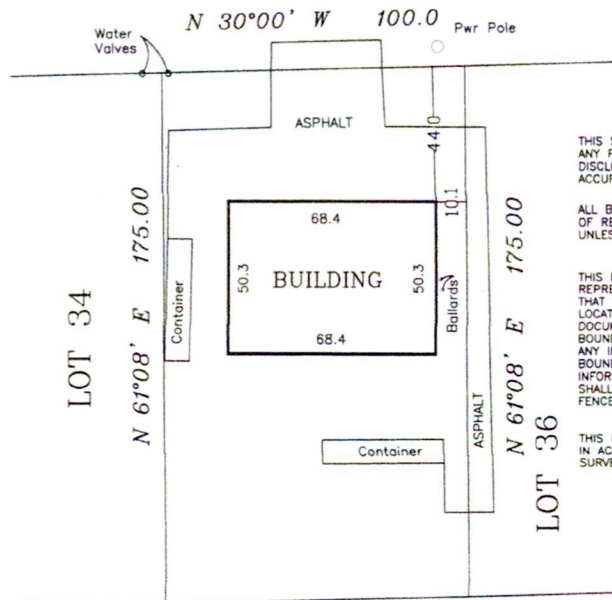


**SPECIAL NOTE**

This document may not be recorded or copies sold without the written permission of the Surveyor. This Survey is to be used only for the purposes intended and is valid for 120 days from the date of original survey after which it must be recertified.

**60' R/W N ASPEN DRIVE**



**NOTES**

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

ALL BOUNDARY DATA SHOWN IS OF RECORD INFORMATION UNLESS OTHERWISE NOTED.

THIS MORTGAGE LOCATION SURVEY IS A REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE LOCATION SURVEY WAS PERFORMED, THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. INFORMATION CONTAINED ON THE DRAWING SHALL NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS.

THIS MORTGAGE LOCATION SURVEY WAS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE LOCATION SURVEY STANDARDS.

N 30°00' W 100.0

50' R/W  
Dvora Jordan Drive

SEE ANY LOCAL ZONING AUTHORITIES OR COVENANTS THAT MAY APPLY TO THIS PARCEL FOR BUILDING SETBACKS

LOT 42



**Swan Surveying**

Michael Swan R.L.S.

P.O. Box 987 • Soldotna, AK 99669 • 907-257-6816

JN. 23-062	FB	DATE 08-17-23	SCALE 1"=40'	DRWN. M.S.	CHK.
------------	----	---------------	--------------	------------	------

I Herby certify that I have performed a Mortgages Inspection of the following described property

LOT 35 ASPEN FLATS  
SUBDIVISION NO. 3

Located in the Kenai Recording District, Kenai, AK, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto, that no improvements on property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other visible easements on said property except as indicated hereon.

Dated at 900 Alaska This 17 day of August 2023.



08-17-23

Inbox Edge Survey - Ease...

Invoice also attached.

Let me know if you have any questions.

Thanks,  
Jason Young  
Edge Survey and Design  
907-283-9047





**Notes**  
 All bearings refer to GLO Datum as recorded on official plat for section line common to 5 29, 32.

Total area in this survey, extending to E's of adjacent streets & highways is 20.316 acres.

