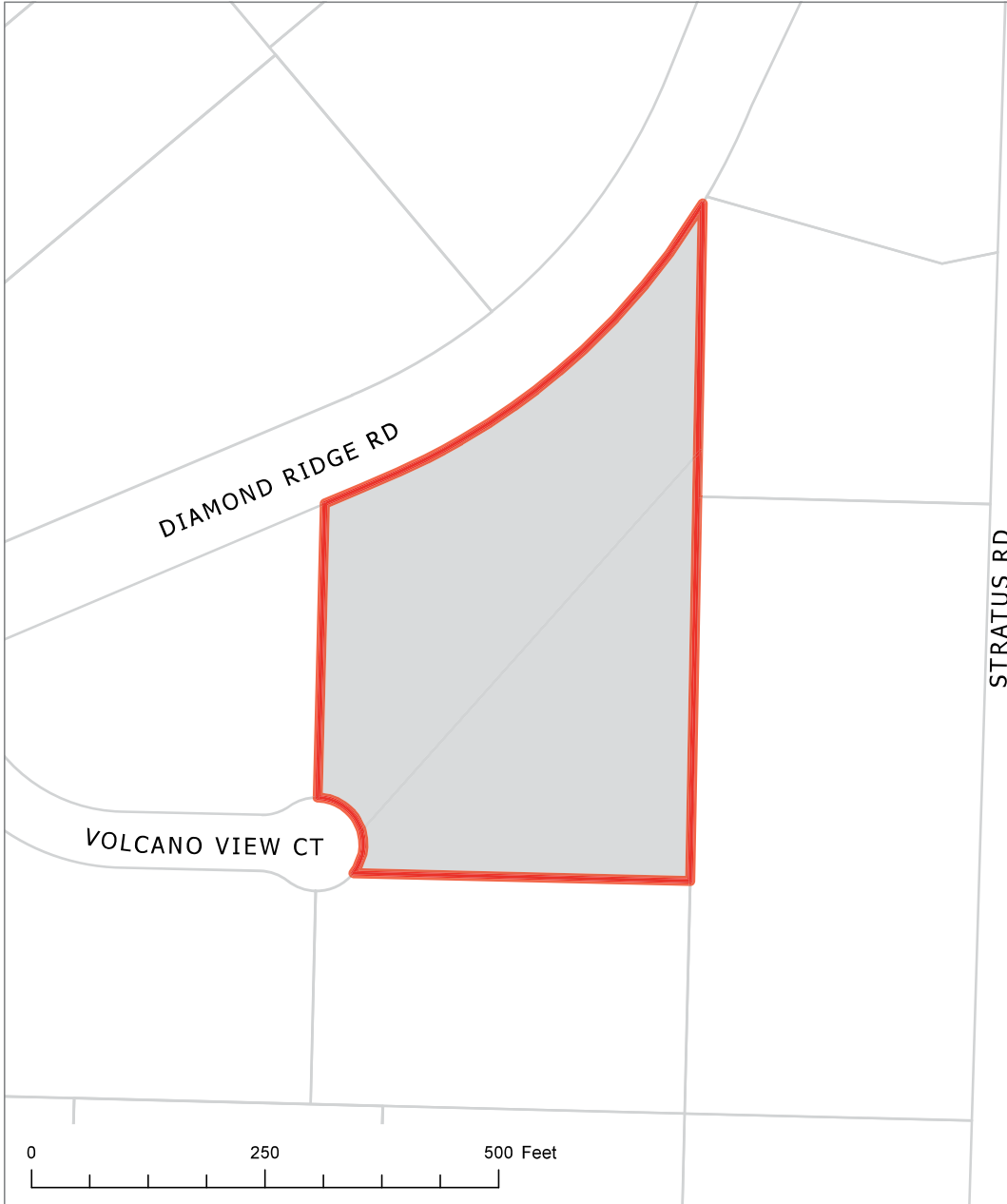


E. NEW BUSINESS

- 1. Diamond View Estates 2024; KPB File 2024-040
Geovera, LLC / Sookraj
Location: Diamond Ridge Road & Volcano View Court
Diamond Ridge Area / Kachemak Bay APC**



KPB File 2024-040
T 06S R 14W SEC 09
Diamond Ridge

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.



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 KP8 2024-040

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 $-17^{\circ}13.4'$. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.9999868696.
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. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY A RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
6. THE FRONT 10' OF THE BUILDING SETBACK 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.
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 WETLAND DETERMINATION, IF APPLICABLE.
8. ORIGINAL LOT 3, (HM 80-94) MAY BE AFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS (BOOK 141, PAGE 961 HRD) AND FIRST AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS (BOOK 205, PAGE 347 HRD). THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KP8 20.60.170.
9. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT AND THERE COULD BE POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
10. THIS SUBDIVISION IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 49, PG 311 HRD).
11. REFER TO PLAT NO. 80-97 FILED FOR RECORDING IN THE HOMER RECORDING OFFICE ON 11/07/80 FOR VACATION OF THE SECTION LINE EASEMENT AFFECTING THIS SUBDIVISION.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	120°00'00"	60.00'	125.66'	N 29°52'37" W	103.92'
(C1)	120°00'00"	60.00'	125.66'		
C2	36°20'19"	727.17'	461.19'	N 47°37'14" E	453.50'
(C2)	36°20'19"	727.17'	461.19'		
C3	56°18'23"	60.00'	58.96'	N 61°43'25" W	56.62'
C4	20°26'02"	60.00'	2.40'	N 23°21'12" W	21.29'
C5	43°15'34"	60.00'	45.30'	N 8°29'36" E	44.23'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°47'23" E	71.34'
(L1)	N 65°40'00" E	71.18'
L2	S 76°38'04" W	48.33'

