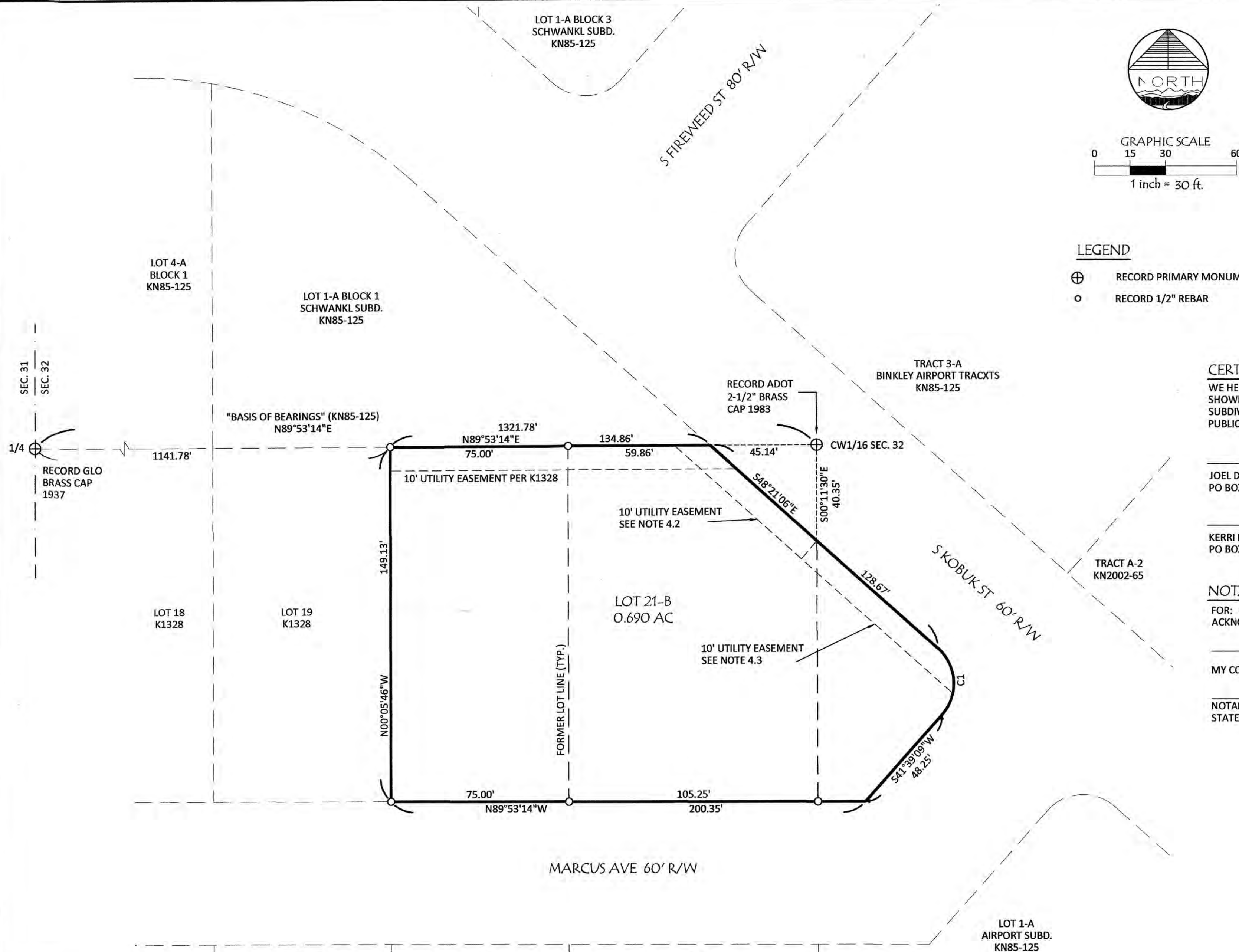
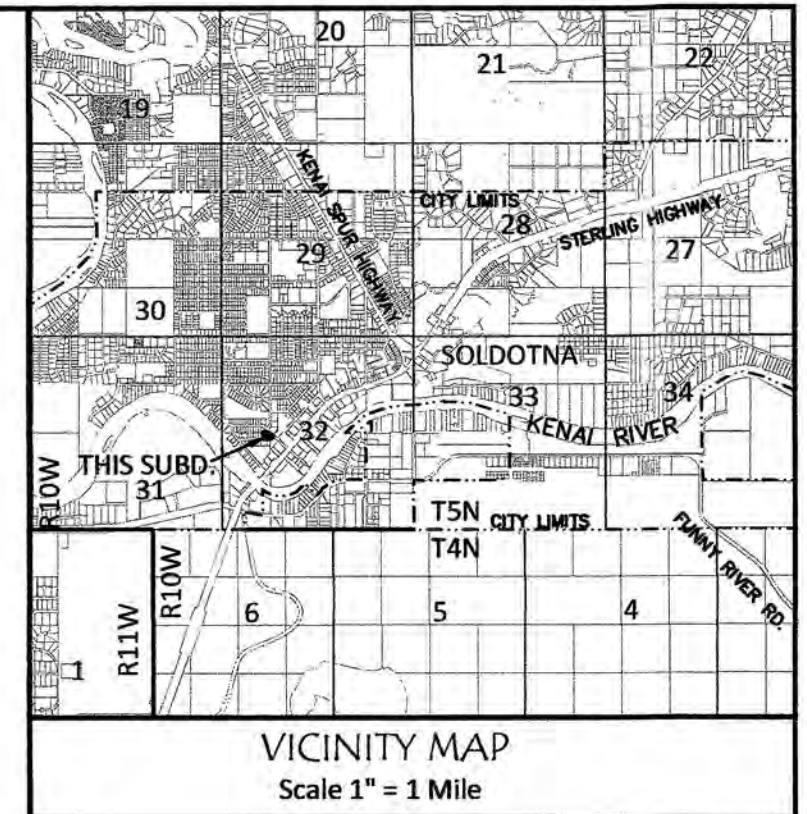


