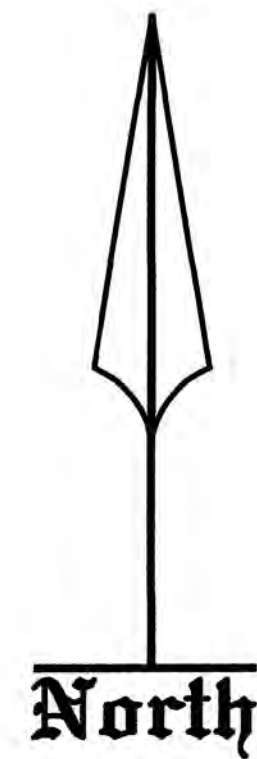


LEGEND:

- 3 1/4" ALUM. CAP MONUMENT LS5589 1984 FOUND
2" ALUM. PIPE NO CAP FOUND
5/8" REBAR FOUND
() RECORD DATUM PLAT 86-112 KRD



Unsubdivided

KN 2001-39
Tract CC

S89°59'00"E 195.17'

KN 86-112
Lot 4

Shane Rae Circle
60' ROW vacated
this plat.

Lot 2A
2.890 Ac.

KN 2001-39
Tract D

N00°05'03"W 645.10'

S00°04'24"E 645.16'

Former Jct. line
10'x10' Utility easement

Heath Cir.

KN 2015-77
Lot 1

KN 86-112
Lot 1

20' Building setback
10' Utility easement

S89°58'00"E 195.05'

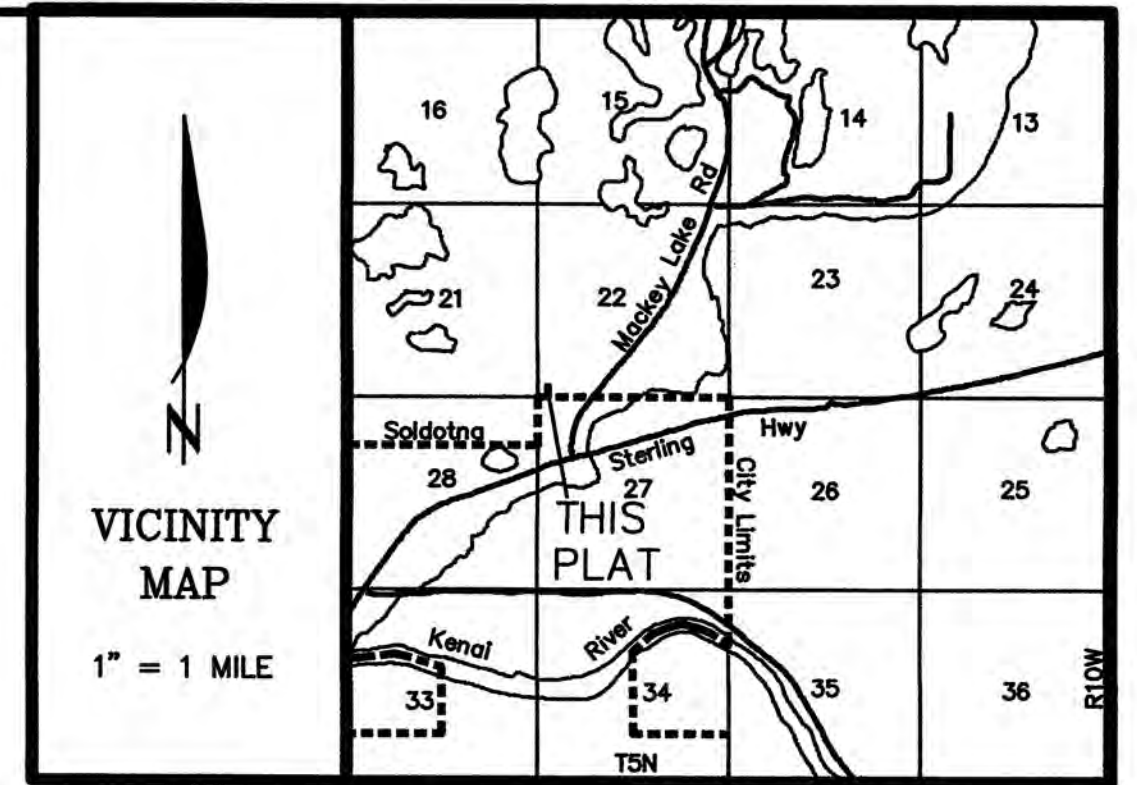
Riggs Ave.

N89°58'00"W 1320.71'
Basis of Bearing

KN 83-142
Lot 24
Block 2

KN 83-142
Lot 25
Block 2

KN 83-142
Lot 26
Block 2



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

COLE B. YOUNG AKA COLE YOUNG JESSICA A. YOUNG AKA JESSICA YOUNG
P.O. BOX 723
SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No. _____

S & S Subdivision
Young Replat

A resubdivision of Lots 2 and 3 S & S Subdivision, Plat 86-122,
Kenai Recording District and the vacation of Shane Rae Circle.

Located within the E1/2 W1/2 SW1/4 SW1/4 Section 22,
TSN, R10W, S.M., Kenai Peninsula Borough, Alaska.

Containing 2.890 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner Cole B. & Jessica A. Young P.O. Box 723 Soldotna, AK 99669
JOB NO. 21237	DRAWN: 9-29-21
SURVEYED: Sept, 2021	SCALE: 1"=50'
FIELD BOOK: 21-5	SHEET: 1 of 1

KPB 2021-112

NOTES:

- 1) Basis of bearing taken from S & S Subdivision, Plat 86-112, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) The vacation of Shane Rae Circle was approved by the Planning Commission at the meeting of September 13, 2021.
- 4) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association Inc is recorded in Book 7 Page 7, Kenai Recording District. No definite location disclosed.
- 5) An Right-of-way permit for pipeline and related services granted to Alaska Pipeline Company is recorded in Book 5 Page 165, Kenai Recording District. No definite location disclosed.
- 6) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is 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.



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date _____