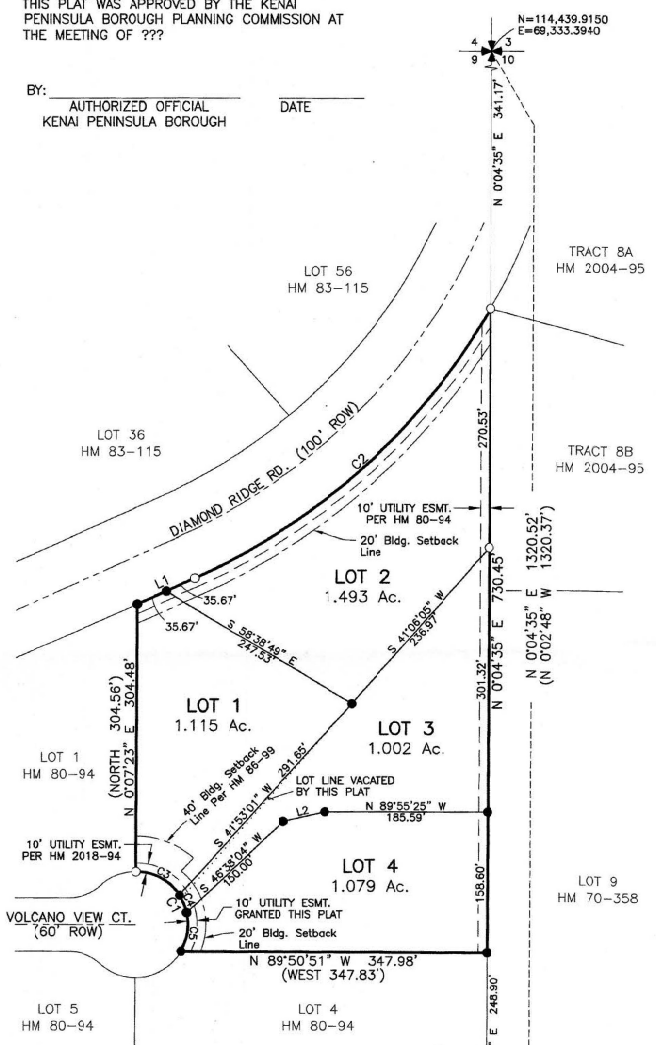
LEGEND

- ⊕ INDICATES 3-1/4" ALCAP MON (13C1-S, 1979) RECOVERED THIS SURVEY
- ⊗ INDICATES 2-1/2" BRASS CAP (GLO 1917) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (1301-S 1986) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2024) SET THIS SURVEY
- () INDICATES RECORD DATA PER HM 80-94 AND HM 86-99

PLAT APPROVAL

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

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH



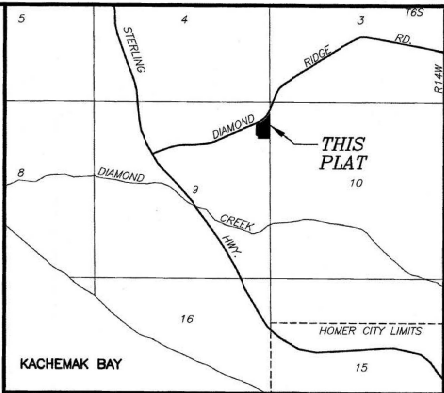
WASTEWATER DISPOSAL

LOTS 1-4
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE 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 ON-SITE 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 _____

N=114,439.9150
 E=69,333.3940

N=113,119.3942
 E=69,331.6323



VICINITY MAP
 SCALE 1" = 1/2 MILE U.S.G.S. QUAD, SELDOVA (C-5)

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JEROME SOOKRAJ
 PO BOX 2007
 HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR JEROME SOOKRAJ
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KP8 FILE No. 2024-???

DIAMOND VIEW ESTATES 2024
 THE SUBDIVISION OF
 LOT 2-A-1,
 DIAMOND VIEW ESTATES UNIT 3 2018 REPLAT (HM 2018-49)
 AND LOT 3,
 DIAMOND VIEW ESTATES (HM 8C-94)
 LOCATED WITHIN THE NE1/4 NE1/4 SEC 9,
 T. 6 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
 THIRD JUDICIAL DISTRICT, ALASKA
 CONTAINING 4.688 ACRES
 OWNER:
 JEROME SOOKRAJ
 PO BOX 2007 HOMER, ALASKA 99603

GEOVERA, LLC
 PO BOX 3235
 HOMER ALASKA 99603
 (907) 399-4345
 EMAIL: scsmith@gci.net

DRAWN BY: SCS	MARCH 2024	SCALE: 1" = 100'
CHK BY: SCS	JOB #2024-11	SHEET 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
Diamond View Estates 2024**

KPB File No.	2024-040
Plat Committee Meeting:	May 28, 2024
Applicant / Owner:	Jerome Sookraj of Homer, Alaska
Surveyor:	Stephen C. Smith – Geovera, LLC
General Location:	Diamond Ridge Road, Homer Area

Parent Parcel No.:	173-310-92 and 173-310-51
Legal Description:	Lot 2-A-1 Diamond View Estates Unit 3 2018 Replat HM 2018-049 and Lot 3 Diamond View Estates Sub HM 80-94
Assessing Use:	Residential and Vacant
Zoning:	Unrestricted
Water / Wastewater	Onsite
Exception Request	None

STAFF REPORT

THIS REQUEST WAS POSTPONED FROM THE MAY 13TH 2024 MEETING DATE TO THE MEETING OF MAY 28TH.

