

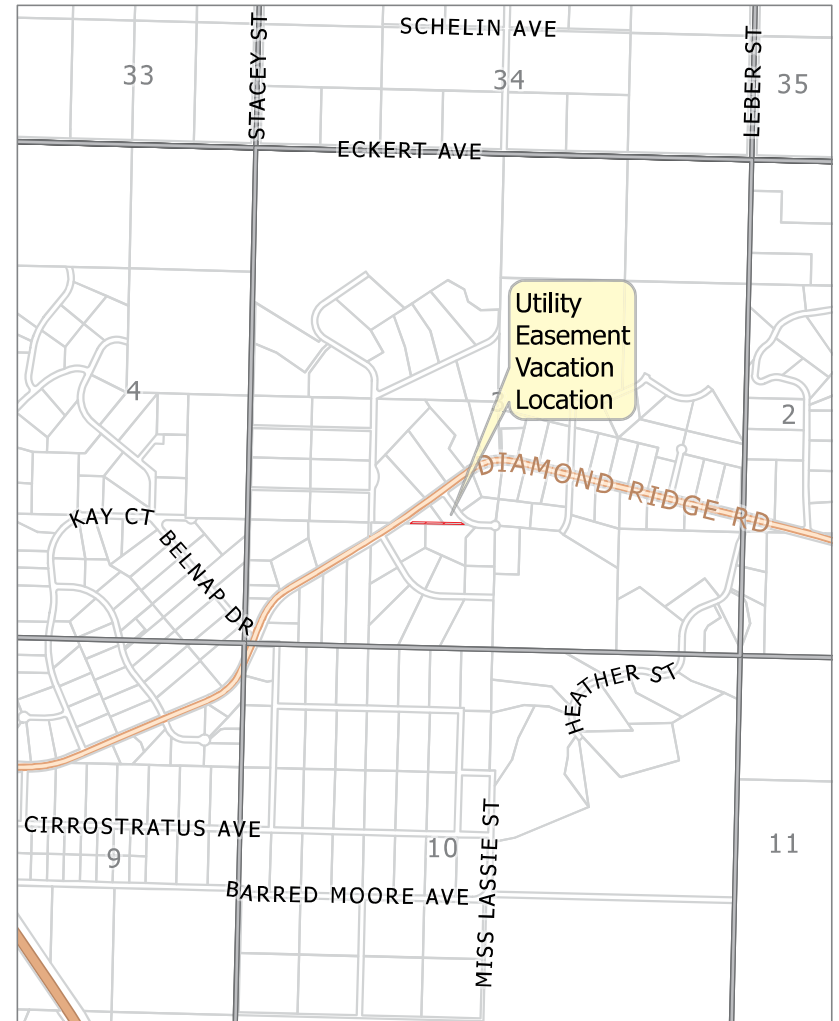
## **E. NEW BUSINESS**

### **1. Utility Easement Vacation; KPB File 2025-184V**

**No Surveyor / Limacher**

**Request: Vacates a 15' wide by approximately 640' long utility easement adjoining the south boundary of Lot 1-A and Lot 2-A, Lofty Estates Subdivision Unit 2 2014 Addition; Plat HM 2015-21 Diamond Ridge Area**

**Staff Responsible: Platting Manager Vince Piagentini**



KPB File 2025-184V  
T06S R14W SEC03  
Diamond Ridge



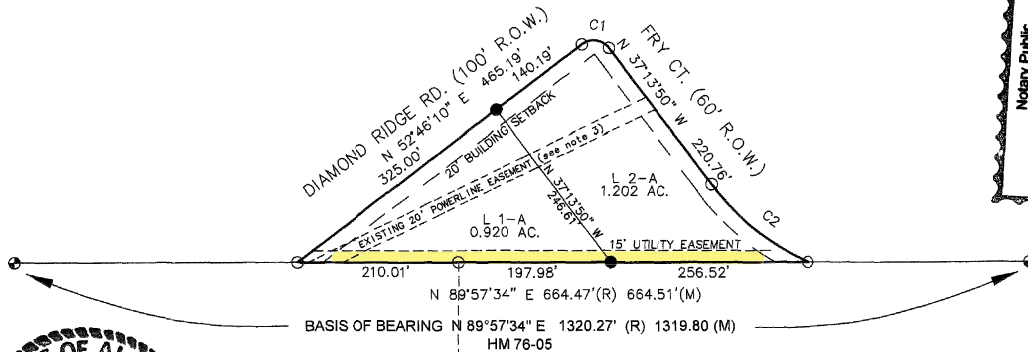
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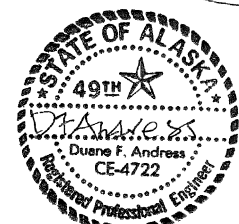
# NOTES:

