



MELICKIAN SUBDIVISION 2013 ADDITION

A subdivision of Tract B2 Melickian Subd., SWD 2007-11.
Creating Tracts B2A, B2B, B2C, B2D, B2E, & B2F.
Located in the SW1/4 Section 3, SE1/4 Section 4, NE1/4 Section 9,
NW1/4 Section 10, T9N R2W, SM, Hope, Alaska.
Seward Recording District Kenai Peninsula Borough File 2013-145

Prepared for

Arthur H. Melickian
404 Arctic Ave.
Palmer, AK 99645

Prepared by

Johnson Surveying
Box 27
Clam Gulch, Ak 99568



SCALE 1" = 200' AREA = 69.289 acres
3 August, 2013

LEGEND

- ⊗ - 2 1/2" USGLO brass cap monument, 1943, found.
- ⊕ - 3 1/2" USBLM brass cap monument, 1950, found.
- ⊙ - 3 1/2" USBLM brass cap monument, 1995, found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- - 1/2" x 4' rebar with 1" plastic cap, set.
- ⊕ - 2 1/2" alcap on 5/8" x 6' rebar, set.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 9 September, 2013.

KENAI PENINSULA BOROUGH

By: Margaret July 22, 2014
Authorized Official Date

VICINITY 1" = 1.33 miles MAP

2014-18
Plat #
SEWARD
Rec. Dist.
7/24 2014
DATE
TIME 11:54 A.M.

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback 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 an easement which would interfere with the ability of a utility to use the easement.
3. Resurrection Creek Road ROW is as shown on plat of USS 2761.
4. Exceptions to KPB 20.20.180 A, 3 to 1 length/width ratio for Tract B2D, and KPB 20.20.030, extension of Betty Jane Street, were granted by the KPB Planning Commission at the meeting of 9 September, 2013.
5. 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.
6. A temporary private access easement to the cabin on this property was granted by SWD Deed Serial #2007-000941-0, from Resurrection Creek Rd along an existing driveway centered on the lot line between Tract B7B & B9. Said easement was scheduled to expire 13 July, 2008.

WASTEWATER DISPOSAL

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

OWNERSHIP CERTIFICATE & DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon; and that I hereby adopt this plan of subdivision, and by my free consent dedicate all ROWs to public use and grant all easements to the use shown.

Arthur H. Melickian
Arthur H. Melickian
404 Arctic Ave. Palmer, AK 99645

NOTARY'S ACKNOWLEDGEMENT

For: Arthur H. Melickian
Subscribed and sworn to before me this 21st
day of March, 2014.

[Signature]
Notary Public for Alaska

My commission expires 01/01/2018

