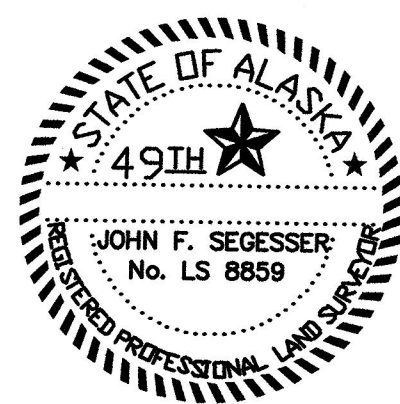


# LEGEND:

- 3 1/4" BRASS CAP BLM MONUMENT 1955 RECORD
- 3 1/4" BRASS CAP MON. 1564-S 1982 RECORD
- 5/8" REBAR w/1 1/2" ALUM. CAP RECORD
- ( ) RECORD DATUM PLAT 83-44 KRD

## NOTES:

- 1) Basis of bearing taken from Don's Place Subdivision, Plat 83-44 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 subdivision are recorded in Book 225 Page 325 Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
- 4) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 280 Page 465 Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
- 5) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 33 Page 159, Kenai Recording District.
- 6) Front 10 feet of the 20 foot building setback is a utility easement per plat KN 83-44. 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.
- 7) No Engineer's Subdivision and Soils Report is available for this subdivision, soil conditions may be unsuitable for onsite wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The purpose of this platting action is to combine 5 lots into 1, which will provide greater available wastewater disposal area as described by 20.40.020.(A).

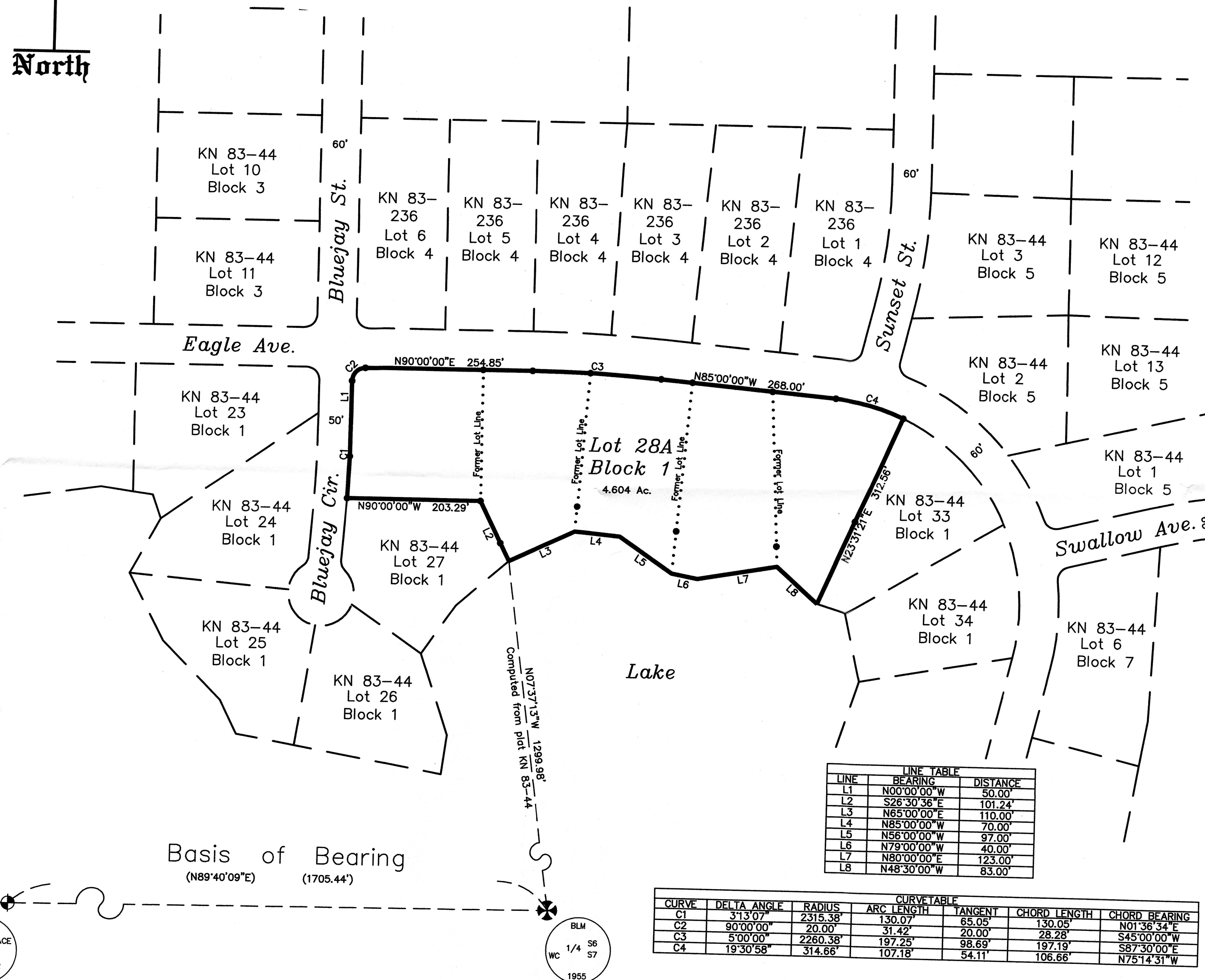


## SURVEYOR'S CERTIFICATE

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.