1. A BUILDING 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.
2. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SET BACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. THERE EXISTS A 20' UTILITY EASEMENT CENTERED ON THE EXISTING POWERLINE. (HM 76-5)
4. A BLANKET EASEMENT WAS GRANTED TO HOMER ELECTRIC ASSOCIATION (RECORDING INFORMATION 28/430 5/15/1963)
5. A 20' CONSTRUCTION AND MAINTENANCE EASEMENT EXISTS ALONG ALL ROAD RIGHTS-OF-WAY EXCEPT ALONG DIAMOND RIDGE ROAD.
6. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'01"	N 82°13'50" W	35.36'
C2	162.37'	330.00'	28°11'29"	S 51°9'34" E	160.74'



HORIZONS SOUTH SUBDIVISION AMENDED  
 L 1 BLK 2 L 2 BLK 2

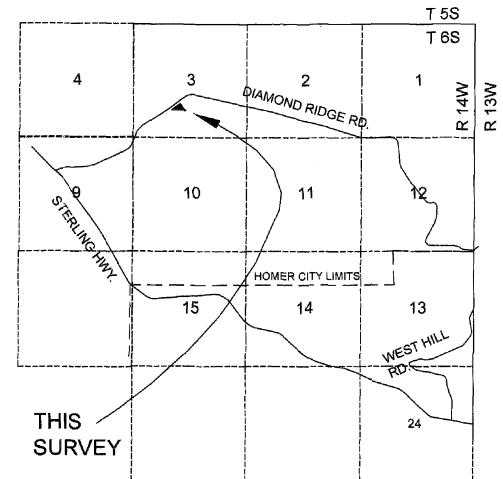
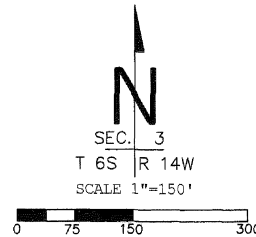


WASTEWATER DISPOSAL:  
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN THE STATE OF ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SIGNATURE OF ENGINEER: *D. Andrews* CE-4722 7/23/2015  
 LICENSE # DATE

## LEGEND

- RECOVERED 3 1/2 IN. BRASS CAP MONUMENT. (J. ANDERSON 1976)
- RECOVERED 1/2" REBAR
- SET 1/2" REBAR WITH 2 IN. ALUMINUM CAP.



VICINITY MAP SCALE 1"=1 MILE

Notary Public  
**ALITA A. MAHAN**  
 State of Alaska  
 My Commission Expires May 16, 2016

## NOTARY'S ACKNOWLEDGEMENT:

FOR: DEBORAH LIMBACHER  
 ACKNOWLEDGED BEFORE ME THIS 27  
 DAY OF July 2015

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 5-16-2016  
*Alita A. Mahan*

## NOTARY'S ACKNOWLEDGEMENT:

FOR: MICHAEL LIMBACHER  
 ACKNOWLEDGED BEFORE ME THIS 27  
 DAY OF July 2015

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 5-16-2016  
*Alita A. Mahan*

## CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

DEBORAH LIMBACHER AND MICHAEL LIMBACHER  
 PO BOX 3001 HOMER, AK 99603  
 Notary Public  
**ALITA A. MAHAN**  
 State of Alaska  
 My Commission Expires May 16, 2016

## PLAT APPROVAL:

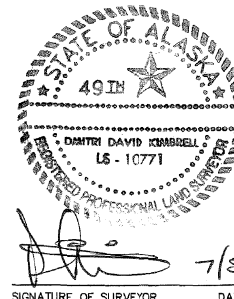
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE K.P.B. 20.10.040

BOROUGH OFFICIAL: *Max J. Gust*

DATE: 8-18-2015

## SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SIGNATURE OF SURVEYOR: *D. Kimbrell* 7/8/15  
 DATE

## LOFTY ESTATES SUBDIVISION UNIT 2 2014 ADDITION,

K.P.B. FILE # 2014-170  
 A SUBDIVISION OF LOT 1, BLOCK 5,  
 LOFTY ESTATES SUBDIVISION UNIT 2 (HM 76-5),  
 SECTION 3, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN,  
 KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT.  
 containing 2.122 acres.

## FINELINE SURVEYS, INC.

P.O. BOX 774  
 ANCHOR POINT, ALASKA 99556  
 DMITRI D. KIMBRELL, RLS (907) 360-6382

SCALE: 1"=150' DATE: 6/15/2015

Page 1 of 1

**KPB 2025-184V**

AGENDA ITEM E.      NEW BUSINESS

**ITEM #1- UTILITY EASEMENT ALTERATION**

**VACATE THE 15-FOOT-WIDE UTILITY EASEMENT LOCATED ALONG THE SOUTHERN BOUNDARY OF LOTS 1-A AND 2-A, BLOCK 5, GRANTED BY LOFTY ESTATES SUBDIVISION UNIT 2, PLAT HM 76-5 AND CARRIED FORWARD BY LOFTY ESTATES SUBDIVISION UNIT 2 2014 ADDITION, PLAT HM 2015-21**

<b>KPB File No.</b>	2025-184V
<b>Planning Commission Meeting:</b>	February 23, 2026
<b>Applicant / Owner:</b>	Michael and Deborah Limacher of Homer, Alaska
<b>Surveyor:</b>	None
<b>General Location:</b>	Fry Court and Diamond Ridge Road, Homer

---

**STAFF REPORT**

**Specific Request / Purpose as stated in the petition:**

I am asking to vacate an unnecessary 15' easement on Lofty Estates Sub Lot 1 and 2 on the south line of the lots.

