

LEGEND:

- 3 1/4" ALUM. CAP MONUMENT 3932-S 1976 FOUND
1/2" REBAR FOUND
5/8" REBAR w/PLASTIC CAP LS8859 SET
RECORD DATUM PLAT 85-124 KRD

NOTES:

- 1) Basis of bearing taken from VIP Country Estates Part 5, Plat 85-124, Kenai Recording District.
2) Further development of the property shall conform to all federal, State of Alaska, and local regulations.
3) Development must meet City of Kenai Chapter 14 Zoning Requirements.
4) An access easement which affects this property is recorded as serial number 2020-010370-0 Kenai Recording District. The City of Kenai does not recommend that the access easement be used as primary access to the subdivision.
5) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
6) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order Number No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951, Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
7) Front 15 feet adjacent to rights-of-way is also 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.
8) WASTEWATER DISPOSAL: 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.

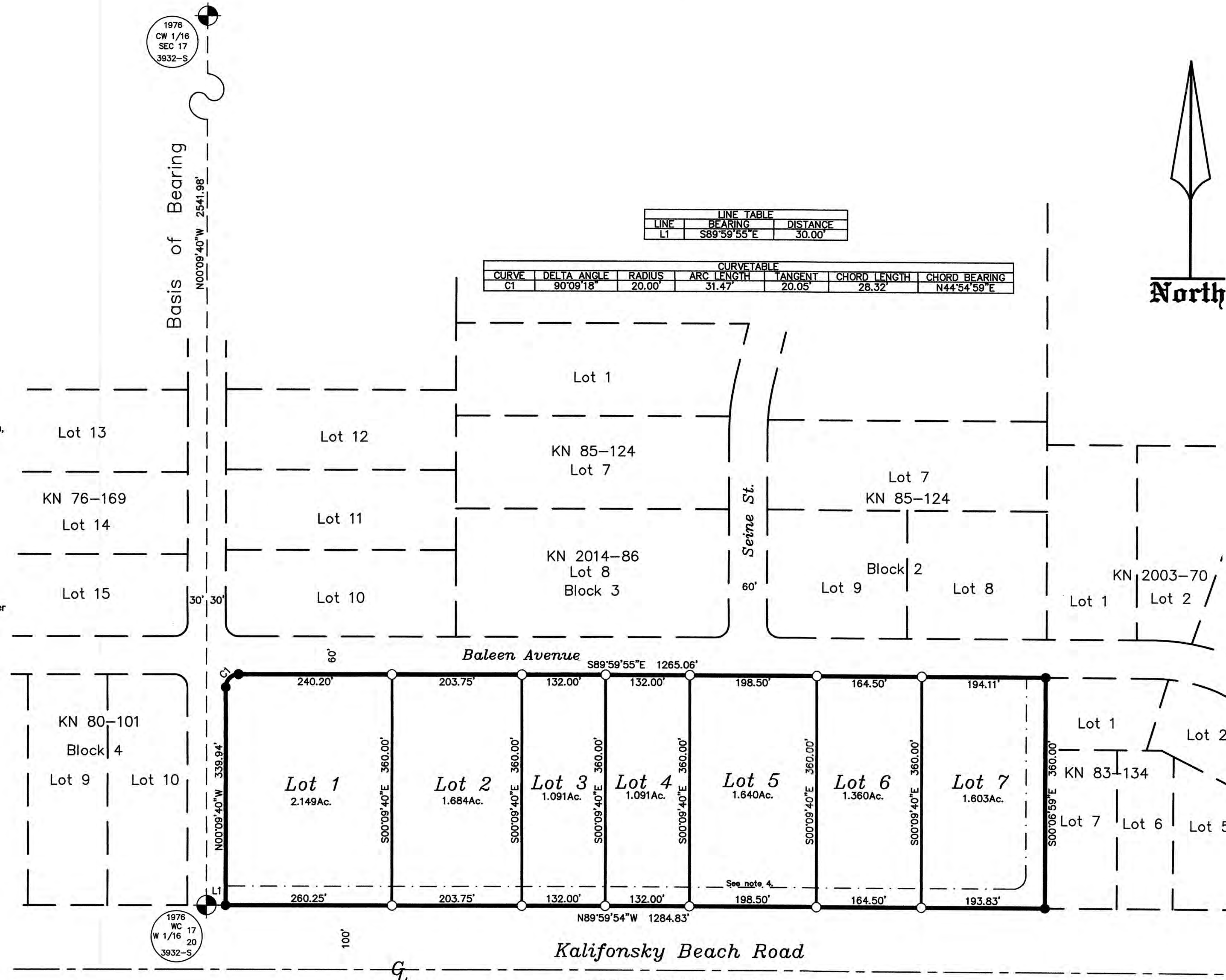
Engineer License No. date



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



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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.

CONNIE L. VANN
TRUSTEE OF VANN REVOCABLE TRUST
P.O. BOX 561
KASLOF, ALASKA 99610

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.

Baleen Cove Subdivision

A subdivision of the S1/2 SE1/4 SW1/4 Section 17, T5N, R11W, S.M., lying North of the Northernly Right of Way of Kalifonsky Beach Road excepting therefrom any portion lying within VIP Country Estates Subdivision Part 5, Plat 85-124, Kenai Recording District.

Located within the S1/2 SE1/4 SW1/4 Section 17, T5N, R11W, S.M., City of Kenai, Kenai Peninsula Borough, Alaska.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner Vann Revocable Trust P.O. Box 561 Kasilof, Alaska 99610
JOB NO. 21051	DRAWN: 5-10-21
SURVEYED: April, 2021	SCALE: 1"=100'
FIELD BOOK:	SHEET: 1 of 1

KPB 2021-045