Specific Request / Scope of Subdivision:

The proposed plat will combine 2 lots into 4 lots ranging in size from 1.002 acres to 1.493 acres.

Location and Legal Access (existing and proposed):

The plat is accessed from the west by Volcano View Ct. a 60’ radius cul-de-sac. Volcano View Ct. is accessed from Sterling Highway to Diamond Ridge Rd. at approximately mile post 167.1, then Diamond Ridge Rd. to Volcano View Ct. Diamond Ridge Rd. is maintained by the State of Alaska while Volcano View Ct. is Borough maintained.

Volcano View Ct. will remain unaffected by this plat action except to make the cul-de-sac. RSA review shows concern that this is a driveway dense cul-de-sac and that an access permit for Lot 2 to Diamond Ridge Rd will be needed.

A section line easement along the east line of the subdivision was vacated and is no longer affecting the property.

Block length is not compliant along Diamond Ridge Rd. This plat is unable to give a dedication to give relief to block length. Staff recommends; the Plat Committee concur an exception is not needed due to the plat not being in a position to give a dedication.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: That is a driveway dense cul-de-sac. No RSA objections. Notes: Diamond Ridge Property access permitted through AK DOT.
SOA DOT comments	No comment

Site Investigation:

There is a gradual uphill grade from south to north along the plat. No contours were given as there were no steep grades and no dedications

No improvements are shown on the plat, however, there are currently improvements located on Lot 2-A-1 Diamond

View Estates Unit 3 2018 REPLAT HM 2018-49. Most of the structures will be on Lot 1 of the new plat, with a deck being on Lot 2.

River Center review indicated the plat to be in a FEMA FIRM Zone X and recommends to include a plat note containing the standard flood hazard note in KPB 20.30.280.D and include the Map Panel with the note. Depiction in the drawing is not suggested.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: The subdivision is not within a SFHA but is shown within a FIRM. It is a nonregulatory X Zone within minimal flood risk. Staff recommends the floodplain note be present with reference to the map panel. No depictions are required.</p> <p>Flood Zone: X (shaded) Map Panel: 02122C-1995E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
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Staff Analysis:

The land was originally subdivided by Diamond View Estates HM 80-94. Diamond View Estates Unit 3 HM 86-99 subdivided Lot 2 into 2 lots and created flag access to Johnson Circle cul-de-sac. Diamond View Estates Unit 3 2018 Replat HM 2018-49 vacated the lot lines of Lots 2-A and 2-B to combine them back together as Lot 2-A-1. The current platting action is combining Lot 2-A-1 and Lot 3 of HM 80-94 and dividing them into 4 lots.

A soils report will be required and an engineer will sign the final plat as the four lots are under 200,000 sq ft..

Notice of the proposed plat was mailed to the beneficial interest holders on April 10, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The plat is in the Kachemak Bay Advisory Planning Commission area but the APC is not currently meeting due to not being able to create a quorum.

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

Utility Easements:

The 10' utility easement granted per HM 2018-49 to be labeled on plat along border with Diamond Ridge Rd. The 10' utility easement identified along Volcano View Ct. to be labeled correctly as HM 2018-49 on Lot 1 and per this plat on Lots 3 & 4. Draw and label the 10' x 10' HEA Easement per HM 86-99 on the north line near Diamond Ridge Rd also.

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	Provide a label for the 10' utility easement granted per HM 2018-49, Correct the reference to plat number 2018-49.
ENSTAR	No comment
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 41236 VOLCANO VIEW CT, 41242 VOLCANO VIEW CT</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: VOLCANO VIEW CT, DIAMOND RIDGE RD</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: 41236 VOLCANO VIEW CT WILL REMAIN WITH LOT 1. 41242 VOLCANO VIEW CT WILL BE DELETED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS:
CORRECTIONS / EDITS

Add the KPB file 2024-040 to the title block

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.

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

There is an existing trail shown on the asbuilt included in the certificate to plat and visible on the aerial photo, this should be added to the drawing and labeled.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation: *Lot 3 is within a previous recent Lot 3. Lot 2 similar issue. Consider 3A & 2C possibly*

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.*

20.30.050. Legal access.

A. The applicant shall provide an access plan to the planning department verifying the existence of legal access to the subdivision boundary. The plan shall consist of the documents depicting the access, a map depicting the location of the access, and topographic information indicating that construction which meets the design requirements set forth in KPB Chapter 20.30 is practical and economical. In this title, legal access exists where an unrestricted, public right-of-way connects the subdivision to the state highway system, the state marine highway system or a regularly served public airport, and one of the following is met:

1. Ingress and egress will be provided over section line easements located within a surveyed section;
2. The applicant provides copies of borough-accepted recorded conveyances creating the public easement or right-of-way where the access is located;
3. That access is a State of Alaska maintained road or municipal maintained road;
4. The applicant provides documentation satisfactory to the borough demonstrating that public legal access is guaranteed through judicial decree; or
5. The right-of-way is an easement or fee interest at least 60 feet in width dedicated or irrevocably conveyed to the public and acceptable to the planning commission.

