

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KEVIN SMITH  
32324 GAS WELL RD.,  
SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: KEVIN SMITH  
ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_, 2024

MY COMMISSION EXPIRES : \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

IAN KUEMERLE  
4000 BIRCH ST. STE #120,  
NEWPORT BEACH, CA 92660

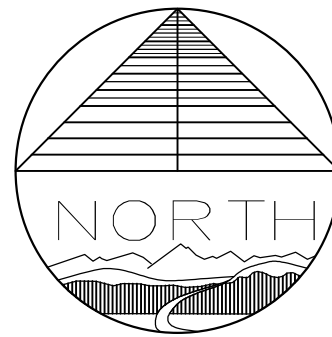
**NOTARY'S ACKNOWLEDGEMENT**

FOR: IAN KUEMERLE  
ACKNOWLEDGED BEFORE ME THIS

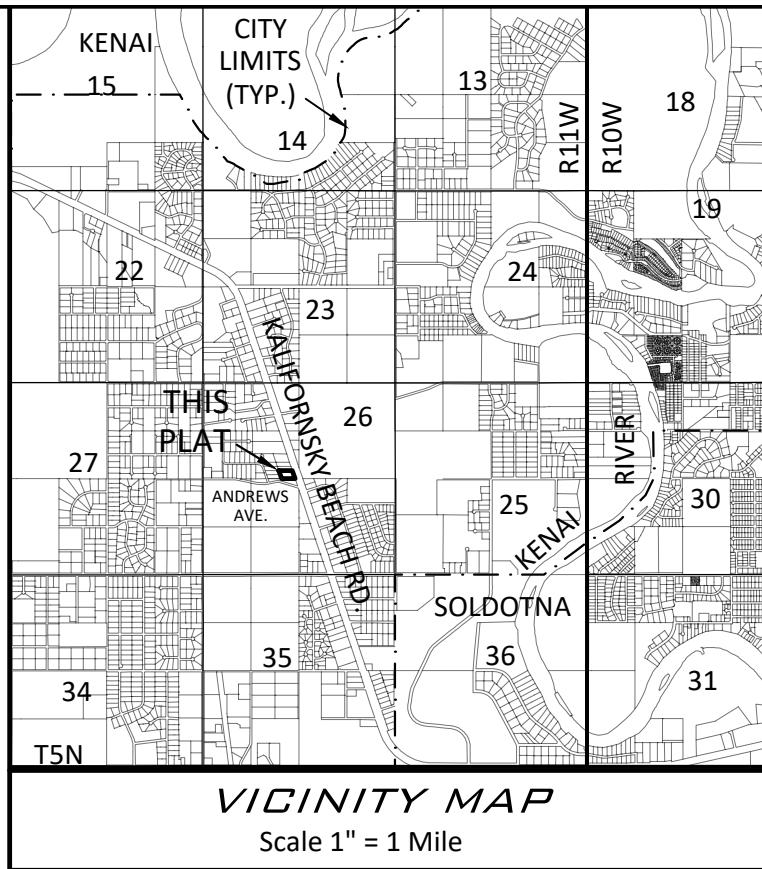
\_\_\_\_ DAY OF \_\_\_, 2024

MY COMMISSION EXPIRES : \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF \_\_\_\_\_



GRAPHIC SCALE  
0 25 50 100  
1 inch = 50 ft.

