

NOTES

1. BASIS OF BEARING IS FROM THE PLAT OF WOODY ACRES NO. 3 (HM 82-11).
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. 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 PER THE PARENT PLATS (HM 82-11) AND (HM 79-38).
4. NO FIELD SURVEY WAS PERFORMED FOR THIS REPLAT. MONUMENTS AND DIMENSIONS SHOWN ARE PER THE RECORD PLATS.
5. 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. 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.
7. ORIGINAL LOT 1, BLOCK 1, WINDSONG AMENDED (HM 79-38) IS AFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 7, 1979 (BK 105, PG 255 HRD). THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
8. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 49, PG 286 HRD).
9. THESE LOTS ARE AFFECTED BY RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949, AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.

NOTARY'S ACKNOWLEDGMENT

FOR KEITH DANIEL EDENS AND KAYCEE SHEA EDENS

ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2022.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

LEGEND

- INDICATES 2-1/2" BRASS CAP (3686-S 1977) RECORD PER HM 79-38
- INDICATES 1" IRON PIPE W/ PLASTIC CAP (3686-S) RECORD PER HM 82-11
- ⊗ INDICATES 1/2" REBAR (3686-S) RECORD PER HM 79-38

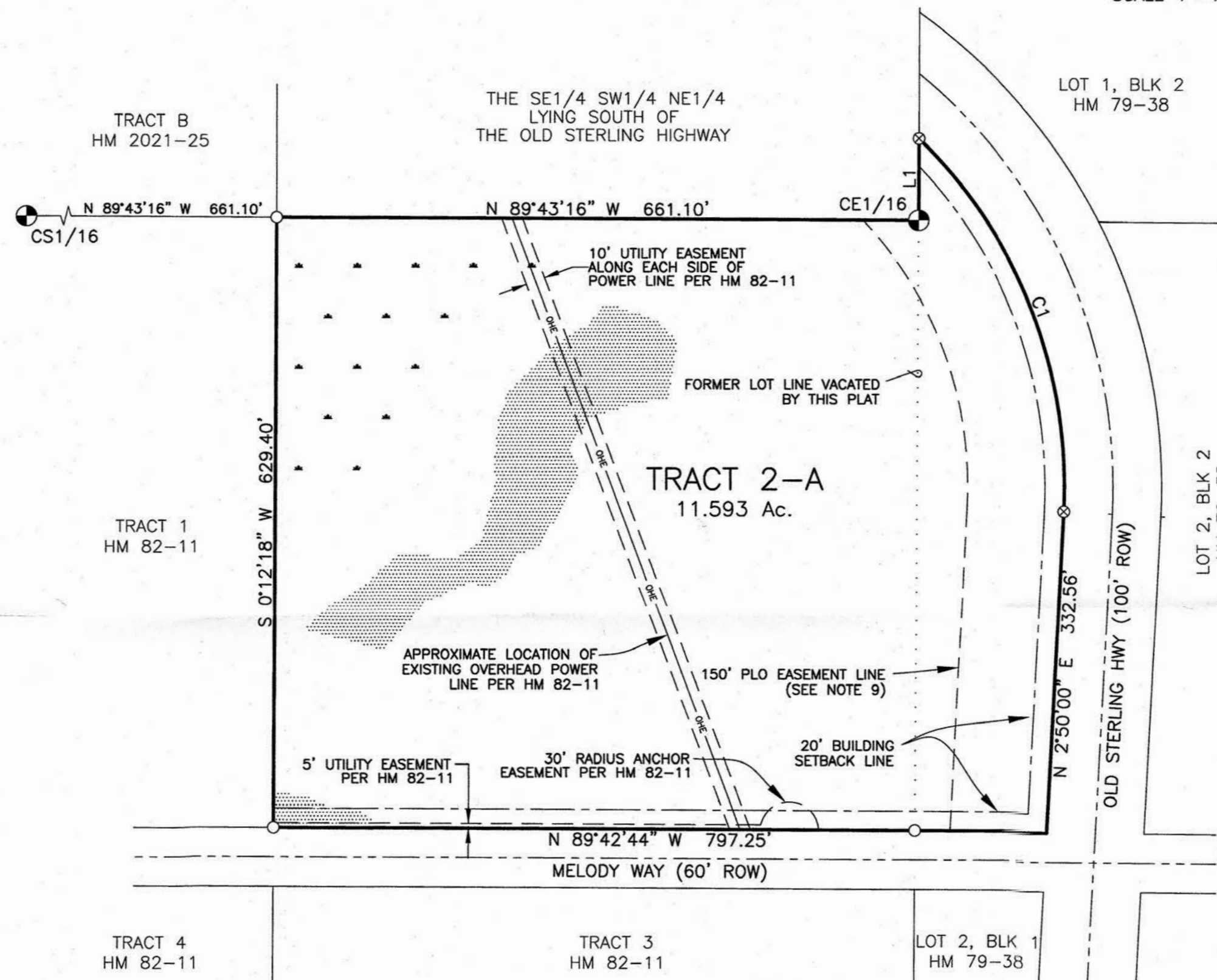
▲ ▲ INDICATES POTENTIAL LOW WET AREAS

▨ INDICATES AREAS WITH SLOPES GREATER THAN 20%

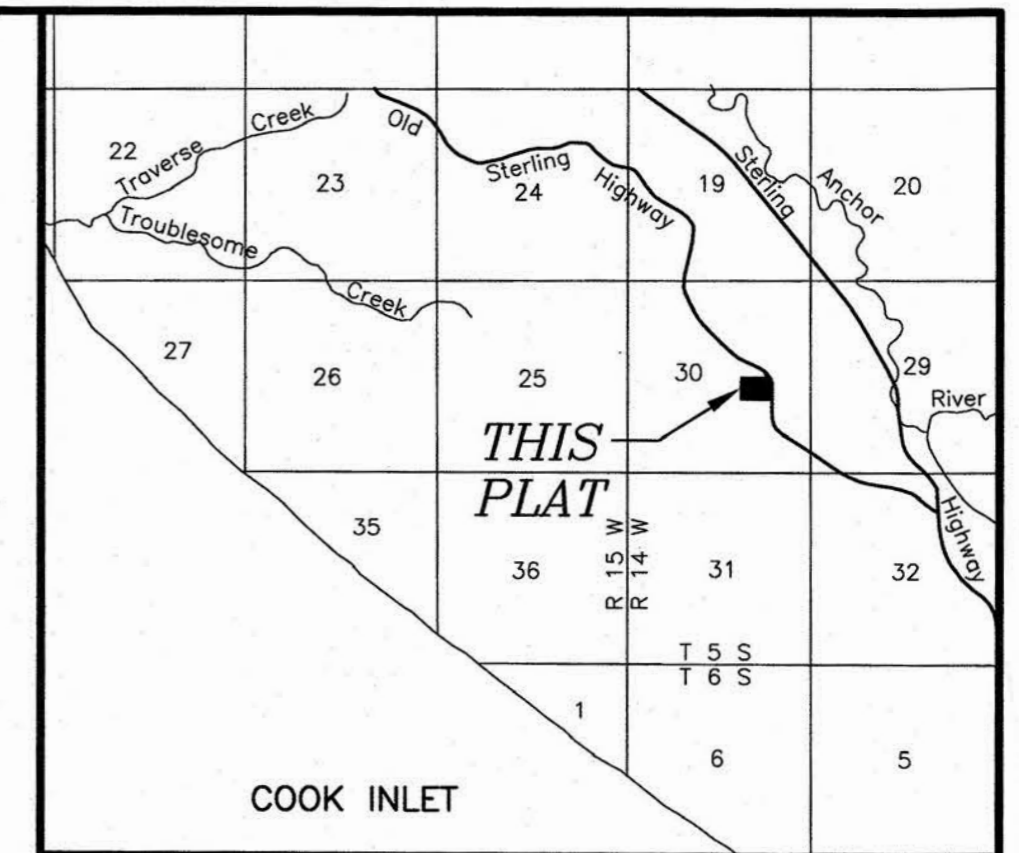
PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH DATE _____



SCALE 1"=120'



VICINITY MAP

SCALE: 1" = 1 MILE U.S.G.S. QUAD. SELDOVIA (D-5)

CERTIFICATE OF OWNERSHIP

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.

KEITH DANIEL EDENS
PO BOX 992
HOMER, ALASKA 99603

KAYCEE SHEA EDENS
PO BOX 992
HOMER, ALASKA 99603

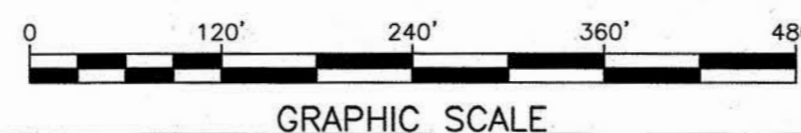
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	48°30'54"	500.00'	423.37'	N 21°25'27" W	410.84'

LINE TABLE

LINE	BEARING	DISTANCE
	N 0°10'55" E	84.42'

KPB 2022-006



HOMER RECORDING DISTRICT KPB FILE No. 2022-???

WOODY ACRES 2022 REPLAT

THE COMBINATION OF
TRACT 2, WOODY ACRES NO. 3 (HM 82-11)
AND
LOT 1, BLOCK 1, WINDSONG AMENDED (HM 79-38)
LOCATED WITHIN
N1/2 SE1/4 SEC 30, T. 5 S., R. 14 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 11.593 ACRES
OWNERS:
KEITH DANIEL EDENS AND KAYCEE SHEA EDENS
PO BOX 992, HOMER, ALASKA 99603

GEOVERA, LLC

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

DRAWN BY: SCS	JANUARY 2022	SCALE: 1" = 120'
CHK BY: SCS	JOB #2022-02	SHEET 1 OF 1