**Notification:** Notice of vacation mailings were sent by regular mail to eleven owners of property within 300 feet. Notice of the proposed vacation was emailed to six agencies and interested parties.

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building.

**Staff Analysis:**

In 1976, Lofty Estates Subdivision Unit 2 (HM 76-5) originally subdivided the affected area, creating Lot 1, Block 5. This parent plat granted a 10-foot utility easement along the south boundary of Lot 1, Block 5. Plat Note 3 references a 20-foot construction and maintenance easement along all rights-of-way except Diamond Ridge Road. Additionally, Plat Note 5 states that the plat granted a 10-foot utility easement on either side of the existing powerline; however, the powerline and its associated easement are not depicted on the plat.

In 2015, Lofty Estates Subdivision Unit 2 2014 Addition (HM 2015-21) subdivided Lot 1, Block 5, creating Lots 1-A and 2-A. This plat increased the former 10-foot utility easement along the southern boundary of the original lot to 15 feet. The applicant has submitted a petition to vacate this easement by PC Resolution 2026-17.

In addition, the parent plat HM 2015-21 referenced an existing 20-foot powerline easement as depicted and included as plat note 3. This note carried forward the previous easement, citing HM 76-5 as the source. The plat also granted a 15-foot utility easement, increasing to 20 feet within 5 feet of the side lot lines along all rights-of-way, as referenced in plat note 2. The 20-foot construction and maintenance easement was also carried forward from the parent plat. A right-of-way easement with no defined location was granted to Homer Electric Association, Inc. by Book 28, Page 430, Homer Recording District and is denoted as plat note # 4 (HM 2015-21). These easements will remain.

HEA's Land Management Officer reviewed the easement vacation request and has no objection vacating the 15-foot utility easement adjoining the south boundary of Lots 1-A and 2-A, Plat HM 2015-21. However, the 20-foot-wide utility easement centered on the overhead powerline and the 15-foot utility easement increasing to 20 feet within 5 feet of the side lot lines adjoining all rights-of-way will remain.

According to available public imagery, there appears to be a driveway extending from Diamond Ridge Road through Lot 1-A to access Lot 2, Block 2 (HM 94-41). This driveway crosses through the utility easement proposed for vacation.

**Utility provider review:**

HEA	See comments in packet
-----	------------------------

ENSTAR	No objection
ACS	No objections
GCI	No comments or objections
KPB Roads	No objection

#### **Applicant Findings:**

1. There already exists a utility easement running along Diamond Ridge Road end of the lots.
2. This 15' easement which was platted in runs along a ravine and would never be used.
3. The existing utilities already run along Fry Court to the 3 existing homes which are neighboring to these lots.
4. There were no objections at all from all the utility companies involved.

#### **Staff Findings:**

1. ACS, ENSTAR, GCI, and HEA provided written non-objection to the proposed vacation.
2. Lofty Estates Subdivision Unit 2 (HM 76-5) granted a 10-foot utility easement along the south boundary of Lot 1, Block 5.
3. Lofty Estates Subdivision Unit 2 2014 Addition (HM 2015-21) increased the utility easement to 15 feet.
4. Lofty Estates Subdivision Unit 2 2014 Addition (HM 2015-21) carried forward the existing 20-foot powerline easement.
5. Plat HM 2015-21 also granted a 15-foot utility easement increasing to 20 feet within 5 feet of the side lot lines along all rights-of-way.
6. A right-of-way easement with no defined location was granted to Homer Electric Association, Inc. by Book 28, Page 430, Homer Recording District.
7. No surrounding properties will be denied utilities with the granting of this vacation.

---

#### **STAFF RECOMMENDATIONS** **CORRECTIONS / EDITS**

Make the following corrections:

- The exhibit needs to correctly show the limits of utility easement vacation on south line.
- On the exhibit, include a detail of both the southwest and southeast corners of easement vacation to clearly depict the easements and building setback: the 15-foot utility easement petitioned for vacation, the 20' building setback and 15-foot utility easement extending to 20-feet within 5 feet of the side lot lines, and the existing 20-foot powerline easement.
- Add lot lines to the west and east with labels

---

#### **RECOMMENDATION:**

Based on consideration of the merits as outlined by Staff comments and Staff findings, Staff recommends **APPROVAL** of the utility easement alteration as petitioned, subject to:

1. Grant utility easements requested by utility providers.
2. Finalizing the approval of the easement alteration by either;
  - a. The recording of a subdivision plat within 12 months, compliant with the requirements of Chapter 20 of KPB Code or,
  - b. The recording of a utility easement alteration resolution within 12 months of the adoption of the resolution by the Planning Commission, with the following requirements:
    - i. An exhibit drawing showing, and dimensioning, the utility easement alteration area, prepared, signed and sealed by a licensed land surveyor. The exhibit drawing will be attached to, and recorded with, the resolution.

