

E. NEW BUSINESS

3. Utility Easement Vacation; KPB File 2023-024V2

Ability Surveys / Jones

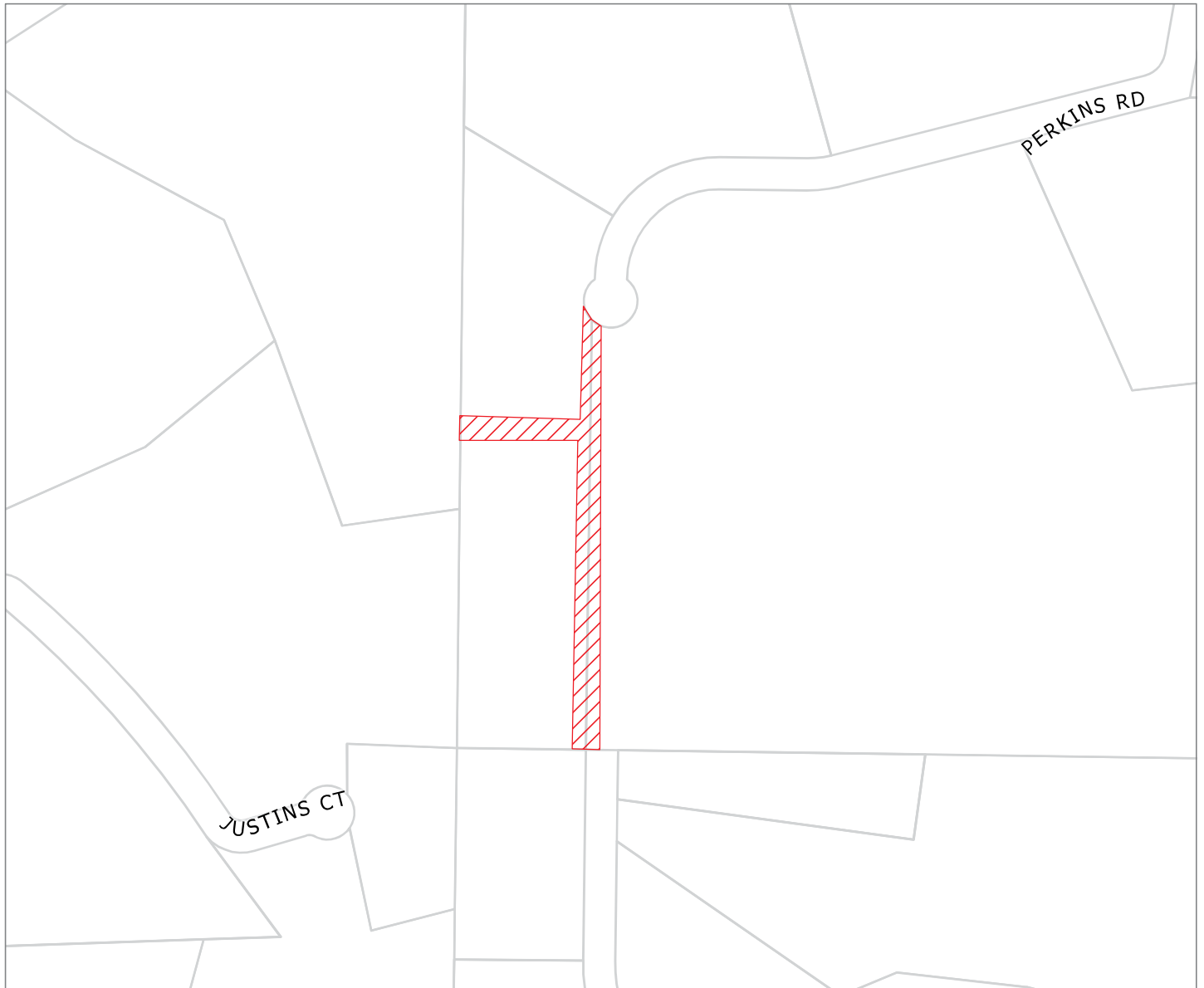
Request: Vacates entire utility easement on boundaries of Lot 4 granted on Stanley's Meadow #7, Plat HM 87-45

Fitz Creek Area / Kachemak Bay APC



Kenai Peninsula Borough Planning Department

Vicinity Map

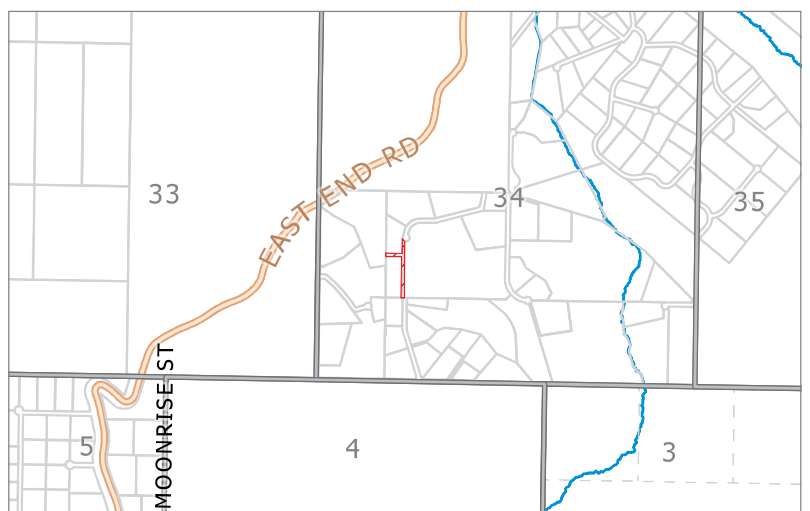
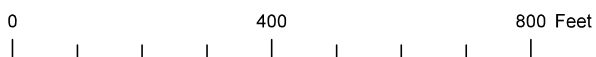


