

BUILDING SETBACK TYPICAL
APPLIES TO ALL LOTS CREATED BY THIS PLAT

LOT X	20' BUILDING SETBACK	1/2"
RIGHT-OF-WAY	5'	1/2"
LOT Y	20' BUILDING SETBACK	1/2"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S73°51'08"E	44.91'
L1(R3)	S74°00'00"E	44.91'
L2	N00°08'02"W	49.89'
L2(R1)	N00°00'00"E	50.02'
L3	S47°21'10"E	50.34'
L4	S47°21'10"E	14.40'
L5	N89°54'15"W	50.39'
L6	S06°20'35"E	25.19'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(NT)	270.00'	346.32'	73°29'30"	S69°18'30"W	323.06'
C1(R1)	270.00'	346.45'			
C2(R1)	50.00'	138.45'	158°38'59"	N78°18'10"W	98.27'
C2(R2)	50.00'	136.50'			
C3(NT)	100.00'	74.19'	42°30'20"	N68°38'50"W	72.50'
C3(R1)	100.00'	74.24'	42°32'09"	N68°50'45"W	72.55'
C4(NT)	430.00'	240.29'	32°01'04"	N63°22'27"W	237.18'
C4(R1)	430.00'	240.33'	32°01'22"	N63°35'22"W	237.21'
C5(NT)	570.00'	125.56'	12°37'15"	S73°01'12"E	125.30'
C5(R1)	570.00'	125.36'	12°36'03"	S73°18'01"E	125.10'
C6(NT)	787.22'	186.80'	13°35'45"	N72°50'01"W	186.36'
C7	787.22'	111.10'	8°05'10"	N75°35'18"W	111.01'
C8	787.22'	75.70'	5°30'34"	N68°47'26"W	75.67'
C9	200.00'	129.20'	37°00'43"	S71°31'29"W	126.96'
C10	170.00'	147.16'	49°35'55"	N77°49'05"E	142.61'
C11	20.00'	49.89'	142°55'23"	N18°26'34"W	37.92'
C12	200.00'	92.09'	26°22'56"	S39°49'39"W	91.28'
C13	170.00'	78.28'	26°22'56"	S39°49'39"W	77.59'
C14	230.00'	105.91'	26°22'56"	N39°49'39"E	104.97'
C15	50.00'	249.81'	286°15'37"	N63°21'49"W	60.00'
C16	50.00'	94.44'	108°12'54"	S27°36'50"W	81.01'
C17	50.00'	30.47'	34°54'55"	N80°49'16"W	30.00'
C18	50.00'	124.90'	143°07'48"	N08°12'06"E	94.87'

REFERENCES

- (R1) BIRCH FOREST NO. 1, PLAT 2005-13, KENAI RECORDING DISTRICT
- (R2) POPPIN SUBDIVISION NUMBER TWO, PLAT 87-8, KENAI RECORDING DISTRICT

LEGEND

- ⊕ PRIMARY MONUMENT OF RECORD AS NOTED (WD) WITNESS DISTANCE
- ⊙ PROPERTY CORNER FOUND (C) CALCULATED
- PROPERTY CORNER FOUND 1-1/2" ALUMINUM CAP STAMPED LS-5152 2005 SUBDIVISION BOUNDARY
- PROPERTY CORNER FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED C-263 INTERIOR LOT LINE
- PROPERTY CORNER FOUND 1/2" REBAR ADJACENT PROPERTY
- PROPERTY CORNER SET AT ALL LOT CORNERS CREATED BY THIS PLAT 5/8" X 30" REBAR WITH CAP STAMPED LS 13022 FORMER LOT LINE
- ⊥ CENTER LINE RIGHT OF WAY 20' BUILDING SETBACK
- (R#) RECORD DATA, SEE REFERENCE LOW WET AREA
- (NT) NON-TANGENT ELECTRIC LINE

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2019-069

BIRCH FOREST No. 2

A SUBDIVISION OF TRACT A-1
BIRCH FOREST NO.1
PLAT 2005-13 KENAI RECORDING DISTRICT
AND
TRACT A-2 POPPIN SUBDIVISION NUMBER TWO
PLAT 87-8 KENAI RECORDING DISTRICT

OWNERS:
POPPIN FAMILY REVOCABLE
COMMUNITY PROPERTY TRUST
PO BOX 796
SOLDOTNA, ALASKA 99669

GARY AND LELA MULLER
198 WEST MARYDALE AVE.
SOLDOTNA, ALASKA 99669

LOCATED WITHIN THE N 1/2 SECTION 30,
TSN R9W, SEWARD MERIDIAN
KENAI PENINSULA BOROUGH, ALASKA
KENAI RECORDING DISTRICT

CONTAINING 30.199 ACRES



DRAWN BY: JY	DATE: 11/27/19	FIELD BOOK: 2018-38
CHECKED BY: MA	SCALE: 1" = 100'	SHEET: 1 OF 2

Kenai 2019-80

C:\Users\jason\Young\Documents\1-2019 Edge Jobs Active\19-514 Birch Forest Poppin SD\DWG\19-514 Birch Forest Poppin Final.dwg PLOTTED: 12/14/2019 5:23:27 PM

