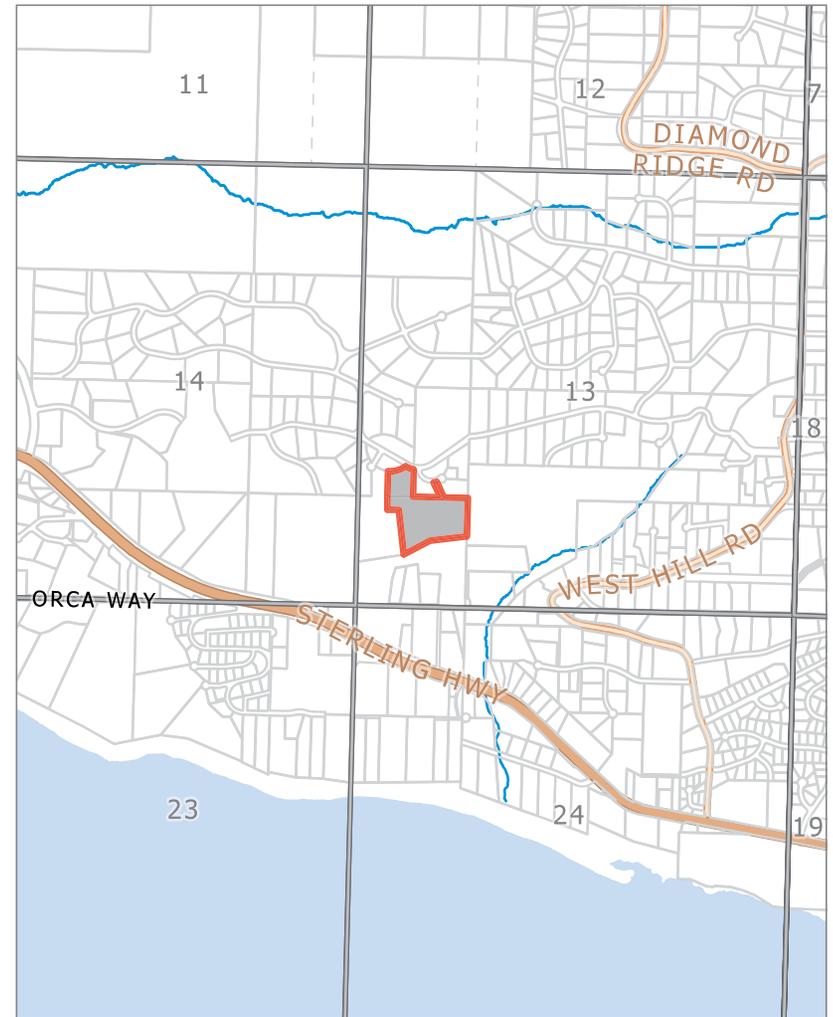


E. NEW BUSINESS

- 6. Mountain Park 2024; KPB File 2024-065
Geovera, LLC / McBride & Lilac, LLC
Location: Highland Drive & Kelley Court
City of Homer**



KPB File 2024-065
T 06S R 14W SEC 13
Homer

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.

KPB 2024-065

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON JUAL-FREQUENCY HIGH-PRECISION RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE AND 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 T10155).
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 $-117^{\circ}13.47'$. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999989666.
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. THERE IS A 20 FOOT BUILDING SETBACK FROM ALL RIGHTS-OF-WAY PER HM 78-10. THE 20 FOOT BUILDING SETBACK IS DEDICATED AS A ROADWAY AND UNDERGROUND UTILITY MAINTENANCE AND CONSTRUCTION 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.
6. PROPERTY IS SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.
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. THIS SUBDIVISION MAY BE AFFECTED BY "WATER USE AGREEMENT AND EASEMENT" AS PER 300K 53, PAGE 44 (HRD).
9. FORMER LOT 6, BLOCK 4 MOUNTAIN PARK (HM 78-10) MAY BE AFFECTED BY PERSONAL EASEMENTS PER BK 55, PG 66 AND BK 88, PG 755 (HRD), AND BY COVENANTS, CONDITIONS AND RESTRICTIONS PER BK 97, PG 603 (HRD). FORMER TRACT 8B (HM 2007-127) IS UNAFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS WITH RELATIONSHIP TO MOUNTAIN PARK.
10. THIS SUBDIVISION IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 17, PG 332 AND BK 19, PG 91 HRD).
11. FORMER TRACT 8B IS AFFECTED BY A CERTIFICATE OF APPROPRIATION OF WATER PER BK 112, PG 572 (HRD).
12. HATCHED AREA IS A PORTION OF THE SW1/4 SW1/4 SECTION 13 THAT MAY BE AFFECTED BY AN EASEMENT FOR RIGHT-OF-WAY PER BK 70, PG 369 (HRD).
13. 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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'37" E	140.97
L2	S 128°25' E	180.12
L3	S 82°14'13" W	103.16
L4	N 76°59'27" E	148.01
L5	S 86°11'18" W	193.45
L6	S 86°17'55" W	193.45

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
(C1)	42°54'12"	300.00	224.84	N 74°51'14" E	219.43
(C2)	181°13'32"	330.00	104.97	S 70°25'56" E	104.53
(C3)	12°30'51"	185.00	40.41	N 71°43'58" E	40.33
(C4)	176.00	40.30	N 71°45'29" E	40.22	

LEGEND

- INDICATES 2" BRASS CAP MON (1301-S, 1972) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (6780-S, 2007) RECOVERED THIS SURVEY
- INDICATES 1/2" REBAR (3686-S REC. HM 78-10) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2024) SET THIS SURVEY
- () INDICATES RECORD DATA PER HM 78-10
- { } INDICATES RECORD DATA PER HM 2007-127

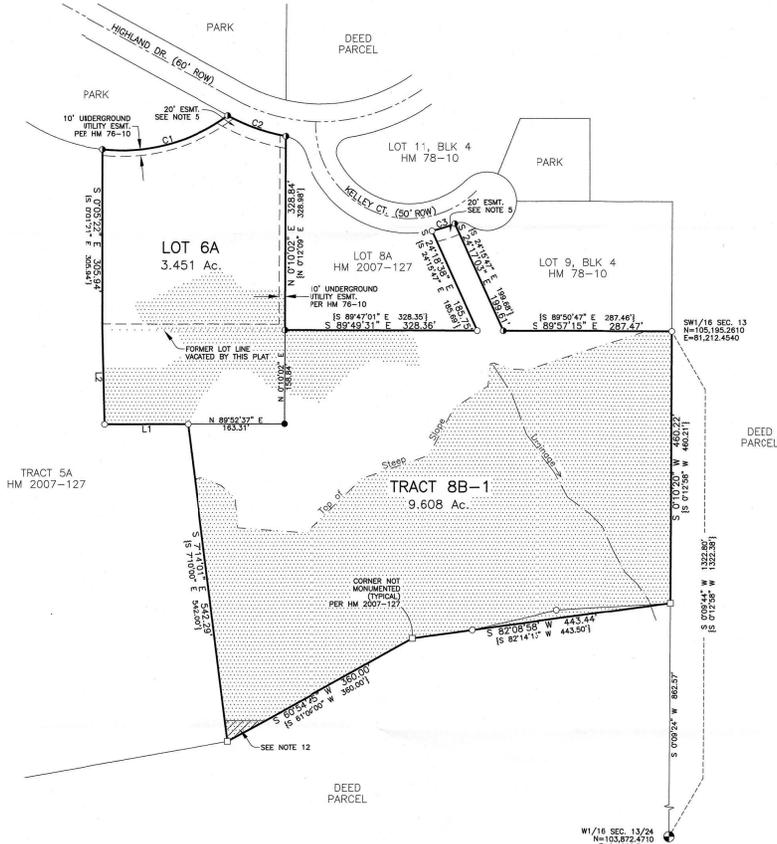
INDICATES SLOPES EXCEEDING 20%

WASTEWATER DISPOSAL

LOT 6-A
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOT 6-B
THIS TRACT IS AT LEAST 200,000 SQUARE FEET 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.

