

CN 1/16 SEC. 31
RECORD
3-1/4" ALMON
ILLEGIBLE

"BASIS OF BEARING"
KN86-105
S89°59'30"E

TRACT A-2
KN2020-67

LOT 2
KN2008-134

W RIVERVIEW AVE 60' R/W

NE 1/16 SEC. 31

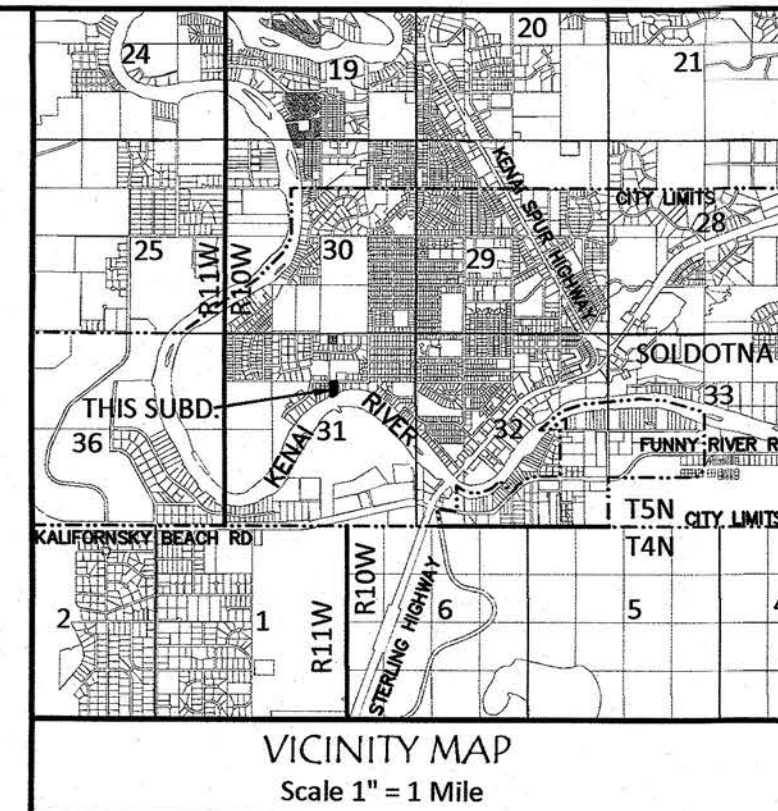
RECORD
2" ALCAP
11795-S 2014



GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

LEGEND

- ⊕ RECORD PRIMARY MONUMENT
- RECORD SECONDARY MONUMENT
- CONTOUR INTERVAL = 4'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI RIVER HIDEAWAY, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI RIVER HIDEAWAY, LLC, 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.

RACHAEL G. JOHNSTON
3821 CHINIAK BAY DRIVE, ANCHORAGE, AK 99515

NOTARY'S ACKNOWLEDGEMENT

FOR: RACHAEL JOHNSTON
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2022
MY COMMISSION EXPIRES : _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

RACHAEL G. JOHNSTON
3821 CHINIAK BAY DRIVE, ANCHORAGE, AK 99515

SHAWN P. JOHNSTON
3821 CHINIAK BAY DRIVE, ANCHORAGE, AK 99515

NOTARY'S ACKNOWLEDGEMENT

FOR: RACHAEL & SHAWN JOHNSTON
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2022
MY COMMISSION EXPIRES : _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTES

1. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
2. 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.
3. THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF LOT C-3. THE RECORD MEANDER LINE SHOWN IS FOR SURVEY COMPUTATIONS ONLY.
4. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS STREAM HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
5. 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.
6. THIS PLAT WAS PREPARED FROM DATA OF RECORD, RIVERVIEW DELUXE SUBDIVISION HUNTER ADDITION (KN86-105). NO ADDITIONAL FIELD SURVEY WAS PERFORMED THIS DATE.
7. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 7.1. ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON MARCH 8, 2012 IN DOCUMENT 2012-001992-0 KENAI RECORDING DISTRICT.
 - 7.2. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 15, 1978 IN BOOK 131, PAGE 999 KENAI RECORDING DISTRICT. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.B
 - 7.3. COMMON DRIVEWAY EASEMENT RECORDED JULY 7, 1986 IN BOOK 290, PAGE 163 KENAI RECORDING DISTRICT;
 - 7.3.1. AMENDED OCTOBER 2, 1986 IN BOOK 297, PAGE 489 KENAI RECORDING DISTRICT
 - 7.3.2. AMENDED OCTOBER 9, 1986 IN BOOK 297, PAGE 817 KENAI RECORDING DISTRICT

20' x 157' COMMON DRIVEWAY EASEMENT PER NOTE 7.3.2

LOT C-1
KN81-40

LOT C-3
0.732 AC

FORMER LOT LINE (TYP.)

TOP BLUFF - SLOPES OVER 20%

KENAI RIVER

KPB 2022-012

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL



Plat #
Rec Dist
Date
Time

RIVERVIEW DELUXE SUBDIVISION 2022 REPLAT

REPLAT OF LOT C-2-A AND LOT C-2-B RIVERVIEW DELUXE SUBDIVISION HUNTER ADDITION (KN86-105)

RACHAEL G. JOHNSTON, OWNER
3821 CHINIAK BAY DRIVE,
ANCHORAGE, AK 99515

SHAWN P. JOHNSTON, OWNER
3821 CHINIAK BAY DRIVE,
ANCHORAGE, AK 99515

0.732 AC. M/L SITUATED IN THE NE1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



KPB File No. 2022-xxx

Project No. 222001

Scale 1" = 30' Date : JAN 2022 Drawn by : JAH