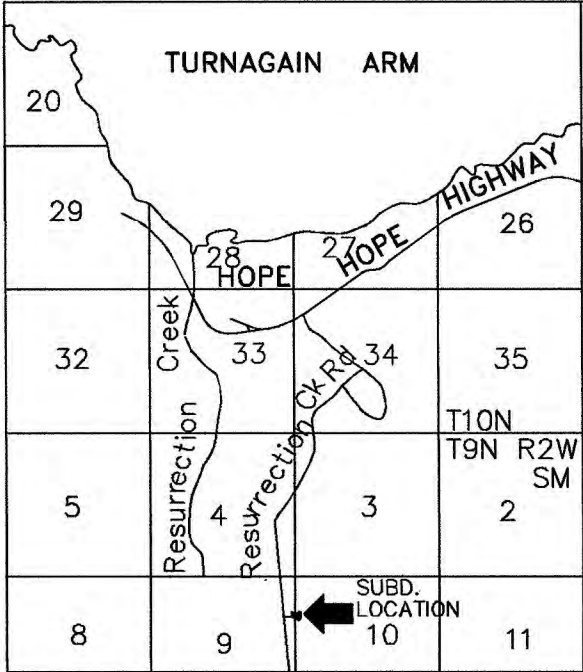




VICINITY 1" = 1.33 miles MAP

MELICKIAN SUBDIVISION 2021 ADDITION Preliminary plat

A subdivision of Tract B2F Melickian Subd., 2013 Addn., SWD 2014-18.
Creating Lots 1, 2, & 3
Located in the NE1/4 Section 9, T9N R2W, SM, Hope, Alaska.
Seward Recoding District Kenai Peninsula Borough File

Prepared for

Neil Waggoner
Marisa Jaso
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Anchorage, AK 99508

Henry Munter
Kelly Rinck
364 Monarch Mine Rd.
Girdwood, AK 99587

Prepared by

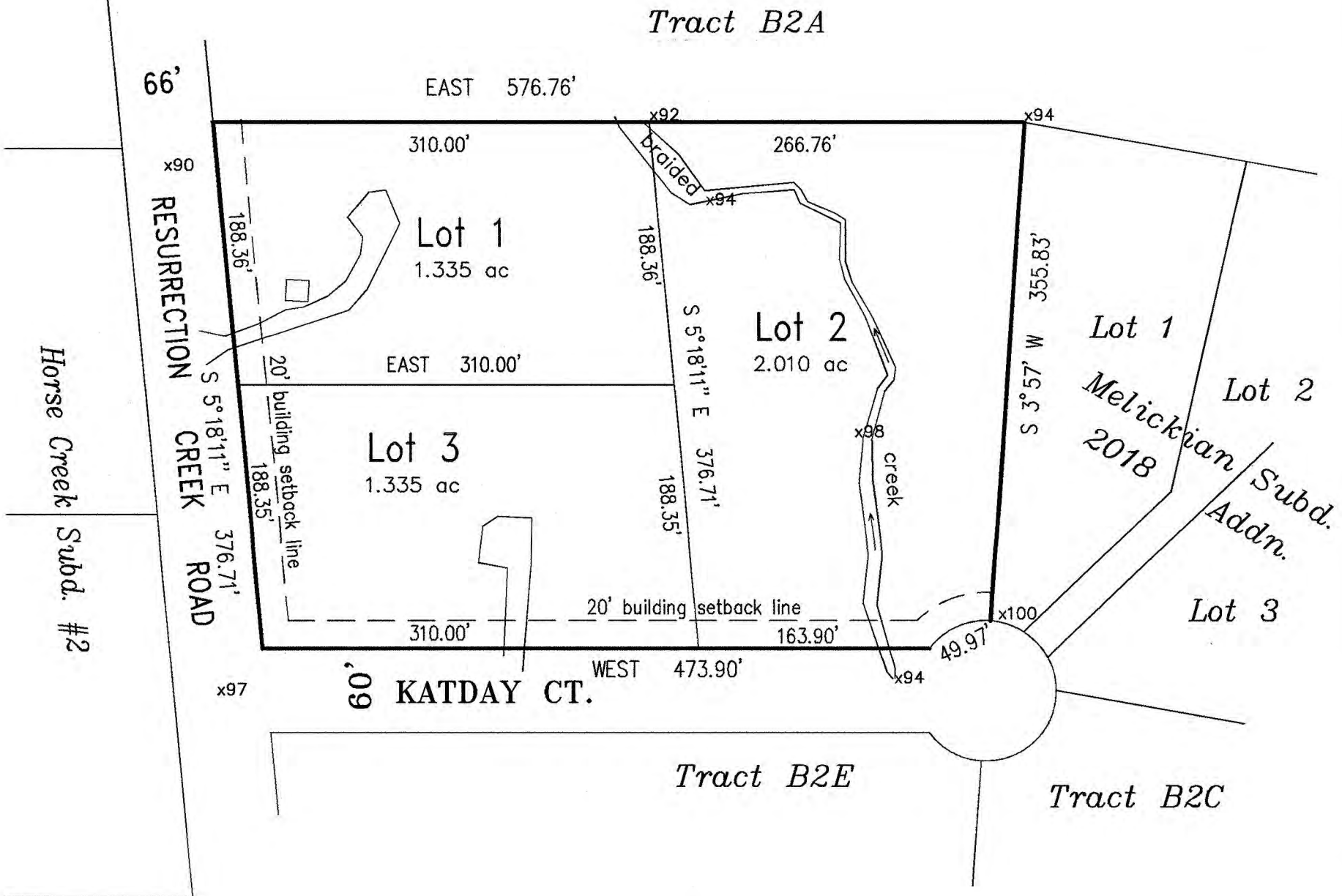
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568

SCALE 1" = 100' AREA = 4.680 acres
3 June, 2021

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, extending to 20' 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. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.

x94 - spot elevation, datum not tied
No grades on the property exceed 3%. There are no wet areas aside from the creek.



KPB 2021-094