

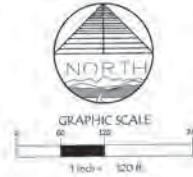
WASTEWATER DISPOSAL - TRACTS

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

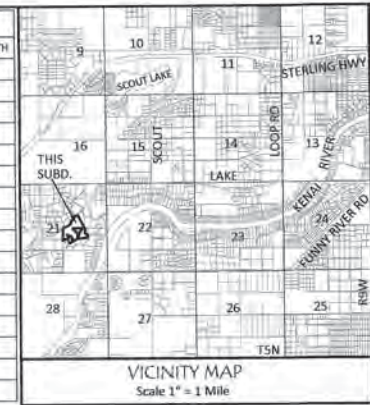
WASTEWATER DISPOSAL - LOTS

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

STAN A. MCCLANE C.E. 7863 AK DATE



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	17°48'30"	425.00'	132.10'	66.58'	N 65°04'23"E
C2	46°30'00"	400.00'	338.59'	180.15'	N 49°43'38"E
C3	36°00'00"	425.00'	281.87'	146.34'	N 44°28'38"E
C4	29°43'34"	330.00'	171.21'	87.58'	N 51°09'07"E
C5	18°55'49"	330.00'	109.03'	55.02'	N 15°22'15"E
C6	112°37'47"	50.00'	98.29'	75.01'	N 02°45'16"E
C7	93°48'40"	50.00'	81.87'	53.44'	S 00°19'07"E
C8	57°00'00"	270.00'	268.61'	146.60'	S 34°24'21"W
C9	90°00'00"	20.00'	31.42'	20.00'	N 72°05'39"W
C10	33°00'00"	330.00'	190.07'	97.75'	N 43°35'39"W
C11	286°15'37"	50.00'	249.81'	37.50'	S 29°54'21"W
C12	33°00'00"	270.00'	155.51'	79.98'	S 43°35'39"E
C13	90°00'00"	20.00'	31.42'	20.00'	S 17°54'21"W
C14	104°36'28"	50.00'	91.29'	64.70'	S 60°55'14"E
C15	82°46'29"	50.00'	72.23'	44.06'	S 32°46'14"W
C16	98°52'41"	50.00'	86.29'	58.42'	N 56°24'11"W



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE EDWARD N. KROHN ESTATE, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE EDWARD N. KROHN ESTATE, 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.

MICHAEL E. KROHN,
PERSONAL REPRESENTATIVE OF THE EDWARD N. KROHN ESTATE
37388 KENAI SPUR HWY, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: MICHAEL E. KROHN
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2021
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTES

- BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 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.
- 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.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 25, 1959 IN MISC. BOOK 3, PAGE 72, KRD, LOCATION NOT DEFINED. AND A RELEASE OF GENERAL R/W EASEMENTS RECORDED JUNE 16, 1987 IN BOOK 311, PAGE 993 KRD. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 1, 1976 IN BOOK 100, PAGE 601 KRD.
 - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 30, 1977 IN BOOK 114, PAGE 75 KRD AND AMENDED MARCH 19, 1993 IN BOOK 414, PAGE 580 KRD. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
 - PUBLIC ACCESS EASEMENT RECORDED JULY 11, 1978 IN BOOK 127, PAGE 918 KRD.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°53'02"E	117.15'
L2	S 02°17'20"E	60.75'
L3	N 05°54'21"E	117.11'
L4	S 05°54'21"W	117.11'
L5	S 62°54'21"W	57.11'
L6	N 27°05'39"E	150.94'
L7	N 60°05'39"W	130.94'
L8	S 60°05'39"E	130.94'
L9	S 27°05'39"E	150.94'
L10	S 62°54'21"W	203.98'
L11	S 89°53'02"W	9.46'

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR W/ 1" STAINLESS STEEL CAP 85032-S

- AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 4'
- SLOPES GREATER THAN 25%

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2021.

AUTHORIZED OFFICIAL DATE



Plat

Rec. Date: _____
Date: _____
Time: _____

KPB File 2021-062

BOS'N LANDING 2021 REPLAT

A RESUBDIVISION OF TRACT A BOS'N LANDING SUBDIVISION KROHN ADDITION (KN2002-104) AND LOT 13 BOS'N LANDING SUBDIVISION PART TWO (KN77-148)

EDWARD N. KROHN ESTATE, OWNER
37388 KENAI SPUR HWY
SOLDOTNA, AK 99669

28.646 AC. M/L SITUATED IN THE E1/2 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99689
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECDG.COM

KPB FILE NO. 2021-xxx
PROJECT NO. 212017

SCALE 1" = 120' DATE: APR. 2021 BOOK NO.: 21-06 DRAWN BY: JAH