

NOTES

1. A 20' BUILDING SETBACK EXISTS ALONG ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION (HM 2007-90).
2. THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF SIDE LOT LINES IS A UTILITY EASEMENT. NO STRUCTURE SHALL BE BUILT OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT (HM 2007-90).
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. THIS PLAT WAS PREPARED FOR THE VACATION OF LOT LINES ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 2007-90.
5. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

NOTARY'S ACKNOWLEDGMENT

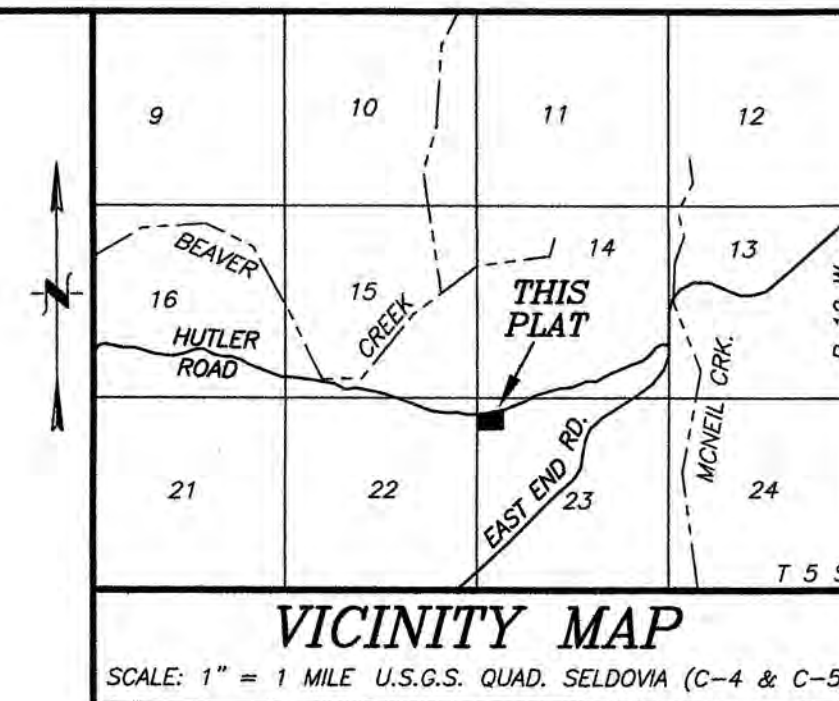
FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2021

NOTARY PUBLIC FOR ALASKA

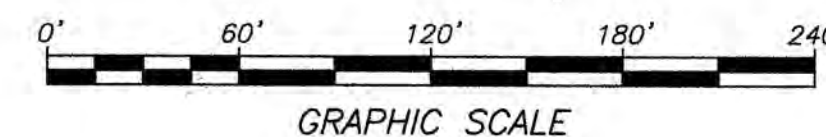
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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 HEREON.

RANDALL A. WOLTER
1632 W. LELAND AVE.
SPRINGFIELD, IL 62704



HOMER RECORDING DISTRICT KPB FILE NO. 2021-XXX

MANSFIELD SUBDIVISION WOLTER 2021 REPLAT

A REPLAT OF LOTS 1, 2 & 3 MANSFIELD SUBDIVISION CLARK REPLAT (HM 2007-90) LOCATED WITHIN THE NW 1/4 NW 1/4, SEC 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 7.038 ACRES

