

# BAIKOBROS SUBD. #4

PRELIMINARY PLAT

A replat of Tract A Baikobros Subd., Amended, HRD 2001-48 and Lot A Plat Waiver Resolution 91-08; and including a vacation & rededication of a portion of Settle, Ave.  
 Located in the SE 1/4 Section 25, T1S R12W, SM, Alaska.  
 Homer Recording District Kenai Peninsula Borough

**Prepared for**  
 James Mottl  
 P.O. Box 39735  
 Ninichik, AK 99639

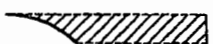
**Prepared by**  
 Elizabeth Kobylarz  
 246 N. Bradley St.  
 Soldotna, AK 99569

Johnson Surveying  
 Box 27  
 Oum Gulch, AK 99568

KPB 2015-116

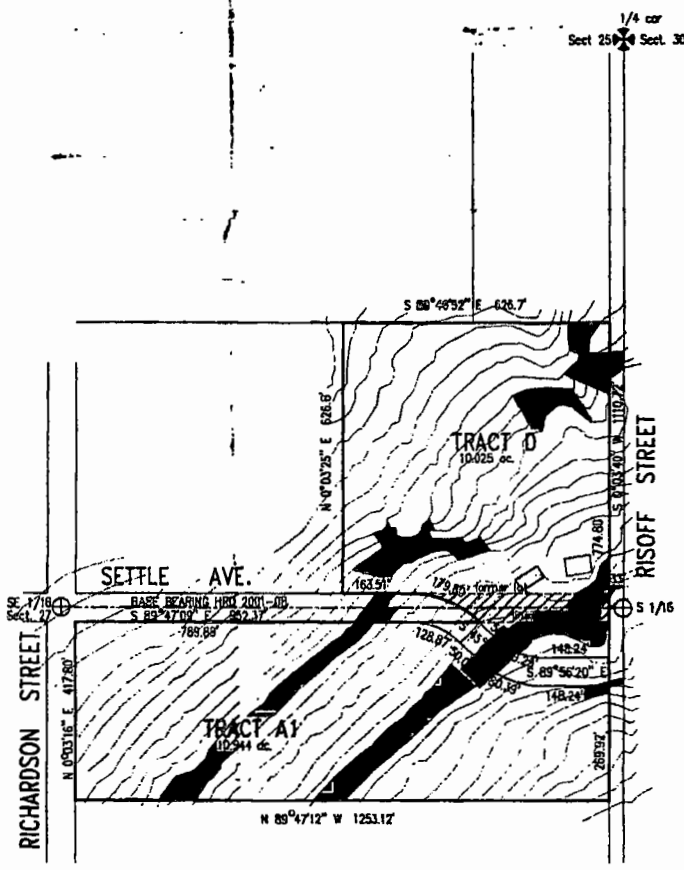
SCALE 1" = 200' AREA = 21.568 acres  
 8 August, 2015

VICINITY 1" = 4 miles MAP

 - indicates ROW being vacated.

