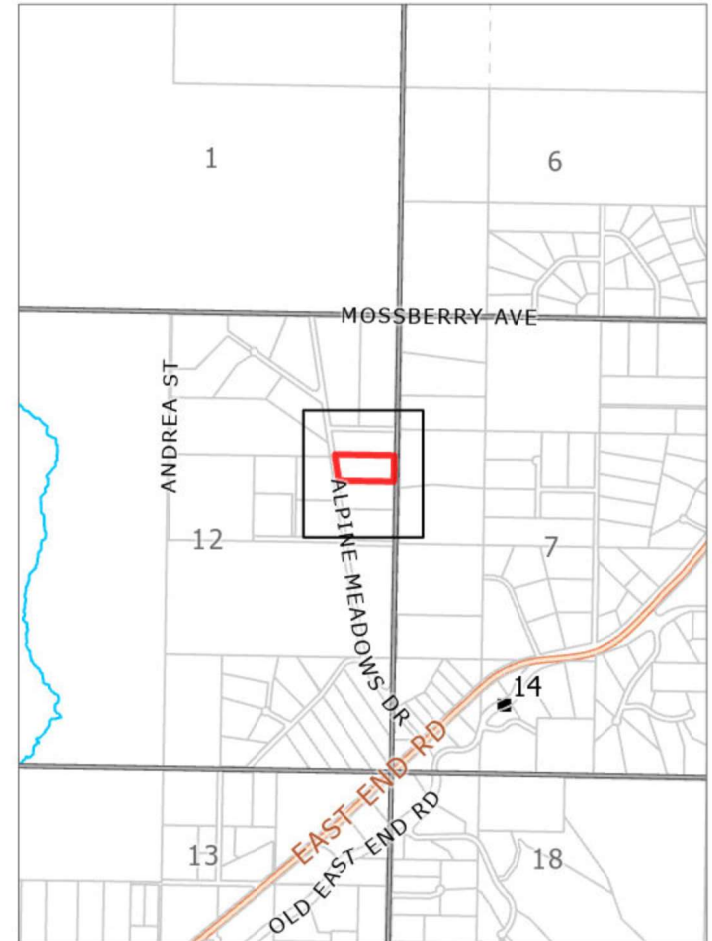


## **E. NEW BUSINESS**

- 6. Alpine Meadows No. 3 2025 Swanson Replat; KPB File 2024-138  
Seabright Survey & Design / Swanson  
Location: Alpine Meadows Drive & Iris Meadows Street  
Fritz Creek Area / Kachemak Bay APC**



KPB FILE 2024-138  
T05S R12W  
Sec 12  
FRITZ CREEK

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.



Aerial 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.

**LEGEND**

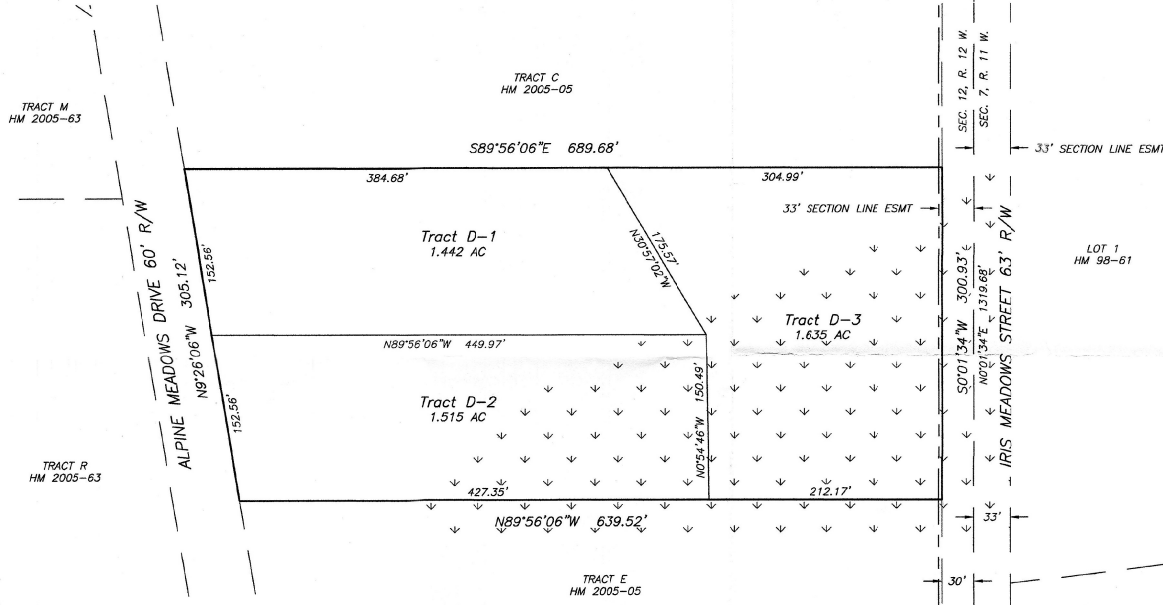
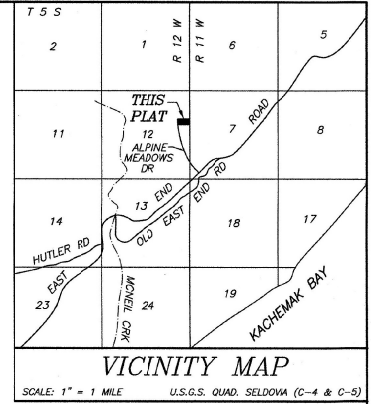
- ⊕ USGLO BC MON 1917
- ⊕ AL. POST MON 2087-S 1978
- ↓ APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2025  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2025  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_



