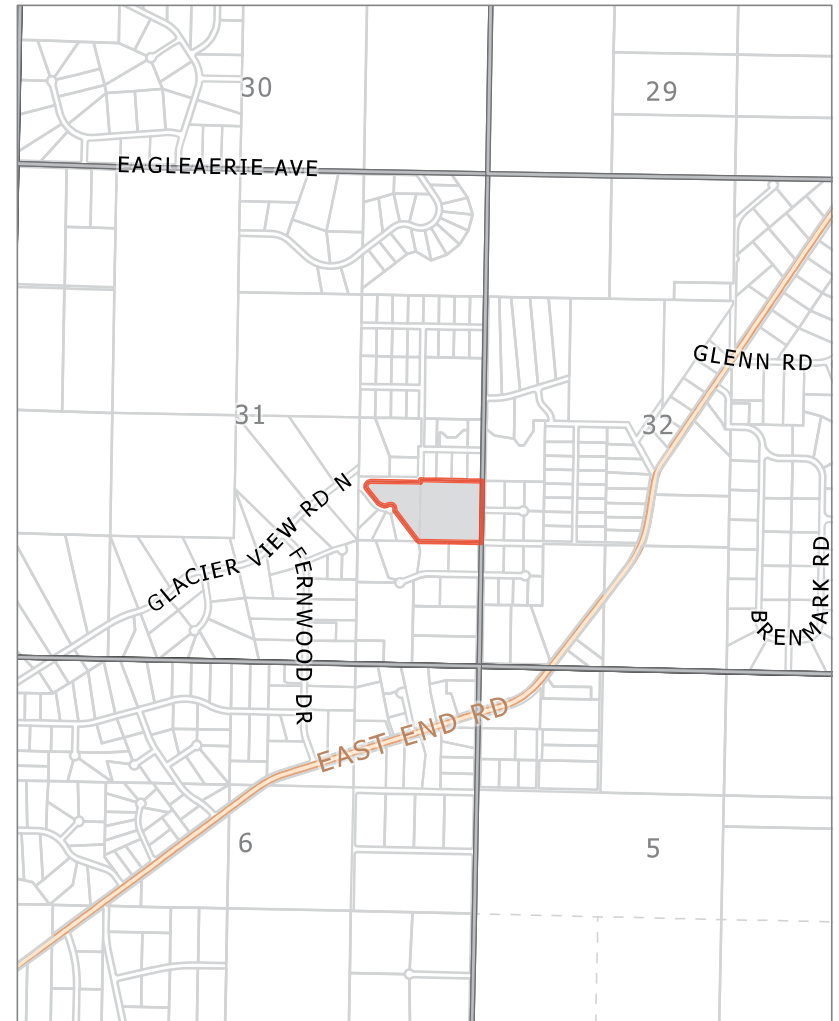
