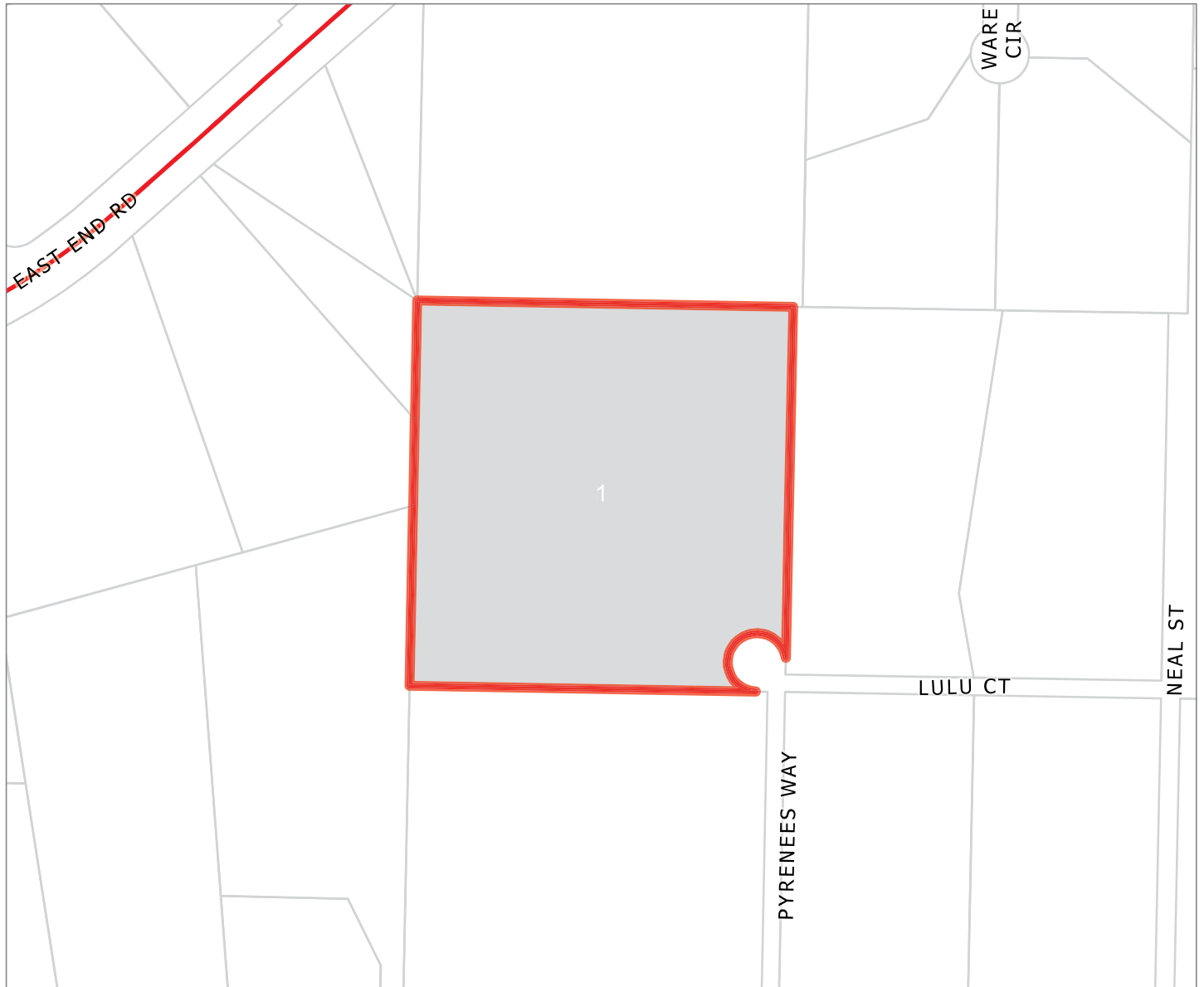


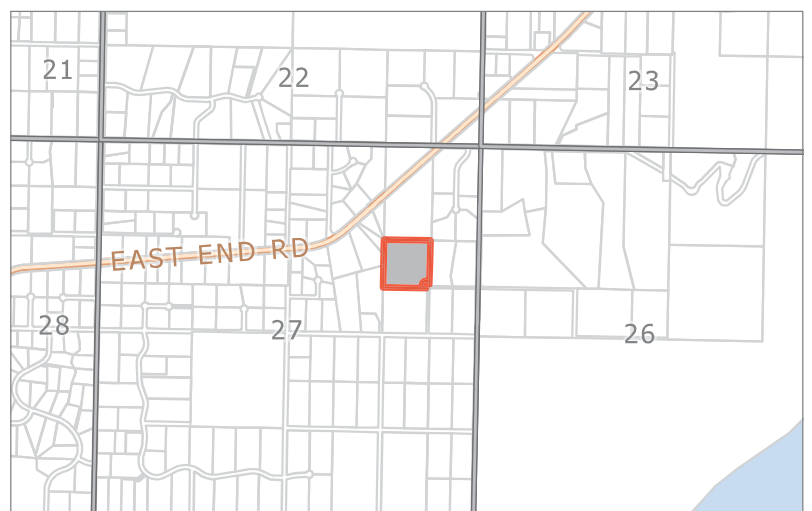
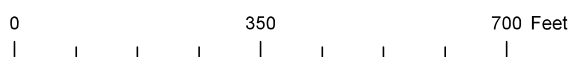
E. NEW BUSINESS

