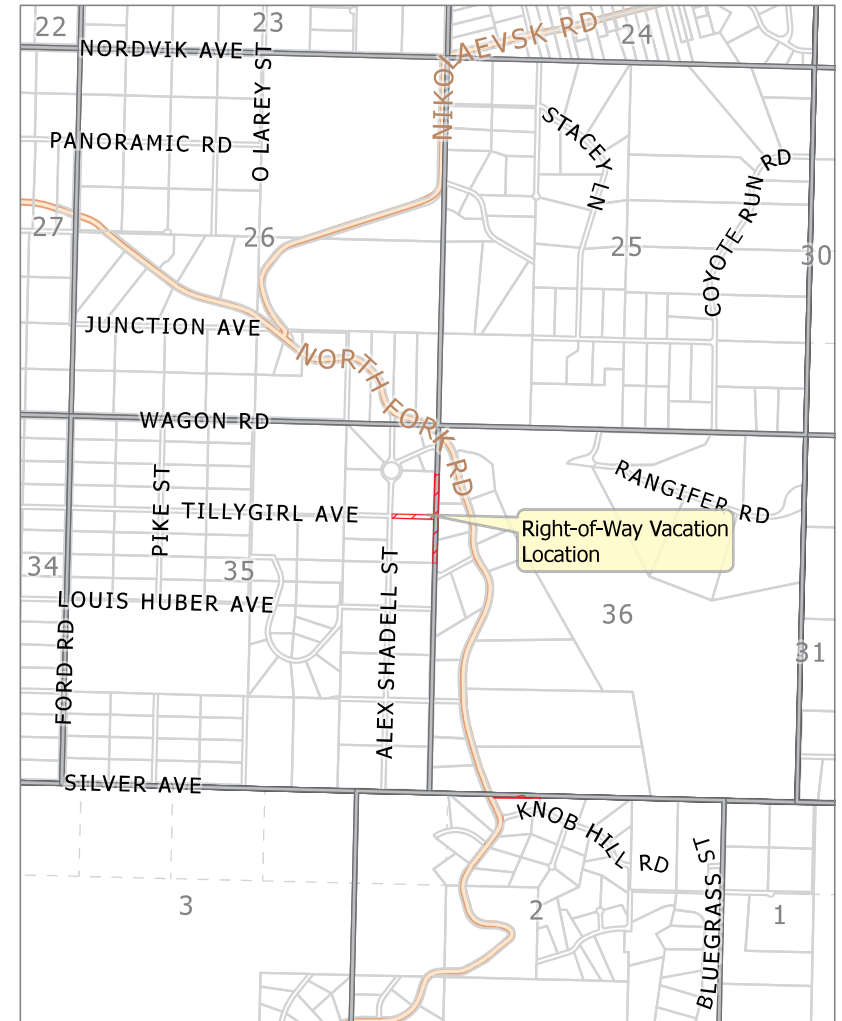
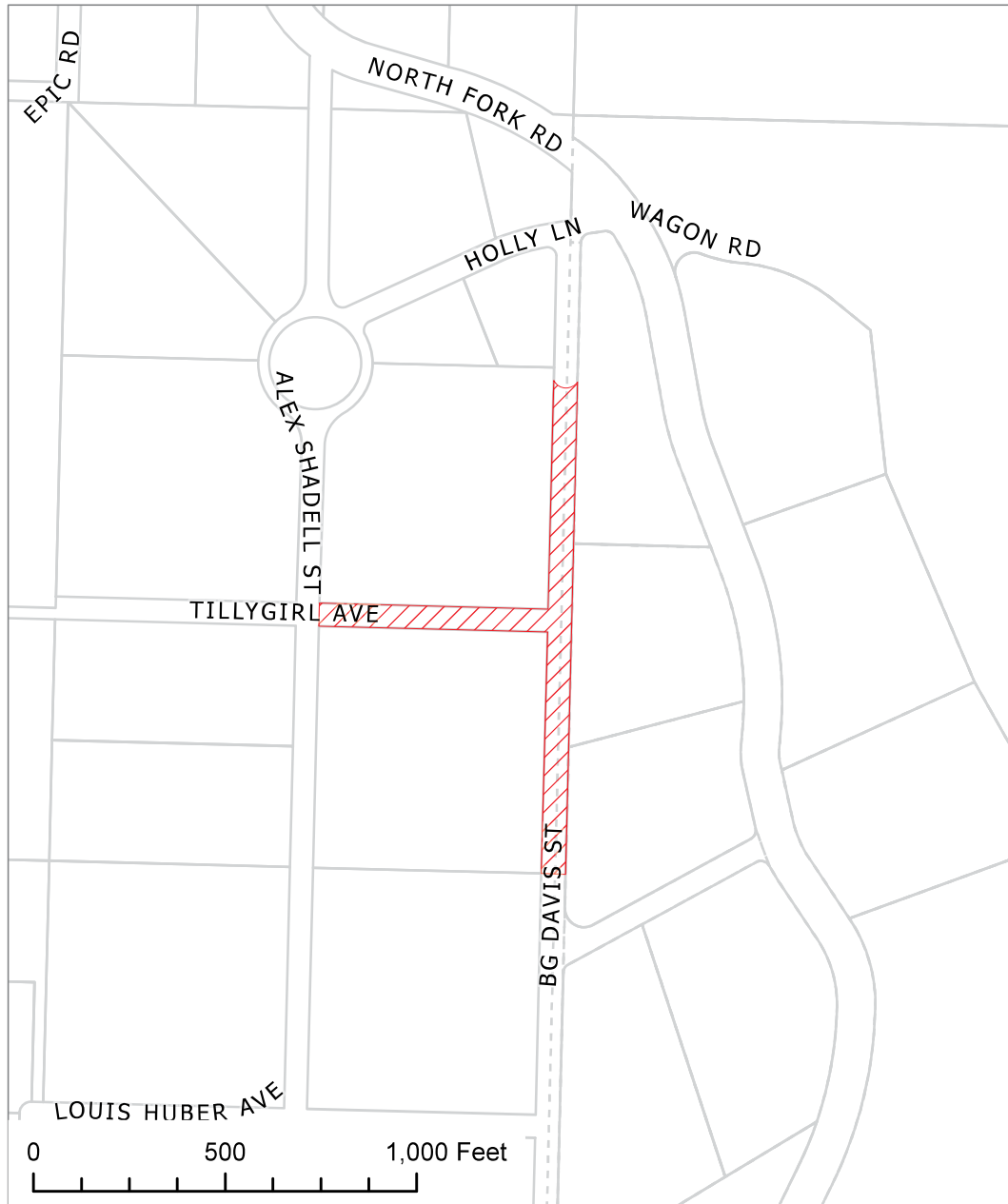


E. NEW BUSINESS

- 6. Right-of-Way Vacation; KPB File 2026-062V
Peninsula Surveying / Inglis
Request: Vacates portions of Tillygirl Ave & BG Davis St
Anchor Point Area**



KPB File 2026-062V
T 04S R 14W SEC 35 & SEC 36
Anchor Point



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.

