

KN 97-41

REYES TRACTS #2

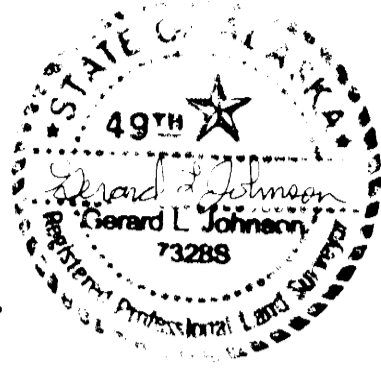
A subdivision of Tracts A & B Reyes Tracts (KR 87-44)
Located in Gov Lot 5, NW 1/4 Section 24, T3N R12W, SM, Cohoe, Alaska.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 23 June, 1997.

KENAI PENINSULA BOROUGH

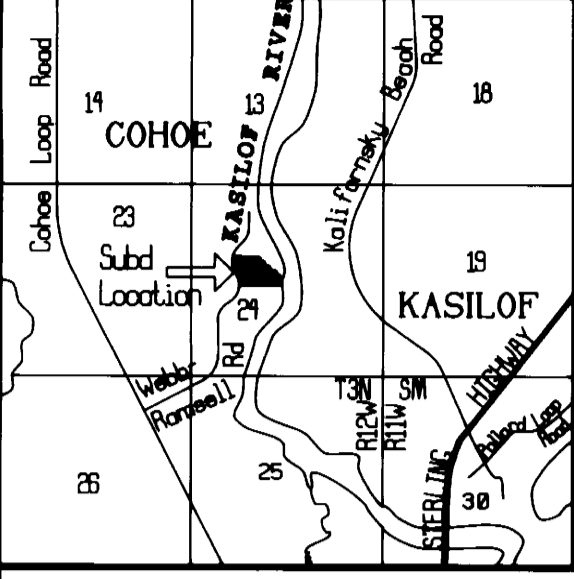
BY: Mary West
Authorized Official Date



Kenai Recording District KPB File 97-122

Prepared for: Darryl Byerley, P.O. Box 2741, Soldotna, AK 99669
Prepared by: Johnson Surveying, Box 27, Clam Gulch, AK 99568

SCALE 1" = 100' AREA = 33.429 acres 23 May, 1997



VICINITY 1" = 1 mile MAP

NOTES

1. A building setback of 20' from all street ROWs 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. No direct access to State maintained ROWs permitted unless approved by the State of Alaska Dept. of Transportation.
4. Existing overhead powerlines shown are the centerline of a 20' wide electrical distribution line easement.
5. Lots within this subdivision may be located within a designated Flood hazards area; if such is the case, development must comply with Title 21, Chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described hereon; and that I hereby adopt this plan of subdivision, and by my free consent dedicate all ROWs to public use and grant all easements to the use shown. I 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.

Darryl J. Byerley
Darryl J. Byerley P.O. Box 2741 Soldotna, AK 99669

NOTARY'S ACKNOWLEDGEMENT

For: Darryl J. Byerley
Subscribed and sworn to before me this 15th day of July, 1997.