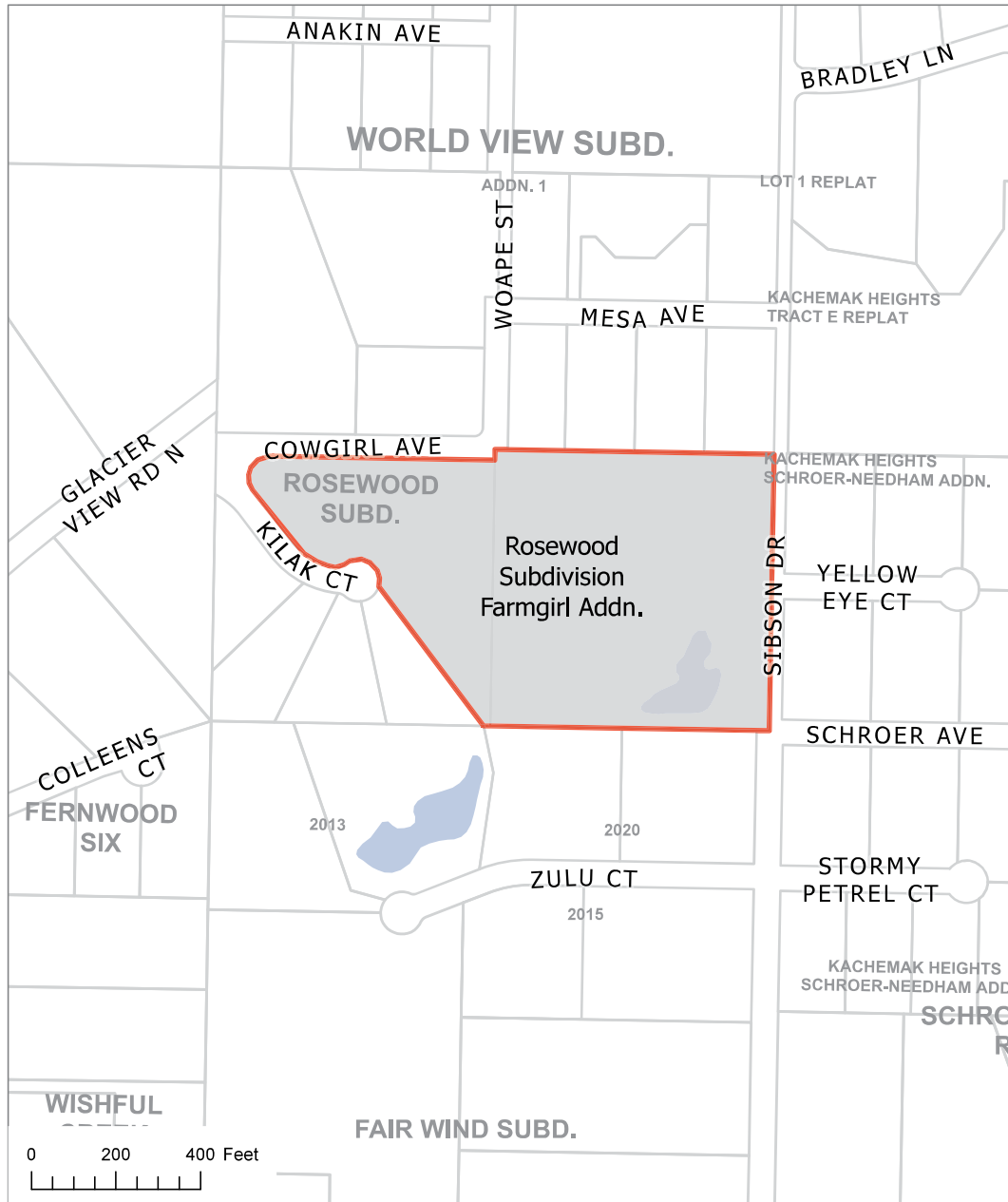