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' ADJOINING-DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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.
6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.0C170.
7. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG THE WEST SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932 AND OF 50 FEET ALONG THE EAST SIDE OF THE SECTION LINE AS CREATED BY A.S. 15.10.010.
8. SUBJECT TO RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS AND HIGHWAYS.
9. SUBJECT TO A 100 FOOT WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF THE STATE OF ALASKA DEPARTMENT OF HIGHWAYS RECORDED MARCH 15, 1961, IN BOOK 21, PAGE 401, HOMER RECORDING DISTRICT. NO CENTERLINE GIVEN HOWEVER THE INTENT IS FOR NORTH FORK ROAD WHICH WAS DEDICATED PER HW2024-17.
10. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED APRIL 2, 1963 IN BOOK 28 PAGE 215, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
11. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS WETLAND DATA.
12. NO FLOOD ZONE, FLOODWAY OR ANADROMOUS WATERS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS DATA.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 1/2" REBAR
- RECORD 2.5" AL-CAP BY LS-14463, 2022
- RECORD 2" AL-CAP BY LS-4469, 2009
- TO SET RPC ON 5/8" X 36" REBAR BY LS14488
- (R1) RECORD DATA PER HW2024-17
- (R2) RECORD DATA PER HM83-123
- (R3) RECORD DATA PER HW20-0-25RS
- (R4) RECORD DATA PER HW2024-17

- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- RIGHT-OF-WAY VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	35.05'	25.00'	360°19'53"	32.25'	N41°28'58"E
C2	29.66'	25.00'	267°58'41"	27.95'	S65°45'39"E
C3	196.73'	569.41'	31°59'48"	191.72'	S21°46'26"E
C4	136.15'	724.07'	21°04'24"	135.95'	S17°09'43"E
C5	41.90'	904.83'	22°04'46"	406.35'	S09°30'34"E
C6	66.55'	216.07'	21°38'52"	66.29'	S05°17'47"E
C7	32.31'	25.00'	274°03'13"	30.11'	S22°54'24"W
C8	104.71'	50.00'	119°59'23"	86.60'	N60°04'19"W
C9	249.81'	50.00'	286°15'36"	60.00'	S89°59'43"E
C10	102.34'	100.00'	58°38'14"	97.93'	N29°16'24"E
C11	151.54'	150.00'	58°38'56"	146.93'	N29°16'03"E
C12	92.73'	50.00'	106°15'37"	80.00'	S00°04'37"E
C13	157.08'	50.00'	180°00'00"	100.00'	N36°47'35"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.83'	N80°15'00"E
L2	31.09'	S31°46'19"E
L3	45.83'	S03°31'49"W
L4	89.71'	N00°04'37"W

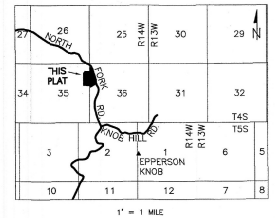
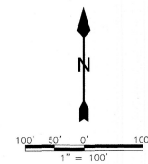
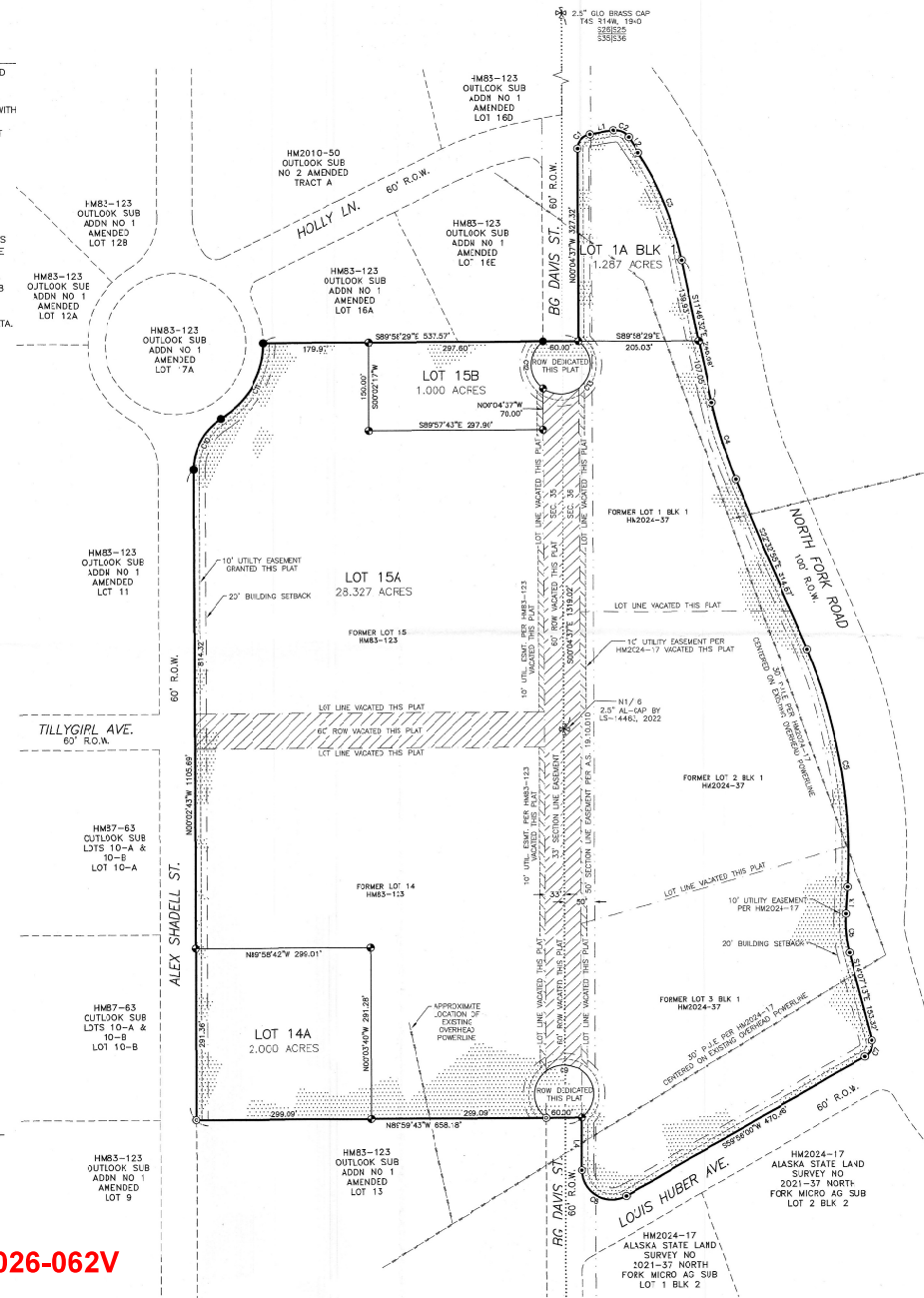
WASTEWATER DISPOSAL

LOT 15A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

LOTS 14A, 15B & LOT 1A BLK 1 TBO

ENGINEER LICENSE # DATE

KPB 2026-062V



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADVERTISE THIS PLAT 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.

DOUGLAS JOHN INGLIS
P.O. BOX 1344
HOMER, AK 99603

CHERIE MICHELLE INGLIS
P.O. BOX 1344
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: DOUGLAS JOHN INGLIS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: CHERIE MICHELLE INGLIS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC 10535 KATRONA BOULEVARD, NINILCHIK, AK 99639 (907)356-7065	
PLAT OF OUTLOOK SUBDIVISION NORTH FORK MICRO AG ADDITION	
A SUBDIVISION OF LOTS 14 & 15, OUTLOOK SUBDIVISION ADDN. #1 AMENDED, HM83-123 AND LOTS 1-3, BLOCK 1, ALASKA STATE LAND SURVEY NO. 2021-37, NORTH FORK MICRO AG SUBDIVISION, HW2024-17 LOCATED WITHIN: THE NE1/4 OF SECTION 35 & THE NW1/4 36, T4S, R14W, S4M, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA, CONTAINING 32.957 ACRES	
OWNERS: DOUGLAS JOHN INGLIS P.O. BOX 1344 HOMER, AK 99603	CHERIE MICHELLE INGLIS P.O. BOX 1344 HOMER, AK 99603
SCALE: 1" = 100' DRAWN: BLT CHECKED: JLS	DATE: JUNE 17, 2026 SHEET: 1 OF 1



AGENDA ITEM E. NEW BUSINESS

ITEM #6 - RIGHT OF WAY VACATION

**PETITION TO VACATE TILLYGIRL AVE BETWEEN ALEX SHADELL ST AND BG DAVIS ST AND BG DAVIS ST
FROM PROPOSED CUL-DE-SAC SOUTH OF LOT 16E OUTLOOK SUB ADD NO 1 AMENDED HM83-123
AND PROPOSED CUL-DE-SAC NORTH OF LOT 13 OUTLOOK SUB ADD NO 1 AMENDED HM83-123 AND
ADJACENT EASEMENTS**

KPB File No.	2026-062V
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Douglas & Cherie Inglis / Homer, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying LLC
General Location:	Anchor Point in vicinity of North Fork Rd and Holly Ln
Legal Description:	Road / Subdivision / Rec. Dist. / Section Township Range S.M.

