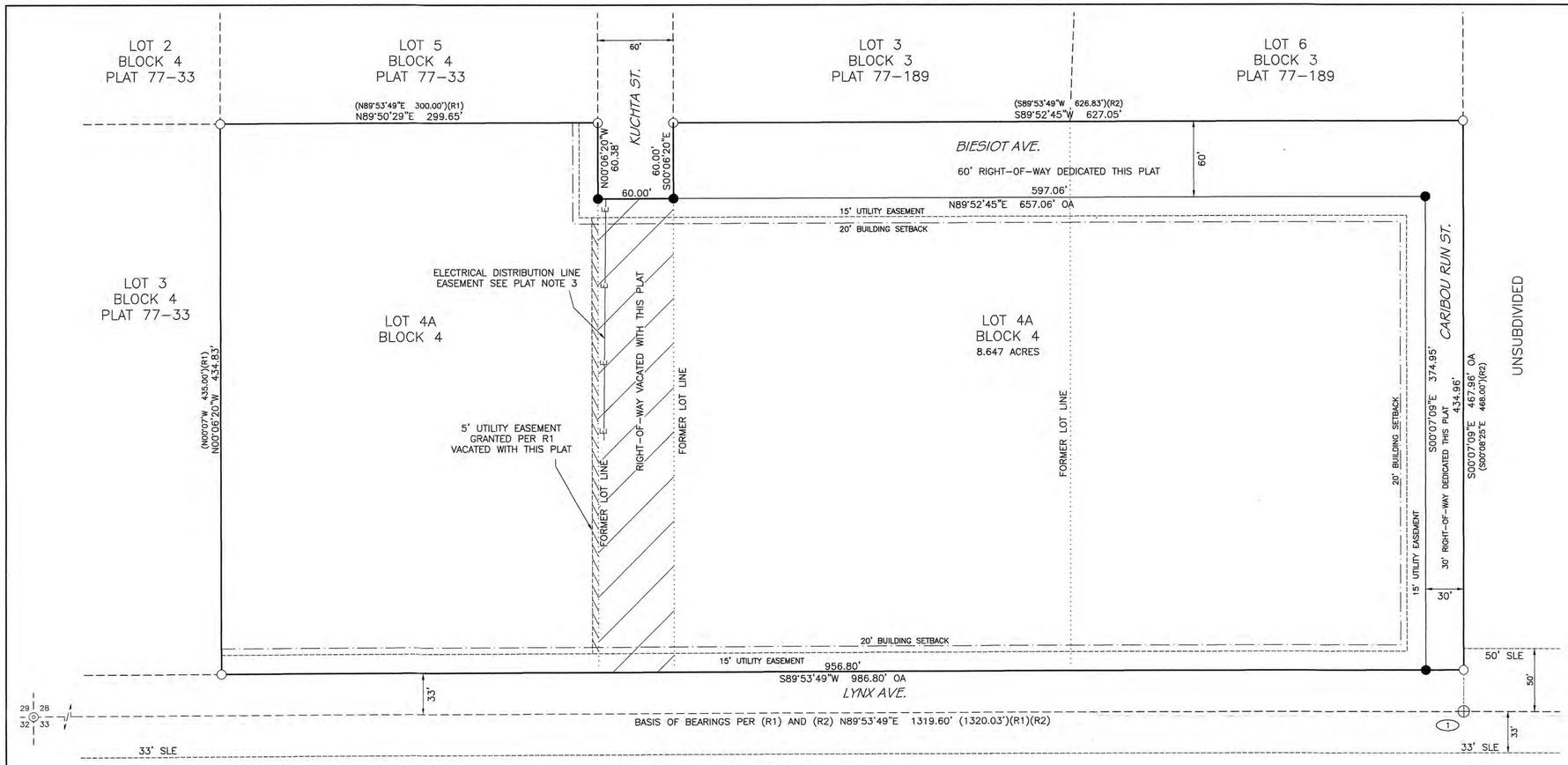


UNSUBDIVIDED

NOTES

1. BUILDING SETBACK – A 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 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS–OF–WAY IS ALSO 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.
3. A 20 FOOT WIDE ELECTRIC DISTRIBUTION LINE EASEMENT CENTERED ON EXISTING ELECTRIC LINE AND GUY ANCHORS BEING GRANTED THIS PLAT.
4. EXCEPTION TO KENAI PENINSULA BOROUGH CODE KPB 20.30.120–STREETS–WIDTH REQUIREMENTS WAS GRANTED AT THE PLAT COMMITTEE MEETING OF SEPTEMBER 13, 2021.
5. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF KUCHTA STREET AND THE ASSOCIATED UTILITY EASEMENTS AT THE MEETING OF SEPTEMBER 13, 2021.
6. 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).
7. WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 13, 2021.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

