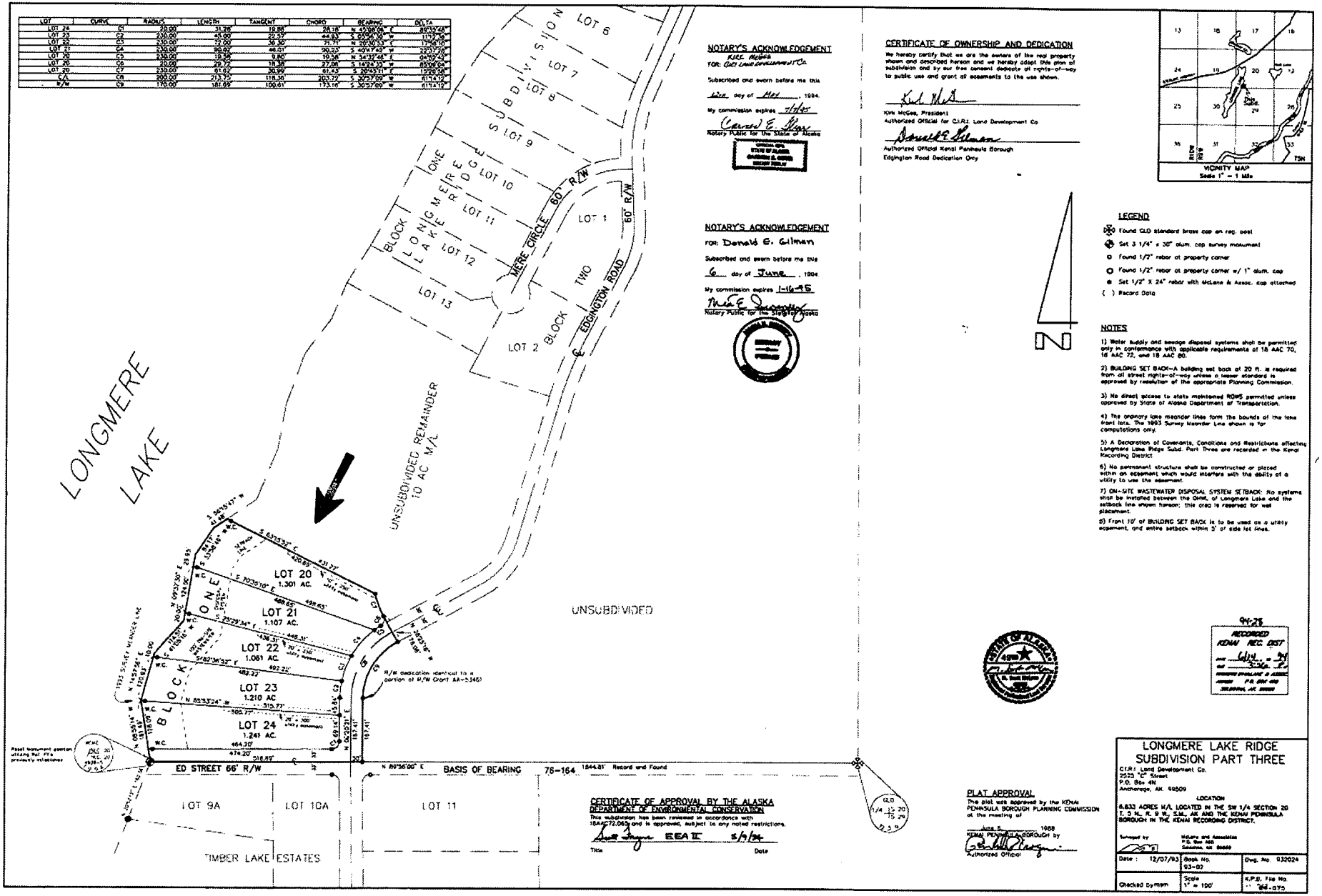

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
LOT 24	C1	20.00'	31.28'	19.86'	28.18'	N 43°08'06" E	89°36'48"
LOT 23	C2	230.00'	45.00'	22.57'	44.93'	S 85°54'30" W	11°12'48"
LOT 22	C3	230.00'	27.00'	13.52'	26.98'	N 79°00'53" W	6°43'10"
LOT 21	C4	230.00'	90.05'	46.01'	90.03'	S 40°47'42" W	22°25'78"
LOT 20	C5	230.00'	19.98'	9.80'	19.98'	N 34°19'46" E	04°59'42"
LOT 20	C6	20.00'	29.72'	18.38'	27.08'	S 14°24'32" W	85°08'04"
LOT 20	C7	230.00'	61.62'	30.99'	61.43'	S 20°53'11" E	15°20'58"
C/A	C8	200.00'	213.77'	118.36'	203.72'	S 30°57'00" W	61°14'12"
R/W	C9	170.00'	181.69'	100.61'	173.19'	S 30°57'00" W	61°14'12"

NOTARY'S ACKNOWLEDGEMENT
FOR: KIRK McGEE

Subscribed and sworn before me this
2nd day of May, 1994.
My commission expires 7/1/95
Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGEMENT
FOR: Donald E. Gilman

Subscribed and sworn before me this
6 day of June, 1994
My commission expires 1-16-95
Notary Public for the State of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Kirk McGee, President
Authorized Official for C.I.R.I. Land Development Co

Authorized Official Kenai Peninsula Borough
Edgington Road Dedication Only

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with 18AAC72.065 and is approved, subject to any noted restrictions.

Title REA II Date 5/9/94

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of June 6, 1988

KENAI PENINSULA BOROUGH by

Authorized Official

LEGEND

- Found GLO standard brass cap on reg. post
- Set 3 1/4" x 30" diam. cap survey monument
- Found 1/2" rebar at property corner
- Found 1/2" rebar at property corner w/ 1" diam. cap
- Set 1/2" X 24" rebar with McLane & Assoc. cap attached
- ( ) Record Data

NOTES

1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.

2) BUILDING SET BACK—A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.

3) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.

4) The ordinary high meander lines form the bounds of the lake front lots. The 1993 Survey Meander Line shown is for computations only.

5) A Declaration of Covenants, Conditions and Restrictions affecting Longmere Lake Ridge Subd. Part Three are recorded in the Kenai Recording District

6) No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

7) ON-SITE WASTEWATER DISPOSAL SYSTEM SETBACK: No systems shall be installed between the OHM, of Longmere Lake and the setback line shown hereon; this area is reserved for leaf placement.

8) Front 10' of BUILDING SET BACK is to be used as a utility easement, and entire setback within 5' of side lot lines.

94-28
RECORDED
KENAI REC. DIST
book 614 page 34
date 5-26-94
time 3:26p
REQUESTED BY MAIL
ADDRESS PO BOX 468
SOLDOTNA, AK 99669

LONGMERE LAKE RIDGE SUBDIVISION PART THREE

C.I.R.I. Land Development Co.
2525 "C" Street
P.O. Box 4N
Anchorage, AK 99509

LOCATION

6.833 ACRES M/L LOCATED IN THE SW 1/4 SECTION 20 T. 5 N., R. 9 W., S.M., AK AND THE KENAI PENINSULA BORDUGH IN THE KENAI RECORDING DISTRICT.

Surveyed by: McLane and Associates, P.O. Box 468, Soldotna, AK 99669

Date : 12/07/93	Book No. 93-02	Dwg. No. 93024
Checked by mm	Scale 1" = 100'	K.P.B. File No. 94-075