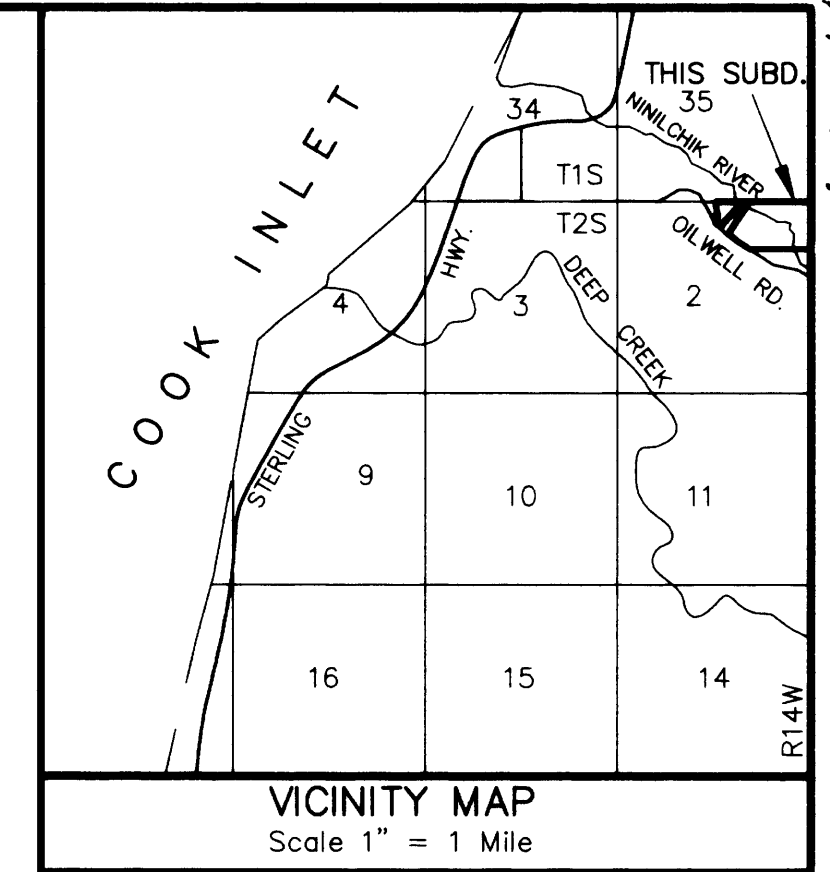
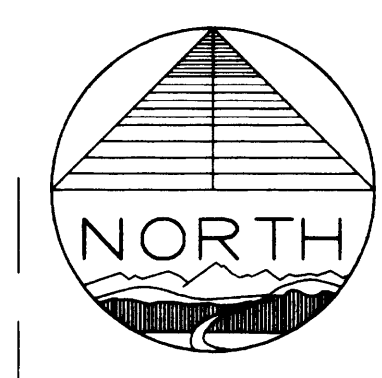


HM 97-42



Found standard brass cap on regulation post.

