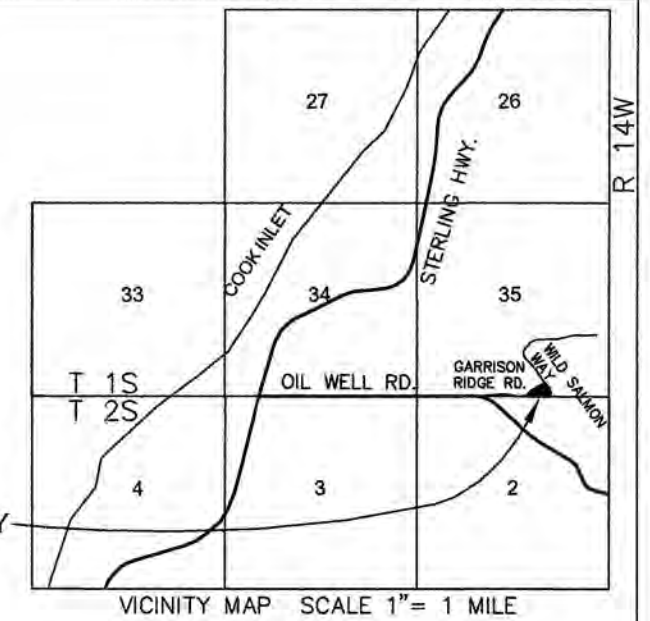
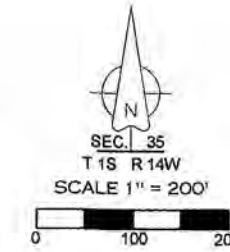


NOTES:

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.
2. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SET BACK 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 THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
4. THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, OR DEED RESTRICTIONS RECORDED IN BK 34, PG 139 (8/21/1964).
5. HOMER ELECTRIC ASSOCIATION, INC. WAS GRANTED AN EASEMENT (BK. 18 PG. 82 HRD) FOR FOR ELECTRIC LINES AND SYSTEM, WITH THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN, AN ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRUBUTION LINE OR SYSTEM. NO DEFINITE LOCATION DISCLOSED.
6. NO FIELD SURVEY MADE, NO MONUMENTS SET.

LEGEND:

