

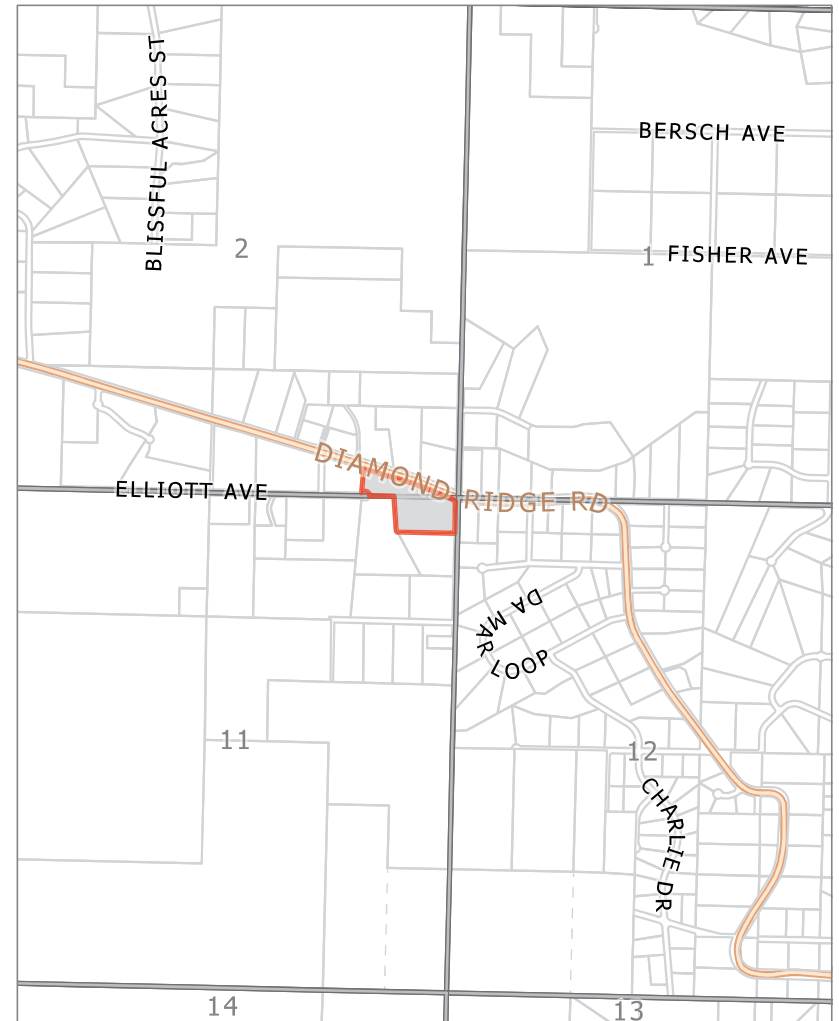
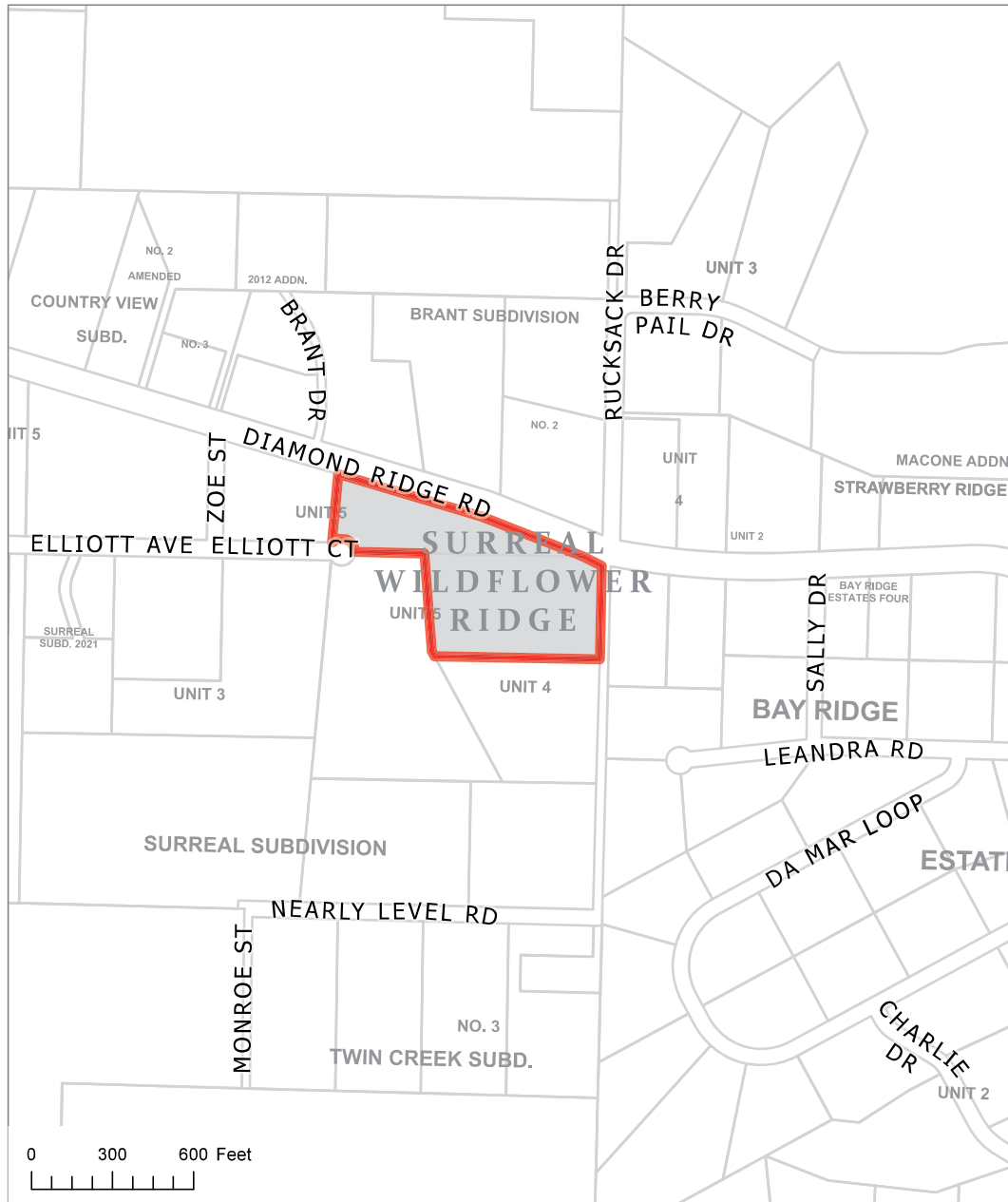
E. NEW BUSINESS