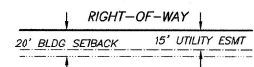
**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE HEREBY CERTIFY THAT THE SWANSON COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF THE SWANSON COMMUNITY PROPERTY 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.

PETER JAN SWANSON, TRUSTEE  
 P.O. BOX 2863  
 HOMER, AK, 99603

LEVORE SHARRE SWANSON, TRUSTEE  
 P.O. BOX 2863  
 HOMER, AK, 99603

**R/W TYPICAL DETAIL**



**NOTES**

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. 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. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
4. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 28 PG 440 (HRD).
5. THERE ARE EASEMENTS DEDICATED AND NOTES THAT AFFECTS THIS SUBDIVISION PER HM 2005-05.
6. THERE ARE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS THAT AFFECTS THIS SUBDIVISION RECORDED SERIAL NUMBER 2005-00087-0.

**WASTEWATER DISPOSAL**

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**PLAT APPROVAL**

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

BY: \_\_\_\_\_ AUTHORIZED OFFICIAL  
 \_\_\_\_\_ DATE  
 KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2024-XXXX

**ALPINE MEADOWS NO. 3  
 2025 SWANSON REPLAT**

A REPLAT OF TRACT D, ALPINE MEADOWS NO. 3 (HM 2005-05), LOCATED IN THE E1/2 NE1/4 SEC. 12, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA COROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 4.531 ACRES

**SEABRIGHT SURVEY + DESIGN**  
 KATHERINE A. KIRSIS, P.L.S.  
 1044 EAST END ROAD, SUITE A  
 HOMER, ALASKA 99603  
 (907) 299-1580

CLIENTS: SWANSON COMMUNITY PROPERTY TRUST  
 P.O. BOX 2863, HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KK	JOB #2024-91
DATE: 12/2024	SCALE: 1"=80'	SHEET #1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT  
ALPINE MEADOWS NO. 3 2025 SWANSON REPLAT**

<b>KPB File No.</b>	2024-138
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Swanson Community Property Trust of Homer, Alaska
<b>Surveyor:</b>	Katherine Kirsis – Seabright Survey and Design
<b>General Location:</b>	Alpine Meadows Drive and Iris Meadows Street, Fritz Creek Area – Kachemak Bay APC

<b>Parent Parcel No.:</b>	172-041-24
<b>Legal Description:</b>	Township 5 South, Range 12 West, Seward Meridian, HM, 2005-05, Alpine Meadows No. 3, Tract D
<b>Assessing Use:</b>	Residential Dwellings
<b>Zoning:</b>	Unrestricted
<b>Water / Wastewater</b>	On-Site – On-Site
<b>Exception Request</b>	None Requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 4.59-acre parcel into three tracts: one of 1.442 acres, one of 1.515 acres and another of 1.635 acres.

**Location and Legal Access (existing and proposed):**

Legal access to the proposed plat is provided by Iris Meadows Street to the east and Alpine Meadows Drive to the west. Iris Meadows Street is a 63-foot, partially constructed road, and is located within a 66-foot section line easement, with 33-feet being on either side of the section line. Iris Meadows Street connects to Dwarf Willow Avenue to the south and Mossberry Avenue to the north. It is constructed from Dwarf Willow Avenue to just before Tract D, Alpine Meadows No. 3, HM 2005-05, and then reverts back to being dedicated access until the intersection of Fairy Slipper Avenue to the north. Alpine Meadows Drive is a 60-foot partially borough-maintained road which connects to East End Road to the south and Mossberry Avenue to the north. Alpine Meadows is borough-maintained from East End Road to the intersection of Eva Court to the north. It then reverts to being only dedicated access to Mossberry Avenue.

No vacation finalization or dedications are being proposed with this platting action.

A section line easement abuts the subdivision to the east, with a 33-foot easement located on the east and west sides of the section line, being located within the Iris Meadows Street right-of-way. This is depicted and labeled on the plat and **staff recommends** that the surveyor add a plat note referencing the easement from the certificate to plat at item number nine.

