

LEGEND:

- 3 1/4" BRASS CAP MON. FOUND
2 1/2" BRASS. CAP MON. FOUND
3 1/4" ALUM. CAP MONUMENT FOUND
2 1/2" ALUM. CAP MONUMENT FOUND
5/8" REBAR w/ALUM. CAP FOUND
1/2" REBAR FOUND
5/8" REBAR w/PLASTIC CAP LS8859 SET
() RECORD DATUM PLAT 77-101 KRD

NOTES:

- 1) Basis of bearing taken from Bos'n Landing Subdivision Part One, Plat 77-101, 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) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc is recorded in Book 3 Page 72, Kenai Recording District. No definite location disclosed.
4) Front 10 feet adjacent to right of ways and 20 feet 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.
5) **WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Engineer License No. date

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

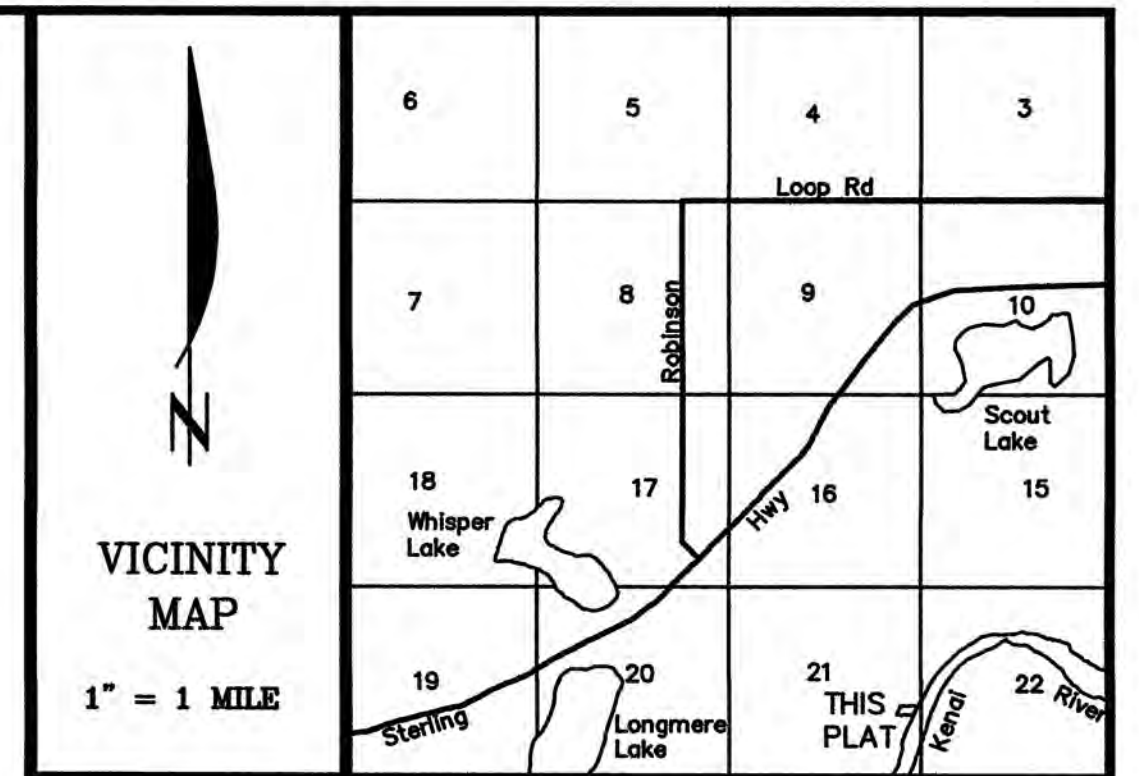
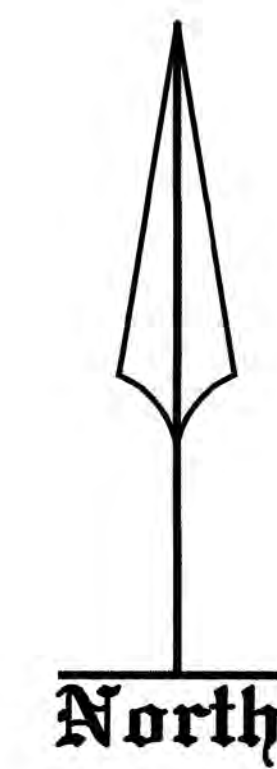
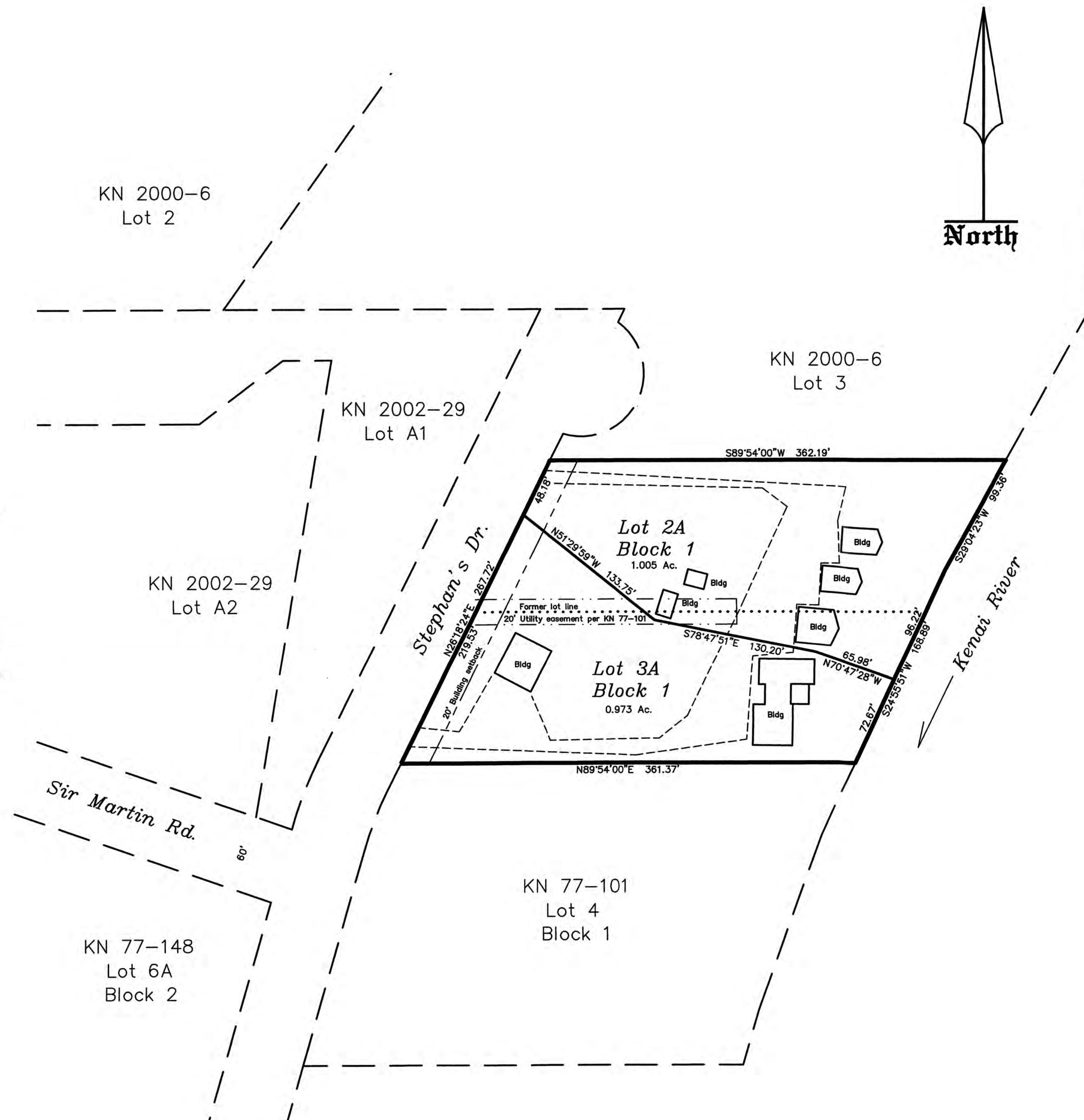
AUTHORIZED OFFICIAL



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



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.

NEIL L. MARLOW
P.O. BOX 811
STERLING, ALASKA 99672

KENNETH L. MARLOW JUDITH L. MARLOW
P.O. BOX 2465
SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

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KPB FILE No.

Bos'n Landing Subdivision
Marlow Replat

A resubdivision of Lots 2 and 3 Block 1 Bos'n Landing Subdivision
Plat 77-101, Kenai Recording District
Located within the NE1/4 SE1/4 Section 21, T5N, R9W, S.M.,
Kenai Peninsula Borough, Alaska.
Containing 1.978 Ac.

CONTAINING 1.978 AC

Surveyor
Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669
(907) 262-3909
Owners
Neil L. Marlow
P.O. Box 811
Sterling, AK 99672
Kenneth L. & Judith L. Marlow
P.O. Box 2465
Soldotna, AK 99669

JOB NO. 21156 DRAWN: 7-12-21
SURVEYED: July, 2021 SCALE: 1"=50'
FIELD BOOK: 21-2 SHEET: 1 of 1

KPB 2021-101