



**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 DELEGATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David R. Carter, Mayor  
Kenai Peninsula Borough  
144 N. Bradley Street  
Soldotna, Alaska 99801  
(Treat A)

Lord Manger  
Oak Creek Region, Inc.  
P. O. Box 93350  
Anchorage, Alaska 99509  
(NE1/4 SE1/4 Sec. 13)

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SHOWN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 FOR \_\_\_\_\_

ROTARY PUBLIC FOR ALASKA  
BY COMMISSION EXPRESS \_\_\_\_\_

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ROTARY PUBLIC FOR ALASKA  
BY COMMISSION EXPRESS \_\_\_\_\_

**NOTES:**

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Building setback - A setback of 20 feet is required from all street right-of-way unless a lower setback is permitted by resolution of the appropriate Planning Commission.
- 3) No utility lines to State maintained roads permitted unless approved by the State of Alaska Department of Transportation.
- 4) Front 10 ft. of the building setback adjacent to right-of-way is also a utility easement. No permanent structure shall be constructed 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 more in area 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 plowline easement is recorded in Book 448 Page 552. This easement is located within the SE1/4 SE1/4 Section 15 west of the existing roadset may commonly known as Woods Drive.
- 8) There is a 23 ft. building setback from the right-of-way within Lot 4 Block 3 as shown.
- 9) No structures are permitted within the peninsula portion of the Bay (6)(c).

**LEGEND:**

- ⊗ 2-1/2" Brass Cap OLD Monument (round)
- ⊕ Monument (round)
- ⊙ 2-1/2" Alum. Cap Monument (flat)
- 5/8" Rebar (round)
- 5/8" Rebar (flat)
- ▲ Witness Corner Monument Corner
- ⊔ 5/8" Rebar (flat)
- [ ] Record Datum
- ..... Former Lot Line
- ⊗ Plowline Easement: Book 448, Page 552

RECORDED \_\_\_\_\_ REC. DIST. \_\_\_\_\_  
DATE: \_\_\_\_\_ 2013  
TIME: \_\_\_\_\_  
REQUESTED BY:  
INTEGRITY SURVEYS  
6185 Kenai Spur Hwy  
KENAI, ALASKA 99811

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. 2008-254

**Widgeon Woods  
Phase Two**

A subdivision of Tract A, Widgeon Woods - Phase One, Plat No. 2007-04, S. M., Kenai Recording District, Kenai Peninsula Borough, Alaska.  
Located within the SE1/4 of Section 13, T24, R11W, S. M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 22.331 Acres

*Integrity Surveys, Inc.*

6185 Kenai Spur Hwy  
Kenai, Alaska 99811-3502  
SURVEYORS PHONE - (907) 363-0047 FAX - (907) 363-0091 PLANNERS

JOB NO:	28163	DRAWN:	21 March, 2012	CS
SURVEYED:	77	SCALE:	1" = 100'	
FIELD BK:	77	DISK:	Widgeon Woods	