











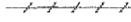



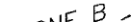


## WASTEWATER DISPOSAL LOT B1

*Soil conditions, water table levels, and soil slopes for this tract have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family and 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 the State of Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.*

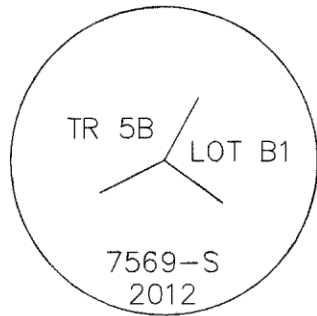
## NOTES

- 1 *These Tracts are subject to the City of Seward's zoning and land use regulations.*
- 2 *No permanent structure may be constructed or placed within a utility easement which would interfere with the ability of a Utility to use the easement.*
- 3 *Tracts within this subdivision may be located within a designated flood hazard area. If this is the case, development must comply with the City of Seward's Floodplain Management Regulations. A survey may be required to determine the elevation of the property prior to construction.*
- 4 *Right of Way and Utility Easement Vacations shown hereon were approved by the KPB Planning Commission at the meeting of November 5, 2012.*
- 5 *This plat vacates the following Easements:*
  - A. *Street and Utility Easement Book 16 Page 85 within former Lots DB,DC,DE,DF,DG,QQ & SS*
  - B. *Sewer Easement Book 37R Page 356 within former Lots DC,DE,DF,DG& SS*
  - C. *Sewer Easement Volume 39R Page 37 within former Lot QQ*
  - D. *Sewer Easement Volume 37R Page 368 within former Lot RR*
  - E. *Utility Easement Volume 16 Page 214, for utilities serving the Seward Sanitarium, within any portion of this subdivision. These utilities have been abandoned and this easement is not locatable.*
- 6 *The portion of this plat that adjoins a section line was patented prior to the enactment of Section Line Legislation in the State of Alaska. There are no Section line Easements within this subdivision.*
- 7 *Tracts 5A and 5C are subject to Covenants and Restrictions recorded as Serial Numbers 2009-000580-0 and 2009-000760-0.*
- 8 *No access to State maintained rights-of-ways is permitted unless approved by the State of Alaska Department of Transportation.*
- 9 *The 50' Public Access Easement being granted within Tract 5A by this plat will be administered by the City of Seward. The Kenai Peninsula Borough accepts no responsibility for the maintenance or administration of this easement.*

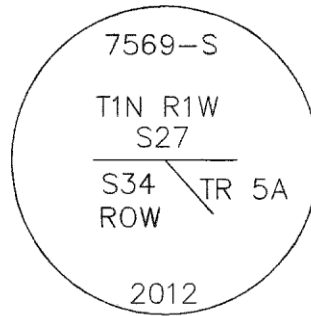
LEGEND

-  Found Monument
-  Found Rebar & Pl. Cap LS7569
-  Found Rebar & Pl. Cap LS7328
-  Found Rebar & Al. Cap LS7328
-  Found Rebar & Al. Cap LS3333
-  Found Rebar
  
-  Set 3 1/4" Alum. Cap on  
2 1/2"x30" Alum. Pipe
-  Set 5/8x30" Rebar &  
Plastic Cap, LS 7569
  
-  Exterior Boundary This Plat
-  Boundary created by this plat
-  Lot Lines being Vacated
-  Existing Easements
-  Easements being granted
  
-  Approximate Location Streams
  
-  Approximate Flood Hazard  
Zone Boundaries per FIRM  
020012 3255A 5/19/81
  
- 100.00' Measured this survey
  - (R1) Record Data Plat 78-4
  - (R2) Record Data Plat 94-12
  - (R3) Record Data Book 121 Page 485
  - (R4) Record Data Plat 17
  - (R5) Record Data Plat 96-22
  - (R6) Record Data Plat 84-9
  
-  Right of Ways Vacated  
By this Plat
  
-  Easements Vacated  
By this Plat

# MONUMENT DETAILS



**M1**



**M2**