

LEGEND:

- 3 1/4" ALUM. CAP MONUMENT 4928-S 1992 FOUND
3 1/4" ALUM. CAP MONUMENT LS6101 1985 FOUND
5/8" REBAR FOUND
5/8" REBAR w/PLASTIC CAP LS8859 SET
RECORD DATUM PLAT 2011-55 KRD

NOTES:

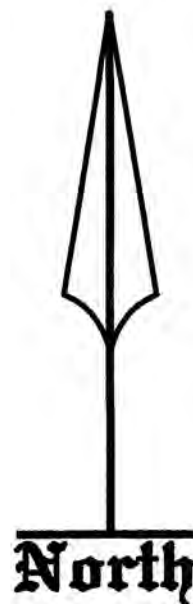
- 1) Basis of bearing taken from Mac McGahan Subdivision 2010 Addition, Plat 2011-55, Kenai Recording District.
2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
3) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
4) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order Number No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951, Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
5) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 210 Page 319 Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
6) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 2 Page 139, Kenai Recording District.
7) An right of way easement affecting a potion of former Tract A granted to Mazie, Inc is recorded in Book 21 Page 118, Kenai Recording District.
8) An right of way easement affecting a potion of former Tract A granted to Curt and Karen Morris is recorded in Book 210 Page 316, Kenai Recording District.
9) Front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. 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.
10) WASTEWATER DISPOSAL: Tract A1-The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on April 26, 2010. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Lot 5B-The purpose of this platting action is to combine 4 lots into 1, which will provide greater available wastewater disposal area as described by 20.40.020.(A).



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 _____



Unsubdivided

KN 1462
Lot 1
Block 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°06'13"E	8.72'

Ptn Gov't Lot 2

Tract A1
2.808 Ac.

Lot 5B
2.306 Ac.

KN 2011-55
Lot 4A-1

KN 1468
Lot 3

KN 1468
Lot 2

KN 1468
Lot 1

Deed
Property

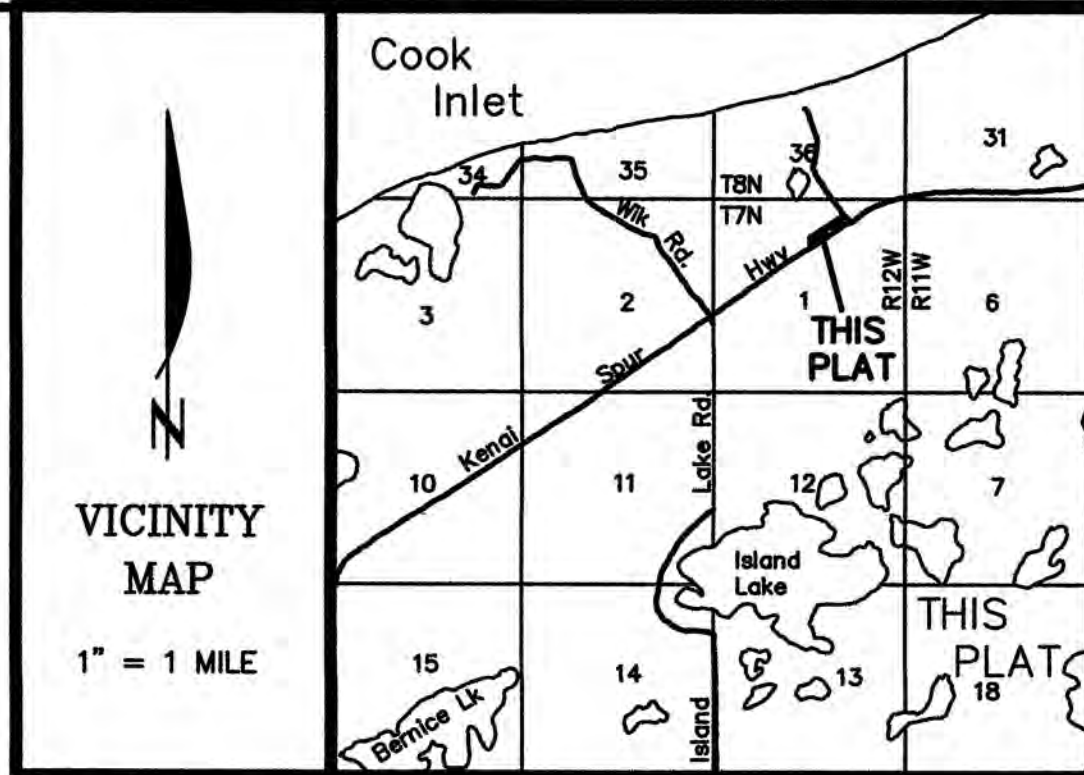
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH
PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB 2021-096



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.

ESTATE OF DOLORES MAE MCGAHAN
P.O. BOX 7136
NIKISKI, ALASKA 99635
LOT 5A, LOT 6A, LOT 7A, LOT 8, & TRACT A

MERRILL M. MCGAHAN
P.O. BOX 7146
NIKISKI, ALASKA 99635
LOT 6A

ESTATE OF MERILL MAZIE MCGAHAN
P.O. BOX 7146
NIKISKI, ALASKA 99635
TRACT A

DOLORES MAE RAPPE
P.O. BOX 8209
NIKISKI, ALASKA 99635
LOT 7A

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 _____

KPB FILE No. _____

Mac McGahan Subdivision
2020 Replat

A resubdivision of Lot 8 Mac McGahan Subdivision, Plat 1468, Lots 6A and 7A Mac McGahan Resubdivision No. One, Plat 73-82, Lot 5A Mac McGahan Subdivision 1983 Addition, Plat 83-31, and Tract A Mac McGahan Subdivision 2010 Addition, Plat 2011-55, Kenai Recording District.

Located within the W1/2 NE 1/4 Section 1, T7N, R12W, S.M., Kenai Peninsula Borough, Alaska.

Containing 5.114 Ac.

Owners

Estate of
Dolores Mae McGahan
P.O. Box 7136
Nikiski, Alaska 99635

Merrill M. & Carmen M.
McGahan
P.O. Box 7146
Nikiski, Alaska 99635

Surveyor

Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669
(907) 262-3909

Estate of
Merill Mazie McGahan
P.O. Box 7136
Nikiski, Alaska 99635

Dolores M. Rappe
P.O. Box 8209
Nikiski, Alaska 99635

JOB NO. 20293

DRAWN: 7-5-21

SURVEYED:

SCALE: 1"=50'

FIELD BOOK:

SHEET: 1 of 1