

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

Debbie Bagley
DEBBIE BAGLEY

Dale Bagley
DALE BAGLEY

325 ENDICOTT DRIVE
SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGMENT

FOR: DEBBIE BAGLEY AND DALE BAGLEY
ACKNOWLEDGED BEFORE ME THIS 6 DAY OF April, 2015

Scott Huff
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/31/17



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 9, 2015

KENAI PENINSULA BOROUGH

Mavis Beed
AUTHORIZED OFFICIAL

KPB FILE No. 2015-010

**BRUMLOW SUBDIVISION
BAGLEY ADDITION**

A SUBDIVISION OF LOT 7 BRUMLOW PARK SUBDIVISION ADDITION NO. 1 PLAT NO. 83-123 KRD

OWNER: DALE BAGLEY AND DEBBIE BAGLEY
325 ENDICOTT DR.
SOLDOTNA, ALASKA 99669

LOCATED WITHIN THE NE1/4 SECTION 35, T5N, R11W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 3.680 ACRES

INTEGRITY SURVEYS INC.

820 SET NET DRIVE KENAI, AK 99611
PHONE - (907) 283-9047
FAX - (907) 283-9071
SURVEYORS integritysurveys@alaska.net PLANNERS

JOB NO:	214241	DRAWN:	APRIL 3, 2015 SH
SURVEYED:	JAN 2015	SCALE:	1" = 50'
FIELD BK:	2014-11 PG: 63	FILE:	214241 PP.dwg

2015-14
Plat #
Kenai
Rec. Dist.
4/14 2015
Date
Time 2:38 PM

K.P.B.
1-4 CORNER
SEC. 35
15-0101
1982
3 1/4" ALUM.
CAP

- NOTES:**
- 1) BUILDING SETBACK - A SETBACK OF 50 FEET IS REQUIRED FROM KALIFORNISKY BEACH ROAD PER PLAT 83-123.
 - 2) NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - 3) FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - 4) ALL LOTS WITHIN THIS SUBDIVISION ARE TO ACCESS KALIFORNISKY BEACH ROAD USING THE 60 FOOT PUBLIC ACCESS AND UTILITY EASEMENT.
 - 5) THESE PARCELS MAY BE AFFECTED BY A BLANKET UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION INC. ON MARCH 23, 1961 IN BK. 6 PG. 289 KRD.
 - 6) 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 TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

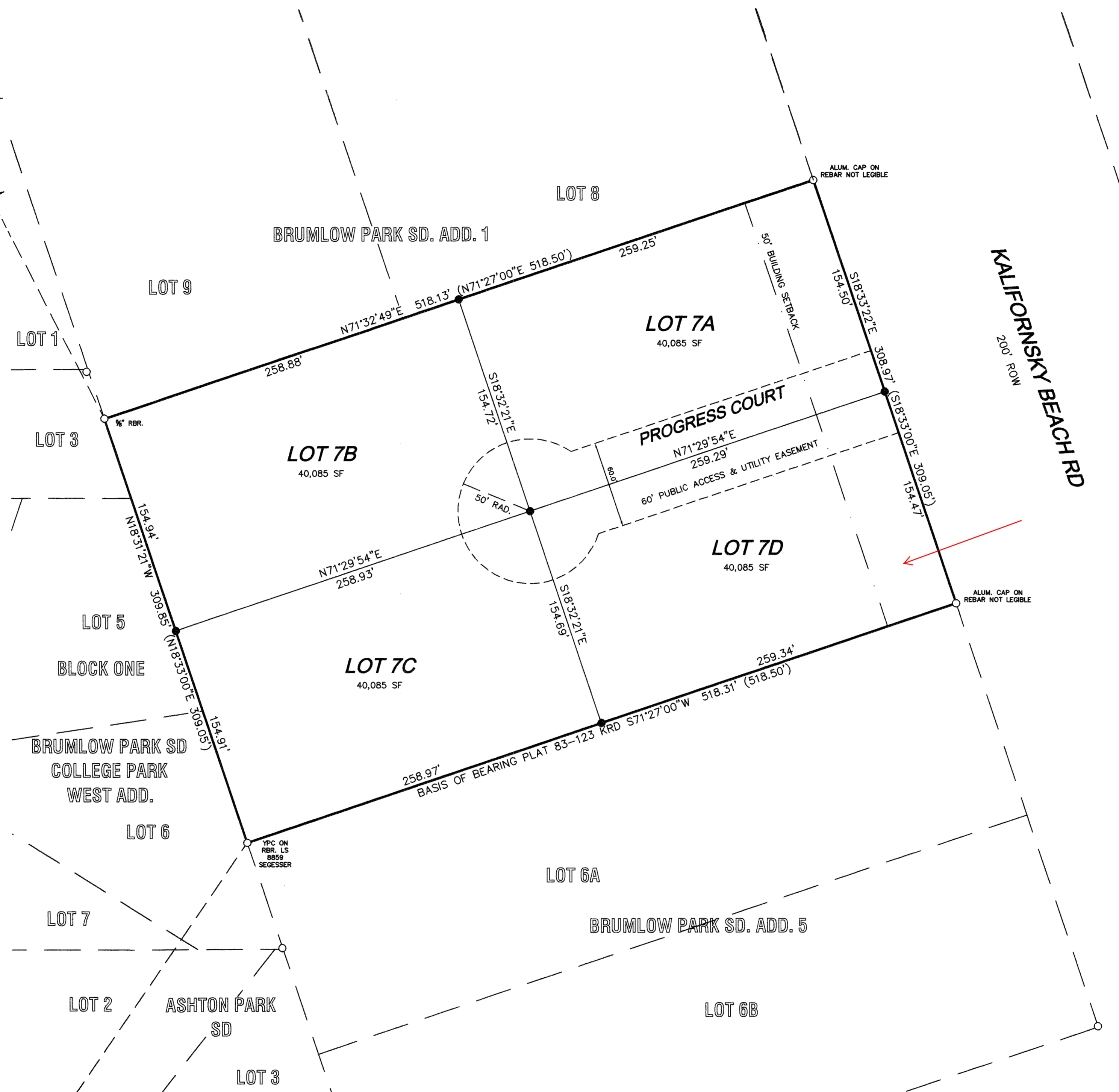
M. J. ...
ENGINEER

3390-E
LICENSE #

6 Apr 15
DATE

- LEGEND**
- ① PRIMARY MONUMENT OF RECORD AS NOTED
 - SECONDARY MONUMENT SET THIS SURVEY
5/8" X 30" REBAR W/ PLASTIC CAP
 - SECONDARY MONUMENT RECOVERED AS NOTED
 - () RECORD PER BRUMLOW PARK SUBDIVISION ADDN. NO. 1
PLAT NO. 83-123

CENTER 1-4
SEC. 35
2" BRASS CAP
0-24-77
4183 S



CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.



NORTH