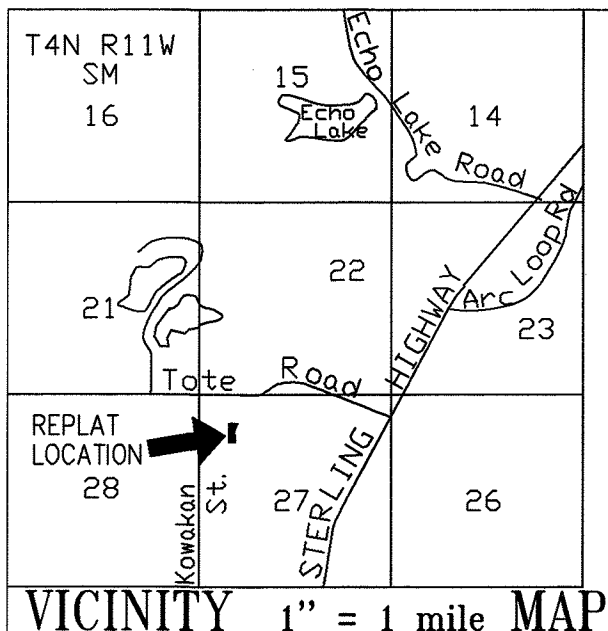




TOTE ESTATES SUBDIVISION 2017 REPLAT

A replat of Lots 3, 4, & 5 Tote Estates Subd., KRD 2005-9.
Located in the NW1/4 Section 27, T4N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough File 2017-162

Prepared for

Daniel & Monica Brown
29953 Covenants Circle
Soldotna, AK 99669

Jason & Rebecca Metz
37104 Tiny Rd.
Soldotna, AK 99669

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568



SCALE 1" = 100' AREA = 6.518 acres 18 October, 2017

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. Front 15' of building setback is also a utility easement as is the entire setback within 5' of side lot lines and former side lot lines, excluding a 6'x 6' area around the existing well, see plat Note 4.
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. Restrictive Covenants affecting this property are filed with the Kenai District Recorder as Serial #2007-009033-0.
4. This plat is vacating a 6'x 6' portion of the utility easement within the building setback fronting on Covenants Circle centered on the well shown on Lot 3A as approved by the KPB Planning Commission at the meeting of 26 March, 2018.

