LEGEND:

- ✠ 2 1/2" BRASS CAP MONUMENT GLO 1921 FOUND
- ⊕ 3 1/4" ALUM. CAP MONUMENT 1928–S 2005 FOUND
- ⊕ 2 1/2" BRASS CAP MONUMENT 1426–E 1973 FOUND
- ○ 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 2017–45 KRD

NOTES:

1) Basis of bearing taken from Condominium Plat for Kalifonsky Meadows Airpark Condominiums Phase 2B, Plat 2017–45, Kenai Recording District.
2) 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.
3) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
4) An easement for gas transmission pipeline in favor of the Bureau of Land Management is recorded in Book 40 Page 219, Kenai Recording District.
5) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association Inc is recorded as serial number 2006–009959–0, Kenai Recording District.
6) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association Inc is recorded as serial number 2008–011440–0, Kenai Recording District.
7) Front 10 feet of the 20 foot building setback 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 a utility easement which would interfere with the ability of a utility to use the
8) easement.

WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single–family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

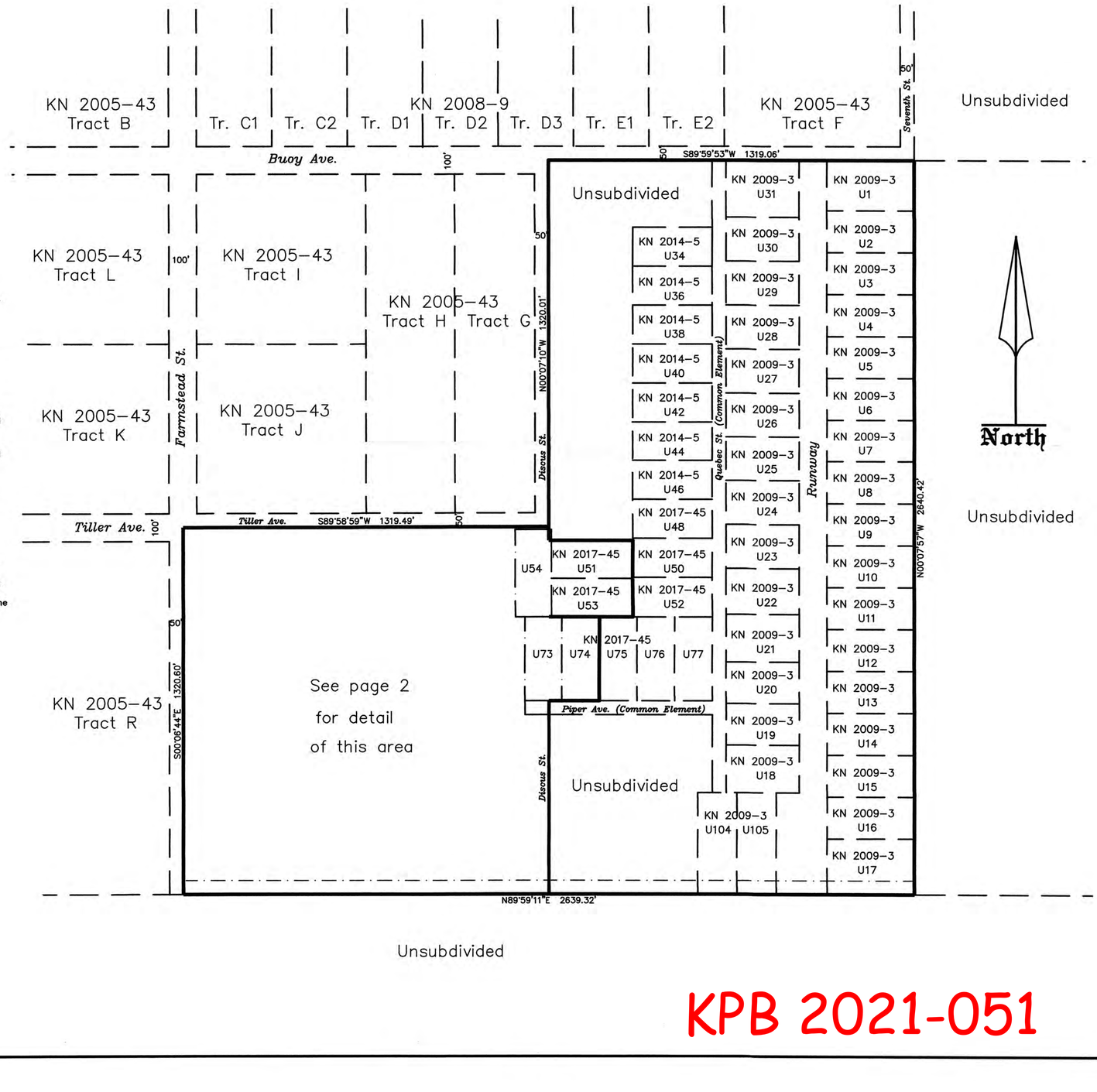
Engineer License No. date

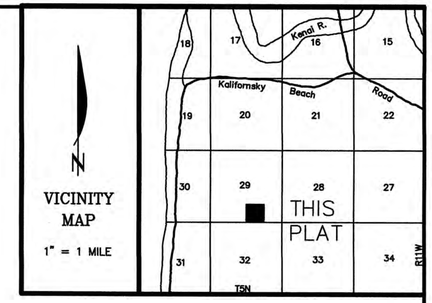
STATE OF ALASKA 49TH JOHN F. SEGESSER No. LS 8859 REGISTERED PROFESSIONAL LAND SURVEYOR

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.

DAVID YRAGUI, PRESIDENT
RCMS INC
P.O. BOX 1290
KENAI, ALASKA 99611

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.

Kalifornsky Meadows 2021 Addition

A subdivision of the E1/2 SE1/4 and SW1/4 SE1/4 Section 29 T5N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 40.000 Ac.