ENGINEER _____ LICENSE # _____ DATE _____



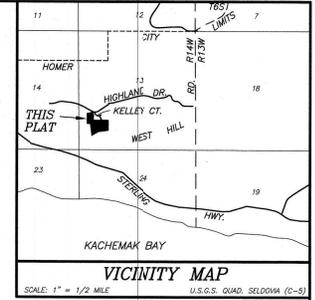
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???, 2024.

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

SCALE 1"=100'



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT 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.

BARBARA E. McBRIDE
PO BOX 1857
HOMER, ALASKA 99603

KURT MENTZER, OWNER OF HJ INVESTING, LLC
MEMBER OF LILAC, LLC
3225 McLEOD DRIVE
LAS VEGAS, NV 89121

NOTARY'S ACKNOWLEDGMENT

FOR BARBARA E. McBRIDE
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR KURT MENTZER
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES: _____



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

MOUNTAIN PARK 2024

THE SUBDIVISION OF
LOT 6, BLOCK 4, MOUNTAIN PARK (HM 78-10)
AND TRACT 8B, HENWOOD MOUNTAIN PARK (HM 2007-127)
LOCATED WITHIN THE SW1/4 SW1/4, SECTION 13,
T. 6 S., R. 14 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 13.059 ACRES

OWNERS:
LOT 6
LILAC, LLC
3225 McLEOD DRIVE LAS VEGAS, NV 89121
TRACT 8B
BARBARA E. McBRIDE
PO BOX 1857 HOMER, ALASKA 99603

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

DRAWN BY: SCS DATE: MAY 2024 SCALE: 1" = 100'
CHK BY: SCS JOB #2024-15 SHEET 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
MOUNTAIN PARK 2024**

KPB File No.	2024-065
Plat Committee Meeting:	July 22, 2024
Applicant / Owner:	Patrick & Barbara McBride of Homer Alaska and Lilac, LLC of Las Vegas, Nevada
Surveyor:	Stephen Smith – Geovera, LLC
General Location:	West Hill Road, Highland Drive, City of Homer, Alaska

Parent Parcel No.:	175-290-54 & 175-290-63
Legal Description:	T6S R14W SEC 13 SEWARD MERIDIAN HM 0780010 MOUNTAIN PARK SUB LOT 6 BLK 4 and T6S R14W SEC 13 SEWARD MERIDIAN HM 2007127 HENWOOD MOUNTAIN PARK SUB TRACT 8B
Assessing Use:	Vacant
Zoning:	Rural Residential
Water / Wastewater	None
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure the boundary between a 2.33-acre lot and a 10.73-acre tract, creating a 3.451-acre lot and a 9.608-acre tract.

Location and Legal Access (existing and proposed):

The subdivision is accessed from Highland Drive via fully developed West Hill Road, coming from the Sterling Highway near mile point 171.9. The proposed Lot 6A has access to Highland Drive, a partially developed and city-maintained road; and the proposed Tract 8B-1 has flag access to Kelley Court, which is currently undeveloped and not maintained.

All roads have been dedicated by previously recorded subdivisions and there will be no vacations with this subdivision.

The is subdivision is not affected by a section line easement.

Block length is non-compliant along Highland Drive but due to the large ravine located to the south in and along this property, there is no dedication that can be done to relieve compliancy. **Staff recommends:** the Plat Committee concur that an exception is not needed.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Griebel, Scott Comments: Within the City of Homer. No RSA comments or objections.
SOA DOT comments	No comment

Site Investigation:

There are no structures location on these properties and no encroachments appear to be shown onto or from adjacent properties.

There are many steep slopes across the subdivision and slopes exceeding 20% are depicted by shaded areas on the plat, specifically located in the southern portion of the plat.

There are no wetlands associated with this plat according to KPB KWF Wetlands Assessment, however, the City of Homer has indicated a drainage in the southeast corner of proposed Tract 8B-1.

The City of Homer is considered an independent community by the National Flood Insurance Program (NFIP) and is not within the jurisdiction of the KPB Floodplain Management Program. Homer administers their own floodplain management programs.

For information on the flood plain regulations and required permits in Homer, please contact the Homer Planning Department at 907-235-3106 or at planning@ci.homer.ak.us.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Within City of Homer 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	

Staff Analysis

The subdivision was originally an aliquot portion of the SW1/4 Section 13, T6S, R14W, SM, City of Homer, Alaska. The subdivision, Mountain Park, HM 1978-10 created the current Lot 6, and Henwood Mountain Park, HM 2007-127, created the current flag Tract 8B from Lot 8 HM 78-10 and part of the SW1/4 SW1/4 of said Section 13. The southern border of Lot 6 is being moved to produce the proposed Lot 6A and Tract 8B-1 by this platting action.

A soils report will be required and an engineer will sign the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on June 25, 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 subdivision was reviewed by the City of Homer at their regular meeting of the Planning & Zoning Commission on June 5, 2024. It was unanimously approved to recommend approval for Preliminary Plat – Mountain Park 2024. A copy of the city minutes and packet are included in the packet for viewing. It was also indicated that no installation agreement is required as there are no city services in the area.

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

Utility Easements

Easements listed in the certificate to plat are shown in the plat notes.

The 10’ utility easement that is located at the back of Lot 6 Mountain Park Subdivision needs to be shown correctly with limits.

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

Utility provider review:

HEA	HEA Reviewed, No Comments.
ENSTAR	ENSTAR Natural Gas Company has reviewed the preliminary plat and has no comments or recommendations.
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 1975 HIGHLAND DR, 1925 KELLEY CT</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: HIGHLAND DR, KELLEY CT</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: CITY OF HOMER WILL ADVISE ON ADDRESSING.</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. Review Not Required</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Correct 2 locations with 10-foot underground easement notes on plat to HM 78-10.
- Update meeting date in plat approval to July 22, 2024.
- Each owner should have original parcels indicated in Certificate of Ownership.
- Line off northeast corner of Lot 9 Blk 4 should continue up.
- Correct the plat label on the easement at the front of Lot 6A and east side to 78-10.

Add the following plat note(s):

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Add plat notes for CTP items 6 and 12 that affect former Tract 8B only.