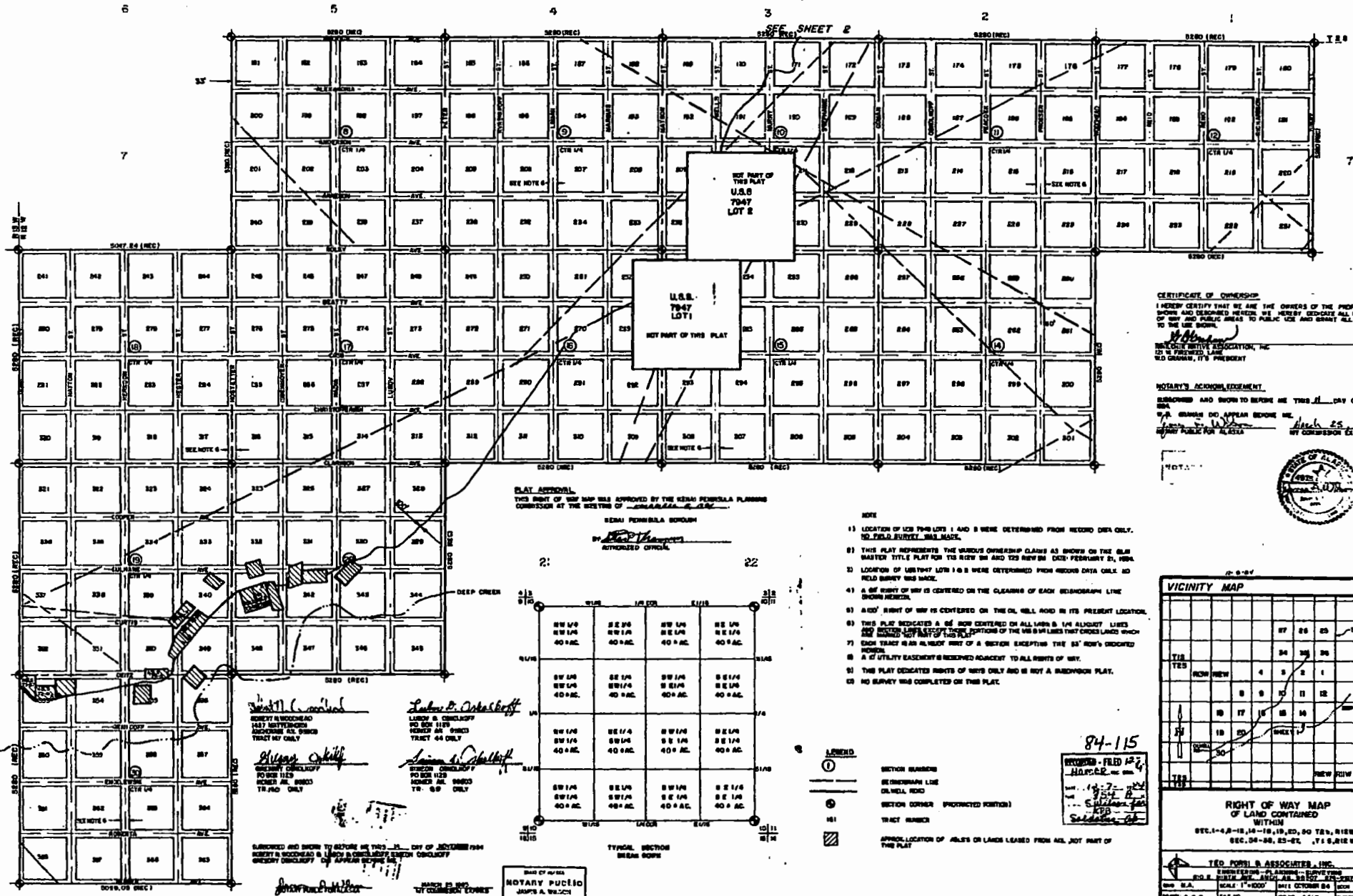
## NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 15' of building setback is also a utility easement if the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would abate a utility to use the easement.
3. Contour interval 4'. Shaded areas indicate grades over 20% with



## WASTEWATER DISPOSAL

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



**PLAT APPROVAL**  
THIS RIGHT OF WAY MAP WAS APPROVED BY THE KENAI PENINSULA PLANNING COMMISSION AT THE MEETING OF APRIL 2, 1985

KENAI PENINSULA REGIONAL  
BY [Signature]  
AUTHORIZED OFFICIAL

- NOTE
- 1) LOCATION OF LOTS 7047 LOTS 1 AND 2 WERE DETERMINED FROM RECORD DEEDS ONLY. NO FIELD SURVEY WAS MADE.
  - 2) THIS PLAT REPRESENTS THE VARIOUS OWNERSHIP CLAIMS AS SHOWN ON THE OLD MASTER TITLE PLAT FOR THE ROW 88 AND 125 NEW 88. DATE FEBRUARY 21, 1984.
  - 3) LOCATION OF LOTS 7047 LOTS 1 & 2 WERE DETERMINED FROM RECORDS DATA ONLY. NO FIELD SURVEY WAS MADE.
  - 4) A 5' RIGHT OF WAY IS CENTERED ON THE CLEARING OF EACH BEADGRAPH LINE SHOWING HEREON.
  - 5) A 100' RIGHT OF WAY IS CENTERED ON THE OIL WELL ROAD IN ITS PRESENT LOCATION.
  - 6) THIS PLAT INDICATES A DEED ROW CENTERED ON ALL LAR 8 & 146 ALIGNED LINES AND BEADGRAPH LINES EXCEPT THOSE PORTIONS OF THE 146 & 148 LINES THAT CROSS LAR 8 WHICH ARE PART OF THIS PLAT.
  - 7) EACH TRACT IS AN ALMOST ENTIRE A SECTION EXCEPTING THE 54' ROW'S DECKED HEREON.
  - 8) A UTILITY EASEMENT IS RECEIVED ADJACENT TO ALL RIGHTS OF WAY.
  - 9) THIS PLAT DEDICATES RIGHTS OF WAYS ONLY AND IS NOT A SUBDIVISION PLAT.
  - 10) NO SURVEY WAS COMPLETED ON THIS PLAT.

