

Upon examining and comparing lot pin # ~~13109150~~ ¹³¹⁰⁹¹⁵⁰ to a nearby lot, specifically pin # 13172010 I concluded that the borough assessment of \$18,100 on lot ~~13172010~~ ¹³¹⁰⁹¹⁵⁰ is excessive and the useable area of ~~13172010~~ ¹³¹⁰⁹¹⁵⁰ is only .48 acres and in comparison to 13172010 it is smaller, does not have road and culdesac access and has a significant portion of its southern boundary missing. I want to mention that when my father James B Andrews ~~bought~~ bought the property from the Borough he was told that it probably would not have ^{much} ~~any~~ value to anyone besides my father or the neighbor who has an adjoining property.

Dennis Andrews
31851 Echo Lake Rd
Soldotna AK 99669
phone # 907 398-3700

KN 84-101

LEONARD CREARY SUBDIVISION

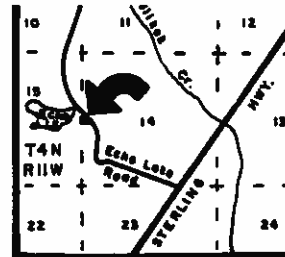
Galley 1983 ADDITION

of that portion of Tracts 6 and 7 west of Echo Lake Road.

LOCATED IN NW1/4 SW1/4, SEC. 14, T4N, R11W, S.M., AK.

SCALE 1"=80' AREA = 3.118 AC. 12-5-1983

By Jarvis W. and Mabel Galley box 3478 Soldotna, Ak. 99669

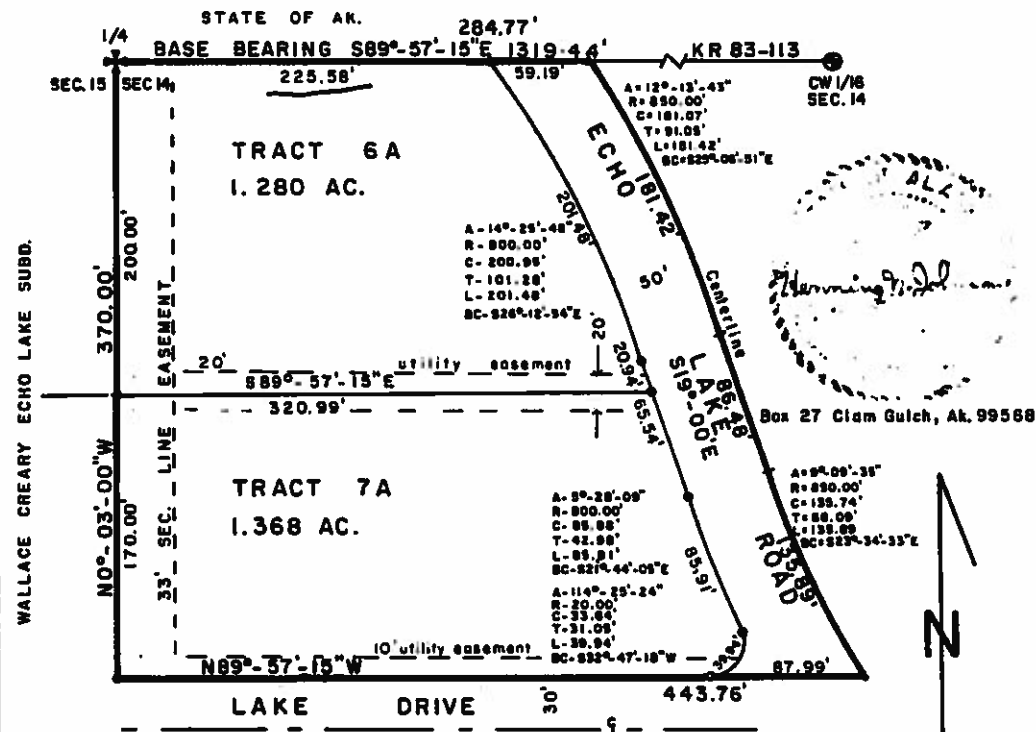


VICINITY 1"=1 mi. MAP

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission on JAN 2 1984

BY J. W. Galley authorized official



OWNER'S CERTIFICATE

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and grant all easements to uses shown.

Jarvis W. Galley R.O. box 3478 Soldotna, Alaska 99669
Mabel Galley Alaska 99669

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 16 day of March 1984

Frank J. Gage
NOTARY FOR ALASKA for Jarvis W. and Mabel Galley

My commission expires 10/1/85

LEGEND

- ✕ - 1937 brass cap mon by GLO, found.
- ⊙ - 1978 brass cap mon by 268-S, found
- ⊠ - 1/2" x 2' rebar set

NOTE - No direct access to state maintained ROWs permitted unless approved by State of Alaska D.O.T. Tract 7A restricted to access from Lake Drive. A building set back of 20' is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Building setback to be limit of utility easements along streets.

84-101

heret
5-11 84
10:29 A
Jarvis Galley
P.O. Box 3478
Soldotna, AK 99669

ISOLATED
SUBDIVISION
ADEC APPROVAL
NOT REQUIRED
38 ACC 71005
Shirley G. Gage

151°11'0"W

151°10'30"W

151°10'0"W

151°9'30"W

13172010 PIN #
.92 acres 1000
#12,200 lots & meter

13109150 PIN #
.87 acres
18,100

This lot is smaller - Not on
Culdesac - Part of lot removed.
only .48 Acres minus usable
Sec line easment = 50' = .48 Acres

CARLENE ST

OXFORD AVE

HATMAN CIR

ECHO LAKE RD

SHAY LN

KETTS CT

CARL ST

LAKE SIDE AVE

GATTENBY ST

BUCK AVE

ETIAH MARIU CIR

TYENA KA RD

PUFF PL

MAGIC DRAGON LN

GAIL CIR

DEMA-HONA AVE

KWANTA HAK CIR

GRUBER RD

151°11'0"W

151°10'30"W

151°10'0"W

151°9'30"W

MAP INFORMATION

Central Emergency Services
Soldotna, Kalifornsky Beach & Ridgeway



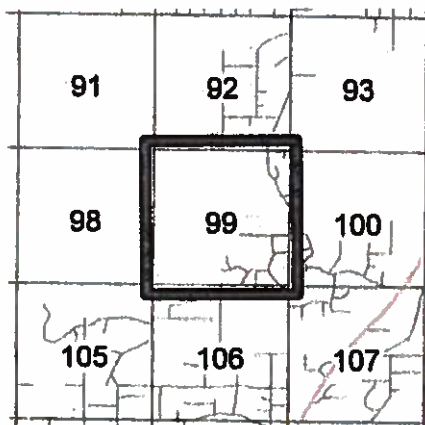
0 300 600 Feet

Map Date: 2/22/13
Imagery Year 2012



T04N-R11W SECTION 15

LOCATOR MAP



LEGEND

- 10 Mileposts
- River Miles
- Trails
- Hydrography
- Lot Lines
- Parcels
- City Limits