

REFERENCES

- (R1) EDGINGTON SUBD. NO. 2 PLAT NO. 79-195, KENAI RECORDING DISTRICT
(R2) SLEEPY HOLLOW SUBDIVISION, PLAT NO. 78-19, KENAI RECORDING DISTRICT
(R3) EDGINGTON SUBDIVISION T AND L LAKESIDE ADDITION, PLAT NO. 2016-29, KENAI RECORDING DISTRICT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N19°01'25"E	17.46'
L2	N00°00'00"W	11.24'
L3	N45°59'06"E	25.00'

NOTES

- 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.
- THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. PLAT KN 79-195 GRANTED 5 FEET ALONG FORMER LOT 3. THIS PLAT WILL GRANT ADDITIONAL 10 FEET AS UTILITY EASEMENTS TO BRING THE 5 FOOT UTILITY EASEMENT TO A WIDTH OF 15 FEET. 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.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF FANNIE MAE AVE. AND UTILITY EASEMENT GRANTED BY PLAT KN 79-195, AT THE MEETING OF SEPTEMBER 27, 2021.
- EXCEPTION TO KENAI PENINSULA BOROUGH CODE KPB 20.40.040 WAS GRANTED AT THE PLAT COMMITTEE MEETING OF SEPTEMBER 27, 2021.
- A 20 FOOT ELECTRIC DISTRIBUTION LINE EASEMENT CENTERED ON EXISTING POWER LINE GRANTED THIS PLAT.
- A 15 FOOT GAS DISTRIBUTION LINE EASEMENT CENTERED ON EXISTING GAS LINE GRANTED THIS PLAT.
- RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF LONGMERE LAKE AND ANY QUESTIONS OF RIGHT OF ACCESS TO THE LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
- ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
- THE CUL-DE-SAC PORTION OF THE RIGHT OF WAY BEING VACATED THIS PLAT WILL REMAIN AS A PUBLIC UTILITY EASEMENT.
- WASTEWATER DISPOSAL: ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

COLLEEN M. SHERMAN
43420 KALIFORNISKY BEACH RD.
SOLDOTNA, ALASKA 99669

GUY F. SHERMAN
43420 KALIFORNISKY BEACH RD.
SOLDOTNA, ALASKA 99669

JESSICA SEYMOUR
43420 KALIFORNISKY BEACH RD.
SOLDOTNA, ALASKA 99669

PAUL KELLY
43420 KALIFORNISKY BEACH RD.
SOLDOTNA, ALASKA 99669

NOTARY ACKNOWLEDGEMENT

FOR: COLLEEN M. SHERMAN
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE

NOTARY
STAMP
AREA

NOTARY ACKNOWLEDGEMENT

FOR: JESSICA SEYMOUR
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE

NOTARY
STAMP
AREA

NOTARY ACKNOWLEDGEMENT

FOR: GUY F. SHERMAN
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE

NOTARY
STAMP
AREA

NOTARY ACKNOWLEDGEMENT

FOR: PAUL KELLY
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE

NOTARY
STAMP
AREA

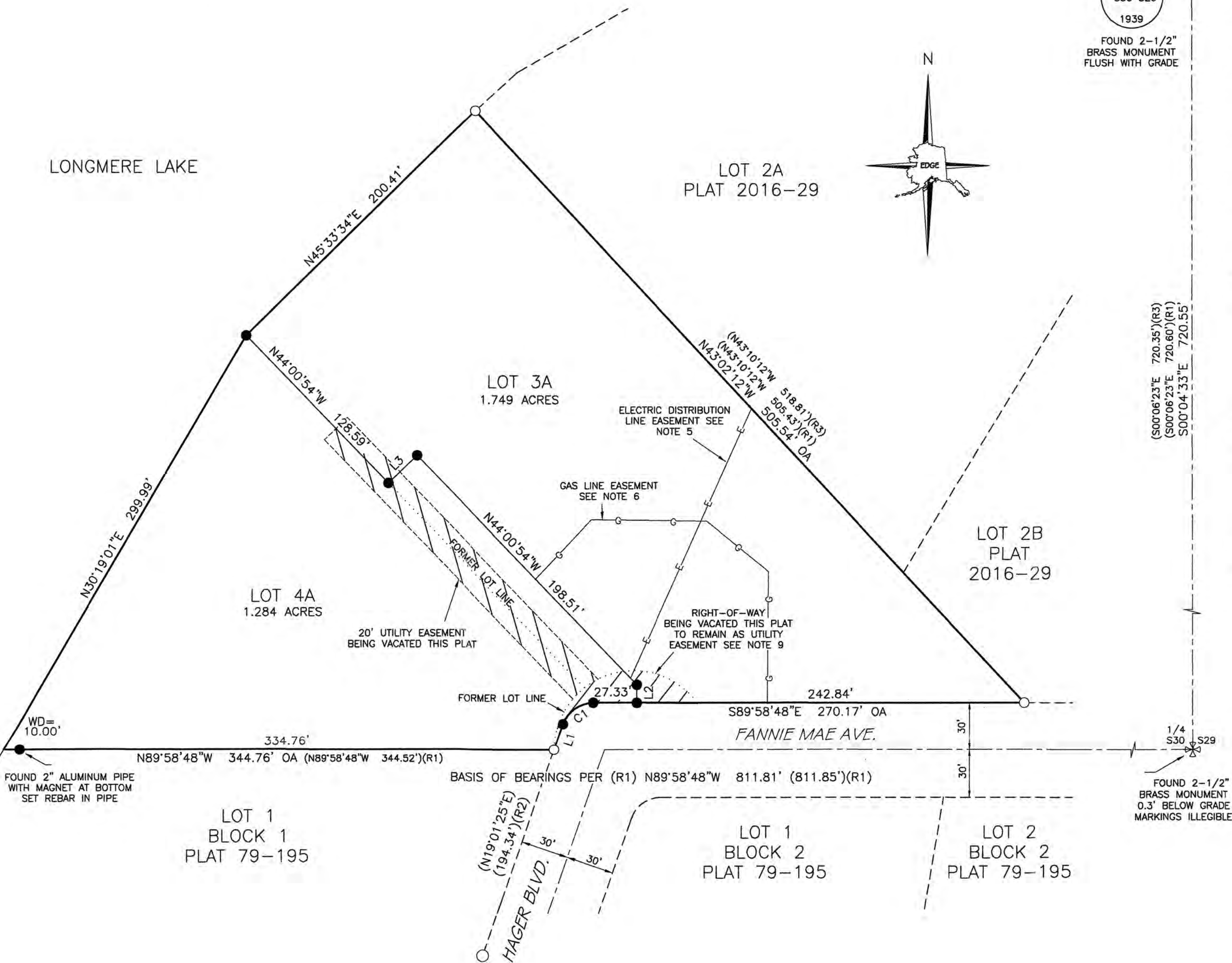
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 27, 2021.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