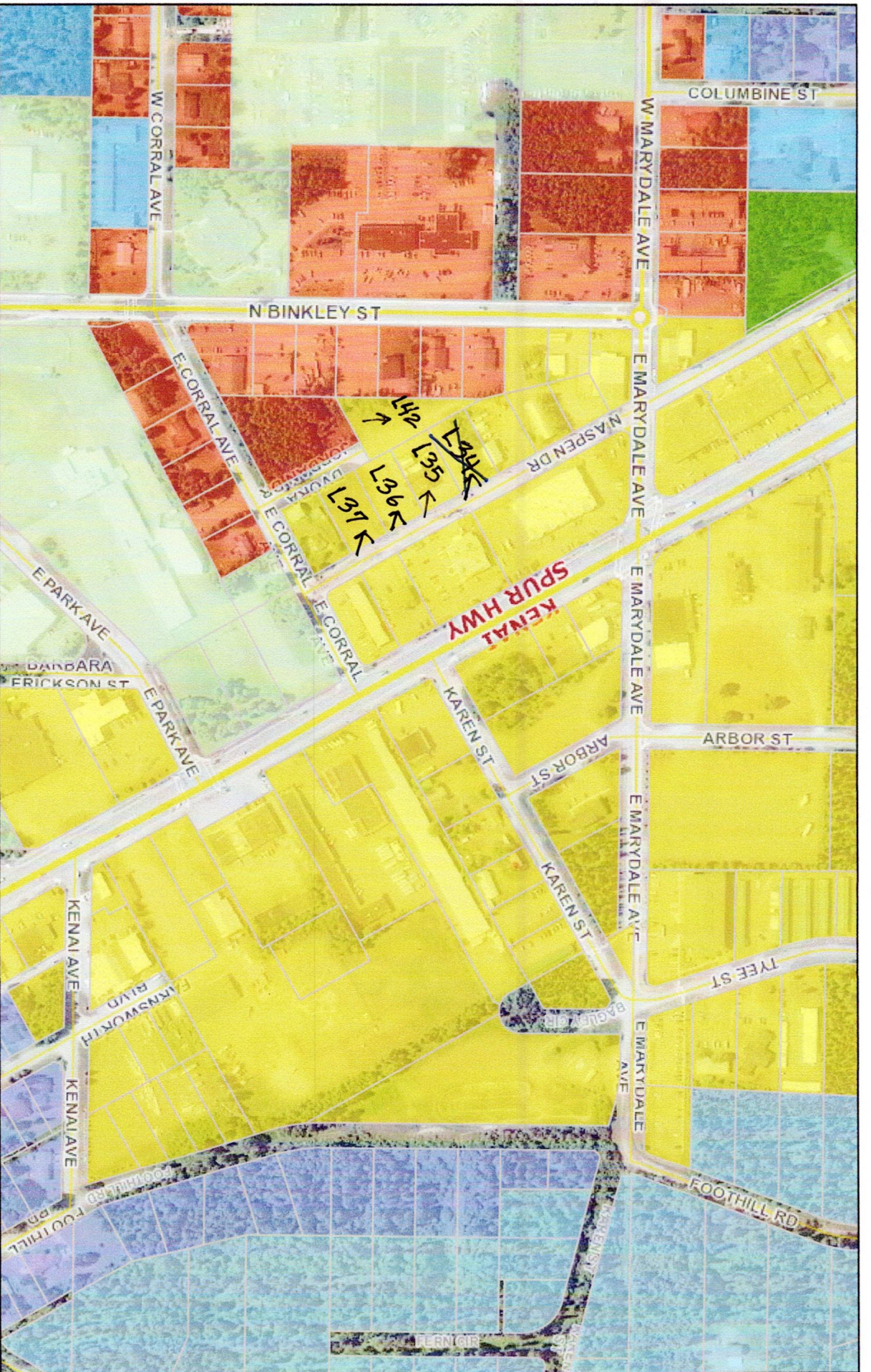


Indicates existing HEA power pole  
 o Indicates 3/4" x 1/2" steel stake & cap, marked Property Corner 610-5, all other lot corners are marked by 1/2" x 2" I.P. & wood stake.

**Description**  
 Commencing from the US G.L.O. 1/4 monumnt 5 29, 32, T5N, R10W, S.M. proceed N0°08'W, 1291.56 along C 1/4 section line to the true point of beginning, hence continue along C 1/4 section line N0°08'W, 1399.4' to CC 1/4 5 29, hence East a long C 1/4 section line S307' to E Kenai Spur Highway, hence S30°00'E, 926.4' along E said highway, hence S61°08'W 1131.6' to the true point of beginning, thus embracing the land of - Aspen Flats Subdivision, Addition No. 3

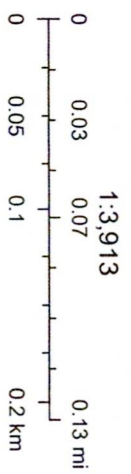
**ASPEN FLATS SUBDIVISION  
 ADDITION NO. 3**  
 Developed by Joe Foa, of Soldotna, Alaska  
 Situated in the W 1/2 SE 1/4 S 29, T5N, R10W,  
 Seward Meridian, Alaska.  
 Surveyed & Drawn by Stanley S. McLone  
 Registered Land Surveyor No 610-5  
 Date 5-14-60 Scale 1"=100'