- ii. The applicants will provide the recording fee for the resolution and its attachment to the Planning Department.
- iii. The Planning Department is responsible for filing the Planning Commission resolution.

#### **20.65.070 Alteration of platted utility easements**

- E. A planning commission decision under this section is final. A notice of decision shall be sent to the petitioner. No reapplication or petition concerning the same alteration to platted utility easement may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed. If the reasons for denial are resolved, the petitioner may submit a new petition for alteration of platted utility easement with documentation that the issues have been resolved, accompanied by a new fee.**
- F. An appeal of the planning commission decision under this section must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
    - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
    - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
    - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

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**END OF STAFF REPORT**

**KENAI PENINSULA BOROUGH PLANNING COMMISSION  
RESOLUTION 2026-17  
HOMER RECORDING DISTRICT**

vacate a 15-foot-wide utility easement located on the southern boundary of Lots 1-A and 2-A, (Plat HM 2015-21), granted by Lofty Estates Subdivision Unit 2 2014 Addition (HM 2015-21); within S03, T06S, R14W, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2025-184V

WHEREAS, a request has been received from Deborah Limacher and Michael Limacher of Homer, Alaska, to vacate a 15-foot-wide utility easement located on the southern boundary of Lots 1-A and 2-A, (Plat HM 2015-21) granted by Lofty Estates Subdivision Unit 2 2014 Addition (HM 2015-21); and

WHEREAS, affected utility companies have provided written non-objection to the proposed vacation; and

WHEREAS, the Kenai Peninsula Borough Roads Department provided written non-objection to the proposed vacation; and

WHEREAS, the easement is not in use by the utility companies; and

WHEREAS, no surrounding properties will be denied utilities; and

WHEREAS, on February 23, 2026, the Kenai Peninsula Borough Planning Commission addressed all concerns about the proposed vacation; and

WHEREAS, the Planning Commission has found that vacating the utility easement will not be detrimental to the public interest; and

WHEREAS, 20.70.140 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish vacations by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the above described 15-foot utility easement located on the southern boundary of Lots 1-A and 2-A (Plat HM 2015-21) is hereby vacated.

Section 2. That an as-built survey or sketch prepared, signed, and sealed by a licensed land surveyor showing the locations of the portions of the utility easements being vacated be attached to, and made a part of this resolution, becoming page 2 of 2.

Section 3. That this resolution is eligible for recording upon being signed by the Planning Commission chairperson and will be deemed void if not recorded within one year of adoption.

Section 4. That this Resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fee.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Jeremy Brantley, Chairperson  
Planning Commission

ATTEST:

\_\_\_\_\_  
Ann Shirnberg,  
Administrative Assistant

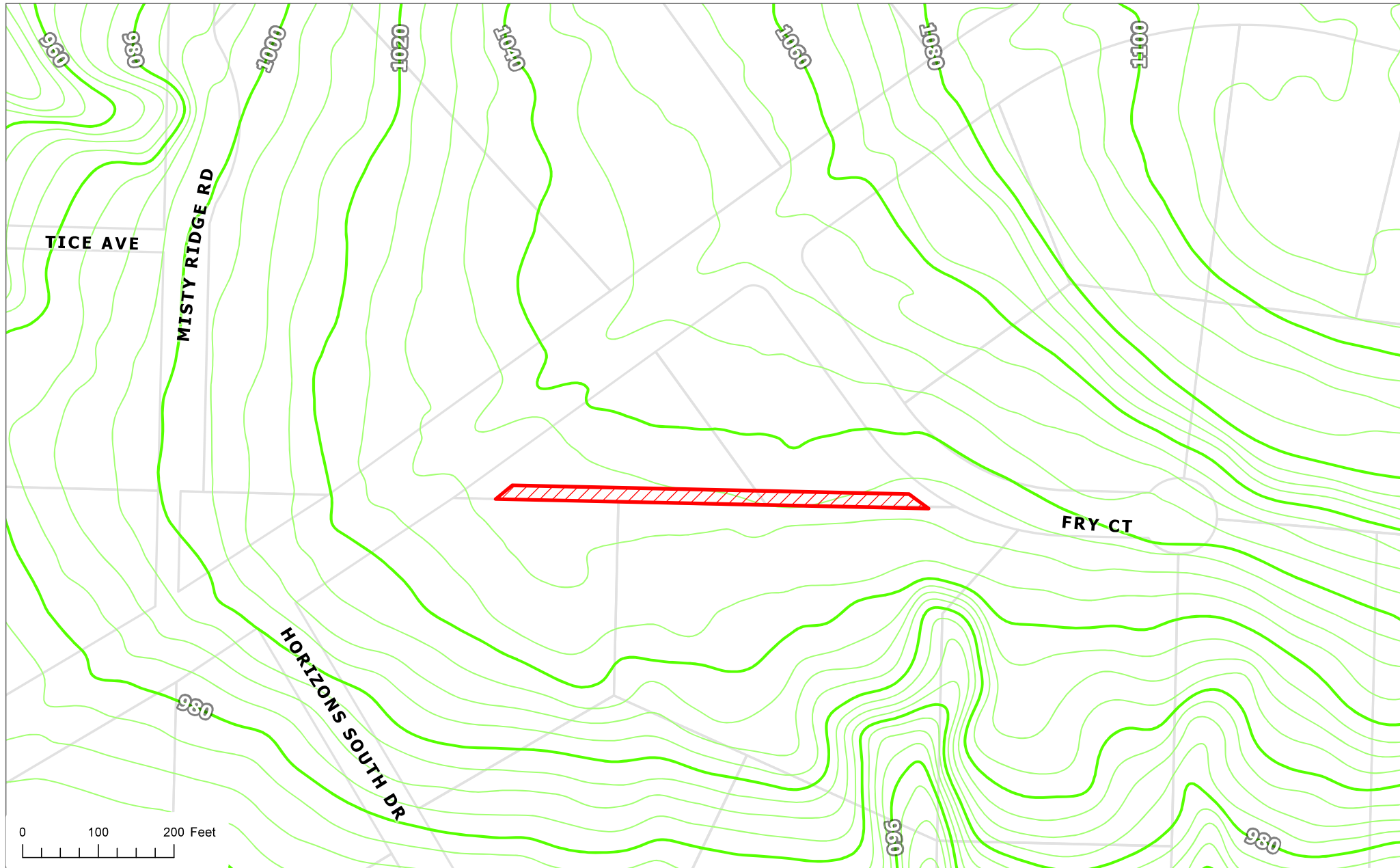
Return to:  
Kenai Peninsula Borough Planning Department  
144 N. Binkley Street  
Soldotna, Alaska 99669