4. Surreal Wildflower Ridge; KPB File 2025-114

Mullikin Surveys / Martin

**Location: Diamond Ridge Road, Nearly Level Road &
Elliott Court**

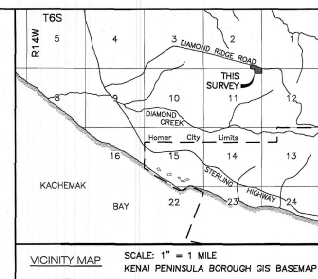
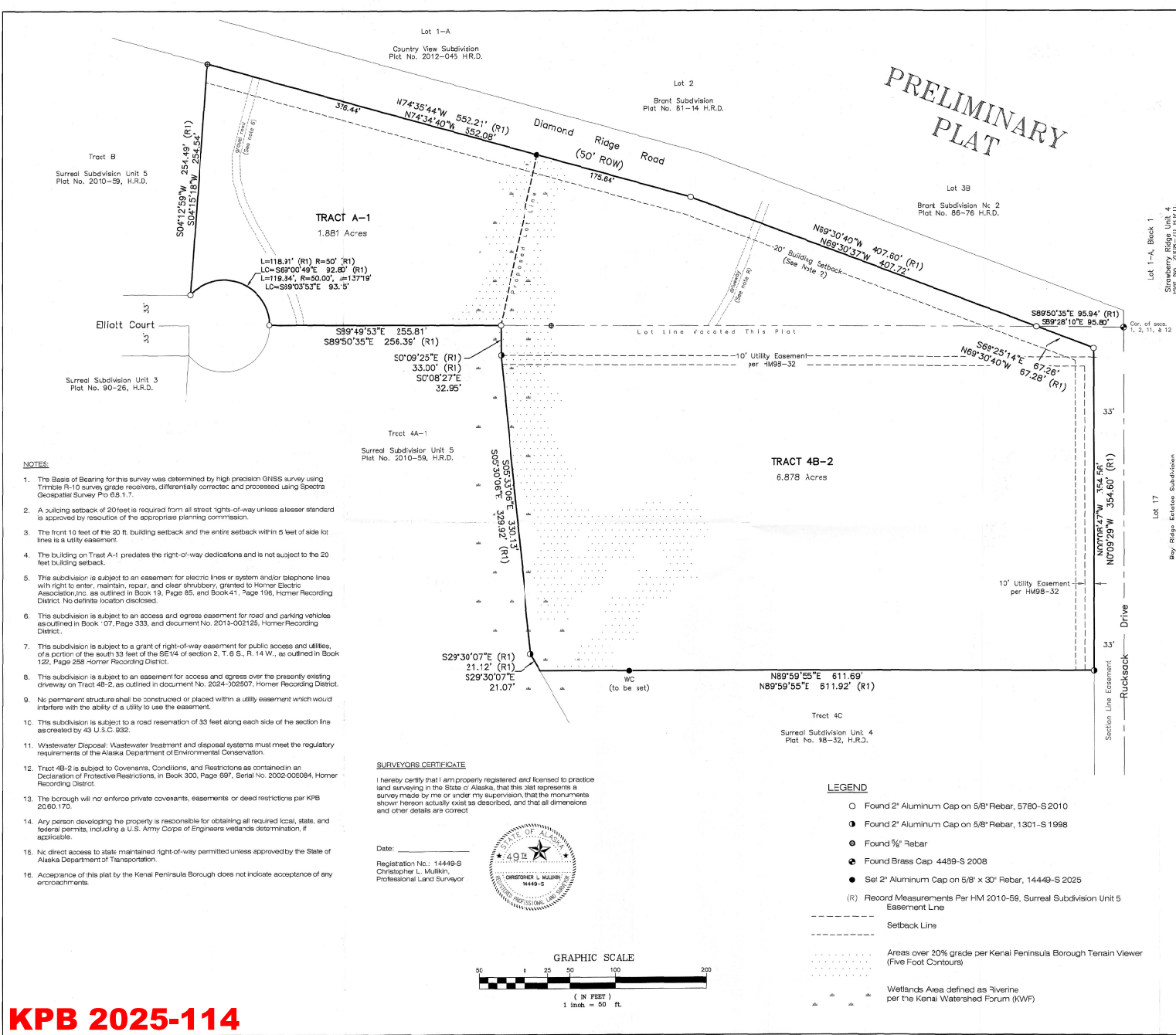
Diamond Ridge Area



KPB File 2025-114
T 06S R 14W S02
Diamond Ridge



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



CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the real property shown and described herein and that I hereby accept 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.

Katie L. Martin
65105 Diamond Ridge Road
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT
For: _____
Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____
For: _____

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 14, 2025.

Kenai Peninsula Borough Authorized Official



SURREAL WILDFLOWER RIDGE	
A SUBDIVISION/REPLAT OF TRACT A AND TRACT 4B-1 SURREAL SUBDIVISION UNIT 5, PLAT No. 2010-59 HOMER RECORDING DISTRICT	
LOCATED WITHIN THE N 1/2 NE 1/4 OF SECTION 11 AND THE S 1/2 SE 1/4 OF SECTION 2 TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.	
CONTAINING 8.759 ACRES	
SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER L. MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	KATIE L. MARTIN 65105 DIAMOND RIDGE ROAD HOMER, AK 99603
SURVEY DATE: 7/10/2025	SCALE: 1" = 50'
PLAT DATE: 7/22/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: SURREAL SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-114

KPB 2025-114

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
SURREAL WILDFLOWER RIDGE**

KPB File No.	2025-114
Plat Committee Meeting:	August 25, 2025
Applicant / Owner:	Katie L. Martin AKA Katie Martin and Katie Lynn Verjinsky of Homer, Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC
General Location:	Diamond Ridge Road, Nearly Level Road and Elliott Court

Parent Parcel No.:	173-710-15 and 173-710-16
Legal Description:	T 6S R 14W SEC 02 SEWARD MERIDIAN HM 2010059 SURREAL SUB UNIT 5 TRACT A AND TRACT 4B-1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will adjust the lot lines between two tracts of sizes 3.227 acres and 5.532 acres to create two new tracts of sizes of 1.881 acres and 6.878 acres.

Location and Legal Access (existing and proposed):

The plat is located on the south side of Diamond Ridge Road, a 100' dedication maintained by the State of Alaska. Both lots will have direct access to Diamond Ridge Rd. Access easements affect both proposed tracts. Tract A-1 has an easement crossing from Diamond Ridge Rd to the tract to the south. Tract 4B-2 has an easement that originally was across the tract north of it, but is now located entirely within the tracts. **Staff recommends** plat note 8 be revised to state the easement is located entirely within proposed Tract 4B-2. **PER DOT:** The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

Access to the plat is also from Elliott Ct on the west, an undeveloped 66' dedication that ends in a cul-de-sac bulb.

Access on the east side of the plat to Tract 4B-2 is also by Nearly Level Rd., which is a 33' undeveloped dedication.

The plat is affected by section line easements. There are 33' section line easements to the east of the plat in Rucksack Dr that should be shown. There are also 33' section line easement running east/west along the section line being the former lot line, that needs to be shown. **Staff recommends** all section line easement be added and labeled on the drawing.

Block length is not compliant along this plat area. The location of this plat to the intersection of Diamond Ridge Rd and Rucksack Rd makes a road dedication not a good location for a road to break the block down. Staff recommends the Plat Committee concur that an exception to KPB 20.30.170 Block Length requirements is not needed at this time.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments:
---------------------------	--

	RSA has no objections at this time.
SOA DOT comments	Show the existing 66' Section Line Easement between Sec 2-11 thru Tract A-1 and 4B-2 referenced in note 10. Change Diamond Ridge Road ROW text to 100'. Plat 2010-59 dedicated 50' of ROW on south while Plat 81-14 dedicated the 50' on north.