# City of Soldotna Zoning Map



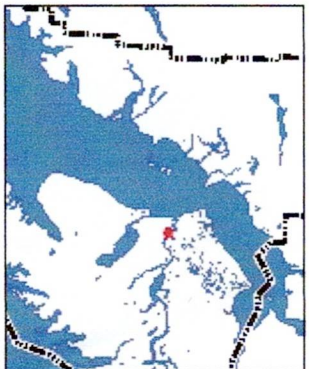
May 17, 2023

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>▭ KPB Redacted Parcels</li> <li>▭ Soldotna Zoning Districts</li> <li>▭ Commercial District</li> </ul> | <ul style="list-style-type: none"> <li>▭ Institutional District</li> <li>▭ Limited Commercial District</li> <li>▭ Multi-Family Residential District</li> <li>▭ SFTF</li> </ul> | <ul style="list-style-type: none"> <li>▭ Parks and Recreational District</li> <li>▭ Rural Residential District</li> <li>▭ SFTF</li> <li>○ Mileposts</li> <li>▬ KPB Roads</li> <li>▬ State Highway</li> </ul> |
|--|--|--|





# ROBIN FORSI



### Legend

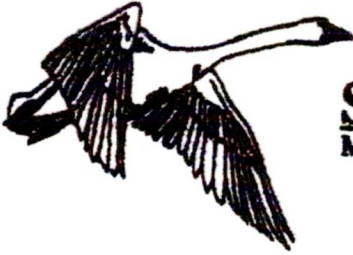
- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
- Town Medium Volume
- Town Low/Seasonal; Other
- Proposed
- Parcels
- Image
- Red: Red
- Green: Green
- Blue: Blue



### Notes

FORSI 5 Soldotna City Lots

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.  
DATE PRINTED: 5/16/2023



**SWAN SURVEYING**  
Michael Swan R.L.S.

P.O. Box 987 • Soldotna, AK 99669

907-252-6816

staked lots

August 17, 2023

To: Alaska 1<sup>st</sup> Realty Inc.  
44539 Sterling Hwy, Suite 104  
Soldotna, AK. 99669

Ordered By : Annette

Seller : Forsi  
Buyer :

