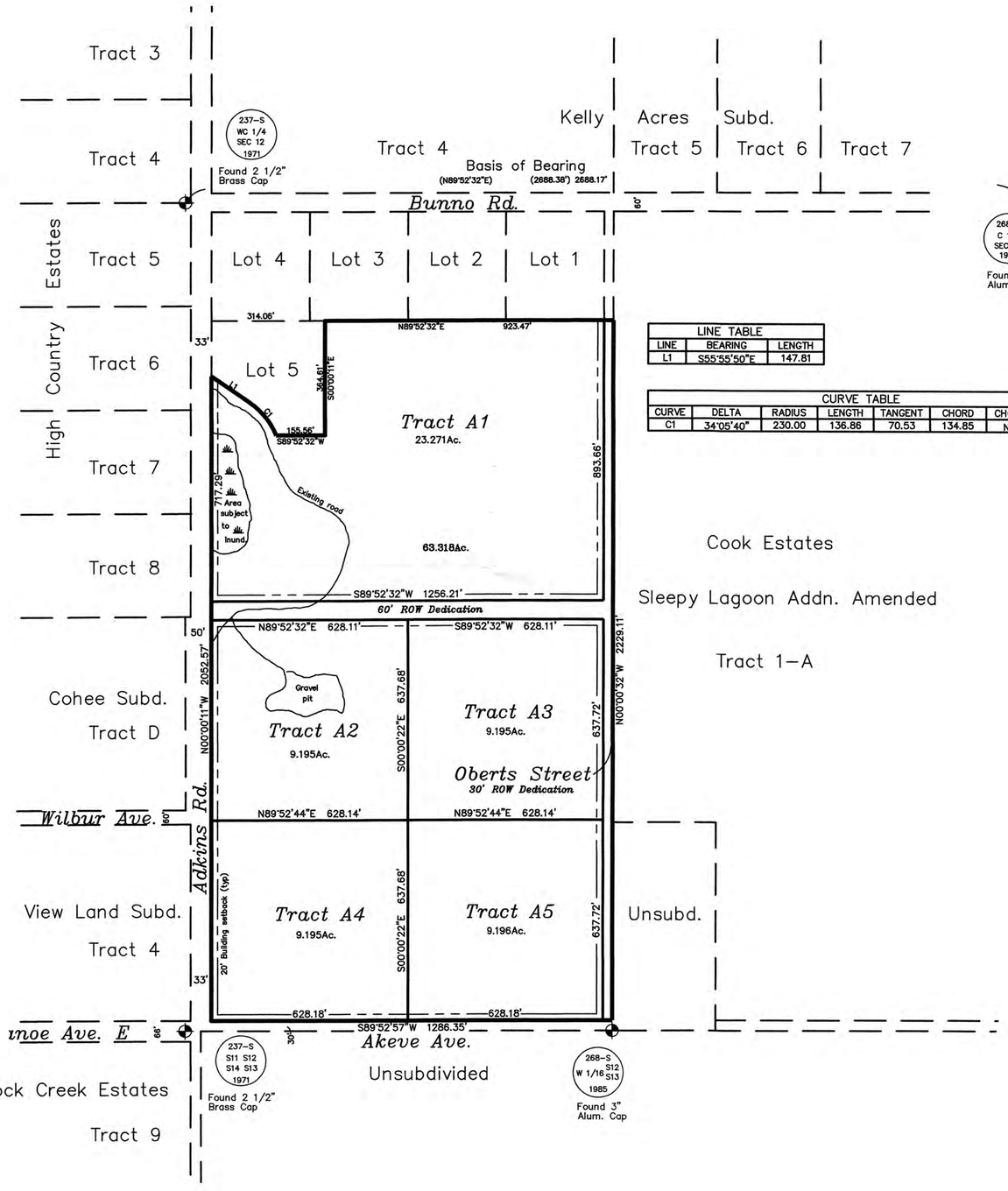
LEGEND:

- ⊕ MONUMENT (found this survey)
- ⊥ REBAR (set this survey)
- ( ) RECORD DATUM

NOTES:

1) Basis of bearing taken from Cook Estates Sleepy Lagoon Addition Amended, Plat 2000-5, 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) Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination, if applicable.
5) Front 15 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.
6) WASTEWATER DISPOSAL: 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.

North



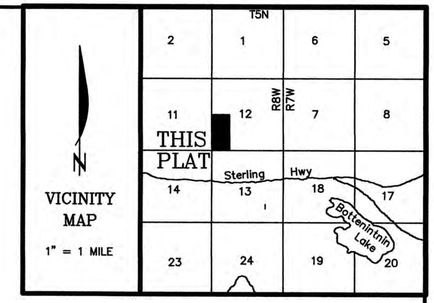
LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°55'50"E	147.81

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	34°05'40"	230.00	136.86	70.53	134.85	N38°53'00"W

Cook Estates

Sleepy Lagoon Addn. Amended

Tract 1-A



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.

GARY P. OBERTS
P.O. BOX 818
SOLDOTNA, AK 99669

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

STATE OF ALASKA 49TH
JOHN F. SEGESSER No. LS 8859
REGISTERED PROFESSIONAL LAND SURVEYOR

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 No.

Oberts Subdivision No. 2

Located within the W1/2 SW1/4 Section 12, T5N, R8W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 63.318 Ac.

Surveyor	Owner
Segesser Surveys, Inc. 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Gary P. Oberts P.O. Box 818 Soldotna, Alaska 99669

JOB NO.	21080	DRAWN:	6-4-21
SURVEYED:	August, 2014	SCALE:	1"=200'
FIELD BOOK:	14-2	SHEET:	1 of 1

KPB 2021-082