E. NEW BUSINESS

- 8. Rosewood Subdivision Farmgirl Addition; KPB File 2025-093
Seabright Survey & Design / Rainwater, Hendon
Location: Kilak Court off Glacier View Road N.
Fritz Creek Area**



KPB File 2025-093
T 5S R 12W Sec 31
Fritz Creek



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.

PLAT APPROVAL

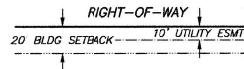
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

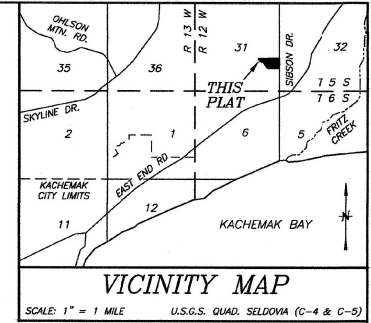
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

R/W TYPICAL DETAIL



LEGEND

- BC MON. 3686-S, 1976
- AL. MON. 1301-S 1997
- AL. MON. 7538-S 2015
- AL. MON. 5780-S 2004
- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)



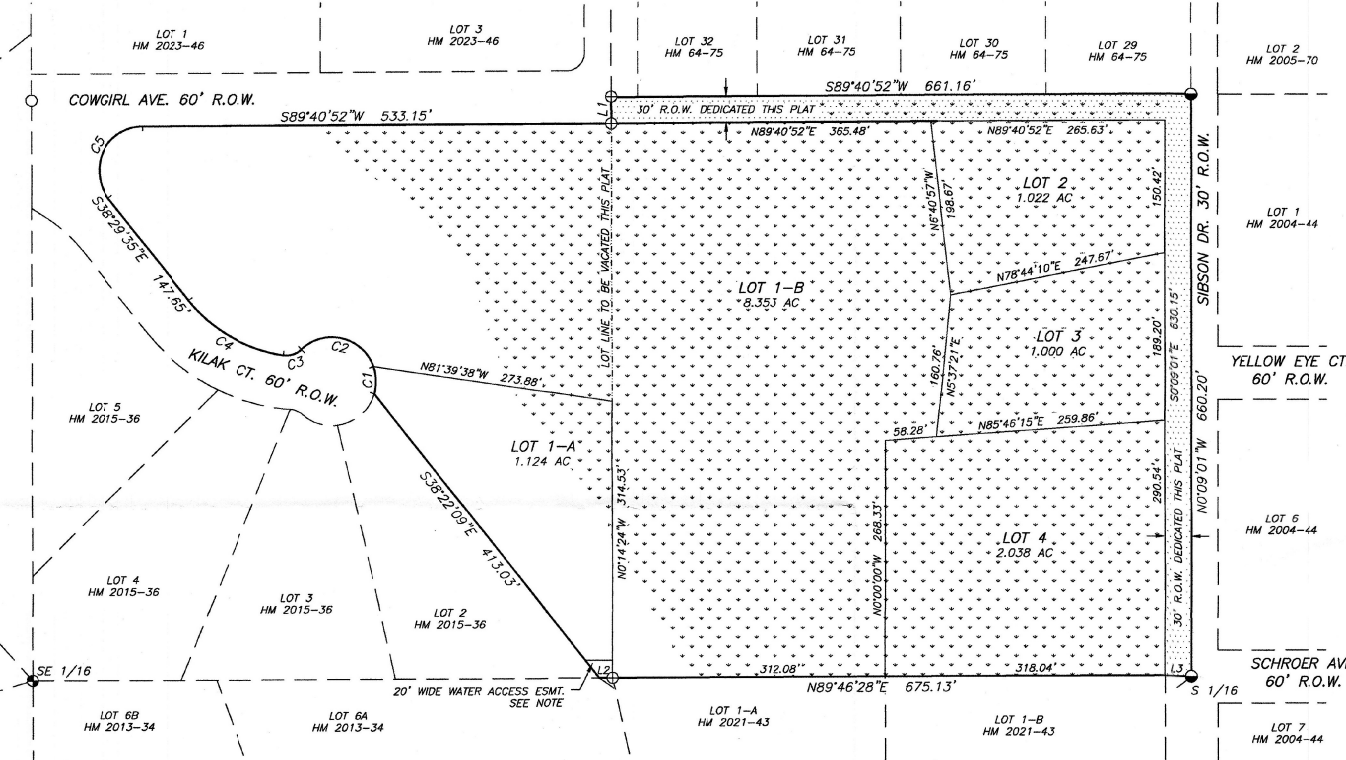
CERTIFICATE OF OWNERSHIP & DEDICATION

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 AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

SHELLEY RAINWATER
P.O. BOX 3182
HOMER, AK, 99603

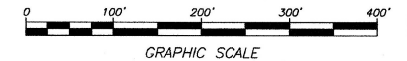
NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' OF THE BUILDING SETBACK IS ALSO A UTILITY EASEMENT GRANTED THIS PLAT.
2. THE WESTERLY PORTION OF THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING: FRONT 15' OF BUILDING SETBACK IS ALSO A UTILITY EASEMENT AS IS THE ENTIRE SETBACK WITHIN 5' OF ALL SIDE LINES PER HM 2015-36.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
5. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 28 PG 440 (HRO).
6. THERE ARE EASEMENTS DEDICATED AND NOTES THAT AFFECTS THIS SUBDIVISION PER HM 2005-05.
7. THERE ARE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS THAT AFFECTS THIS SUBDIVISION RECORDED SERIAL NUMBER 2005-000807-0.
8. THERE IS A 20' WATER ACCESS EASEMENT PARALLEL TO THE SOUTH LOT LINE OF FUTURE LOT 1B.
9. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.



HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

ROSEWOOD SUBDIVISION FARMGIRL ADDN.

A REPLAT OF LOT 1 ROSEWOOD SUBDIVISION (HM 2015-35) & THE SE1/4 NE1/4 SE1/4 SEC. 31 LOCATED IN THE S1/2 NE1/4 SE1/4 SEC. 31 T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 14.426 ACRES

SEABRIGHT SURVEY + DESIGN

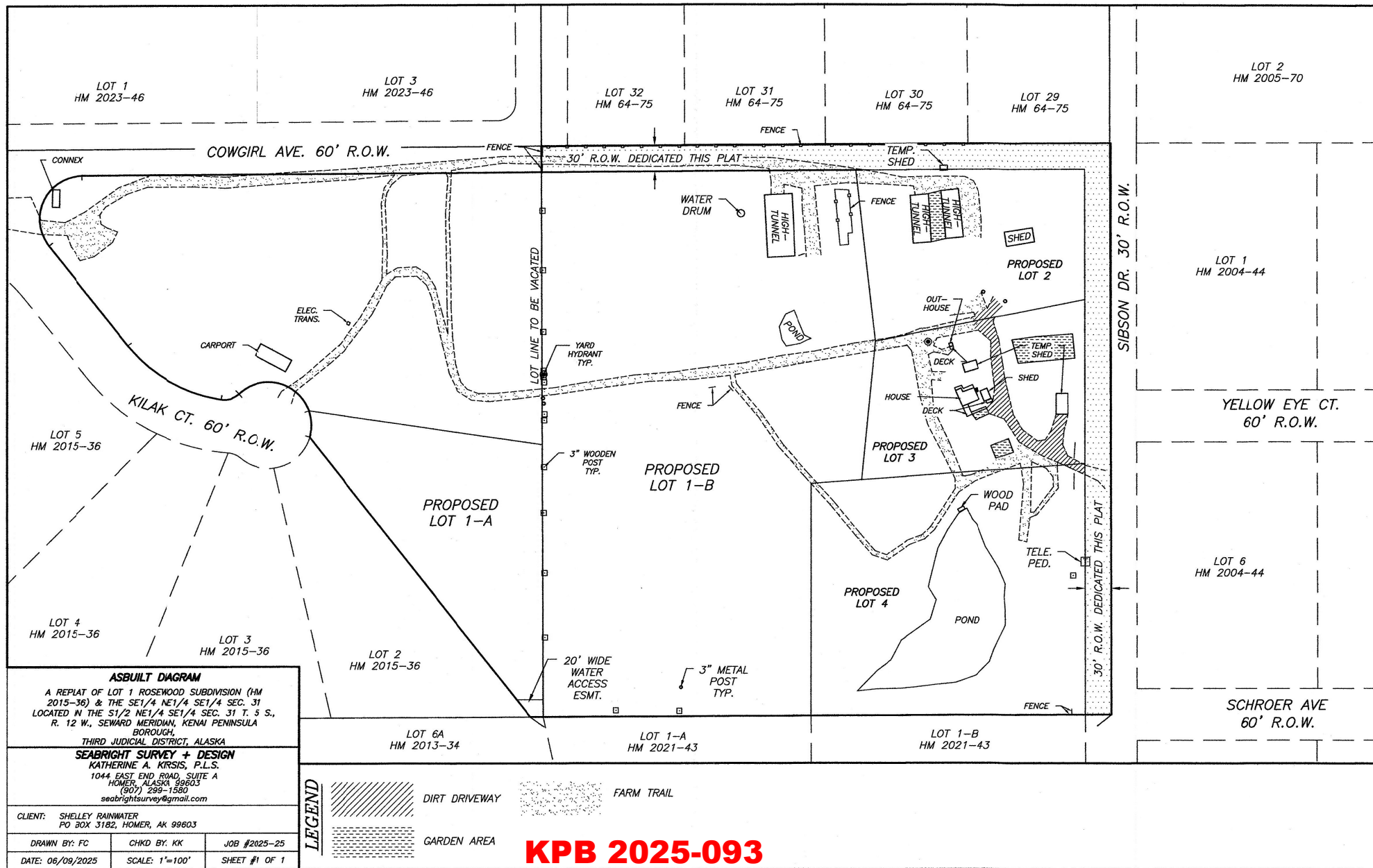
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: SHELLEY RAINWATER
P.O. BOX 3182 HOMER, AK 99603