STAFF REPORT

Specific Request / Purpose as stated in the petition:

This petition is to vacate a portion Tillygirl Avenue and BG Davis Street, as shown on the included Preliminary Plat.

Notification:

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Anchor Point

Post Office of anchor Point

20 certified mailings were sent to owners of property within 300 feet of the proposed vacation. ____ receipts had been returned when the staff report was prepared.

22 public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game

State of Alaska DNR

State of Alaska DOT

State of Alaska DNR Forestry

City of Homer

Kenai Peninsula Borough Land Management

Nikiski Community Council

Ninilchik Traditional Council

Alaska Communication Systems (ACS)

ENSTAR Natural Gas

General Communications Inc, (GCI)

Homer Electric Association (HEA)

Legal Access (existing and proposed):

North Fork Rd provides legal access along the east side of the plat, which is a 100' dedication maintained by the State of Alaska. On the north Holly Ln, a 60' dedication maintained by the Borough coming from North Fork Rd accesses BG Davis St on the north and continues to Alex Shadell St on the east of the plat. Both BG Davis and Alex Shadell St are undeveloped but provide driveway access to lots adjacent to them. On the South Louis Huber Ave comes off North Fork Rd in a dedicated right-of-way to BG Davis St and then continues across Lot 13 Outlook Subdivision Addition No 1 amended HM83-123 to Alex Shadell St. Louis Huber Ave is a Borough maintained road while BG Davis St and Alex Shadell St remain undeveloped on this end also and only provide driveway access to adjacent lots going north.

The plat proposes to vacate BG Davis St as it enters the subdivision from both directions and dedicate cul-de-sacs at the ends to close them off.

The Addressing Office has recommended BG Davis Street be changed to BG Davis Circle. **Staff recommends** the Plat Committee approve the name change recommended by the Addressing Officer naming the portion south of Holly Ln and north of the plat BG Davis Circle.

The plat is also proposing to vacate Tallygirl Ave from the east right-of way of Alex Shadell St, east to the intersection with BG Davis St.

Section line easements affect the plat running along the middle of BG Davis St and are drawn and noted. State of Alaska Survey section has requested the SLE be reviewed and if they continue beyond the plat, that they be extended and labeled as such. **Staff recommends** the surveyor confirm the extent the SLEs cover and show on the plat and tie them to a plat note.

Block length is not compliant on the west side of the plat. With vacating Tallygirl Ave, the distance from the middle of the round-about at Holly Ln and Alex Shadell St to Louis Huber Ave is 1800 feet. Staff recommends the applicant submit and exception request with the preliminary submittal or supply a break on the east side of Alex Shadell St in the form of a cul-de-sac or bump-out, no more than 1320 feet from the center of the traffic circle to the north and located with Lot 15A.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objections at this time
SOA DOT comments	
SOA DNR Survey Section	• Verify and clearly depict the 33' & 50' Section Line Easements (SLEs), highlighting that the SLEs will remain and are not being vacated. • The 33' Section Line Easement (SLE) appears to terminate at the cul-de-sac dedication abutting Lot 15B. Verify if the 33' SLE continues northerly along the section line between sections 35 & 36. If that is the case, please be sure to depict and label it as such on the plat.

Site Investigation:

There are steep areas exceeding 20% grade on the plat shown with dotted hatching located along the edge of the plat near the roads. A high point is located in the southeast corner of the plat, north of Louis Huber Ave. The land slopes away from high point in all directions.

There are no areas of inundation and no FEMA designated flood hazards on the property. The plat is not near a hazard protection district either.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
SOA ADF&G	

Staff Analysis:

Land was originally part of two sections. On the west it was part of the E1/2 E1/2 Section 35, Township 4 South, Range 14 West, SM Alaska. Outlook Subdivision HM 76-37 subdivided the land into 16 lots and several dedications, including Tallygirl Ave and BG Davis Street. Outlook Subdivision Addition No 1 HM 79-22 and Amended HM83-123 platted the land with more accurate measurements and subdivided

The east part originally was the unsubdivided entire Section 36, Township 4 South, Range 14 West, SM Alaska. North Fork Micro AG Subdivision HM 2024-17 subdivided the section into 23 lots, a tract and several dedications, including the east half of BG Davis St.

Neighboring parcels are large tracts ranging in sizes starting at 1.16 acres for the parcels on the north to 9.13 acres for the parcel to the southwest of the plat. Few houses are built on the surrounding parcels, with only 4 shown on aerials of the 13 adjacent.

The plat Outlook Subdivision HM76-37 granted 10' utility easements along all dedications. North Fork Micro Ag Subdivision HM 2024-17 granted a 20' utility easement. HEA sent comment recommending the larger 20' utility easement be granted. KPB 20.30.060.D notes that unless a utility company request additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement. Since HEA is requesting the 20' utility be carried over, **staff recommends** the surveyor revised plat note #2 and all notation on the drawing to indicate a 20' utility easement granted this plat. HEA Comment is in the packet for review.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Applicant Comment:

The ROW is not being use

Staff comments:

The rights-of-way petitions for vacation have not been developed.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Applicant Comment:

The terrain will make it difficult to build a road in this area. Alternate access has been provided.

Staff comments:

With the high point on the south end near BG Davis St, road layout could be challenging. Alignment would need to be adjusted to get a road to go through the area for better usage. Cul-de-sac bulbs have been provided to close off the vacated ends of BG Davis St.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Applicant Comment;

Some of the surround roads have been developed. All of the lots affected by this ROW vacation have alternate roads that are constructed and utilities already in place.

Staff comments:

Surrounding area has sparse houses and roads are developed as needed it appears.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Applicant Comment:

Not Applicable.

Staff comments:

Roads petitioned for vacation are interior roads giving no access to areas of public interest or value, thereby a dedication of equal or superior access was not warranted.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Applicant Comment:

There is better access from other constructed roads.

Staff comments:

These petitioned vacations do not limit opportunities beyond the plat as they are contained entirely within the subdivision limits.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Applicant Comment:

It is unlikely that these ROW's would be used for other public access.

Staff comments:

Having not already been developed, there is no foreseeable future use of these petitioned vacated dedications.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Applicant Comment:

The utilities are already in place for all affected lots. Future utilities, if needed, would be installed along constructed road corridors.

Staff comments:

The vacation plan was sent to utility companies for their review and comments. All comments received have been included in the staff report and meeting packet that have impact.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Applicant Comment:

None

Staff comments:

All factors relevant are noted in the staff report.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled August 4, 2026 meeting.

