

**CERTIFICATE of OWNERSHIP
and DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN AND SUBMIT THE SAME TO THE PUBLIC RECORDS OF THE STATE OF ALASKA FOR PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David R. Covey, Mayor
Kenai Peninsula Borough
144 N. Blakley Street
Soldotna, Alaska 99611
(Tract A)

Leah Mangrove
Cook Inlet Region, Inc.
P. O. Box 83330
Anchorage, Alaska 99508
(NE 1/4, SE 1/4, Sec. 13)

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2012 FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2012 FOR _____

NOTARY PUBLIC FOR ALASKA
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NOTES:

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 3) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 4) Front 10 ft. of the building setback adjacent to rights-of-way is also a utility easement. No utility structures will be constructed or placed within a utility easement which would interfere with the ability of a Utility to use the easement.
- 5) 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.
- 6) WASTEWATER DISPOSAL: Tract B Block 5 is at least 200,000 square feet or nominal 5 acres in size and conditions 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.
- 7) A 15 ft. side strip pipeline easement is recorded in Book 449 Page 552. This easement is located within the SE 1/4 SE 1/4, Section 13 west of the existing traveled way commonly known as Woods Drive.
- 8) There is a 25 ft. building setback from the right-of-way within Lot 4 Block 3 as shown.
- 9) No structures are permitted within the parhandle portion of the flag lot(s).

LEGEND:

- ⊗ 2-1/2" Brass Cap GLO Monument (found)
- ⊙ Monument (found)
- ⊕ 2-1/2" Alum. Cap Monument (set)
- 5/8" Rebar (found)
- 5/8" Rebar (set)
- ⊖ Witness Corner Meander Corner
5/8" Rebar (set)
- [] Record Datum
- Former Lot Line
- ⊗ Pipeline Easement: Book 449, Page 552

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____
KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL _____

RECORDED _____ REC. DIST. _____
DATE: _____ 20 _____ M
TIME: _____
REQUESTED BY:
INTEGRITY SURVEYS
8195 KENAI SPUR HWY
KENAI, ALASKA 99611

KPB FILE No. 2008-254

**Widgeon Woods
Phase Two**

A subdivision of Tract A, Widgeon Woods - Phase One, Plat No. 2007-84, S. M., Kenai Recording District, Kenai Peninsula Borough, Alaska. Located within the SE 1/4 of Section 13, TEN, R11W, S. M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 82.321 Acres

Integrity Surveys, Inc.

8195 Kenai Spur Hwy Kenai, Alaska 99611-8902
SURVEYORS PHONE - (907) 283-9047 PLANNERS
FAX - (907) 283-9071

JOB NO:	28163	DRAWN:	21 March, 2012	CB
SURVEYED:	??	SCALE:	1" = 100'	
FIELD BK:	??	DISK:	Widgeon Woods	