

NOTES:

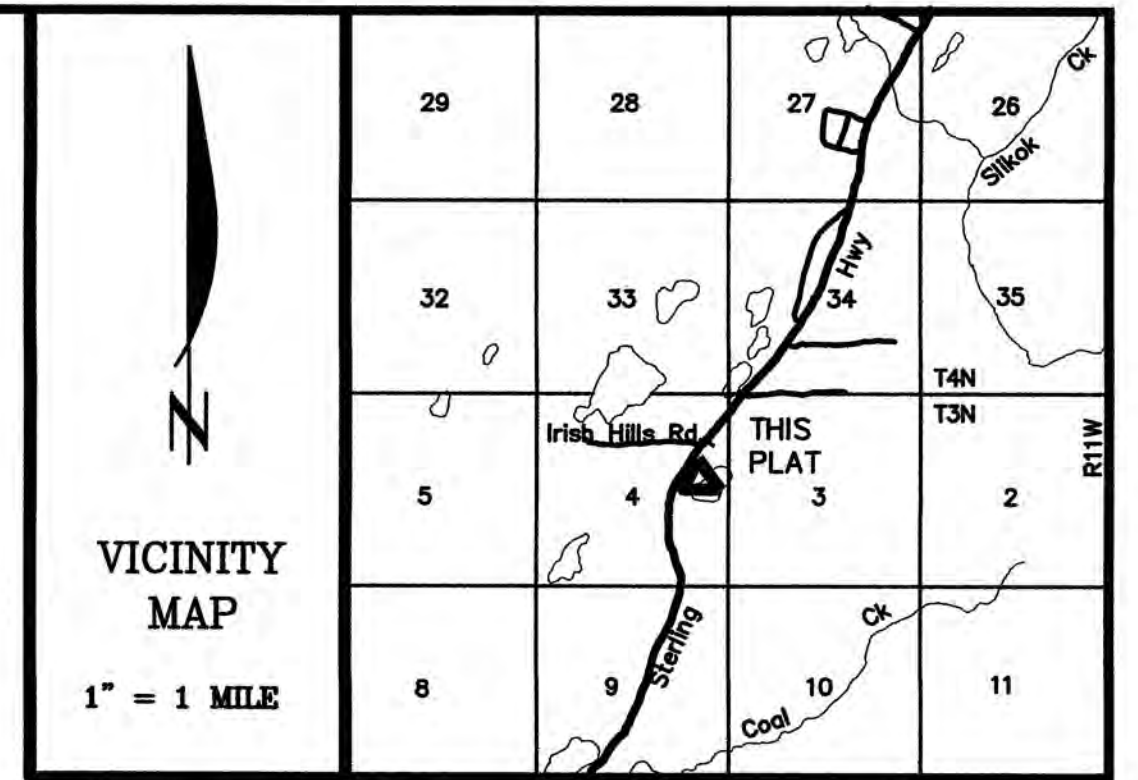
- 1) Basis of bearing taken from Hinz Subdivision, Plat 2016-24, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Easements for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc are recorded in Book 10 Page 318 and Book 5 Page 51, Kenai Recording District.
- 4) Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
- 5) The natural meanders of ordinary high water is for area computations only, the true corners being on the extension of the sideline and the intersection with the natural meanders.
- 6) Front 15 feet adjacent to right of ways was granted as a utility easement by KN 2016-24. 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.
- 7) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department

LEGEND:

- 3 1/4" ALUM. CAP MONUMENT FOUND
- 3 1/4" ALUM. CAP MONUMENT FOUND
- 2 1/2" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 2011-41 KRD

KN 2008-34
Tract C

KN 85-22
Lot 1
Block B



**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.

TERRANCE W. HINZ JANE M. HINZ
49530 IRISH HILLS AVENUE
SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

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.