Site Investigation:

Per the KPB GIS information and the Asbuilt that was included in the easement document there are structures on both tracts. When the plat is complete, the structures will be located on each new tract respectively also.

The structure on proposed Tract A-1 is noted in plat note 4 as predating the building setback creation from Surreal Subdivision HM2010-59. **Staff recommends** the surveyor revise the note to better reflect the details of the parent plat and creation of the building setback limits with the structure.

There are wetlands on the plat, that are located on the west line of Tract 4B-2 and up along the proposed new lot line between the tracts

There are steep areas located along the west side of Tract 4B-2 that are not shown but follow the wetlands shown.

The River Center review indicated the plat to be located in a FEMA designated flood hazard zone of Zone X. plat note in KPB 20.30.280(D) should be added to the plat notes and include the FEMA FIRM Panel and Zone designation. Zone depiction on the drawing will not be needed. River Center review did not identify the plat to be in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within non-regulatory floodplain X Zone, an area of minimal flood risk. No depiction required but the code required plat note should be present.</p> <p>Flood Zone: X Zone Map Panel: 02122C-2015E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

Staff Analysis

The land was originally identified as the N1/2 NE1/4 of Section 11, and the S1/2 SE1/4 Section 2 south of Diamond Ridge Rd in Township 6 South, Range 14 West S.M. Homer Recording District, Alaska. Surreal Subdivision HM 82-6 was the first division of the N1/2 NE1/4. Surreal Subdivision Unit 4 HM98-32 replatted Tract 4 of HM82-6. Surreal Subdivision Unit 5 replatted a portion of HM 98-32 and all of the S1/2 SE1/4 lying south of Diamond Ridge Rd.

A soils report will not be required for either tract as Tract 4B-2 is above 200,000 sq ft. and Tract A-1 has a soils report from the parent plat that covers the existing area. **Staff recommends** the proper waster water disposal notes be applied to the drawing from KPB 20.40.

There does not appear to be any encroachments to or from the property. Staff recommends the surveyor watch for issues when doing the boundary survey and if found, label them on the plat drawing with a solution to the issues found.

Notice of the proposed plat was mailed to the beneficial interest holders on August 5, 2025 and August 13, 2025. The beneficial interest holders 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 property is not within an advisory planning commission and no review will be given.

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

Utility Easements

The plat is carrying forward a 10' utility easement in the front 10' of the building setback line and the entire setback within 5' of side lot lines. These easements need to be added completely to the drawing.

There is also a 10' utility easement being carried forward from the parent plat, located 33' south of the former lot line.

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

HEA has sent a comment requesting the location of an overhead line and easement near the west line of proposed Tract A-1. The comment is in the packet.

Utility provider review:

HEA	See comment
ENSTAR	No comments or recommendations
ACS	No objections.
GCI	Approved as shown

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn</p> <p>Affected Addresses: 65105 DIAMOND RIDGE RD, 64794 NEARLY LEVEL RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: DIAMOND RIDGE RD, NEARLY LEVEL RD, ELLIOT CT</p> <p>Existing Street Name Corrections Needed: RUCKSACK DR WAS CHANGED TO NEARLY LEVEL RD PER SN RES 2014-02</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p>
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	List of Street Names Denied: Comments: 64794 NEARLY LEVEL RD WILL BE CHANGED. 65105 DIAMOND RIDGE RD WILL REMAIN See attachments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review 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 Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Under the Certificate of Ownership and Dedication the owner should be listed as Katie L. Martin aka Katie Martin per the CTP and Assessor Page
In the Plat Approval change the date to August 25, 2025.

PLAT NOTES TO ADD

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:

Modify the KPB File No to 2025-114

Owner should be listed as Katie L. Martin aka Katie Martin per the CTP and Assessor Page.

Katie Lynn Verjinsky is also listed as an owner

- 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 recommendation:

Rucksack Dr on the east south of Diamond Ridge Rd was renamed to Nearly Level Rd, change name on drawing.

Rucksack Dr on the east is a 33' ROW and 66' SLE, show correctly.

Rucksack Dr and ROW should be shown to the north.

- D. Diamond Ridge Rd should be continued to the east., show as full 100' ROW, 50' each side of centerline.
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:
Add labels identifying the lines on the vicinity map such as in section 9 running north to section 3
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
Staff recommendation:
CCR Document Book 300 Page 697 does not affect the proposed plat and should be removed from plat note number 12.
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
The section line easements should be shown running east/west on the plat.
Plat note 8 should be revised to state that noted easement is entirely with proposed Tract 4B-2.
- 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:
Show the line between the lots to the north of Diamond Ridge Rd.
Modify the label for the parcel south of Elliott Court: Tract 3B-1 HM 2024-030
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Revise plat note 4 to indicate that the note is carried forward from the parent plat, include HM2010-59.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

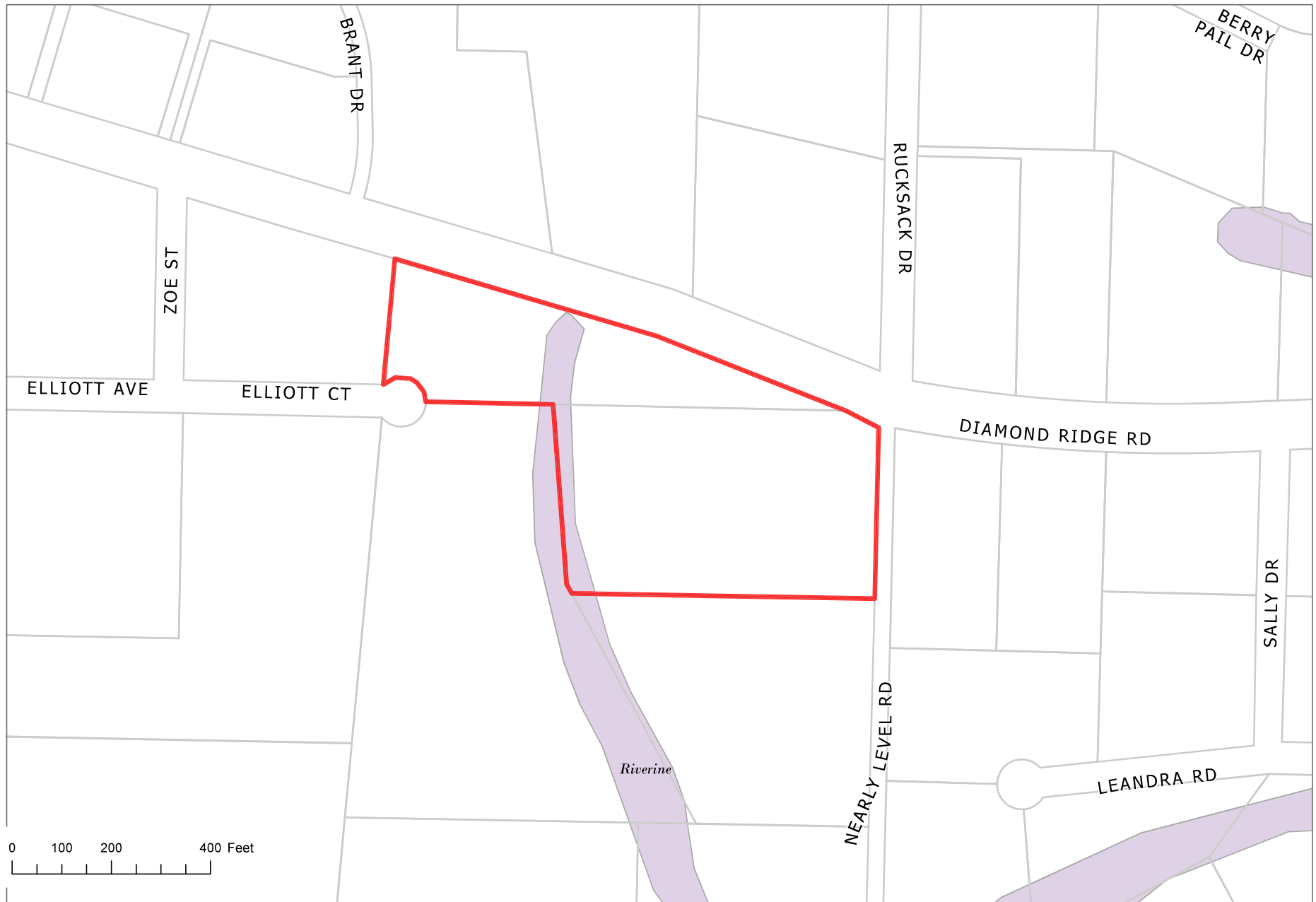
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