B. The following situations may qualify for a waiver of the legal access requirement:

1. Upon finding that no practical means of providing road access to a proposed subdivision exists and upon presentation of credible and convincing evidence by the applicant that permanent public access by air, water, or railroad is both practical and feasible, the planning commission may waive the legal access requirements of KPB 20.30.050(A). If access other than by road is approved, the mode of access shall be noted on the plat. .
2. Where only a 30-foot dedication exists over all or a portion of the legal access to a subdivision, the provisions of KPB 20.30.050(A) may be considered met if it is reasonable to expect that the other 30 feet will be dedicated in the future.
3. Where a road is in use for physical access but there is no right-of-way document for all or part of the access road, the provisions of KPB 20.30.050(A) may be considered met if it is reasonable to expect that the right-of-way will be dedicated in the future.

Staff recommendation:

Diamond Ridge property access permitted through AK DOT. Application for driveway access from Lot 2 to state ROW will need to be approved.

20.30.060. Easements-Requirements.

A. The planning commission may require easements it determines necessary for the benefit of the public. Such easements include, but are not limited to, lateral support (slope) easements, drainage easements for ditching or protection of a drainage, and utility easements. Required easements do not need to be for road purposes.

B. Upon submittal of a preliminary plat, the planning department shall provide a copy to public utility companies for their comments-and recommended design of utility easements. If the property is subject to

existing natural gas or petroleum pipeline easements, a copy shall also be furnished to the appropriate company for comment.

C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: *The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. Grant utility easements requested by the utility providers.*

Add to the drawing the 10' x 10' utility on the north line against Diamond Ridge Drive as created by HM86-99

20.30.280. Floodplain requirements.

D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

Add map panel info

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:

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.*

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

B. The following note shall be shown on the final plat:

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.

Staff recommendation: *comply with 20.60.150.*

10' utility easement granted per HM 2018-49 to be labeled on plat along border with Diamond Ridge Rd.

10' utility easement identified along Volcano View Ct. to be labeled correctly as HM 2018-49 on Lot 1 and specify that on Lots 3 & 4 for this plat.

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.*

- "No access to state-maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation."
- Add a plat note referencing plat note #4 HM 86-99 to the plat
- *The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.*

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Add the date of May 28, 2024 to the Plat Approval

RECOMMENDATION:

SUBJECT TO 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.

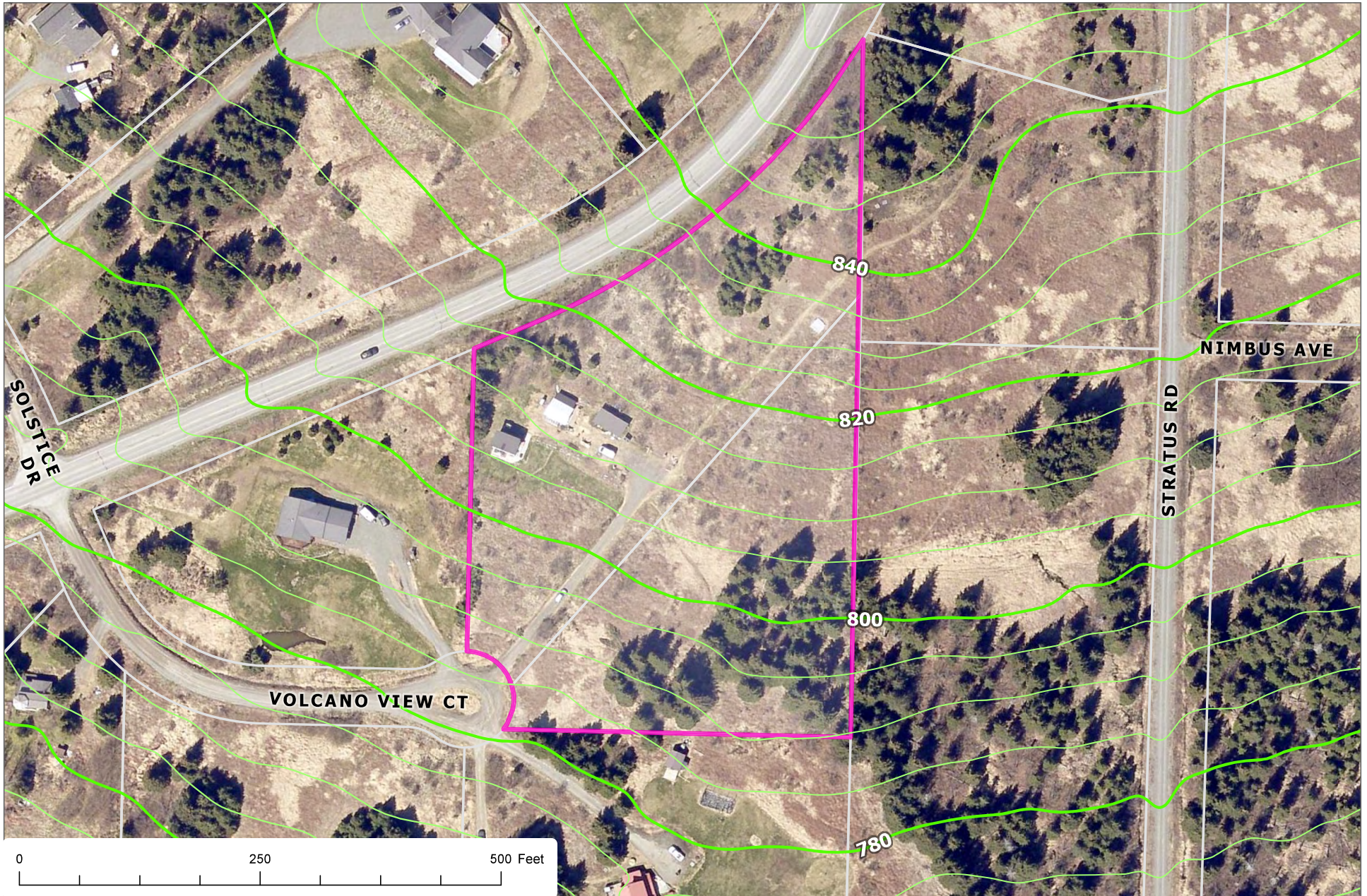
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



