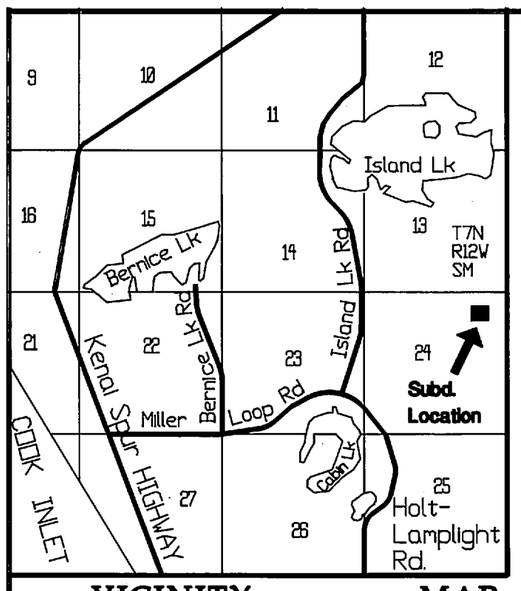
BASTIEN - HOOVER SUBDIVISION #3

A subdivision of Lot 1D Bastien-Hoover Subd. (KRD 80-100).
Located in the NE1/4 NE1/4 Section 24, T7N R12W, SM.
Kenai Recording District Kenai Peninsula Borough File 2007-068



VICINITY 1" = 1 mile MAP

N

Prepared for
Dan & Shannon Elsey
P.O. Box 6951
Nikiski, AK 99635

Prepared by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

STATE OF ALASKA 49TH
GERARD L. JOHNSON
7328 - S
7/23/07
REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE 1" = 100' 2.273 acres 15 Feb., 2007

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Existing overhead powerline shown is the centerline of a 20' wide powerline easement.

2007-82

RECORDED-FILED
Kenai REC. DIST.
DATE 9/24 2007
TIME 10:02 AM
Requested by:
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

20

LEGEND

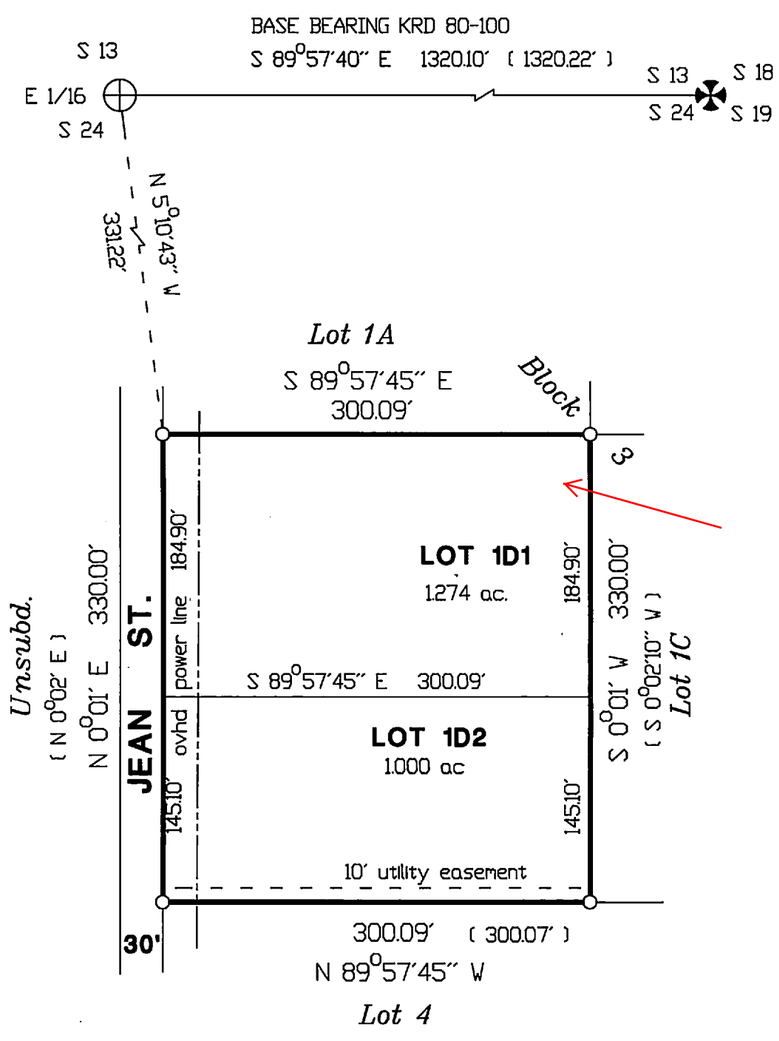
- ✠ - 3½" USBLM brass cap mounument, 1953, found.
- ⊕ - 2½" alcap monument, 1851-S, 1982, found.
- o - 1/2" rebar lot corner, found.
- ⊢ - 1/2"x 4' rebar with 1" plastic cap, set
- ( ) - indicates record information, plat KRD 80-100.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 12 March, 2007.

KENAI PENINSULA BOROUGH

BY: _____ 9/19/07
Authorized Official Date



OWNERSHIP CERTIFICATE

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 grant all easements to the use shown.

We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

Daniel J. Elsey
Daniel J. Elsey P.O. Box 6951 Nikiski, AK 99635

Shannon M. Elsey
Shannon M. Elsey P.O. Box 6951 Nikiski, AK 99635

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 or disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

Clint Ellis CE8300 5-15-07
Engineer License # Date

NOTARY'S ACKNOWLEDGEMENT

For: Daniel J. & Shannon M. Elsey
Subscribed and sworn to before me this 30
day of June, 2007.

Sarah Zolman
Notary Public for Alaska
My commission expires _____

SARAH ZOLMAN NOTARY PUBLIC STATE OF ALASKA
My Commission Expires December 2, 2009

KENAI 2007-82

KENAI PENINSULA BOROUGH
Finance Department
144 North Binkley Street • Soldotna, Alaska 99669-7520
Toll-free within the Borough: 1-800-478-4441, Ext. 2304
PHONE: (907) 714-2304 • **FAX**: (907) 714-2376
www.borough.kenai.ak.us

JOHN J. WILLIAMS
BOROUGH MAYOR

CERTIFICATE OF TAX DEPARTMENT

I, Rhonda K. Krohn, Property Tax and Collections Supervisor for the Kenai Peninsula Borough, do hereby certify that all real property taxes levied by the Kenai Peninsula Borough through December 31, 2006 have been paid for the area(s) described as:

SUBDIVISION: BASTIEN HOOVER SUB NO 3

PARCEL #: 01413144

T 7N R 12W SEC 24 Seward Meridian KN 0800100 BASTIEN-HOOVER SUB LOT 1D

The following assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: none.

Witness my hand and seal this 25 July 2007.

Rhonda K. Krohn
Property Tax and Collections Supervisor