2018-45
Plat #
Kenai
Rec. Dist.
9/16 2018
Date
Time 8:31 AM

PLAT APPROVAL

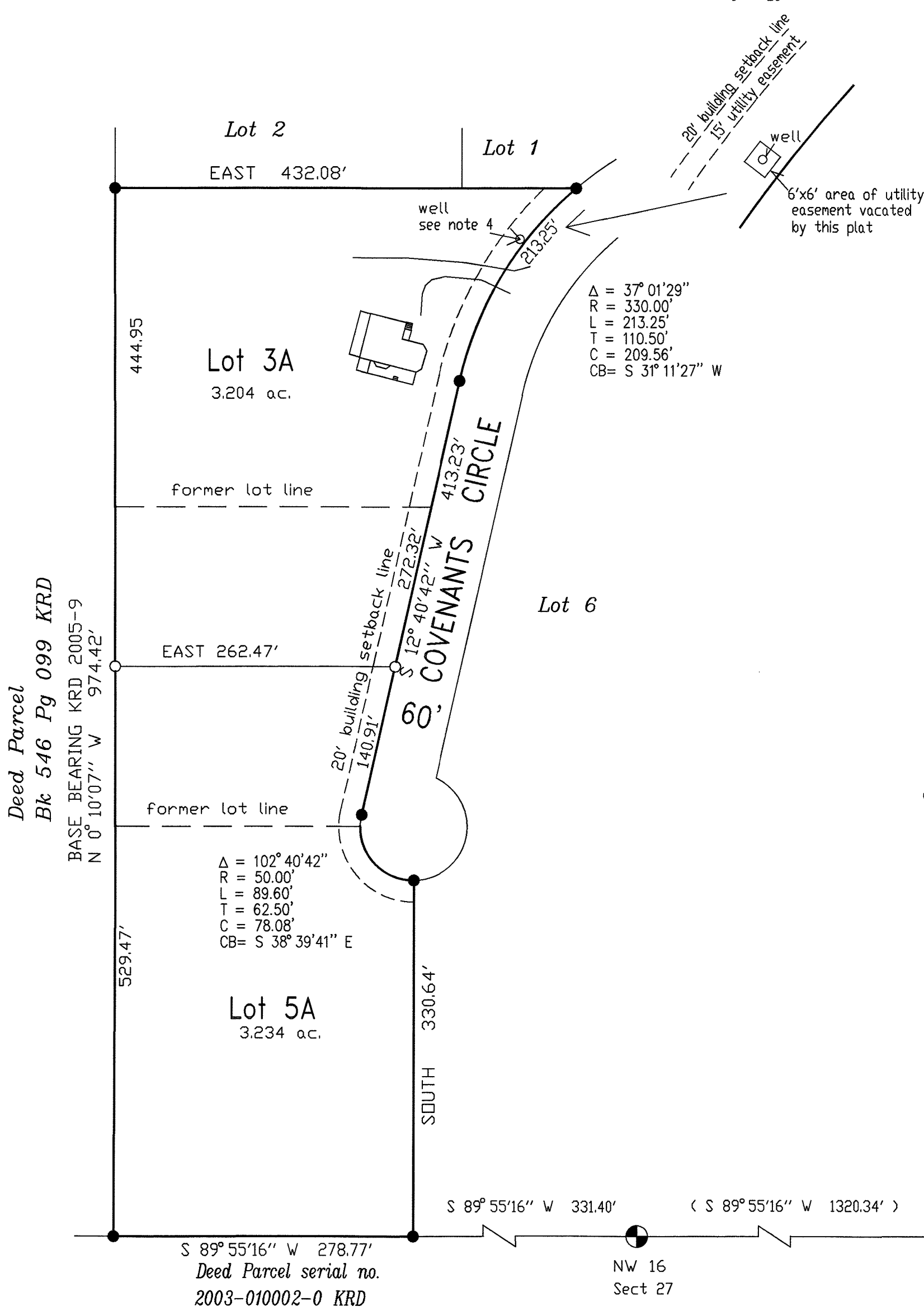
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 11 December, 2017.

KENAI PENINSULA BOROUGH

BY: Margaret Best 9-5-2018
Authorized Official Date

DETAIL

1" = 25'



LEGEND

- ⊕ - 2 1/2" brass cap monument, 237-S, 1978, record, KRD 2005-9.
- ⊙ - 3 1/2" alcap monument, LS-8859, 2004, found.
- - 1 1/2" plastic cap on 5/8" rebar, LS-8859, found.
- - 1/2"x 4' rebar with plastic cap, set.
- () - indicates record information, KRD 2005-9.

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon; and that we hereby adopt this plan of replat and by our free consent grant all easements to the use shown.

Daniel A. Brown
Daniel A. Brown 29953 Covenants Circle Soldotna, AK 99669
owner Lot 3

Monica Brown
Monica Brown 29953 Covenants Circle Soldotna, AK 99669
owner Lot 3

Jason R. Metz
Jason R. Metz 37104 Tiny Road Soldotna, AK 99669
owner Lots 4 & 5

Rebecca L. Metz
Rebecca L. Metz 37104 Tiny Road Soldotna, AK 99669
owner Lots 4 & 5

NOTARY'S JURAT

For: Daniel A. & Monica Brown
Subscribed and sworn to before me this 7th
day of June, 2018.

Michele Turner
Notary Public for Alaska

My commission expires 9-20-19

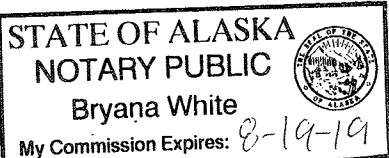


NOTARY'S JURAT

For: Jason R. & Rebecca L. Metz
Subscribed and sworn to before me this 16th
day of June, 2018.

Bryana White
Notary Public for Alaska

My commission expires 8-19-19



WASTEWATER DISPOSAL

20.40.020
The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough Planning Commission on 8 November, 2004. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.