Block length is compliant due to existing roads: Fairy Slipper Avenue to the north, Iris Meadows Street to the east, Dwarf Willow Avenue to south and Alpine Meadows Drive on the west.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	No comment

**Site Investigation:**

The submitted plat does not show any improvements on the drawing. Reviewing information from KPB GIS imagery and KPB Assessing records, the parcel is determined to have multiple improvements, including several dwellings. It appears a dwelling will be located on each lot when the subdivision is complete. **Staff recommends** that the surveyor confirm during the site survey if there are not any encroachments to be identified.

According to KWF Wetlands Assessment, discharge slopes affect the proposed subdivision and is depicted on the plat. The River Center Reviewers did not indicate the plat to be located within FEMA designated flood hazard area or a habitat protection district.

The topography is sloping toward the southeast with the grade going at 6% from the northwest corner to the southeast corner.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: Not within flood hazard area  Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	No response

**Staff Analysis**

Originally, this parcel was an aliquot portion of the E1/2 NW1/4 SE1/4 and the NE1/4 SE1/4 of Section 12, Township 5 South, Range 12 West, Seward Meridian, Homer, Alaska. Alpine Meadows, HM 99-67, first subdivided the land into Tract 1 Alpine Meadows No. 2 HM 2001-30 added to Tract 1 and created Tracts 1-A and 2. Alpine Meadows No. 3 HM 2005-5 subdivided Tract 1-A, and a portion of the E1/2 NE1/4 of said Section 12, creating tracts including Tract D. The proposed plat will further subdivide Tract D into Tracts D-1, D-2 and D-3.

Per KPB Imagery, a shared drive appears to be located accessing all proposed lots coming from Alpine Meadows Dr. **Staff recommends** that the drive be depicted on the final plat and confirmation of any encroachments onto neighboring lots be noted when doing the field survey. Grant driveway easements between each lot, over the existing travel way to eliminate the encroachments to each proposed lot. Since the driveway easements would be private, **staff recommends** the easements be created by separate document, recorded and then shown or noted on the final plat, if done prior to the finalization of this plat.

The previous plat involving Alpine Meadows No. 2 HM 2005-5, did not require soils report as the lots were over 200,000 square feet. This plat is dividing Tract D into lots that are below 200,000 square feet and a soils report will now be required and an engineer will sign the final plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Kachemak Bay Advisory Planning Commission minutes for the January 13, 2025 meeting were not available when the staff report was prepared on December 31, 2024 (KPB 21.02.020). Meeting notes will be provided with the desk packet if available but not necessarily addressed in the staff report.

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

**Utility Easements**

The parent plat, HM 2005-05, granted the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines as a utility easement. Per KPB 20.30.060 (A), the front 10 feet adjoining rights-of-way shall be a utility easement. The proposed plant shows a 15 foot utility easement graphically and 10 foot utility easement noted as plat note number 1. **Staff recommends** the surveyor to update the plat to abide by KPB code 20.30.060 unless requested otherwise by a utility company.

An easement was granted to Homer Electric Association with no location disclosed per Book 28, Page 440, HRD. This easement is noted as plat note number six.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

**Utility provider review:**

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	No response

**KPB department / agency review:**

Addressing Review	<p>Reviewer: Leavitt, Rhealyn          Affected Addresses: 35556 ALPINE MEADOWS DR</p> <p>Existing Street Names are Correct: Yes          List of Correct Street Names: ALPINE MEADOWS DR, IRIS MEADOWS ST</p> <p>Existing Street Name Corrections Needed:          All New Street Names are Approved: No          List of Approved Street Names:</p> <p>List of Street Names Denied:          Comments: 35556 ALPINE MEADOWS DR WILL REMAIN WITH LOT D2</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan          There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Conditional Land Use Permit          CLUP Resolution Number: 2006-02          CLUP Approval Date: 1/23/2006          Other Material Site Type          Material Site Comments:</p>

	An expired material site lies West of the subject parcel, across Alpine Meadows Drive. Tract D-3 should have dedicated access, because IRIS Meadows Street looks to be unbuildable.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	Unavailable

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- Add the meeting date of January 13, 2025 to the Plat Approval note.
- Modify the Wastewater Disposal Note to reflect the proper note per the soils report finding.
- Plat should be surveyed and measured data added.
- Show the 20’ building setback and 10’ utility easement on the drawing as noted in plat note #1

*PLAT NOTES TO ADD*

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

---

**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:**

*Correct spelling of borough in “Kenai Peninsula Borough” within title block.  
Modify KPB File No 2024-138*

E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

**Staff recommendation:**

*Confirm and specify which easements affect the proposed plat and carry forward those specific easements to replace plat note number five.*

---

**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.*

---

**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.*

---

**RECOMMENDATION:**

**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 DECISION OF THE PLAT COMMITTEE 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**

