




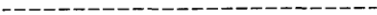






NOTES

1. BUILDING SETBACK – A SETBACK OF 20’ FEET IS REQUIRED FROM ALL STREETS AND RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15’ FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO AN UTILITY EASEMENT. 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.
3. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
4. 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.
5. THESE LOTS ARE AFFECTED BY A PIPE LINE EASEMENT RECORDED IN MISC. BOOK 5 PAGE 153, RECORDED JUNE 13, 1960, KENAI RECORDING DISTRICT.
6. WASTEWATER DISPOSAL LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL FIVE ACRES IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

	FOUND MONUMENT AS NOTED
	FOUND PROPERTY CORNER 1/2” REBAR WITH YELLOW PLASTIC CAP STAMPED 7328-S 2005
	SET PROPERTY CORNER 5/8” X 30” REBAR WITH ORANGE PLASTIC CAP STAMPED EDGE SURVEY LS-13022
(R#)	RECORD DATA, SEE REFERENCE
KN	PLAT RECORDED IN KENAI RECORDING DISTRICT
	SUBDIVISION BOUNDARY
	INTERIOR LOT LINE
	EASEMENT LINE AS NOTED
	20’ BUILDING SETBACK
	RIGHT OF WAY CENTERLINE
	ADJACENT PROPERTY LINE
	AREA SUBJECT TO INUNDATION PER (R2)

REFERENCES

(R1) J.W. SUBDIVISION PLAT 81-152, KENAI RECORDING DISTRICT

(R2) KENAI WATERSHED FORUM WETLANDS ASSESSMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°08'50"E	30.00'
L2	N89°59'54"E	33.00'

UTILITY EASEMENTS AND BUILDING SETBACK TYPICAL (NOT TO SCALE)