RECORDER'S
STAMP
AREA

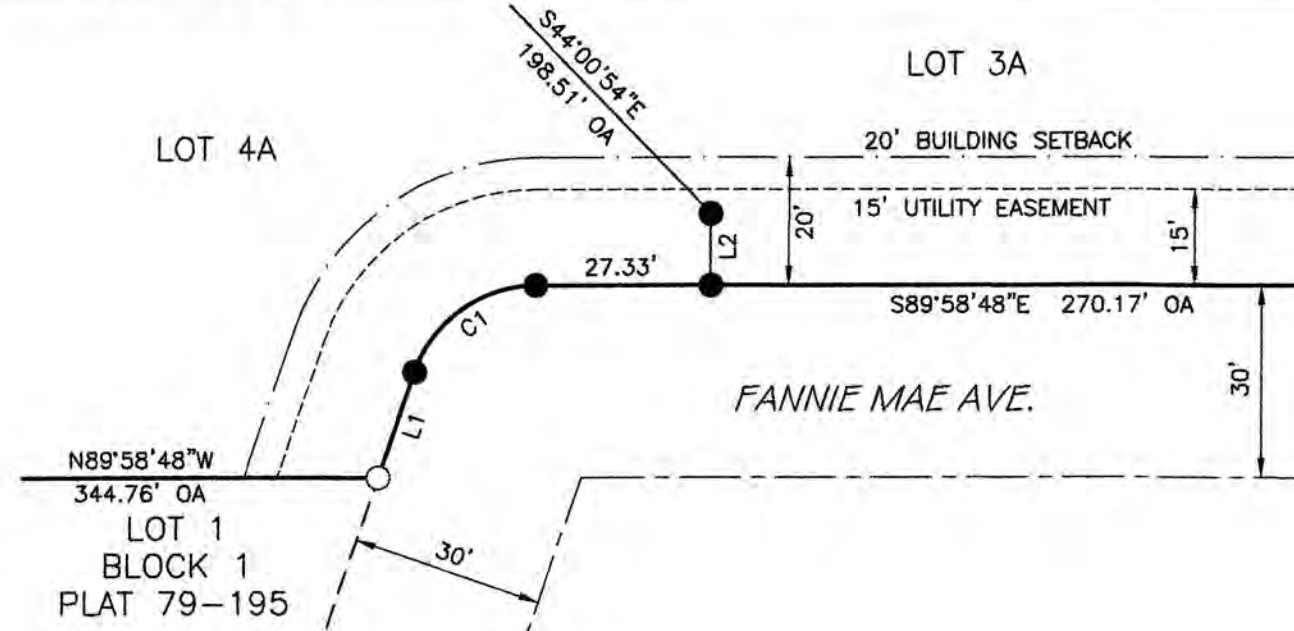


LEGEND

- FOUND BLM MONUMENT AS REFERENCED
FOUND SECONDARY MONUMENT
5/8" REBAR
SET PROPERTY CORNER
5/8" X 30" REBAR
WITH 2" ALUMINUM CAP
STAMPED EDGE SURVEY LS-13022 2021
OA OVER ALL
(R#) RECORD DATA, SEE REFERENCE

- SUBDIVISION BOUNDARY
INTERIOR LOT LINE
ADJACENT PROPERTY LINE
CENTERLINE RIGHT OF WAY
20 FOOT BUILDING SETBACK
EASEMENT
FORMER LOT LINE
OVERHEAD ELECTRIC LINE
RIGHT OF WAY BEING VACATED
UTILITY EASEMENT BEING VACATED

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	24.78'	70°59'47"	S54°31'19"W	23.23'

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.



KPB FILE No. 2021-000

EDGINGTON
SUBDIVISION
SHERMAN
ADDITION

A SUBDIVISION OF
LOTS 3 AND 4
PLAT 79-195
KENAI RECORDING DISTRICT

OWNERS:
COLLEEN M. AND GUY F. SHERMAN
JESSICA SEYMOUR
PAUL KELLY
43420 KALIFORNISKY BEACH RD.
SOLDOTNA, ALASKA 99669

LOCATED WITHIN NE 1/4 SECTION 30,
T.5N., R.9W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

CONTAINING 3.303 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
AEL# 1392

DRAWN BY: DATE: PROJECT:
JY 8/11/2021 21-574
CHECKED BY: SCALE: SHEET:
MA 1" = 50' 1 OF 1

KPB 2021-129V1