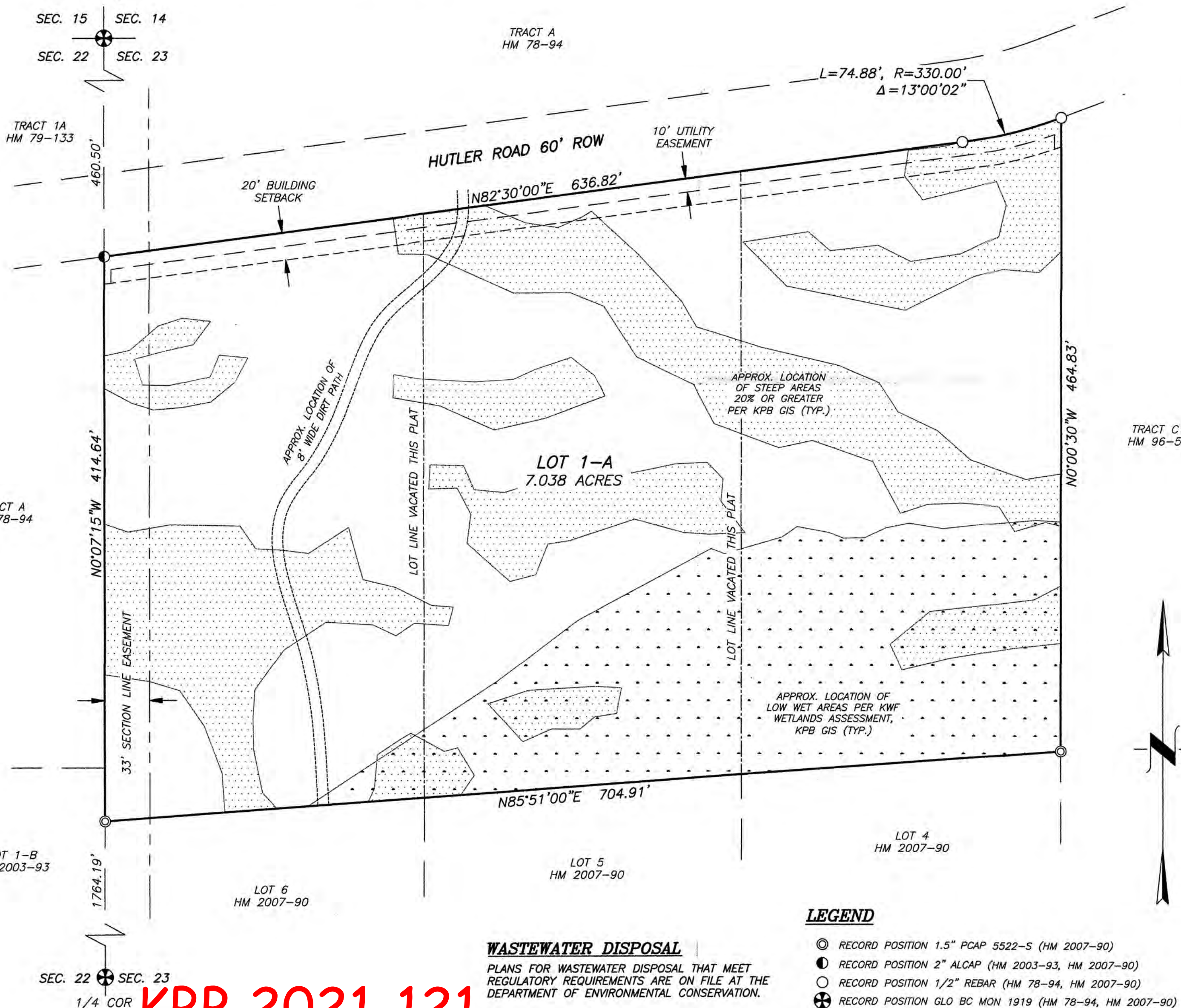
SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091

CLIENTS: RANDALL A. WOLTER
1632 W. LELAND AVE.
SPRINGFIELD, IL 62704

DRAWN BY: KK CHKD BY: KB JOB #2021-40

DATE: 8/2021 SCALE: 1"=60' SHEET #1 OF 1



WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- RECORD POSITION 1.5" PCAP 5522-S (HM 2007-90)
- RECORD POSITION 2" ALCAP (HM 2003-93, HM 2007-90)
- RECORD POSITION 1/2" REBAR (HM 78-94, HM 2007-90)
- ⊕ RECORD POSITION GLO BC MON 1919 (HM 78-94, HM 2007-90)

KPB 2021-121