

## 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

LONGMERE LAKE

LOT 2A  
PLAT 2016-29

LOT 3A  
1.749 ACRES

LOT 4A  
1.284 ACRES

LOT 2B  
PLAT  
2016-29

LOT 1  
BLOCK 1  
PLAT 79-195

LOT 1  
BLOCK 2  
PLAT 79-195

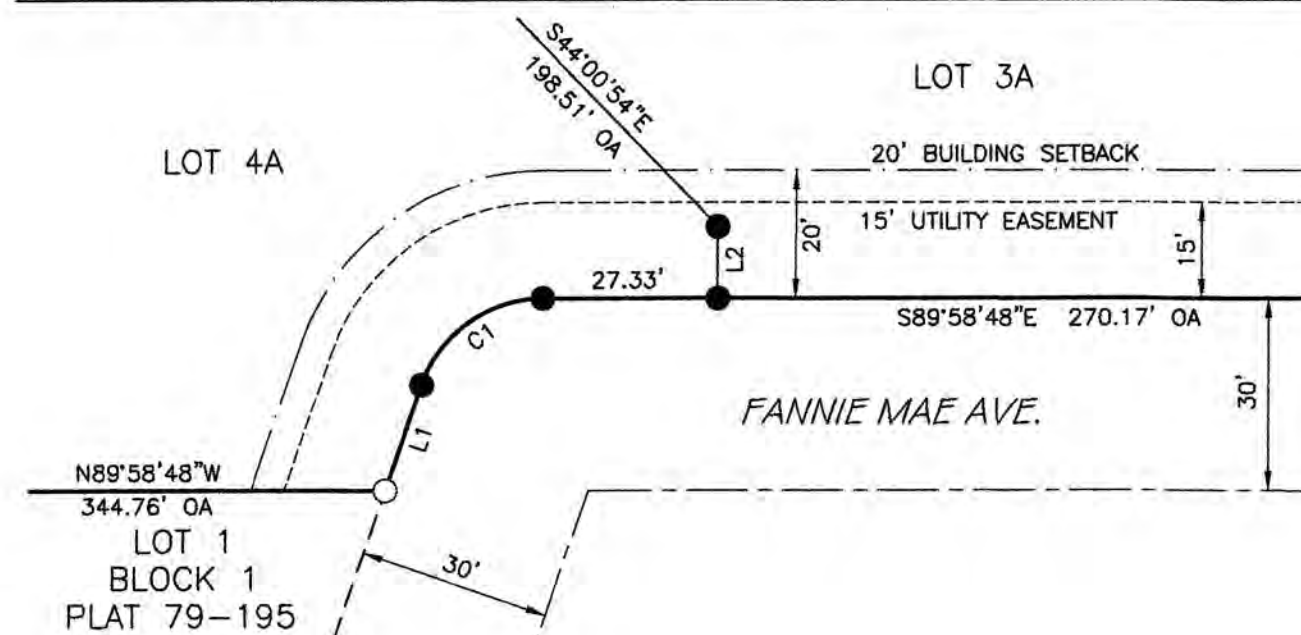
LOT 2  
BLOCK 2  
PLAT 79-195

## 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  
AECL# 1392

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

KPB 2021-129