REFERENCES

(R1) KUCHTA ESTATES SUBDIVISION PART ONE, PLAT NO. 77–33, KENAI RECORDING DISTRICT

(R2) KUCHTA ESTATES SUBDIVISION PART TWO, PLAT NO. 77–189, KENAI RECORDING DISTRICT

KPB 2021-119V

LEGEND

⊕	FOUND PRIMARY MONUMENT AS REFERENCED
◎	FOUND 2–1/2" IRON PIPE AT SECTION CORNER POSITION
○	FOUND SECONDARY MONUMENT
●	SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS–13022 2021
(#)	MONUMENT REFERENCE NUMBER
SLE	SECTION LINE EASEMENT
OA	OVERALL
———	SUBDIVISION BOUNDARY
———	INTERIOR LOT LINE
– – – –	ADJACENT PROPERTY LINE
—·—·—	20 FOOT BUILDING SETBACK
– – – –	EASEMENT
·····	FORMER LOT LINE
———	OVERHEAD ECLECTIC LINE

CERTIFICATE OF ACCEPTANCE AND DEDICATION BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS–OF–WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT – BIESIOT AVE. AND NEEDS A NAME ST.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

DATE

PRELIMINARY PLAT

MONUMENT SUMMARY

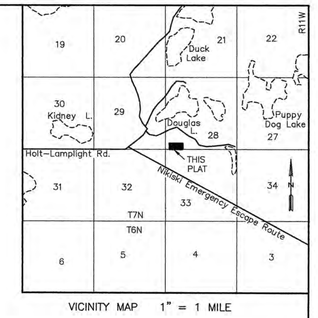
1
W 1/16
S 28
S 33
631–S
1977

FOUND 2–1/2" ALUMINUM MONUMENT FLUSH WITH GRADE GOOD CONDITION

50' 25' 0' 50'
1" = 50'

N

EDGE



VICINITY MAP 1" = 1 MILE

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–WAYS, BIESIOT AVE., NEEDS A NAME ST. AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

HARA MK HANSEN–BIESIOT
47050 KUCHTA ST.
KENAI, ALASKA 99611

DANIEL H HANSEN
47050 KUCHTA ST.
KENAI, ALASKA 99611

NOTARY ACKNOWLEDGEMENT

FOR: HARA MK HANSEN–BIESIOT
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE

NOTARY STAMP AREA

NOTARY ACKNOWLEDGEMENT

FOR: DANIEL H HANSEN
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE

NOTARY STAMP AREA

KPB FILE No. 2021–000

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022–S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA
49TH
PRELIMINARY
Mark A. Aimonetti
No. 13022 – S
REGISTERED PROFESSIONAL LAND SURVEYOR

RECORDER'S STAMP AREA
2.25"
2.25"

KUCHTA ESTATES HANSEN ADDITION

A REPLAT OF
LOT 4 BLOCK 4
KUCHTA ESTATES SUBDIVISION PART 1
PLAT 77–33
AND
LOT 4 AND 5 BLOCK 3
KUCHTA ESTATES SUBDIVISION PART 2
PLAT 77–189
AND
RIGHT–OF–WAY VACATION OF PORTION OF KUCHTA STREET

OWNERS:
HARA MK HANSEN–BIESIOT
AND
DANIEL H HANSEN
47050 KUCHTA ST.
KENAI, ALASKA 99611

LOCATED WITHIN SW 1/4 SECTION 28,
T.7N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

CONTAINING 9.769 ACRES

EDGE SURVEY AND DESIGN, LLC
12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392

DRAWN BY: JY	DATE: 8/7/2021	PROJECT: 21–558
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1