LEGEND

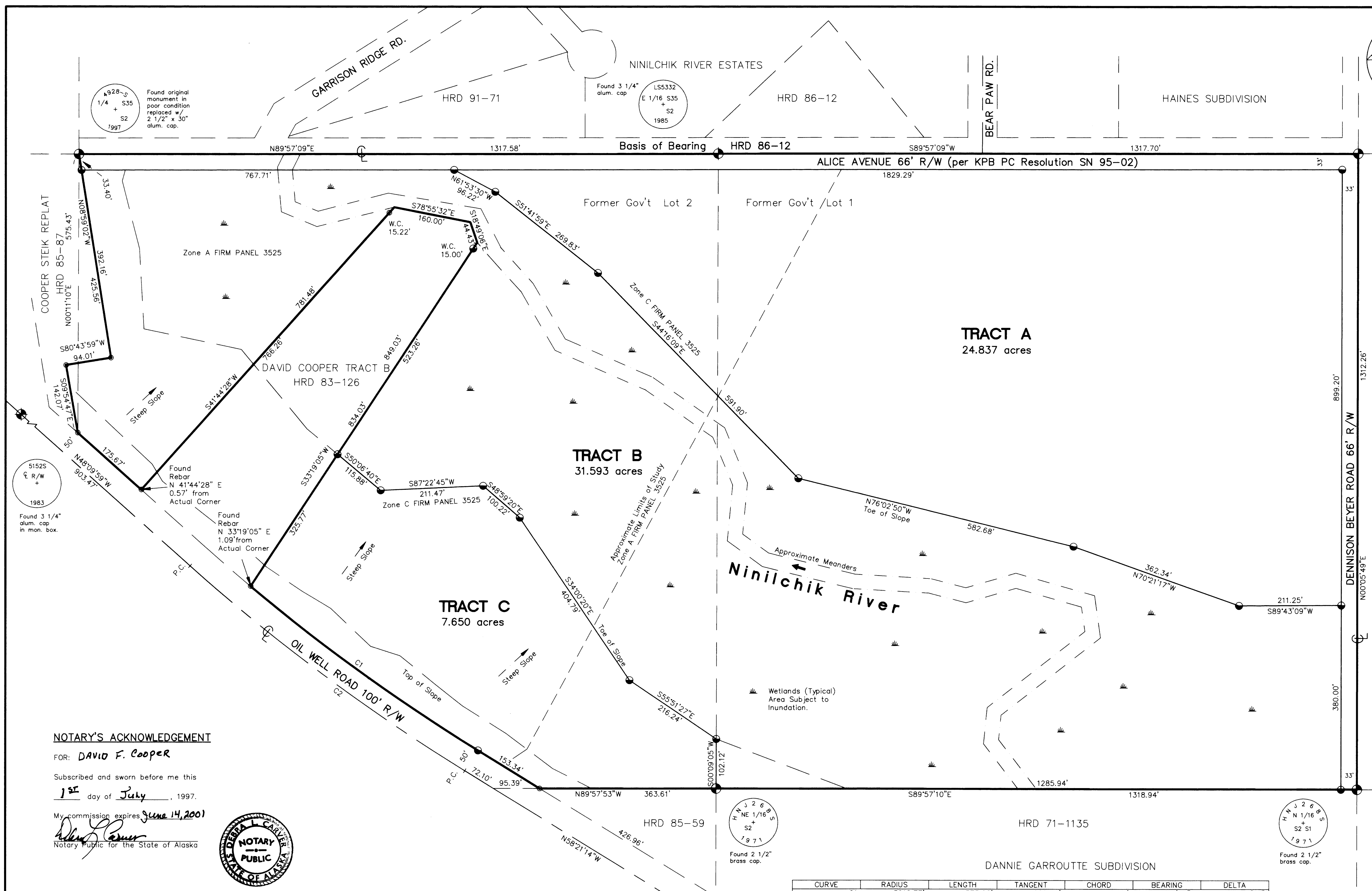
- Primary survey monument found or set as described.
- Set secondary monument 5/8 inch x 30 inch rebar with 2 inch diam. alum. cap 4928-S 1997.
- Found 1/2 inch diam. rebar.
- Record data

NOTES

- Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 5 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
- BUILDING SET BACK** - A building set back of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- The front ten (10) feet of the twenty (20) foot Building Set Back from all rights-of-way and the entire Set Back within five (5) of the side property lines is a utility easement.



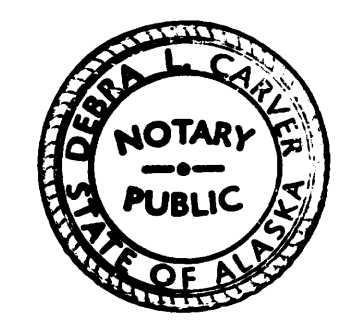
97-42
RECORDED 209e
HOMER REC. DIST
DATE 9/2 1997
TIME 12:59 P.M.
REQUESTED BY: McLane Consulting Group
ADDRESS P.O. Box 468
Soldotna, AK 99669



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3912.77'	575.08'	288.06'	574.56'	N54°08'36"W	08°25'16"
C2	3962.77'	704.60'	353.23'	703.67'	N53°15'36"W	10°11'15"

NOTARY'S ACKNOWLEDGEMENT

FOR: **DAVID F. COOPER**
 Subscribed and sworn before me this
 1st day of July, 1997.
 My commission expires June 14, 2001
Alfred Cooper
 Notary Public for the State of Alaska



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

David F. Cooper
 David F. Cooper

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environment Conservation.

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of
 June 09, 1997.

KENAI PENINSULA BOROUGH
Authorized Official

COOPER SUBDIVISION RIVER ADDITION
(A Resubdivision Gov't Lots 1 and 2)

David Cooper, owner
 P.O. Box 264
 Palmer, AK 99645
 LOCATION
 67.044 AC. M/L SITUATED IN THE N 1/2 NE 1/4 SECTION 2, T. 2 S., R. 14 W., S.M., AK, AND THE KENAI PENINSULA BOROUGH IN THE HOMER RECORDING DISTRICT.
 Surveyed by: Consulting Group
 P.O. Box 468
 Soldotna, AK 99669
 Date: May 1997 Book No.: 96-29 Project No. 962035
 Drawn by: MSM Scale 1" = 100' KPB File No. 97016