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:**
- Update KPB File number to 2024-065.
 - Update Lilac, LLC address to include "Ste. 100".
 - Update legal description to SW1/4 only as it is also in the NW1/4 SW1/4
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
- Staff recommendation:**
Depict West Hill Road.
- 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:**
Add label HM 78-10 to all 3 park parcels in the north.
Add label HM 98-11 to deed parcel to the east.

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.

20.60.150. Utility easements.

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.*

Correct 2 locations with 10' underground easement notes on plat to HM 78-10.

20.60.180. Plat notes.

A. 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:

Add plat notes for CTP items 6 and 12 that affect former Tract 8B only.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

Update meeting date in plat approval to July 22, 2024.

Each owner should have original parcels indicated in Certificate of Ownership they are signing to.

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 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



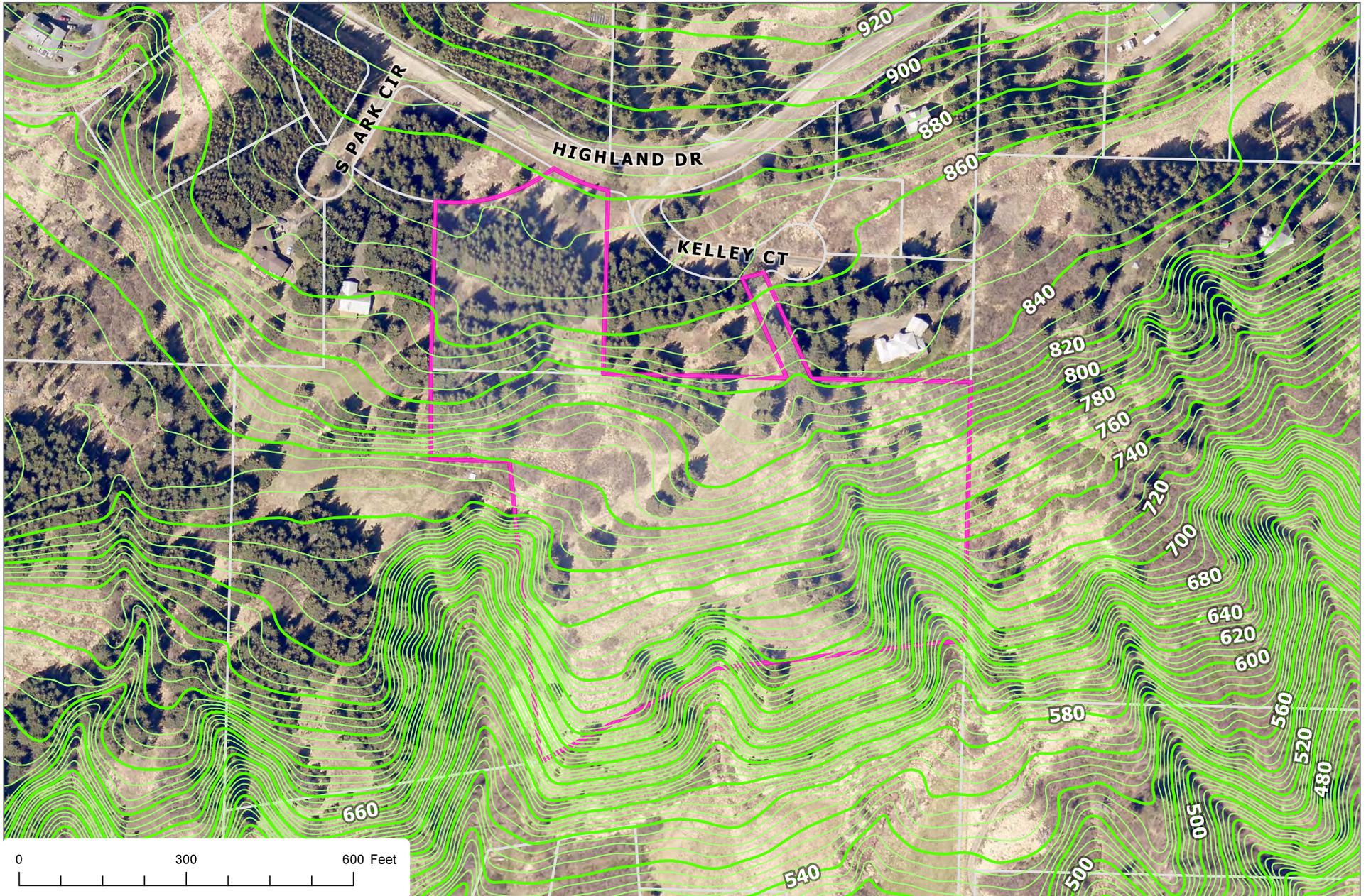
Aerial Map



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.



Aerial with 5-foot Contours



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.

UNSUBDIVIDED



UNSUBDIVIDED

UNSUBDIVIDED

- NOTES:
1. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LINES AT THE TIME OF CONSTRUCTION.
 2. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
 3. THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SYSTEMS.
 4. SOME AREAS ARE HELD IN COMMON OWNERSHIP BY THE RESIDENTS OF MOUNTAIN PARK FOR THEIR EXCLUSIVE USE AND ENJOYMENT.
 5. A 20' BUILDING SETBACK IS DEDICATED AS A ROADWAY AND UNDERGROUND UTILITY MAINTENANCE AND CONSTRUCTION EASEMENT.
 6. PERSONAL EASEMENTS GRANTED IN VOL 55, PG 66 A VOL 6A, PG 75A ARE INCLUDED BY REFERENCE (HOMER REG DIST)

CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAN SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS, DEDICATED BY ME FOR PUBLIC USE.

Samuel D. Miller *Frances J. Miller*
 SAMUEL D. MILLER FRANCES J. MILLER
 GENERAL PARTNERS, MOUNTAIN PARK LIMITED

Samuel D. Miller *Frances J. Miller*
 SAMUEL D. MILLER FRANCES J. MILLER

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF JULY, 1977.

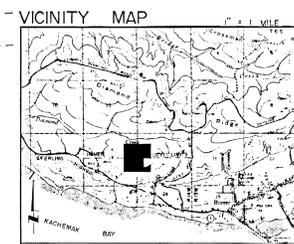
Virginia Wilson
 NOTARY PUBLIC FOR ALASKA

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

Virginia Wilson
 SURVEYOR

PLAT APPROVAL
 THIS PLAT HAVING BEEN APPROVED BY THE PENNSILVA BROTHERHOOD PLANNING COMMISSION AS REQUIRED IN THE OFFICIAL MINUTES OF THE MEETING OF *July 19, 1977* IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS OF REQUIREMENTS AND ORDINANCES APPLICABLE THEREIN.

