

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS $-1^{\circ}17'13.4''$. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. THE 15 FEET FRONTING THE RIGHT-OF-WAYS 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.
5. 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.
6. ACCESS TO STATE MAINTAINED DIAMOND RIDGE ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
7. THESE LOTS WILL BE SERVED BY ONSITE WATER AND SEWER.
8. THE POSITION OF THE CENTERLINE OF DIAMOND RIDGE ROAD IS PER THE 1995 RECORD OF SURVEY BY KEN BRANCH, PLS (HM 95-19RS). THE BOUNDARIES OF THE ALIQUOT PART GOVERNMENT LOTS IN THIS SUBDIVISION ARE CONTROLLED BY THE MONUMENTS SET DURING THAT SURVEY.
9. 33 FOOT RIGHT-OF-WAYS WHICH WERE RESERVED IN THE PATENT DOCUMENTS ADJOINING THE NORTH AND WEST BOUNDARY OF ORIGINAL GOVERNMENT LOT 2, THE SOUTH AND WEST BOUNDARY OF ORIGINAL GOVERNMENT LOT 3 AND THE NORTH, SOUTH AND EAST BOUNDARY OF ORIGINAL GOVERNMENT LOT 4 WERE NOT ACCEPTED BY THE PROPERTY OWNERS AND ARE THEREFORE CONSIDERED NOT TO EXIST BY THE KENAI PENINSULA BOROUGH.

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE # _____ DATE _____

CERTIFICATE OF ACCEPTANCE AND DEDICATION BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

THE DIAMOND RIDGE ROAD RIGHT-OF-WAY INDICATED BY HATCHED AREA ON THIS PLAT THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

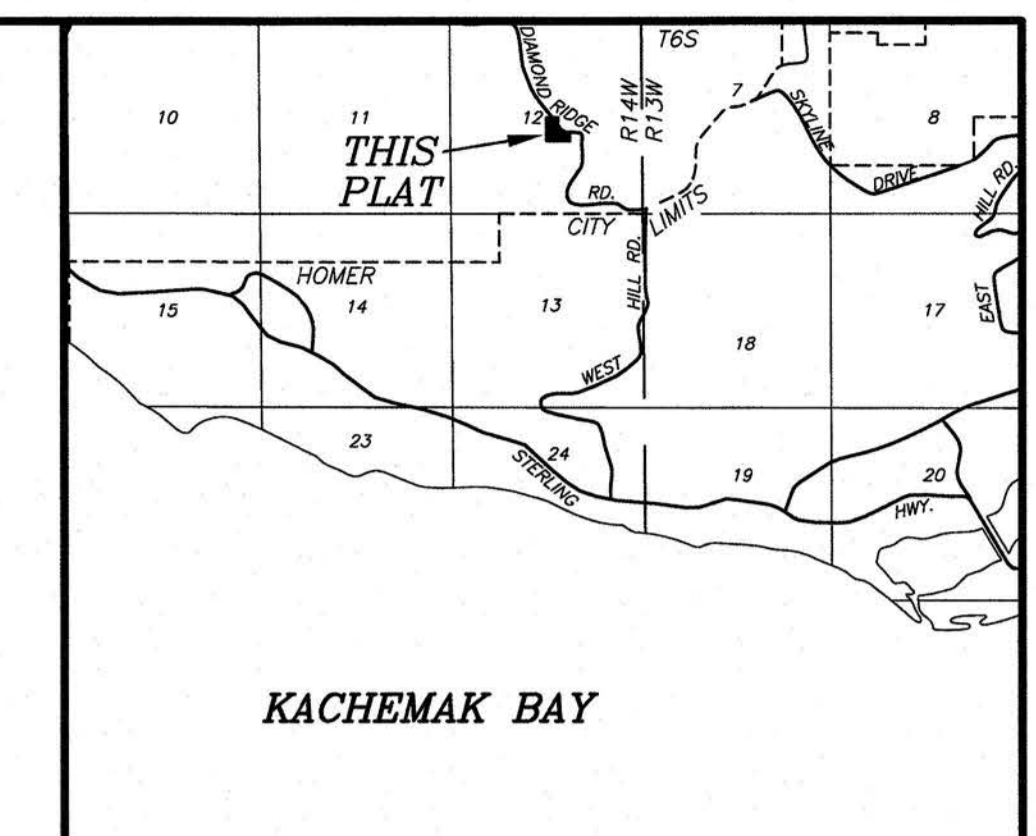
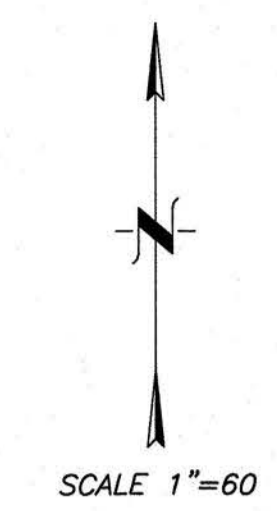
BY: _____ DATE _____
 RANDY VANDERWOOD, P.E.
 CENTRAL REGION ROW CHIEF
 STATE OF ALASKA DOT & PF
 4111 AVIATION AVENUE
 ANCHORAGE, ALASKA 99516

