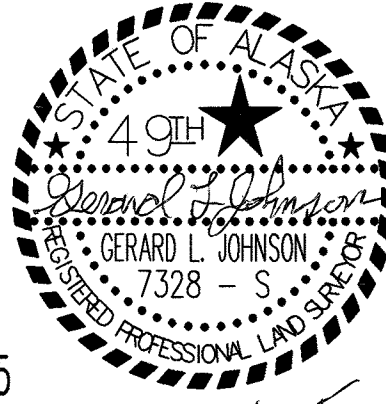


# Butler - Church Subdivision Galley Addition #3

A subdivision of Lots 8A thru 8D Block 1 Butler-Church Subd. Galley Addn. #2 ( KRD 2019-37 ).  
Located in the NE1/4 Section 19, T5N R8W, SM, Alaska.  
Kenai Recording District Kenai Peninsula Borough File 2024-105

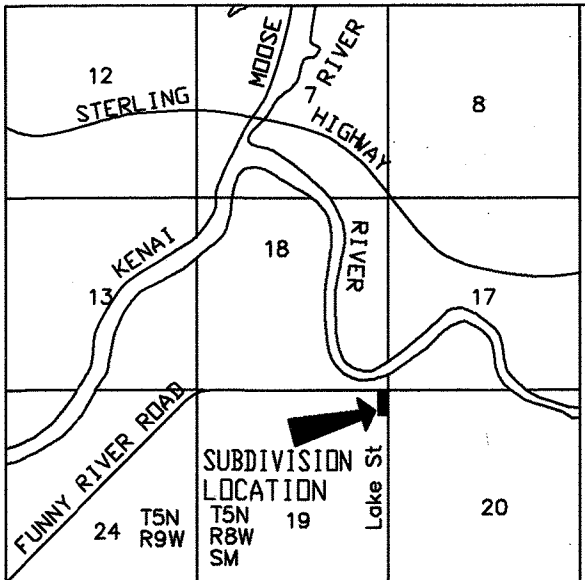
Prepared for  
**John E Galley**  
Galley Living Trust  
32612 Rocco Ct.  
Soldotna, AK 99669

Prepared by  
**Johnson Surveying**  
P.O. Box 27  
Clam Gulch, Ak 99568  
(907) 262-5772