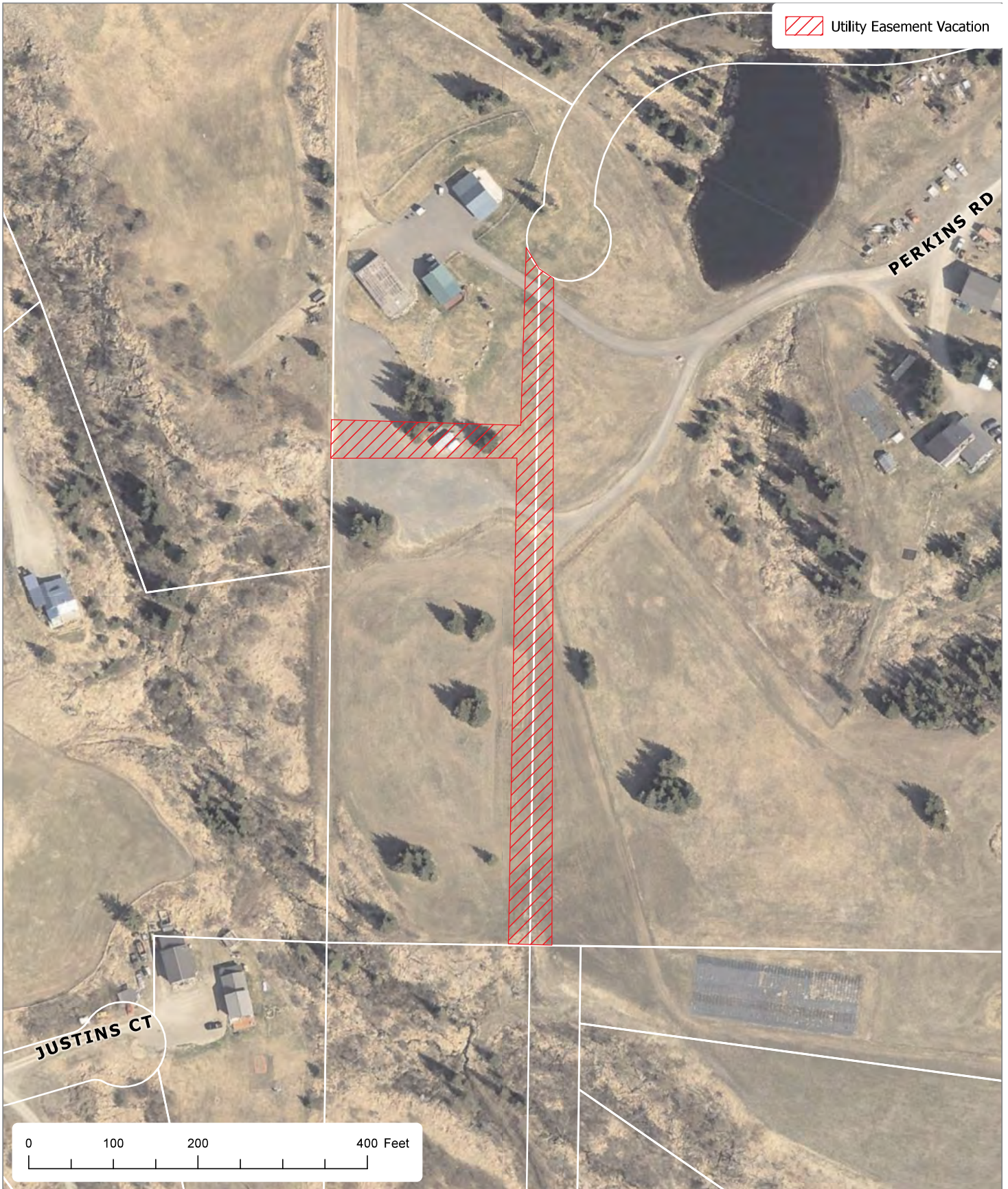
KPB File 2023-024V2

T 04S R 11W SEC 34

Fritz Creek

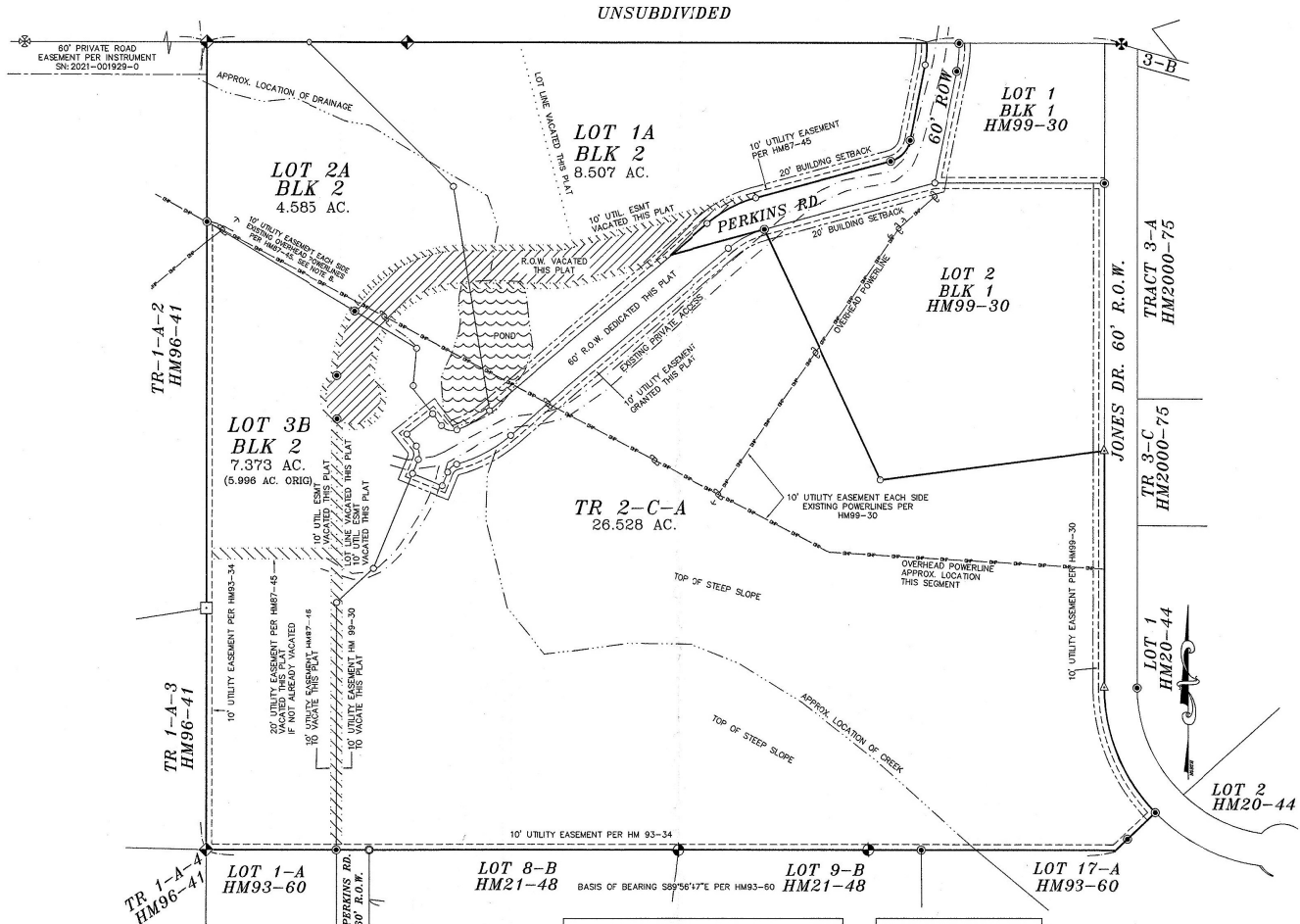
3/13/2023





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.

