

Sears Elementary School

Fifth Avenue

Lot 1A
2.780 Ac.

Lot 1B
28,760 S.F.

BLM Lot 31
Unsubdivided

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.

LEGEND:

- Monument (record)
- 1/2" iron pipe (record)
- 5/8" rebar (record)
- 3/8" rebar (record)
- () Record Datum - Seaman Subd. Number One
Plat # 85-389 KRD
- [] Record Datum - Youngblood - Warren Subdivision
Plat # K 1383

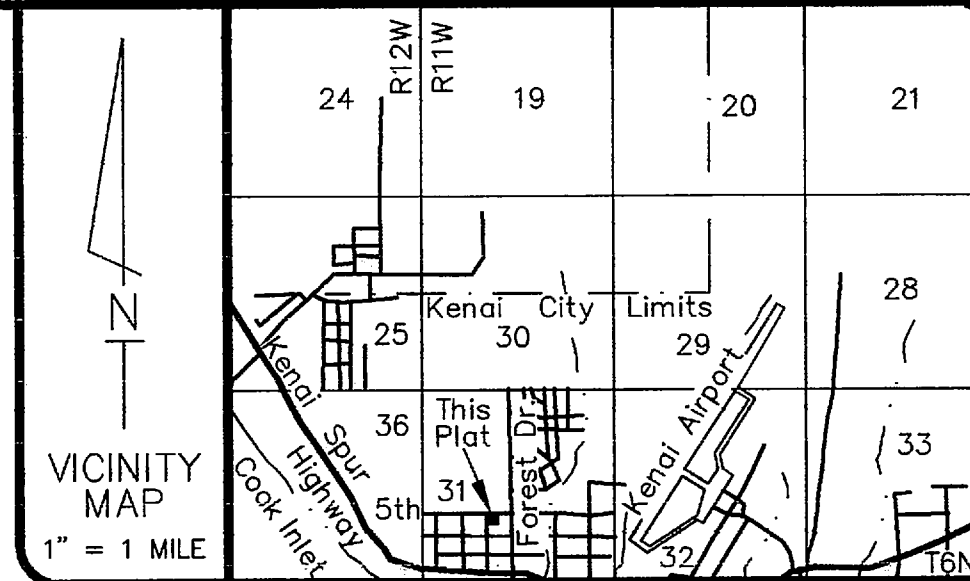
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 28, 2008

KENAI PENINSULA BOROUGH

Max Beut
AUTHORIZED OFFICIAL

NOTES:

- 1) Development of these lots is subject to the City of Kenai's zoning regulations.
- 2) Front 10 ft. adjacent to rights-of-way with an additional 10 ft. within 5 ft. of the side property lines 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.
- 3) No permanent structure shall be constructed or placed within the panhandle portion of Lot 1B
- 4) This lot is served by city water & sewer.
- 5) Acceptance of the plat by the Borough does not indicate acceptance of any encroachments by the City of Kenai or the Kenai Peninsula Borough.
- 6) **WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.
- 7) This is a paper plat, NO FIELD SURVEY WAS PERFORMED. All information shown was obtained from record plats.



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.

Michael Seaman *Joan Seaman* *Elsie T. Seaman*
Michael Seaman Joan Seaman Elsie T. Seaman
408 N. Gill St.
Kenai, AK 99611

Victor P. Tyler *Nancy J. Tyler*
Victor P. Tyler Nancy J. Tyler
3141 Quail Springs Rd., Apt. 3
Corpus Cristi, TX 78414

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 5 DAY OF August 2008 FOR Michael Seaman, Joan Seaman & Elsie T. Seaman

2008-78
RECORDED 10
Kenai REC. DIST.
DATE: 8/15 2008
TIME: 12:47 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
8195 KENAI SPUR HWY
KENAI, ALASKA 99611

Cliff Baker
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES Dec '10
NOTARY PUBLIC
STATE OF ALASKA
CLIFF BAKER
My Commission Expires Dec '10

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 31 DAY OF July 2008 FOR Victor P. Tyler and Nancy J. Tyler

J. Kaulfus
NOTARY PUBLIC FOR TEXAS
MY COMMISSION EXPIRES 5/2/11
JONATHAN KAULFUS
Notary Public
State of Texas
Comm. Exp. 05-21-2011



PLAT APPROVAL

Seaman Subdivision 2008 Replat

A Replat of Lots 1 and 2 Seaman Subd. Plat # 1 KN 86-31, Tract D Hayes Subd. Plat # K-962, Lot 1 Youngblood Warren Subd., Plat # K 1383 and Vacation of Hayes Avenue Located within the NE1/4 SW1/4 Section 31, T6N, R11W, S.M., City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.
Containing 3.440 Acres

Integrity Surveys, Inc.

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

JOB NO:	28004	DRAWN:	09 July, 2008 RZ
SURVEYED:	No Field Survey	SCALE:	1"=50'
FIELD BK:	N/A	DISK:	Seaman

CEW 1/64
S. 31
+
B L M
1952

2-1/2" Brass Cap Mon.

F.J.B. Subdivision
Lot 1
Lot 2
Lot 3

North Gill Street
(N00°12'32"W 296.82')

33'

Youngblood-Warren Subd. No. 2

HNJ - 268S
NE SW 1/64
+
S. 31
1983

2-1/2" Aluminum Monument

() Record Datum - Seaman Subd. Number One
Plat # 85-389 KRD

[] Record Datum - Youngblood - Warren Subdivision
Plat # K 1383