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.



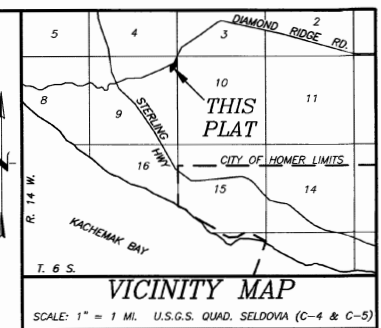
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THESE LOTS ARE SERVED BY ONSITE WATER AND SEWER.
3. NO DIRECT ACCESS TO A STATE MAINTAINED HIGHWAY WILL BE PERMITTED FOR ANY OF THE LOTS SHOWN HEREON (HM 1986-99).
4. REFER TO PLAT NO. 80-97 FILED FOR RECORD IN THE HOMER RECORDING OFFICE ON 11-07-20 FOR VACATION OF THE SECTION LINE AFFECTING THIS SUBDIVISION.
5. THIS PLAT WAS PREPARED FOR THE VACATION OF LOT LINES ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATE AS SHOWN ON PLAT HM 1986-99.

NOTARY'S ACKNOWLEDGMENT

FOR: Mitch Hrachiar
 ACKNOWLEDGED BEFORE ME THIS 16th
 DAY OF November, 2018
Staci Laporte
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 04/28/2019