UTILITY EASEMENT VACATION EXHIBIT

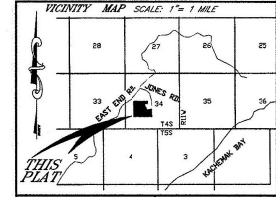


LEGEND

- ✱ FOUND 5.2" BRASS CAP ON 3/4" OIP, 3686-S, 1979
- ⊙ FOUND 3" ALUM ADL MO, 3686-S, 1971
- ⊙ FOUND 5/8" REBAR
- ⊙ 2" AL-CAP ON 5/8" REBAR, 7610-S, 2021
- ⊙ 3" RED PVC CAP ON 5/8" REBAR, 3686S, 1991
- ⊙ 1.5" AL-CAP ON 5/8" REBAR BY 5276-S PER (R1)
- ⊙ FOUND 2" AL-CAP ON 1/8" REBAR BY 7988-S, 1996
- ⊙ FOUND 2-1/2" AL-CAP ON 5/8" REBAR BY 4499-S, 1999
- ⊙ 2" AL-CAP ON 5/8" REBAR TO SET
- ⊙ POWER POLE
- ⊙ ANCHOR FOR POLE

CITED PLATS OF REFERENCE

- R1 HM87-45
- R2 HM93-34
- R3 HM93-60
- R4 HM99-30



DATE	3-2-2023
SCALE	1" = 100'
GRID No.	AR-21
JOB No.	5450
DRAWING:	5450-541

STANLEY'S MEADOW 2023

A REPLAT OF LOTS 1 & 2, BLOCK 2, STANLEY'S MEADOW SUBD. NO 7 (HM87-45), TRACT 2-C STANLEY'S MEADOW WKY'S REPLAT (HM99-30), AND LOT 3-A BLOCK 2, STANLEY'S MEADOW SUBD. NO 13 (HM93-34), AND VACATING A PORTION OF PERKINS ROAD RIGHT-OF-WAY AS SHOWN ON STANLEY'S MEADOW NO. 13 (HM93-34), WITHIN THE SW 1/4 SEC. 34, T4S, R17W, S14, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, HOMER RECORDING DISTRICT, STATE OF ALASKA CONTAINING 47.966 ACRES.

OWNERS:

CECL R. JONES	BILLY R. JONES
MA L. JONES	STEPHANIE J. JONES
PO BOX 15401	33672 PERKINS RD
FRITZ CREEK, AK 99603	HOMER, AK 99603

ABILITY SURVEYS

GARY NELSON, PLS
909 225-6440
102 OBERLIN AVE. HOMER ALASKA 99603

KPB 2023-024V2

**ITEM 3 - UTILITY EASEMENT ALTERATION
VACATE MULTIPLE UTILITY EASEMENTS ASSOCIATED WITH LOT 13-A, BLOCK 2, STANLEY’S MEADOW
SUBDIVISION NO. 13, HM 93-34**

KPB File No.	2023-024V2
Planning Commission Meeting:	April 10, 2023
Applicant / Owner:	Billy and Stephanie Jones of Homer, Alaska
Surveyor:	Gary Nelson / Ability Surveys
General Location:	Perkins Road, Fritz Creek, Kachemak Bay APC

STAFF REPORT

Specific Request / Purpose as stated in the petition: This letter is to state the reasons for vacation of the utility easements as shown on the enclosed Exhibit and Preliminary Plat.

- The portion of utility easements adjacent the existing Perkins Dr ROW would be vacated and replaced with new dedicated easements adjacent to the new ROW alignment.
- These parcels have been the subject of a few different replats including HM 87-45, HM 93-34, HM 93-60, and HM 99-30. With this replat, each parcel would be served easements, and the remaining 10’ utility easement along the west boundary of proposed Lot 3B Block 2 and the 10’ utility easement along the west boundary of proposed Lot 3B Block 2 and the 10’ utility easement along the entire south boundary of this subdivision.
- Based on the proposed Lot 3B Block 2 boundary the easements being requested for vacation are no longer needed to serve the parcels.
- Vacating these easements would clear the title of the affected parcel.
- Any future ROW dedications would require additional utility easements to serve potential future lots.
- This petition is being made in conjunction with a replat of the affected parcels. All owners are in agreement with the proposed alignment and would benefit from the suitability of the layout.

Notification: Notice of vacation mailings were sent by regular mail to fifteen owners of property within 600 feet. Notice of the proposed vacation was emailed to ten agencies and interested parties.

The public notice was posted on the Planning Department’s bulletin board at the KPB Administration Building.

Staff Analysis: The property has been subdivided multiple times over the years. Some of the reconfigurations have resulted in remaining utility easements that encumber the current lots and will possibly impede development on newly proposed lot configurations.

There are existing utility easements present along the western boundary of Lot 3-A Block 2, Stanley’s Meadow No. 13. Utility easements have also been granted over existing services on previous plats. Any portions of those services that do not have an easement will be required to have an easement granted over them with the replat. Part of the replat is vacating and realigning and existing dedication. The vacation will include the associated utility easements but new easements will be required along the new dedication.

KPB Roads Department did not have an objection to the vacation but does not that there do appear to be some concerns with the new right-of-way placement. These will be addressed within the staff report for the right-of-way vacation and plat.

Utility provider review:

HEA	HEA has no objection to the vacation of the platted utility easements as depicted on this utility easement vacation exhibit drawing.
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	HEA will request a 30 foot wide utility easements on all single phase overhead electric lines during the platting review.
ENSTAR	No comment for the proposed vacation.
ACS	No objections
GCI	Approved as shown

Findings:

1. The petition states that the utility easement proposed to be vacated is not in use by a utility company.
2. ACS, ENSTAR, GCI, and HEA provided written non-objection to the proposed vacation.
3. Stanley's Meadow #7, Plat HM 87-45, granted a 10 foot utility easement along the eastern and northern boundary of Lot 4, Block 2.
4. Stanley's Meadow #7, Plat HM 87-45, granted a 10 foot utility easement along the eastern and southern boundary of Lot 3, Block 2.
5. Stanley's Meadow No. 13, Plat HM 93-34, vacated a portion of Perkins Road and combined Lot 3 and Lot 4, Block 2 but left utility easements in place.
6. Stanley's Meadow Vikki's Replat, Plat HM 99-30, vacated some of the utility easements along the former right-of-way and granted a new easement along the western boundary of Tract 2-C.
7. Lot 3-A Block 2 of Stanley's Meadow No. 13, Plat HM 93-34 has a 20 foot utility easement running through the middle of the lot.
8. A preliminary plat has been submitted that will reconfigure several lots in the area and the vacation will allow for the new lots to not be encumbered by multiple utility easements running through the middle of lots.
9. Any requested utility easements shall be granted.
10. No surrounding properties will be denied utilities.