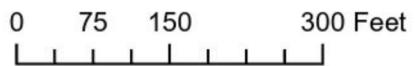
---



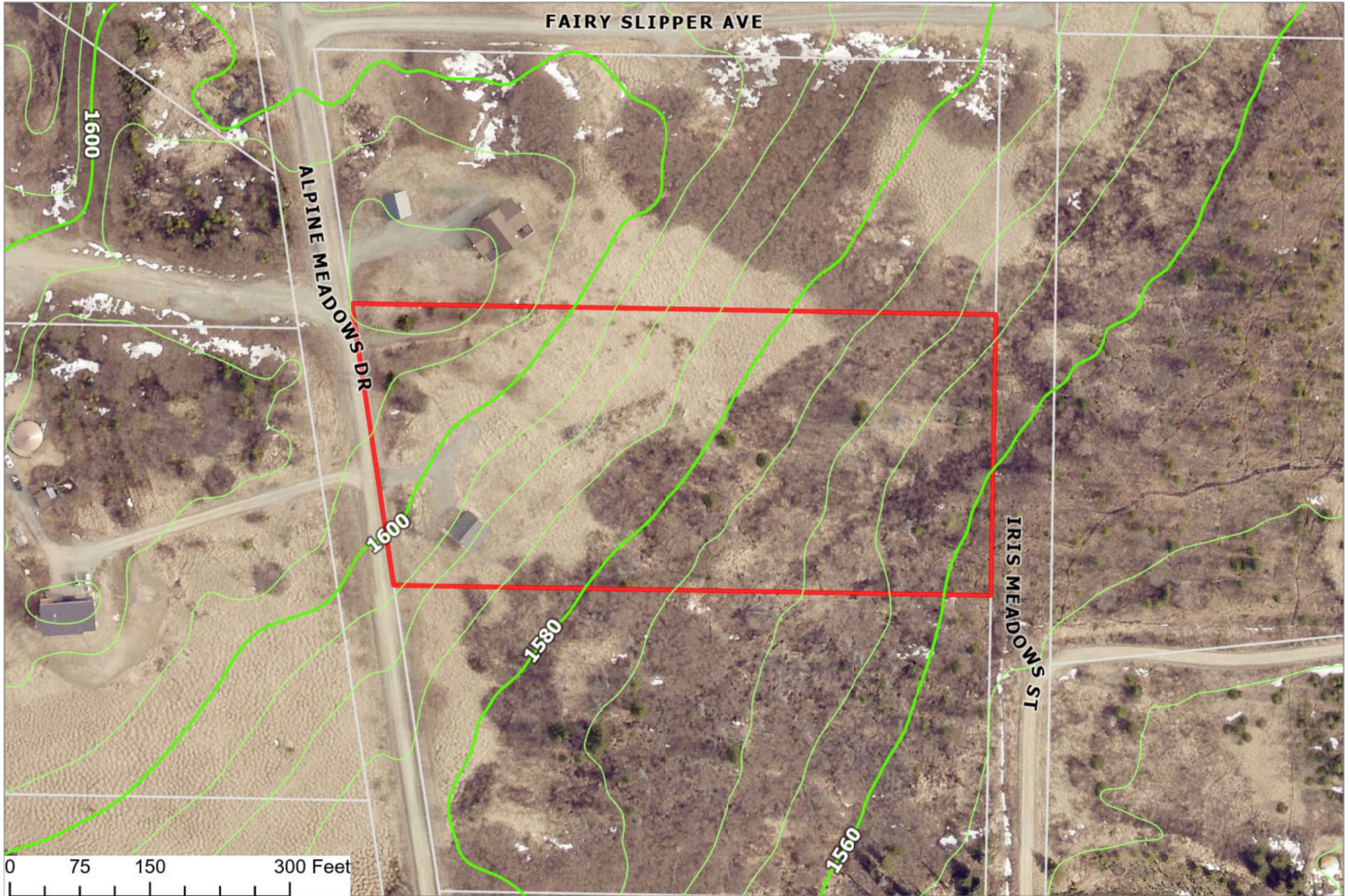
Aerial Map



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.



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.

**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.

*Edmund Joseph Edward Schuster*  
 Date 10/29/99  
 13244 Alweg  
 Anchorage Ak 99516

Notary's Acknowledgement  
 Subscribed and sworn to me before me this 29<sup>th</sup> day of October 1999

for *Edmund Joseph Edward Schuster*

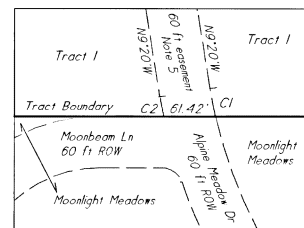
*Barbara D. Moore*  
 Notary Public for Alaska  
 My Commission Expires 6/15/00

99-67  
 Homee REGISTRY  
 11/29/99  
 8:43 A  
 Entoff

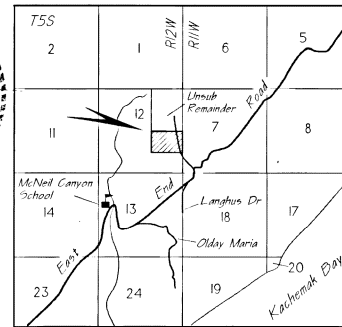
**CURVE CHART**

C1 L=34.94' R=550.00' LC N10°09'12" W 34.93'  
 C2 L=24.92' R=610.00' LC N10°30'13" W 24.92'