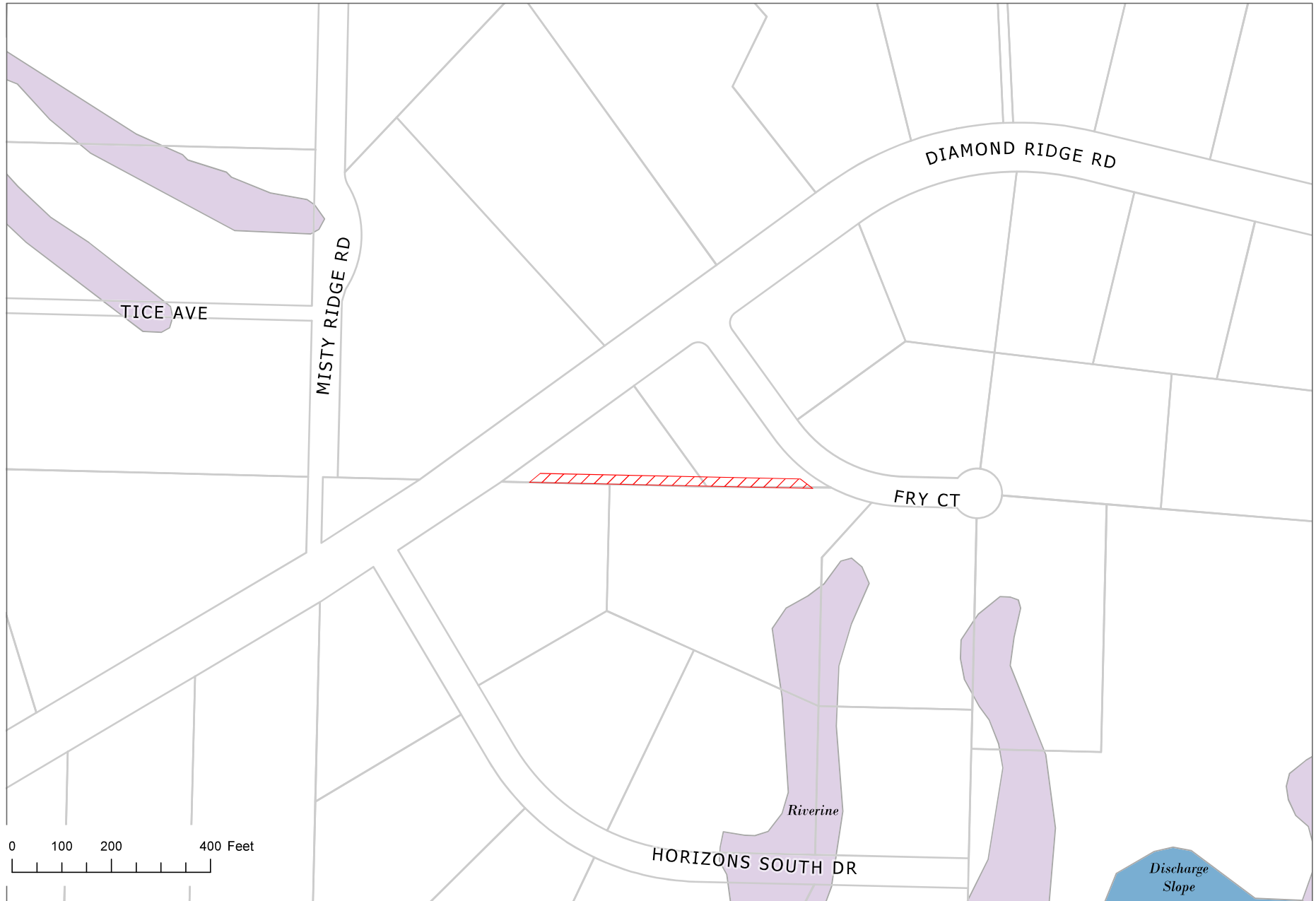


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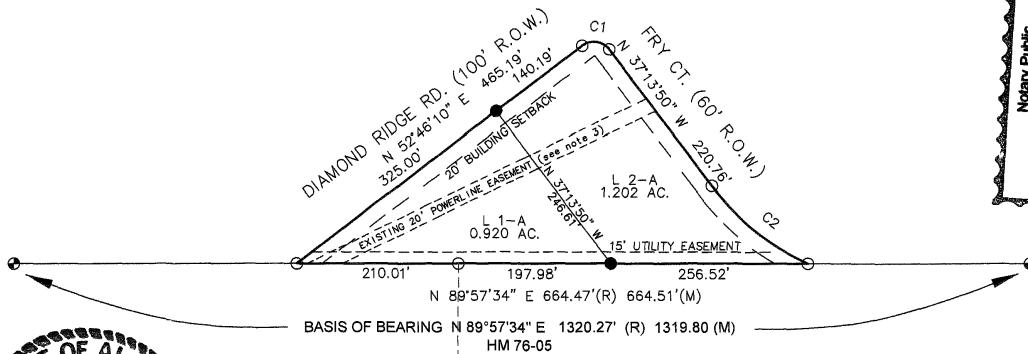


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NOTES:

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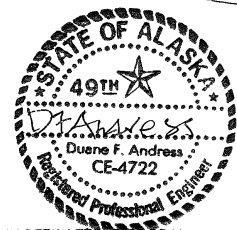
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C2	162.37'	330.00'	28°11'29"	S 51°19'34" E	160.74'



HORIZONS SOUTH SUBDIVISION AMENDED

L 1  
BLK 2

L 2  
BLK 2



WASTEWATER DISPOSAL:

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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN THE STATE OF ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

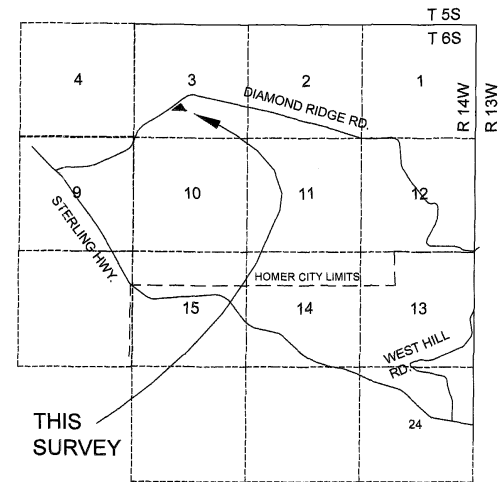
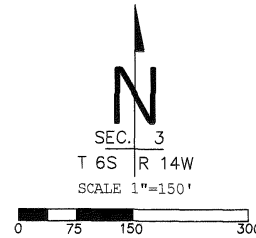
*D. Andrews*  
SIGNATURE OF ENGINEER

*CE-4722*  
LICENSE #

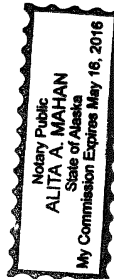
*1/23/2015*  
DATE

LEGEND

- RECOVERED 3 1/2 IN. BRASS CAP MONUMENT. (J. ANDERSON 1976)
- RECOVERED 1/2" REBAR
- SET 1/2" REBAR WITH 2 IN. ALUMINUM CAP.



VICINITY MAP SCALE 1"=1 MILE



NOTARY'S ACKNOWLEDGEMENT:

FOR: DEBORAH LIMBACHER