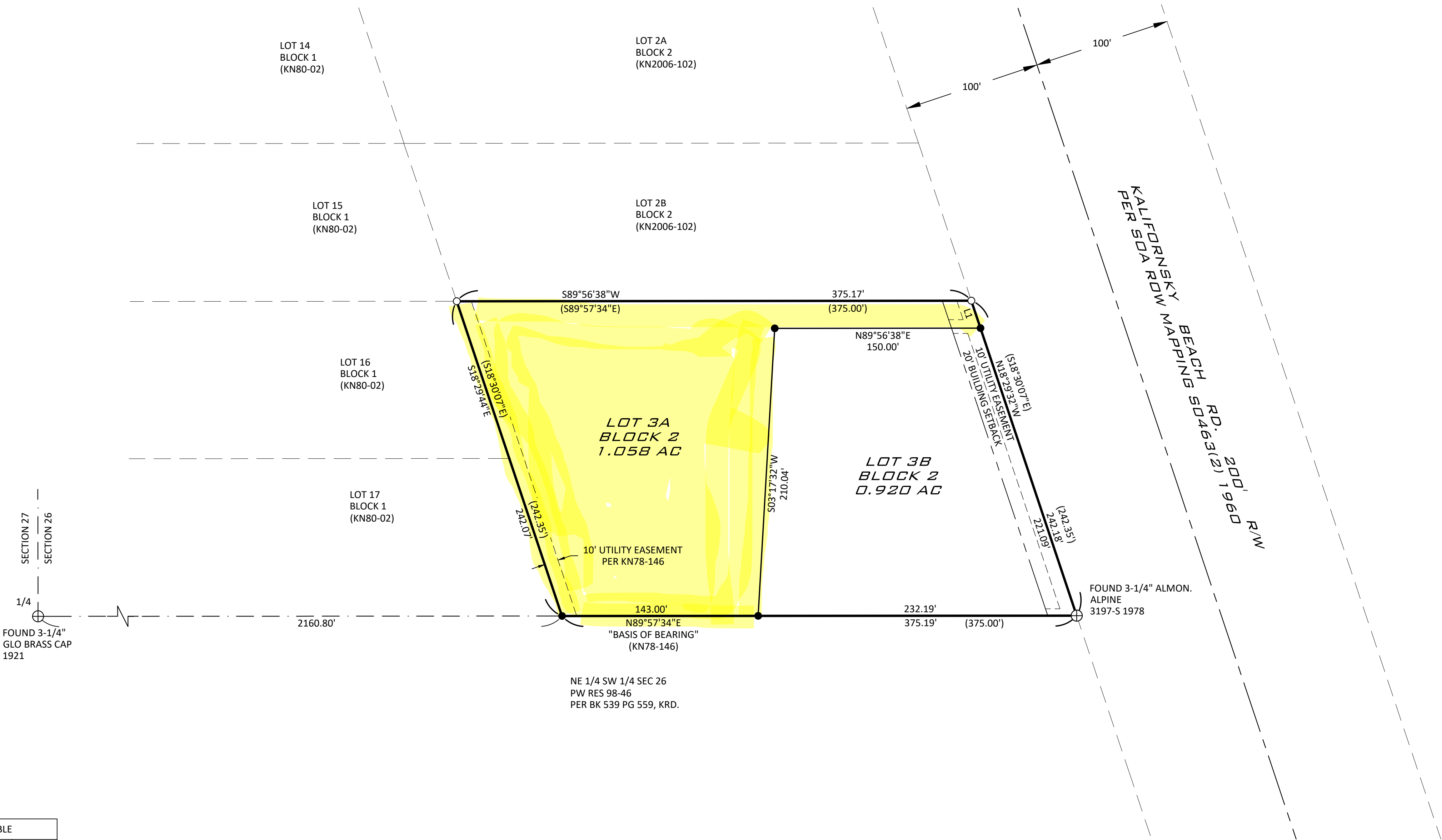


**NOTES**

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS 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.
- NO BUILDINGS OR WASTEWATER DISPOSAL ALLOWED WITHIN PANHANDLE PORTION OF LOT 3A.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- ALASKA DOT&PF RECOMMENDS ONE SHARED ACCESS FOR BOTH LOT 3A AND LOT 3B

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP LS-211269
- ( ) RECORD DATA PER KN78-146



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 18°29'32" W	21.08'

**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.

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

STEPHEN MAILE  
48469 RUSTIC AVE.,  
SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: STEPHEN MAILE  
ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_, 2024

MY COMMISSION EXPIRES : \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 22, 2024.

AUTHORIZED OFFICIAL

Plat #
Rec Dist
Date
Time



**HOLLAND PARK 2024 REPLAT**  
REPLAT OF LOT 3 BLOCK 2 HOLLAND PARK SUBDIVISION (KN78-146)

KEVIN SMITH, OWNER  
34324 GAS WELL RD., SOLDOTNA, AK 99669

IAN KUEMERLE, OWNER  
4000 BIRCH ST. STE #120, NEWPORT BEACH, CA, 92660

STEPHEN MAILE, OWNER  
48469 RUSTIC AVE., SOLDOTNA, AK 99669

1.978 AC. M/L SITUATED IN THE NW1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECG.COM		KPB File No.	2024-073
			Project No.	242020
Scale 1" = 50'	Date : NOV. 2024	BOOK NO. : 24-05	Drawn by : AHH	