KENAI PENNSILVA BROTHERHOOD
Philip Waring

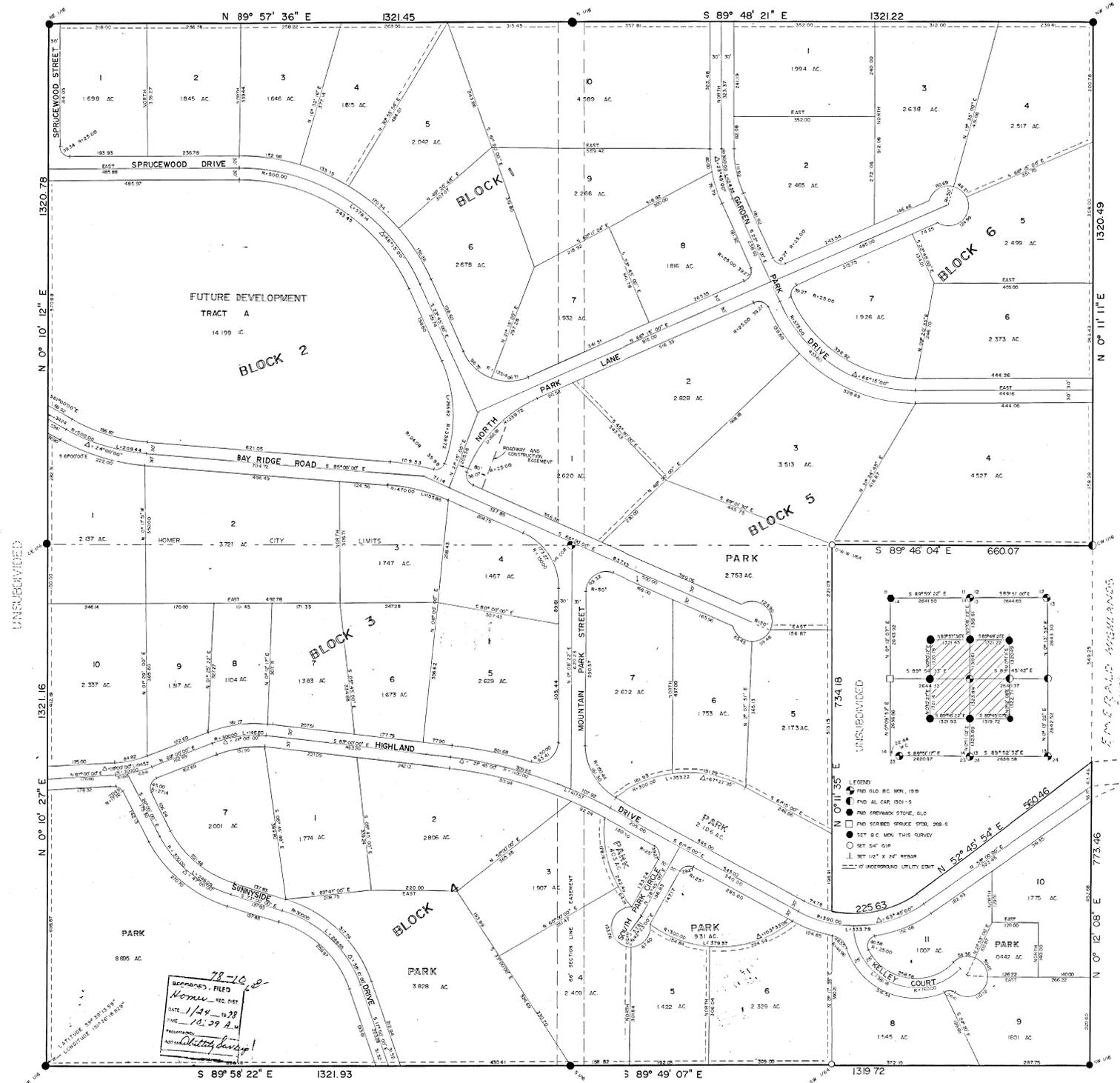


DATE: JULY, 1977
 SCALE: 1" = 100'
 DESIGNED BY: J.A.
 CHECKED BY: SW
 DRAWN BY: SW
 FLD. BK. NO.: 22,32

MOUNTAIN PARK

ESTABLISHED IN THE YEAR 1947 BY THE STATE OF ALASKA, S 14, NW 1/4, SW 1/4, SW 1/4, NW 1/4, S 13, T65S, R16E, S 14, PARTIALLY WITHIN THE CITY OF HOMER CONTAINING 463.00 ACRES