- LEGEND**
- ① SECTION BOUNDARY
  - BEADGRAPH LINE
  - OIL WELL ROAD
  - ② SECTION CORNER (PROTECTED PORTION)
  - ③ TRACT NUMBER
  - ▨ APPLICABLE LOCATION OF ADJ. OR LANDS LEASED FROM ANL. JOINT PART OF THE PLAT

84-115

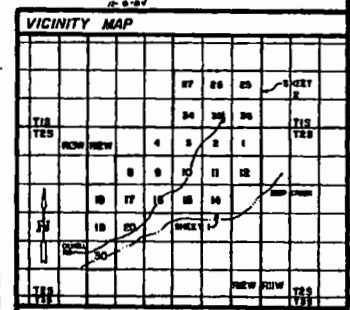
RECORDED - FILED 127  
HARRIS

10-7-85  
JAMES A. WALTON  
NOTARY PUBLIC

**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY DEDICATE ALL RIGHTS OF WAY AND PUBLIC RIGHTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

[Signature]  
RECORDED WITH REGISTRATION, INC.  
22 N. FRENCH BLVD.  
KNOXVILLE, TN 37916

**NOTARY'S ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF November 1984.  
BY [Signature]  
I, James A. Walton, Notary Public for Alaska, My Commission Expires March 25, 1985



**RIGHT OF WAY MAP OF LAND CONTAINED WITHIN**  
SEC. 1-4, 8-18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**TED POSEY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
200 E. BROADWAY, SUITE 100, ANCHORAGE, ALASKA 99501  
PHONE: 263-1100 FAX: 263-1101  
DATE: OCTOBER 26, 1984  
SHEET 1 OF 8

91-22W

PLAT WAIVER

KENAI PENINSULA BOROUGH  
PLANNING COMMISSION  
RESOLUTION 91-08

HOMER RECORDING DISTRICT

GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 25, TOWNSHIP 1 SOUTH,  
RANGE 12 WEST, SEWARD MERIDIAN, ALASKA.

WHEREAS, James and Susan Matti have petitioned for a waiver of platting requirements for  
the following described parcel:

Northeast one-quarter of the southeast one-quarter (NE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 25, Township 1  
South, Range 12 West, Seward Meridian, in the Homer Recording District, Third Judicial  
District, Alaska containing 40 acres less right-of-ways.

WHEREAS, 29.04.090 of Alaska Statutes provides that the platting authority shall waive the  
preparation, submission for approval, and recording of a plat upon satisfactory evidence that certain  
conditions exist.

WHEREAS, it has been determined that all requirements have been met.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI  
PENINSULA BOROUGH:

Section 1. That a waiver of platting requirements is hereby granted for the above described  
parcel.

Section 2. That the plat waiver is being granted for the purpose of creating four parcels  
described as follows:

Parcel 1: Lot A - SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 25, Township 1 South, Range 12 West, Seward  
Meridian, Homer Recording District, Alaska containing 10 acres m/l less right-of-ways.

Parcel 2: Lot B - SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 25, Township 1 South, Range 12 West, Seward  
Meridian, Homer Recording District, Alaska containing 10 acres m/l less right-of-ways.

Parcel 3: Lot C - NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 25, Township 1 South, Range 12 West, Seward  
Meridian, Homer Recording District, Alaska containing 10 acres m/l less right-of-ways.

Parcel 4: Lot D - NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 25, Township 1 South, Range 12 West, Seward  
Meridian, Homer Recording District, Alaska containing 10 acres m/l less right-of-ways.

Section 3. That this resolution is void if not recorded in the appropriate Recording District  
within ten days of adoption.

Section 4. That this resolution becomes effective upon being properly recorded.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS  
20<sup>th</sup> DAY OF May, 1991.

*John Hammelman*  
John Hammelman, Chairperson  
Planning Commission

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn before me this 20<sup>th</sup> day of May, 1991.

*Nancy Jungmann*  
Notary Public for State of Alaska  
My Commission Expires: 10-13-93

Notary Public  
St. of ALASKA  
NANCY D. JUNGMANN

91-1416

HOMER REC 20

DISTRICT

REQUESTED BY James & Susan  
Matti

'91 MAY 28 AM 11 27