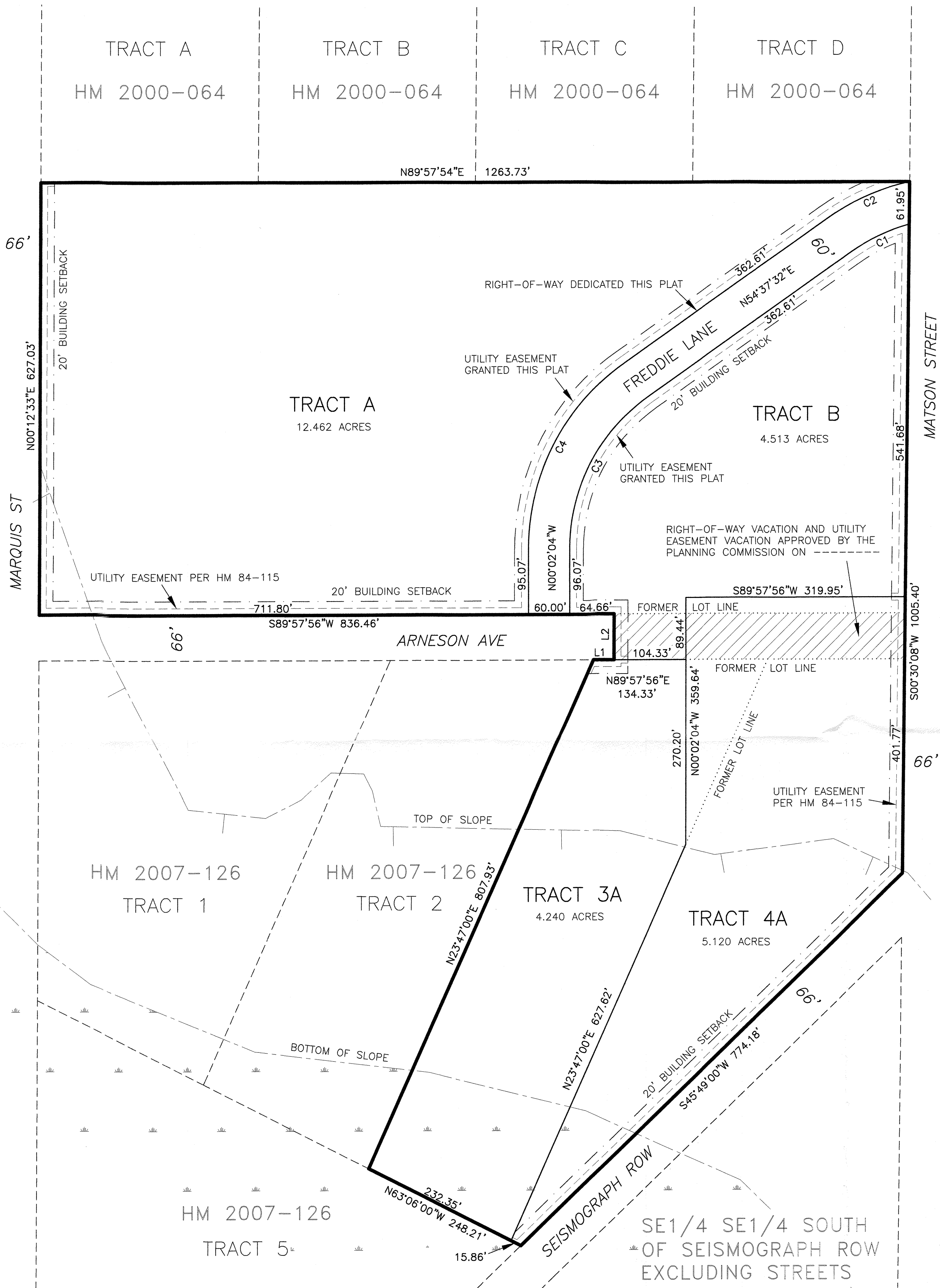


NW1/4 SE1/4 EXCLUDING  
THAT PORTION WITHIN ROW

SW1/4 SE1/4 EXCLUDING  
THAT PORTION WITHIN ROW



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°57'56"E	30.00'
L2	N00°02'04"W	66.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
C1	93.89	270.00	19°55'24"	47.42	93.41	S64°35'15"W
C2	131.78	330.00	22°52'51"	66.78	130.91	S66°03'58"W
C3	257.58	270.00	54°39'36"	139.54	247.92	S27°17'44"W
C4	314.82	330.00	54°39'36"	170.54	303.02	S27°17'44"W

#### NOTES

- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES IS ALSO 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.
- THE KPB PLAT COMMITTEE GRANTED EXCEPTIONS TO 20.30.100 CUL-DE-SACS, 20.30.190 LOT DIMENSIONS, AND 20.40 WASTEWATER SYSTEM REVIEW AT THE MEETING ON -----
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- 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 (KPB 14.06).

#### 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 GRANT ALL EASEMENTS TO THE USE SHOWN.

FREDDIE POLLARD JR  
PO BOX 1360, KENAI, AK 99611

SHEILA K BEST  
PO BOX 1360, KENAI, AK 99611

#### NOTARY ACKNOWLEDGMENT

FOR: FREDDIE POLLARD JR AND SHEILA K BEST

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

#### LEGEND

WETLANDS PER THE KENAI WATERSHED FORUM COOK INLET  
WETLANDS MAPPING

#### WASTEWATER DISPOSAL

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS 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 \_\_\_\_\_

KENAI PENINSULA BOROUGH

BY: \_\_\_\_\_

AUTHORIZED OFFICIAL

#### CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

FREDDIE LANE RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

KPB FILE NUMBER:

PENINSULA SURVEYING, LLC

10535 KATRINA BOULEVARD, NINILCHIK, AK 99639  
(907)306-7065

PLAT OF  
**CABIN HOPPERS SUBDIVISION**

A SUBDIVISION OF  
S1/2 NE1/4 SE1/4 EXCLUDING PORTION WITHIN ROW, PW 93-7 AND  
TRACTS 3 AND 4 ANNA'S ACRES, HM 2007-126

LOCATED WITHIN  
SE 1/4 SEC. 9, T.2S., R.12W., S.M.  
HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH  
CONTAINING 27.514 ACRES

OWNERS: FREDDIE POLLARD JR AND SHEILA K BEST  
PO BOX 1360, KENAI, AK 99611

SCALE: 1" = 100'

DATE: NOVEMBER 24, 2021

DRAWN: JLS

SHEET: 1 OF 1



KPB 2021-160