**DETAIL 1" = 100 ft**



**Vicinity Map 1" = 1 Mile**

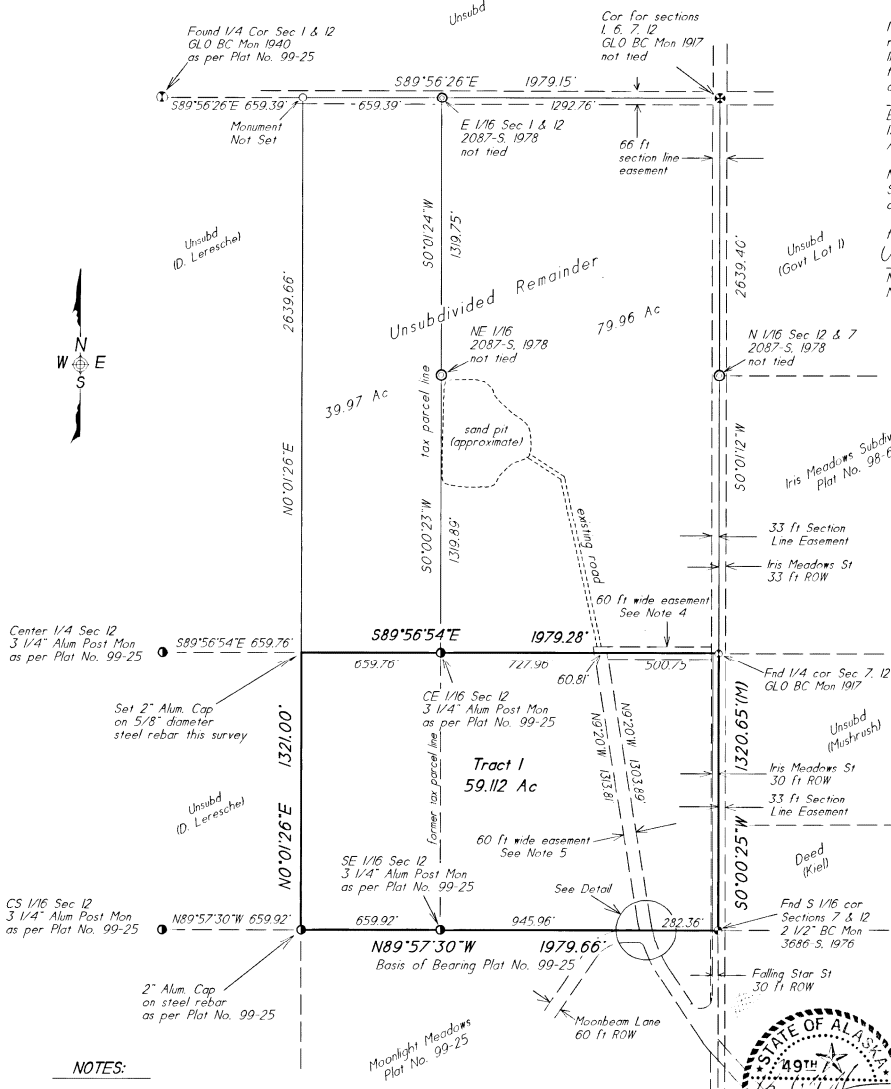


**ALPINE MEADOWS**

Being a subdivision of the E 1/2 NW 1/4 SE 1/4 and the NE 1/4 SE 1/4 Section 12, T5S, R12 W, S1M Homer Recording District Third Judicial District, Alaska

Containing 60.021 Acres, more or less

Clients: Edmund J. E. Schuster 13244 Alweg Anchorage Ak 99516	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer AK 99603
FB 98-4/5, 99-3/4	File schustr3.vcd
Drawn: RWI	Date: 9-27-99
Scale 1" = 400 ft	KPB File No. 98-164



**NOTES:**

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Those monuments set by Stan Sears, 2087-S, were not located by this survey. Affected dimensions are derived from private survey information filed with the Kenai Peninsula Borough Planning Dept.
- Ingress-Egress Easement recorded Book 297, Page 22 Homer Recording District.
- Ingress-Egress Easement recorded Book 217, Page 23 Homer Recording District.
- Set 2" Aluminum Cap on 5/8" diameter x 24" long steel rebar at right-of-way corners for Iris Meadows Street. No other monuments were set except as shown.
- 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.
- General easement for electric lines or system (no definite location disclosed) granted to Homer Electric Association in Bk 27 Pg 25 and Bk 28 Pg 440, HRD.
- This subdivision is subject to a "road" easement as per Bk 249 Pg 773. Location of the easement was not determined by this survey.
- WASTEWATER DISPOSAL: This lot is 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.

