

LEGEND:

- ⊗ 2 1/2" BRASS. CAP MON. GLO 1937 FOUND
⊙ 2 1/2" BRASS. CAP MON. 610-S 1983 FOUND
⊕ 3 1/4" ALUM. CAP MON. 237-S 1975 FOUND
⊙ 5/8" REBAR w/ALUM. CAP 3333-S 1986 FOUND
⊖ 5/8" REBAR FOUND
● 1/2" REBAR FOUND
○ 5/8" REBAR w/PLASTIC CAP LS8859 SET
() RECORD DATUM PLAT 2011-41 KRD

NOTES:

- 1) Basis of bearing taken from Rich Subdivision, Plat 86-199, 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) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 50 Page 157 and Book 71 Page 987 Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
- 4) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association, Inc is recorded in Book 10 Page 329, Kenai Recording District.
- 5) An easement for access purposes granted to Joe Mead is recorded in Book 491 Page 642, Kenai Recording District.
- 6) 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.
- 7) No Engineer's Subdivision and Soils Report is available for this subdivision, soil conditions may be unsuitable for onsite wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The purpose of this platting action is to combine 3 lots into 1, which will provide greater available wastewater disposal area as described by 20.40.020.(A).

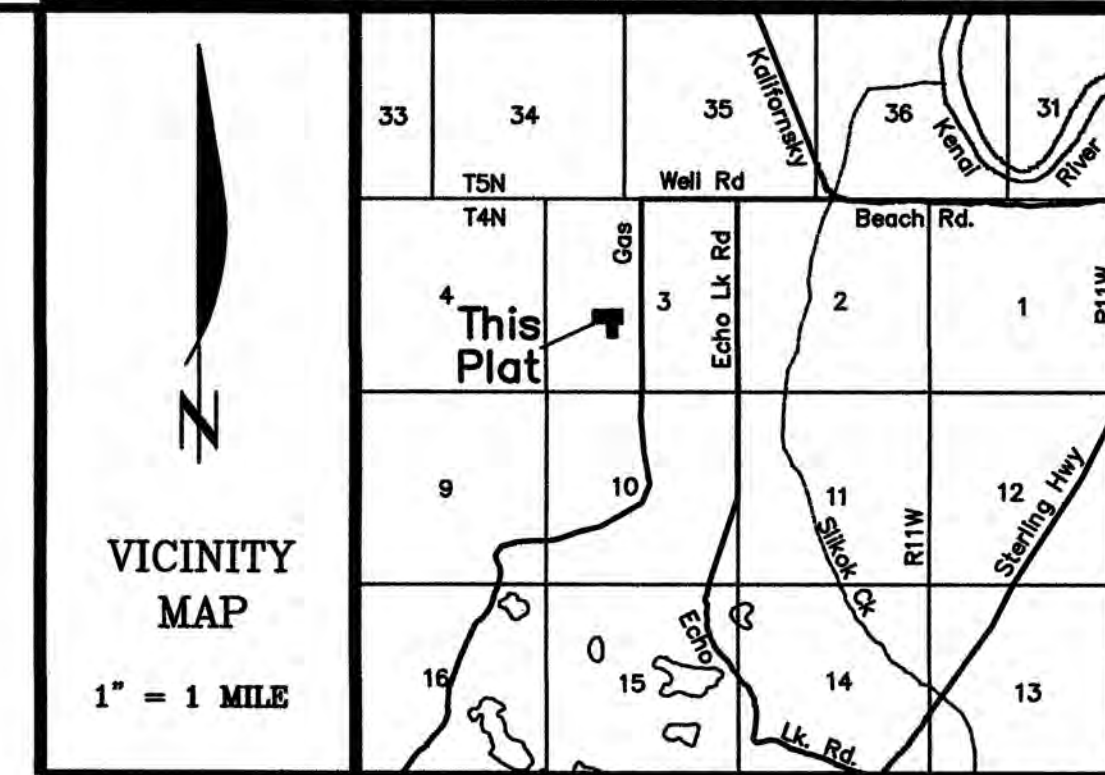
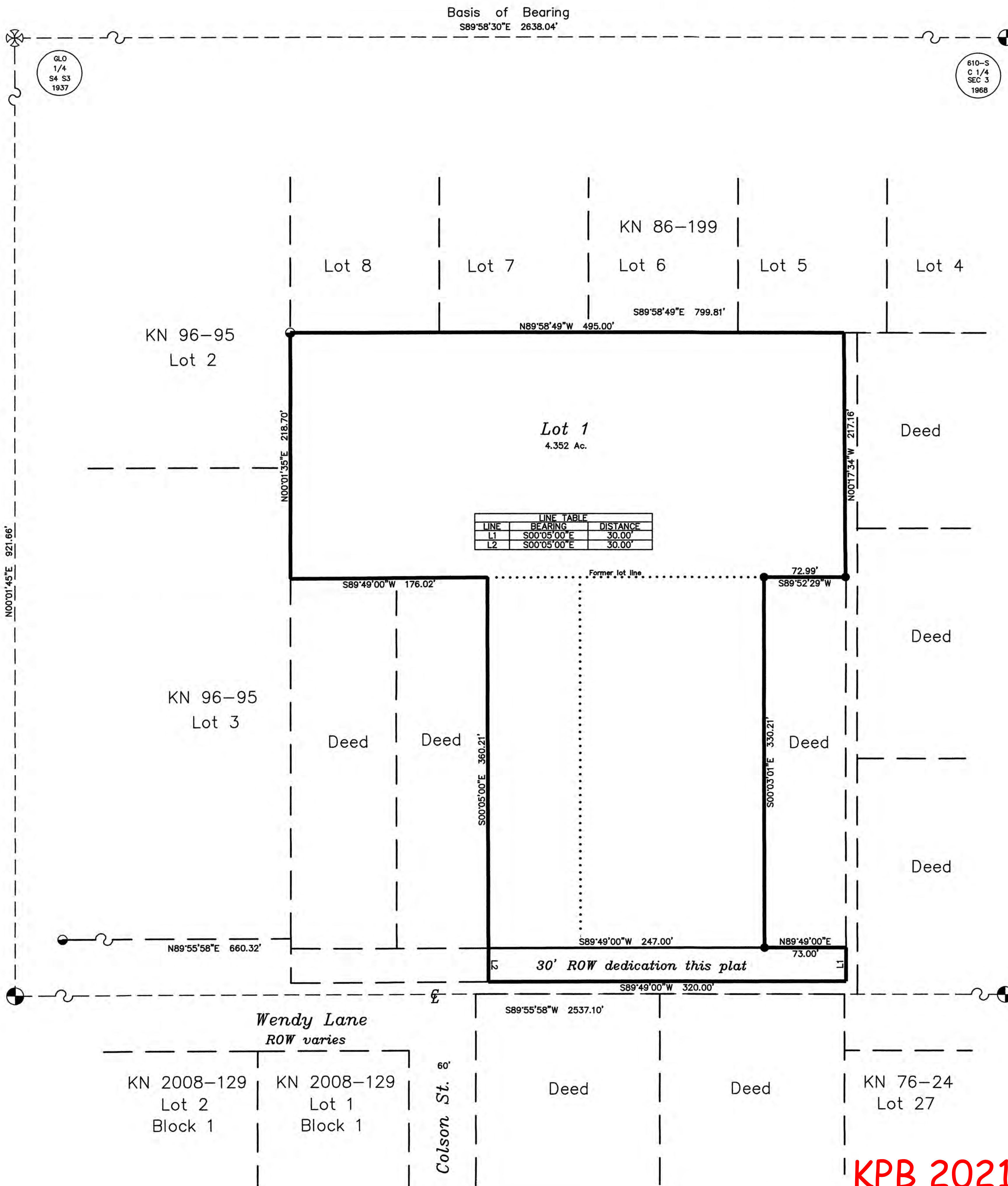


SURVEYOR'S CERTIFICATE

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 _____

North



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.

DAVID A. EMERY SANDRA R. EMERY
48700 WENDY LANE
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.

Emery Subdivision

Located within the NE1/4 SW1/4 Section 3 T4N R11W S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 4.573 Ac.

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

Owner
David A. & Sandra R. Emery
48700 Wendy Lane
Soldotna, AK 99669

JOB NO. 21117 DRAWN: 7-5-21
SURVEYED: June, 2021 SCALE: 1"=100'
FIELD BOOK: 21-3 SHEET: 1 of 1

KPB 2021-100