RECOMMENDATION:

Based on consideration of the merits as outlined by Staff comments and Staff findings, Staff recommends APPROVAL of the utility easement alteration as petitioned, subject to:

1. Grant utility easements requested by the utility providers.
2. Finalizing the approval of the easement alteration by either;
 - a. The recording of a subdivision plat within 12 months or,
 - b. The recording of a utility easement alteration resolution within 90 days of the adoption of the resolution by the Planning Commission, with the following requirements:
 - i. An exhibit drawing showing, and dimensioning, the utility easement alteration area, prepared, signed and sealed by a licensed land surveyor. The exhibit drawing will be attached to, and recorded with, the resolution.
 - ii. The applicants will provide the recording fee for the resolution and its attachment to the Planning Department.
 - iii. The Planning Department is responsible for filing the Planning Commission resolution.

20.65.070 Alteration of platted utility easements

E. A planning commission decision under this section is final. A notice of decision shall be sent to the petitioner. No reapplication or petition concerning the same alteration to platted utility easement 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. If the reasons for denial are resolved, the petitioner may submit a new petition for alteration of platted utility easement with documentation that the issues have been resolved, accompanied by a new fee.

F. An appeal of the planning commission decision under this section 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.

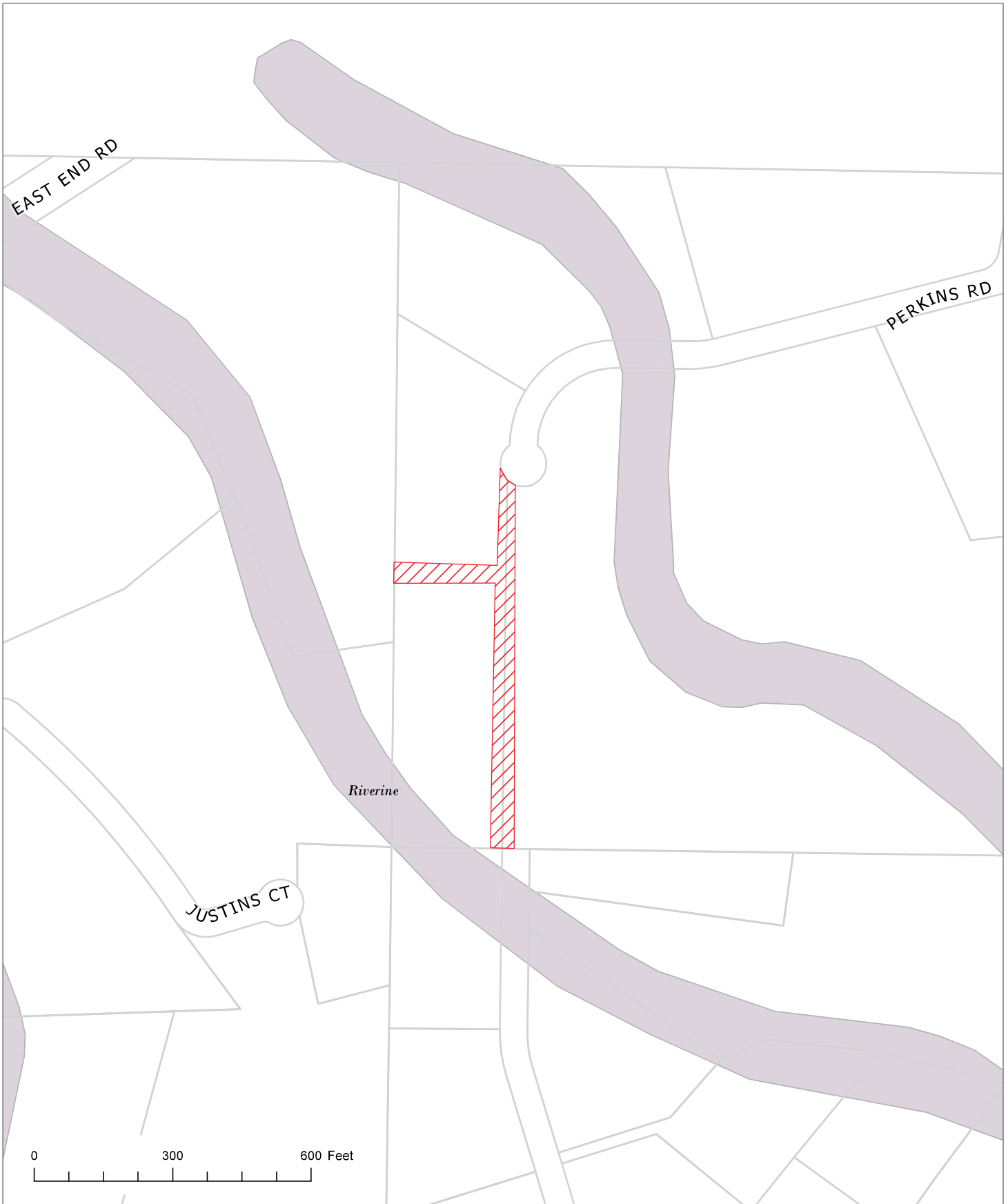
Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *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*
 - o *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.*

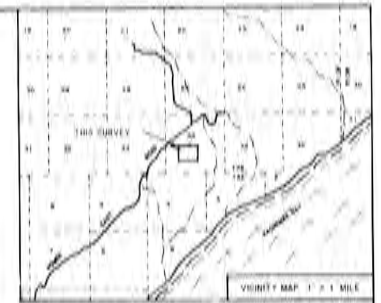
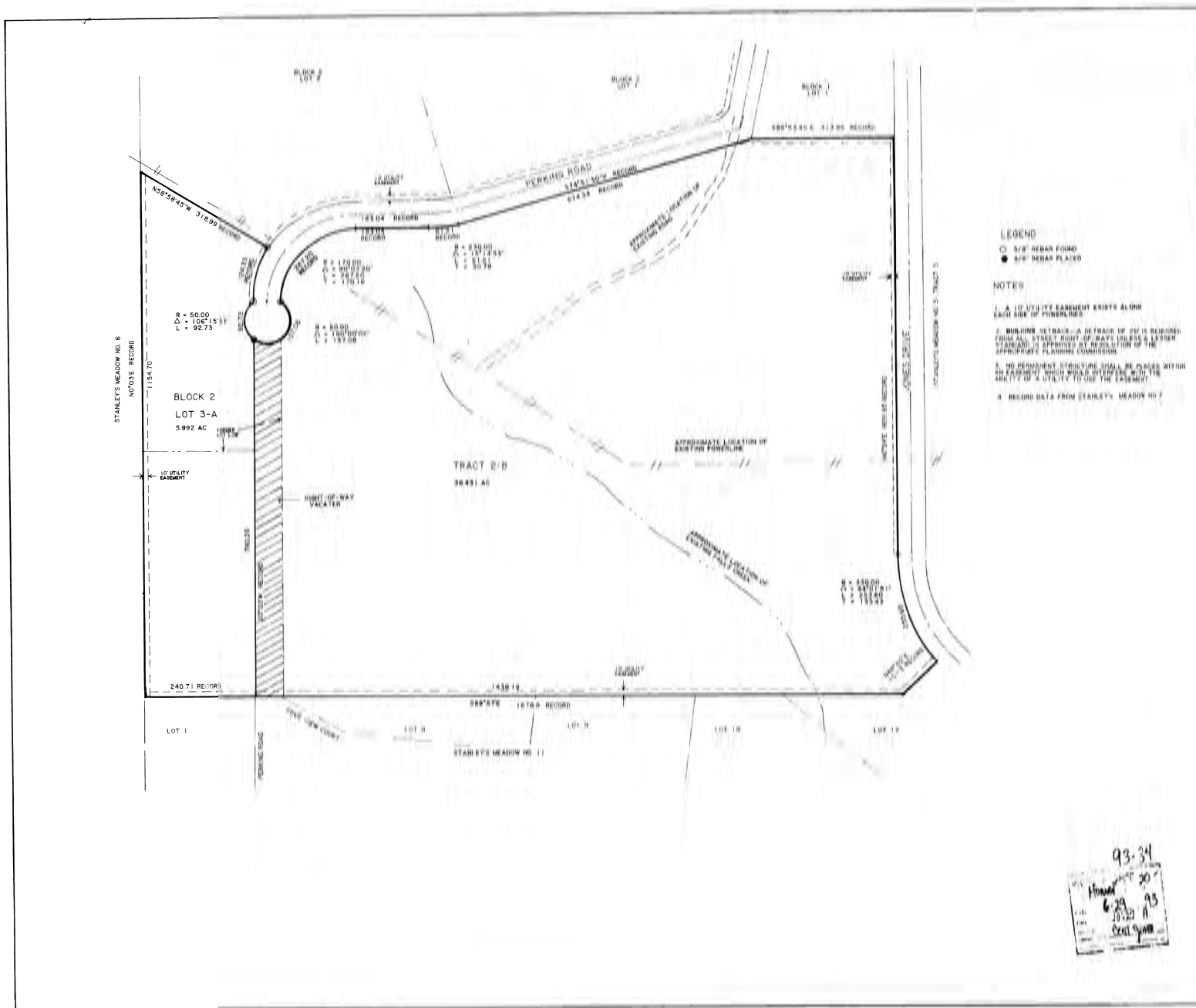
END OF STAFF REPORT



