

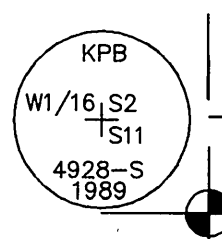
NOTES:

- 1) **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 Department of Environmental Conservation.
- 2) Proposed land uses are recreational, residential, agricultural, and commercial.
- 3) Building Setback - A set back of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 4) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 5) Front 10 ft. of the building setback adjacent to 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 public Utility to use the easement.
- 6) 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.

LINE	BEARING	LENGTH
L1	N68°11'53"E	25.56'
L2	S21°48'07"E	78.16'
L3	N89°13'02"E	23.00'

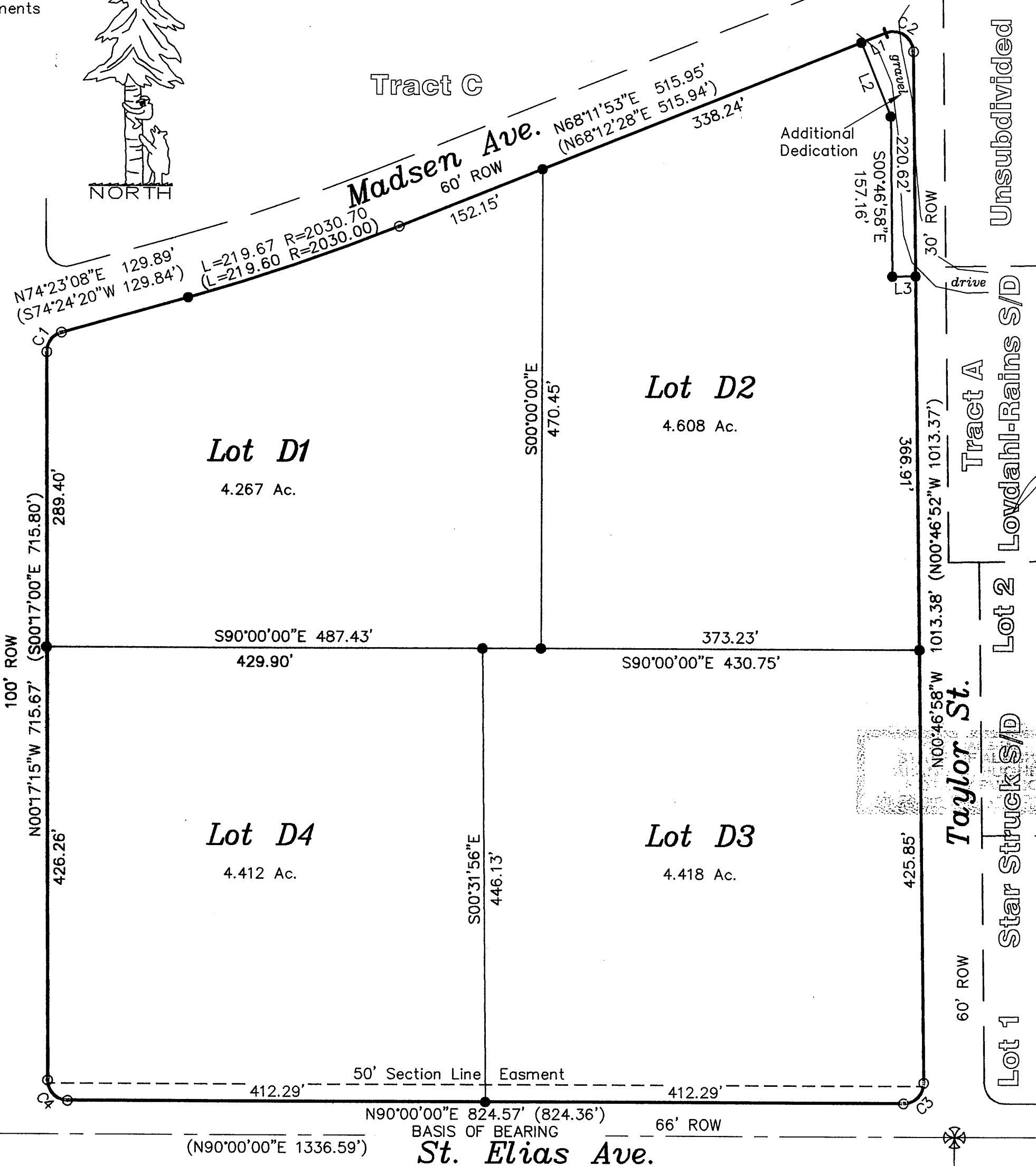
LEGEND:

- ⊗ 2 1/2" Brass Cap BLM Monument (record Plat # KRD 89-25)
- ⊙ 3 1/4" Aluminum Monument (record Plat # KRD 89-25)
- 5/8" Rebar w/ 2" Alum. Cap (found)
- 5/8" Rebar (set)
- () Record Datum - Pettifogger's Place S/D Plat # KRD 89-25



Cohoe Loop Rd.
Tract A

Tract B3
Pettifogger's Place S/D
Keyros Addn.