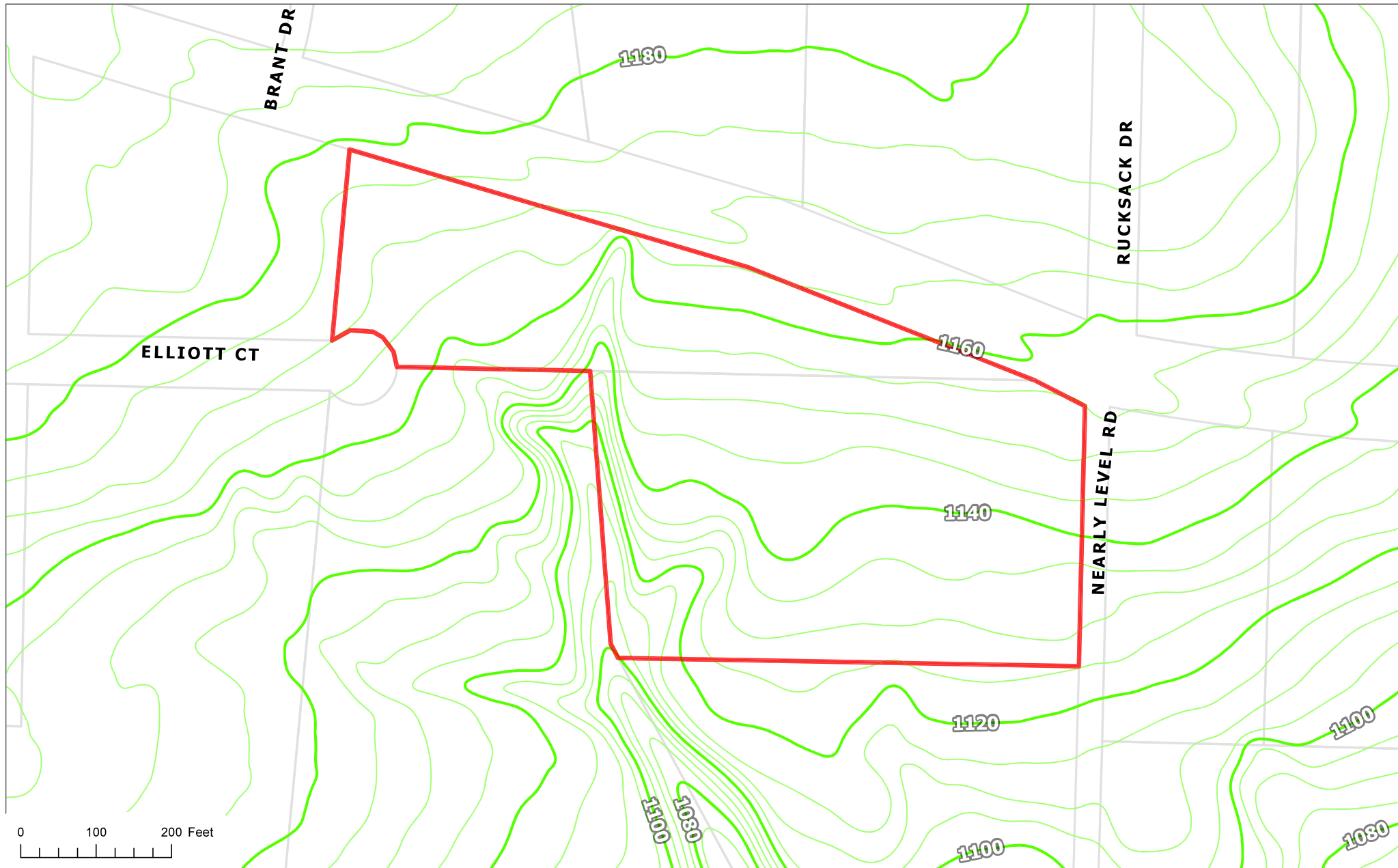
END OF STAFF REPORT



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



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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.

Surveyors Certificate

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

Date 11-23-2010
Roger W. Imhoff LS 5780

Plat Approval

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

SEPTEMBER 13, 2010

KENAI PENINSULA BOROUGH

By: [Signature]
Authorized Official

Page a wife

Owner Former Tract 4B Surreal Subdivision Unit 4
Gaye A. Wolfe
PO Box 3335
Homer AK 99603

Notary's Acknowledgement
Subscribed and sworn to me before this 29th day

of November, 2010

for Gaye A. Wolfe

Cananda McMah
Notary Public for Alaska

My Commission Expires 10/13/14

Owners Certification

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.