ACKNOWLEDGED BEFORE ME THIS *27*  
DAY OF *July*

20 *15*

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES *5-16-2016*

*Alita A. Mahan*

NOTARY'S ACKNOWLEDGEMENT:

FOR: MICHAEL LIMBACHER

ACKNOWLEDGED BEFORE ME THIS *27*  
DAY OF *July*

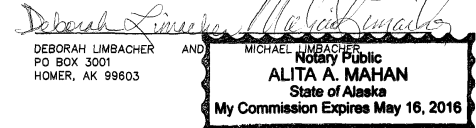
20 *15*

NOTARY PUBLIC FOR ALASKA  
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*Alita A. Mahan*

CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.



PLAT APPROVAL:

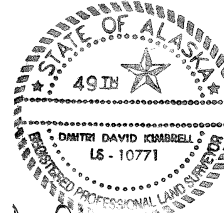
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE K.P.B. 20.10.040

BOROUGH OFFICIAL: *Max Gust*

DATE: *8-18-2015*

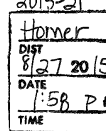
SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*Dmitri David Kimbrell*  
SIGNATURE OF SURVEYOR

*7/8/15*  
DATE



LOFTY ESTATES SUBDIVISION UNIT 2 2014 ADDITION,

K.P.B. FILE # 2014-170  
A SUBDIVISION OF LOT 1, BLOCK 5,  
LOFTY ESTATES SUBDIVISION UNIT 2 (HM 76-5),  
SECTION 3, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN,  
KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT.  
containing 2.122 acres.