Laura M. West
Notary Public for Alaska
My commission expires 5/23/2000

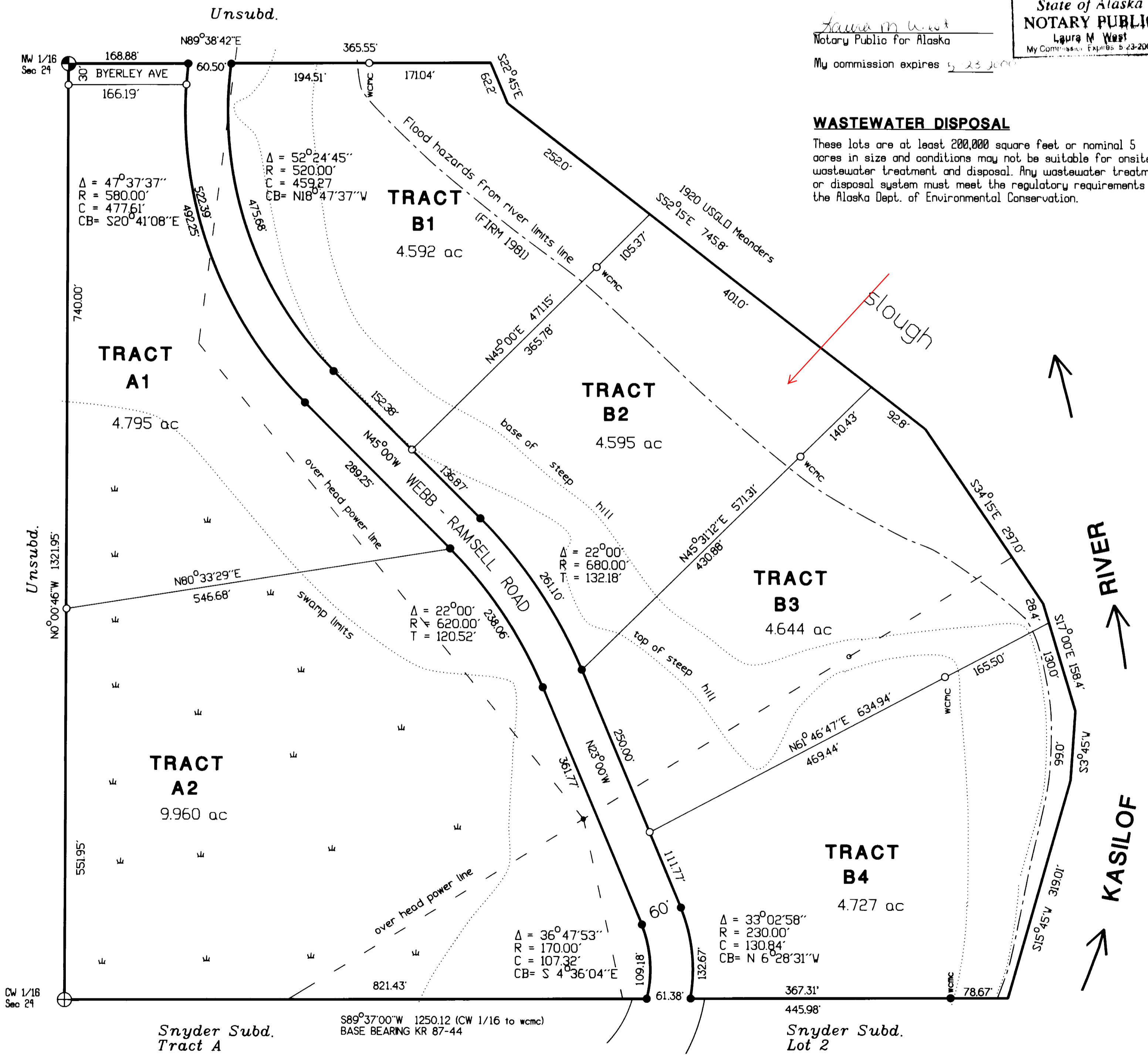
WASTEWATER DISPOSAL

These lots are 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 Dept. of Environmental Conservation.

97-41
RECORDED FILED 20
KENAI RECORDING DIST.
DATE 8-21-1997
TIME 11:06 AM
Requested by:
Johnson Surveying
Box 27
Clam Gulch, AK 99568

LEGEND

- ⊕ - 2 1/2" brass cap monument, 268-S, 1971. Found.
- ⊙ - 2" alcap monument, 268-S, 1986. Found.
- - 1/2" rebar lot corner, found.
- - 1/2" x 24" rebar with 1" plastic cap, set.
- ≡ - indicates swamp.



Snyder Subd. Tract A

Snyder Subd. Lot 2