Donald Wellington Marlatt 11-24-10
Date

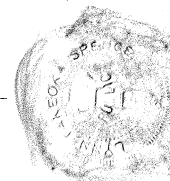
Donald Wellington Marlatt
460 Grubstake Avenue
Homer AK 99603

Notary's Acknowledgement
Subscribed and sworn to me before this 24th day

of November, 2010

for Donald Wellington Marlatt

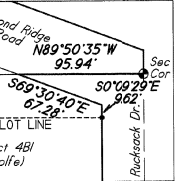
Donald Wellington Marlatt
Notary Public for Alaska
My Commission Expires 8/28/2014



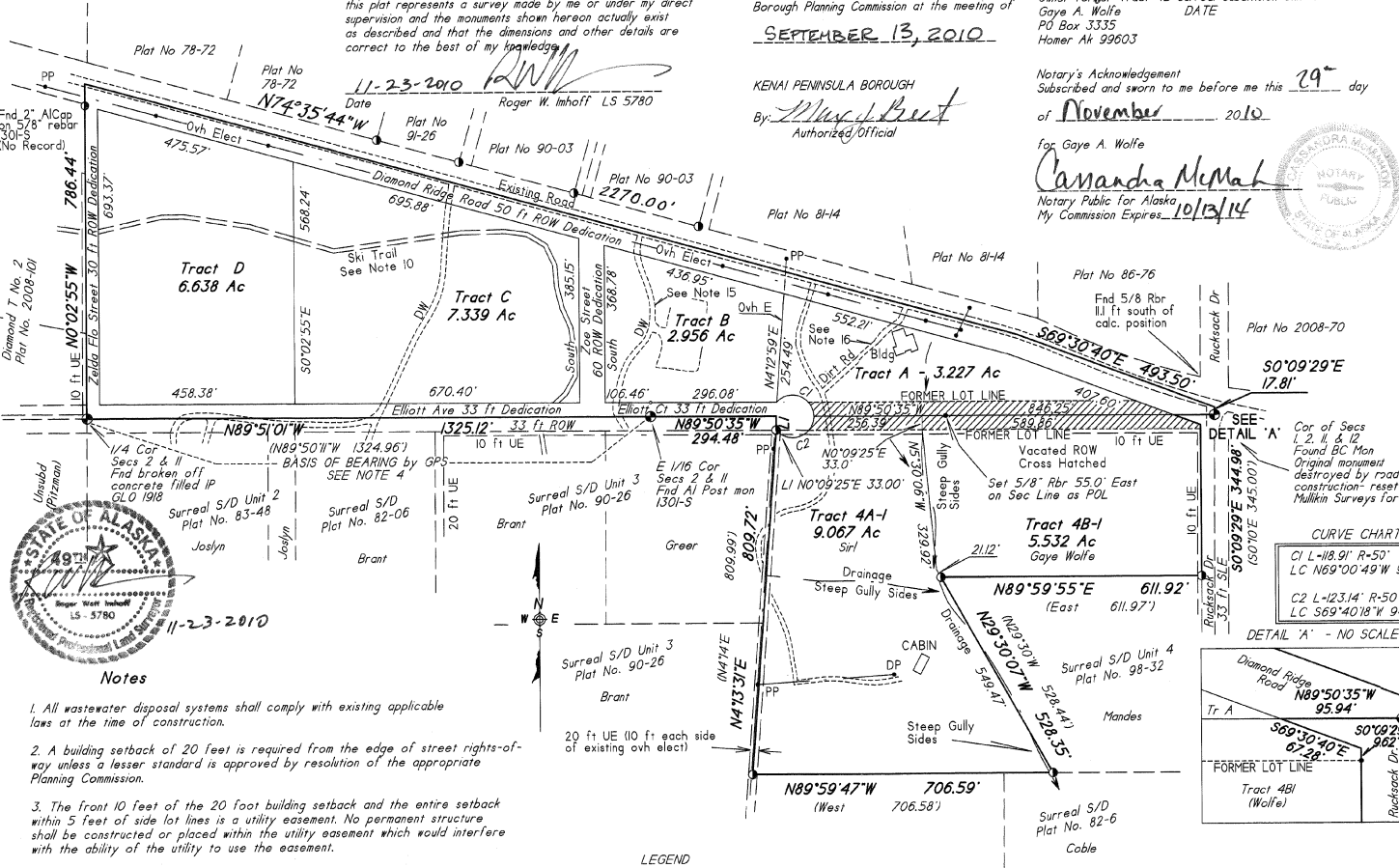
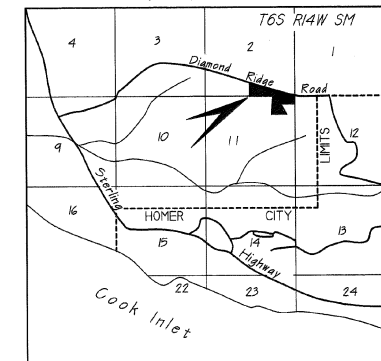
Cor of Secs
1, 2, 11 & 12
Found BC Mon
Original monument
destroyed by road
construction: reset by
Mullikin Surveys for DOT

CURVE CHART
C1 L=118.91' R=50°
LC N69°00'49"W 92.80°
C2 L=123.14' R=50°
LC S69°40'18"W 94.30°

DETAIL 'A' - NO SCALE



Vicinity Map 1" = 1 Mile



Notes

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- A building setback of 20 feet is required from the edge of street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of side lot lines is a utility easement. No permanent structure shall be constructed or placed within the utility easement which would interfere with the ability to use the easement.
- The Basis of Bearing for this survey is by GPS observation within the proposed subdivision. All bearings are oriented to a True Basis.
- Set 2" self identifying aluminum cap on 5/8" diameter steel rebar at all lot corners and ROW points of curvature unless otherwise noted.
- Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
- No access is permitted to State owned rights-of-way without prior written approval of the Alaska State DOT & PF.
- The building on Tract A predates the ROW dedications and is not subject to the 20 ft building setback.
- Diamond Ridge Road located by best fit of found monumentation along each side of the existing road.
- Ski Trail location is shown for information only. No easement is implied or granted by this plat.
- WASTEWATER DISPOSAL** Tracts C, D, 4A-1, and 4B-1
These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

LEGEND

- Found Primary Monument of Record as described
- Found 2" Alum Cap on 5/8" rebar of Record 1301-S
- () Dimension of Record Plat No. 82-6 HRD

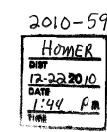
- The vacation of a portion of Elliott Avenue was approved by the KPB Planning Commission at its meeting on September 13, 2010.
- The 66 ft wide section line easement centered between Sections 2 and 11 is not being vacated by this plat.
- Tracts 4A-1 and 4B-1 are subject to Covenants, Conditions, and Restrictions as recorded in Book 300 Page 697, and Serial No. 2002-005064.
- 30 ft wide Ingress - Egress Easement benefitting Timothy J. Daugherty and Kim A. Greer as recorded in Book 211 Page 948.
- Tract A is affected by that easement recorded in Book 107 Page 333.
- Portion of the south 33 ft. of the SE 1/4 of Section 2, T6S, R14W, SM is affected by that easement and right-of-way as recorded in Book 122 Page 258.

