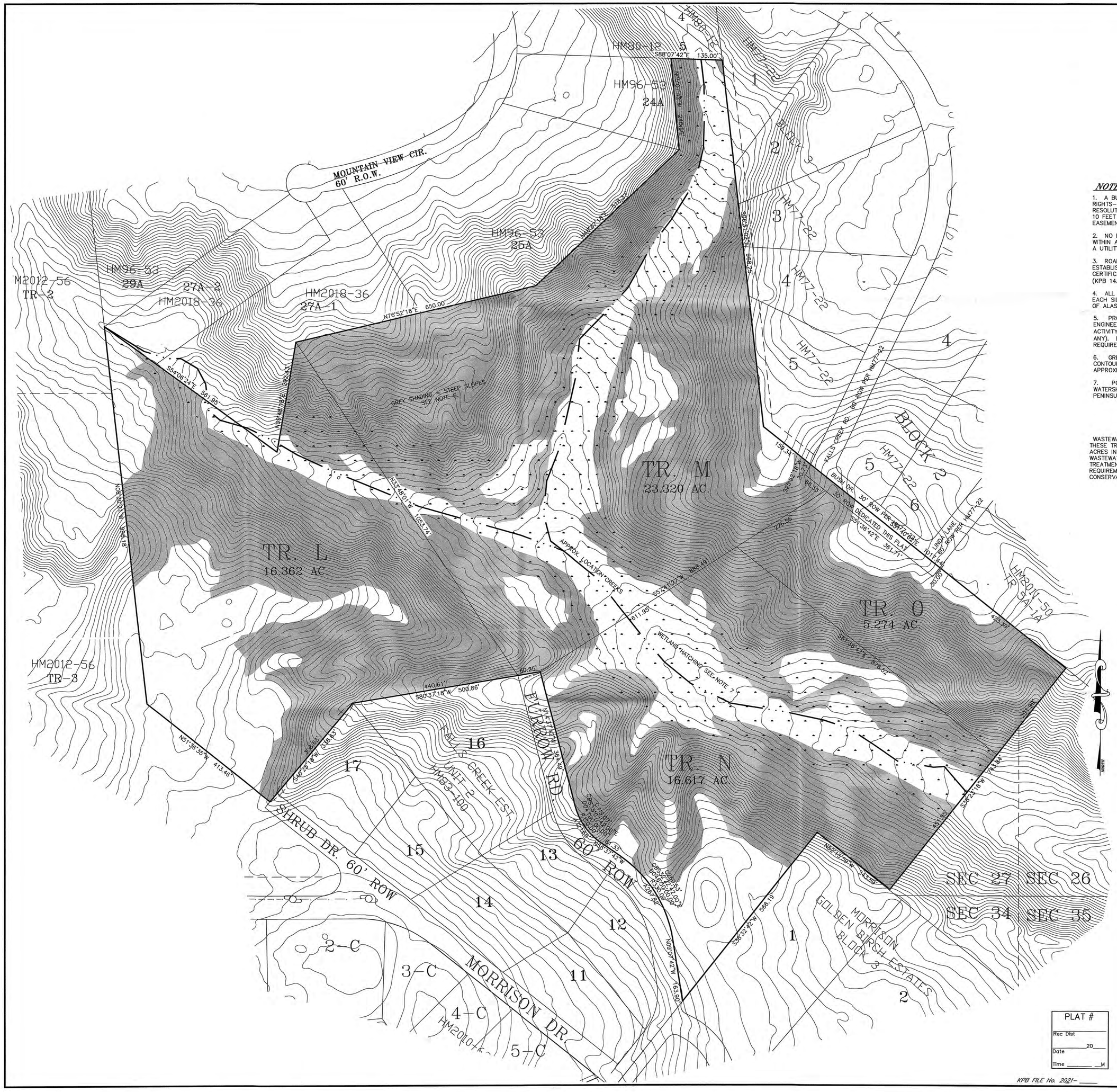


NOTES

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10 FEET OF THE BUILDING SETBACK IS GRANTED AS A UTILITY EASEMENT.

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. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).

4. ALL SECTION LINES ARE SUBJECT TO A 50 FOOT EASEMENT ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.

5. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

6. GREY HATCHING IS INTERPRETED FROM 4 FOOT INTERVAL CONTOURS ON KENAI PENINSULA BOROUGH GIS WEBSERVER TO APPROXIMATE SLOPES STEEPER THAN 20 PERCENT.

7. POTENTIAL WETLAND HATCHING IS DERIVED FROM KENAI WATERSHED FORUM CLASSIFICATIONS AS SHOWN ON KENAI PENINSULA BOROUGH GIS WEBSERVER.

WASTEWATER DISPOSAL:
THESE TRACTS 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 SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP

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 public rights-of-way and grant all easements to the use shown.

RICHARD L. METCALF
47968 GRANNY ANN AVE.
SOLDOTNA, AK 99669

LANA J. METCALF
47968 GRANNY ANN AVE.
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

For Richard L. Metcalf and Lana J. Metcalf
Acknowledged before me this
_____ *day of* _____ *2021.*

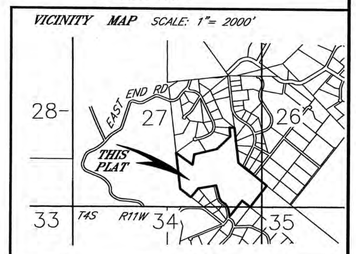
Notary public for Alaska *My Commission Expires*

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____
KENAI PENINSULA BOROUGH

BY _____
Authorized Official

VICINITY MAP SCALE: 1"= 2000'



DATE	5-17-21
SCALE	1"= 100'
GRID No.	AR-21
JOB No.	5280
DRAWING:	5280_5009

STATE OF ALASKA 49TH Gary D. Nelson NO. 7610-S REGISTERED PROFESSIONAL LAND SURVEYOR

FALLS CREEK ESTATES UNIT 5

A SUBDIVISION OF LOT 2, U.S. SURVEY 4720 EXCLUDING FALLS CREEK ESTATES UNIT 1 (HM80-12), FALLS CREEK ESTATES UNIT 2 (HM83-100), & FALLS CREEK ESTATES NO. 4 (HM96-53), WITHIN SE1/4 SECTION 27, & SW1/4 SECTION 26, & NE1/4 SECTION 34, T4S, R11W, S.M., KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, HOMER RECORDING DISTRICT, ALASKA CONTAINING 61.8± ACRES

OWNERS:
Richard L. Metcalf and Lana J. Metcalf
47968 GRANNY ANN AVE.
SOLDOTNA, AK 99669

ABILITY SURVEYS
GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603