- 1. North 20 Subdivision AHO Replat
KPB File 2022-152**



KPB File 2022-152
T 05S R 12W SEC 27
Fritz Creek

10/3/2022





Aerial View



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES:

1. A building setback of 20 feet is required from all street rights-of-way unless a lesser setback is approved by resolution of the appropriate planning commission.
2. The front 10 feet and the entire setback within 5 feet of side lot lines is a utility easement.
3. 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.
4. Easement for electric lines or system together with the right to enter, maintain, repair, or clear substation was granted to Homer Electric Association in Book 28, Page 426, Former Recording District. No definite location disclosed.
5. A 25 feet wide roadway easement remains, for exclusive use of this subdivision from the original 53 foot easement shown on the plat of South 20, Plat No. 83-32 H.R.E.
6. Wastewater Disposal: Lot which are at least 200,000 square feet or nominal five acres in size may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
7. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
8. The Basis of Bearing for this plat was held from the plat of South 20 Subdivision, 2014 Replat, Plat No. 2014-34 H.R.D.

LEGEND

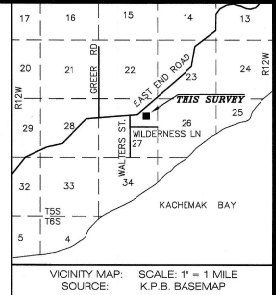
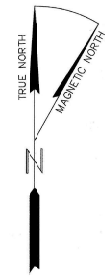
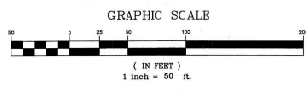
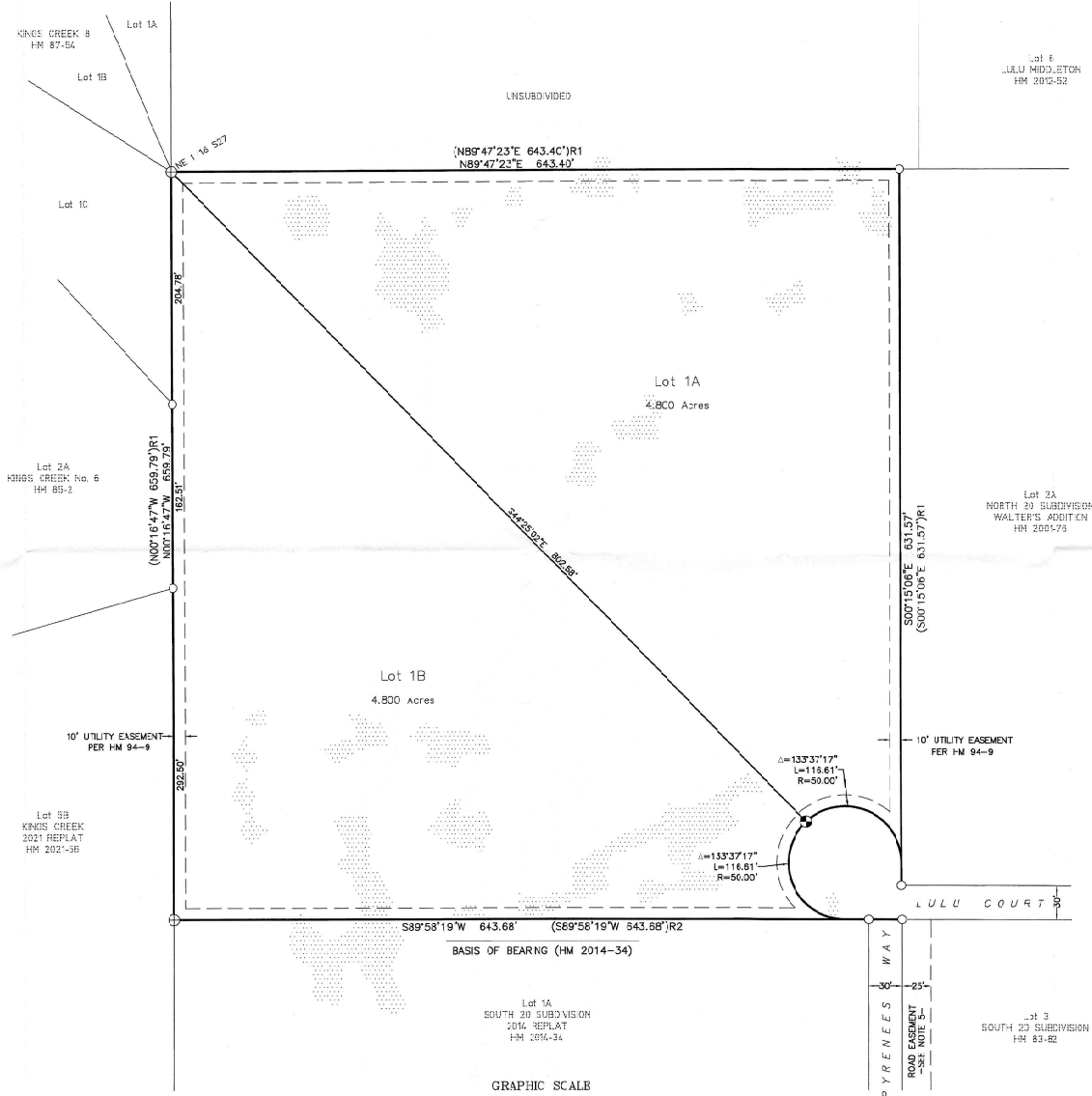
- ⊕ Found Primary Monument, 3686-S
- Found 5/8" rebar
- ⊙ Set 2 1/2" Alum. cap on 2' x 30' flanged Alum. pipe
- Set 2" Alum. cap on 5/8" x 24" rebar
- (F1) Record Information per: Plat No. 2001-76 H.R.D
- (F2) Record Information per: Plat No. 2014-34 H.R.D

Areas over 20% grade

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date:
Registration No.: 14449-S
Christopher L. Mulliken,
Professional Land Surveyor



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 to public use and grant all easements to the use shown.