Wastewater Disposal

TRACTS A and B
Soil conditions, water table levels, and soil slopes in 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 professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

McTearman 3380-E 7 Dec 10
Engineer License Number Date

Northern Test Labs Soils Report 08121



SHEET 1 of 4
SHEETS 2, 3, & 4 are SIGNATURE SHEETS ONLY

Surreal Subdivision Unit 5	
Being a partial vacation of the ROW of Elliott Avenue AND a subdivision of that portion of the S 1/2 SE 1/4 Section 2, Township 6 South, Range 14 West, Seward Meridian, lying south of Diamond Ridge Road AND Tracts 4A and 4B Surreal Subdivision Unit 4 Plat No 98-32 within the Kenai Peninsula Borough	
Homer Recording District Third Judicial District, Alaska	
Containing 40.286 Acres, more or less	
Clients: Sirl, Brant, Marlatt, Ford and Wolfe Homer AK 99603	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer AK 99603
Date: June 2010	File surreal.vcd
Drawn RWI	Scale 1"=200 ft KPB File No 2010-116 KPB File No 2010-119

Signature Sheet

Sheet 2 of 4

Surreal Subdivision Unit 5

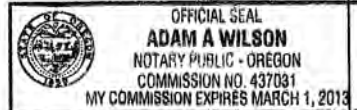
I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Michael W. Sirl 11/29/2010
 Michael W. Sirl Date
 2866 Talbot Rd. S.
 Jefferson, Or. 97352

Notary's Acknowledgement
 Subscribed and sworn to me before me this 29th day
 of November, 2010

for Michael W. Sirl

Adam Wilson
 Notary Public for Oregon
 My Commission Expires March 1, 2013



Surreal Subdivision Unit 5

Being a partial vacation of the ROW of Elliott Avenue AND
 a subdivision of that portion of the S 1/2 SE 1/4
 Section 2, Township 6 South, Range 14 West, Seward
 Meridian, lying south of Diamond Ridge Road AND
 Tracts 4A and 4B Surreal Subdivision Unit 4 Plat No 98-32

within the Kenai Peninsula Borough

Homer Recording District
 Third Judicial District, Alaska

Containing 40.286 Acres, more or less

Clients:
 Sirl, Brant, Marlatt, Ford,
 and Wolfe
 Homer Ak 99603

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

KPB File No 2010-116 KPB File No 2010-119

Signature Sheet

Sheet 3 of 4

Surreal Subdivision Unit 5

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

David Eldon Ford 12-1-10
 Date
6489 SW Longview Street
Bend OR 97702-1976

Notary's Acknowledgement
 Subscribed and sworn to me before me this 15th day
 of December, 2010

for David Eldon Ford



Carin L. Springer
 Notary Public for Deschutes Co. Oregon
 My Commission Expires Oct. 7, 2011

Surreal Subdivision Unit 5

Being a partial vacation of the ROW of Elliot Avenue AND
 a subdivision of that portion of the S 1/2 SE 1/4
 Section 2, Township 6 South, Range 14 West, Seward
 Meridian, lying south of Diamond Ridge Road AND
 Tracts 4A and 4B Surreal Subdivision Unit 4 Plat No 98-32

within the Kenai Peninsula Borough

Homer Recording District
 Third Judicial District, Alaska

Containing 40.286 Acres, more or less

Clients:
 Sirl, Brant, Marlatt, Ford,
 and Wolfe
 Homer Ak 99603

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

KPB File No 2010-116 KPB File No 2010-119

Signature Sheet

Sheet 4 of 4

Surreal Subdivision Unit 5

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.

Robert J. Brant Jr 12/8/10 Pamela J. Brant 12/8/10
 Robert J. Brant, Jr Date Pamela J. Brant Date
 65299 Elliott Ave
 Homer Ak 99603

Notary's Acknowledgement
 Subscribed and sworn to me before me this 8th day
 of December, 2010

for Robert J. Brant, Jr and Pamela J. Brant

Mary Ann Rowe

Notary Public for ALASKA

My Commission Expires 7-30-14

STATE OF ALASKA
 NOTARY PUBLIC
 MARY ANN ROWE
 My Commission Expires _____

Surreal Subdivision Unit 5

Being a partial vacation of the ROW of Elliott Avenue AND
 a subdivision of that portion of the S 1/2 SE 1/4
 Section 2, Township 6 South, Range 14 West, Seward
 Meridian, lying south of Diamond Ridge Road AND
 Tracts 4A and 4B Surreal Subdivision Unit 4 Plat No 98-32

within the Kenai Peninsula Borough

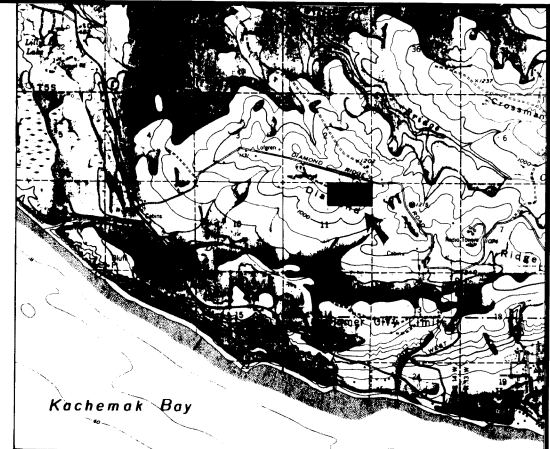
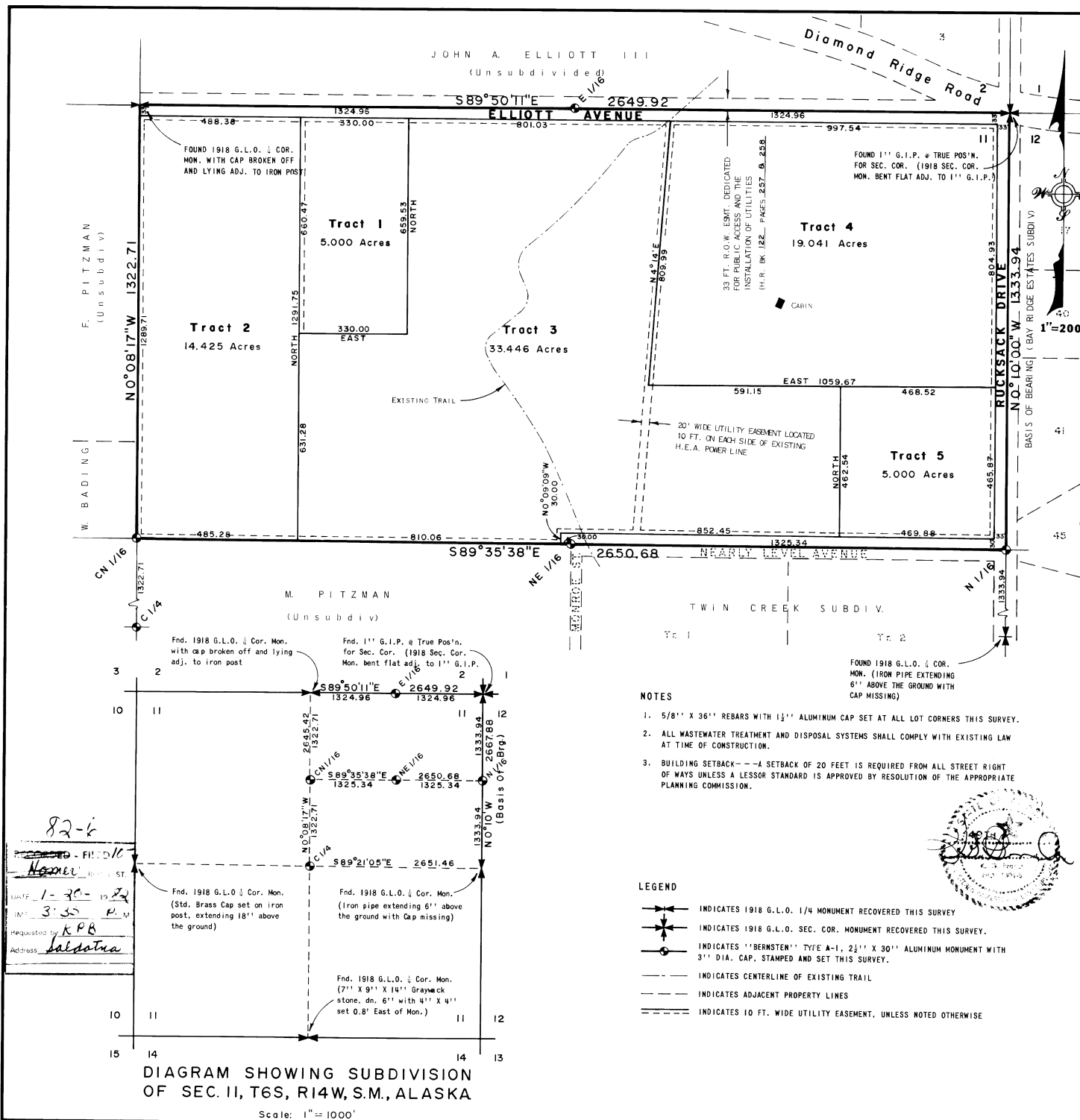
Homer Recording District
 Third Judicial District, Alaska

