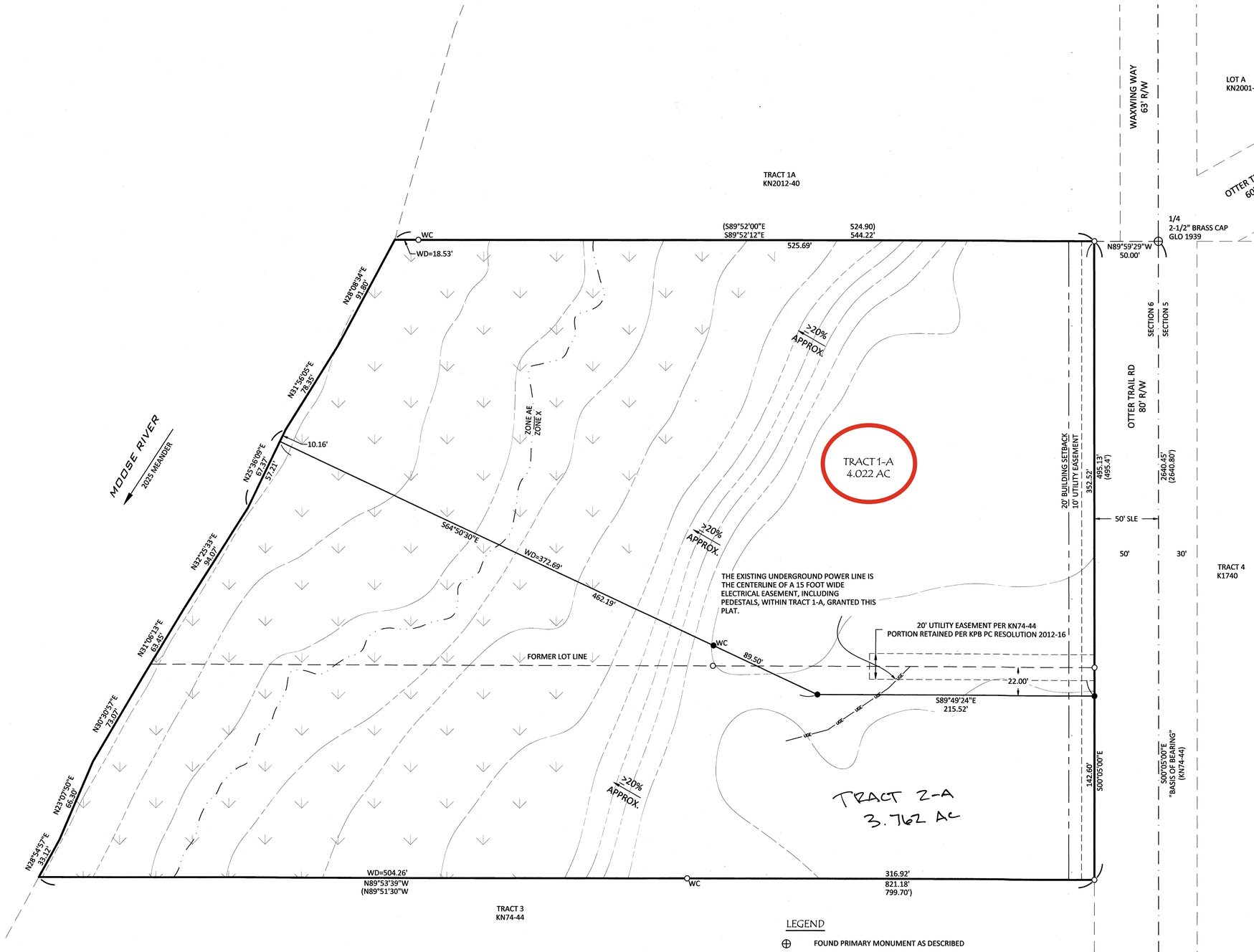
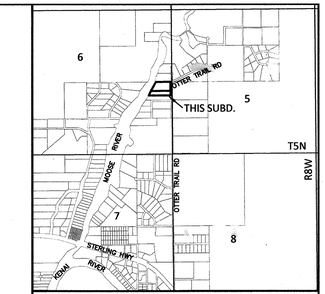


GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.



VICINITY MAP
Scale 1" = 2640'

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK ADJOINING RIGHTS-OF-WAY IS A UTILITY EASEMENT HEREBY GRANTED.
4. 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.
5. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE MOOSE RIVER FORM THE TRUE BOUNDS OF ALL PARCELS. THE 2025 MEANDER LINE IS SHOWN FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
6. FLOOD HAZARD NOTICE:
   - 6.1. SOME OF ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
   - 6.2. FLOOD PANEL: 02122C-0390F
   - 6.3. FLOOD ZONE: AE & X
7. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:
   - 7.1. 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. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040
8. 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.
9. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
10. EXCEPTION TO KPB CODE 20.40.040 (A)(1) - CONVENTIONAL ONSITE SOIL ABSORPTION SYSETMS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITEE AT THE MEETING OF JUNE 9, 2025.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

Robert J. Kuiper

ROBERT J. KUIPER
PO BOX 342
STERLING, AK 99672

Judy A. Hummel

JUDY A. HUMMEL
PO BOX 342
STERLING, AK 99672

NOTARY'S ACKNOWLEDGEMENT

FOR: ROBERT J. KUIPER & JUDY A. HUMMEL
ACKNOWLEDGED BEFORE ME THIS
3 DAY OF November, 2025

MY COMMISSION EXPIRES: with office
Beverly Carpenter
NOTARY PUBLIC FOR THE
STATE OF Alaska

Beverly Carpenter
State of Alaska
Notary Public
Commission No. 230816017
Commission Ends With Office

2025-95
Plat #
Kenai
Rec Dist
12-11-2025
Date
Time 12:27 PM

STATE OF ALASKA
49TH
ANDREW HAMILTON
LS-211269
11/14/2025
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- DISCHARGE SLOPE
- CONTOUR INTERVAL = 5'
- >20% APPROX. — APPROXIMATE SLOPES OVER 20%
- SLE — SECTION LINE EASEMENT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 9, 2025.

11/26/2025

AUTHORIZED OFFICIAL

SWAN VIEW SUBDIVISION 2025 REPLAT

REPLAT OF TRACT 1 AND 2 SWAN VIEW SUBDIVISION (KN74-44)

OWNERS:
ROBERT J. KUIPER
JUDY A. HUMMEL
PO BOX 342, STERLING, AK 99672

7.785 AC. M/L SITUATED IN THE SE1/4 OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

McLANE Consulting Inc — ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK. 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECG.COM		KPB File No.	2025-080
		Project No.	252010
Scale 1" = 40'	Date : MAY 2025	BOOK NO : 24-05	Drawn by : AHH