FINELINE SURVEYS, INC.

P.O. BOX 774  
ANCHOR POINT, ALASKA 99556  
DMITRI D. KIMBRELL, RLS (907) 360 6382

SCALE: 1"=150' DATE: 6/15/2015

*Page 1 of 1*

LOFTY ESTATES  
FUTURE SUBD

KPB NOTE: See PC Resolution 2013-10

# CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND ALLEYS DEDICATED BY US FOR PUBLIC USE.

DATE: 10-23-1975

ROBERT L. LORGER  
BOX 20  
STAR ROUTE B  
HOMER, AK

LAURA BARTON  
BOX 20  
STAR ROUTE B  
HOMER, AK

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF January, 1976  
BY: Robert L. Lorgier  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES August 13, 1978

## SURVEYORS CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

DATE: 11-10-75

SURVEYOR: [Signature]

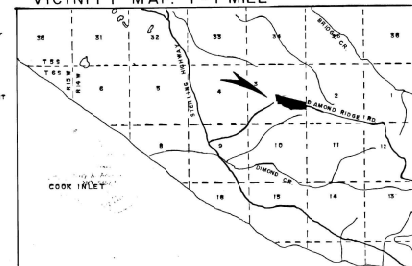
## PLAT APPROVAL

PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS 3RD DAY OF November, 1975.

DATE: 1-6-76

BOROUGH MAYOR: [Signature]

## VICINITY MAP: 1"=1 MILE



## NOTES

1. ALL ROW RETURNS AND 20' RADIUS UNLESS NOTED OTHERWISE.
2. A 30' BUILDING SETBACK LINE EXISTS ALONG ALL ROAD AND STREET RIGHTS OF WAY.
3. A 30' CONSTRUCTION AND MAINTENANCE EASEMENT EXISTS ALONG ALL ROAD RIGHTS OF WAY, EXCEPT ALONG DIAMOND RIDGE ROAD.
4. 1/2" X 30' REBAR SET AT ALL LOT CORNERS.
5. 3/4" X 30' GIP AT ALL EXTERIOR CORNERS.
6. A 10' UTILITY EASEMENT EXISTS ALONG BOTH SIDES OF THE EXISTING POWERLINE.
7. NO ON-SITE SEWER SYSTEM WILL BE ALLOWED ON LOT 1, BLOCK 2.

#76-4

RECORDED FILE # 76-4  
Homer, AK  
DATE: 1-7-76  
TIME: 11:52 AM  
BY: [Signature]

DATE: OCTOBER 23, 1975

SHEET NO: 1 of 1

SCALE: 1"=100'

DESIGNED BY: JA

CHECKED BY: LB

DRAWN BY: SW

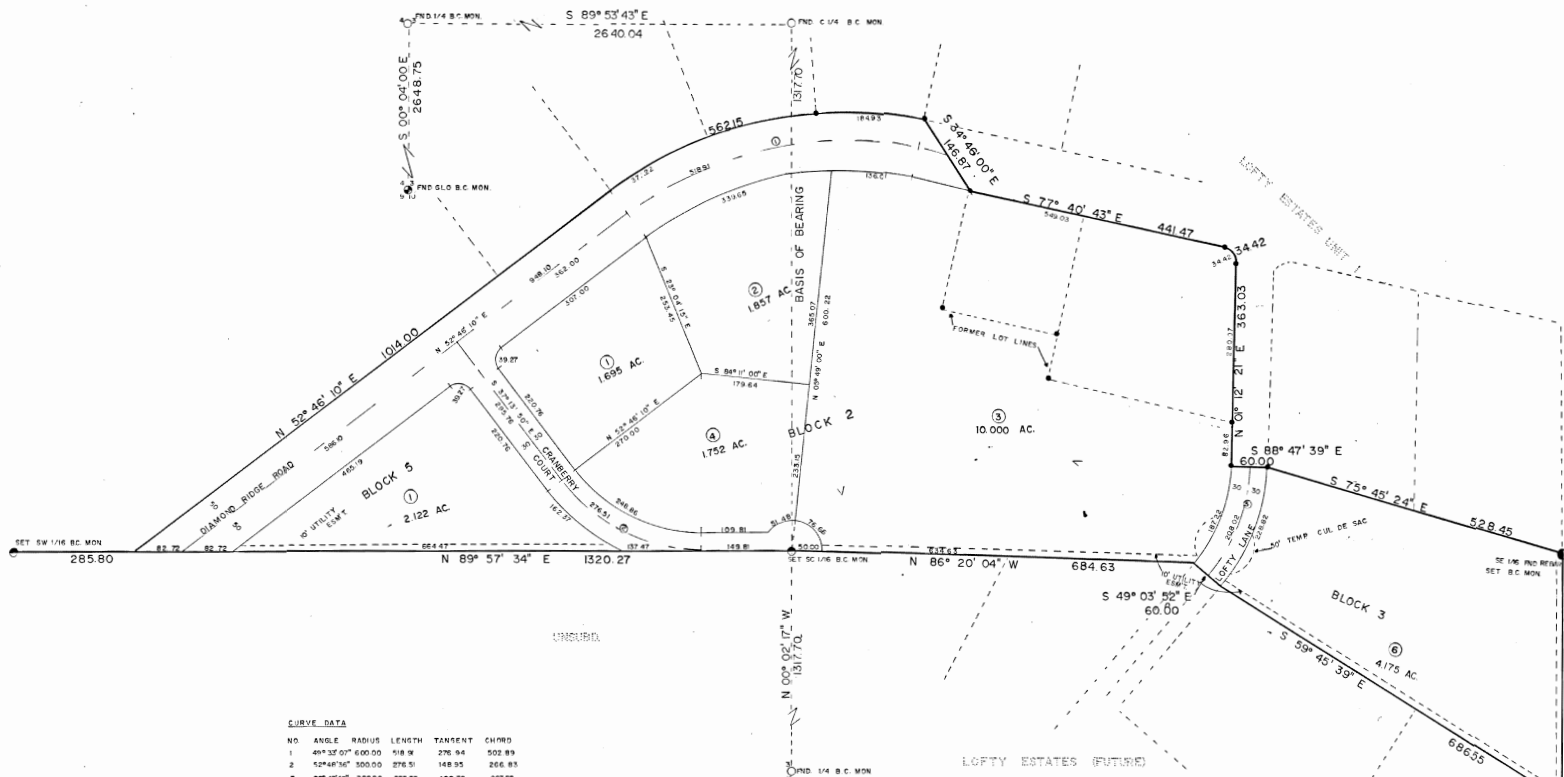
LOFTY ESTATES SUBDIVISION UNIT 1  
SITUATED IN THE N 1/2 SE 1/4, S 3,  
T6S, R14 W, S.M.

