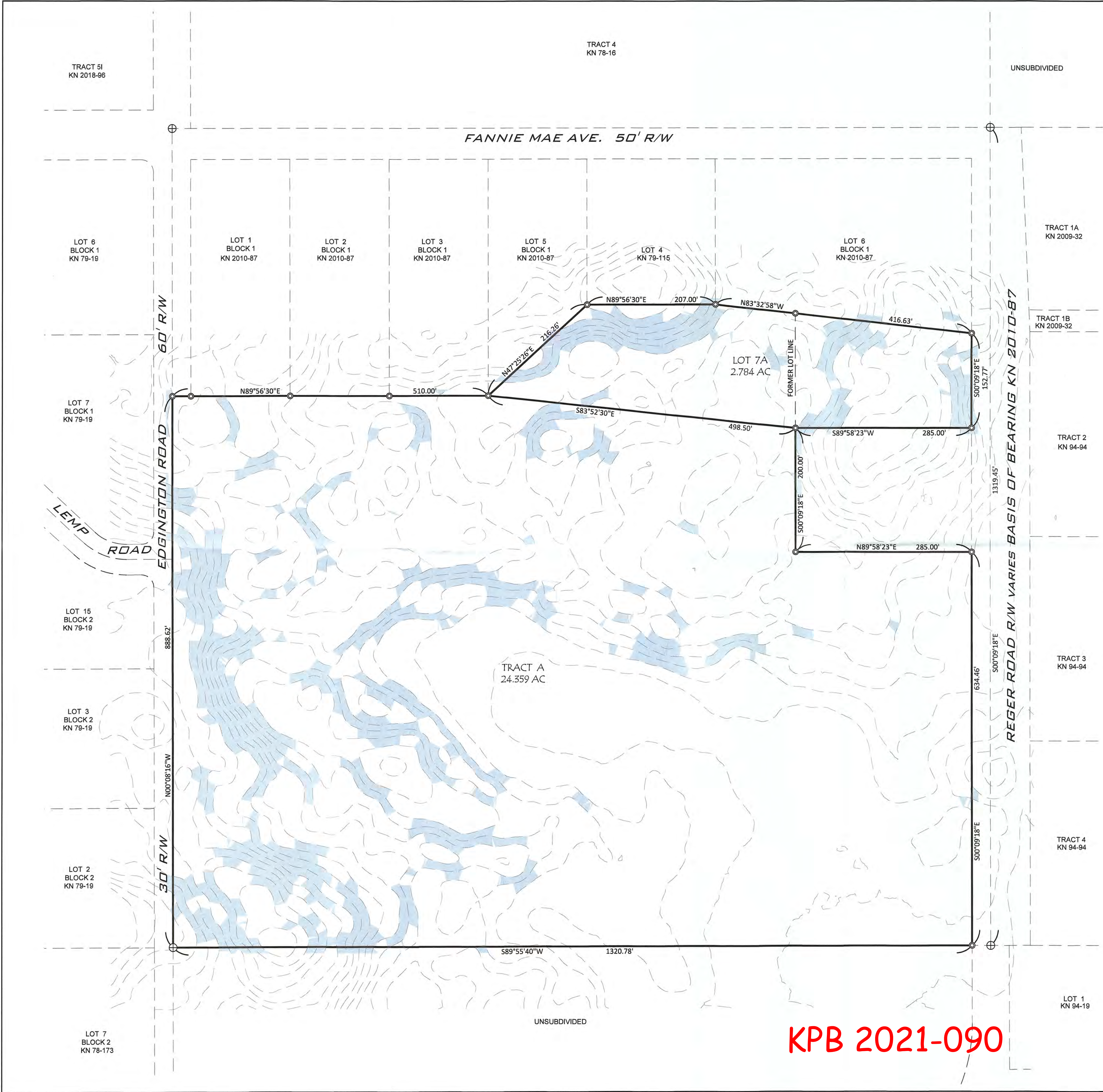
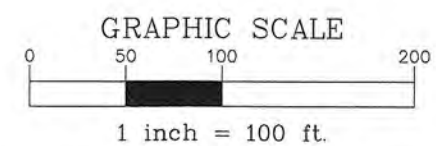




LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- ⌂ POWER POLE
- OVERHEAD ELECTRIC
- ▨ AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 4'
- SLOPES GREATER THAN 20%



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

MICHAEL G. CIUFO JR., OWNER LOT 7 BLOCK 1 KN 2010-87
PO. BOX 3582, KENAI, AK 99611

KELSEY L. CIUFO, OWNER LOT 7 BLOCK 1 KN 2010-87
PO. BOX 3582, KENAI, AK 99611

CODY JOSEPH SEYMOUR, OWNER, NE1/4 SW1/4 SECTION 29, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH AND WITHIN THE KENAI RECORDING DISTRICT
35682 HIGH RIDGE CIR., SOLDOTNA, AK 99669

JESSICA ERIN SEYMOUR, OWNER, NE1/4 SW1/4 SECTION 29, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH AND WITHIN THE KENAI RECORDING DISTRICT
35682 HIGH RIDGE CIR., SOLDOTNA, AK 99669

NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- 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.
- BUILDING SET BACK- A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
- DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
- THE 1988 MEANDER LINE OF THE MEAN HIGH TIDE MARK FOR THE KENAI RIVER AS SHOWN IS FOR SURVEY COMPUTATIONS ONLY. (IT WAS ESTABLISHED BY TIDAL OBSERVATION MADE ON OCT. 24, 1988. SELDOVIA AM HIGH TIDE = 22.9 FT. KENAI RIVER ENTRANCE = 22.9 FT. NOS DATA FOR KENAI RIVER ENTRANCE MEAN HIGH TIDE = 19.1 FT.) THE TRUE BOUNDS OF THESE TRACTS ARE THE MEAN HIGH TIDE MARK AND/OR THE ORDINARY HIGH WATER MARK OF THE KENAI RIVER.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF THE LISTED ROAD RIGHT-OF-WAYS (R/W) AT THE MEETING OF JUNE XX, 2018. SECTION LINE EASEMENTS TO REMAIN.
8.A. A PORTION OF THE 33' R/W OF STODDARD AVENUE AND THE 33' R/W OF WARDELL STREET, CREATED BY HM 87-31.
8.B. A PORTION OF THE 33' R/W OF WARDELL STREET, THE 50' R/W OF STODDARD AVENUE AND THE 60' R/W OF PECK STREET INCLUDING THE 10' UTILITY EASEMENT ADJACENT TO R/W, CREATED BY HM 77-28.
8.C. 33' R/W OF STODDARD AVENUE, A PORTION OF THE 33' R/W OF WARDELL STREET, THE 60' AND 30' R/W OF PECK STREET, THE 30' R/W OF POON STREET, THE 60' R/W OF AVEN AVENUE, THE 60' AND 30' R/W OF CUSTITAN AVENUE, AND A PORTION OF THE 30' R/W OF GRACE AVENUE ALONG WITH THE ADJACENT 5' UTILITY EASEMENT ALONG ALL ROAD RIGHT-OF-WAYS CREATED BY HM 76-99.

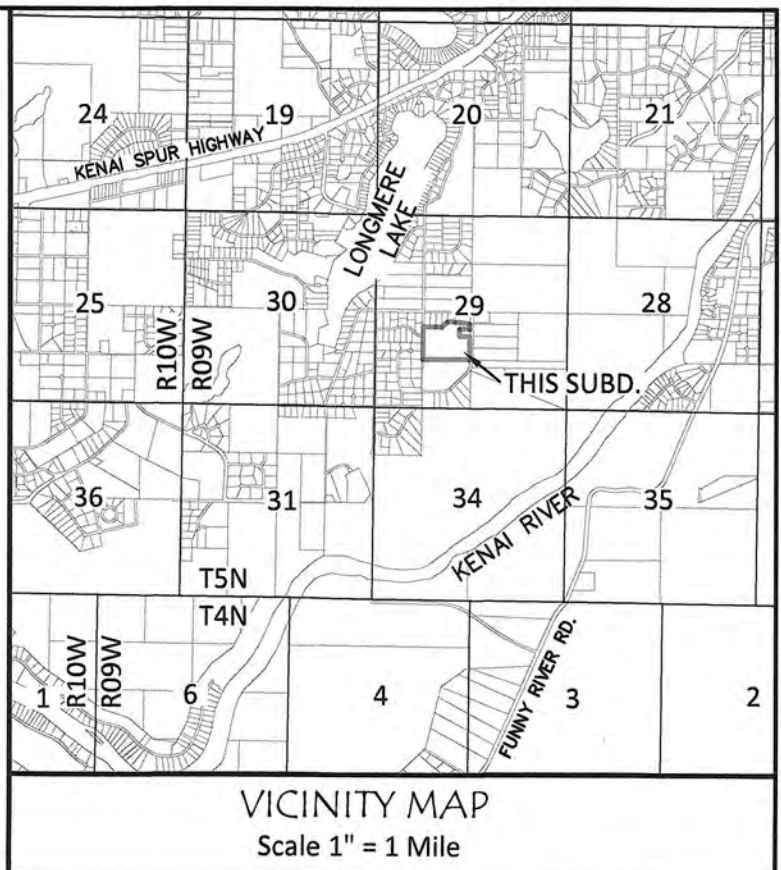
WASTEWATER DISPOSAL

THE EXISTING PARENT SUBDIVISION WAS APPROVED BY THE KENAI PENINSULA BOROUGH (MAY 10, 2010) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20.40.040(A)(4)(A), FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 20.40.020(1)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF , 2020.

AUTHORIZED OFFICIAL



NOTARY'S ACKNOWLEDGEMENT

FOR: ACKNOWLEDGED BEFORE ME THIS

DAY OF , 2020

MY COMMISSION EXPIRES :

NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: ACKNOWLEDGED BEFORE ME THIS

DAY OF , 2020

MY COMMISSION EXPIRES :

NOTARY PUBLIC FOR THE STATE OF ALASKA



Plat #

Rec Dat	
Date	20
Time	M

BIRCHWOOD SUBDIVISION
SHERMAN ADDITION NO. 2

A RESUBDIVISION OF LOT 7 BIRCHWOOD SUBDIVISION SHERMAN ADDITION NO. 1 (KN2010-87) AND NE1/4 SW1/4 SECTION 29, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH AND WITHIN THE KENAI RECORDING DISTRICT

MICHAEL G. CIUFO JR.
KELSEY L. CIUFO
P.O. BOX 3582
KENAI, AK 99611

CODY JOSEPH SEYMOUR
JESSICA ERIN SEYMOUR
35682 HIGH RIDGE CIR.
SOLDOTNA, AK 99669

26.04 AC. M/L SITUATED IN THE NE1/4 SW1/4 SECTION 29, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH AND WITHIN THE KENAI RECORDING DISTRICT.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK 99669
VOICE: (907) 383-4218
FAX: (907) 283-3265
WWW.MCLANECG.COM

KPB File No. 2020-XXX

Project No. 212024

Scale 1" = 80'

Date : MAY 2021

Drawn by : BGB

KPB 2021-090