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LEGEND
 ○ 5/8" REBAR FOUND
 ● 6/8" REBAR PLACED

- NOTES**
1. A 10' UTILITY EASEMENT EXISTS ALONG EACH SIDE OF POWERLINE.
 2. BUILDING SETBACK - A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSEE (STANDARD) IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 4. RECORD DATA FROM STANLEY'S MEADOW NO. 7.

CERTIFICATE OF SURVEYING & DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND IS CORRECT HEREON AND I WILL HEREBY ADJUST THIS PLAN OF SUBDIVISION AND BY MY THIS CERTIFICATE IDENTIFY ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS SHOWN.
 I FURTHER CERTIFY THAT THERE IS NO TRUST AFFECTING THIS PROPERTY OR ANY OTHER RESTRICTIONS WHICH WOULD PREVENT THIS SUBDIVISION OR THE REGULATION AND APPROVAL OF BEMERILIANES.

 JOHN L. JONES JUNIOR EAST ROAD HOMER AK 99603

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBER HAS SWORN TO BEFORE ME THIS 18 DAY OF JULY, 1993.

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 1-16-95



PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE HOMER PLANNING & ZONING PLANNING COMMISSION AT THE MEETING OF JULY 16, 1993.
 BOROUGH OFFICIAL: _____ DATE: 6-29-93

WASTEWATER DISPOSAL - LOT 3-A BLOCK 2
 CONDITIONS MAY NOT BE SUITABLE FOR UNSEWERED WASTEWATER TREATMENT & DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, THE ALASKA DEPARTMENT OF HEALTH AND SOCIAL SERVICES, AND THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL - TRACT 2-B
 WASTEWATER TREATMENT & DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, THE ALASKA DEPARTMENT OF HEALTH AND SOCIAL SERVICES, AND THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 _____ DATE: 6/1/93
 ALASKA DEPT OF ENVIRONMENTAL CONSERVATION

93-34
 Home
 6-29-93
 Seal

STANLEY'S MEADOW NO. 13
 BEING A VACATION OF RIGHT-OF-WAY AND BEING A RESUBDIVISION OF LOTS 3 & 4, BLOCK 2 AND TRACT 2-A STANLEY MEADOWS NO. 7, PLAT 87-95, HOMER REC. DISTRICT SITUATED IN THE S. 122, SECTION 34, T4S, R11W, BEWARD MERIDIAN, ALASKA
 (CONTAINS 49.483 ACRES)

