

HORSE CREEK SUBDIVISION

A subdivision of a Portion of Tract A USS 2761.
Located in the SE1/4, Section 4, T9N R2W, SM, Hope, Alaska.
Seward Recording District KPB File 2003-259

Prepared for
Shawn DeFord
P.O. Box 111433
Anchorage, AK 99511

Prepared by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568



SCALE 1" = 200' **AREA = 14.986 acres**
27 Oct., 2003

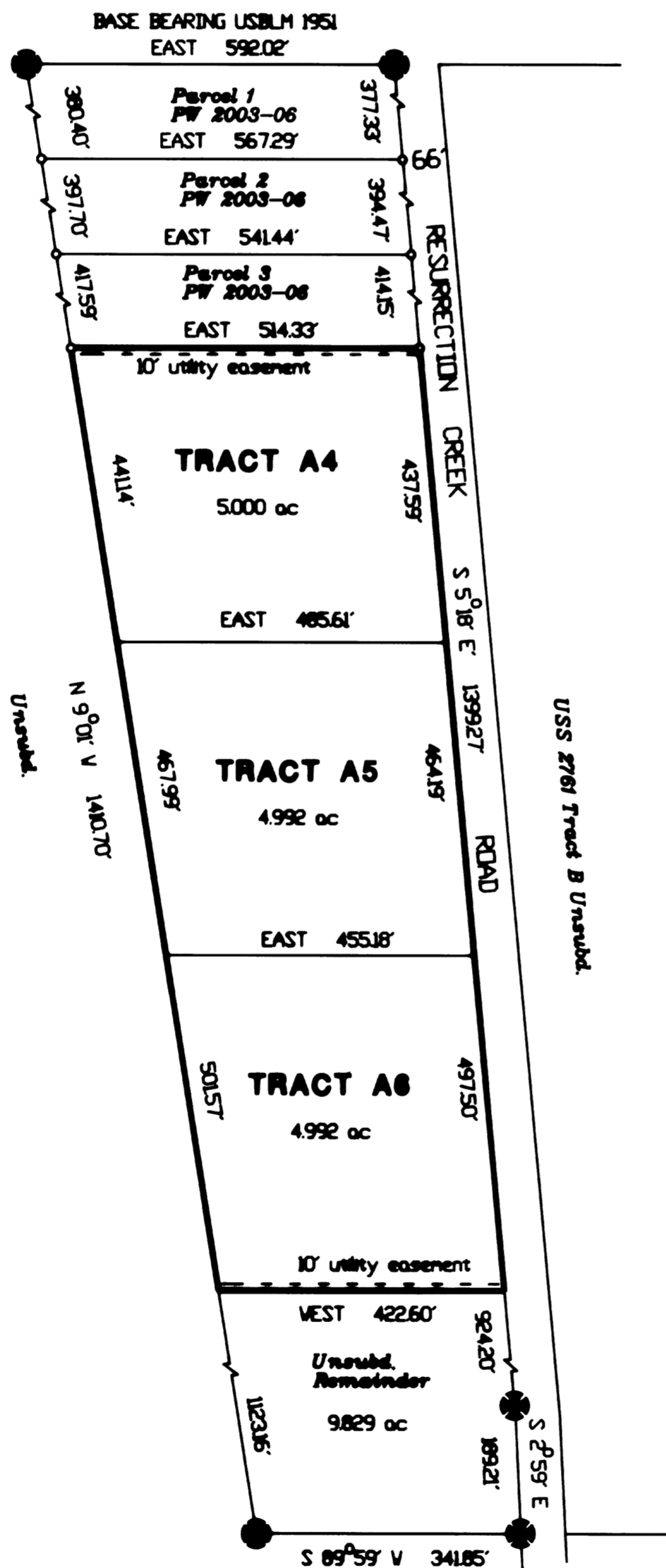
LEGEND

- - 1950 USBLM 3 1/2" brass cap monument, Found
- - 1/2" rebar with 1" plastic cap, 7328-S, 2003, Found
- └ - 1/2"x 24" rebar with 1" plastic cap, set.

VICINITY 1" = 133 miles **MAP**

2004 - 5

RECORDED-FILED
SEWARD REC. DIST.
DATE **4-27**, 2004
TIME **11:44** A.M.
Requested by:
Johnson Surveying
Box 27
Clam Gulch, Ak 99568



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 24 November, 2003.

KENAI PENINSULA BOROUGH

BY: Maury Jell 4/21/04
Authorized Official Date

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. No direct access to State maintained ROW's permitted unless approved by State of Alaska Dept. of Transportation.
4. Resurrection Creek Road ROW is as shown on plat of USS 2761.
5. Exceptions to KPB 2020.160 block length & KPB 2020.030 reasonable access to surrounding property were granted by the KPB Planning Commission at the meeting of 24 Nov., 2003.

OWNERSHIP CERTIFICATE

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 grant all easements to the use shown.
I further certify that Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Shawn DeFord
Shawn DeFord
P.O. Box 111433 Anchorage, AK 99511

NOTARY'S ACKNOWLEDGEMENT

For: Shawn DeFord
Subscribed and sworn to before me this 31st
day of March, 2004.

Jennifer Brown
Notary Public for Alaska
My commission expires 12/01/06



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.