

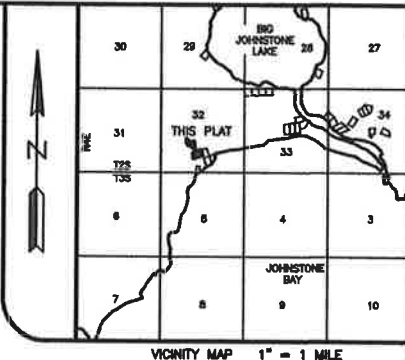
PRELIMINARY PLAT

LEGEND

- | | | | |
|------|--|-----|--------------------------|
| ✱ | FOUND BLM MONUMENT AS REFERENCED | — | SUBDIVISION BOUNDARY |
| ⊕ | FOUND PRIMARY MONUMENT AS REFERENCED | — | INTERIOR LOT LINE |
| ● | SET PROPERTY CORNER
5/8" X 30" REBAR
WITH 2" ALUMINUM CAP
STAMPED EDGE SURVEY LS-13022 2020 | --- | ADJACENT PROPERTY LINE |
| (R1) | RECORD DATA, SEE REFERENCE | --- | 20 FOOT BUILDING SETBACK |
| C | COMPUTED | --- | EASEMENT |
| | | --- | CENTERLINE |
| | | --- | MONUMENT TIE |

NOTES

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. ANY PERSONS DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED FEDERAL, STATE, OR LOCAL PERMITS, INCLUDING THE U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
2. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL PUBLIC ACCESS EASEMENTS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. EXCEPTION TO KENAI PENINSULA BOROUGH CODE, KPB 20.40, WASTE WATER, WAS GRANTED AT THE PLAT COMMITTEE MEETING OF AUGUST 10, 2020.
4. WASTEWATER DISPOSAL: CONVENTIONAL SEWAGE AND WASTEWATER DISPOSAL SYSTEMS, INCLUDING OUTHOUSES, PIT PRIVIES, SEPTIC TANKS, LEACH FIELDS AND SEEPAGE PITS ARE PROHIBITED ON THIS PARCEL BECAUSE OF POTENTIALLY UNSUITABLE SOIL CONDITIONS AND/OR HIGH WATER TABLE. THE ONLY SEWAGE AND WASTEWATER DISPOSAL SYSTEMS APPROVED FOR THIS PARCEL ARE VAULT PRIVY OR INCINERATION SYSTEMS.



VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

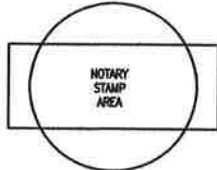
JORDAN POND
PO BOX 577
SEWARD, ALASKA 99684

NOTARY ACKNOWLEDGEMENT

FOR: JORDAN POND
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2020

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES _____



KPB FILE No. 2020--

ROAN WALDEN
CHALETS AT
JOHNSTONE BAY

A SUBDIVISION OF TRACT A
ALASKA STATE LAND SURVEY NO. 72-172
PLAT 76-24 SEWARD RECORDING DISTRICT

OWNERS:
JORDAN POND
PO BOX 577
SEWARD, ALASKA 99684

LOCATED WITHIN S 1/2 SECTION 32,
T.2S., R.4E. S.M.
KENAI PENINSULA BOROUGH
SEWARD RECORDING DISTRICT
STATE OF ALASKA

CONTAINING 4.27 ACRES



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

DRAWN BY: JY	DATE: 6/11/2020	PROJECT: 20-536
CHECKED BY: MA	SCALE: 1" = 100'	SHEET: 1 OF 1

PLAT REFERENCE

- (R1) ALASKA STATE LAND SURVEY NO. 77-172, PLAT 79-24 SEWARD RECORDING DISTRICT
(R2) ALASKA STATE LAND SURVEY NO. 80-89, PLAT 81-17 SEWARD RECORDING DISTRICT

CERTIFICATE OF APPROVAL AND DEDICATION
BY THE STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

50' PUBLIC ACCESS EASEMENT AS DEPICTED ON PLAT.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY:
DOT REP
SOUTH CENTRAL REGION ROW CHIEF
STATE OF ALASKA DOT & PF
4111 AVIATION AVENUE
ANCHORAGE, ALASKA 99516

DATE _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 10, 2020.

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.



MONUMENT REFERENCES

- | | | |
|---|---|---|
| 1
T2S R4E
S 32
1/4
S 5
T3S R4E
1969
OR-148
FOUND
2-1/2" BRASS MONUMENT
GOOD CONDITION | 2
ASLS 77-172
TR A
C3
2234-S
1978
FOUND
2-1/2" ALUMINUM MONUMENT
GOOD CONDITION | 3
ASLS 77-172
TR A
C4
2234-S
1978
FOUND
2-1/2" ALUMINUM MONUMENT
GOOD CONDITION |
| 4
ASLS 77-172
TR A
C1
2234-S
1978
FOUND
2-1/2" ALUMINUM MONUMENT
GOOD CONDITION | 5
ASLS 77-172
TR A
C2
2234-S
1978
FOUND
2-1/2" ALUMINUM MONUMENT
GOOD CONDITION | |