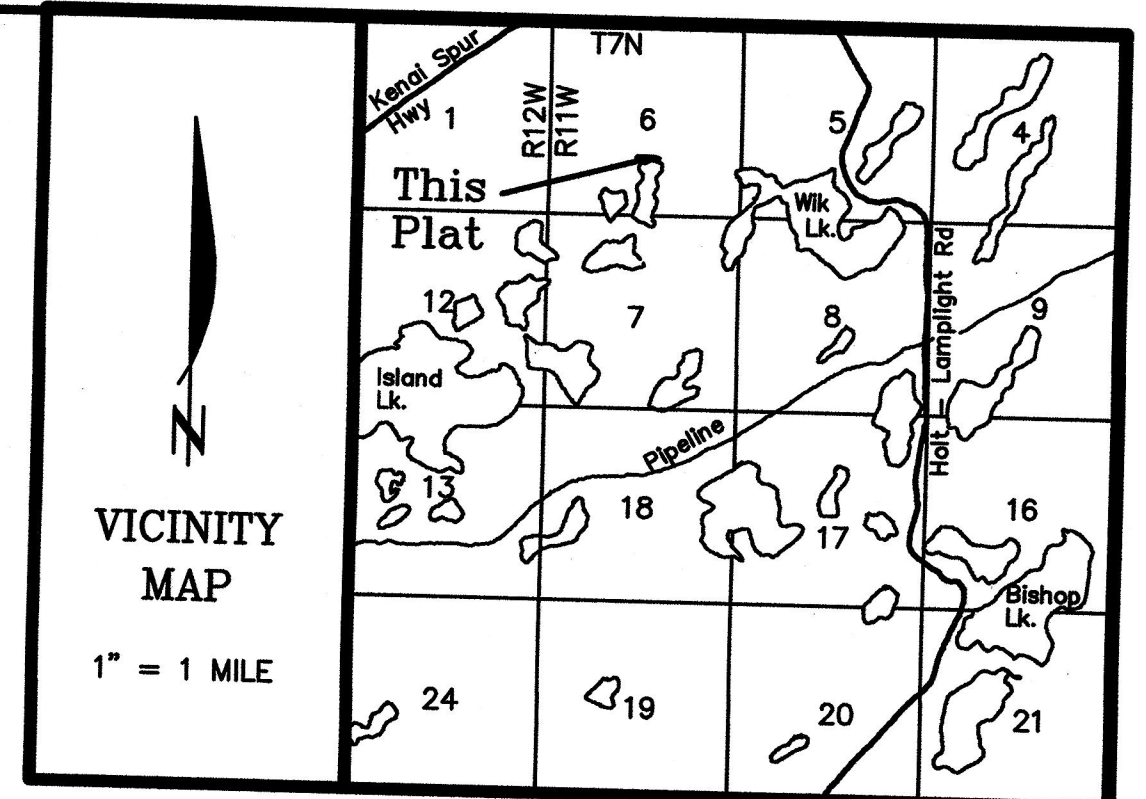
Date \_\_\_\_\_

North



LINE	BEARING	DISTANCE
L1	N00°00'00\"W	50.00'
L2	S26°30'56\"E	101.24'
L3	N65°00'00\"E	110.00'
L4	N85°00'00\"W	70.00'
L5	N56°00'00\"W	97.00'
L6	N79°00'00\"W	40.00'
L7	N80°00'00\"E	123.00'
L8	N48°30'00\"W	83.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	31°3'07\"	2315.38'	130.07'	65.05'	130.05'	N01°36'34\"E
C2	90°00'00\"	20.00'	31.42'	20.00'	28.28'	S45°00'00\"W
C3	5°00'00\"	2260.38'	197.25'	98.69'	197.19'	S87°30'00\"E
C4	19°30'58\"	314.66'	107.18'	54.11'	106.66'	N75°14'31\"W



## 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.

JAMES R. HEAZLETT  
P.O. BOX 8241  
NIKISKI, ALASKA 99635

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. \_\_\_\_\_

## Don's Place Subdivision Heazlett Replat

A resubdivision of Lots 28, 29, 30, 31, and 32 Block 1 Don's Place Subdivision, Plat 83-44, Kenai Recording District.  
Located within W1/2 SE1/4 and E1/2 SW1/4, Section 6, T7N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 4.604 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner James R. and Susan L. Heazlett P.O. Box 8241 Nikiski, Alaska 99635
JOB NO. 21067	DRAWN: 4-29-21
SURVEYED: N/A	SCALE: 1"=100'
FIELD BOOK: N/A	SHEET: 1 of 1

KPB File 2021-060