CONTAINS 48.735 ACRES

ABILITY SURVEYS

JERRY ANDERSON, L.S. BOX 1263 HOMER, ALASKA





#### CURVE DATA

NO	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
1	40°32'07"	400.00	118.76	276.94	505.89
2	52°48'50"	500.00	276.51	148.95	256.85
3	39°45'41"	300.00	208.30	158.79	203.68

#### NOTES

1. ALL R.O.W. RETURNS ARE 25' RADIUS UNLESS OTHERWISE NOTED.
2. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL ROAD AND STREET RIGHTS OF WAY.
3. A 20' CONSTRUCTION AND MAINTENANCE EASEMENT EXISTS ALONG ALL ROAD RIGHTS OF WAY EXCEPT ALONG DIAMOND RIDGE ROAD.
4. 1/2" X 30" REBAR SET AT ALL LOT CORNERS.
5. 10' UTILITY EASEMENT BOTH SIDES OF EXISTING POWERLINE IS DEDICATED THIS PLAT.

#### LEGEND

- REBAR FOUND
- 1/4" B.C. MON.

#### CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND ALLEYS DEDICATED BY US FOR PUBLIC USE.

DATE 2-12-76

ROBERT LOFREN  
BOX 20  
STAR ROUTE B  
HOMER, AK

LAURA BARTON  
BOX 20  
STAR ROUTE B  
HOMER, AK

#### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF January 1976

Robert M. Cullough  
NOTARY PUBLIC FOR ALASKA

August 12, 1978  
MY COMMISSION EXPIRES

#### SURVEYORS CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

DATE 12-18-75

SURVEYOR

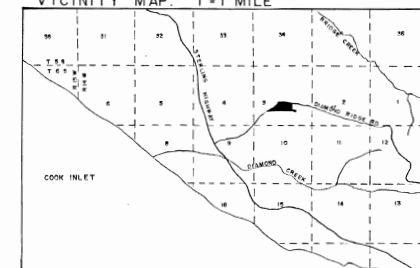
#### PLAT APPROVAL

PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS 8th DAY OF December 1975

DATE 1-6-76

BOROUGH MAYOR

#### VICINITY MAP: 1"=1 MILE



DATE: NOVEMBER 26, 1975

SHEET NO. 1 of 1

SCALE: 1" = 100'

DESIGNED BY: J.A.

CHECKED BY: L.B.

DRAWN BY: S.W.



#### LOFTY ESTATES SUBDIVISION UNIT 2

SITUATED IN THE W 1/2 SE 1/4, NE 1/4 SW 1/4, S 3, T 65, R 14 W, S 4 AND A REPLAT OF BLOCK 2, LOFTY ESTATES UNIT 1.

CONTAINS 26.204 ACRES

ABILITY SURVEYS

JERRY ANDERSON, L.S. BOX 1263, HOMER, ALASKA

76-5  
RECORDED FILED 32  
Homer REC. DIST.  
DATE 1-7-76  
TIME 11:56 A.M.  
RECORDED BY K.P.B.  
LABORER S. Saldaña