- David Kudwa
FO Box 296
Homer AK 99603
- Joe Whiteberry
FO Box 2181
Homer AK 99603
- Wang Ting Fang
FO Box 296
Homer AK 99603

NOTARY'S ACKNOWLEDGMENT
For: _____ AND _____
Acknowledged before me this _____ day of _____, 2022.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____, 2022.

Kenai Peninsula Borough Authorized Official: _____

SURVEYOR		CLIENT	
MULLIKEN SURVEYS CHRISTOPHER MULLIKEN P.O. BOX 1023 HOMER, AK 99603 907-299-2289	DAVID KUDWA P.O. BOX 296 HOMER, AK 99603	NORTH 20 SUBDIVISION AHO REPLAT A Subdivision of Lot 1, North 20 Subdivision, Plat No. 94-9 H.R.D. Located within the NW 1/4 (SE 1/4) of Section 27, Township 5 South, Range 12 West, Seward Meridian, Kenai Peninsula Borough, Third Judicial District, Alaska Homer Recording District Containing 9.559 Acres	
SURVEY DATE: 9/12 - 8/30/2022	SCALE: 1" = 30'	PLAT DATE: 8/23/2022	BOOK No: 2022-1
CHECKED BY: CLM	FILE: NORTH 20	DRAWN BY: MRS	KPB FILE No. 2022-0000

KPB 2022-152

AGENDA ITEM E. NEW BUSINESS

ITEM 1 – NORTH 20 SUBDIVISION AHO REPLAT

KPB File No.	2022-152
Plat Committee Meeting:	October 24, 2022
Applicant / Owner:	David Kudwa, Joe Whitteberry, and Ting Fang Wang all of Homer, AK
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Pyrenees Way, Lulu Court, Fritz Creek area

Parent Parcel No.:	172-061-06
Legal Description:	LOT 1, NORTH 20 SUBDIVISION, PLAT HM 94-9
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.56 acre parcel into two 4.8 acre lots.

Location and Legal Access (existing and proposed): The preliminary plat is located in the Fritz Creek area. There are several routes to access the property but many of those routes are not yet constructed and make use of section line easements. The constructed access is near mile 9.5 of state maintained East End Road. Walters Street and Wilderness Lane are borough maintained rights-of-way that provide access from East End Road to Pyrenees Way. Pyrenees Way is constructed but is only a 30 foot wide dedication atop a 25 foot portion of an access easement that was granted by Plat HM 83-82 for the use of the unsubdivided remainder to the north, which this subdivision and its parent lot were created. A 25 foot portion of the easement abuts the dedication to the east to provide a current 55 foot width. If the lot to the east is ever replatted it will be required to dedicate a 30 foot matching dedication. Pyrenees Way connects to Lulu Court, a 30 foot wide dedication that is partially constructed. The proposed plat is located on the Lulu Court cul-de-sac located west of the intersection of Lulu Court and Pyrenees Way.

The block exceeds allowable limits and an exception has been requested.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comment

Site Investigation: The subdivision contains gradual slopes to the south that are consistent throughout with a few areas of slopes with more than 20 percent grade. This areas are depicted on the preliminary plat. As some of the steeper slopes are present within Lot 1B’s access area, **staff recommends the steep slopes remain on the final plat and the depiction symbol be slightly increased in size to make more discernable on future copies.**

The only low wet areas present is a small area within the southeast corner of Lot 1A abutting the cul-de-sac. The Wetland/Upland Complex designated wetlands within the subdivision are present to the east and south and within the Lulu Court and Pyrenees Way dedications. The correct wetlands determination plat note is present.

It appears that there are some improvements present within proposed Lot 1A near the northern boundary. The driveway that appears to be in use is within Lot 1A. There does not appear to be any encroachment issues within the subdivision or with neighboring parcels.

KPB River Center review	<p>A. Floodplain Reviewer: Carver, Nancy Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Carver, Nancy Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Russell, Pam Comments: No Comments</p>
State of Alaska Fish and Game	No objections

Staff Analysis This is a replat of almost 10 acres into two lots. The parent lot was created by North 20 Subdivision, HM 94-9, which was a subdivision of an aliquot piece of land. The property originally had access via a 50 foot access easement shown on South 20 Subdivision, Plat HM 83-82.

The lots being created are each over 200,000 square feet and a soils report will be not be required.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

This is within the Kachemak Bay Advisory Planning Commission area. The Kachemak Bay APC is currently inactive.

Utility Easements The parent plat granted 10-foot utility easements around the perimeter of the lot. The proposed preliminary is carrying over the utility easement and has it correctly stated that it is from Plat HM 94-9.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Haws, Derek Affected Addresses: 54148 LULU CT</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: LULU CT PYRENEES WAY</p> <p>Existing Street Name Corrections Needed:</p>
------------	---

	<p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 54148 LULU CT will remain with lot 1A.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:</p> <p>There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation: All owners with their address must be within the title block.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation: Some of the lot designations contain hyphens per their plat.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.240. Building setbacks.