**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.

October 22, 1999  
 Date  
 Roger W. Imhoff LS 5780  
 Author/Right Official

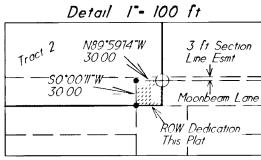
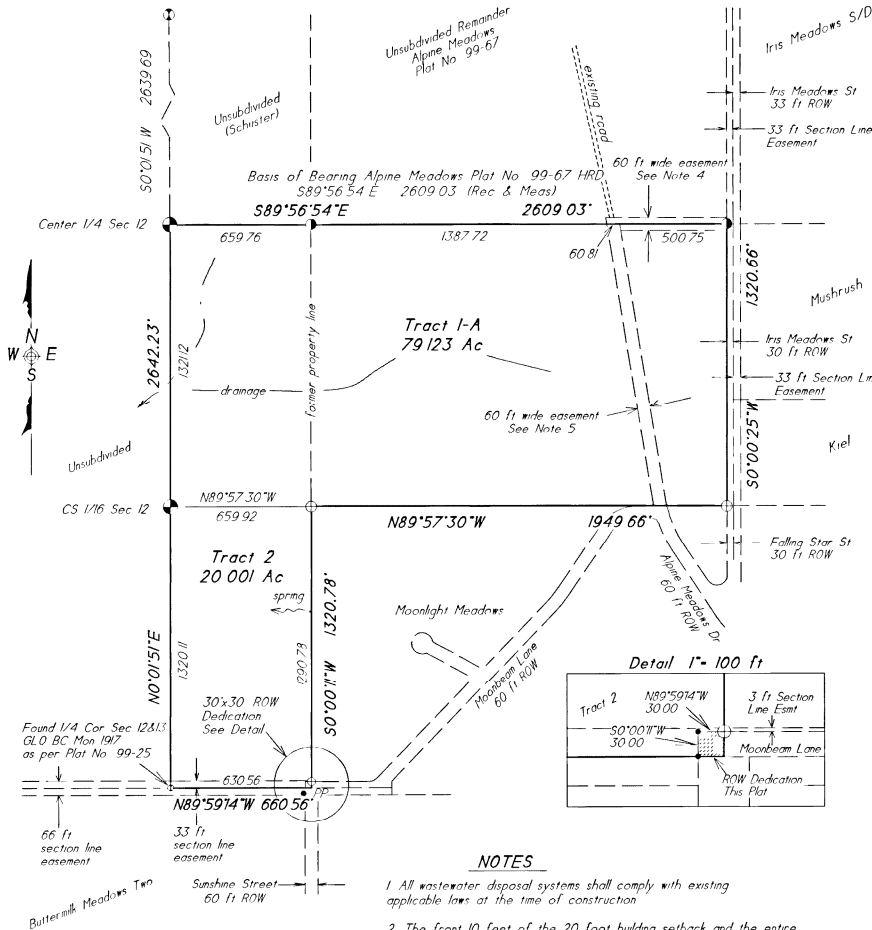
**PLAT APPROVAL**

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

September 27, 1999  
 KENAI PENINSULA BOROUGH

By: *Mark Best*  
 Author/Right Official

Found 1/4 Cor Sec 1 & 12  
GLO BC Mon 1940  
as per Plat No 99-25



**NOTES**

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Roads must meet design and construction standards established by the Borough in order to be certified for inclusion in the Borough road maintenance program.
- Ingress-Egress Easement recorded Book 297 Page 22 Homer Recording District
- Ingress-Egress Easement recorded Book 297 Page 23 Homer Recording District
- 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.
- General easement for electric lines or system (no definite location disclosed) granted to Homer Electric Association in Bk 27 Pg 25 and Bk 28 Pg 440 HRD
- Tract I-A is subject to a "road" easement as per Bk 249 Pg 773. Location of the easement was not determined by this survey.
- 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.
- Covenants, conditions and restrictions affecting Tract I-A are recorded in Book 304 Page 174 HRD.

**LEGEND**

- Record Aluminum Post Monument as per Plat No 99-25 HRD
- Record 2" aluminum cap on steel rebar as per Plat No 99-25 HRD
- Record 2" aluminum cap on steel rebar as per Plat No 99-67 HRD
- Set self identifying 2" Aluminum Cap on 5/8" diameter x 36" long steel rebar for this survey

**PLAT APPROVAL**

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

April 9, 2001

KENAI PENINSULA BOROUGH

By Dale F. Badley  
Authorized Official

**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 June 22, 2001 Roger W Imhoff  
Date 6/22/01 Roger W Imhoff LS 5780



**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.

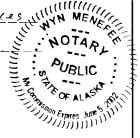
E. J. Schuster

Owner of Former W 1/2 W 1/2 SE 1/4 Section 12  
Edmund Joseph Edward Schuster Date  
13366 Sunshine Loop  
Anchorage Ak 99516