Containing 40.286 Acres, more or less

Clients:
 Sirl, Brant, Marlatt, Ford,
 and Wolfe
 Homer Ak 99603

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

KPB File No 2010-116 KPB File No 2010-119



VICINITY MAP
1" = 1 Mile

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Date: 9/15/81 Surveyor: Ken Branch, R.L.S. No. 1301 S

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Date: 10-2-81 Owner: Michael W. Sirl
Michael W. Sirl
Box 1061
Homer, Alaska 99603

NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF October 1981.

Notary Public in and for the STATE OF ALASKA
My Commission expires: 7-15-84

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 22, 1981

KENAI PENINSULA BOROUGH
By: [Signature]
Authorized Official

SURREAL SUBDIVISION

Situated in the N1/2 NE1/4 of Section II, T6S, R14W, S.M., Homer Recording District, Alaska.

Containing 80.816 Acres

Prepared For	Prepared By	Date
Michael W. Sirl	Ken Branch, R.L.S.	5/23/81
Box 1061	Box 1295	Scale
Homer, Alaska	Homer, Alaska	1" = 200'

WASTEWATER DISPOSAL

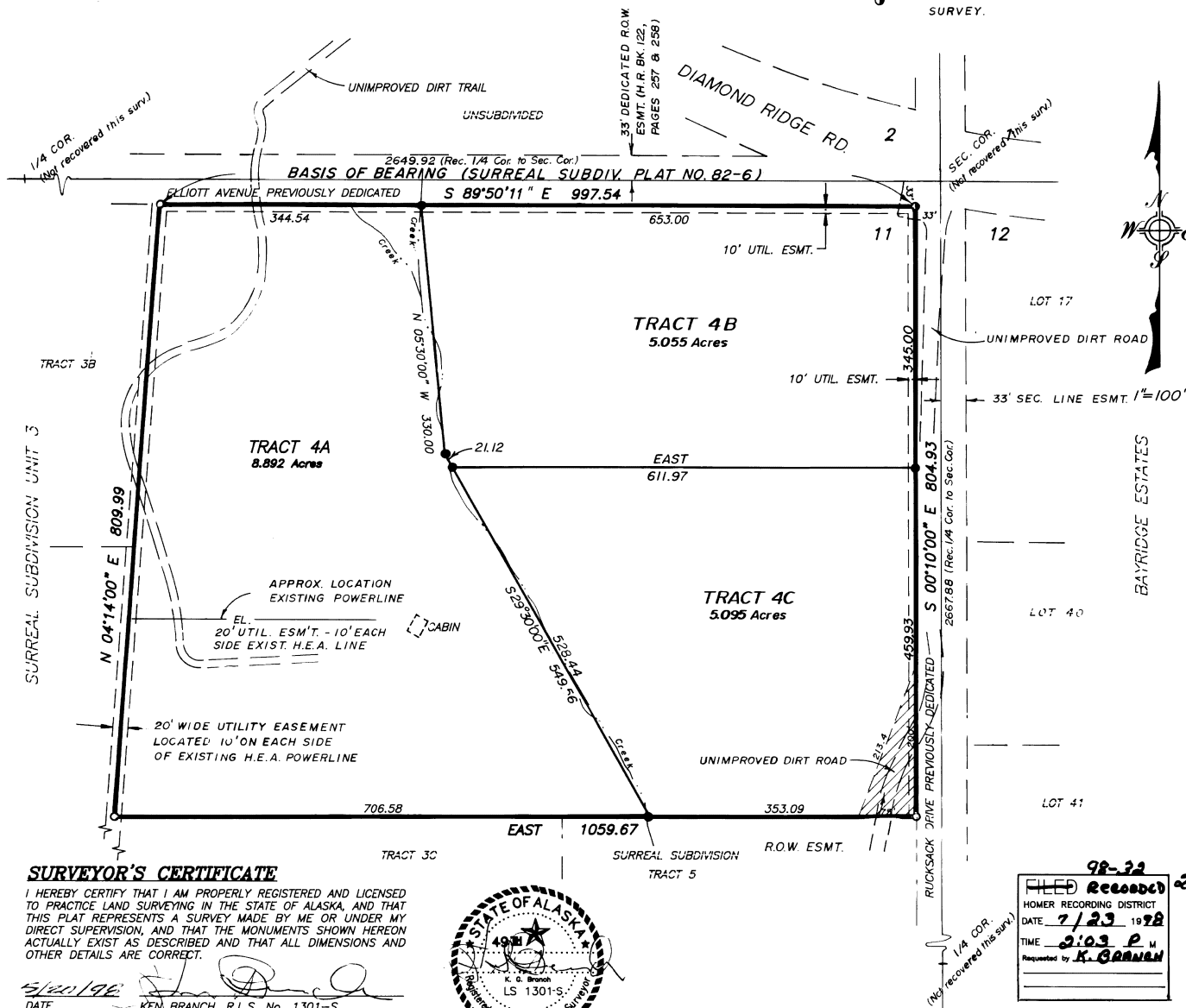
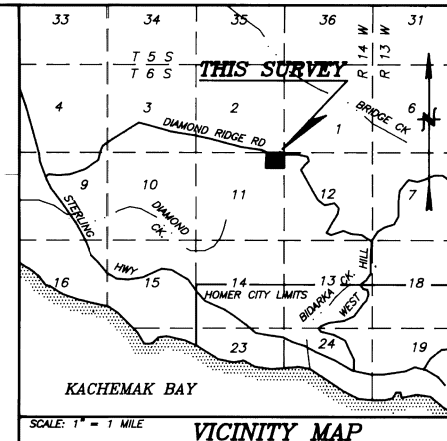
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION.