- A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

B. The setback shall be noted on the plat in the following format:
Building setback- A setback of 20 feet is required from all dedicated street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission.

C. When a subdivision is affected by a Local Option Zoning District (LOZD), an approved by the assembly, all building setbacks shall be graphically depicted and labeled on the lots. A local option zoning setback shall be noted on the plat in the following format:

Building setback – This subdivision is located within (name of LOZD) Local Option Zoning District as contained in KPB Chapters 21.44 and 21.46 and adopted by KPB Ordinance (number), recorded under (serial no. and recording district). Information regarding the zoning restrictions and copies of the ordinance are available from the KPB Planning Department.

Staff recommendation: *Depict the setback or provide a typical depiction.*

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments: Soils report is not required due to the size of the lots. Update the wastewater disposal plat note to comply with current code.

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.130. Boundary of subdivision. The boundary of the subdivision shall be designated by a wider border and shall not interfere with the legibility of figures or other data. The boundary of the subdivided area shall clearly show what survey markers, or other evidence, was found or established on the ground to determine the boundary of the subdivision. Bearing and distance ties to all survey markers used to locate the subdivision boundary shall be shown.

Staff recommendation: *The segment above Pyrenees Way should not be part of the subdivision boundary.*

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation: *Place the following notes on the plat.*

- *Provide a plat note for any exceptions granted.*

Update plat note 6 by removing "or nominal five acres".

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *The owners' names should match how they took title and the certificate to plat has them listed. Add another notary acknowledgement or provide another blank for a third name if all signing at the same time. Comply with 20.60.190.*

EXCEPTIONS REQUESTED:

KPB 20.30.170 – Blocks-Length Requirements

Staff Discussion: An exception has been requested to the non-compliant block lengths the block the preliminary plat is within.

Findings:

1. East End Road, Walters Street, Pyrenees Way, Lulu Court, Neal Street, and section line easements define the block.
2. The terrain within the block is a steady southern slope.
3. Areas within the block contain slopes greater than 20 percent.
4. East End Road, Walters Street, Pyrenees Way, and Lulu Court is the constructed access.
5. Wetlands are present to the east and south of the subdivision.
6. The terrain within the subdivision is similar to the terrain within the constructed rights-of-way.
7. A dedication along the eastern boundary will not continue north for a compliant block until the thirteen acre lot to the north is subdivided.
8. A dedication along the southern boundary would improve the block but will not complete the block unless the lot to the south dedicates a right-of-way.
9. A dedication along the south would not be able to extend further west with the current lot configurations, improvements, and road dedications in the western area.
10. Lulu Court was dedicated with a cul-de-sac bulb located in the southeast corner of the subdivision.
11. North 20 Subdivision, Plat HM 94-9 dedicated the cul-de-sac and created the parent lot.
12. Per KPB Code 20.30.100, Cul-de-sacs, a street to be permanently closed shall be no more than 1,000 feet long and end with a cul-de-sac with a 50 foot radius.
13. Lulu Court is under 1,000 feet in length and the bulb has a 50 foot radius.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 7-13 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 7-13 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