ABILITY SURVEYS
 JERRY ANDERSON, BLS BOX 1263 HOMER, ALASKA

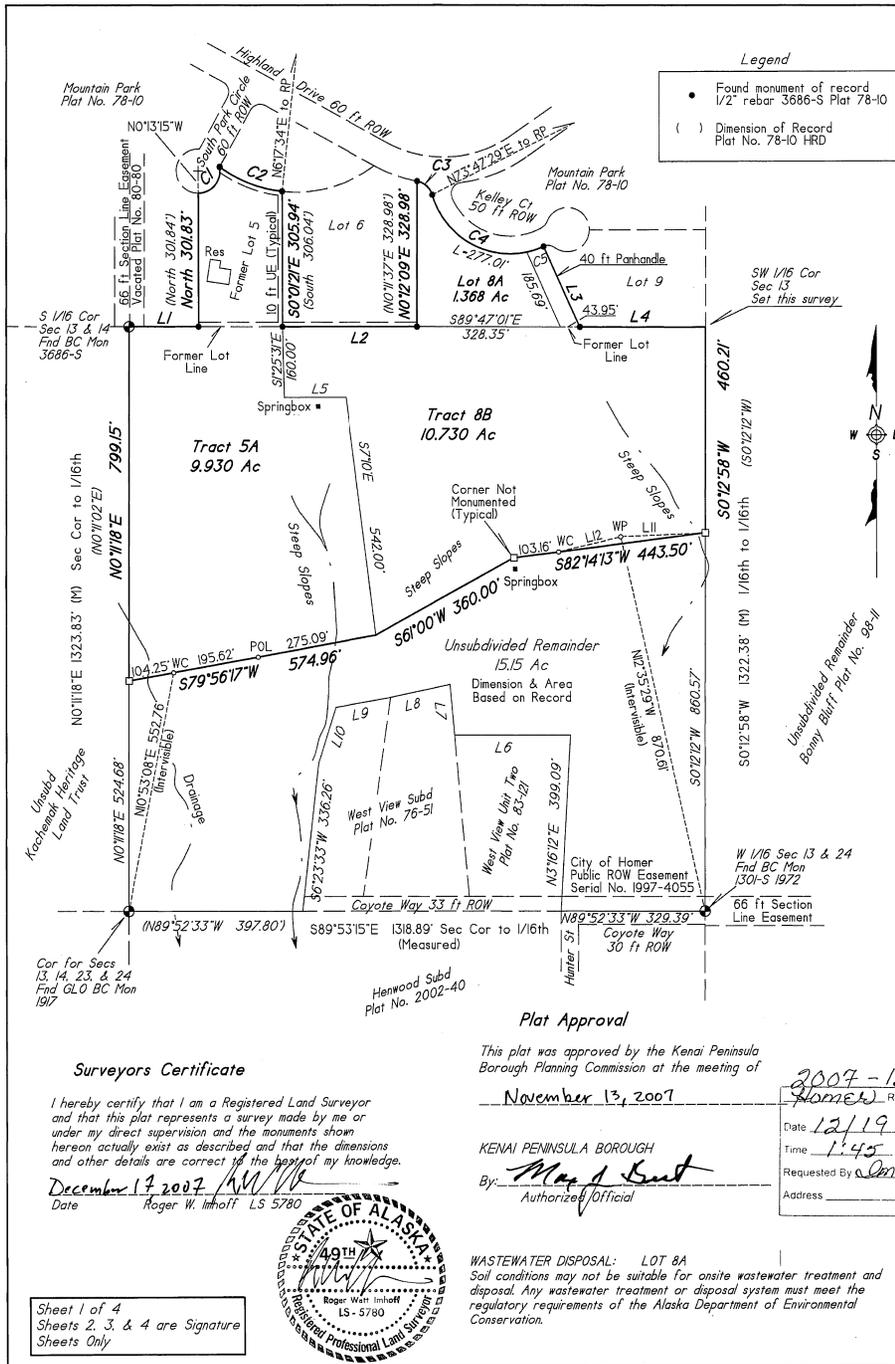


UNSUBDIVIDED

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UNSUBDIVIDED

78-10
 RECORDS FILED
 HOME REC-211
 DATE 1/24/78
 TIME 10:29 A.M.
 JERRY ANDERSON
 ADDRESS: 1211 1/2 ST



Ownership Certificate

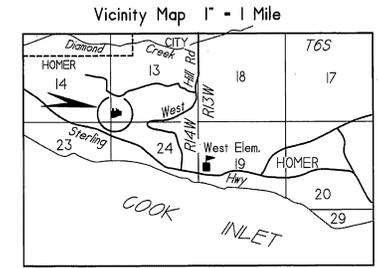
We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Walter T. Henwood 12-18-07
 Walter T. Henwood DATE
 PO Box 289
 Homer Ak 99603

Shirley A. Henwood 12-18-07
 Shirley A. Henwood DATE
 PO Box 289
 Homer Ak 99603

Notary's Acknowledgment
 Subscribed and sworn to me before me this 18th day of December, 2007
 for Walter T. Henwood
 Kathy Oakland
 Notary Public for Alaska
 My Commission Expires 7-6-09

Notary's Acknowledgment
 Subscribed and sworn to me before me this 18th day of December, 2007
 for Shirley A. Henwood
 Kathy Oakland
 Notary Public for Alaska
 My Commission Expires 7-6-09



Henwood Mountain Park
 Being a subdivision of a portion of the SW 1/4 SW 1/4 Section 13, T6S, R14W, S1M and Lots 5 and 8 Block 4 Mountain Park Subdivision as shown on Plat No. 78-10 located within the SW 1/4 SW 1/4 and NW 1/4 SW 1/4 Section 13, T6S, R14W, S1M within the City of Homer - Kenai Peninsula Borough

Homer Recording District
 Third Judicial District, Alaska
 Contains 22.028 Acres, more or less

Clients: Walter & Shirley Henwood PO Box 289 Homer Ak 99603
 Drawn: RWI Date: 9-26-07 Scale 1" = 200 ft KPB File No. 07-301

Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603

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.

December 17, 2007
 Roger W. Imhoff LS 5780

STATE OF ALASKA
 49th
 Roger W. Imhoff
 LS-5780
 Registered Professional Land Surveyor

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of November 13, 2007

KENAI PENINSULA BOROUGH
 By: *Mary J. Burt*
 Authorized Official

2007-127
 REC DIST
 Date: 12/19/2007
 Time: 1:45 P.M.
 Requested By: *Imhoff*
 Address:

WASTEWATER DISPOSAL: LOT 8A
 Soil 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.

**Signature Sheet
Sheet 2 of 4**

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.

Barbara E. McBride Patrick H. McBride

Owner of Former Lot 8 Block 4 Mountain Park
Patrick H. McBride, SR DATE AKA Patrick H. McBride
Barbara E. McBride
PO Box 1857
Homer Ak 99603

Notary's Acknowledgement

Subscribed and sworn to me before me this 26th day of November, 2007

for Patrick H. McBride, SR and Barbara E. McBride "OFFICIAL SEAL" AIMEE SULCZYNSKI
NOTARY PUBLIC, STATE OF ALASKA
MY COMMISSION EXPIRES 12/3/07

Aimee Sulczynski
Notary Public for Alaska
My Commission Expires 12/3/07

<p>Henwood Mountain Park</p> <p><i>Being a subdivision of a portion of the SW 1/4 SW 1/4 Section 13, T6S, R14W, SM and Lots 5 and 8 Block 4 Mountain Park Subdivision as shown on plat No. 78-10</i></p> <p><i>located within the SW 1/4 SW 1/4 and NW 1/4 SW 1/4 Section 13, T6S, R14W, SM within the City of Homer - Kenai Peninsula Borough</i></p> <p><i>Homer Recording District Third Judicial District, Alaska</i></p> <p><i>Contains 22.028 Acres, more or less</i></p>	
<p><i>Clients:</i> Walter & Shirley Henwood PO Box 289 Homer Ak 99603</p>	<p><i>Surveyor:</i> Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603</p>
<p><i>Drawn: RWI</i></p>	<p><i>Date: 9-26-07</i></p>
<p><i>Scale 1" = 200 ft</i></p>	<p><i>KPB File No. 07-301</i></p>

Homer 2007-127

**Signature Sheet
Sheet 3 of 4**

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.

[Handwritten Signature]

Owner of Former Lot 5 Block 4 Mountain Park
George W. Cutting, Jr Revocable Trust
by George Cutting, Jr DATE AKA George W. Cutting, Jr
33 Yellow Cote Rd
Oyster Bay, NY 11771-4111

Notary's Acknowledgement
Subscribed and sworn to me before me this 28th day
of NOVEMBER, 2007

For George Cutting, Jr

[Handwritten Signature: Elizabeth Haire]

Notary Public for Nassau County New York
My Commission Expires 7/27/09

ELIZABETH HAIRE
Notary Public, State of New York
Qualified in Nassau County
No. 01-NA5046929
My Commission Expires July 27, 09

Henwood Mountain Park

Being a subdivision of a portion of the SW 1/4 SW 1/4
Section 13, T6S, R14W, S1M and Lots 5 and 8 Block 4
Mountain Park Subdivision as shown on plat No. 78-10

located within the SW 1/4 SW 1/4 and NW 1/4 SW 1/4
Section 13, T6S, R14W, S1M
within the City of Homer - Kenai Peninsula Borough

Homer Recording District
Third Judicial District, Alaska

Contains 22.028 Acres, more or less

Clients:
Walter & Shirley Henwood
PO Box 289
Homer Ak 99603

Surveyor:
Roger W. Imhoff, RLS
PO Box 2588
Homer Ak 99603

Drawn: RWI

Date: 9-26-07

Scale 1" = 200 ft

KPB File No. 07-301

Homer 2007-127

**Signature Sheet
Sheet 4 of 4**

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.

Lucy P. Cutting

Owner of Former Lot 5 Block 4 Mountain Park
Lucy P. Cutting Revocable Trust DATE
by Lucy P. Cutting
33 Yellow Cote Rd
Oyster Bay, NY 11771-4111

Notary's Acknowledgement
Subscribed and sworn to me before me this 28th day
of November 2007

for Lucy P. Cutting

Elizabeth Haire

Notary Public for Nassau, New York
My Commission Expires 7/27/09

ELIZABETH HAIRE
Notary Public, State of New York
Qualified in Nassau County
No. 01-HA5046929
My Commission Expires July 27, 09

Henwood Mountain Park
Being a subdivision of a portion of the SW 1/4 SW 1/4
Section 13, T6S, R14W, S1M and Lots 5 and 8 Block 4
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located within the SW 1/4 SW 1/4 and NW 1/4 SW 1/4
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Contains 22.028 Acres, more or less

Clients: Walter & Shirley Henwood PO Box 289 Homer Ak 99603	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603
Drawn: RWI	Date: 9-26-07
Scale 1" = 200 ft	KPB File No. 07-301

Homer 2007-127

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Stark noted the Commission can't approve or deny a CUP based on whether or not they think it will be enforced.