KPB 2022-005

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: _____ AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH
 DATE _____



VICINITY MAP
 SCALE: 1" = 1 MILE
 U.S.G.S. QUAD, SELDOWIA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT BEACHY REVOCABLE TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF BEACHY REVOCABLE TRUST 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 HEREON.

SANFORD A. BEACHY, CO-TRUSTEE
 PO BOX 800
 HOMER, ALASKA 99603

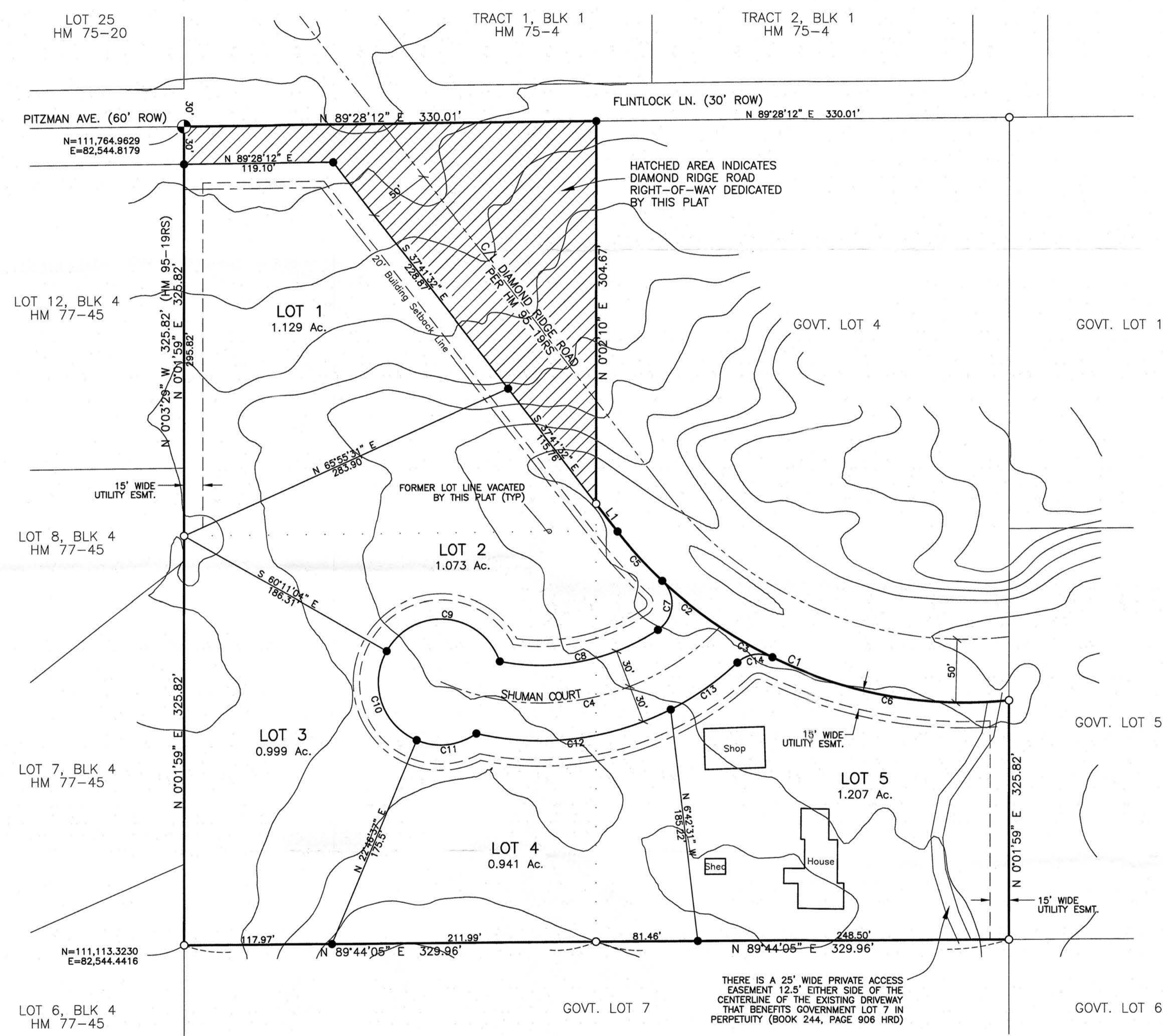
MARILYN F. BEACHY, CO-TRUSTEE
 PO BOX 800
 HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR SANFORD A. BEACHY AND MARILYN F. BEACHY
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2022.