- ⊙ GLO BRASS CAP 1919 1/4 CORNER SECS 2 & 35
- ⊕ FOUND 3 1/4" ALUMINUM MONUMENT (5332-S 1985) E 1/16TH SECS 2 & 35



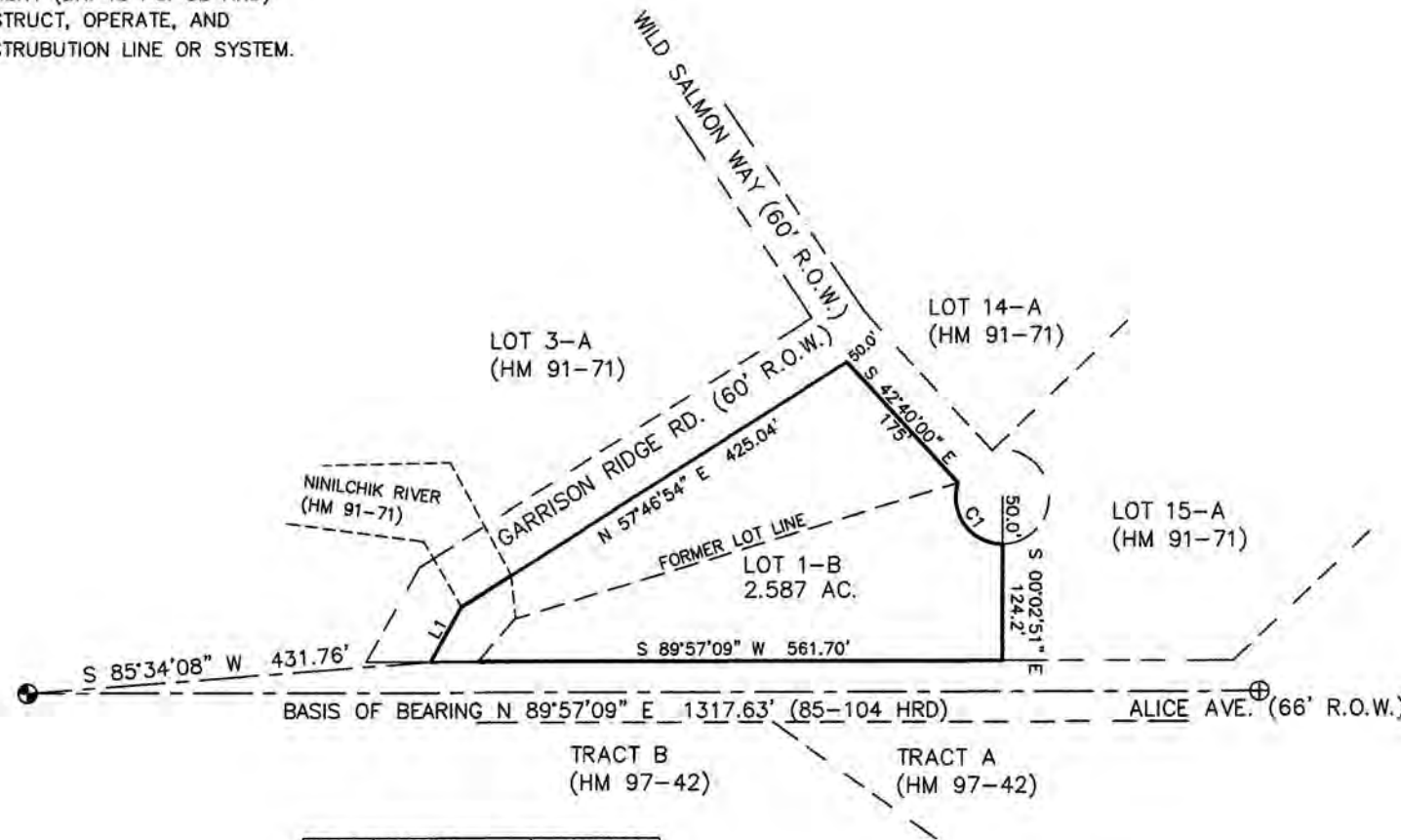
PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, _____

KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL: _____



LINE	BEARING	DISTANCE
L1	N 29°27'51" E	67.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50'	93.7'	80.58'	S 36°21'25" E	107°22'31"

CERTIFICATE OF OWNERSHIP:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE BRUCE & CHARLENE MCLEAN LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT ON BEHALF OF THE BRUCE & CHARLENE MCLEAN LIVING TRUST, I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

BRUCE MCLEAN
BRUCE & CHARLENE LIVING TRUST
254 UPPER ROSIAN DR.
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT:

FOR: BRUCE MCLEAN

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WASTEWATER DISPOSAL:

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH (9/9/91). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

KPB 2021-108

NINILCHIK RIVER ESTATES SUBDIVISION ADDN 1- MCLEAN ADDN,
K.P.B. FILE # 2021-
A LOT LINE VACATION OF THE LINE COMMON TO LOTS 1-A & 2-A, NINILCHIK RIVER ESTATES SUBD ADDN 1 (HM91-71), SECTION 35, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT.
containing 2.587 acres.
OWNER: BRUCE & CHARLENE MCLEAN LIVING TRUST
254 UPPER ROSIAN DR. SOLDOTNA, AK 99669

FINELINE SURVEYS
P.O. Box 774
ANCHOR POINT, ALASKA 99556
DMITRI D. KIMBRELL, RLS (907) 360 6382

SCALE: 1"=200' DATE: 7/15/2021