Findings 7-13 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



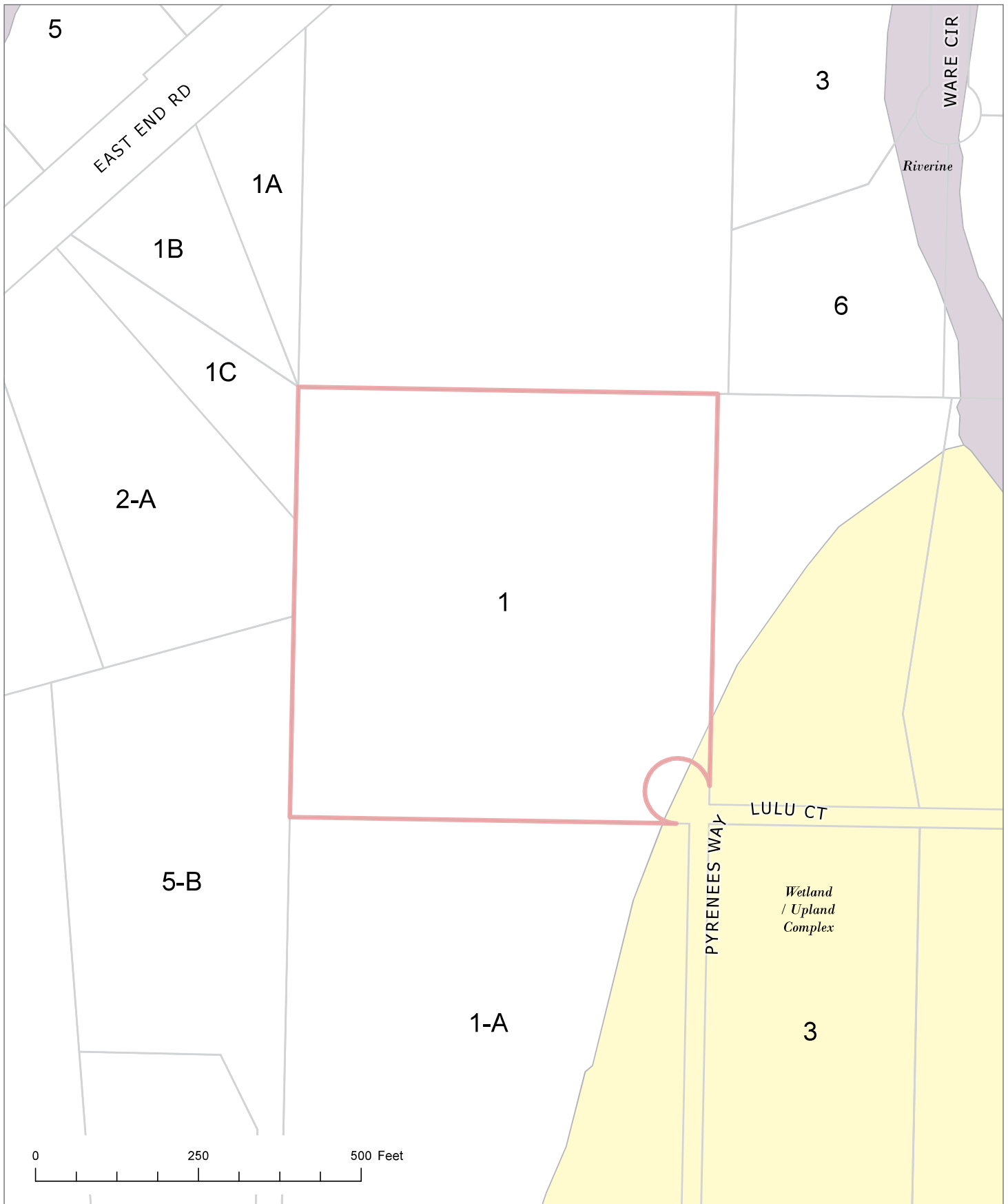
Aerial View



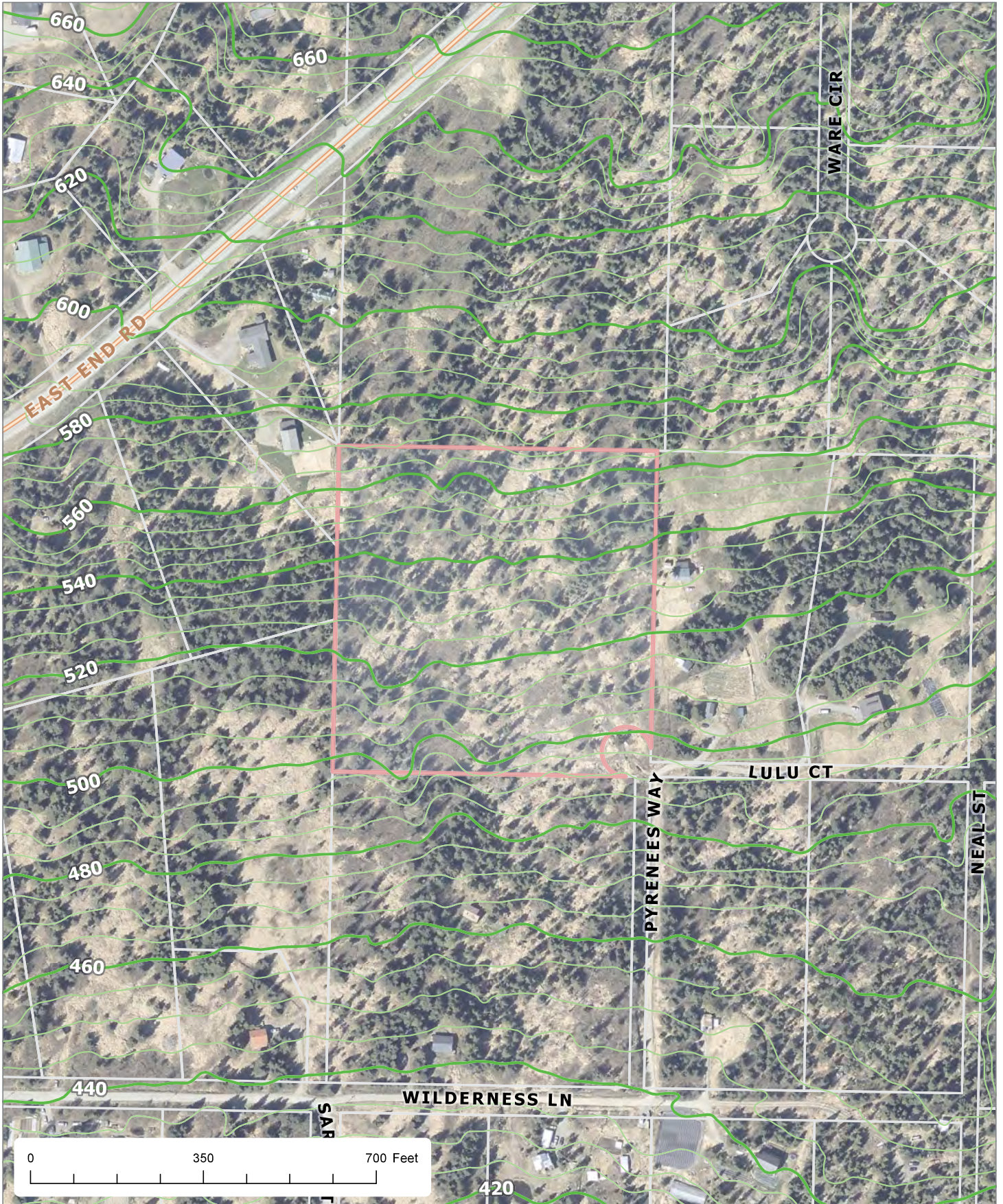
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Wetlands