VOTE: YES: SMITH, SCHNEIDER, HIGHLAND, CONLEY, STARK, BARNWELL
NO: VENUTI

Motion carried.

SCHNEIDER/CONLEY MOVED TO EXTEND THE MEETING 60 MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 24-025, Mountain Park 2024 Preliminary Plat

City Planner Foster reviewed staff report included in the packet.

No applicant was present and there were no public comments.

SCHNEIDER/CONLEY MOVED TO ADOPT STAFF REPORT 24-025 AND RECOMMEND APPROVAL OF THE MOUNTAIN PARK 2024 PRELIMINARY PLAT WITH COMMENTS 1 AND 2.

There was brief discussion on notes included on the agenda.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 24-026, Bay View Subdivision Chow 2024 Replat

City Planner Foster reviewed the staff report included in the packet.

The Chow's commented briefly this action is needed to accommodate their CUP that was approved earlier in the meeting. They're working with Public Works to abandon the water service as required.

There were no public comments.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 24-026 AND RECOMMEND APPROVAL OF THE BAY VIEW SUBDIVISION CHOW 2024 PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. THE PROPERTY OWNER WILL NEED TO ABANDON A SET OF WATER AND SEWER SERVICES PRIOR TO RECORDING THE FINAL PLAT, OR ENTER INTO AN INSTALLATION AGREEMENT WITH THE CITY.
2. RECOMMEND THE SURVEYOR PROVIDE THE APPROXIMATE LOCATION OF KNOWN EXISTING MUNICIPAL WASTEWATER AND WATER MAINS, AND OTHER UTILITIES WITHIN THE SUBDIVISION AND IMMEDIATELY ABUTTING THERETO OR A STATEMENT FROM THE CITY INDICATING WHICH SERVICES ARE CURRENTLY IN PLACE AND AVAILABLE TO EACH LOT IN THE SUBDIVISION TO THE PRELIMINARY PLAT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. PC Annual Calendar
- B. 2024 Meeting Dates & Submittal Deadlines

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Foster had no comment.

City Clerk Jacobsen thanked everyone for a good meeting and clarified some process comments from earlier in the meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Highland thanked everyone for a good meeting.

Commissioner Venuti thanked everyone.

Commissioner Stark thanked the applicants who attended this evening and thanked the group.

Commissioner Schneider thanked everyone.

Commissioner Conley wished everyone good night.

Commissioner Barnwell thanked everyone.

Chair Smith thanked everyone.

Analysis: This subdivision is within the Rural Residential District. This plat adjusts the lot line between the existing Lot 6 and Tract 8B resulting in a lot size increase to 3.45 acres for proposed lot 6A and a decrease to 9.6 acres for Tract 8B-1.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets this requirement. The plat notes a 20-foot utility easement.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. City sewer and water are not provided in the vicinity. No additional easements are needed.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No new street is being accepted by the City for maintenance.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names 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;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- 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 limitation of reservations that could affect the subdivision;

Staff Response: The plat does meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. City water and sewer are not present in the vicinity.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No roads are dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat does not meet this requirement. The bluff area on proposed Tract 8B-1 is steep and may exceed 20 percent grade. Applicant should show areas over 20 percent grade.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments: We should be cautious about thinking that because the lot line is vacated (adjusted), the easement follows it. The applicant should double-check that no utility is already present in that utility easement and that vacation of the utility easement doesn't island another property from access to utilities.

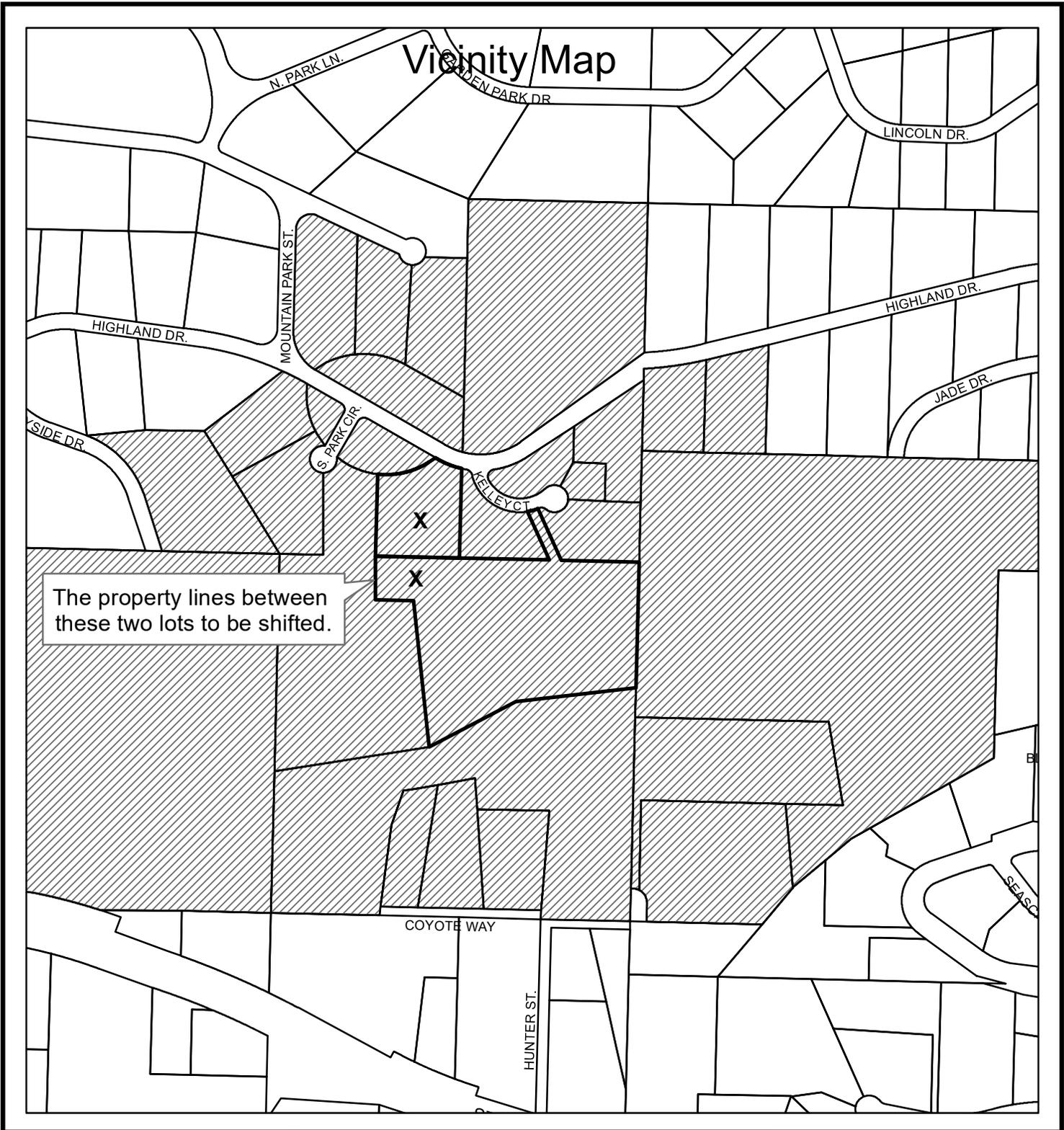
Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with additional comments below.