Physical Address : N. Aspen Drive

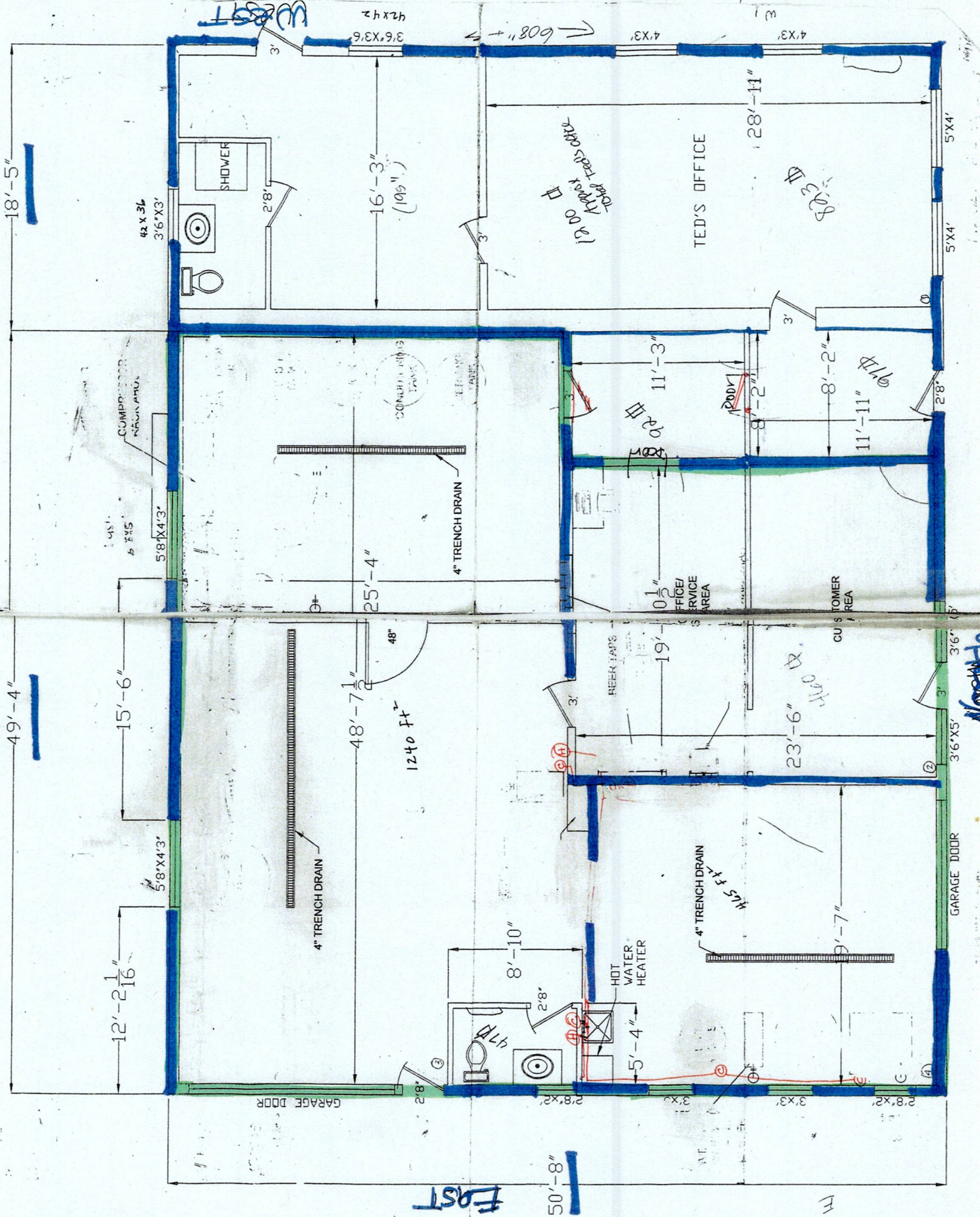
JN.23-062

**PROFESSIONAL SERVICES**

DATE	SERVICES RENDERED.	
August 17	Lot 34, 35, 36, 37 and 42 Aspen Flats Subdivision No. 3	
	Locate Lot Corners	600
	As Built (Lot 35)	600
	Tax	15
	<b>Total</b>	<b>\$1215</b>

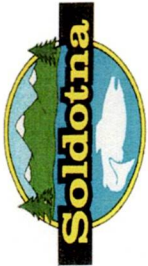
A finance charge will be charged on the unpaid balance of overdue accounts at a rate of 1.5% per month (18% annually). To avoid finance charge, account must be paid in full within 30 days of the date of this invoice.

South



East

North



City of Soldotna 177 N Birch Street Soldotna AK 99669 262-9107

Contractor Name \_\_\_\_\_

Date: \_\_\_\_\_

Owner Name \_\_\_\_\_

W/S Site: \_\_\_\_\_

**Fees**

Water Permit \_\_\_\_\_

Sewer Permit \_\_\_\_\_

Water Expansion Fee \_\_\_\_\_

Sewer Expansion Fee \_\_\_\_\_

Account Code  
 003.0000.36100  
 003.0000.36600  
 003.0000.39150  
 003.0000.39150

Permit type: W S

Permit #: \_\_\_\_\_

Date pd: \_\_\_\_\_

**TOTAL FEES \$ -**

**TAX \$ -**

**TOTAL COST \$ -**

Amount pd: \_\_\_\_\_

Ck # or "cash": \_\_\_\_\_

**Expansion Fee Schedule**

Size of Water Service Line	Capacity (GPM)	Water Service	Sewer Service
3/4 inch	8	\$ 250.00	\$ 500.00
1 inch	15	\$ 468.00	\$ 938.00
1 1/4 inch	30	\$ 938.00	\$ 1,875.00
1 1/2 inch	45	\$ 1,407.00	\$ 2,813.00
2 inch	80	\$ 2,500.00	\$ 5,000.00
2 1/2 inch	150	\$ 4,690.00	\$ 9,380.00
3 inch	240	\$ 7,500.00	\$ 15,000.00
4 inch	500	\$ 15,625.00	\$ 31,250.00
Over 4 inch		By contract	By contract

Reductions based on SMC 13.16.040 H

Type	Description
1	Main to property
2	Property to structure
3	repair

**Permit fee = \$100 per type**

**Expansion fee - see chart at left**









### Legend





#### Structures\_OL\_view

-  Pole
-  Pad Mount
-  Pedestal
-  Junction Box



#### High\_Voltage\_OL\_view

-  Overhead
-  Underground



#### KPB Physical Addresses



#### KPB Redacted Parcels

