

- NOTES**
- THIS PLAT IS SUBJECT TO CITY OF KENAI ZONING REGULATIONS.
 - FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - 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.
 - FORMER LOT 4, PLAT 83-149, IS SUBJECT TO TERMS, COVENANTS, CONDITIONS AND PROVISIONS, INCLUDING RIGHT OF WAYS AND EASEMENTS AS CONTAINED IN THE ALASKA NATIVE CLAIMS SETTLEMENT ACT, DATED DECEMBER 18, 1971, U.S. PUBLIC LAW 92-203, 85 STAT. 688, U.S.C. 1601 ET SEQ.
 - PORTION OF THIS SUBDIVISION IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT, RECORDED MAY 15, 2006. SERIAL NO. 2006-004622-0, KENAI RECORDING DISTRICT.
 - PORTION OF THIS SUBDIVISION IS SUBJECT TO AN INGRESS AND EGRESS AND WATER UTILITY EASEMENT, RECORDED OCTOBER 19, 2006. SERIAL NO. 2006-011437-0, KENAI RECORDING DISTRICT.
 - EXCEPTION TO KPB CODE 20.30.170-BLOCK LENGTH, 20.30.030-PROPOSED STREET LAYOUT AND 20.30.230 DOUBLE FRONTAGE WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE AUGUST 10, 2020 MEETING.
 - UTILITY EASEMENTS THAT ARE BEING VACATED THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 2020.
 - WASTEWATER DISPOSAL: THE PARENT SUBDIVISIONS FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON NOVEMBER 1, 1982 AND MARCH 13, 1986. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

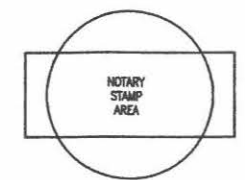
NOTARY ACKNOWLEDGEMENT

FOR: MOLLY E. HANNIGAN
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ 2020

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES _____



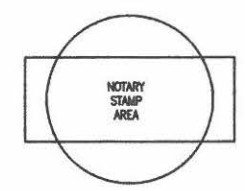
NOTARY ACKNOWLEDGEMENT

FOR: CHRISTOPHER ETHERIDGE
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ 2020

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES _____



- LEGEND**
- ⊙ FOUND PRIMARY MONUMENT AS REFERENCED
 - FOUND 5/8" REBAR
 - ⊙ FOUND MAGNETIC NAIL AT SURFACE
 - SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2020
 - ▨ UTILITY EASEMENT BEING VACATED THIS PLAT
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - - - ADJACENT PROPERTY LINE
 - - - CENTERLINE
 - - - EASEMENT
 - ⋯ FORMER LOT LINE
 - (R1) RECORD DATA, SEE REFERENCE
 - PUE PUBLIC UTILITY EASEMENT

- REFERENCES**
- (R1) PLAT NO. 83-149, EVENTYR SUBDIVISION, KENAI RECORDING DISTRICT
 - (R2) PLAT NO. 86-75, EVENTYR SUBDIVISION NO.2, KENAI RECORDING DISTRICT
 - (R3) PLAT NO. 95-105, FIVE IRON HEIGHTS SUBDIVISION, KENAI RECORDING DISTRICT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°56'35"E	33.00'
L2	S00°03'25"E	24.00'
L3	S00°04'10"E	24.00'

CERTIFICATE OF ACCEPTANCE AND DEDICATION BY CITY OF KENAI

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

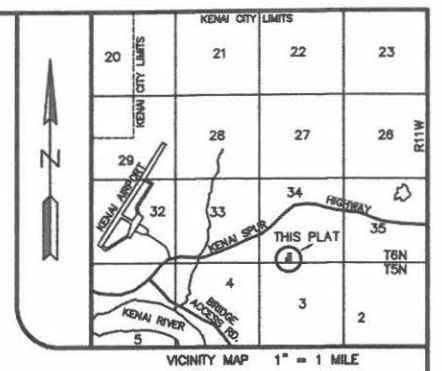
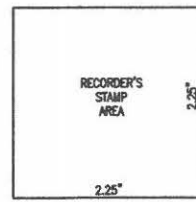
EXISTING EASEMENTS AND RIGHT-OF-WAYS, ALONG WITH CREATED UTILITY EASEMENT AND PARCELS GRANTED BY THIS PLATTING ACTION, AS DEPICTED ON PLAT. UTILITY EASEMENTS BEING VACATED THIS PLAT.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: PAUL OSTRANDER - CITY MANAGER DATE _____
CITY OF KENAI
210 FIDALGO AVE.
KENAI, ALASKA 99611

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



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 OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MOLLY E. HANNIGAN
108 LINWOOD LANE
KENAI, ALASKA 99611

CHRISTOPHER ETHERIDGE
PO BOX 1406
KENAI, ALASKA 99611

KPB FILE No. 2020-

EVENTYR SUBDIVISION NUMBER 3

A SUBDIVISION OF
LOTS 4 EVENTYR SUBDIVISION
PLAT 83-149
AND
LOTS 5 AND 6
EVENTYR SUBDIVISION NO. 2
PLAT 86-75
KENAI RECORDING DISTRICT

OWNERS:
MOLLY E. HANNIGAN
108 LINWOOD LANE
KENAI, ALASKA 99611
AND
CHRISTOPHER ETHERIDGE
PO BOX 1406
KENAI, ALASKA 99611

LOCATED WITHIN SW 1/4 SECTION 34,
T.6N., R.11W. S.M.
CITY OF KENAI
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
STATE OF ALASKA

CONTAINING 3.027 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1382

DRAWN BY: JY	DATE: 6/16/2020	PROJECT: 20-537
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1

PRELIMINARY PLAT