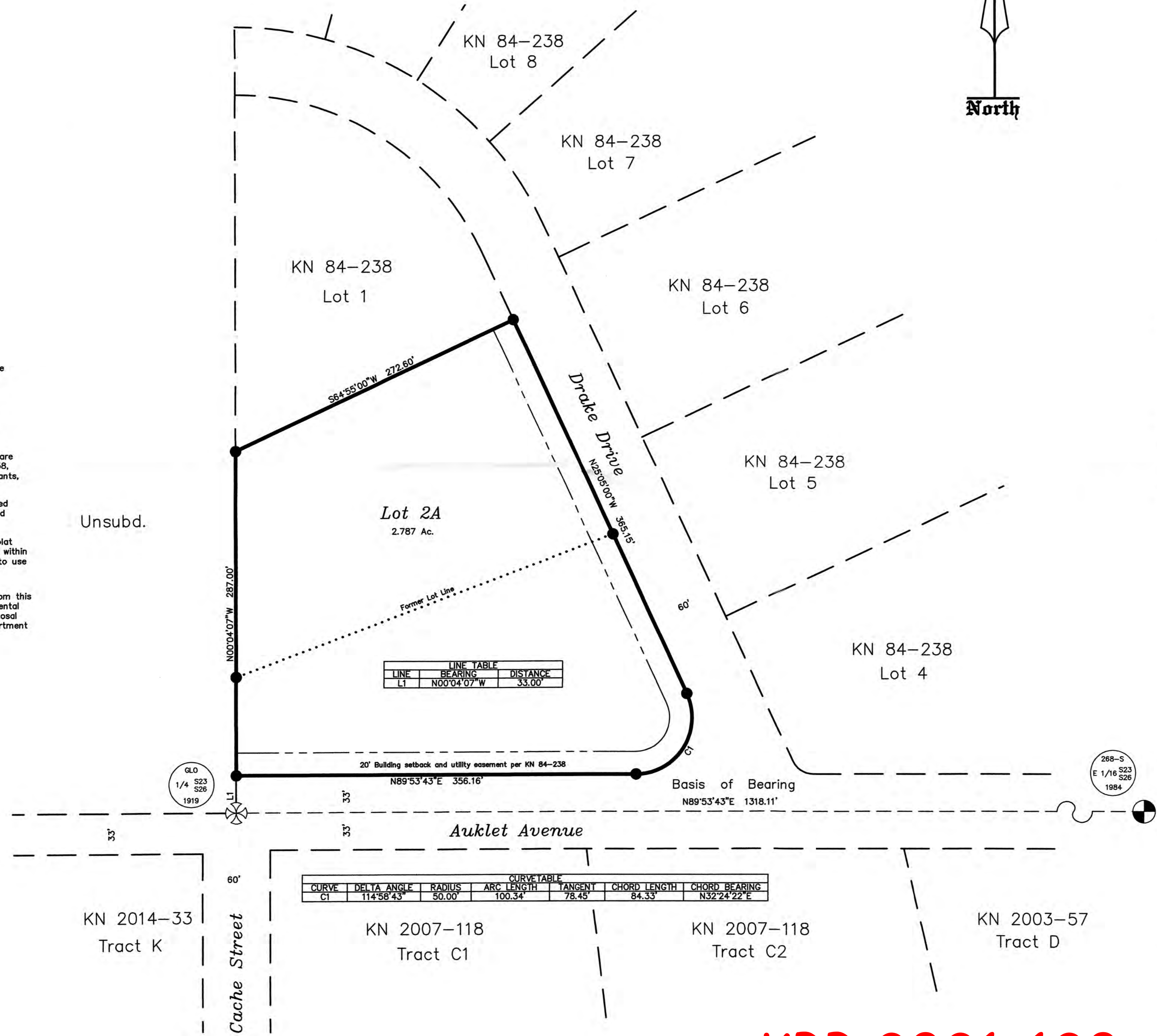


**LEGEND:**

- ⊗ 2 1/2" BRASS CAP MON. GLO 1919 RECORD
- ⊙ 2 1/2" BRASS CAP MON. 268-S 1984 RECORD
- 1/2" REBAR RECORD
- ( ) RECORD DATUM PLAT 84-238 KR

**NOTES:**

- 1) This is a paper plat. A field survey was not performed in accordance with KPB 20.60.200(A).
- 2) Basis of bearing taken from East Cohoe Subdivision, Plat 84-238, 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) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 246 Page 641 and amended in Book 252 Page 758, Kenai Recording District. The Borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
- 5) Easements for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 31, Pages 139 and 140, Kenai Recording District. No definite location disclosed.
- 6) Front 20 feet adjacent to right-of-ways is a utility easement per plat KN 84-238. 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) **WASTEWATER DISPOSAL:** The parent subdivision for lots resulting from this platting action was approved by the Alaska Department of Environmental Conservation on September 5, 1984. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



LINE	BEARING	DISTANCE
L1	N00°04'07" W	33.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	114°58'43"	50.00'	100.34'	78.45'	84.33'	N32°24'22" E



**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**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DALE D. HEDGER  
P.O. BOX 513  
KASLOF, ALASKA 99610

**NOTARY'S ACKNOWLEDGEMENT**

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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  
AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. \_\_\_\_\_

<b>East Cohoe Subdivision Hedger Replat</b>	
A resubdivision of Lots 2 and 3 East Cohoe Subdivision, Plat 84-238, Kenai Recording District.	
Located within the SW1/4 SE1/4 Section 23, T3N, R12W, S.M., Kenai Peninsula Borough, Alaska.	
Containing 2.787 Ac.	
Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner <b>Dale D. Hedger</b> P.O. Box 513 Kasilof, Alaska 99610
JOB NO. 21193	DRAWN: 8-14-21
SURVEYED: N/A	SCALE: 1"=50'
FIELD BOOK: N/A	SHEET: 1 of 1

KPB 2021-120