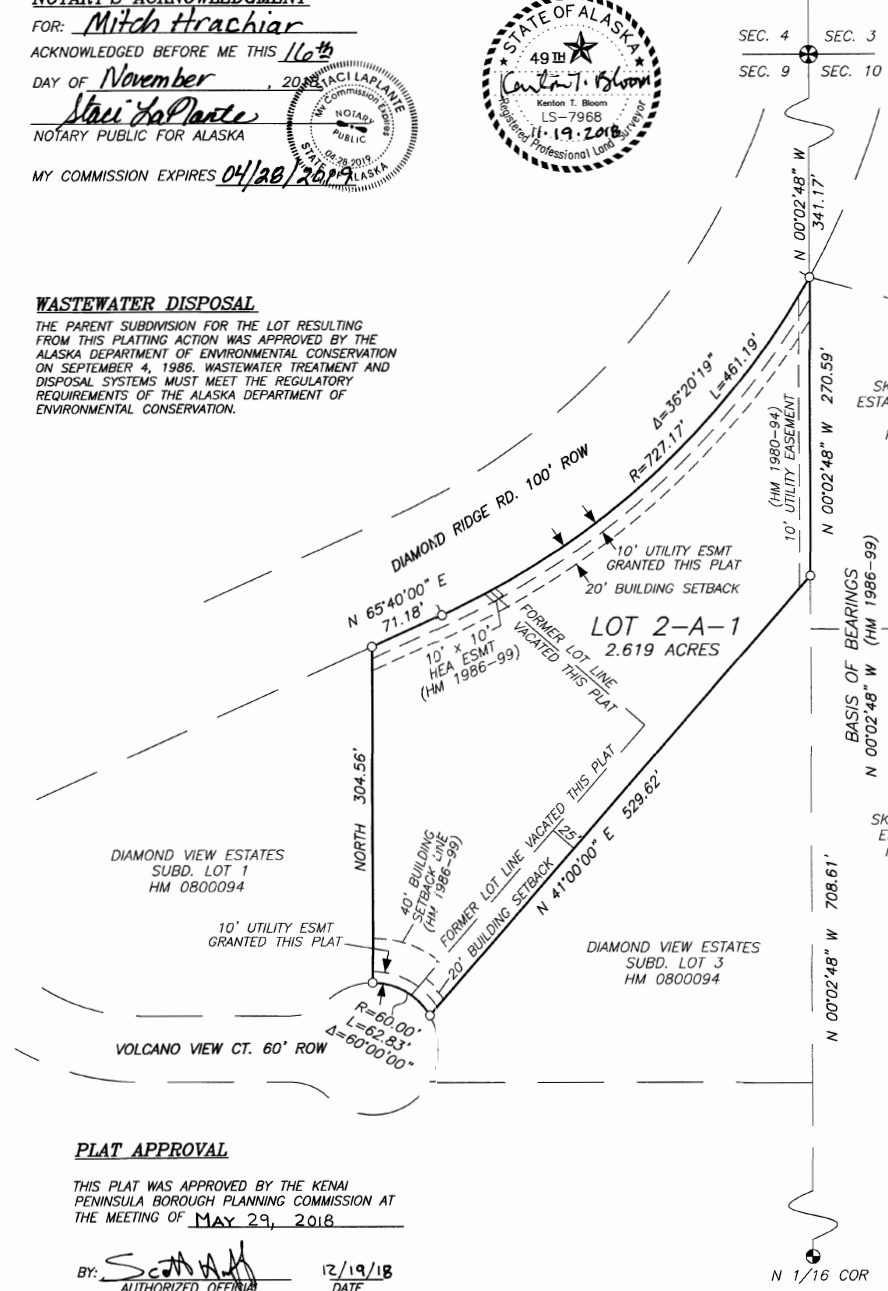


LEGEND

- RECORD 2" AC (1301-S 1986) ON 5/8" REBAR (HM 1986-99)
- ⊕ RECORD 1917 G.L.O. BRASS CAP MON. (HM 1986-99)
- ⊙ RECORD 2.5" AC 1301-S 1979 (HM 1986-99)

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR THE LOT RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON SEPTEMBER 4, 1986. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



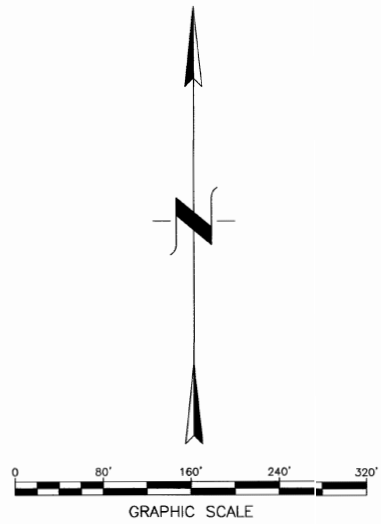
CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

Mitchell Hrachiar

MITCHELL R. HRACHIAR
 PO BOX 27
 HOMER, ALASKA 99603

2018-49
Plat #
Homer
Rec Dist
12/20 2018
Date
Time 2:40 PM



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF May 29, 2018

BY: Scott A. [Signature] 12/19/18
 AUTHORIZED OFFICIAL DATE
 KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2018-046		
DIAMOND VIEW ESTATES UNIT 3 2018 REPLAT		
A REPLAT COMBINING LOTS 2-A AND 2-B OF DIAMOND VIEW ESTATES SUBD. UNIT 3 (HM 0860099) LOCATED WITHIN THE NE 1/4 NE 1/4, SEC 9, T. 6 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 2.619 ACRES		
SEABRIGHT SURVEY + DESIGN KENTON T. BLOOM, P.L.S. 1044 EAST ROAD, SUITE A HOMER, ALASKA 99603 (907) 235-4247		
CLIENT: MITCHELL R. HRACHIAR P.O. BOX 27 HOMER, AK		
DRAWN BY: KB	CHKD BY: KB	JOB #2018-09
DATE: 8/2018	SCALE: 1"=80'	SHEET #1 OF 1