If approved, Outlook Subdivision North Fork Micro Ag Addition will finalize the proposed right of way vacations. The plat will be submitted when Assembly consent is given.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 33320 Alex Shadell St Existing Street Names are Correct: Yes List of Correct Street Names: Holly Ln, Alex Shadell St, North Fork Rd, Bg Davis St, Tilly Girl Ave, Louis Huber Ave Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: The northern portion of Bg Davis will need new suffix of Circle.
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	Anchor Point - Inactive

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add corrections to be made to drawing as noted

- Add section line easements beyond plat limits and inside cul-de-sacs
- Show separation of the 33' SLE and 30' ROW on west side of BG Davis St
- Carry forward the 20' utility easement from HM2024-17
- Show the lots with labeling to the east across North Fork Rd.
- Add KPB File No. 2026-062

- On the Preliminary Submittal, make reference to KPB 20.10.080 and the date of ROWV approval and Assembly consent.

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
 2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
 3. Grant utility easements requested by the utility providers.
 4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

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

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

- Focus Area: Energy and Utilities

- *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*

- *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
 - *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

END OF STAFF REPORT



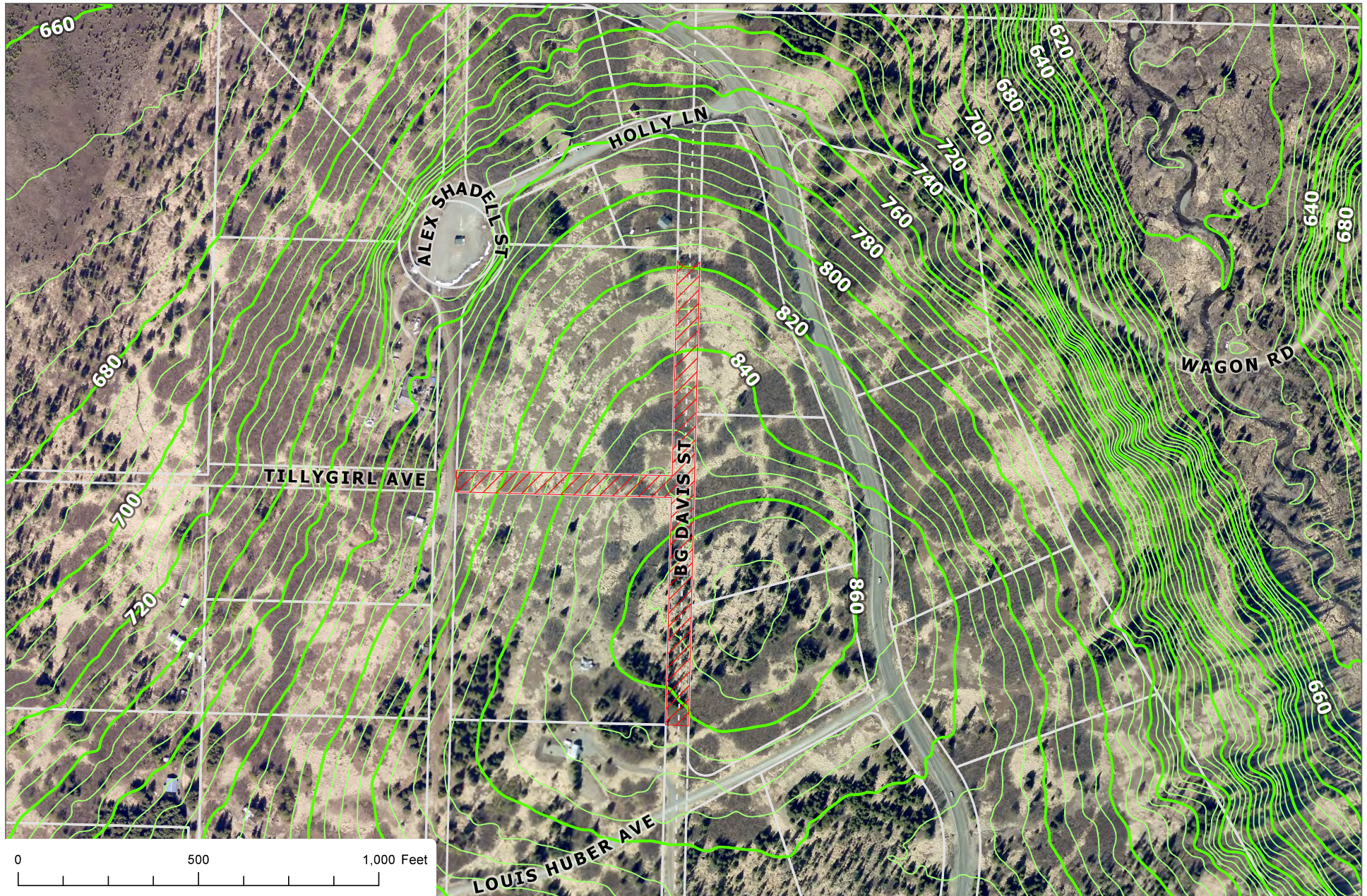
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