1. Show areas over 20 percent grade.
2. We should be cautious about thinking that because the lot line is vacated (adjusted), the easement follows it. The applicant should double-check that no utility is already present in that utility easement and that vacation of the utility easement doesn't island another property from access to utilities.

Attachments:

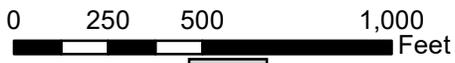
1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map




City of Homer
 Planning and Zoning Department
 5/21/24

**Mountain Park 2024 Subdivision
 Preliminary Plat**

Marked lots are within 500 feet
 and property owners notified



0 250 500 1,000 Feet

N
↓
N

*Disclaimer:
 It is expressly understood the City of
 Homer, its council, board,
 departments, employees and agents are
 not responsible for any errors or omissions
 contained herein, or deductions, interpretations
 or conclusions drawn therefrom.*

- NOTES**
1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TORCON GSA-1 FREQUENCY 400 V RECORDS, 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 "HOMER" (PD 170155).
 2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMER" AS A SCALING POINT. TRUE BEARINGS WERE OBTAINED BY ROTATING GRID INVERSE AZIMUTHS +117°54.7'. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986896.
 3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMER" NAD83/ALASKA STATE PLANE GRID COORDINATES. 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. THERE IS A 20 FOOT BUILDING SETBACK FROM ALL RIGHTS-OF-WAY PER HM 78-10. THE 20 FOOT BUILDING SETBACK IS DESIGNATED AS A ROADWAY AND UNDERGROUND UTILITY MAINTENANCE AND CONSTRUCTION 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.
 6. PROPERTY IS SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.
 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. THIS SUBDIVISION MAY BE AFFECTED BY "WATER USE AGREEMENT AND EASEMENT" AS PER BOOK 53, PAGE 44 (HM).
 9. FORMER LOT 6, BLOCK 4 MOUNTAIN PARK (HM 78-10) MAY BE AFFECTED BY PERSONAL EASEMENTS PER BK 53, PG 68 AND BK 56, PG 705 (HM), AND BY COVENANTS, CONDITIONS AND RESTRICTIONS PER BK 97, PG 163 (HM), FORMER TRACT 88 (HM 2007-127) IS UNLIMITED BY COVENANTS, CONDITIONS AND RESTRICTIONS WITH RELATIONSHIP TO MOUNTAIN PARK.
 10. THIS SUBDIVISION IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 17, PG 322 AND BK 19, PG 91 (HM)).
 11. FORMER TRACT 88 IS AFFECTED BY A CERTIFICATE OF APPROPRIATION OF WATER PER BK 112, PG 572 (HM).
 12. HATCHED AREA IS A PORTION OF THE SW1/4 SW1/4 SECTION 13 THAT MAY BE AFFECTED BY AN EASEMENT FOR RIGHT-OF-WAY PER BK 70, PG 269 (HM).
 13. NO STRUCTURES ARE PERMITTED WITHIN THE PANCHAROLE 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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°23'27" E	121.90
L2	S 89°23'27" E	121.90
L3	S 89°23'27" E	121.90
L4	S 89°23'27" E	121.90
L5	S 89°23'27" E	121.90
L6	S 89°23'27" E	121.90
L7	S 89°23'27" E	121.90
L8	S 89°23'27" E	121.90
L9	S 89°23'27" E	121.90
L10	S 89°23'27" E	121.90
L11	S 89°23'27" E	121.90
L12	S 89°23'27" E	121.90
L13	S 89°23'27" E	121.90
L14	S 89°23'27" E	121.90
L15	S 89°23'27" E	121.90
L16	S 89°23'27" E	121.90
L17	S 89°23'27" E	121.90
L18	S 89°23'27" E	121.90
L19	S 89°23'27" E	121.90
L20	S 89°23'27" E	121.90
L21	S 89°23'27" E	121.90
L22	S 89°23'27" E	121.90
L23	S 89°23'27" E	121.90
L24	S 89°23'27" E	121.90
L25	S 89°23'27" E	121.90
L26	S 89°23'27" E	121.90
L27	S 89°23'27" E	121.90
L28	S 89°23'27" E	121.90
L29	S 89°23'27" E	121.90
L30	S 89°23'27" E	121.90
L31	S 89°23'27" E	121.90
L32	S 89°23'27" E	121.90
L33	S 89°23'27" E	121.90
L34	S 89°23'27" E	121.90
L35	S 89°23'27" E	121.90
L36	S 89°23'27" E	121.90
L37	S 89°23'27" E	121.90
L38	S 89°23'27" E	121.90
L39	S 89°23'27" E	121.90
L40	S 89°23'27" E	121.90
L41	S 89°23'27" E	121.90
L42	S 89°23'27" E	121.90
L43	S 89°23'27" E	121.90
L44	S 89°23'27" E	121.90
L45	S 89°23'27" E	121.90
L46	S 89°23'27" E	121.90
L47	S 89°23'27" E	121.90
L48	S 89°23'27" E	121.90
L49	S 89°23'27" E	121.90
L50	S 89°23'27" E	121.90
L51	S 89°23'27" E	121.90
L52	S 89°23'27" E	121.90
L53	S 89°23'27" E	121.90
L54	S 89°23'27" E	121.90
L55	S 89°23'27" E	121.90
L56	S 89°23'27" E	121.90
L57	S 89°23'27" E	121.90
L58	S 89°23'27" E	121.90
L59	S 89°23'27" E	121.90
L60	S 89°23'27" E	121.90
L61	S 89°23'27" E	121.90
L62	S 89°23'27" E	121.90
L63	S 89°23'27" E	121.90
L64	S 89°23'27" E	121.90
L65	S 89°23'27" E	121.90
L66	S 89°23'27" E	121.90
L67	S 89°23'27" E	121.90
L68	S 89°23'27" E	121.90
L69	S 89°23'27" E	121.90
L70	S 89°23'27" E	121.90
L71	S 89°23'27" E	121.90
L72	S 89°23'27" E	121.90
L73	S 89°23'27" E	121.90
L74	S 89°23'27" E	121.90
L75	S 89°23'27" E	121.90
L76	S 89°23'27" E	121.90
L77	S 89°23'27" E	121.90
L78	S 89°23'27" E	121.90
L79	S 89°23'27" E	121.90
L80	S 89°23'27" E	121.90
L81	S 89°23'27" E	121.90
L82	S 89°23'27" E	121.90
L83	S 89°23'27" E	121.90
L84	S 89°23'27" E	121.90
L85	S 89°23'27" E	121.90
L86	S 89°23'27" E	121.90
L87	S 89°23'27" E	121.90
L88	S 89°23'27" E	121.90
L89	S 89°23'27" E	121.90
L90	S 89°23'27" E	121.90
L91	S 89°23'27" E	121.90
L92	S 89°23'27" E	121.90
L93	S 89°23'27" E	121.90
L94	S 89°23'27" E	121.90
L95	S 89°23'27" E	121.90
L96	S 89°23'27" E	121.90
L97	S 89°23'27" E	121.90
L98	S 89°23'27" E	121.90
L99	S 89°23'27" E	121.90
L100	S 89°23'27" E	121.90

