

NOTES:

- 1) BUILDING SETBACK - PER PLAT 71-85 SEWARD REC. DIST., A SETBACK OF 70 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 2) NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- 3) FRONT 20 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A 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.
- 4) AN EXCEPTION TO KPB 20.20.180 (3:1 DEPTH TO WIDTH RATIO) WAS APPROVED AT THE PLAT COMMITTEE MEETING OF NOVEMBER 12, 2013.

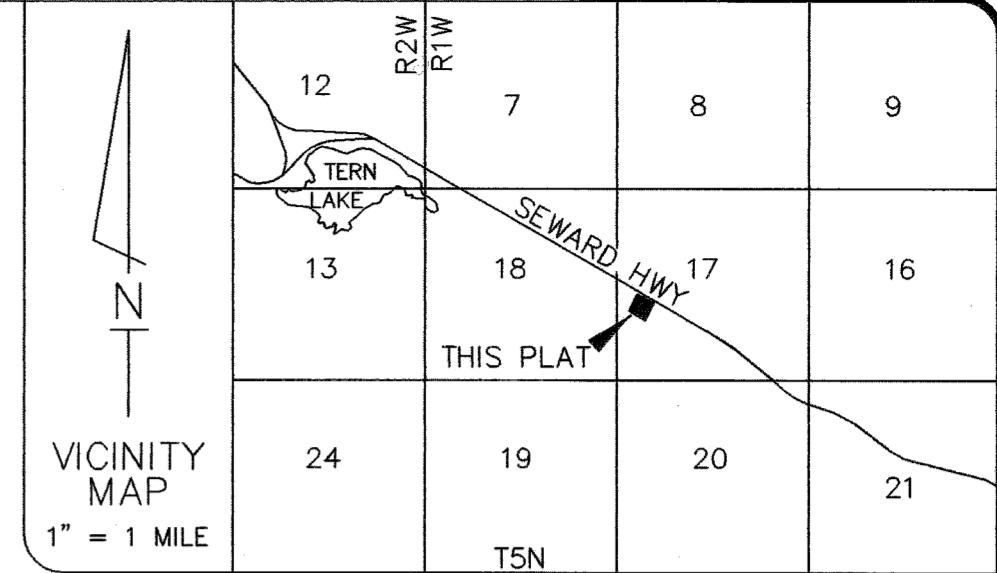
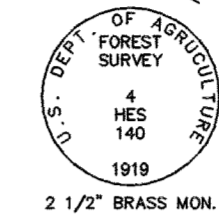
NOTES:

- 5) NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS.
- 6) WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR 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 ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Amelia
ENGINEER

CE 8300
LICENSE #

12-26-13
DATE



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

Willow Hetrick
WILLOW HETRICK
PO BOX 7
MOOSE PASS, ALASKA
99631

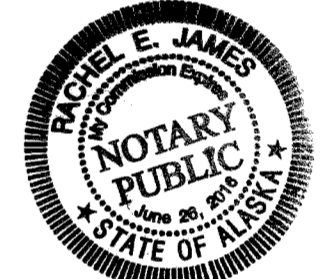
James J. Hetrick
JAMES J. HETRICK
PO BOX 7
MOOSE PASS, ALASKA
99631

NOTARY'S ACKNOWLEDGMENT

FOR: SUBSCRIBED AND SWORN BEFORE ME THIS 21st

DAY OF December 2013

Rachel E. James
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 6/26/16

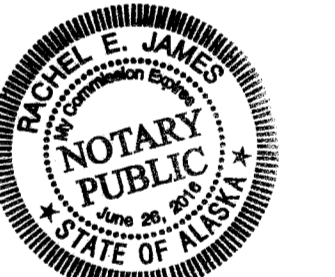


NOTARY'S ACKNOWLEDGMENT

FOR: SUBSCRIBED AND SWORN BEFORE ME THIS 21st

DAY OF December 2013

Rachel E. James
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 6/26/16



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 12, 2013

KENAI PENINSULA BOROUGH

Max Best
AUTHORIZED OFFICIAL

KPB FILE No. 2013-188

TERN LAKE ESTATES 2013 ADDITION

A SUBDIVISION OF TRACT A TERN LAKE ESTATES (SRD PLAT #71-85)

LOCATED WITHIN THE SW1/4 SECTION 17, T5N, R1W, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 5.798 ACRES

INTEGRITY SURVEYS INC.

820 SET NET DR. KENAI, AK 99611

SURVEYORS PHONE -- (907) 283-9047 FAX --- (907) 283-9071 PLANNERS integritysurveys@alaska.net

JOB NO:	213209	DRAWN:	DEC. 2, 2013 SH
SURVEYED:	OCT. - DEC. 2013	SCALE:	1" = 80'
FIELD BK:	2013-10 PG: 59-61	FILE:	213209 FP.dwg