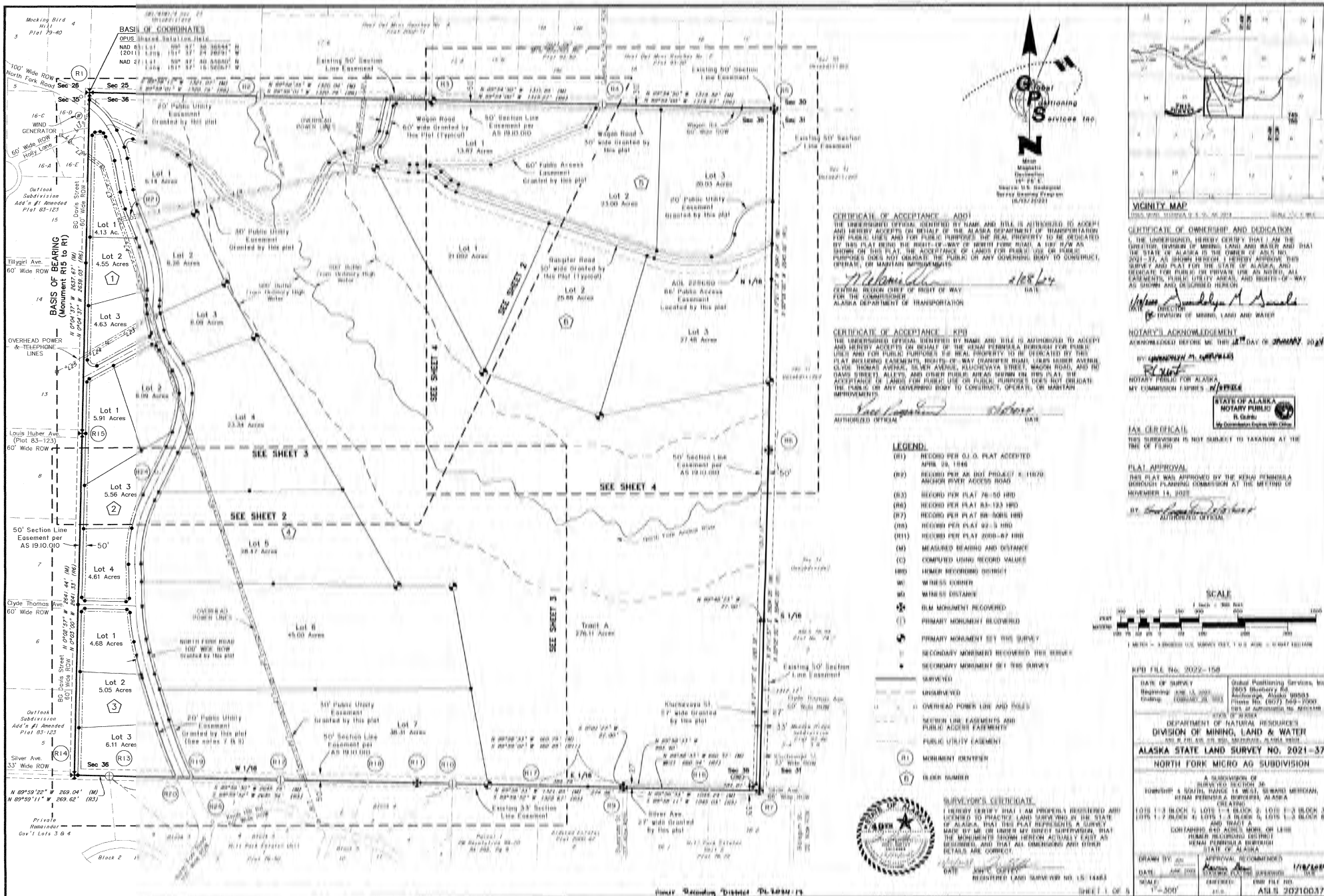
Wetlands



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

- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.601 (H).
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- THE FRONT TWENTY FEET ADJOINING RIGHTS-OF-WAY ARE DESIGNATED AS UTILITY EASEMENTS GRANTED BY THIS PLAN.
- ALL WASTE-WATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- SUBJECT TO EASEMENTS GRANTED BY A.S. 19.10.010, A.S. 19.10.020, A.S. 19.10.030, A.S. 19.10.040, A.S. 19.10.050, A.S. 19.10.060, A.S. 19.10.070, A.S. 19.10.080, A.S. 19.10.090, A.S. 19.10.100, A.S. 19.10.110, A.S. 19.10.120, A.S. 19.10.130, A.S. 19.10.140, A.S. 19.10.150, A.S. 19.10.160, A.S. 19.10.170, A.S. 19.10.180, A.S. 19.10.190, A.S. 19.10.200, A.S. 19.10.210, A.S. 19.10.220, A.S. 19.10.230, A.S. 19.10.240, A.S. 19.10.250, A.S. 19.10.260, A.S. 19.10.270, A.S. 19.10.280, A.S. 19.10.290, A.S. 19.10.300, A.S. 19.10.310, A.S. 19.10.320, A.S. 19.10.330, A.S. 19.10.340, A.S. 19.10.350, A.S. 19.10.360, A.S. 19.10.370, A.S. 19.10.380, A.S. 19.10.390, A.S. 19.10.400, A.S. 19.10.410, A.S. 19.10.420, A.S. 19.10.430, A.S. 19.10.440, A.S. 19.10.450, A.S. 19.10.460, A.S. 19.10.470, A.S. 19.10.480, A.S. 19.10.490, A.S. 19.10.500, A.S. 19.10.510, A.S. 19.10.520, A.S. 19.10.530, A.S. 19.10.540, A.S. 19.10.550, A.S. 19.10.560, A.S. 19.10.570, A.S. 19.10.580, A.S. 19.10.590, A.S. 19.10.600, A.S. 19.10.610, A.S. 19.10.620, A.S. 19.10.630, A.S. 19.10.640, A.S. 19.10.650, A.S. 19.10.660, A.S. 19.10.670, A.S. 19.10.680, A.S. 19.10.690, A.S. 19.10.700, A.S. 19.10.710, A.S. 19.10.720, A.S. 19.10.730, A.S. 19.10.740, A.S. 19.10.750, A.S. 19.10.760, A.S. 19.10.770, A.S. 19.10.780, A.S. 19.10.790, A.S. 19.10.800, A.S. 19.10.810, A.S. 19.10.820, A.S. 19.10.830, A.S. 19.10.840, A.S. 19.10.850, A.S. 19.10.860, A.S. 19.10.870, A.S. 19.10.880, A.S. 19.10.890, A.S. 19.10.900, A.S. 19.10.910, A.S. 19.10.920, A.S. 19.10.930, A.S. 19.10.940, A.S. 19.10.950, A.S. 19.10.960, A.S. 19.10.970, A.S. 19.10.980, A.S. 19.10.990, A.S. 19.10.1000.

NOTES

- 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.
- LOT LINES NOT ADJACENT WITH A BEARING ARE ASSUMED TO HAVE THE SAME BEARING AS THE ADJACENT LINE PARALLEL TO THEM.

LEGEND

- BLM MONUMENT RECOVERED
- PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY

SECTION LINE (EASEMENTS AND PUBLIC ACCESS EASEMENTS)

SURVEYED

UNSURVEYED

OVERHEAD POWER LINE AND POLES

MONUMENT IDENTIFIER

BLOCK NUMBER

RECORD PER A.S. 19.10.010 PROJECT #11870, ANCHORAGE RIVER ADDRESS ROAD

RECORD PER PLAT 76-50-1000

RECORD PER PLAT 83-123-1000

RECORD PER PLAT 3000-07-1000

ANCHORAGE RECORDING DISTRICT



Source: U.S. Geological Survey National Program (10/15/2008)



Curve #	Length	Radius	Delta	Chord	Bearing & Distance
C1	279.01	800.00	26°15'03"	N 43°27'12" W 279.01	
C2	29.80	25.00	88°01'34"	N 64°20'27" W 27.97	
C3	144.13	800.41	12°30'10"	N 34°08'07" W 143.80	
C4	198.73	500.41	18°50'42"	N 30°19'47" W 197.73	
C5	89.50	800.41	7°30'37"	N 14°09'41" W 89.43	
C6	117.34	824.07	10°40'25"	N 15°45'05" W 113.17	
C7	130.14	724.07	10°40'25"	N 15°45'05" W 135.94	
C8	457.41	1004.93	26°04'44"	N 8°03'54" W 453.47	
C9	341.90	804.93	21°50'11"	N 10°10'11" W 339.16	
C10	70.68	804.93	4°20'55"	N 2°44'11" E 70.67	
C11	35.76	110.07	17°30'02"	S 3°31'03" E 35.69	
C12	66.66	216.07	17°30'02"	S 3°31'03" E 66.60	
C13	37.29	25.00	74°00'20"	N 24°19'30" E 30.00	
C14	106.82	287.25	21°30'36"	S 2°11'52" E 106.80	
C15	30.65	25.00	80°51'41"	N 7°11'24" W 30.62	
C16	41.44	397.25	5°00'37"	S 30°47'02" E 41.43	
C17	245.24	402.36	34°04'08"	N 16°20'08" W 241.47	
C18	184.51	302.50	34°54'08"	N 16°20'08" W 181.40	
C19	474.01	1001.74	24°52'14"	N 13°33'30" E 470.40	
C20	305.05	901.74	17°57'21"	N 9°55'40" E 303.84	
C21	195.71	801.74	21°50'37"	N 2°27'27" E 195.65	
C22	806.20	1041.35	27°51'57"	S 12°04'32" W 801.20	
C23	233.62	1117.35	13°44'08"	S 10°10'08" W 233.60	
C24	281.76	1141.35	14°07'09"	S 9°17'28" W 280.54	
C25	40.69	25.00	92°41'01"	N 44°48'20" E 38.34	