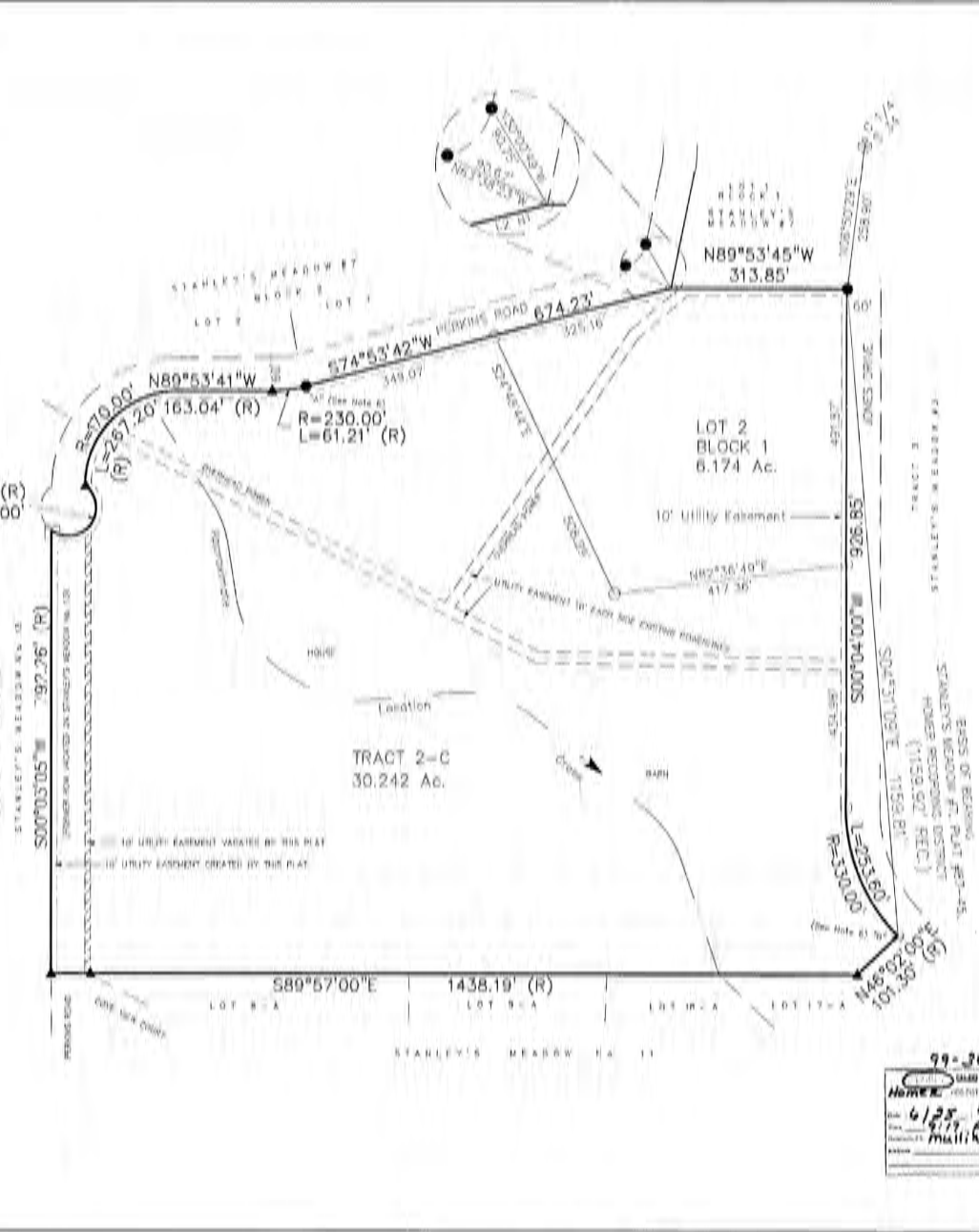
PRICE ENGINEERING
 P. O. BOX 1016
 HOMER, ALASKA 99603
 TELEPHONE 235-8005

SCALE: 1" = 100' DATE: 6/1/93

HM 00-30

- LEGEND:**
 Nothing Found or Set except as noted.
- ⊗ Found Brass Cap, 3686-S, 1979.
 - Found 5/8" Rebar, 5270-S, 1988.
 - ⊖ Found 3/4" Iron Bar, as reported on plot #91-47.
 - Set 2 1/2" Alum. Cap on 5/8" Rebar, 4469-S, 1999.
 - ▲ Monument of Record, 5/8" Rebar, 5270-S, 1987, NOT RECOVERED (See Plot #R7-45, Stanley's Meadow #7)
 - Monument of Record, 5/8" Rebar, 3411-S, 1993, NOT RECOVERED (See Plot #91-34, Stanley's Meadow No. 1)

- NOTES:**
- 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 Environmental Conservation.
 - Building Setback:** A setback of 20 ft. is required from all street right-of-way unless a lesser standard is mandated by resolution of the appropriate Planning Commission.
 - No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
 - The State of Alaska requires that all wastewater disposal systems be a minimum of 100 ft. from any water source.
 - The utility easement vacation was approved at the May 12, 1999 meeting of the Kenai Peninsula Borough Planning Commission.
 - Distances annotated with (R) are record from Winkler's Meadow No. 13. Closing line between monuments labeled A and B is S47°05'39"E, 1441.53'.
 - Creek bottom may be subject to flooding in extreme weather.
 - There is an electric and telephone easement, to definite location, described on Page 167, Book 90, H.R.



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 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. I further certify that Benef(s) of trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiary(ies).

Carl Jones
 Carl R. Jones
 33875 Jones Drive
 Homer, AK 99603

History's Acknowledgement

Subscribed and sworn before me this 18th day of August, 1999 for Carl R. Jones.

Judith M. Mullikin
 Notary Public for Alaska
 My Commission Expires: 6-18-99

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of March 22, 1999.