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES: _____



LINE TABLE

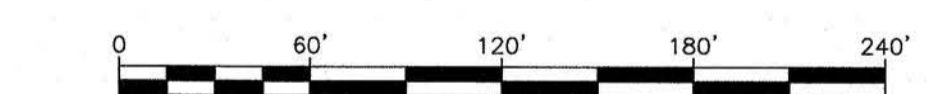
LINE	BEARING	DISTANCE
L1	S 37°41'32" E	27.96'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	58°10'37"	350.00'	355.38'	S 66°46'50" E	340.31'
C2	9°39'52"	350.00'	59.04'	S 51°17'22" E	58.97'
C3	7°55'26"	350.00'	48.40'	S 60°06'01" E	48.37'
C4	6°30'05"	200.00'	242.61'	N 79°07'49" E	228.00'
C5	8°45'54"	350.00'	53.54'	S 42°04'29" E	53.49'
C6	31°49'25"	350.00'	194.40'	S 79°57'26" E	191.91'
C7	10°06'34"	25.00'	44.99'	N 5°05'52" E	39.16'
C8	44°46'29"	170.00'	132.85'	N 79°02'24" E	129.49'
C9	13°13'18"	50.00'	114.51'	N 84°34'25" W	91.08'
C10	9°02'19"	50.00'	84.68'	S 18°42'13" E	74.92'
C11	5°33'50"	50.00'	80.23'	N 83°59'42" E	48.15'
C12	39°57'02"	230.00'	160.37'	N 83°12'16" E	157.14'
C13	16°14'01"	230.00'	65.17'	N 55°06'45" E	64.95'
C14	68°57'32"	25.00'	30.09'	N 81°28'30" E	28.31'

LEGEND

- INDICATES 2" ALCAP MONUMENT (1301-S 1995) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (1301-S 1995) PER HM 95-19RS RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2021) SET THIS SURVEY



HOMER RECORDING DISTRICT KPFB FILE No. 2021-???

SPRUCE KNOLL
 THE SUBDIVISION OF GOVERNMENT LOTS 2 AND 3 AND THAT PORTION OF GOVERNMENT LOT 4 LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF DIAMOND RIDGE ROAD LOCATED WITHIN THE NW1/4 SE1/4, SEC. 12, T. 6 S., R. 14 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 4.837 ACRES
 OWNERS:
 BEACHY REVOCABLE TRUST
 PO BOX 800, HOMER, ALASKA 99603
GEOVERA, LLC
 PO BOX 3235
 HOMER ALASKA 99603
 (907) 399-4345
 EMAIL: scsmith@gci.net

DRAWN BY: SCS JANUARY 2022 SCALE: 1" = 60'
 CHK BY: SCS JOB #2021-56 SHEET 1 OF 1

