

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	330.00'	94.89'	16°28'32"	N18°15'52"E	94.57'
C1(R2)	330.00'	94.89'	16°28'32"	N18°15'52"E	94.57'
C2	330.00'	14.41'	2°30'09"	S25°15'03"W	14.41'
C3	50.00'	203.47'	233°09'37"	N26°25'13"W	89.43'

NOTES

- THIS SUBDIVISION IS SUBJECT TO CITY OF SOLDOTNA ZONING REGULATIONS.
- THE FRONT 10 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.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 25, 1973 IN BOOK 71 PAGE 909, 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: APRIL 10, 1981 VOLUME/PAGE: 169/494.
- WASTEWATER DISPOSAL: ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF SURVEYOR

I, MARK A. AIMO, 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.



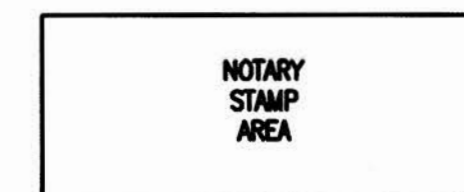
LEGEND

⊕	FOUND PRIMARY MONUMENT AS REFERENCED
○	FOUND SECONDARY MONUMENT 1/2" REBAR
●	SET SECONDARY MONUMENT 5/8" X 30" REBAR WITH 2" ALUMINIUM CAP STAMPED EDGE SURVEY LS-13022 2021
PUE	PUBLIC UTILITY EASEMENT
(R#)	RECORD DATA, SEE REFERENCE
OA	OVERALL
---	SUBDIVISION BOUNDARY
---	ADJACENT PROPERTY LINE
---	EASEMENT
---	FORMER LOT LINE
---	LOW WET AREA

NOTARY ACKNOWLEDGEMENT

FOR: MICHAEL L. SCHOESSLER
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2022

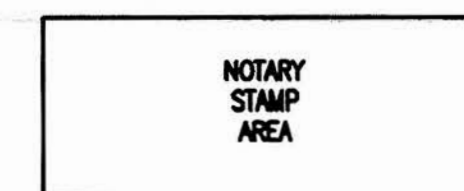
NOTARY PUBLIC SIGNATURE



NOTARY ACKNOWLEDGEMENT

FOR: HEATHER L. SWANSON
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2022

NOTARY PUBLIC SIGNATURE



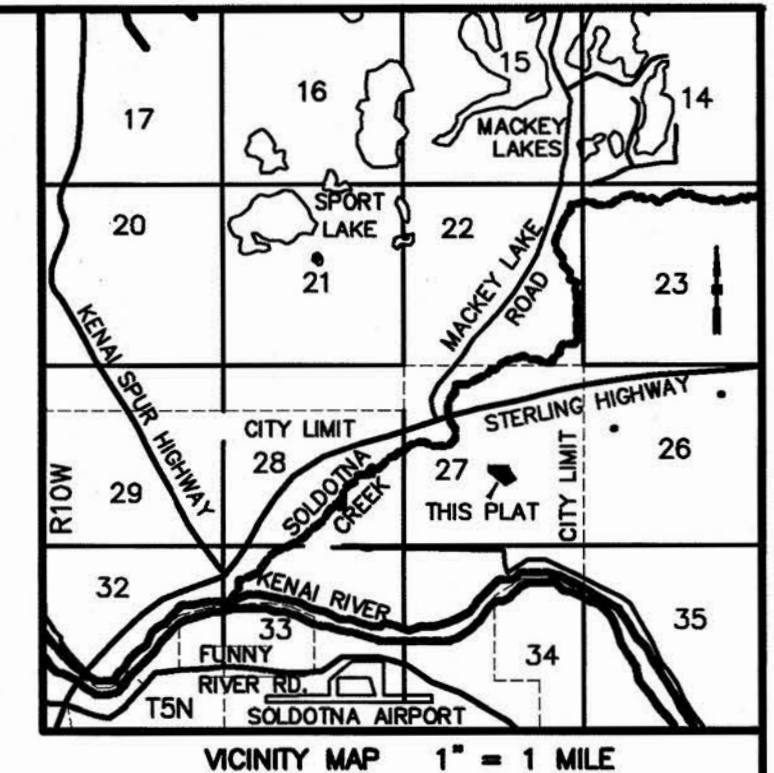
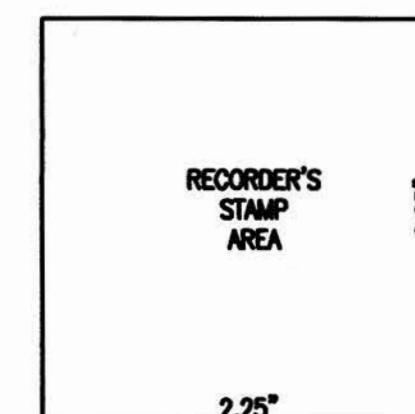
REFERENCES

- (R1) GOLF ACRES SUBDIVISION, PLAT NO. 81-143, KENAI RECORDING DISTRICT
- (R1) GOLF ACRES MEYER ADDITION, PLAT NO. 2020-43, KENAI RECORDING DISTRICT
- (R3) KENAI WATERSHED FORUM WETLAND ASSESSMENT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 21, 2022.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL



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-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL L. SCHOESSLER
285 LONG DRIVE
SOLDOTNA, ALASKA 99669

HEATHER L. SWANSON
285 LONG DRIVE
SOLDOTNA, ALASKA 99669

KPB FILE No. 2022-000

GOLF ACRES
SUBDIVISION
2022 REPLAT

A REPLAT OF
LOTS 1-3 BLOCK 3
GOLF ACRES SUBDIVISION
PLAT 81-43
KENAI RECORDING DISTRICT

OWNERS:

MICHAEL L. SCHOESSLER
HEATHER L. SWANSON
285 LONG DRIVE
SOLDOTNA, ALASKA 99669

LOCATED WITHIN SE 1/4 SECTION 27,
T.5N., R.10W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF SOLDOTNA

CONTAINING 5.464 ACRES



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

DRAWN BY: JY	DATE: 1/3/2022	PROJECT: 21-597
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1

KPB 2022-014