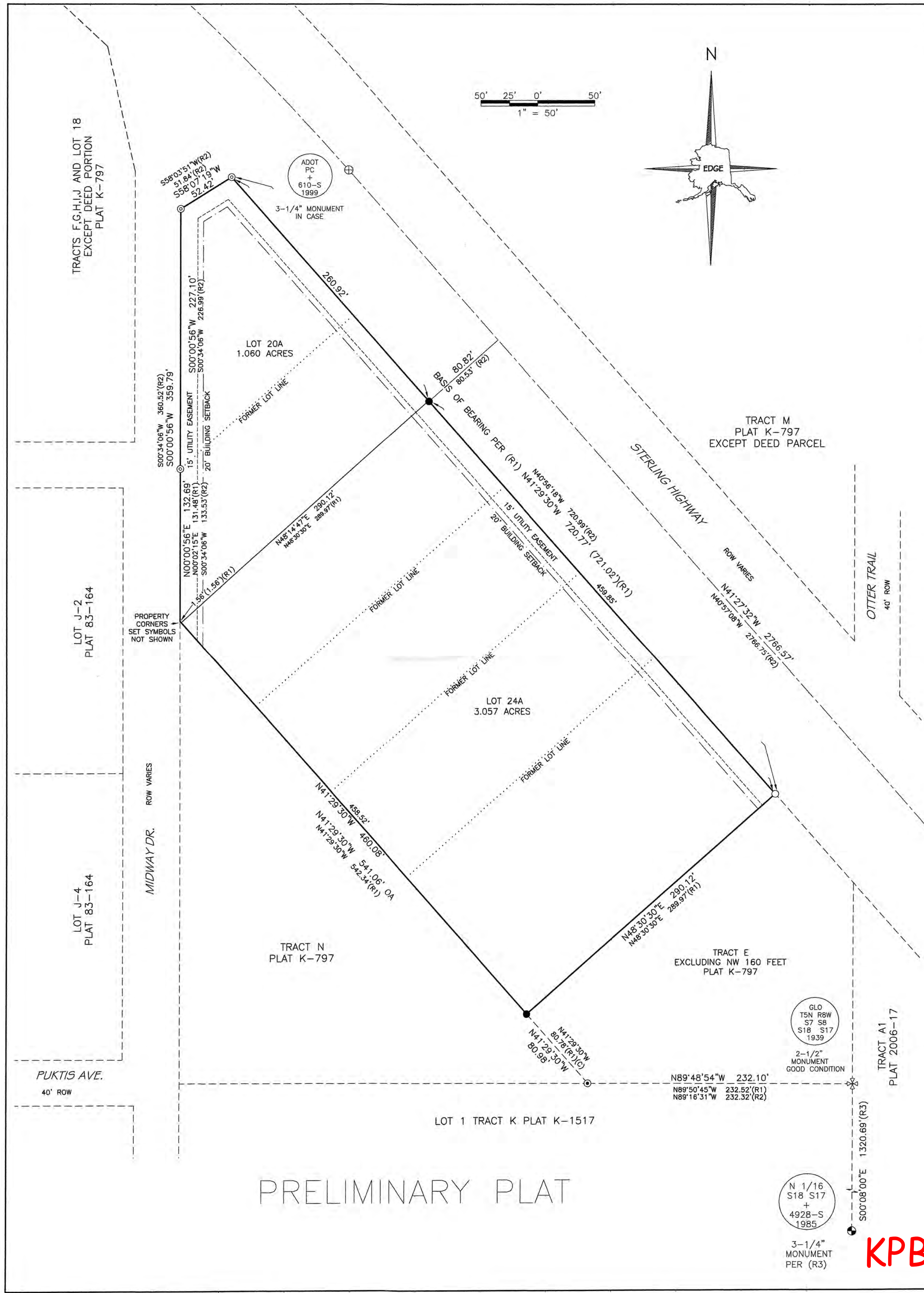




- NOTES**
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT, NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY ARE PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES.
 - THIS SUBDIVISION SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
 - SOUTHERN MOST TEN FEET OF FORMER LOT 21 SUBJECT TO RIGHT-OF-WAY EASEMENT GRANTED TO ENSTAR NATURAL GAS. RECORDED: FEBRUARY 28, 1995. VOLUME/PAGE: 459/749.
 - GENERAL EASEMENT WITH NO DEFINED LOCATION AFFECTING PORTIONS OF FORMER TRACT E GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 2, 1959. MISC. BOOK 5, PAGE 48, KR.D.
 - WASTEWATER DISPOSAL: WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

✱	FOUND BLM MONUMENT AS REFERENCED	—	SUBDIVISION BOUNDARY
⊕	FOUND PRIMARY MONUMENT AS REFERENCED	—	INTERIOR LOT LINE
⊙	PRIMARY MONUMENT OF RECORD AS REFERENCED	---	ADJACENT PROPERTY LINE
⊙	FOUND SECONDARY MONUMENT YELLOW PLASTIC CAP STAMPED SEGESSER LS- 8859	---	FORMER LOT LINE
⊙	FOUND SECONDARY MONUMENT 1" METAL CAP STAMPED 610-S	---	CENTERLINE RIGHT OF WAY
⊙	FOUND SECONDARY MONUMENT 5/8" REBAR	---	20 FOOT BUILDING SETBACK
●	SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2021	---	EASEMENT
		OA	OVERALL
		(R#)	RECORD DATA, SEE REFERENCE

- REFERENCES**
- (R1) MCFARLAND SUBDIVISION, PLAT K-797, KENAI RECORDING DISTRICT
 - (R2) ALASKA DOT RIGHT OF WAY MAP, PROJECT IR-OA3-3(3) PLAT 2013-26, KENAI RECORDING DISTRICT
 - (R3) BOLSTRIDGE SUBDIVISION ADDITION NO. 6, PLAT 2006-17, KENAI RECORDING DISTRICT