LEGEND

- ⊕ RECORD PRIMARY MONUMENT
- RECORD 1/2" REBAR



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

JOEL DEAN NELSON, OWNER
PO BOX 4655, SOLDOTNA, AK 99669

KERRI LYNNE NELSON, OWNER
PO BOX 4655, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: JOEL DEAN & KERRI LYNNE NELSON
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2021

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA



Plat #	
Rec Dist	
Date	20__
Time	__ M

NOTES

1. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
2. 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. THIS PLAT WAS PREPARED FROM DATA OF RECORD, BODNAR SUBDIVISION (K1328) AND KOBUK STREET ROW & PARCEL REPLAT (KN85-125). NO ADDITIONAL FIELD SURVEY WAS PERFORMED THIS DATE.
4. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 4.1. ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON MARCH 23, 1961 IN BOOK 6, PAGE 270, KRD, LOCATION NOT DEFINED.
 - 4.2. UTILITY EASEMENT GRANTED TO THE CITY OF SOLDOTNA RECORDED AUGUST 2, 1983 IN BOOK 214, PAGE 838 KRD.
 - 4.3. UTILITY EASEMENT GRANTED TO THE CITY OF SOLDOTNA RECORDED AUGUST 2, 1983 IN BOOK 214, PAGE 909 KRD.
 - 4.4. ACCESS EASEMENT AND SHARED PARKING AGREEMENT RECORDED OCTOBER 20, 2011 IN DOCUMENT 2011-010066-0 KRD.

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL _____

BODNAR SUBDIVISION 2021 REPLAT

REPLAT OF LOT 20 BODNAR SUBDIVISION (K1328) AND LOT 21-A & TRACT 4-A KOBUK STREET ROW & PARCEL REPLAT (KN85-125)

JOEL DEAN NELSON, OWNER
PO BOX 4655, SOLDOTNA, AK 99669

KERRI LYNNE NELSON, OWNER
PO BOX 4655, SOLDOTNA, AK 99669

0.690 AC. M/L SITUATED IN THE SW1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



KPB File No.	2021-xxx
Project No.	212030

Scale 1" = 30'	Date : JUNE 2021	Drawn by : JAH
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KPB 2021-114