

VICINITY MAP
SCALE 1"=1 MILE

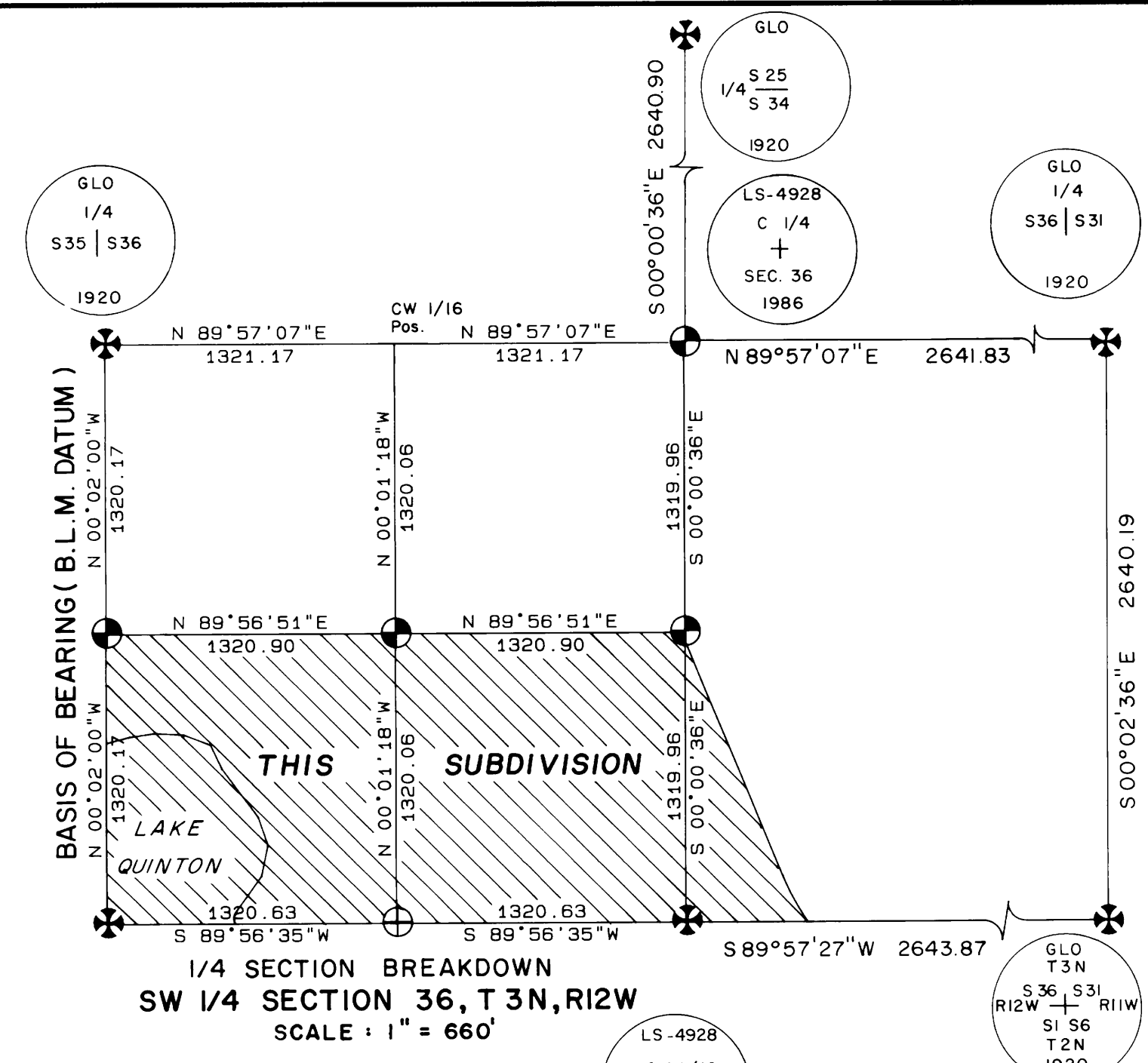
LEGEND

- ⊕ BLM or GLO monument recovered 2 1/2" brass cap
- ⊕ Found official survey monument 2 1/2" brass cap
- ⊕ Set Bernsten 3 1/4" x 30" aluminum survey monument
- ⊕ Set 5/8" x 30" rebar with 2" aluminum cap
- ⊕ Found 1/2" x 24" rebar with plastic cap C 263
- ⊕ Found 1/2" x 24" rebar with plastic cap C 263

