KINDER SUBDIVISION
LOTS 1–4, BLK. 1 AND TRACT A

A SUBDIVISION OF THE N1/2 SE 1/4, S1/2 NE 1/4, SECTION 26, T3N, R12W, SEWARD MERIDIAN LYING WEST OF THE COHOE ROAD RIGHTS–OF WAY EXCEPTING THAT PARCEL DESCRIBED IN THE WARRANTY DEED AT BOOK 50 PAGE 287 KENAI RECORDING DISTRICT.

SCALE 1" = 200'
AREA 144.277 AC

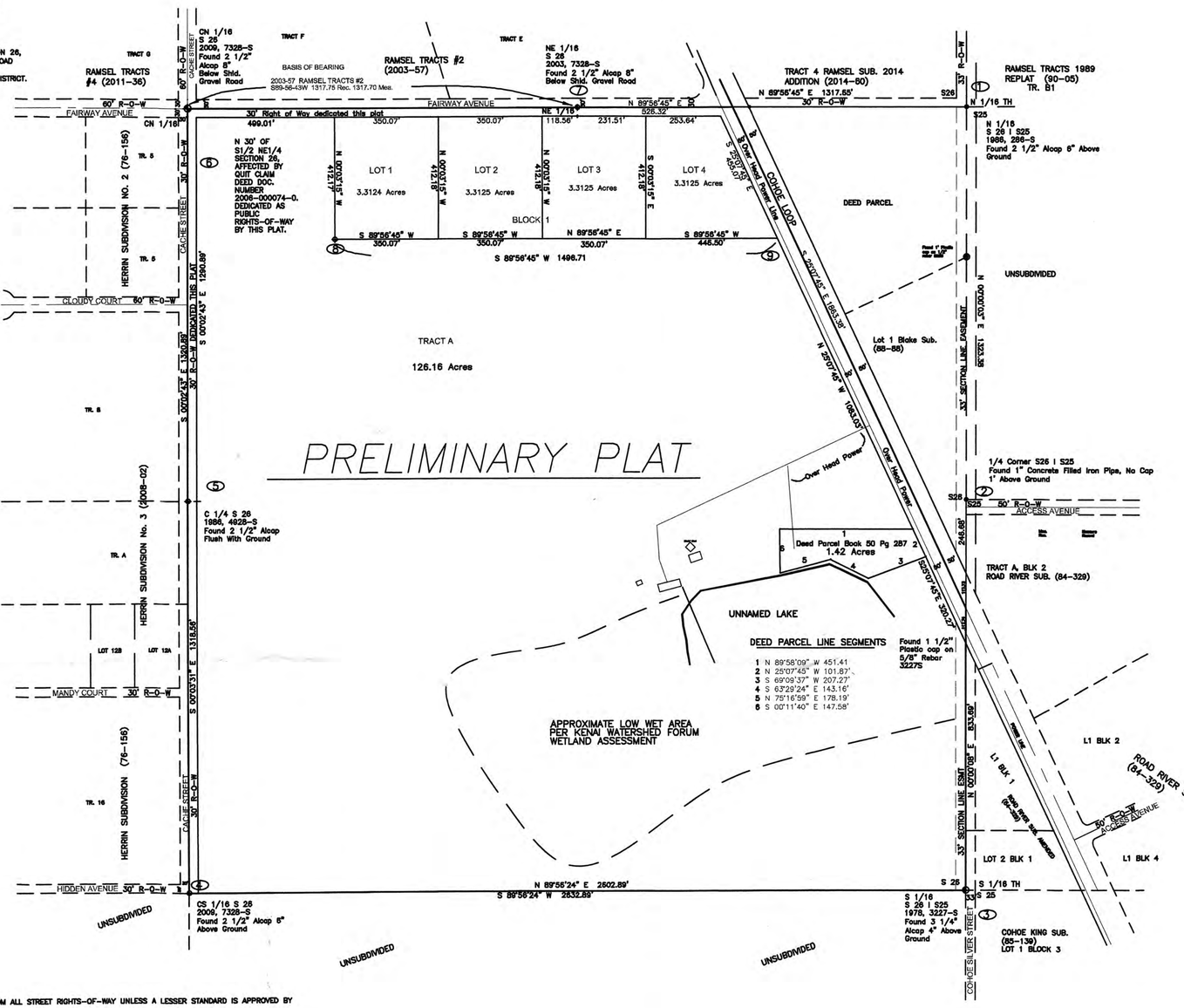
May 15, 20121, 2021

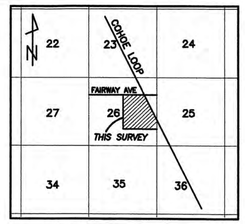
PREPARED BY

JAMES WILSON, PLS 4725
5121 BAINBRIDGE CIRCLE
ANCHORAGE, AK 99516

LEDGEND

- FOUND 2 1/2" ALCAP
- FOUND 1/2" REBAR
- FOUND 1" PLASTIC CAP ON 1/2" REBAR
- FOUND 1" CONCRETE FILLED IRON PIPE
- FOUND 3 1/4" ALCAP
- R–O–W RIGHT OF WAY





VICINTIY MAP 1" = 1 MILE
T03N R12W S.M.

NOTES:

1. BUILDING SET BACK – A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS–OF–WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION BY THE APPROPRIATE PLANING COMMISSION.
2. NO DIREDT ACCESS TO STATE MAINTAINED RIGHTS–OF–WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
3. ROADS MUST MEET THE DESIGN AND CONSTRICTION STANDARDS ESTABLISHED BY THE KENAI BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
5. THIS PARCEL IS SUBJECT TO A PUBLIC ROAD EASEMENT RECORDED ON 1/01/2006, SERIAL NUMBER 2006–000074–0 IN THE KENAI RECORDING DISTRICT. THE LOCATION OF SAID EASEMENT IN IT'S ENTIRETY IS HEREBY DEDICATED AS RIGHTS–OF–WAY FOR FAIRWAY AVENUE.
6. THIS PARCEL IS SUBJECT TO BLANKET EASEMENTS TO THE HOMER ELECTRIC ASSOCIATION, INC. RECORDED IN MISCELLANEOUS VOLUME 5 PAGE 59 AND MISCELLANEOUS VOLUME 31 PAGE 111 WITHIN THE KENAI RECORDING DISTRICT.
7. WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET OR A NOMINAL FIVE ACRES IN SIZE MAY NOT BE SUITABLE FOR ON SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. A PORTION OF THIS PLAT IS SUBJECT OT PERIODIC INUNDATION BY WATER AND MAY CONSTRUED AS FLOOD HAZARD.

