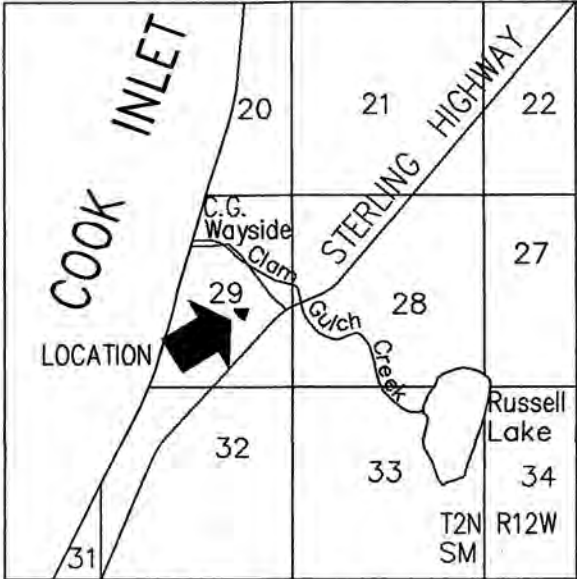




Captain Cook Heights

2021 Addition Preliminary Plat

A subdivision of Lot 35 Captain Cook Hts, KRD 79-85.
Located in the SE1/4 Section 29, T2N R12W, SM, Clam Gulch, Alaska.
Kenai Recording District Kenai Peninsula Borough

Prepared for

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VICINITY MAP 1" = 1 mile

SCALE 1" = 60' AREA = 2.197 acres 11 August, 2021

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission.
Building setback to be limits of utility easements, carried forward from plat KRD 79-85.
2. 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.
3. Contour interval 4'. No grades exceed 15%. There are no wet areas on the property.