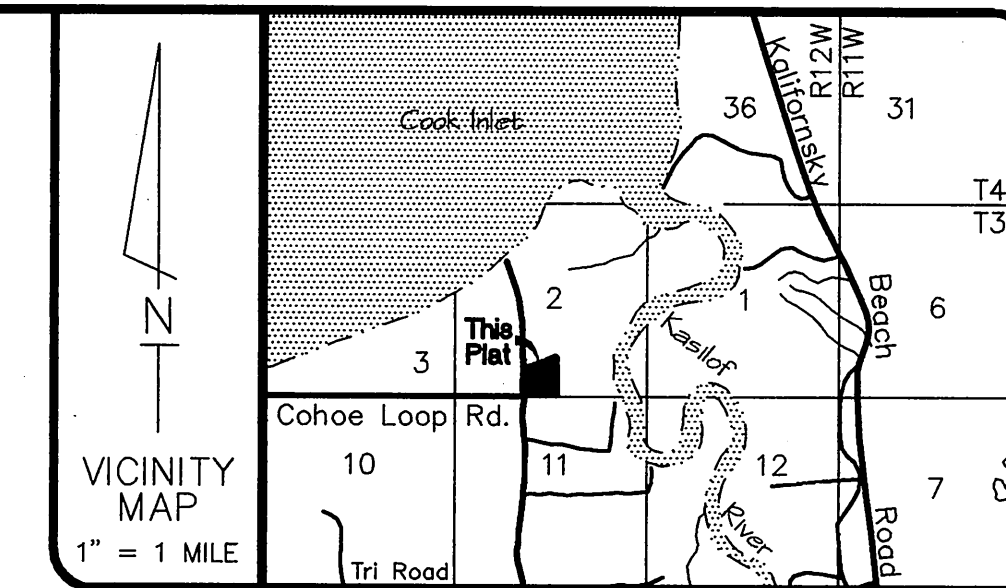
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	74°29'30"	20.00'	26.00'	24.21'	S36°58'46"W
(C1)	74°41'20"	20.00'	26.07'	24.26'	S37°03'40"W
C2	111°00'57"	20.00'	38.75'	32.97'	N56°17'43"W
(C2)	111°00'40"	20.00'	38.75'	32.97'	N56°17'12"W
C3	90°59'42"	20.00'	31.76'	28.53'	N44°37'19"E
(C3)	90°46'52"	20.00'	31.69'	28.48'	N44°36'34"E
C4	88°48'34"	20.00'	31.00'	27.99'	S44°48'48"E
(C4)	89°43'00"	20.00'	31.32'	28.21'	S45°08'30"E

SURVEYOR'S CERTIFICATE

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.



2008-50
RECORDED
Alaska REC. DIST.
DATE: 6/17/08
TIME: 12:49 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
8195 KENAI SPUR HWY
KENAI, ALASKA 99611



CERTIFICATE of OWNERSHIP and DEDICATION

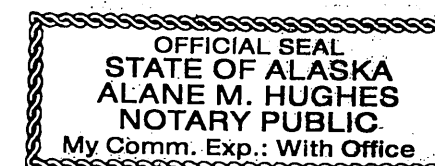
WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

John J. Williams
John J. Williams, Mayor
Kenai Peninsula Borough
144 N. Binkley Street
Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF June 2008 FOR John J. Williams, Borough Mayor

Alane M. Hughes
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12/31/10



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 14, 2008

KENAI PENINSULA BOROUGH

Max A. Best
AUTHORIZED OFFICIAL

KPB FILE No. 2008-090

Pettifogger's Place Three Subdivision

A subdivision of Tract D Pettifogger's Place S/D, Plat No. 89-25 KRD.

Located within the SE1/4 SW1/4 Section 2, T3N, R12W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska

Containing 17.706 Acres

Integrity Surveys, Inc.

8195 Kenai Spur Hwy Kenai, Alaska 99611-8902
SURVEYORS PHONE - (907) 283-9047 PLANNERS
FAX - (907) 283-9071

JOB NO: 28025	DRAWN: 21 May, 2008 SH
SURVEYED: April 2008	SCALE: 1" = 100'
FIELD BK: 2008-1, Pg. 25	DWG: 28026 Sub.dwg