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEING	CHORD DIST
C1	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C2	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C3	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C4	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C5	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C6	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C7	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C8	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C9	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C10	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C11	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C12	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C13	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C14	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C15	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C16	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C17	172.8251°	700.00	121.90	N 71°53'50" E	104.50
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C21	172.8251°	700.00	121.90	N 71°53'50" E	104.50
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C42	172.8251°	700.00	121.90	N 71°53'50" E	104.50
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C45	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C46	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C47	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C48	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C49	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C50	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C51	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C52	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C53	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C54	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C55	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C56	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C57	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C58	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C59	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C60	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C61	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C62	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C63	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C64	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C65	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C66	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C67	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C68	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C69	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C70	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C71	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C72	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C73	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C74	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C75	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C76	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C77	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C78	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C79	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C80	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C81	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C82	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C83	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C84	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C85	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C86	172.8251°	700.00	121.90	N 71°53'50" E	104.50
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C89	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C90	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C91	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C92	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C93	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C94	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C95	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C96	172.8251°	700.00	121.90	N 71°53'50" E	104.50
C97	172.8251°	700.00	121.90	N 71°53'50" E	

Geovera, LLC

PO Box 3235 • Homer, Alaska 99603 • (907) 399-4345 • scsmith@gci.net

May 6, 2024

City of Homer
Planning Department
Ryan Foster, City Planner
491 E. Pioneer Ave.
Homer, Alaska 99603

RE: Mountain Park 2024 Preliminary Plat Submittal

Ryan,

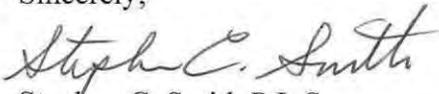
Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Mountain Park 2024, and a \$300.00 check for the submittal fee.

This plat adds a portion of Tract 8B, Henwood Mountain Park to Lot 6, Mountain Park. The original south boundary of Lot 6 is being vacated so that the lot can be extended south by approximately 160 feet. No new right-of-way is being dedicated and existing utility easements are being carried forward.

There are no city water and sewer utilities adjoining the properties involved in this plat so no construction agreement will be necessary.

Please let me know if you have any questions. You can reach me at any time at (907) 399-4345. Thanks!

Sincerely,


Stephen C. Smith P.L.S.

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Mountain Park 2024 Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, June 5, 2024 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 31, 2024 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

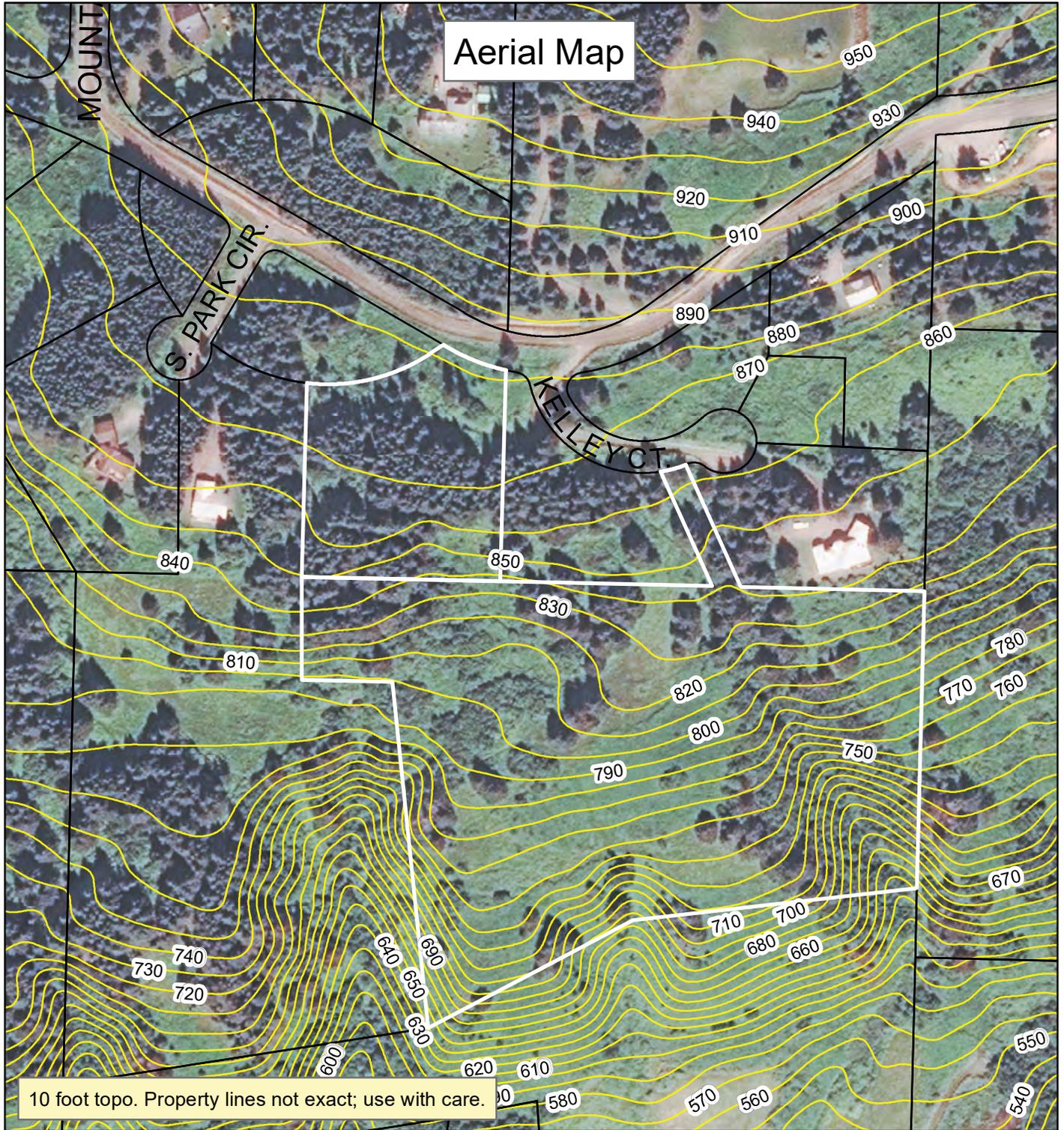
If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

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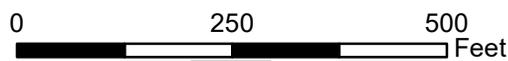
VICINITY MAP ON REVERSE

Aerial Map



City of Homer
Planning and Zoning Department
5/21/24

Mountain Park 2024 Subdivision Preliminary Plat



111

E6-25



*Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.*