Notary's Acknowledgment  
Subscribed and sworn to me before me this 3 day  
of July 2001

for Department of Natural Resources

Wyn Menefee  
Notary Public for Alaska  
My Commission Expires 6/5/02

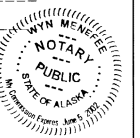


G. Ault  
Owner of Former Tract 1 Alpine Meadows  
for State of Alaska Dept of Natural Resources  
Division of Parks and Outdoor Recreation  
Jim Stratton Director  
550 W 7th Ave Ste 1390  
Anchorage Ak 99501

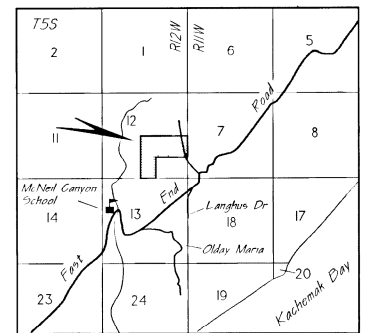
Notary's Acknowledgment  
Subscribed and sworn to me before me this  
3 day of July 2001

for Department of Natural Resources

Wyn Menefee  
Notary Public for Alaska  
My Commission Expires 6/5/02



**Vicinity Map 1" = 1 Mile**



**Alpine Meadows No. 2**

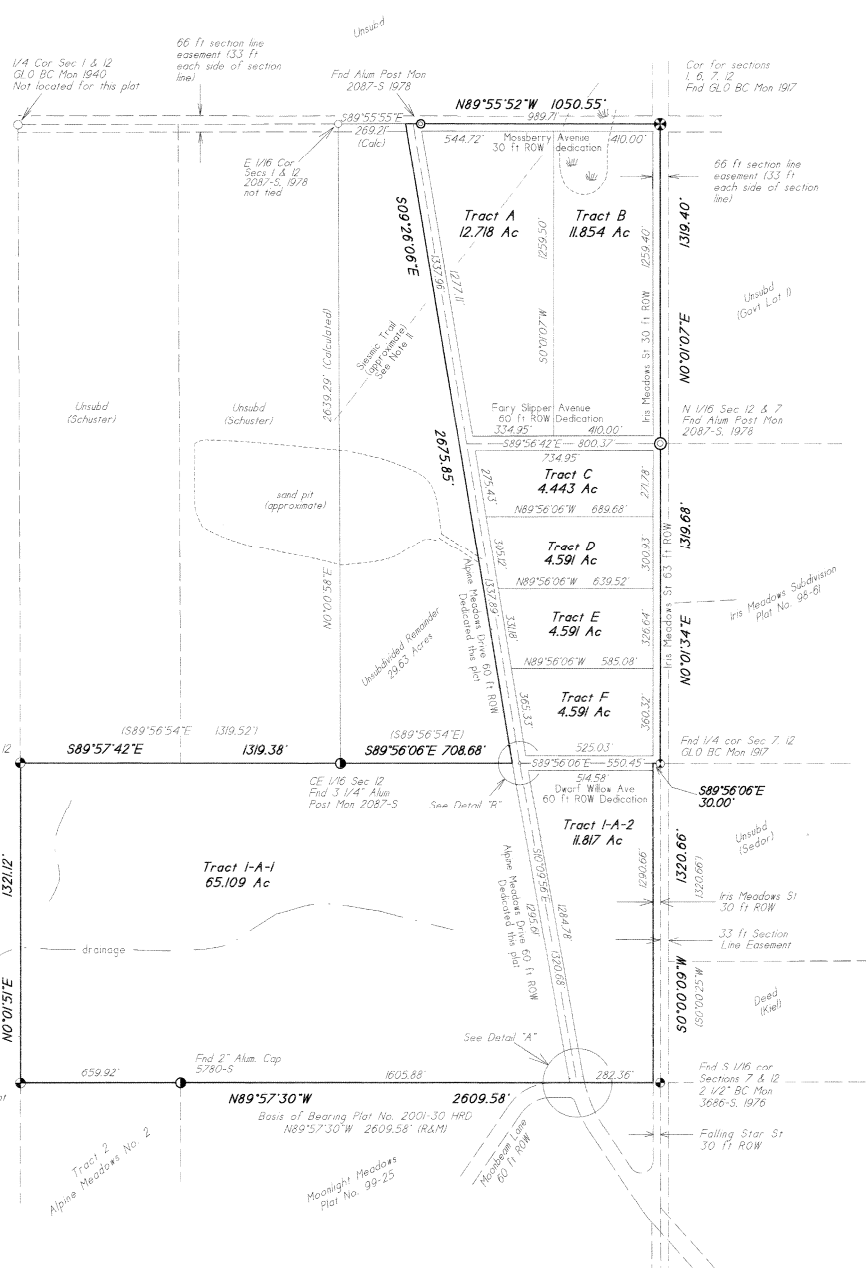
Being a subdivision of Tract 1 Alpine Meadows  
as per Plat No 99-67 HRD and  
W 1/2 W 1/2 SE 1/4 Section 12  
T55 R12 W SM

