



VICINITY 1" = 1 mile MAP

Tide View Heights #2 Preliminary Plat

A replat of Lot 13A Tide View Hts, KRD 93-85 and Lot 1 Caro Subd., KRD 72-49. Located in the SW 1/4 Section 1 and the SE1/4 Section 2, T5N R11W, SM City of Kenai, Alaska. Kenai Recording District Kenai Peninsula Borough

Prepared for

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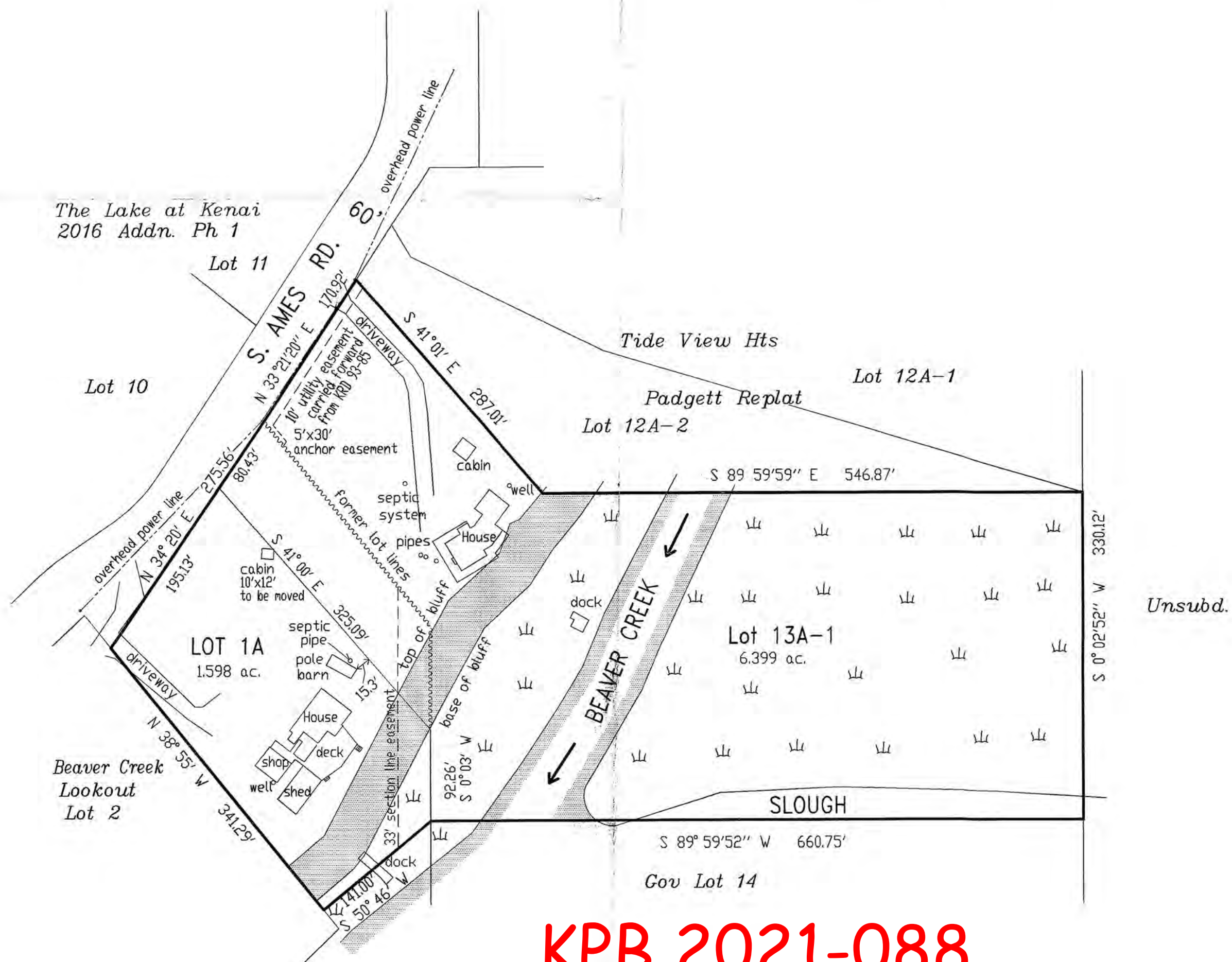
Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568

SCALE 1" = 100' 7.997 acres 29 March, 2021

NOTES

1. Development of these lots is subject to the City of Kenai zoning regulations.
2. This plat grants a 15' utility easement fronting on dedicates ROWs.
3. No permanent structure may be constructed or placed within an easement which would interfere with the ability of a utility to use the easement
4. This property may be affected by low, wet areas. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetlands determination, if applicable.
5. Portions of section line easements within former Lot 13A were vacated by plat KRD 93-86. Overhead power line shown on recorded plats has been removed.
6. This plat removes former 20' building setback along street shown on plat KRD 72-49, setbacks by city code to remain.
7. Former Lot 13A is affected by a conservation easement as described by KRD book 441 page 288.
8. This property is affected by electrical easements granted to Homer Electric Association, Inc., in KRD book 4 page 67 and book 450 page 614. These are general easements, no definite location given.
9. Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Habitat Protection District. See KPB Chapter 21.18, as it may be amended, for restrictions that affect development in this subdivision.
10. Lot topography is flat above and below bluff shown. Shaded areas indicate grades over 25%.



KPB 2021-088