

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 15 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF WANDA AVENUE GRANTED BY PLAT KN 76-173 AND PLAT KN 77-166, AT THE MEETING OF JANUARY 24, 2022.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1963 IN BOOK 10 PAGE 160, KENAI RECORDING DISTRICT.
- COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED IN AN INSTRUMENT: RECORDED: DECEMBER 31, 1975 VOLUME/PAGE: 91/600.
- WASTEWATER DISPOSAL: ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

⊕	FOUND PRIMARY MONUMENT AS REFERENCED	_____	SUBDIVISION BOUNDARY
○	FOUND SECONDARY MONUMENT 5/8" REBAR	_____	INTERIOR LOT LINE
⊙	FOUND SECONDARY MONUMENT 5/8" REBAR WITH PLASTIC CAP STAMPED	_____	ADJACENT PROPERTY LINE
●	SET SECONDARY MONUMENT 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2021	_____	CENTERLINE RIGHT OF WAY
OA	OVER ALL	_____	20 FOOT BUILDING SETBACK
(R#)	RECORD DATA, SEE REFERENCE	_____	EASEMENT
#	MONUMENT REFERENCE	_____	FORMER LOT LINE
		_____	SLOPES OVER 20%
		_____	RIGHT OF WAY BEING VACATED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°54'00"E	29.97'
L2	S00°10'12"E	60.00'
L3	S89°54'00"E	30.00'
L4	S89°54'00"E	30.00'
L5	S00°10'12"E	40.00'
L6	S89°54'00"E	45.03'
L7	N00°09'48"W	60.00'
L8	N89°54'00"W	30.00'
L9	N89°54'00"W	30.00'
L10	S00°09'48"E	40.00'

REFERENCES

- (R1) BROWNS LAKE SUBDIVISION, PLAT NO. 77-166, KENAI RECORDING DISTRICT
(R2) KING RAPIDS SUBDIVISION, PLAT NO. 76-173, KENAI RECORDING DISTRICT
(R3) KENAI WATERSHED FORUM WETLAND ASSESSMENT

MONUMENT REFERENCES

- ①
C 1/4
S20
3932-S
1976
FOUND 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE
- ②
CE 1/16
S20
3932-S
1976
FOUND 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE

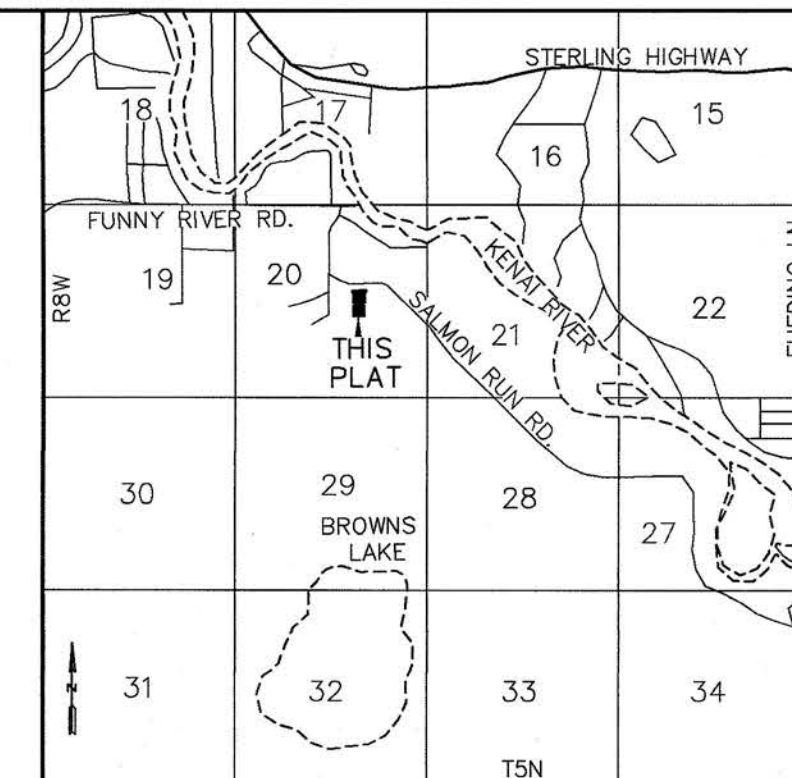
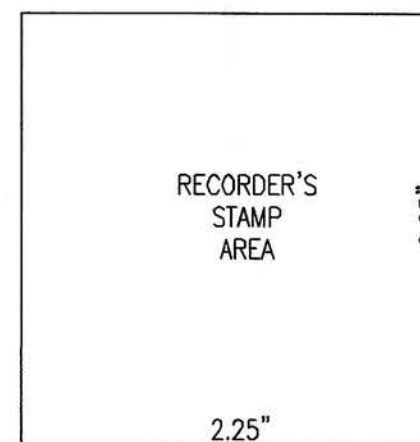
PLAT APPROVAL

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 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNERS 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-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

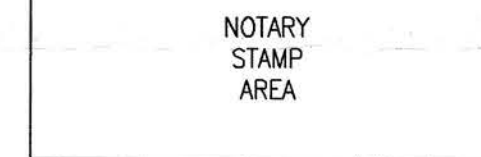
KIM HANSEN
32351 SALMON RUN DRIVE
SOLDOTNA, ALASKA 99669

NOTARY ACKNOWLEDGEMENT

FOR: KIM HANSEN
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2022

NOTARY PUBLIC SIGNATURE



KPB FILE No. 2022-000

HANSEN'S SALMON RUN SUBDIVISION

A SUBDIVISION OF
LOTS 3 BLOCK 4
KING RAPIDS SUBDIVISION
PLAT 76-173
KENAI RECORDING DISTRICT
AND
LOT 2-D
BROWN'S LAKE SUBDIVISION
PLAT 77-166
KENAI RECORDING DISTRICT

OWNERS:

KIM HANSEN
32351 SALMON RUN DRIVE
SOLDOTNA, ALASKA 99669

LOCATED WITHIN E 1/2 SECTION 20,
T.5N., R.8W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

CONTAINING 3.194 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392

DRAWN BY: JY	DATE: 12/20/2021	PROJECT: 21-574
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1

KPB 2021-168