

LEGEND:

- 2 1/2" BRASS, CAP MON. 6940-S 2001 RECORD
- 2 1/2" BRASS, CAP MON. 445-E 1965 RECORD
- 5/8" REBAR w/PLASTIC CAP L-11795 RECORD
- 5/8" REBAR RECORD
- () RECORD DATUM PLAT 2017-66 KRD

NOTES:

- Basis of bearing taken from Carl F. Ahlstrom Subdivision RPM's Replat, Plat 2017-66, Kenai Recording District.
- Further development of the property shall conform to all federal, State of Alaska, and local regulations.
- Development must meet City of Kenai Chapter 14 Zoning Requirements.
- An easement for electric lines or system and/or telephone lines granted to Homer Electric Association Inc. is recorded in Book 2 Page 64, Kenai Recording District. No definite location disclosed.
- An easement for electric lines or system and/or telephone lines granted to Kenai Power Corporation is recorded in Book 2 Page 31, Kenai Recording District. No definite location disclosed.
- 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, 1949; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2865, 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.
- No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 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.
- WASTEWATER DISPOSAL: Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

KN 1018
Tract A
Block 1

KN 98-52
Tract A
Block 16

KN 84-76
Lot 4A
Block 8

Wildwood Dr.

K-216
Lot 26
Block 13

K-216
Lot 25
Block 13

K-216
Lot 11
Block 13

K-216
Lot 12
Block 13

K-216
Lot 13
Block 13

K-216
Lot 14
Block 13

K-216
Lot 15
Block 13

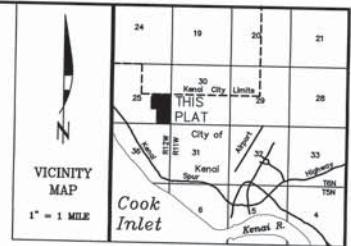
K-216
Lots 17 & 18
Block 13

K-216
Lot 16
Block 13

Lot 19A
Block 13
1.280 Ac.

Kenai Spur Highway

North



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

JOHN MELLISH, INDIVIDUALLY
JOHN MELLISH, REGISTERED AGENT OF RPM LLC
14096 KENAI SPUR HIGHWAY
KENAI, ALASKA 99611

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. _____

Carl F. Ahlstrom Subdivision
RPM's Replat Number 2

A resubdivision of Lots 19, 20, and 21 Block 13 Carl F. Ahlstrom Subdivision, Plat K-216, excepting therefrom that portion conveyed to the State of Alaska, Department of Highways by instrument recorded February 4, 1971, in Book 61 of Page 239, and Lot 22A Block 13 Carl F. Ahlstrom Subdivision RPM's Replat Plat 2017-66, Kenai Recording District.

Located within the SW1/4 Section 25, T6N, R12W, S4E, City of Kenai, Kenai Peninsula Borough, Alaska.

Containing Ac. _____

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3906	Owner RPM LLC 14096 Kenai Spur Highway Kenai, Alaska 99611
JOB NO. 20299	DRAWN: 3-17-21
SURVEYED: N/A	SCALE: 1"=50'
FIELD BOOK: N/A	SHEET: 1 of 1



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 _____

KPB File 2021-054