Curve #	Length	Radius	Delta	Chord	Bearing & Distance
C26	27.13	25.00	85°30'51"	N 40°30'51" W 33.81	
C27	296.39	1477.88	9°58'23"	S 6°10'17" E 296.08	
C28	226.38	1077.88	8°17'38"	S 7°30'41" E 226.19	
C29	170.66	1058.88	5°15'50"	S 14°25'13" E 170.63	
C30	152.67	1058.88	4°27'48"	S 14°01'22" E 152.63	
C31	27.20	1888.88	03°47'57"	S 10°30'07" E 27.20	
C32	478.79	1788.72	21°27'37"	S 30°41'44" E 478.40	
C33	434.41	3068.72	8°34'48"	S 20°20'22" E 434.17	
C34	112.82	60.00	130°07'00"	S 46°32'03" W 40.48	
C35	61.89	70.00	50°39'17"	N 89°42'21" W 10.80	
C36	123.70	340.00	20°51'12"	S 74°40'18" E 123.60	
C37	106.08	323.00	18°12'30"	S 72°59'09" E 105.70	
C38	280.44	480.00	34°11'28"	N 88°08'10" W 282.21	
C39	368.75	447.00	43°11'29"	N 68°08'10" W 362.81	
C40	88.46	360.00	14°14'18"	N 43°55'18" W 88.37	
C41	126.57	340.00	21°54'43"	S 47°28'01" E 126.84	
C42	68.31	110.00	18°14'42"	S 75°55'16" E 67.97	
C43	278.70	240.00	80°32'03"	N 53°01'19" E 283.30	
C44	73.50	110.00	81°32'30"	S 23°53'01" W 73.42	
C45	181.58	230.00	39°16'14"	S 57°39'34" W 180.46	
C46	63.98	300.00	18°07'42"	S 30°50'44" W 63.07	
C47	103.21	200.00	29°18'06"	S 10°16'37" W 102.07	
C48	180.13	172.00	62°27'07"	N 43°50'07" E 178.90	
C49	117.89	202.00	33°20'28"	N 80°23'28" E 116.24	
C50	102.94	202.00	30°16'49"	N 77°05'47" E 101.84	

* MEASURED AND REVERSED (R) VALUES
** MEASUREMENT (M) VALUES (M) DATA



KPB FILE NO. 2022-158

DATE OF SURVEY: Beginning: AUG 13, 2022
CLOSING: SEP 20, 2022

UNITED PROSPECTING SERVICES, INC.
2803 BUCKLEY RD.
ANCHORAGE, ALASKA 99503
PHONE: (907) 568-7000
FAX: (907) 568-7000

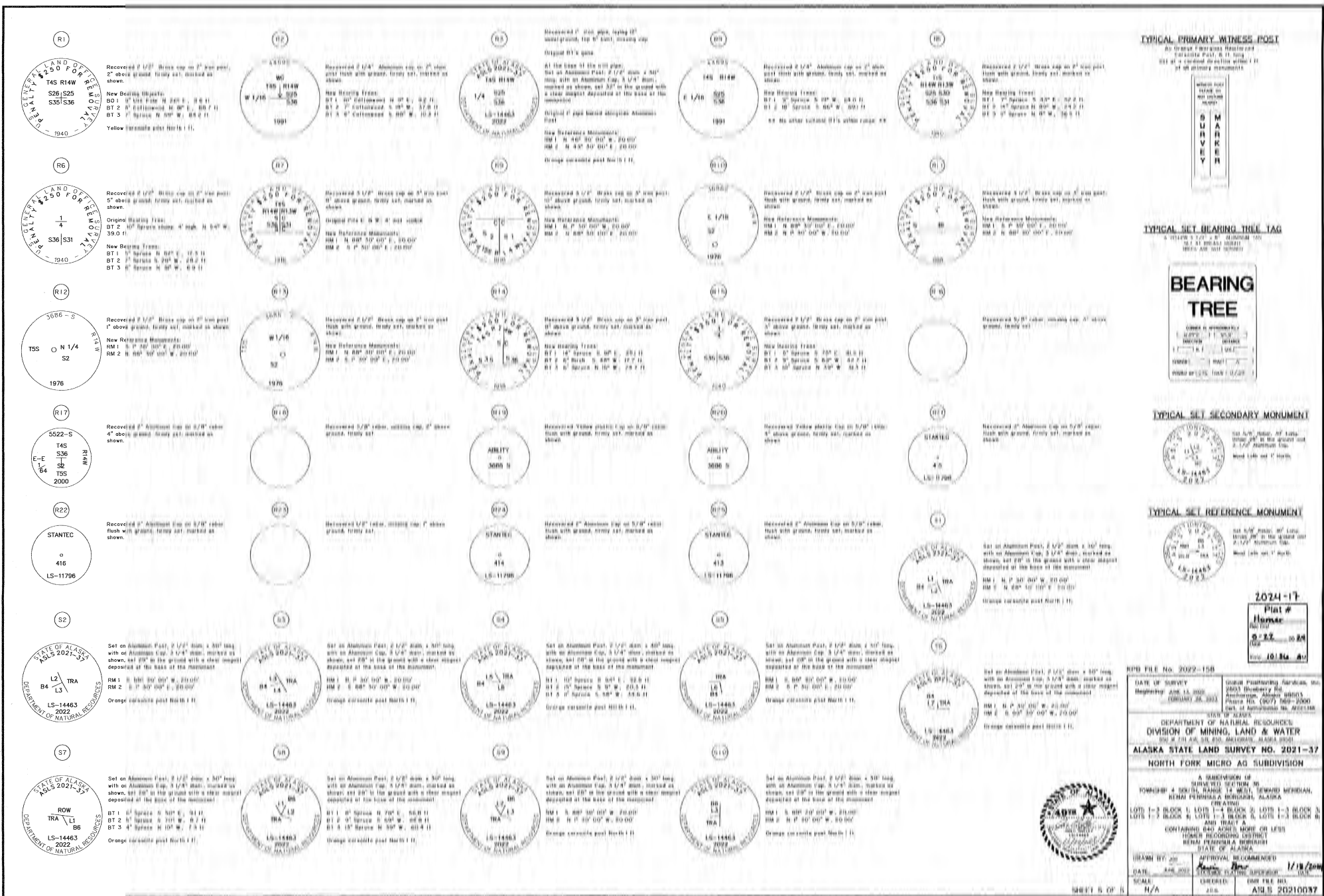
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
200 W. 10TH AVENUE, SUITE 1000, ANCHORAGE, ALASKA 99501

ALASKA STATE LAND SURVEY NO. 2021-37
NORTH FORK MICRO AG SUBDIVISION

A SUBDIVISION OF SURVEYED SECTION 36, TOWNSHIP 4 NORTH, RANGE 14 NORTH, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA

