



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-way to public use and front all easements to the public.

*John A. Pennington*  
 Owner Anchorage Motors

5927 Old 5th Avenue  
 Anchorage, Alaska 99502

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Owner \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn before me this 21st day of January 1982, for Anchorage Motors, Vernon Flowers, Esq. 1999.

*Vernon Flowers*  
 Notary Public for Alaska

MY Commission expires 2/1/85

**NOTE:**

1. A building set back of 20' from all R.O.W.'s is required unless a license is obtained by appropriate planning commission. Building set-back line to the limit of UTILITY EASEMENTS along streets.
2. Access as shown on R.O.W.
3. Portion of river front lots may be subject to periodic flooding during extreme high water.
4. Sterling Hwy. data from D.O.T. Proj. FOZ-11(10) P.P. sheets 14B15 of 58.

**WATER SUPPLY AND SEWAGE DISPOSAL**

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. Approval of such system as installed shall be obtained from said authority.

**LEGEND**

- 1918 G.L.O. Mon. recovered
- Alum cap mon. set
- no 5 rubber existing
- no 6 x 24" rubber set
- T area subject to inundation

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of *83-37* on *10-9* 1982.

BY: *John A. Pennington*  
 Authorized Official

RENAI PENINSULA BOROUGH



**PLAT OF ANCHOR VALLEY ESTATES SUBDIVISION**

LOCATED IN SE1/4 SE1/4 SEC. 12 & SW1/4 SEC. 12 & NE1/4 NW1/4 SEC. 13 T.55 S. R.15 W. S.M. KENAI PENINSULA BOROUGH CONTAINING 135.73 AC. EXCLUDING R.O.W.

Surveyed By: A.N. Oberg  
 Drawn By: A.O.  
 Address: Box 4691  
 Anchorage, Alaska 99509

Scale: 1 in. = 200 feet  
 Date: 10 Aug. 1982