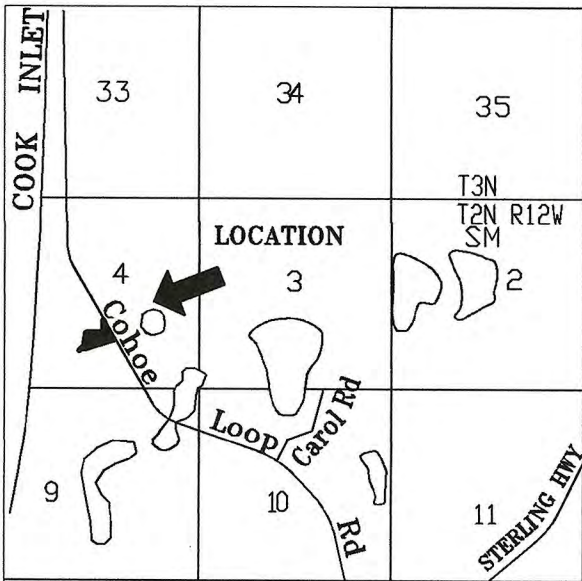




VICINITY 1" = 1 mile MAP

McReed Subdivision 2021 Replat Preliminary Plat

A replat of Tract B Warfle Tracts, (KRD 81-168) and Tract B McReed Subd, (KRD 93- 12).
Located in the SE 1/4 & SW 1/4 Section 4, T2N, R12W, SM, Cohoe Alaska.
Kenai Recording District Kenai Peninsula Borough

Prepared for

David J. & Patricia E. Harne
22019 Cohoe Loop Rd.
Kasilof, AK 99610

Prepared by

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

SCALE 1" = 200' AREA = 10.657 acres 25 May, 2021

LEGEND

- ⊕ - 2 1/2" alcap monument, 268-S, 1981, found.
- ⊙ - 2" alcap monument, 7328-S, 1993, found.
- - State DOT ROW Monument, found.
- - 5/8" rebar lot corner, found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- ▲ - 1/2"x 4' rebar with plastic cap, 7328-S, set.
- ≡ - indicates swamp

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building is also a utility easement as is the entire setback within 5' of side lot lines.
2. 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.
3. No access to state maintained ROWs allowed unless permitted by State of Alaska Dept. of Transportation.
4. Cohoe Loop ROW is as shown on State ROW plans S-0461(1).
5. Contour interval 4'. Shaded areas indicate grades over 25%.

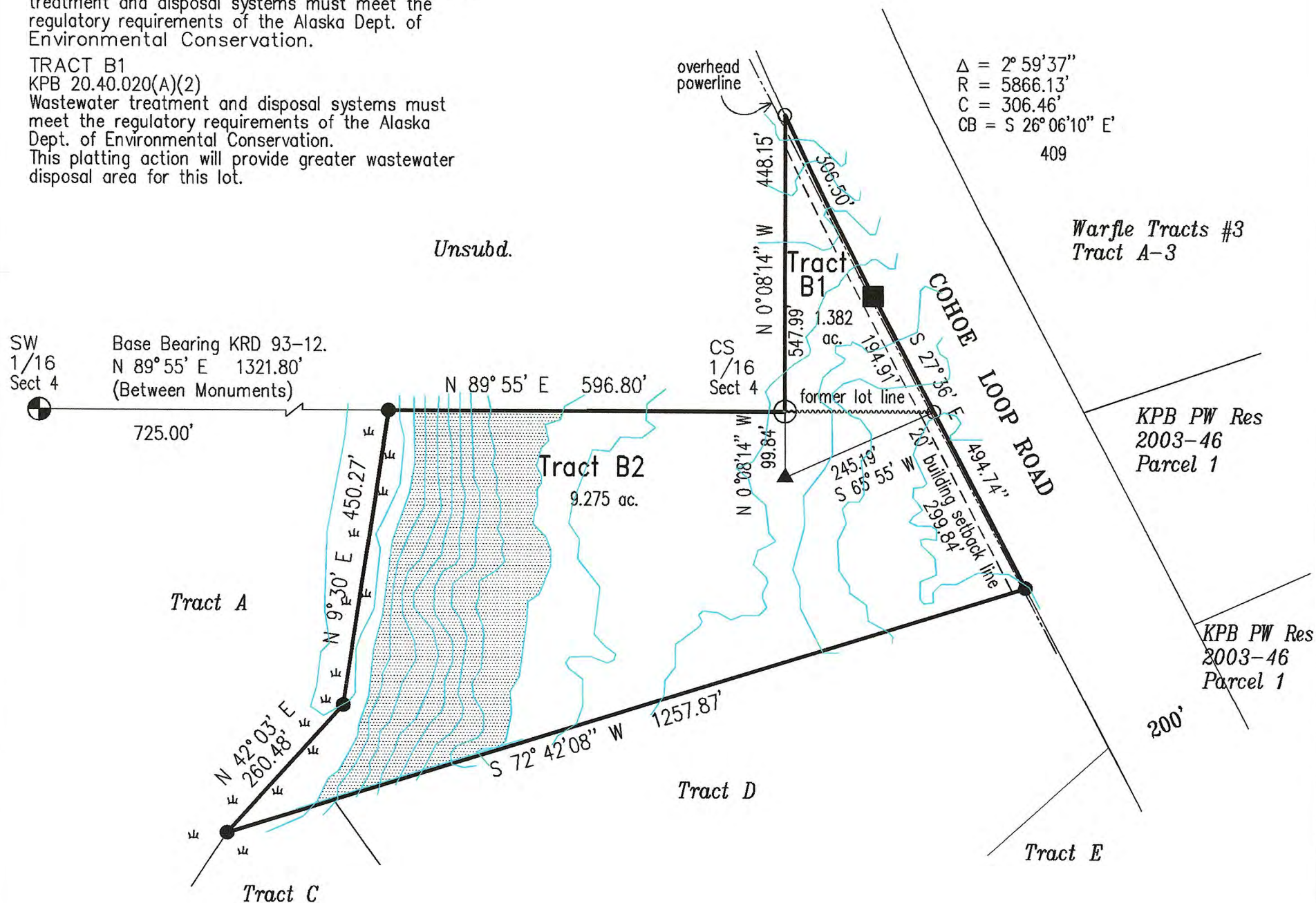
WASTEWATER DISPOSAL

TRACT B2
KPB 20.40.030

This lot is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

TRACT B1
KPB 20.40.020(A)(2)

Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.
This platting action will provide greater wastewater disposal area for this lot.



KPB 2021-093