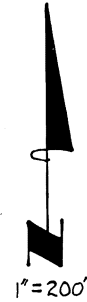
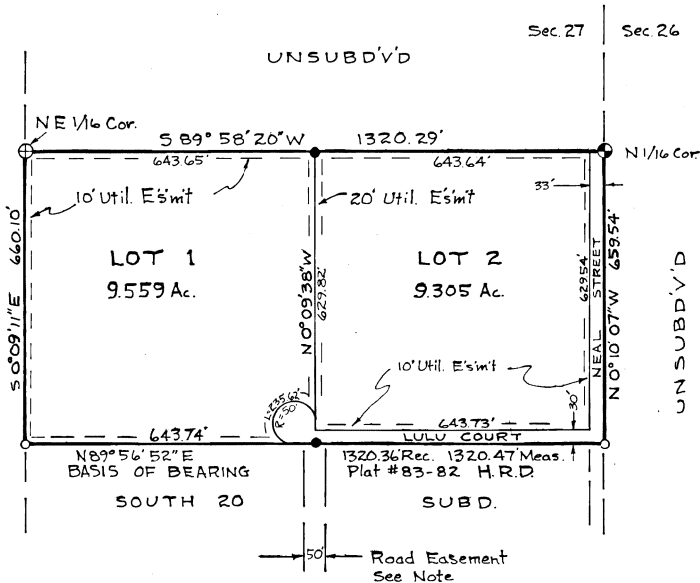


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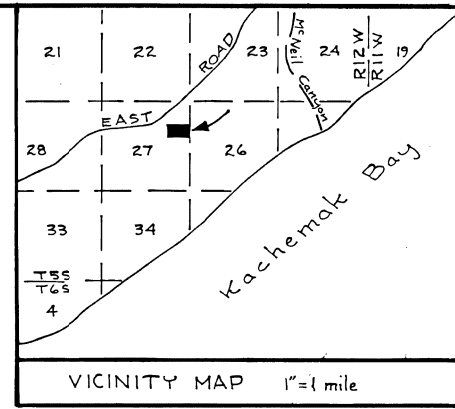
YINGS CREEK S SUBD.



1" = 200'

94-9

RECORDED	FILE # 20
Homer REC. DIST.	
DATE	1-31-94
TIME	8:30 A
ACCOUNTED BY	Carlos Freeman
ADDRESS	



CERTIFICATE OF OWNERSHIP
 I hereby certify that I am the owner of the real property shown and described hereon. I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Date: Nov 29 1993 Lulu Ware Middleton
 Lulu Ware Middleton
 54190 East End Road
 Homer, Alaska 99603

NOTARY'S ACKNOWLEDGEMENT for
 Lulu Ware Middleton

SUBSCRIBED AND SWORN TO BEFORE ME
 this 29th day of November 1993.

Richard S. Gyer
 Notary in and for the State of Alaska
6/17/95
 my commission expires

NORTH 20
 SUBDIVISION of
 N 1/2 SE 1/4 NE 1/4
 SEC. 27, T55, R12W, S.M.
 Homer Recording District
 Alaska
 Containing 20.00 Acres

Surveyor:
 Carlos Freeman
 53045 McNeil Cyn Rd.
 Homer, AK 99603

Date: Nov 3, 1993
 Scale 1" = 200'
 K.P.B. File 93-153

NOTES
 A building setback of 20 feet exists from all street rights-of-way unless a lesser standard is approved by resolution of appropriate planning commission.
 No direct access to state maintained ROWs permitted unless approved by State of Alaska Department of Transportation.
 No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 A 50' wide roadway easement exists for exclusive use of this subdivision as shown on Plat # 83-82 H.R.D.

WASTEWATER DISPOSAL
 Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
 The Alaska Department of Environmental Conservation approves this subdivision for platting.
Scott Injue EEA 11/30/93
 Name and Title of Date
 Alaska Department of Environmental Conservation
 Approving Official

- LEGEND**
- ⊕ Found A.C. 3686-S 1984
 - ⊕ Set B.C. 4129-S
 - Found B.C. 3686-S
 - Set 3/8" Rebar

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Planning Commission at the meeting of
January 10, 1994

KENAI PENINSULA BOROUGH
 By Richard Injue
 Authorized Official

SURVEYOR'S CERTIFICATE
 I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me and that the monuments actually exist as located and that dimensions and other details are correct.

Nov 23, 1993
 Date Carlos Freeman
 Carlos Freeman LS 4129



SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: 11/21/14
 Registration No.: 4469-S
 Donald E. Mullikin
 Professional Land Surveyor