CREATING
LOTS 1-3 BLOCK 1, LOTS 4-6 BLOCK 2, LOTS 7-9 BLOCK 3, LOTS 10-12 BLOCK 4, LOTS 13-15 BLOCK 5, LOTS 16-18 BLOCK 6, LOTS 19-21 BLOCK 7, LOTS 22-24 BLOCK 8, LOTS 25-27 BLOCK 9, LOTS 28-30 BLOCK 10, LOTS 31-33 BLOCK 11, LOTS 34-36 BLOCK 12, LOTS 37-39 BLOCK 13, LOTS 40-42 BLOCK 14, LOTS 43-45 BLOCK 15, LOTS 46-48 BLOCK 16, LOTS 49-51 BLOCK 17, LOTS 52-54 BLOCK 18, LOTS 55-57 BLOCK 19, LOTS 58-60 BLOCK 20, LOTS 61-63 BLOCK 21, LOTS 64-66 BLOCK 22, LOTS 67-69 BLOCK 23, LOTS 70-72 BLOCK 24, LOTS 73-75 BLOCK 25, LOTS 76-78 BLOCK 26, LOTS 79-81 BLOCK 27, LOTS 82-84 BLOCK 28, LOTS 85-87 BLOCK 29, LOTS 88-90 BLOCK 30, LOTS 91-93 BLOCK 31, LOTS 94-96 BLOCK 32, LOTS 97-99 BLOCK 33, LOTS 100-102 BLOCK 34, LOTS 103-105 BLOCK 35, LOTS 106-108 BLOCK 36, LOTS 109-111 BLOCK 37, LOTS 112-114 BLOCK 38, LOTS 115-117 BLOCK 39, LOTS 118-120 BLOCK 40, LOTS 121-123 BLOCK 41, LOTS 124-126 BLOCK 42, LOTS 127-129 BLOCK 43, LOTS 130-132 BLOCK 44, LOTS 133-135 BLOCK 45, LOTS 136-138 BLOCK 46, LOTS 139-141 BLOCK 47, LOTS 142-144 BLOCK 48, LOTS 145-147 BLOCK 49, LOTS 148-150 BLOCK 50, LOTS 151-153 BLOCK 51, LOTS 154-156 BLOCK 52, LOTS 157-159 BLOCK 53, LOTS 160-162 BLOCK 54, LOTS 163-165 BLOCK 55, LOTS 166-168 BLOCK 56, LOTS 169-171 BLOCK 57, LOTS 172-174 BLOCK 58, LOTS 175-177 BLOCK 59, LOTS 178-180 BLOCK 60, LOTS 181-183 BLOCK 61, LOTS 184-186 BLOCK 62, LOTS 187-189 BLOCK 63, LOTS 190-192 BLOCK 64, LOTS 193-195 BLOCK 65, LOTS 196-198 BLOCK 66, LOTS 199-201 BLOCK 67, LOTS 202-204 BLOCK 68, LOTS 205-207 BLOCK 69, LOTS 208-210 BLOCK 70, LOTS 211-213 BLOCK 71, LOTS 214-216 BLOCK 72, LOTS 217-219 BLOCK 73, LOTS 220-222 BLOCK 74, LOTS 223-225 BLOCK 75, LOTS 226-228 BLOCK 76, LOTS 229-231 BLOCK 77, LOTS 232-234 BLOCK 78, LOTS 235-237 BLOCK 79, LOTS 238-240 BLOCK 80, LOTS 241-243 BLOCK 81, LOTS 244-246 BLOCK 82, LOTS 247-249 BLOCK 83, LOTS 250-252 BLOCK 84, LOTS 253-255 BLOCK 85, LOTS 256-258 BLOCK 86, LOTS 259-261 BLOCK 87, LOTS 262-264 BLOCK 88, LOTS 265-267 BLOCK 89, LOTS 268-270 BLOCK 90, LOTS 271-273 BLOCK 91, LOTS 274-276 BLOCK 92, LOTS 277-279 BLOCK 93, LOTS 280-282 BLOCK 94, LOTS 283-285 BLOCK 95, LOTS 286-288 BLOCK 96, LOTS 289-291 BLOCK 97, LOTS 292-294 BLOCK 98, LOTS 295-297 BLOCK 99, LOTS 298-300 BLOCK 100.

DRAWN BY: JAC
DATE: AUG 2022
SCALE: 1"=150'
APPROVAL: RECOMMENDED
DATE: 12/16/2024
CHECKED: JAC
DATE: 12/16/2024
ASLS 20210037



ABILITY SURVEYS

JERRY ANDERSON PLS (907)235-8440

REGISTERED LAND SURVEYORS & CIVIL ENGINEERS

184 CITYVIEW HOMER, ALASKA 99603

OUTLOOK SUBDIVISION ADD'N #1 AMENDMENT AFFIDAVIT

Plat # 83-123

The above referenced subdivision plat as filed in the office of the District Recorder, Homer Recording District, under plat file #79-22 has been amended as follows:

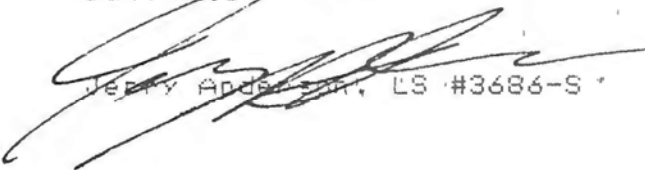
- 1). The job number was added to the title block.
- 2). Delta angles were added to all curves.
- 3). A radial intersection was shown within Lot 17-A.
- 4). Distances were added to show the length of the curves on the north and south boundary of Lot 17-A.
- 5). The distance along the curve on Alex Shadell Street within Lot 16-A was corrected to read 76.41.
- 6). The acreage of Lot 16-A was corrected to 1.160 acres.
- 7). The distance along the north lot line of Lot 16-A was corrected to read 258.97.
- 8). The distance along the south line of Lots 16-A and 16-E as shown on the detail was corrected to 510.57.
- 9). The distance along the east boundary of Lot 16-D was corrected to 104.79.
- 10) Radial bearings for the North Fork right-of-way curve as shown in Lot 16-D were added.
- 11) The tangent bearing for the north westerly end of the North Fork Road was added.
- 12) Lot lines were labeled "radial or non-radial" as was appropriate.
- 13) The bearing between the section corner common to sections 27, 26, 34, and 35, and the 1/4 corner common to sections 26 and 35 was corrected to read N 89° 58' 28" E, and the distance was added within the drawing depicting the breakdown of Section 35, T4S, R14W, S.M.
- 14) The distance along the east boundary of Section 35, between the 1/4 corner and the northeast section corner was

corrected to read 2638.03.

The above revisions do not materially alter lot areas or rights-of-way or influence any change of ownership, drainage features, or any other item which would adversely affect this or adjacent properties. We therefore are submitting this plat for refiling as corrected.

These revisions constitute the sole changes made to the plat, aside from their notation thereon..

Date: 12-6-83


Jerry A. Anderson, LS #3686-S



83-123

RECORDED - FILED 10-9L	
HOMER REC. DIST.	
DATE	12-7-1983
TIME	10:22 AM
Requested by	J.P. Barough
Address	Juditha

83-581-5
10-9L
RECORDED - FILED
HOMER RECORDING
DISTRICT
Dec 7 10 22 AM '83
REQUESTED BY J.P. Barough
ADDRESS Juditha

Z

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADSIDE AND ALLEYS DESIGNATED BY ME FOR PUBLIC USE.

8-1-76
JAMES M. HARTCH
BOX 21
ANCHOR POINT, ALASKA

SURVYOR'S ACKNOWLEDGEMENT

SUBDIVISION AND SWORN TO BEFORE ME THIS 1 DAY OF 1976

SURVYOR PUBLIC FOR ALASKA

MY COMMISSION EXPIRES MAY 31 1976

SURVYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVYOR, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS BASED UPON THE MOST RECENT PLATS OF THE EASEMENTS SHOWN, AND THAT NO FIELD SURVEY WAS PERFORMED.

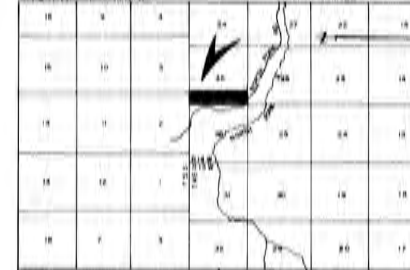
8-1-76
JAMES M. HARTCH

PLAT APPROVAL

PLAT APPROVED BY THE SURVYOR PLANNING COMMISSION THIS 17 DAY OF 1976

8-1-76
JAMES M. HARTCH

VICINITY MAP



DATE: MAY, 1976
SCALE: 1" = 200'
DESIGNED BY: J. A.
CHECKED BY: J. A.
DRAWN BY: S. W.
FILE NO.:

OUTLOOK SUBDIVISION

SITUATED IN THE E 1/2, S 25, T 15, R 15, S 1

SECTION 15, T 15, R 15, S 1

ABILITY SURVEYS

JAMES M. HARTCH, L.S., REG. 1975, JAMES M. HARTCH, L.S., REG. 1975

NOTES:

1. A 20' BLOC DIVISION LINE EXISTS ALONG ALL ROAD RIGHTS OF WAY.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAW.
3. NO SURVEY WAS MADE AND THERE ARE NO MONUMENTS SET.
4. ALL TRACTS ARE 10.1 ACRES INCLUDING ROADS.
5. NO LOT IN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED.

