

LEGEND:

- 2" ALUM. PIPE FOUND NO CAP
1/2" IRON PIPE FOUND NO CAP
5/8" REBAR FOUND
5/8" REBAR w/PLASTIC CAP LS8859 SET
RECORD DATUM PLAT 83-142 KRD

NOTES:

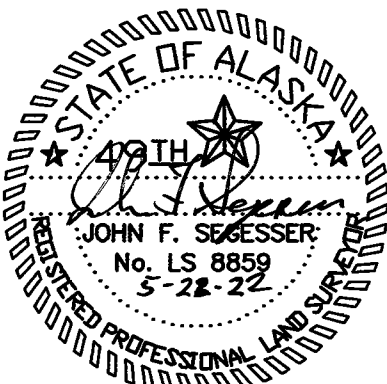
- 1) This subdivision is subject to City of Soldotna zoning regulations.
2) Basis of bearing taken from Soldotna Creek Hills Subdivision, Plat 83-142, Kenai Recording District.
3) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 218 Page 319 Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
4) Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18 as may be amended, for restrictions that affect development in this subdivision.
5) Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.
6) Mackey Lake Road right of way information taken from KN 84-110 sheet 2 of 7.
7) No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
8) There is a 10 foot (10 FT) wide natural gas easement centered on the existing service line granted by this plat. Approximate location of natural gas service line is shown.
9) 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.
10) **WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Engineer License No. date
3 JUNE 2022

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 14, 2020.

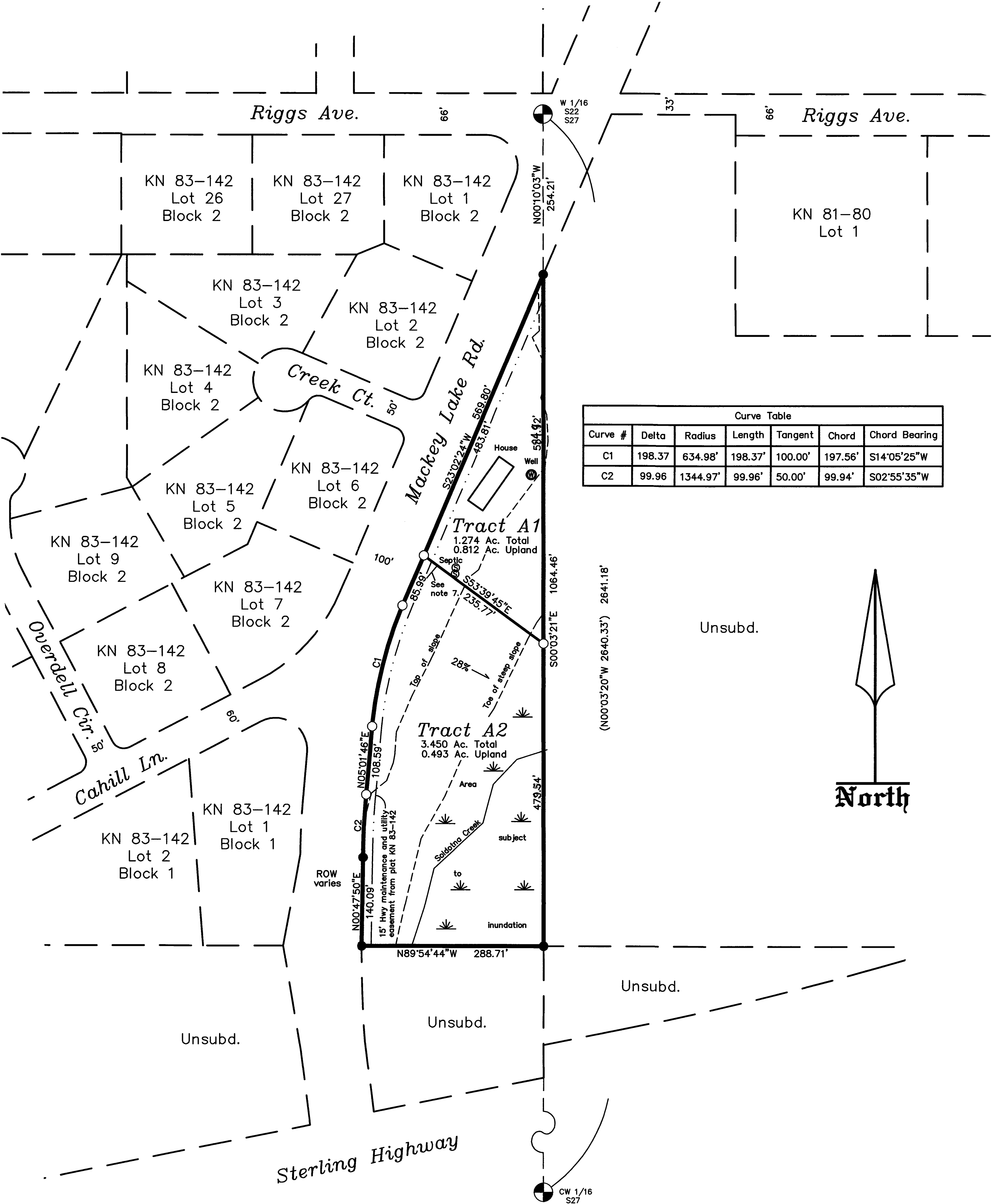
KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL



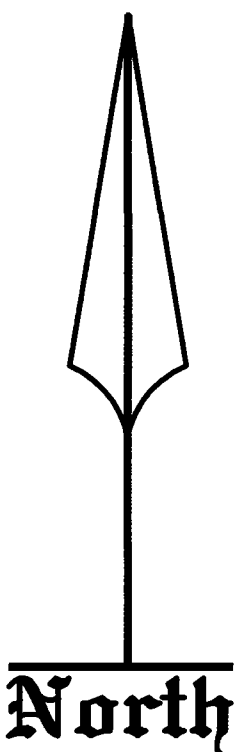
SURVEYOR'S CERTIFICATE

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 5-23-22



Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	198.37	634.98'	198.37'	100.00'	197.56'	S14°05'25\"W
C2	99.96	1344.97'	99.96'	50.00'	99.94'	S02°55'35\"W



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.

GLEN F. MARTIN BECKY J. MARTIN
P.O. BOX 1389
SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

FOR Glen F. Martin
ACKNOWLEDGED BEFORE ME THIS 27th DAY OF May 2022
Ann E. Shimberg
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES With Office

NOTARY'S ACKNOWLEDGEMENT

FOR Becky J. Martin
ACKNOWLEDGED BEFORE ME THIS 27th DAY OF May 2022
Ann E. Shimberg
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES With Office

2023-28 KPB FILE No. 2020-103



Soldotna Creek Hills Subdivision Martin Addition

A resubdivision of Tract A, Soldotna Creek Hills Subdivision Plat 83-142, Kenai Recording District

Located within the NW1/4 NW1/4 Section 27, T5N, R10W, S.M., City of Soldotna, Kenai Peninsula Borough, Alaska.

Containing 4.724 Ac.

Surveyor		Owners	
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909		Glen F. and Becky J. Martin P.O. Box 1389 Soldotna, AK 99669	
JOB NO.	20069	DRAWN:	5-23-22
SURVEYED:	May, 2020	SCALE:	1"=100'
FIELD BOOK:	20-1	SHEET:	1 of 1