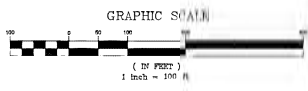
KENAI PENINSULA BOROUGH

By *Walter Burt*
 Authorized Official

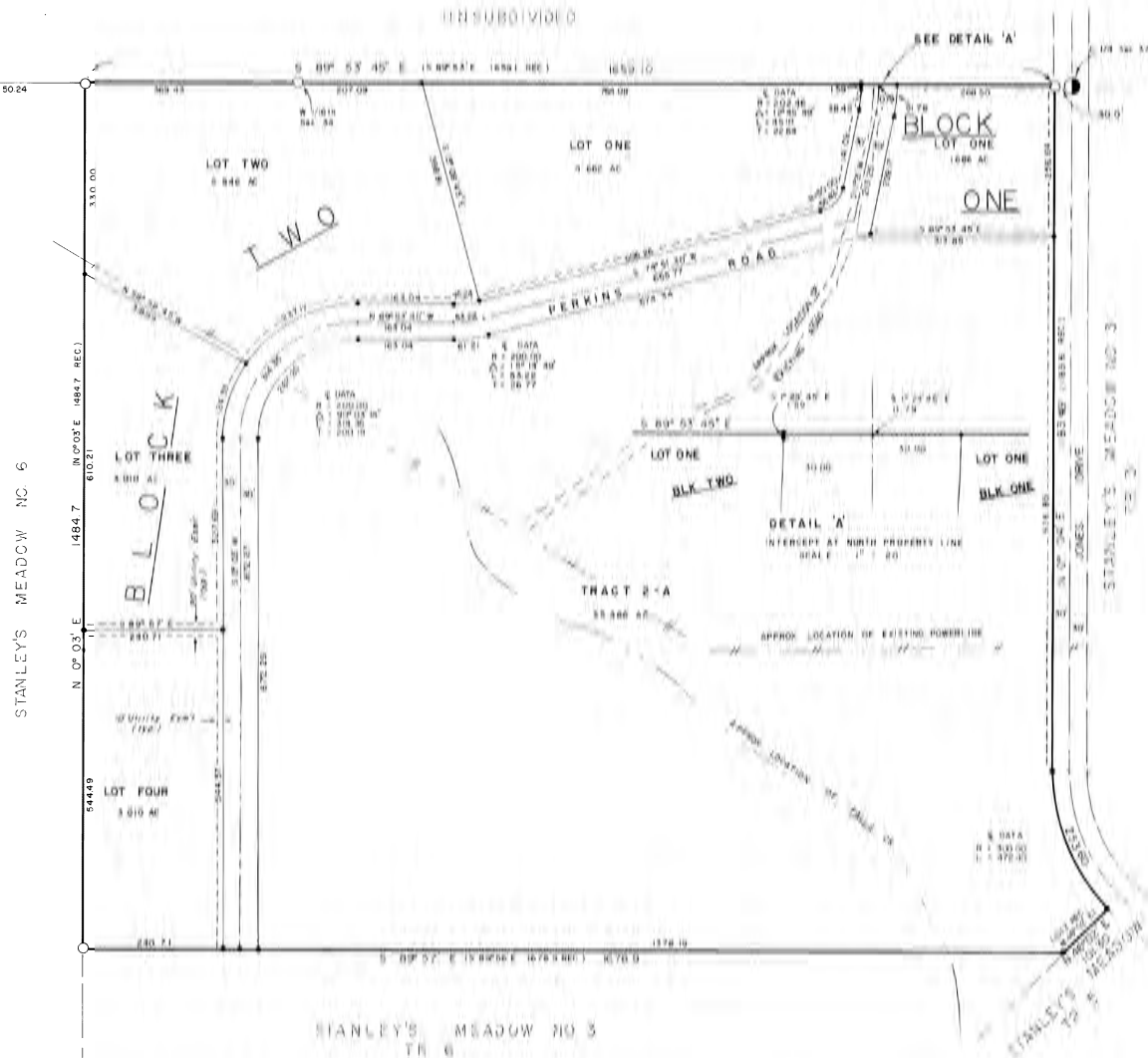
Scale Note:
 This plan covers Stanley's Meadow No. 4 and Stanley's Meadow No. 5 and Stanley's Meadow No. 6 and Stanley's Meadow No. 7 and Stanley's Meadow No. 8 and Stanley's Meadow No. 9 and Stanley's Meadow No. 10 and Stanley's Meadow No. 11 and Stanley's Meadow No. 12 and Stanley's Meadow No. 13 and Stanley's Meadow No. 14 and Stanley's Meadow No. 15 and Stanley's Meadow No. 16 and Stanley's Meadow No. 17 and Stanley's Meadow No. 18 and Stanley's Meadow No. 19 and Stanley's Meadow No. 20 and Stanley's Meadow No. 21 and Stanley's Meadow No. 22 and Stanley's Meadow No. 23 and Stanley's Meadow No. 24 and Stanley's Meadow No. 25 and Stanley's Meadow No. 26 and Stanley's Meadow No. 27 and Stanley's Meadow No. 28 and Stanley's Meadow No. 29 and Stanley's Meadow No. 30 and Stanley's Meadow No. 31 and Stanley's Meadow No. 32 and Stanley's Meadow No. 33 and Stanley's Meadow No. 34 and Stanley's Meadow No. 35 and Stanley's Meadow No. 36 and Stanley's Meadow No. 37 and Stanley's Meadow No. 38 and Stanley's Meadow No. 39 and Stanley's Meadow No. 40 and Stanley's Meadow No. 41 and Stanley's Meadow No. 42 and Stanley's Meadow No. 43 and Stanley's Meadow No. 44 and Stanley's Meadow No. 45 and Stanley's Meadow No. 46 and Stanley's Meadow No. 47 and Stanley's Meadow No. 48 and Stanley's Meadow No. 49 and Stanley's Meadow No. 50 and Stanley's Meadow No. 51 and Stanley's Meadow No. 52 and Stanley's Meadow No. 53 and Stanley's Meadow No. 54 and Stanley's Meadow No. 55 and Stanley's Meadow No. 56 and Stanley's Meadow No. 57 and Stanley's Meadow No. 58 and Stanley's Meadow No. 59 and Stanley's Meadow No. 60 and Stanley's Meadow No. 61 and Stanley's Meadow No. 62 and Stanley's Meadow No. 63 and Stanley's Meadow No. 64 and Stanley's Meadow No. 65 and Stanley's Meadow No. 66 and Stanley's Meadow No. 67 and Stanley's Meadow No. 68 and Stanley's Meadow No. 69 and Stanley's Meadow No. 70 and Stanley's Meadow No. 71 and Stanley's Meadow No. 72 and Stanley's Meadow No. 73 and Stanley's Meadow No. 74 and Stanley's Meadow No. 75 and Stanley's Meadow No. 76 and Stanley's Meadow No. 77 and Stanley's Meadow No. 78 and Stanley's Meadow No. 79 and Stanley's Meadow No. 80 and Stanley's Meadow No. 81 and Stanley's Meadow No. 82 and Stanley's Meadow No. 83 and Stanley's Meadow No. 84 and Stanley's Meadow No. 85 and Stanley's Meadow No. 86 and Stanley's Meadow No. 87 and Stanley's Meadow No. 88 and Stanley's Meadow No. 89 and Stanley's Meadow No. 90 and Stanley's Meadow No. 91 and Stanley's Meadow No. 92 and Stanley's Meadow No. 93 and Stanley's Meadow No. 94 and Stanley's Meadow No. 95 and Stanley's Meadow No. 96 and Stanley's Meadow No. 97 and Stanley's Meadow No. 98 and Stanley's Meadow No. 99 and Stanley's Meadow No. 100.

STANLEY'S MEADOW WINKLER'S REPEAT	
Subdivision of Tract 2-C, Stanley's Meadow No. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 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.	
SURVEYOR	MONUMENTS
STANLEY'S MEADOW #4 C.R. Jones Homer, AK 99603	STANLEY'S MEADOW #4 C.R. Jones Homer, AK 99603
Scale: 1" = 100'	Date: Dec 15, 1998
Base Map: AR 21	Proj. File: standard
Book No: 128	K.P.B. Plot No: 98-033
Drawn by: R.J.	Checked by: R.J.

99-30
 HOMEK
 6/25/99
 MultiKin

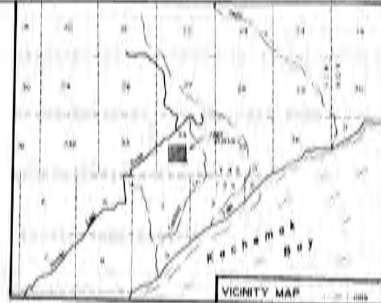


PLAT NO 81-84, H & D
 BASIS OF BEARING Sec 33
 N 0° 03' E 2639.5' Sec 34
 T 4
 R 4
 S 4



- FOUR 80. MONUMENT, 1/4" DIA, 1964
- FOUR 3/4" ALUM. MONUMENT, 1971
- FOUR 80. MONUMENT, 3/8" DIA, 1978
- SET 5/8" REBAR WITH 1 1/2" AL. CAP
- SET 5/8" REBAR

- NOTES:
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL ROADS TO THAT ACCESS A LOT AND SETBACK IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 2. A 6" UTILITY EASEMENT EXISTS ALONG THE LINE OF ANY FENCES THAT WERE CONSTRUCTED PRIOR TO 11/10/87.
 3. FRONT 10' OF THE BUILDING SETBACK IS ALSO A UTILITY EASEMENT.
 4. THIS PLAT WAS APPROVED BY ADOPTED PER 87-45.
 5. LETTER DATED MARCH 27, 1987 AND HEARS THE REQUIREMENTS OF 16 AAC 73.010.



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 DELEGATE ALL RIGHTS OF WAY TO PUBLIC USE AND ALL CLAIMS TO THE ONE SHOWN.