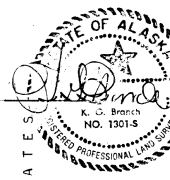
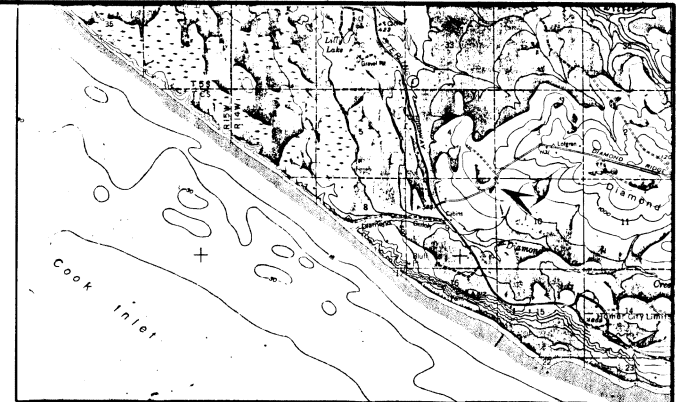
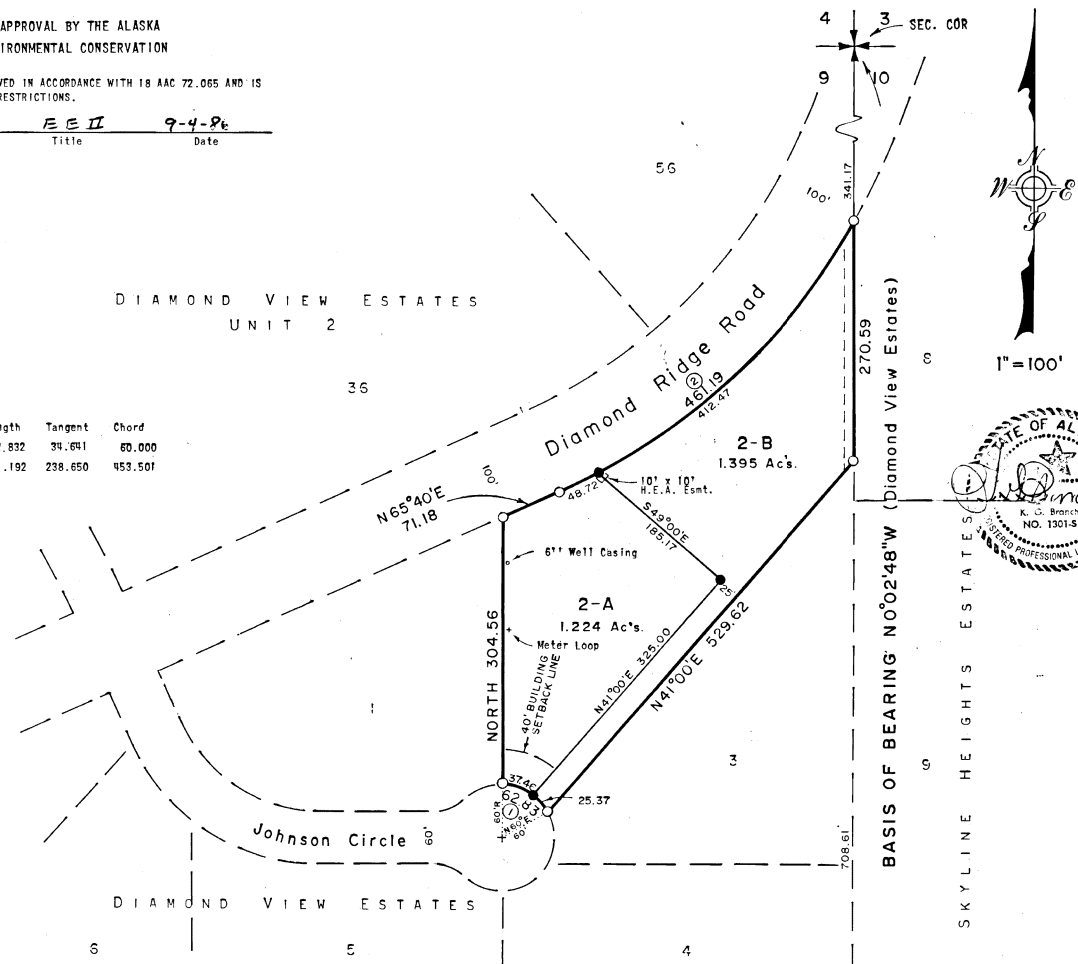
CERTIFICATE OF APPROVAL BY THE ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 72.065 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

Paul D. Horvath EE II 9-4-86
Name Title Date

Curve Data

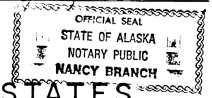
No.	Angle	Radius	Length	Tangent	Chord
1.	60°00'00"	60.000	62.832	34.641	60.000
2.	36°20'19"	727.171	461.192	238.650	453.501



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.
Date 9/3/86
K.C. Branch, R.L.S. No. 1301-S

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.
Date 8-27-86
Peter B. Hedglin
Box 2062
Homer, Alaska 99603
Yvonne J. Hedglin
Box 2062
Homer, Alaska 99603

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF August 19 86.
For: Peter B. Hedglin and Yvonne J. Hedglin
Karen Branch My Commission Expires May 6, 1987
Notary Public for the STATE OF ALASKA



**DIAMOND VIEW ESTATES
UNIT 3**

A SUBDIVISION OF LOT 2 OF DIAMOND VIEW ESTATES INTO LOTS 2-A AND 2-B OF DIAMOND VIEW ESTATES, UNIT 3, SITUATED WITHIN A PORTION OF THE 1/2 NE 1/4 OF SEC 9, T6S, R14W, S.M., HOMER RECORDING DISTRICT, ALASKA.

Containing 2.619 Acres

86-99
FILED 20
Homer REC. DIST.
Date 12-1- 19 86
Time 1:08 P.M.
Requested By R.P. BACOUGH
Address Box 830
SOLDOTNA, AK 99689

Prepared For
PETER B. HEDGLIN
BOX 2062
HOMER, ALASKA 99603
Date: 04/02/86

Prepared By
KEN BRANCH, R.L.S.
BOX 1295
HOMER, ALASKA 99603
Scale: 1" = 100'
K.P.B. File No. 86-111

- LEGEND**
- Indicates 5/8" Rebar set by Ken Branch, R.L.S. No. 1301-S in 1979 recovered and monumented with 2" dia. Alcap this survey.
 - ⊕ Indicates original 1917 G.L.D. brass cap monument recovered this survey.
 - ⊙ Indicates 2 1/2" dia. alum. monument set by Ken Branch, R.L.S. No. 1301-S in 1979 recovered this survey.
 - Indicates 2" dia. Alcap, stamped and set on 5/8" Rebar this survey.
 - Indicates adjacent property lines
 - - - - Indicates 10 ft. wide utility easement.

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 4-28-86
KENAI PENINSULA BOROUGH
By: Richard P. Truog
Authorized Official

- NOTES**
- All wastewater treatment and disposal systems shall comply with existing law at time of construction.
 - BUILDING SETBACK**--Unless noted otherwise, all lots are subject to a 20 ft. building setback from Street Right Of Ways, unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - No buildings will be permitted within the panhandle portion of Lot 2-B.
 - No direct access to a State maintained highway will be permitted for any of the lots shown hereon.
 - Refer to Plat No. 80-97 filed for record in the Homer Recording Office on 11-07-80 for vacation of Section Line effecting this subdivision.