MULLIKIN SURVEYS
 P.O. BOX 790
 HOMER, ALASKA 99603-0790
 (907) 235-8975

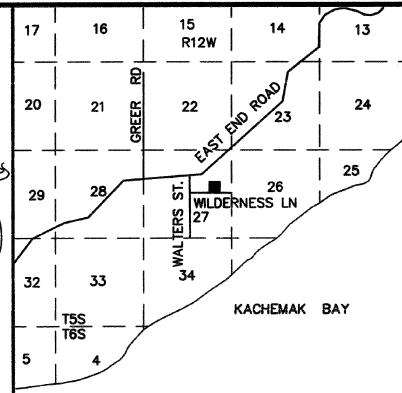
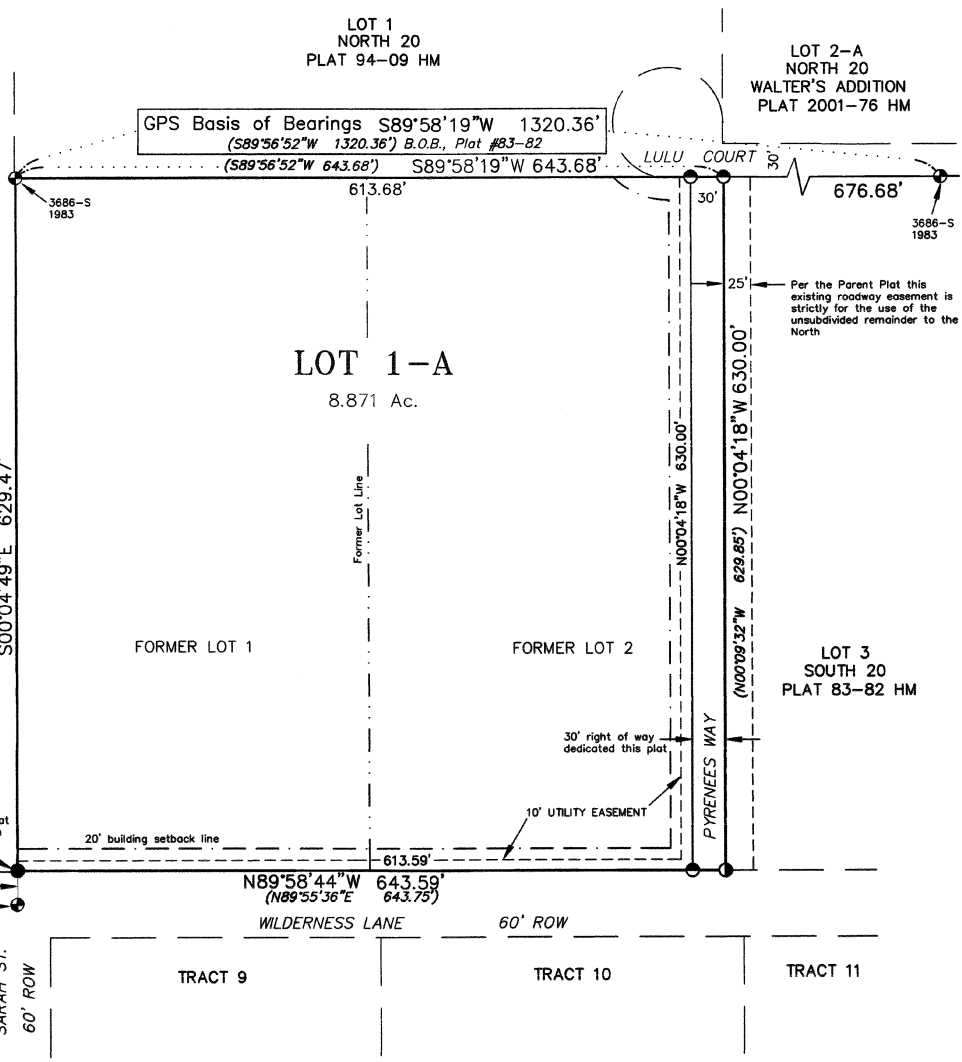
LEGEND

- Found Brass Cap monument of record
- Found 1/2" rebar of record
- Found 2" Alum. cap on 5/8" rebar
- Set 2" Alum. cap on 5/8" rebar

(S89°45'45"W 68.52') Record values, South 20, Plat No. 83-82, H.R.D.

Three 1/2" rebar at this location within 0.1' of each other
 cap missing 1301-S
 30.81'

--- 20' building setback line
 - - - - Easements



VICINITY MAP 1" = 1 MILE
 Source: K.P.B. Basemap

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 to public use and grant all easements to the use shown.

Michael W. Kliemann
 Michael W. Kliemann
 P.O. Box 15163
 Fritz Creek, AK 99603
Mitchell James Kliemann
 Mitchell James Kliemann
 P.O. Box 15163
 Fritz Creek, AK 99603

NOTARY'S ACKNOWLEDGMENT

For *Michael W. Kliemann* and *Mitchell James Kliemann* Acknowledged before me this 21 day of November, 2014.

Katie Jo Brock
 Notary Public for Alaska
 My commission expires: 10/1/16



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 11/18/2014

Kenai Peninsula Borough

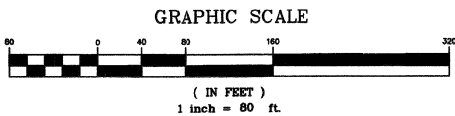
By: *March 2014*
 Authorized Official

SOUTH 20 SUBDIVISION, 2014 REPLAT

A REPLAT OF LOTS 1 AND 2, SOUTH 20, PLAT 83-82, WITHIN THE SE 1/4 NE 1/4 SEC. 27, T.5S., R.12W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA INTO LOT 1-A, CONTAINING 9.305 Ac.