() Indicates record data
(D) DRY LAND (T) TOTAL INCLUDING SUBMERGED LAND

NOTES

- Water supply and sewage disposal systems shall be installed in accordance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- No direct access to state maintained ROWs permitted unless approved by State of Alaska Department of Transportation.
- BUILDING SET BACK - A building set back of 20 ft. is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- SEE UTILITY ESMT. and A.D.E.C. NOTES BELOW.



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

Dayton Child
George Child by Dayton Child, A.I.F.

NOTARY'S ACKNOWLEDGEMENT

FOR: Dayton Child
Subscribed and sworn before me this 18th day of FEB. 1986.

My commission expires 11-11-87
Notary Public for the State of Alaska
George H. Bradford

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
1	97°34'55"	50.00	85.15	57.10	75.23
2	61°05'33"	50.00	59.31	29.51	50.82
3	62°08'16"	50.00	54.23	30.12	51.61
4	19°30'00"	220.00	74.87	37.80	74.51
5	65°07'09"	50.00	56.63	31.93	53.82
6	51°20'43"	50.00	44.88	22.51	46.51
7	29°51'48"	260.00	135.55	69.34	133.99
8	18°09'59"	280.00	88.78	44.76	88.41
9	25°20'01"	280.00	123.80	62.93	122.80
10	25°20'01"	280.00	123.80	62.93	122.80
11	15°38'01"	470.00	150.78	81.18	163.00
12	25°20'01"	280.00	123.80	62.93	122.80
13	25°20'01"	280.00	123.80	62.93	122.80
14	8°57'50"	470.00	73.53	36.84	73.46
15	11°02'10"	530.00	121.35	60.86	121.16
16	5°43'08"	530.00	52.90	26.47	52.88
17	61°38'30"	50.00	53.79	29.83	51.24
18	52°33'09"	50.00	45.19	23.09	45.27
19	27°41'40"	530.00	256.18	130.64	253.70
20	11°02'10"	570.00	109.78	55.07	109.62
21	11°02'10"	570.00	109.78	55.07	109.62
22	21°45'00"	530.00	127.61	64.12	127.30
23	21°45'00"	530.00	127.61	64.12	127.30
24	53°41'55"	500.00	468.61	253.11	451.65
25	43°30'00"	250.00	189.80	99.74	185.28
26	19°30'00"	250.00	85.08	42.96	84.87
27	72°02'30"	250.00	289.19	167.23	270.52
28	11°02'10"	600.00	357.76	206.76	340.55
29	11°02'10"	600.00	357.76	206.76	340.55
30	11°02'10"	1206.22	244.90	122.87	244.48
31	11°02'10"	1206.22	244.90	122.87	244.48
32	7°26'31"	1256.22	163.17	81.70	163.05