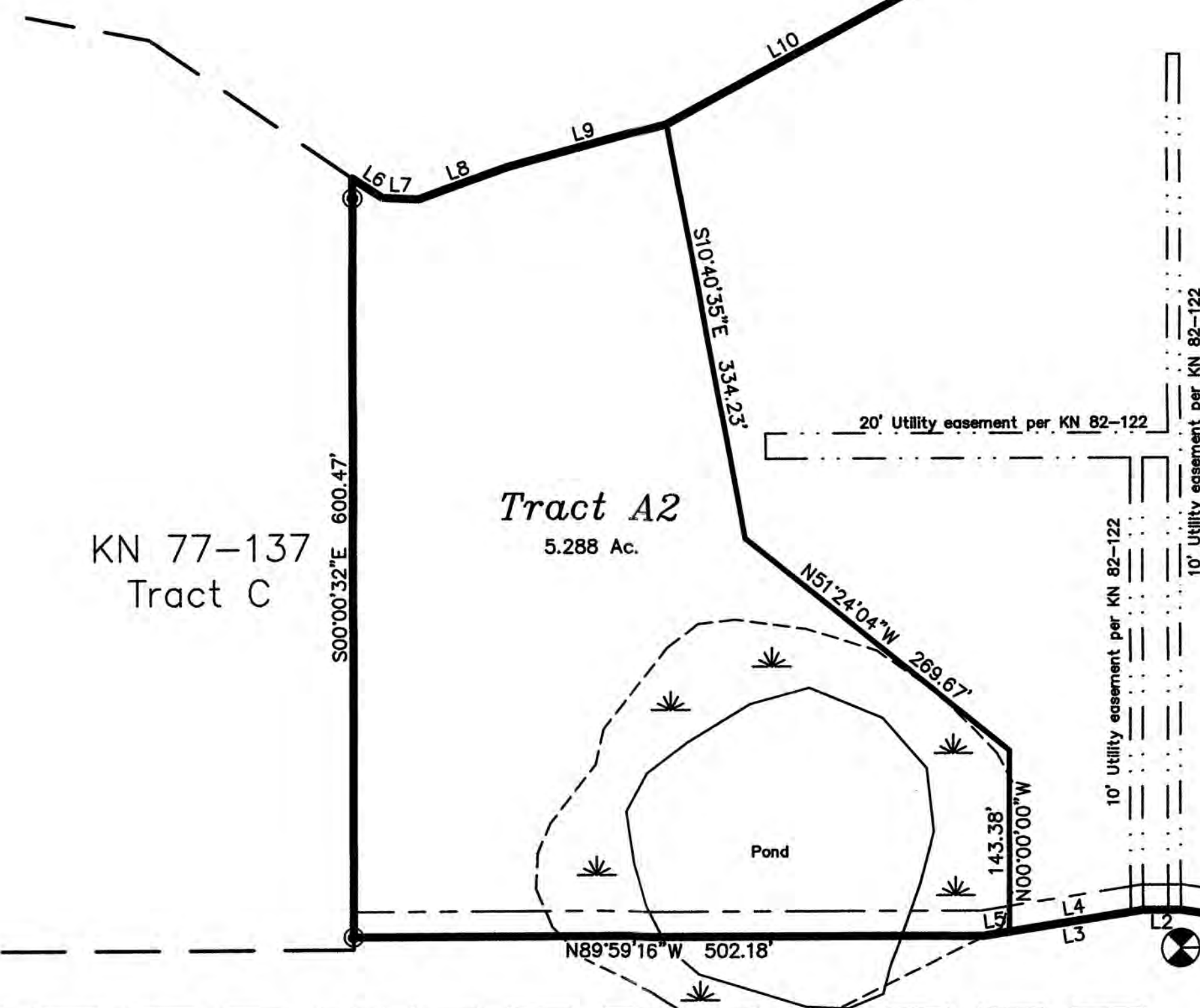
Hinz Subdivision No. 2

A resubdivision of Tract A, Hinz Subdivision, Plat 2016-24
Kenai Recording District

Located within the NW1/4 NE 1/4 and NE1/4 NW1/4 Section 4,
T4N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 46.825 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners Terrance W. and Jane M. Hinz 49530 Irish Hills Avenue Soldotna, Alaska 99669
JOB NO. 21158	DRAWN: 7-14-21
SURVEYED: July, 2021	SCALE: 1"=100'
FIELD BOOK: 21-2	SHEET: 1 of 1



LINE	BEARING	DISTANCE
L1	N81°16'15"W	131.57'
L2	N90°00'00"W	30.00'
L3	N80°58'54"E	127.67'
L4	N80°58'55"E	107.56'
L5	N80°58'54"E	20.11'
L6	S56°53'07"E	28.17'
L7	N87°25'04"W	28.75'
L8	S70°14'21"W	75.23'
L9	N74°59'19"E	130.82'
L10	N61°35'23"E	223.10'
L11	S42°37'58"W	192.62'
L12	S52°28'37"W	112.54'
L13	S45°58'58"W	91.19'
L14	N60°55'18"E	69.38'
L15	S70°41'52"W	153.56'
L16	N75°40'22"E	117.24'
L17	S55°53'43"W	67.00'
L18	S61°55'21"W	113.63'
L19	S35°58'31"W	100.76'
L20	S89°56'29"W	30.00'

KN 76-44
E1/2 Tract C

KN 76-44
Tract D

KN 2008-92
Lot 4A

KN 2016-28
Lot 1A

Unsubd.

KN 2013-48
Lot 1

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

Date _____



KPB 2021-102