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 DIMENSION AND OTHER DETAILS ARE CORRECT.

DATE: _____

KPB 2021-079

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

_____
AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE AM THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HERON 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.

_____
LARAE A. BARTOLOWITS
14610 HOMESTEAD DRIVE
CLAM GULCH, ALASKA 99568

NOTARY'S ACKNOWLEDGMENT FOR LARAE BARTOLOWITS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

_____
PAUL D. BARTOLOWITS
14610 HOMESTEAD DRIVE
CLAM GULCH, ALASKA 99568

NOTARY'S ACKNOWLEDGMENT FOR PAUL BARTOLOWITS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

_____
WILLIAM MICHAEL BLAKE
14610 HOMESTEAD DRIVE
CLAM GULCH, ALASKA 99568

NOTARY'S ACKNOWLEDGMENT FOR WILLIAM MICHAEL BLAKE ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

_____
LYNDA JEAN BLAKE
14610 HOMESTEAD DRIVE
CLAM GULCH, ALASKA 99568

NOTARY'S ACKNOWLEDGMENT FOR LYNDA JEAN BLAKE ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

MOMUMENT REFERENCES

1. HNJ 268 N 1/16 o S26 S25 1986
   N 1/16 S 26 I S25 1986, 286–S Found 2 1/2" Alcap
2. NO CAP
   1/4 Corner S26 I S25 Found 1" Concrete Filled iron Pipe, No Cap
3. 3227–S S 1/16 o S26 S25 1978
   S 1/16 S 26 I S25 1978, 3227–S Found 3 1/4" Alcap
4. 7328–S CS 1/16 o S26 2009
   CS 1/16 S 26 2009, 7328–S Found 2 1/2" Alcap
5. 4928–S C 1/4 o S26 1986
   C 1/4 S 26 1986, 4928–S Found 2 1/2" Alcap
6. 7378–S CN 1/16 o S26 2009
   CN 1/16 S 26 2009, 7328–S Found 2 1/2" Alcap Shld Gravel Road
7. 7378–S NE 1/16 o S26 2003
   NE 1/16 S 26 2003, 7328–S Found 2 1/2" Alcap Shld Gravel Road
8.
9.