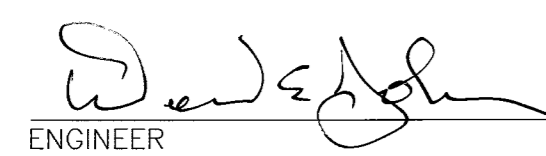
NOTES

- BUILDING SETBACK - A SETBACK OF 20' FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL.
- THE FRONT 15' FEET OF THE 20' BUILDING SETBACK AND THE ENTIRE 20' BUILDING SETBACK WITHIN 5' OF SIDE LOT 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.
- PLAT KN 2005-13 GRANTED A 20-FOOT EASEMENT CENTERED ON THE EXISTING POWER LINE.
- NO STRUCTURES ARE PERMITTED WITHIN PANHANDLE PORTIONS OF FLAG LOTS.
- THESE PARCELS MAY BE AFFECTED BY A GENERAL EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED AUGUST 4, 1961 MISC. BOOK 7 PAGE 36, KENAI RECORDING DISTRICT.
- THESE PARCELS MAY BE AFFECTED BY A ROAD RIGHT-OF-WAY EASEMENT RECORDED DECEMBER 3, 1968 IN DEED BOOK 54, PAGE 210, KENAI RECORDING DISTRICT.
- THESE PARCELS MAY BE AFFECTED BY A PRIVATE INGRESS AND EGRESS EASEMENT RECORDED JUNE 17, 1961 IN DEED BOOK 62, PAGE 294 AND SEPTEMBER 16, 1971 IN DEED BOOK 63, PAGE 262, KENAI RECORDING DISTRICT.
- DEVELOPMENT OF ORIGINAL TRACT A-2 MAY BE SUBJECT TO COVENANTS, CONDITIONS, OR RESTRICTIONS. RECORDED BOOK 365, PAGE 313, KR.D.
- 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.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- EXCEPTIONS TO KPB 20.30.150-STREETS INTERSECTIONS, KPB 20.30.170-BLOCK LENGTH AND KPB 20.30.120.A-STREET WIDTH WERE GRANTED BY THE KPB PLAT COMMITTEE AT THE JUNE 24, 2019 MEETING.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE FORMS THE TRUE BOUNDARY OF THE SUBDIVISION. THE TRUE PROPERTY CORNERS BEING THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE.
- UTILITY EASEMENTS OF RECORD HAVE BEEN VACATED PER KPB PLANNING COMMISSION RESOLUTION NUMBER 2019-18 AS RECORDED UNDER SERIAL NO. 2019-004609-0.
- WASTEWATER DISPOSAL

LOT 1 BLOCK 2 THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SIGNED THE PARENT PLAT FOR TRACT-A2 (KN 87-8) ON NOVEMBER 14, 1986. THE TRACT (BEING REPLATED AS LOT 1 BLOCK 2) IS INCREASING IN SIZE FROM 1.533 ACRES TO 2.110 ACRES. PER KPB 20.40.020, A SOILS REPORT IS NOT REQUIRED FOR THIS LOT. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

TRACT B LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET OF NOMINAL FIVE ACRES IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OF DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 2-8 BLOCK 1 AND LOTS 2-4 BLOCK 2 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.


 ENGINEER
 CE 6421 LICENSE NUMBER
 12-10-2019 DATE

- DEVELOPMENT OF ORIGINAL TRACT A-1 MAY BE SUBJECT TO COVENANTS, CONDITIONS, OR RESTRICTIONS. RECORDED BOOK 499, PAGE 644, AND AMENDED PER SERIAL NUMBER 2005-002499-0, KR.D.

PLAT APPROVAL


THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 24, 2019.

KENAI PENINSULA BOROUGH

 Dec. 30, 2019
 AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION


I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.


 DANIEL JOHN POPPIN, TRUSTEE,
 POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
 OWNER OF FORMER TRACT A-1
 PO BOX 796
 SOLDOTNA, ALASKA 99669

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 GRANT ALL EASEMENTS TO THE USE SHOWN.

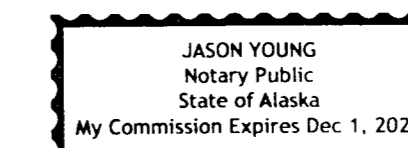

 GARY L. MULLER


 LELA K. MULLER
 OWNERS OF FORMER TRACT A-2
 198 WEST MARYDALE AVE.
 SOLDOTNA, ALASKA 99669

NOTARY ACKNOWLEDGMENT


FOR: DANIEL JOHN POPPIN
 ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 2019.

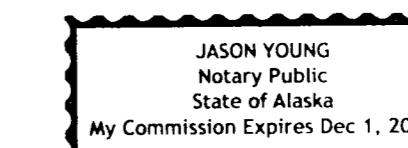

 NOTARY PUBLIC FOR STATE OF ALASKA



NOTARY ACKNOWLEDGMENT


FOR: GARY L. MULLER
 ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 2019.

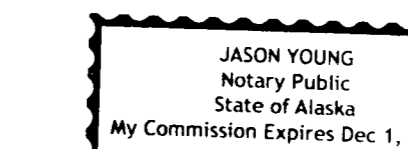

 NOTARY PUBLIC FOR STATE OF ALASKA



NOTARY ACKNOWLEDGMENT

FOR: LELA K. MULLER
 ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 2019.


 NOTARY PUBLIC FOR STATE OF ALASKA



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CONTAINING 30.199 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
 Phone (907) 344-5990 Fax (907) 344-7794

2019-80
 Kenai
 12/31/2019
 Date
 10:30 AM
 JY

DRAWN BY: JY	DATE: 11/27/19	FIELD BOOK: 2018-38
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