PLAT APPROVAL

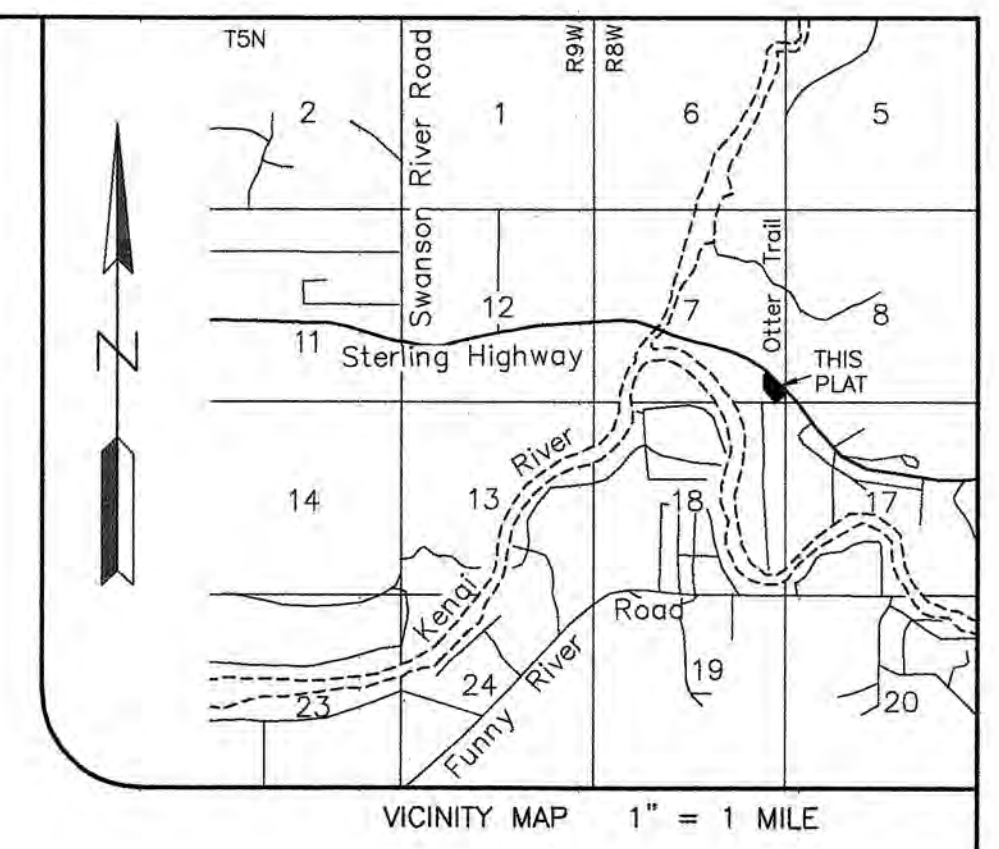
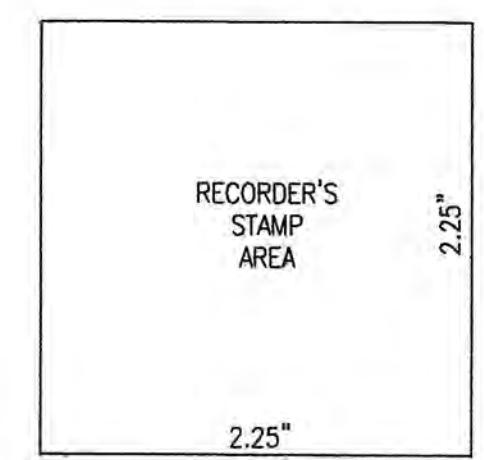
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 27, 2021.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THREE BEARS ALASKA INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HERE AND THAT ON BEHALF OF THREE BEARS ALASKA INC. I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

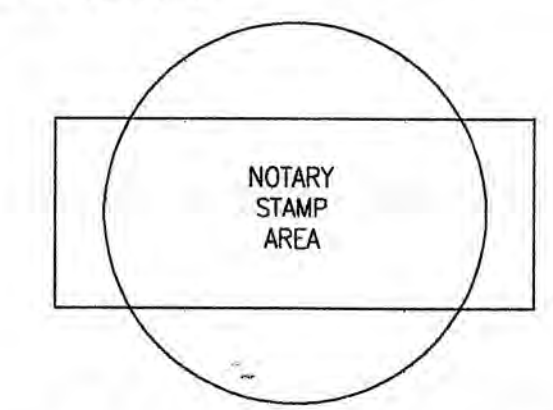
STEPHEN D. MIEROP, VICE PRESIDENT AND SECRETARY
THREE BEARS ALASKA INC.
500 SOUTH TRIPLE B STREET
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGEMENT

FOR: STEPHEN D. MIEROP
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2021

NOTARY PUBLIC SIGNATURE



KPB FILE No. 2021-000

**McFARLAND
SUBDIVISION
2021 REPLAT**

A REPLAT OF
LOTS 20-24
AND
THE NORTH 160 FEET OF TRACT E
McFARLAND SUBDIVISION
PLAT K-797 KENAI RECORDING DISTRICT

OWNERS:
THREE BEARS ALASKA INC.
500 SOUTH TRIPLE B STREET
WASILLA, ALASKA 99623

LOCATED WITHIN SE 1/4 SECTION 7,
T.5N., R.8W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

CONTAINING 4.116 ACRES



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

DRAWN BY: JY	DATE: 8/31/2021	PROJECT: 21-588
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1