AMENDED PLAT
RHODES ESTATES

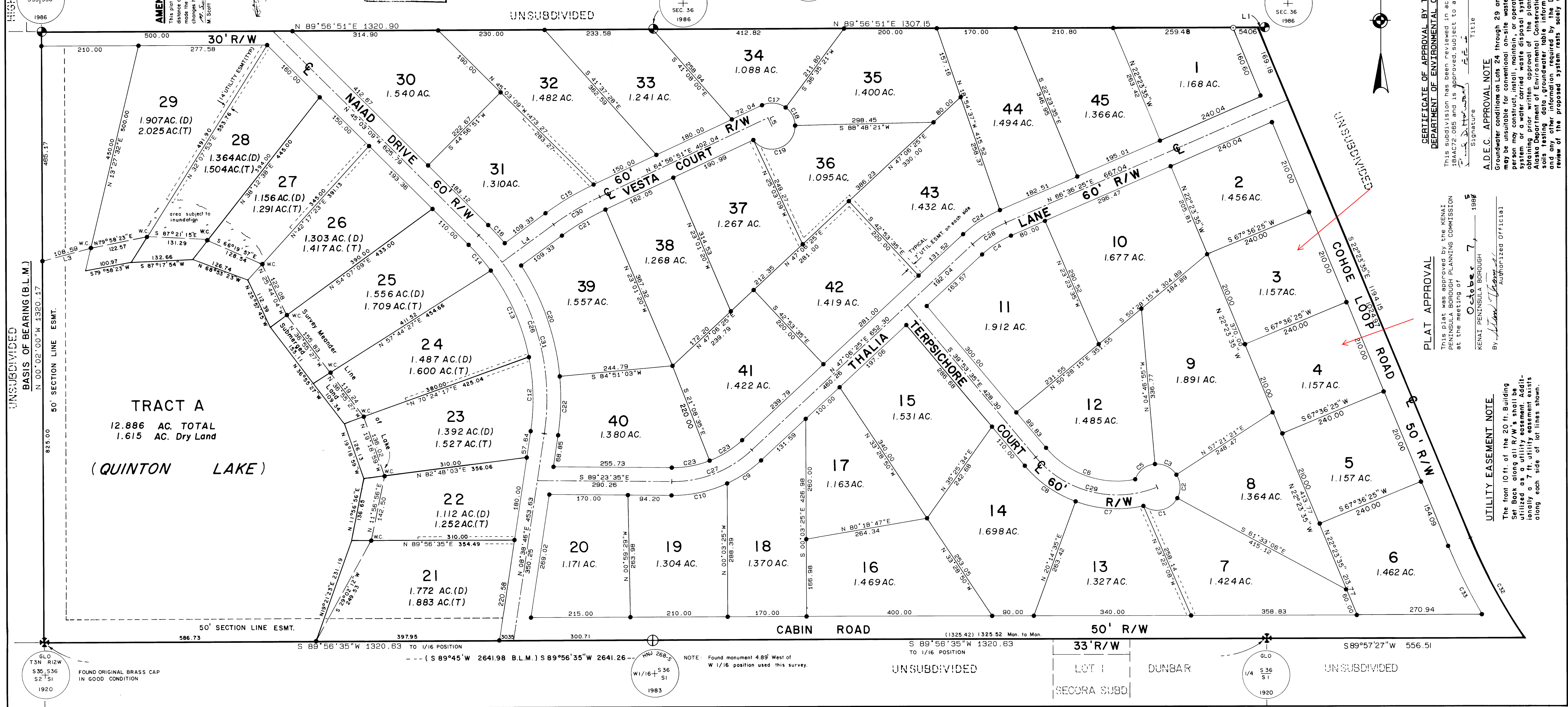
Dayton Child, owner
P.O. Box 1407
Home, AK 99603

LOCATION
87.911 ACRES M/L SITUATED WITHIN THE S1/2 SW 1/4 LYING WEST OF THE COHOE LOOP R/W, SEC. 36 AND SE 1/4 LYING WEST OF THE COHOE LOOP R/W, SEC. 36 T3N R12W S.M. AK AND THE KENAI PENINSULA BOROUGH.

Surveyed by:
MCLANE and ASSOCIATES, INC.
SOLDIERA, AK 99585

DATE OF SURVEY: FEB/MARCH 1986
SCALE: 1" = 100'
SHEET: 1 of 1

DRAWN BY: MSM:GB
BK. NO.: 84-70
K.P.B. FILE NO.: 85-362



CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with 18AAC27.065 and is approved, subject to any noted restrictions.

Signature: _____ Date: 3-5-86

A.D.E.C. APPROVAL NOTE

Groundwater conditions on Lots 24 through 29 and Tract A of this subdivision may be unsuitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or a water-carried waste disposal system on these lots without obtaining prior written approval of the State from the Department of Environmental Conservation. The plans, specifications, and soils testing data, groundwater table information, engineering designs and any other information required by the Department to complete the review of the proposed system rests solely with the lot owner.

UTILITY EASEMENT NOTE

The front 10 ft. of the 20 ft. Building Set Back along all R/W's shall be utilized as a utility easement. Additionally, a 7 ft. utility easement exists along each side of lot lines shown.

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of October 7, 1986

By: _____ Authorized Official