

LEGEND:

- 2 1/2" BRASS. CAP MON. GLO 1937 FOUND
2 1/2" ALUM. CAP MONUMENT 237-S 1983 FOUND
3 1/4" ALUM. CAP MONUMENT 3932-S 1977 FOUND
3 1/4" ALUM. CAP MONUMENT LS7208 2009 FOUND
5/8" REBAR FOUND
5/8" REBAR w/PLASTIC CAP LS8859 SET
RECORD DATUM PLAT 2011-41 KRD

LINE	BEARING	DISTANCE
L1	N00°02'09"E	30.00'
L2	S00°00'43"W	30.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	179°48'20"	50.00'	166.91'	29475.42'	100.00'	N89°55'50"W

NOTES:

- 1) Basis of bearing taken from Brown's Acres Subdivision Number Two, Plat 85-49, 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) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
4) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc is recorded in Book 79 Page 557, Kenai Recording District.
5) Front 10 feet of the building setback adjacent to rights-of-way with and additional 10 feet within 5 feet of the side lot lines 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.
6) WASTEWATER DISPOSAL: Tract B The parent subdivision for lots resulting from this platting action was approved by the Alaska Department of Environmental Conservation on March 20, 1985. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
WASTEWATER DISPOSAL: Tracts A and C 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.

Tract A
34,355 Ac.

Tract B
4,281 Ac.

Tract C
9,454 Ac.

33' ROW dedication this plat
33' Section line easement

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA

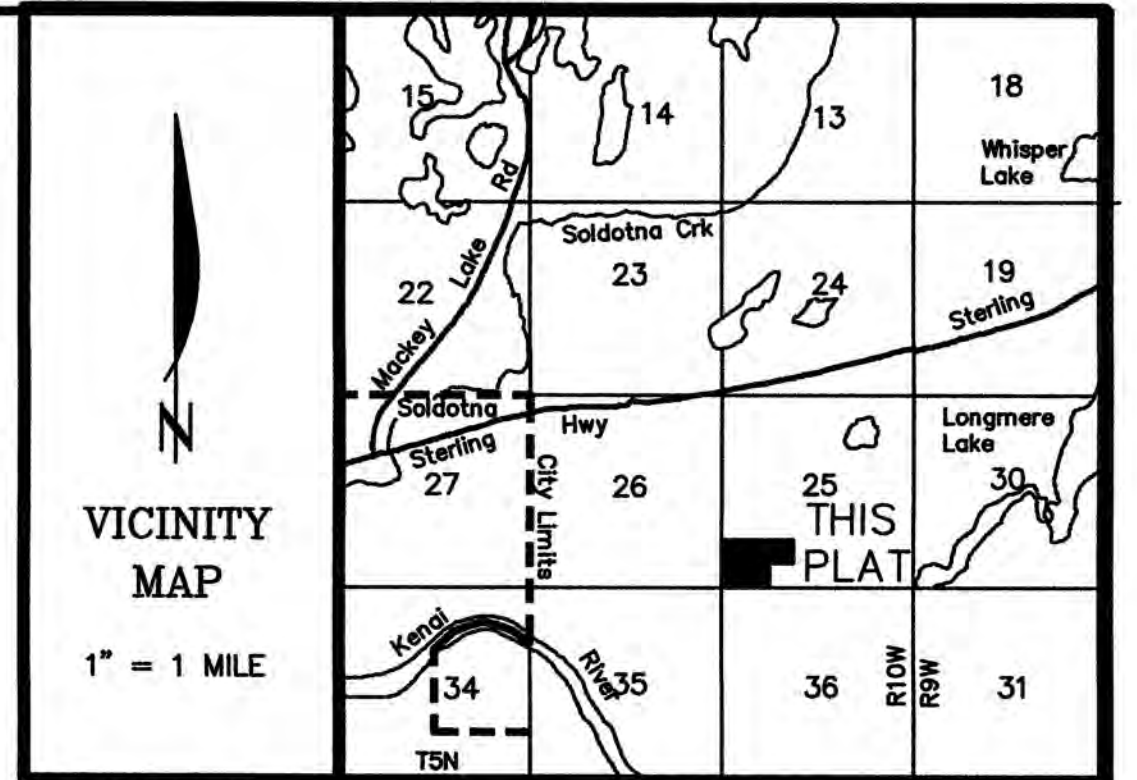
MY COMMISSION EXPIRES

KPB 2021-072

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



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.

RANDAL D JENSEN KAREN K JENSEN
TRACTS 5A1, 5B, LOT 2 BLOCK 2, REM. SW1/4 SW1/4

SHANNON SAILER TONIA SAILER
LOT 2 BLOCK 2, REM. SW1/4 SW1/4
240 65TH STREET N
TOWNER, NORTH DAKOTA 58788

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KPB FILE No.

Brown's Acres Subdivision
Jensen Replat No. 2

A resubdivision of Tracts 5B and 6 Brown's Acres Subdivision No. 2, Plat 85-49, Tract 5A1 and Lot 1A Block Two, Brown's Acres Subd. Sims-Jensen Replat, Plat 2005-118, and the SW1/4 SW1/4 excluding plat KN 2005-118, Kenai Recording District.

Located within the SE1/4 SW1/4 and SW1/4 SW1/4 Section 25, T5N, R10W, S36, Kenai Peninsula Borough Alaska.
Containing 48.663Ac.

Surveyor	Owners
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Randal D & Karen K Jensen Shannon & Tonia Sailer 240 65th Street N Towner, ND 58788
JOB NO. 21084	DRAWN: 5-17-21
SURVEYED: May, 2021	SCALE: 1"=100'
FIELD BOOK: 21-1	SHEET: 1 of 1