NOTES

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPT. OF TRANSPORTATION.
4. THE FRONT 10' OF THE 20' BUILDING SETBACK AND WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT.

LEGEND

- INDICATES 5/8" REBAR WITH 2" ALCAP SET THIS SURVEY.
- INDICATES ADJACENT PROPERTY LINES
- INDICATES 1 1/2" ALCAP SET IN 1981, 1301-S RECOVERED THIS SURVEY.
- /// INDICATES R.O.W. EASEMENT DEDICATED THIS PLAT.
- INDICATES 5/8" REBAR RECOVERED THIS SURVEY.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

5/20/98
DATE
KEN BRANCH, R.L.S. No. 1301-S



98-32
FILED
HOMER RECORDING DISTRICT
DATE 7/23 1998
TIME 2:03 P.M.
Requested by K. Branch

KPB File No. 97-274

CERTIFICATE OF OWNERSHIP

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

Michael W. Sirl
MICHAEL W. SIRL
65105 ELLIOTT AVE.
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF June, 1998

FOR: MICHAEL W. SIRL
Notary Public for State of New York

MY COMMISSION EXPIRES
MARY ELLEN HUGHES
Notary Public, State of New York
No. 30772454
Qualified in Nassau County
Commission Expires June 30, 1998

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 24, 1997

KENAI PENINSULA BOROUGH BY: [Signature]
AUTHORIZED OFFICIAL

SURREAL SUBDIVISION

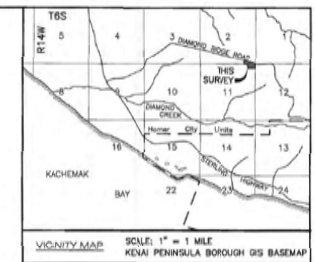
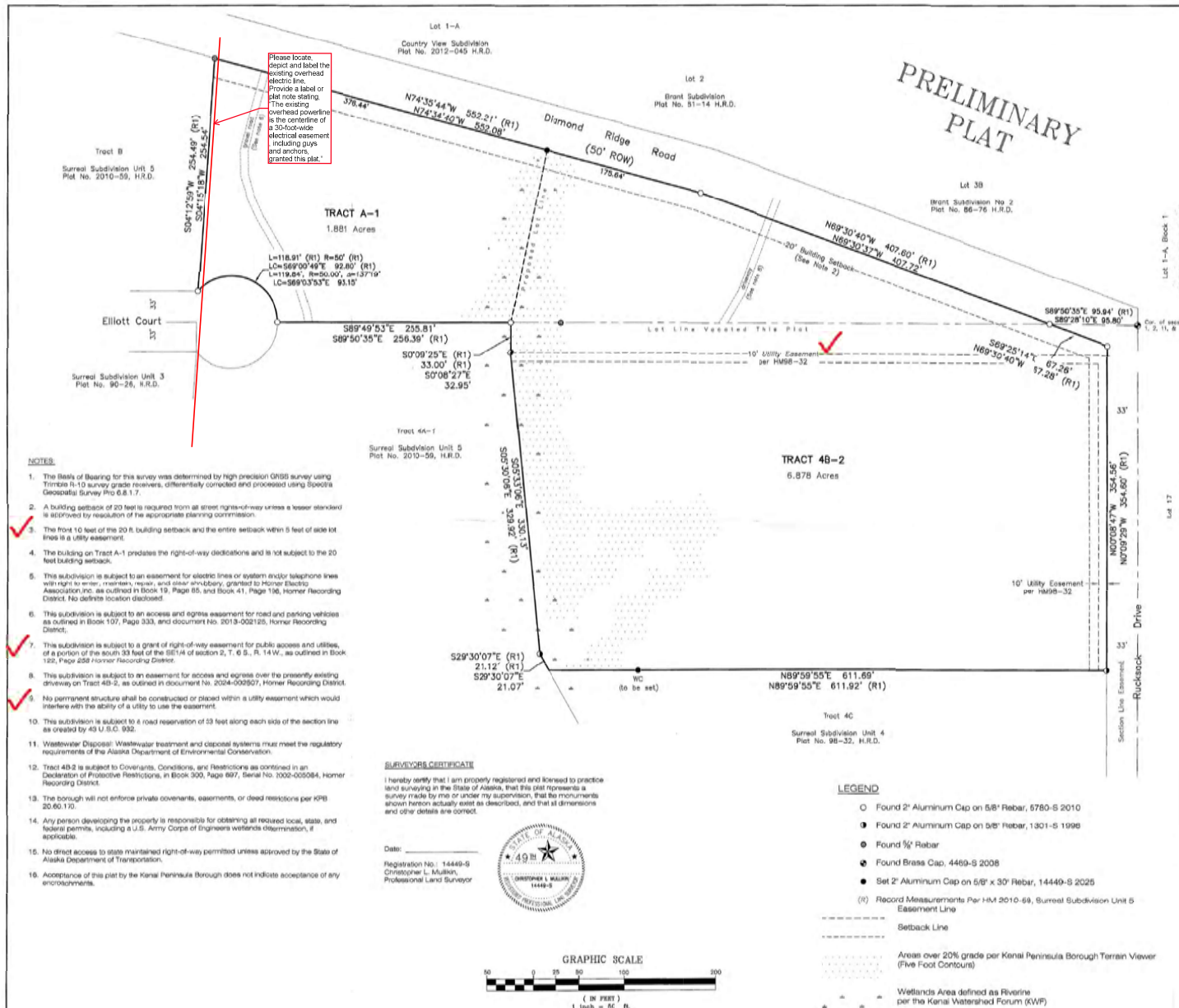
UNIT 4

A subdivision of Tract 4 of the Surreal Subdivision situated within a portion of the N1/2 NE 1/4 of Section 11, T.6S, R.14W, S.M., Alaska CONTAINING 19.042 ACRES MORE OR LESS HOMER RECORDING DISTRICT, ALASKA

Prepared For:
Michael W. Sirl
65105 Elliott Ave.
Homer, Alaska

Prepared By:
Ken Branch, R.L.S.
Box 1295
Homer, Alaska 99603

DRAWN BY: H.F.	DATE: 10/10/97	SCALE: 1" = 100'
CHK BY: K.B.	JOB #97-41	SHEET 1 OF 1



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described herein and that I hereby adjust 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.

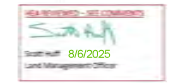
Kate L. Martin
69105 Diamond Ridge Road
Homer, AK 99603

NOTARY ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ day of _____, 2025.
Notary Public for Alaska
My Commission expires _____
For: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 27, 2025.
Kenai Peninsula Borough Authorized Official



SURREAL WILDFLOWER RIDGE

A SUBDIVISION/REPLAT OF TRACT A AND TRACT 4B-1
SURREAL SUBDIVISION UNIT 5, PLAT No. 2010-59
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE N1/2 NE1/4 OF SECTION 11 AND THE S1/2 SE1/4 OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 14 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 8.759 ACRES	
SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	KATE L. MARTIN 69105 DIAMOND RIDGE ROAD HOMER, AK 99603
SURVEY DATE: 7/10/2025	SCALE: 1" = 50'
PLAT DATE: 7/27/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: SURREAL SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-114

KPB 2025-114