76-37
Homer
2/20 76
H. J. A.
KPB.

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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.
6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.
7. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG THE WEST SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 832 AND OF 50 FEET ALONG THE EAST SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.210.
8. SUBJECT TO RIGHTS OF THE PUBLIC AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS AND HIGHWAYS.
9. SUBJECT TO A 100 FOOT WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF THE STATE OF ALASKA DEPARTMENT OF HIGHWAYS RECORDED MARCH 15, 1961, IN BOOK 21, PAGE 401, HOMER RECORDING DISTRICT, NO CENTERLINE GIVEN HOWEVER THE INTENT IS FOR NORTH FORK ROAD WHICH WAS DEDICATED PER HM2024-17.
10. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED APRIL 2, 1963 IN BOOK 26 PAGE 219, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
11. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS WETLAND DATA.
12. NO FLOOD ZONE, FLOODWAY OR ANADROMOUS WATERS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS DATA.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 1/2" REBAR
- RECORD 2.5" AL-CAP BY LS-14463, 2022
- RECORD 2" AL-CAP BY LS-4469, 2009
- TO SET RPC ON 5/8" X 36" REBAR BY LS14468
- (R1) RECORD DATA PER HM2024-17
- (R2) RECORD DATA PER HM2024-17
- (R3) RECORD DATA PER HM2010-25RS
- (R4) RECORD DATA PER HM2024-17

- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- RIGHT-OF-WAY VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	35.05'	25.00'	080°19'53"	32.29'
C2	29.66'	25.00'	067°58'41"	27.95'
C3	188.73'	569.41'	019°59'48"	197.72'
C4	136.15'	724.07'	010°46'24"	135.95'
C5	411.90'	904.93'	026°04'46"	408.35'
C6	66.55'	216.07'	017°38'52"	66.29'
C7	32.31'	25.00'	074°03'13"	30.11'
C8	104.71'	50.00'	119°59'23"	86.60'
C9	249.81'	50.00'	286°15'36"	60.00'
C10	102.34'	100.00'	058°58'14"	97.93'
C11	153.54'	150.00'	098°38'56"	146.93'
C12	92.73'	50.00'	106°15'37"	80.00'
C13	157.08'	50.00'	180°00'00"	100.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.93'	N80°15'00"E
L2	31.29'	S31°46'19"E
L3	45.83'	S03°31'49"W
L4	69.71'	N00°04'37"W

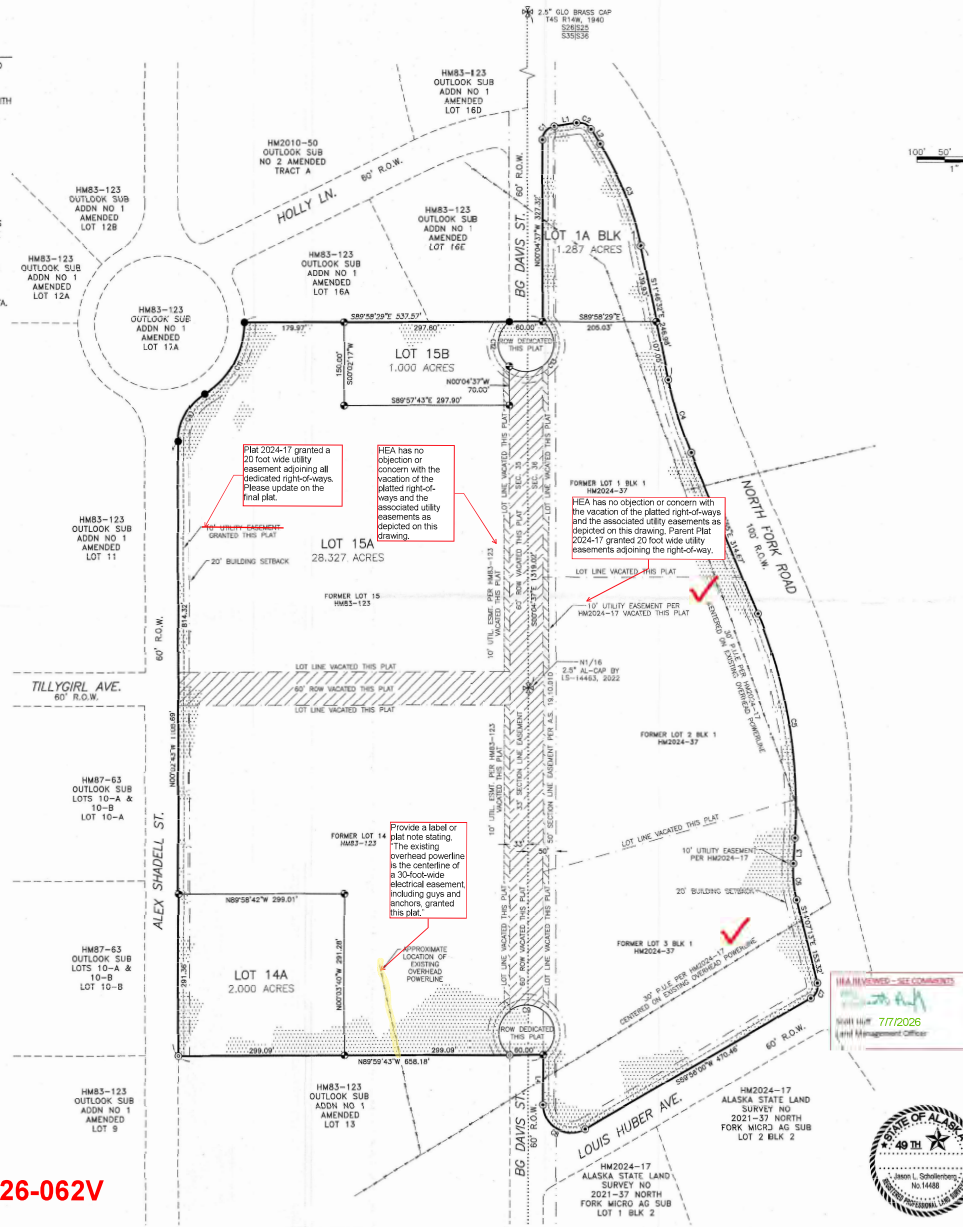
WASTEWATER DISPOSAL

LOT 15A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

LOTS 14A, 15B & LOT 1A BLK 1 TBD

ENGINEER LICENSE # DATE

KPB 2026-062V



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DOUGLAS JOHN INGLIS
P.O. BOX 1344
HOMER, AK 99603

CHERIE MICHELLE INGLIS
P.O. BOX 1344
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: DOUGLAS JOHN INGLIS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: CHERIE MICHELLE INGLIS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/00/YYYY.

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC
10635 NATRINA DOUGLASS, WILKINSON, AK 99639
(907)306-7063

PLAT OF OUTLOOK SUBDIVISION NORTH FORK MICRO AG ADDITION

A SUBDIVISION OF
LOTS 14 & 15, OUTLOOK SUBDIVISION ADDITION #1 AMENDED, HM2024-17
AND LOTS 1-3, BLOCK 1, ALASKA STATE LAND SURVEY NO. 2021-37,
NORTH FORK MICRO AG SUBDIVISION, HM2024-17

LOCATED WITHIN
THE NE1/4 OF SECTION 35 & THE NW1/4 36, T4S, R14W, S4M,
HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA,
CONTAINING 32.857 ACRES

OWNERS: DOUGLAS JOHN INGLIS
P.O. BOX 1344
HOMER, AK 99603

CHERIE MICHELLE INGLIS
P.O. BOX 1344
HOMER, AK 99603

SCALE: 1" = 180' DATE: JUNE 17, 2026
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1