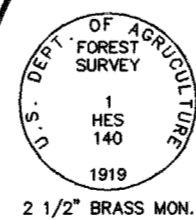
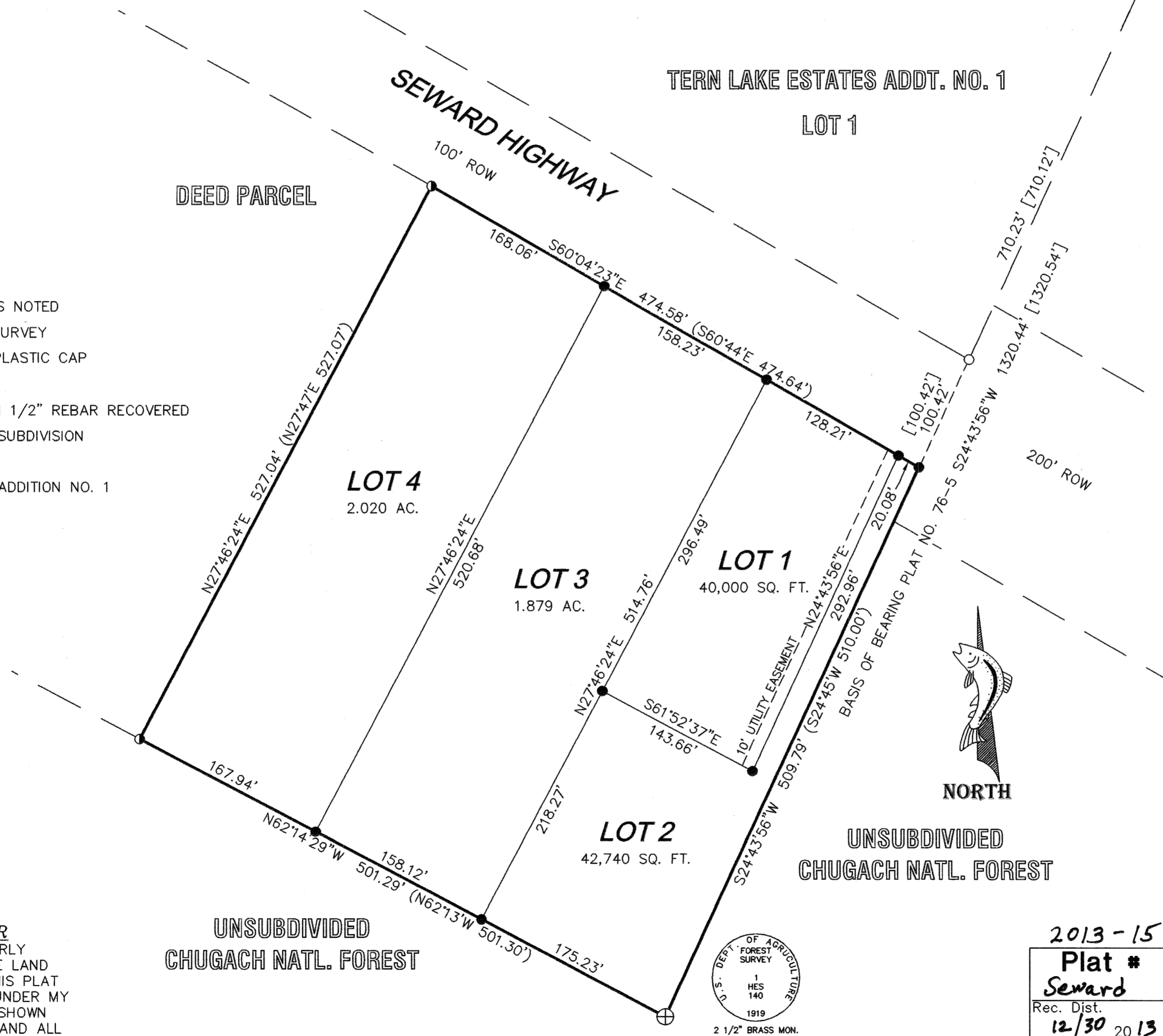
LEGEND

- ⊕ PRIMARY MONUMENT RECOVERED AS NOTED
- SECONDARY MONUMENT SET THIS SURVEY
5/8" X 30" REBAR WITH PLASTIC CAP
- 5/8" REBAR RECOVERED
- "MCLANE" YELLOW PLASTIC CAP ON 1/2" REBAR RECOVERED
- () RECORD PER TERN LAKE ESTATES SUBDIVISION
PLAT NO. 71-85
- [] RECORD PER TERN LAKE ESTATES ADDITION NO. 1
PLAT NO. 76-5



CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.



2013-15
Plat #
Seward
Rec. Dist.
12/30 2013
Date
Time **2:27 PM**

Seward Recording District

PL 2013-15

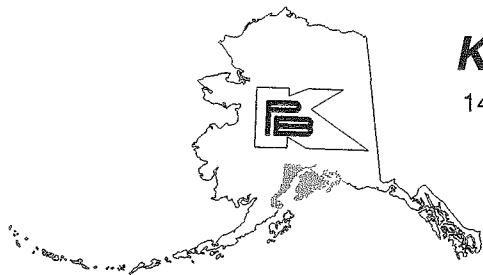
KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441

PHONE: (907) 262-4441 • FAX: (907) 262-1892

www.borough.kenai.ak.us



**MIKE NAVARRE
BOROUGH MAYOR**

CERTIFICATE OF TAX DEPARTMENT

I, Rhonda K. Krohn, Property Tax and Collections Supervisor for the Kenai Peninsula Borough, do hereby certify that, as of the date of this certificate, all real property taxes levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

Subdivision: TERN LAKE ESTATES 2013 ADDITION

Parcel # 12527006

T 5N R 1W SEC 18 Seward Meridian SW 0710085 TERN LAKE ESTATES SUB TRACT A

The following assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: \$.00.

Witness my hand and seal this 5th day of December, 2013.

A handwritten signature in cursive script that reads "Rhonda K. Krohn".

Rhonda K. Krohn
Property Tax and Collections Supervisor