SURVEYOR	CLIENT
Mullikin Surveys P.O. Box 790 Homer, AK 99603	Michael & Mitchell Kliemann P. O. Box 15163 Fritz Creek, AK 99603
Drawn By: DEM/TAL	Scale: 1" = 80'
Date: Oct. 28, 2014	File: South 20
Checked By: DEM, JVM	Book No. 332, PG. 58-60
	K.P.B. File 2014-073

2014-34
 Plat #
 Homer
 Rec Dist
 12/15/2014
 City
 Time 9:07 AM



NOTES

- BUILDING SETBACK:** Per the parent plat, 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. The front 10' of the building setback is reserved for a utility easement.
- The purpose of this plat is to combine existing Lots 1 and 2 into a single lot.
- There exists a blanket easement to Homer Electric Association Inc. recorded in Blk. 28, Pg. 429, H.R.D.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- WASTEWATER DISPOSAL:** Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

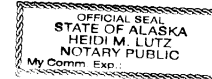
OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Walter M. Hebb 12-11-01
 Date
 Walter M. Hebb
 PO Box 15063
 Fritz Creek Ak 99603

Notary's Acknowledgement
 Subscribed and sworn to me before me this 11 day of December 2001
 for Walter M. Hebb

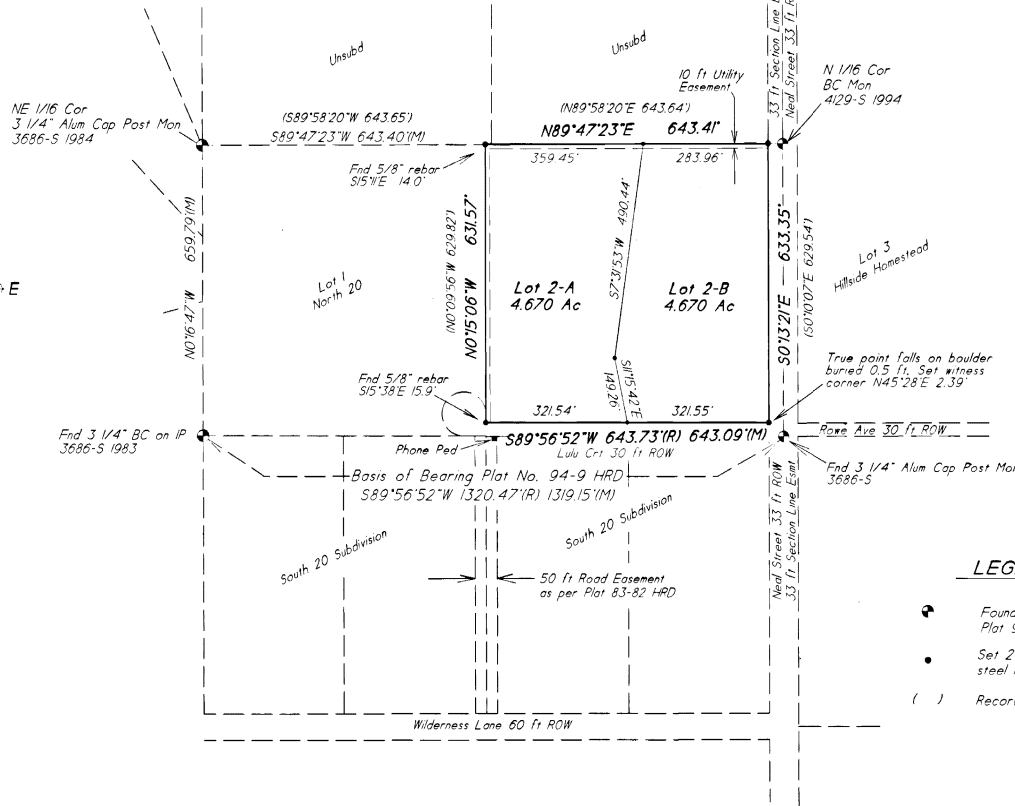
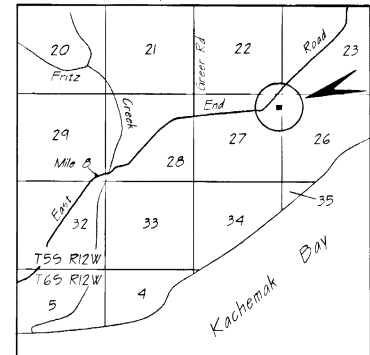
Heidi M. Lutz
 Notary Public for Alaska
 My Commission Expires 5/18/06



LEGEND

- Found monument of record as per Plat 94-9 HRD
- Set 2" Aluminum cap on 5/8" x 36" long steel rebar for this survey
- () Record Dimension as per Plat No. 94-9

Vicinity Map 1" = 1 Mile



SURVEYORS CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Date 11-27-01
 Roger W. Imhoff LS 5780



NOTES:

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
2. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
4. The front 10 ft. and the entire setback within 5 ft. of side lot lines is a utility easement.
5. Easement for electric lines or system together with the right to enter, maintain, repair, or clear shrubbery was granted to HEA in Book 28 Page 429, HRD. No definite location disclosed.
6. WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

June 11, 2001
 KENAI PENINSULA BOROUGH
 By: Max J. Best
 Authorizing Official

2001-76
 Homer
 12/31 2001
 2:35 pm
 Lutz

**North 20 Subdivision
 Walter's Addition**

Being a Subdivision of Lot 2 North 20 according to Plat No. 94-9 located in the SE 1/4 of the NE 1/4 Section 27, T5S, R12W, 5M

Homer Recording District, Third Judicial District, Alaska
 Contains 9.340 Acres, more or less.

Client: Walter M. Hebb PO Box 15063 Fritz Creek Ak 99603	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603	FB 2001-2/8 Drawn RWI SCALE 1" = 200 ft KPB File No 2001-091
Date 5-14-01	File north20.vcd	