

LEGEND:

- 2 1/2" BRASS. CAP MON. 610-S 1969 RECORD
1/2" REBAR RECORD
RECORD DATUM PLAT KN-1660

NOTES:

- 1) Basis of bearing taken from Cowan-McFarland Subdivision, Plat KN 1660, 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) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc is recorded in Book 36 Page 29, Kenai Recording District.
4) Front 10 feet of the 20 foot building setback and the entire setback 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.
5) No Engineer's Subdivision and Soils Report is available for this subdivision, soil conditions may be unsuitable for onsite wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
The purpose of this platting action is to combine 2 lots into 1, which will provide greater available wastewater disposal area as described by 20.40.020.(A). The State of Alaska DEC approved the parent plat (KN 85-118).

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

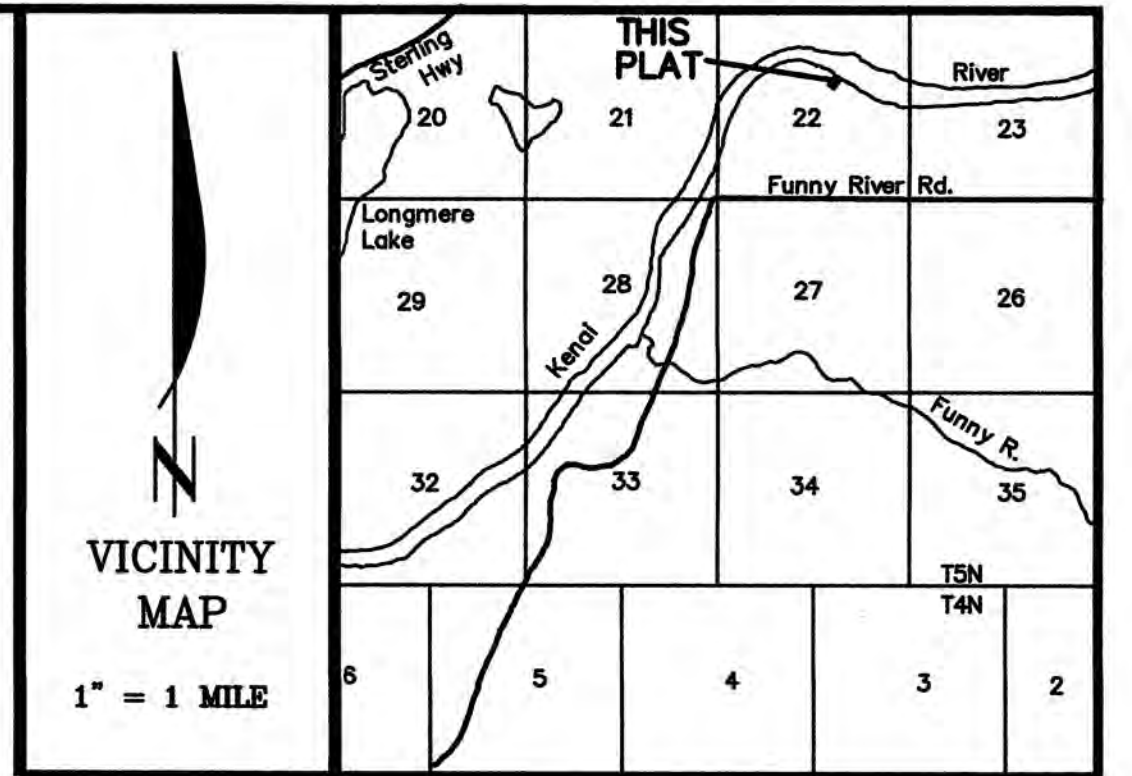
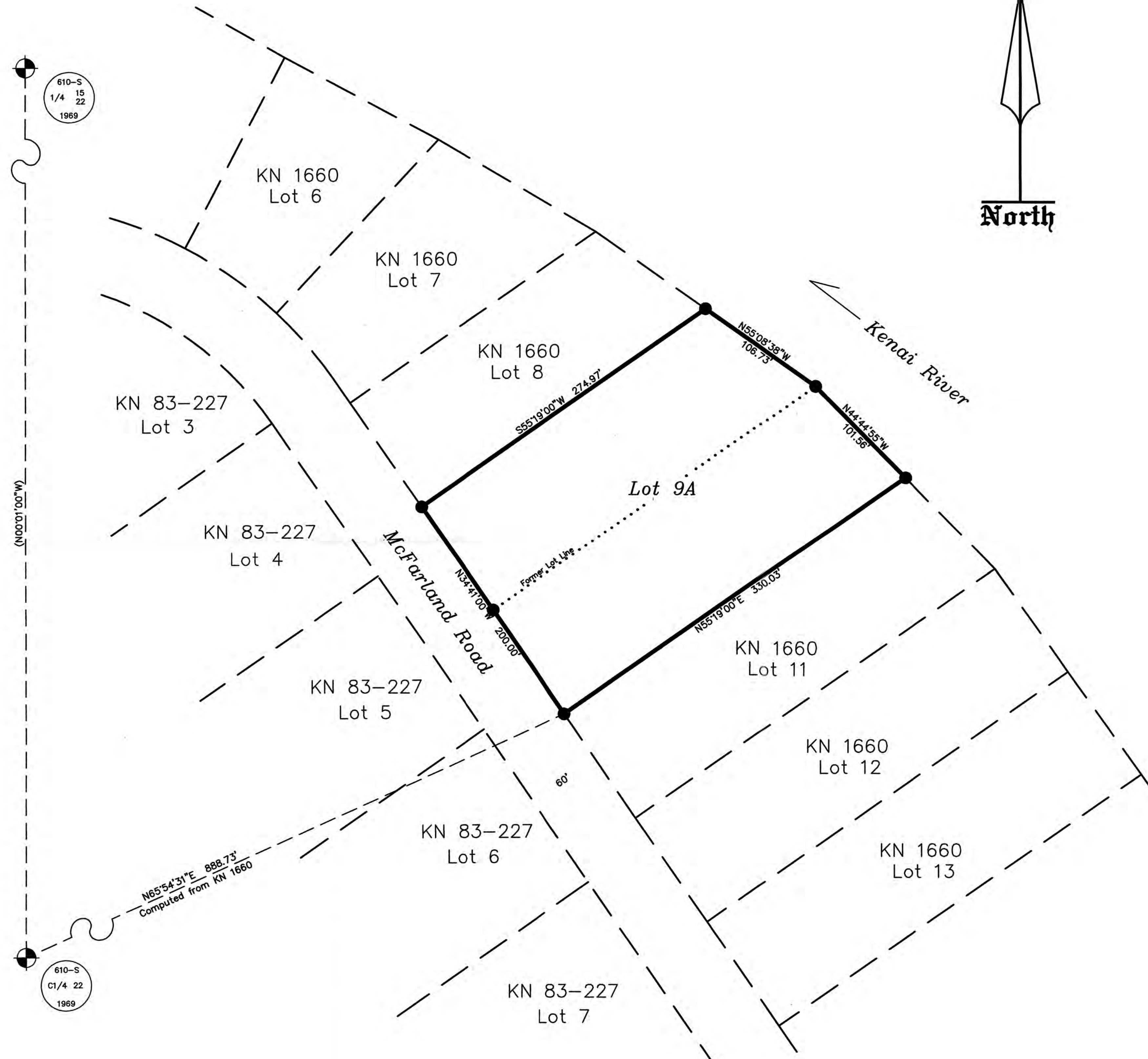
AUTHORIZED OFFICIAL



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.

DONAVAN J. FRITZ, TRUSTEE
FRITZ LIVING TRUST
36492 MCFARLAND ROAD
SOLDOTNA, ALASKA 99669
VICKY S. FRITZ, TRUSTEE

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

KPB FILE No.

Cowan-McFarland Subdivision
Fritz Replat

A resubdivision of Lots 9 and 10 Cowan-McFarland Subdivision No. 1, Plat KN-1660, Kenai Recording District

Located within the SW1/4 NE1/4 Section 22, T5N, R9W, S.M., Kenai Peninsula Borough, Alaska.

Containing 1.411 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner Fritz Family Trust 36492 McFarland Road Soldotna, Alaska 99611
JOB NO. 21079	DRAWN: 5-11-21
SURVEYED: N/A	SCALE: 1"=50'
FIELD BOOK: N/A	SHEET: 1 of 1

KPB 2021-071