Homer Recording District  
Third Judicial District Alaska

Containing 99.145 Acres more or less

Clients Edmund J E Schuster 13366 Sunshine Loop Anchorage Ak 99516	Surveyor Roger W Imhoff RLS PO Box 2588 Homer AK 99603
FB 98-4/5 99-3/4 2001-1	File schuster-park2 vcd
Drawn RWI	Date 6-09-2001
Scale 1" = 400 ft	KPB File No 2001-045

2001-30  
Home Record  
Date 8/20/01  
Time 10:32 A.M.  
Requested By Imhoff  
Address \_\_\_\_\_



**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.

Edmund J. Schuster 2/14/05 Date  
 Edmund Schuster aka Edmund Joseph Edward Schuster aka Edmund J. E. Schuster  
 13366 Sunshine Loop  
 Anchorage Ak 99516

Notary's Acknowledgment  
 Subscribed and sworn to me before me this 14th day of February 2005  
 for Edmund Schuster  
Sandra K Cleveland  
 Notary Public for Alaska  
 My Commission Expires 11-24-07



Gary A. Morrison 2-14-05 DATE  
 Owner of former Tract I-A Alpine Meadows No. 2 for State of Alaska, Dept. of Natural Resources, Division of Parks and Outdoor Recreation  
 by Gary A. Morrison Director  
 550 West 7th Ave Ste 1390 Gary A. Morrison  
 Anchorage Ak 99501

Notary's Acknowledgment  
 Subscribed and sworn to me before me this 14th day of February 2005  
 for Gary A. Morrison Director  
Sandra K. Cleveland  
 Notary Public for Alaska  
 My Commission Expires 11-24-07



**Plat Approval**

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

November 22, 2004

KENAI PENINSULA BOROUGH

By: Mary Joell  
 Authorized Official

**Surveyors Certificate**

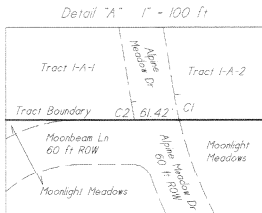
I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Roger W. Imhoff 2-07-05 Date  
 Roger W. Imhoff LS 5780



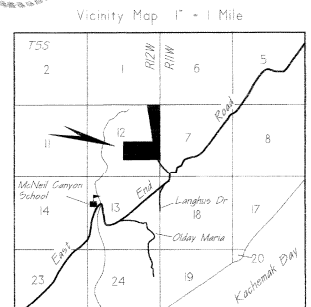
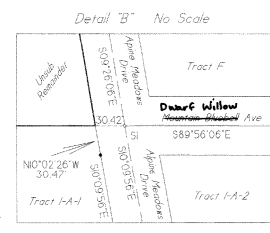
**Notes**

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- The front 10 feet of the 20 ft building setback and the entire setback within 5 feet of the side lot for lines is a utility easement. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- See 2" Aluminum Cap on 5/8" diameter x 33" long steel rods at all lot corners and right-of-way points or curvatures for this survey, unless otherwise noted.
- 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.
- This subdivision is subject to a "road" easement as per BK 249 Pg 773. Location of the easement was not determined by this survey.
- 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.
- Tracts I-A-1 and I-A-2 are subject to covenants, conditions, and restrictions per Book 304 Page 174 HRD.
- This subdivision may be effected by ingress-egress easements of record per Book 297 Page 22, Book 297 Page 23, Book 249 Page 773, and Serial No. 2004-002471 all in Homer Recording District.
- Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program (RPB 14.06).
- That portion of Tracts A, B, C, D, E, F, and I-A-2 fronting on the Meadows Street and Wickersham Avenue are all subject to a 3 ft wide section line easement.
- The seismic trail is shown for information only. No easement is granted or implied by this plat.



**CURVE CHART**

C1	L=26.98'	R=550.00'	LC N11°34'15"W 26.98'
C2	L=16.09'	R=610.00'	LC N0°55'16"W 16.09'



**Alpine Meadows No. 3**

Being a subdivision of Tract I-A Alpine Meadows No. 2 according to Plat No. 2001-30 HRD and a portion within the E 1/2 W 1/2 NE 1/4 and the E 1/2 NE 1/4 Section 12, T5S, R12 W, S1M Homer Recording District Third Judicial District, Alaska

Containing 129.463 Acres, more or less

Clients: Edmund J. E. Schuster 13366 Sunshine Loop Anchorage AK 99516	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer AK 99603
FB 98-475, 99-314/04-6	File schust2004.rvd
Drawn: RWI	Date: 10-22-04
Scale 1" = 300 ft	KPB File No. 04-289

2005-5 CC  
 HomeE REC DIST  
 3/3 05  
 3:14 A  
 Imhoff