9/10/25

SCALE 1" = 100' AREA = 8.470 acres 10 September, 2025

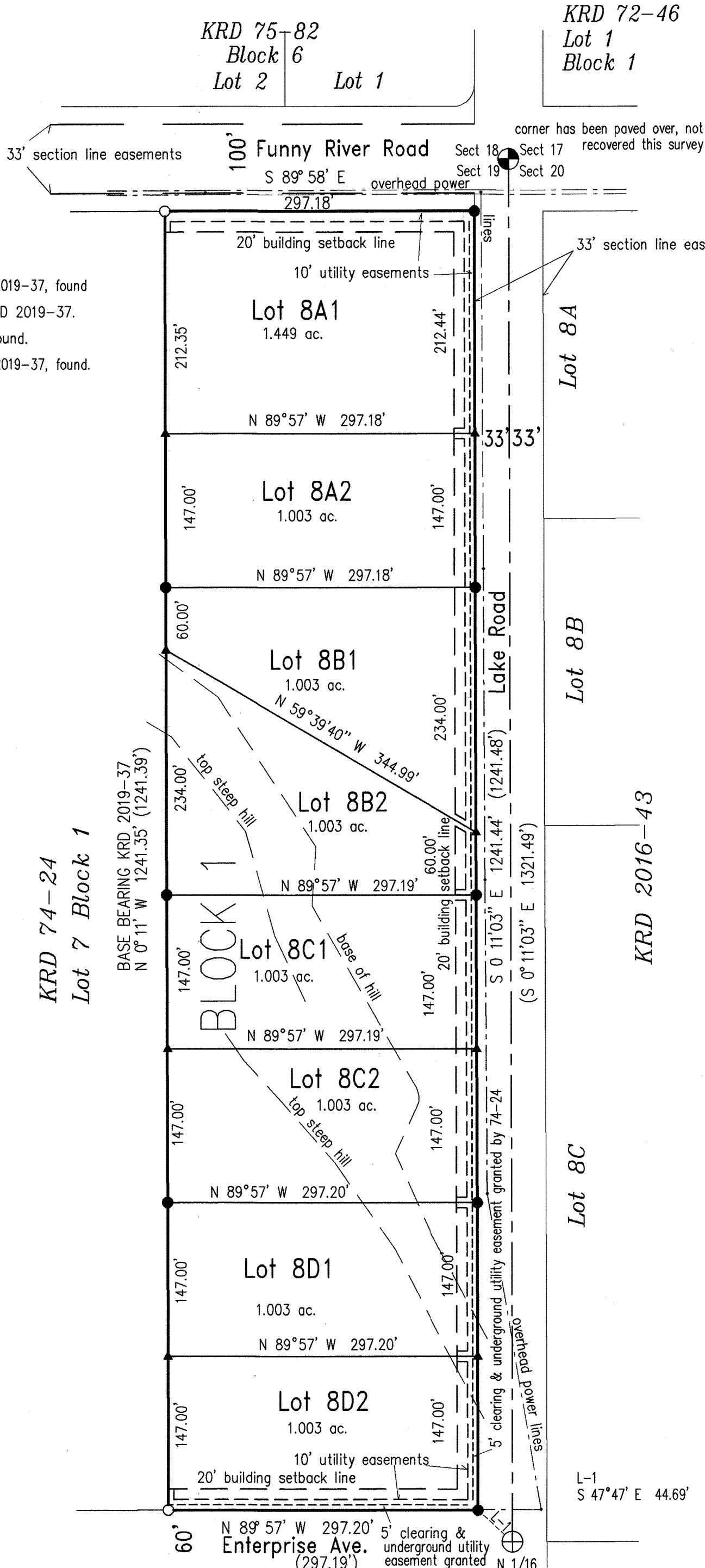


VICINITY 1" = 1 mile MAP

2025-59  
Plat #  
Kenai  
Rec. Dist.  
9-18-2025  
DATE  
TIME 12:30 P.M.

### LEGEND

- ⊕ - 3 1/4" alcap monument, 3932-S, 1978, per KRD 2019-37, found
- ⊙ - 2 1/2" State DOT brass cap, 2000, record, KRD 2019-37.
- - 1/2" rebar lot corner, per KRD 2019-37, found.
- - 1/2" rebar with plastic cap, 7328-S, per KRD 2019-37, found.
- ▲ - 1/2 x 4' rebar with plastic cap, set.
- ( ) - indicates record information, KRD 2019-37.



### PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 28 October, 2024

KENAI PENINSULA BOROUGH

By: *Vince Pugh* 9/17/2025  
Authorized Official Date

### NOTES

1. As granted by KRD 2019-37, a building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines. 5' clearing & underground utility easements along Enterprise Ave & Lake St shown were granted by KRD 74-24.
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. No access to state maintained ROWs allowed unless permitted by State of Alaska Dept. of Transportation. KPB Roads Dept. should be contacted for driveway access to Lot 8A1 to insure required distance from street intersection.
4. A general electrical easement on this property was granted in Kenai Records Deeds Book 10 Page 321. This is a general easement, no definite location given.
5. This property is subject to Special Assessment District Requirements as set forth by KPB Ordinance 2016-43, Kenai Records 2017-000451-0.
6. This property is subject to the Terms, Conditions, and Provisions of the unrecorded Galley Living Trust.
7. This property is subject to Covenants, Conditions, and Restrictions recorded in Kenai Records Deed 2020-010453-0 and Deed 2021-011237-0.
8. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
9. All bearings and distances shown are measured and agree with record unless noted otherwise.

### OWNERSHIP CERTIFICATE

I hereby certify that Galley Living Trust is the owner of the real property shown and described hereon; and that on behalf of the Galley Living Trust I hereby adopt this plan of subdivision, and by my free consent grant all easements to the use shown.

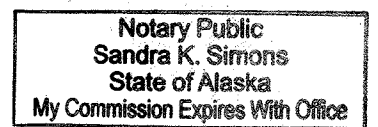
*John E Galley*  
John E Galley Trustee, Galley Living Trust  
32612 Rocco Ct Soldotna, AK 99669

### NOTARY'S ACKNOWLEDGEMENT

For: John E Galley  
Acknowledged before me this 15<sup>th</sup>

day of September, 2025

*Sandra K Simons*  
Notary Public for Alaska



My commission expires with office

### WASTEWATER DISPOSAL

20.40.020  
The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on 9/11/2019.  
Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

