





LEGEND:

-  2 1/2" BRASS CAP MON. GLO DATE UNKNOWN RECORD
-  2 1/2" BRASS CAP MON. 610-S DATE UNKNOWN RECORD
-  1/2" REBAR RECORD
-  () RECORD DATUM PLAT 74-92 KRD

NOTES:

- 1) This is a paper plat. No field survey was performed in accordance with KPB 20.60.200(A).
- 2) Basis of bearing taken from Mackey Lakes Subdivision Addition No. 1 Part 2, Plat K-1759, Kenai Recording District.
- 3) 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.
- 4) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 11 Page 118, Kenai Recording District. No definite location disclosed.
- 5) An 20 foot easement through Lot 23 to Lot 22 on existing road is recorded in Book 301 Page 598, Kenai Recording District.
- 6) Front 10 feet adjacent to right-of-ways and the 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.
- 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).

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

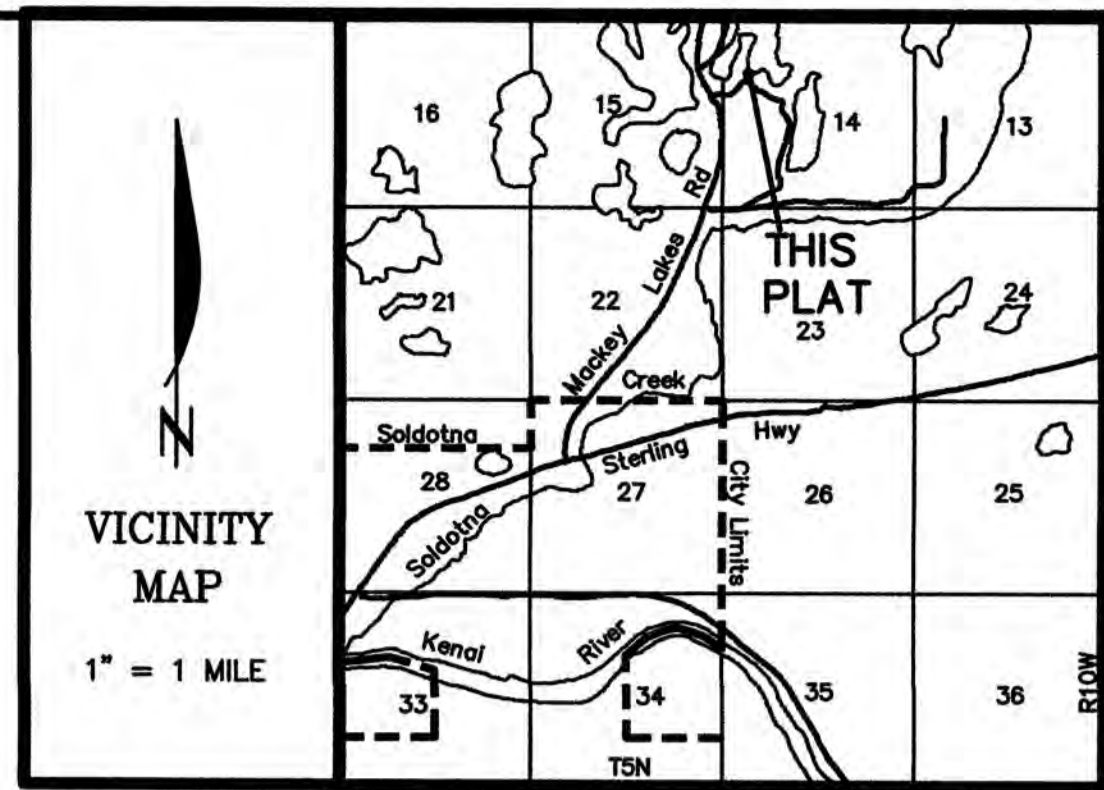
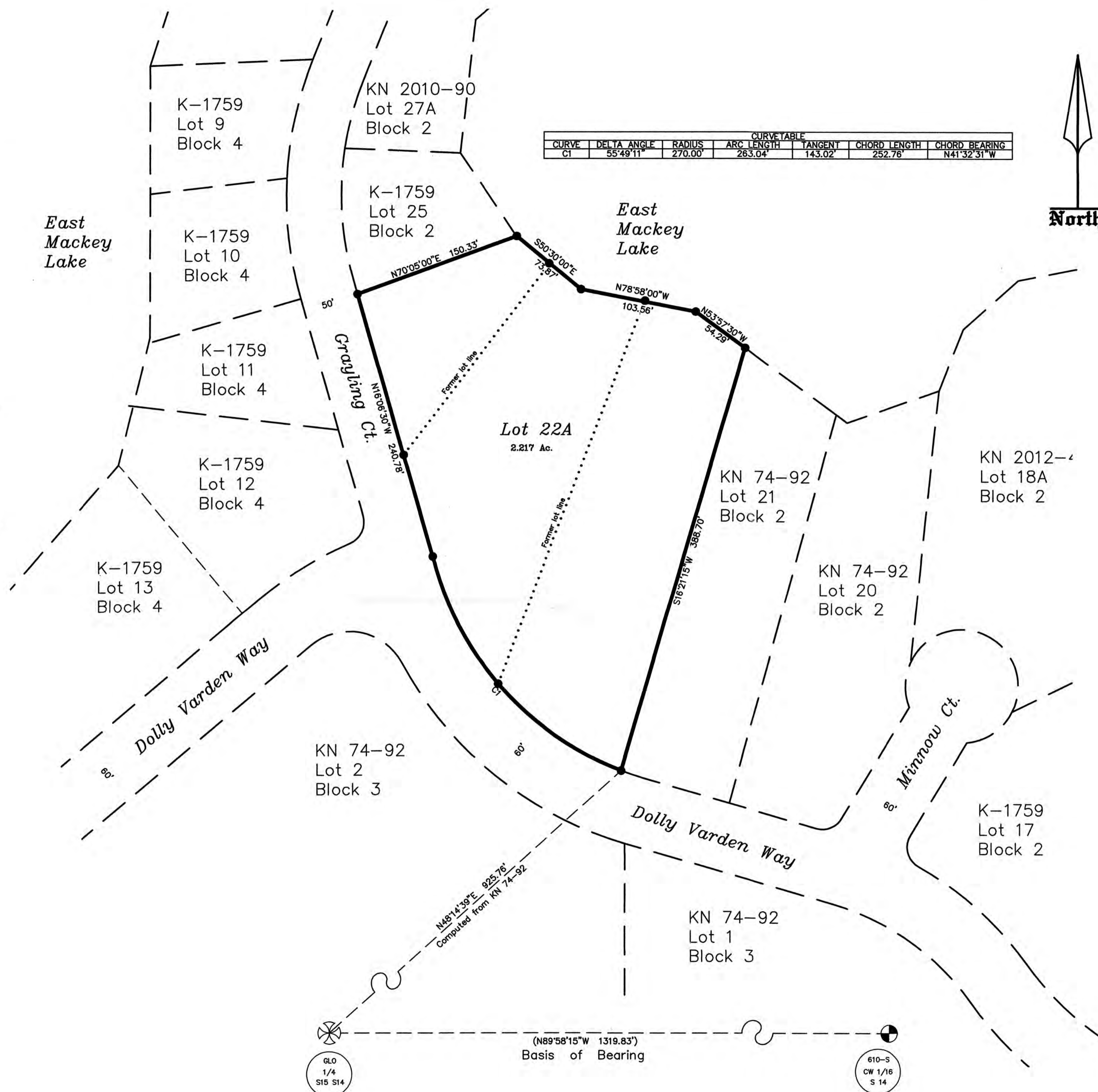
AUTHORIZED OFFICIAL



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.

DENIS DOUGLAS 37776 GRAYLING COURT SOLDOTNA, ALASKA 99669
 MELODY DOUGLAS 37776 GRAYLING COURT 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 _____

KPB FILE No. _____

Mackey Lakes Subdivision Douglas Replat

A resubdivision of Lot 24 Block 2 Mackey Lakes Subdivision Addition No. 1 Part 2, Plat K-1759, and Lots 22 and 23 Block 2 Mackey Lakes Subdivision Addition No. 1, Part 3 and Replat of Lot 23 Block 2 Part 2, Plat 74-92, Kenai Recording District.

Located within the SW1/4 NW1/4 Section 14, T5N, R10W, S.M., Kenai Peninsula Borough, Alaska.

Containing 2.217 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners Denis and Melody Douglas 37776 Grayling Ct. Soldotna, AK 99669
JOB NO. 21144	DRAWN: 7-29-21
SURVEYED: N/A	SCALE: 1"=50'
FIELD BOOK: N/A	SHEET: 1 of 1

KPB 2021-109