

LEGEND:

- MONUMENT (found this survey)
- REBAR (found this survey)
- REBAR (not this survey)
- RECORD DATUM

NOTES:

- 1) Basis of bearing taken from Valhalla Heights Subdivision Part 2, Plat No. 1634, 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) All waste disposal systems shall comply with existing laws at the time of construction.
- 4) 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.
- 5) 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.
- 6) WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Engineer License No. 6816



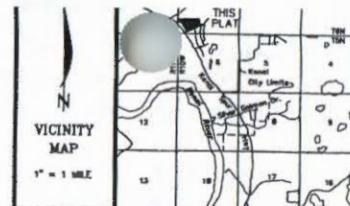
SURVEYOR'S CERTIFICATE

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 herein actually exist as described, and all dimensions and other details are correct.

Date _____

LINE	BEARING	LENGTH
L1	N00°02'31"W	102.71
L2	N00°03'30"W	100.00
L3	N18°01'00"W	78.20

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	85°29'24"	215.00	381.01	203.28	341.58	N56°24'01"W
C2	83°22'39"	26.00	58.01	30.68	52.28	N58°24'21"W
C3	81°01'47"	50.00	78.44	50.91	71.34	S44°28'36"W
C4	132°11'31"	50.00	115.38	112.81	91.42	S87°08'03"E
C5	55°18'13"	20.00	19.29	10.47	18.55	N52°27'24"W
C6	113°25'49"	20.00	40.29	31.56	33.82	S32°53'07"W
C7	64°54'11"	20.00	22.54	12.84	20.37	N57°06'53"W
C8	115°25'49"	20.00	40.29	31.56	33.82	S32°53'07"W
C9	85°29'24"	285.00	326.43	183.90	309.05	N56°24'01"W
C10	172°24'24"	345.00	105.82	53.33	105.40	N86°24'48"W
C11	24°53'18"	345.00	148.85	75.60	147.70	N58°27'56"W
C12	23°22'14"	345.00	140.72	71.35	138.75	N30°25'11"W



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.

KATHLEEN A. MARTIN
P.O. BOX 521
COOPER LANDING, AK 99572

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____
FOR _____

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 _____

KPB FILE No. 2013-023

Kee's Tern Subdivision

Located within Government Lot 4 and the SE1/4 SW1/4 Section 31, T8N, R10W, S.M., City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 31.253 Ac.

SEGESSER SURVEYS

30485 Rosland St.
Soldotna, AK 99689

JOB NO.	12057	DRAWN:	1-14-13
SURVEYED:	June, 2012	SCALE:	1"=100'
FIELD BOOK:	12-1	SHEET:	1 of 1