Cecil B. Jones 6-19-86
 DATE: _____
 SIGNATURE OF OWNER: _____
 NOTARY PUBLIC FOR ALASKA: _____
 MY COMMISSION EXPIRES: _____
 STATE OF ALASKA: _____

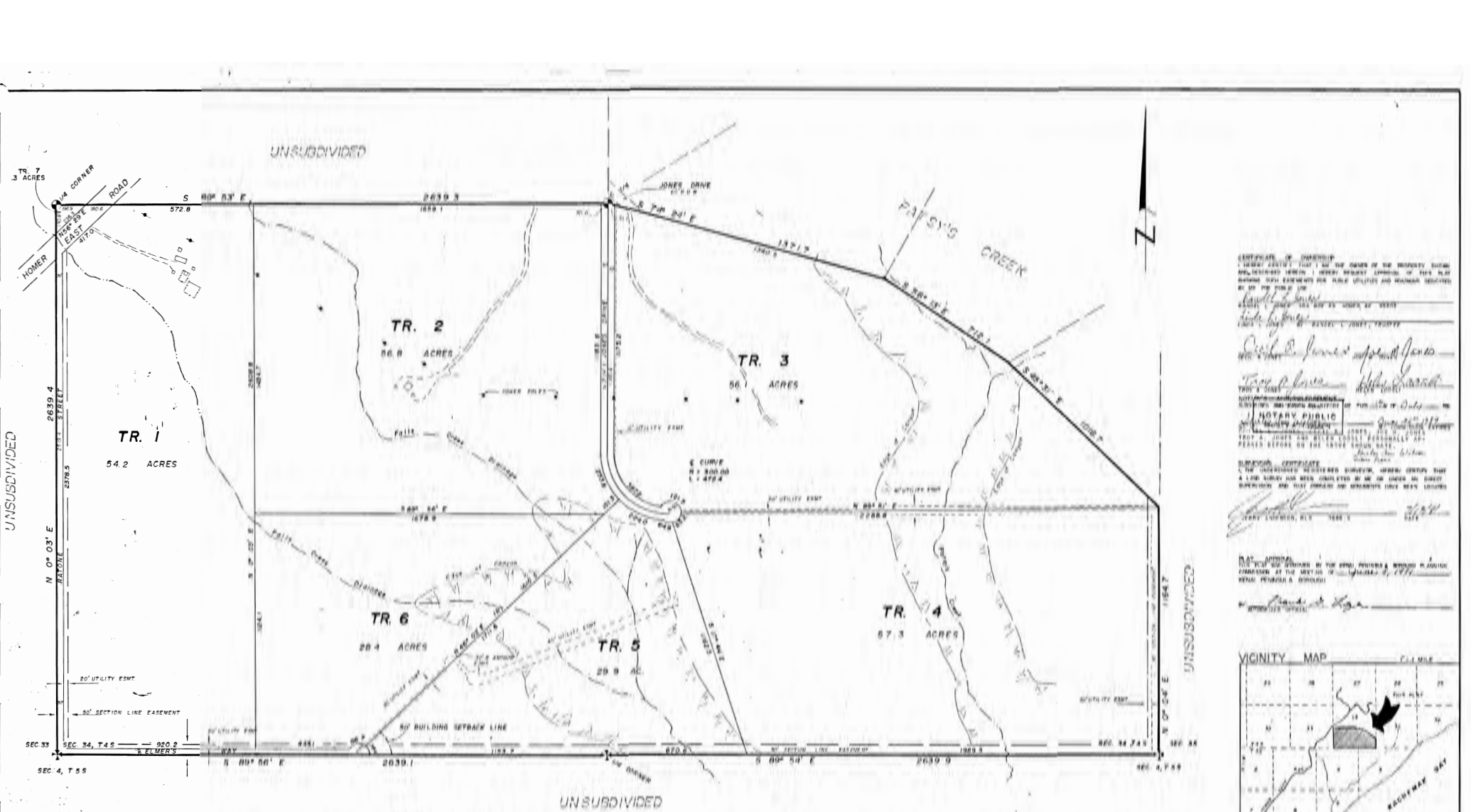


PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 6-24-86.

KENAI PENINSULA BOROUGH
 BY: *Richard P. Tange*
 AUTHORIZED OFFICIAL

87-45
 Homer 20'
 6-30-87
 345 P
Janey
Shelley King
Michael P. King

SCALE 1" = 100'	JANUARY, 1986	1680' 00"	1680' 00"
STANLEY'S MEADOW #7			
BEING A RE-SUBDIVISION OF TRACT 2, STANLEY'S MEADOW NO. 3, PLAT NO. 81-84, H & D, SITUATED IN THE S 1/4, SECTION 34, T 4S, R 4W, SEWARD MERIDIAN, ALASKA.			
CONTAINS 26,707 ACRES			
David Fluxus, L.L.C. SPA Box SPA Homer, AL 99603			



CERTIFICATE OF OWNERSHIP
I, JERRY L. JONES, of the County of Elbert, State of Colorado, do hereby certify that the above and foregoing description of the land herein described is the true and correct description of the same as the same appears upon the records of the County of Elbert, State of Colorado, and that the same is owned by the persons herein named as the owners thereof.

Jerry L. Jones
JERRY L. JONES, OWNER

Carl E. Jones
CARL E. JONES, OWNER

Tom A. Jones
TOM A. JONES, OWNER

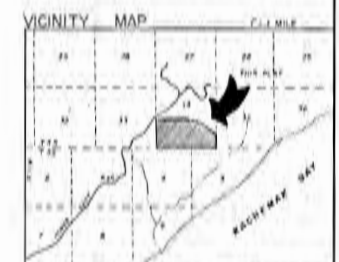
NOTARY PUBLIC
JERRY L. JONES AND BILL L. JONES, PERSONALLY APPEARED BEFORE ME ON THE ABOVE SHOWN DATE.

DESCRIPTION CERTIFICATE
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ABOVE AND FOREGOING DESCRIPTION OF THE LAND HEREIN DESCRIBED HAS BEEN FILED IN MY OFFICE.

JERRY L. JONES, SLS 1644-1
MAY 1981

PLAT APPROVED
THIS PLAN WAS APPROVED BY THE STATE PLANNING AND ZONING COMMISSION AT THE MEETING OF MARCH 3, 1981.

Jerry L. Jones
APPROVED BY OWNER



- NOTES**
1. NO MONUMENTS WERE FOUND OR SET EXCEPT AS SHOWN.
 2. A RETRACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION, OR UNLESS SHOWN OTHERWISE.
 3. THERE IS A 10' UTILITY EASEMENT ALONG EACH SIDE OF EXISTING POWERLINES.



81-24
RECORDED FILED 10-11-81
BY 11-10-81
11-10-81
11-10-81
11-10-81

DATE: MAY 1981	
SCALE: 1" = 200'	
DESIGNED BY: J.L.	
DRAWN BY: J.W.	
JOB NO.: 1288	
FLD. BY NO.: 81-24	
STANLEY'S MEADOW NO. 3	
SITUATED IN THE S 1/2, SEC. 34, T. 4 S., R. 10 W., 10 M. 10 S. 10 W., CO. 65, STATE OF COLORADO.	
CONTAINING 283.4 ACRES	
ABILITY SURVEYS	
JERRY L. JONES, SLS 1644-1	JERRY L. JONES, SLS 1644-1