Surveyor	Owner
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262–3909	RCMS Inc P.O. Box 1290 Kenai, Alaska 99611
JOB NO. 21029	DRAWN: 5–3–21
SURVEYED:	SCALE: 1"=100'
FIELD BOOK:	SHEET: 1 of 1

KPB 2021-051

LEGEND:

- ✠ 2 1/2" BRASS CAP MONUMENT GLO 1921 FOUND
- ◒ 3 1/4" ALUM. CAP MONUMENT 1928–S 2005 FOUND
- ◒ 2 1/2" BRASS CAP MONUMENT 1426–E 1973 FOUND
- ○ 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 2017–45 KRD

KN 2005–43 Tract K

KN 2005–43 Tract J

KN 2005–43 Tract H

KN 2005–43 Tract G

KN 2005–43 Tract R

Unsubd.

U48

U50

U52

U75

U76

Unsubd.

North

Block 1

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
1.623 Ac.	1.623 Ac.	1.623 Ac.	1.623 Ac.	1.621 Ac.

10' ROW dedication by this plat

20' Building setback

N90°00'00"W 1319.53'

60' ROW dedication this plat

Block 2

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
1.672 Ac.	1.672 Ac.	1.672 Ac.	1.672 Ac.	1.669 Ac.

10' ROW dedication this plat

Lot 10	Lot 9	Lot 8	Lot 7	Lot 6
1.675Ac.	1.675 Ac.	1.675 Ac.	1.675 Ac.	1.672 Ac.

60' ROW dedication by this plat

20' Building setback

N90°00'00"W 1319.62'

60' ROW dedication this plat

Block 3

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
1.691Ac.	1.691 Ac.	1.691 Ac.	1.691 Ac.	1.687 Ac.

20' Building setback and 50' Section line easement

30' ROW dedication this plat

Unsubdivided

U51A 0.953 Ac.

U53A 0.961 Ac.

U74A 1.272 Ac.

KPB FILE No.

Kalifornsky Meadows 2021 Addition

A subdivision of the E1/2 SE1/4 and SW1/4 SE1/4 Section 29 T5N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 40.000 Ac.

Surveyor	Owner
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262–3909	RCMS Inc P.O. Box 1290 Kenai, Alaska 99611

JOB NO.	21029	DRAWN:	5–3–21
SURVEYED:		SCALE:	1"=100'
FIELD BOOK:		SHEET:	1 of 1

KPB 2021-051