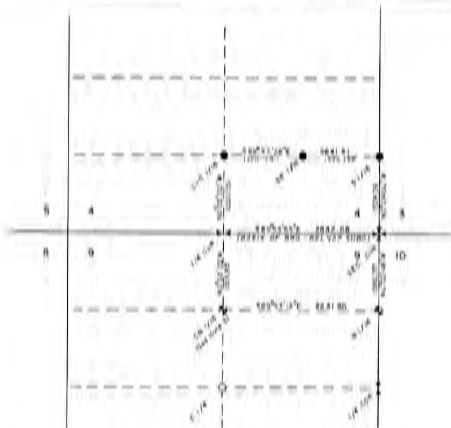


DIAGRAM SHOWING SUBDIVISION OF 3/4 SECTION 4 & 1/2 NE 1/4 SECTION 9, T6S, R14W, S.M., ALASKA
1"=1000'



ENLARGED DIAGRAM OF JOHNSON CIRCLE
1"=50'

Legend

- +---+--- Indicates Original 1887 S. L. B. Brass Cap Monument (covered) (this survey)
- +---+--- Indicates MONUMENT Type 2-1, 31" Dia., 4 3/4" Long, aluminum monument with 3" Dia. cap, 470000 and 482 1/2 inch survey.
- +---+--- Indicates MONUMENT Type 2-1, 31" Dia., 4 3/4" Long, aluminum monument with 3" Dia. cap, 470000 and 482 1/2 inch survey.
- +---+--- Indicates Monument set by Terry Anderson, R.L.S., in 1973, (recovered) (this survey)
- +---+--- Indicates monument set by Terry Anderson, R.L.S., in 1973, (recovered) (this survey)
- +---+--- Indicates adjacent property lines.
- +---+--- Indicates location of street, lane or highway.

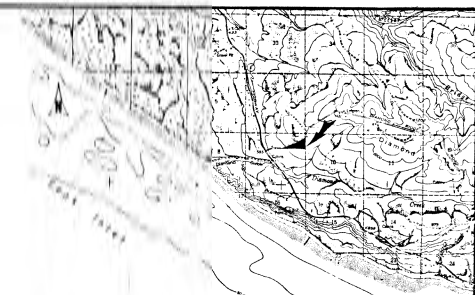
Notes

1. 3 1/2" x 10 1/2" Brass Cap set at all but corners this survey.
2. All monuments, standards and distance systems shall comply with existing law at time of construction.
3. Original 1887 Brass Cap set by Terry Anderson, R.L.S., in 1973 was destroyed by storm. Replaced with MONUMENT Type 2-1, 31" Dia.
4. MONUMENT TYPE 2-1 is a subset of 30 feet in diameter from adjacent right of way unless a larger monument is authorized by resolution of the appropriate Planning Commission.

Curve Data

No.	Angle	Rad.	Tan.	Ch.	LI.
1.	47°00'00"	1048.95	63.59	176.81	176.80
2.	65°00'00"	477.17	280.38	819.01	132.40
3.	30°00'00"	737.17	336.45	959.50	481.19
4.	65°00'00"	200.00	129.04	214.88	100.22

HOMER 80-94
RECORDED FILED 10-25-80
BY 10-25-80
R.L.S.
SUBJECT: Johnson Circle



VICINITY MAP
1"=1 MILE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM PERSONALLY QUALIFIED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS PLACED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.
[Signature]
No. 1302 P

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT BY ANY AND ALL DEEDS AND INSTRUMENTS AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND HEREBY ALL RIGHTS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE NEW OWNER.
[Signature]
Box 1850, Wasilla, Alaska 99687

Notary's Acknowledgment
I HEREBY CERTIFY AND ACKNOWLEDGE AND UNDER TO BEFORE ME THIS 9 DAY OF Sept 1980
[Signature]
My Commission Expires 6-23-86
Notary Public, State of Alaska, No. 2187, Anchorage, Alaska 99501

Notary's Acknowledgment
I HEREBY CERTIFY AND ACKNOWLEDGE AND UNDER TO BEFORE ME THIS 9 DAY OF Sept 1980
[Signature]
My Commission Expires 6-23-83
Notary Public, State of Alaska, No. 2187, Anchorage, Alaska 99501

Notary's Acknowledgment
I HEREBY CERTIFY AND ACKNOWLEDGE AND UNDER TO BEFORE ME THIS 23 DAY OF Sept 1980
[Signature]
My Commission Expires 6-23-83
Notary Public, State of Alaska, No. 2187, Anchorage, Alaska 99501

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE ZONING ORDINANCE THROUGH PLANNING COMMISSION AT THE MEETING OF:
November 26, 1977
Ken Branch, R.L.S.
Authorized Official



DIAMOND VIEW ESTATES

SITUATED WITHIN A PORTION OF THE 1/2 NE 1/4 OF SEC. 9, T6S, R14W, S.M., HOMER RECORDING DIST., ALASKA
CONTAINING 20011 ACRES

Prepared For
K BURTON JOHNSON
BOX 1850
WASILLA, ALASKA

Prepared By
KEN BRANCH, R.L.S.
BOX 1295
HOMER, ALASKA

Date
10/02/79
Scale
AS SHOWN