DRAWN BY: FC CHKD BY: KK JOB #2025-25
DATE: 05/2025 SCALE: 1"=100' SHEET #1 OF 1



KPB 2025-093



AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
ROSEWOOD SUBDIVISION FARMGIRL ADDN**

KPB File No.	2025-093
Plat Committee Meeting:	July 14, 2025
Applicant / Owner:	Shelley Rainwater and Joseph Hendon of Homer, Alaska
Surveyor:	Katie Kirsis / Seabright Survey + Design
General Location:	Fritz Creek

Parent Parcel No.:	172-036-01 and 172-031-18
Legal Description:	Lot 1, Rosewood Subdivision, Plat 2015-36, and the Southeast one-quarter of the Northeast one-quarter of the Southeast one-quarter (SE1/4 NE1/4 SE1/4), Section 31, Township 5 South, Range 12 West, Seward Meridian, Homer Recording District
Assessing Use:	172-036-01 Residential Accessory Building 172-031-18 Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide two parcels totaling 14.426 acres into five lots ranging in size from 1.000 acres to 8.353 acres and include two dedications.

Location and Legal Access (existing and proposed):

The plat is located north of East End Rd near milepost 6.

Legal access is provided by the following:

Cowgirl Avenue is a 60-foot dedicated road located to the north side of the plat. Kilak Court is a 60-foot dedicated road located on the west that ends in a cul-de-sac. Cowgirl Avenue and Kilak Court connect to the west by a public access easement, document 2015-003148-0, HRD. This easement connects the roads to Glacier View Road N, a borough-maintained road. **Staff recommends** the surveyor depict the easement and Glacier View Road N on the plat and provide a plat note referencing the easement.

The plat proposes to dedicate 30 feet to Cowgirl Avenue as it continues east. Staff believes this dedication is unnecessary with the dedication of Mesa Avenue just to the north. **Staff recommends** a dedication of 30' by 30 be dedicated to complete the turn north from Cowgirl Ave to Woape St.

The plat also proposes a 30' dedication on the east for Sibson Dr. this dedication is needed to complete out the 60' road for Sibson Dr.

The block is irregular in shape and defined by the following: Cowgirl Avenue, Woape Street and Mesa Avenue to the north, Sibson Drive to the east, Zulu Court to the south and Kilak Court to the west. The distance between Mesa Avenue and Zulu Court is approximately 1,327.28 feet. Adjacent parcels have legal access. KPB 20.30.170 states that blocks shall not be less than 330 feet or more than 1,320 feet in length. **Staff recommends** the plat committee concur that an exception to block length is not required due to the adjacent parcels having legal access, the existence of cul-de-sacs and the topography of the area.

KPB data indicates there is a 66-foot section line easement located to the east within the Sibson Drive dedication. 33-feet is located on either side of the section line. **Staff recommends** the surveyor verify and depict and label the section line easements on the final plat.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT comments	No response

Site Investigation:

According to the as-built provided by the surveyor and confirmed by KPB GIS Imagery and KPB Assessing records, multiple improvements are located to the east of the plat. A driveway and farm trail appears to cross proposed lots 1-B and 2 through 4. **Staff recommends** If the driveway and farm trail are to be continued to be used for all lots and no new driveways are to be installed or limited, a driveway agreement / easement be recorded prior to the sale of any of the lots.

According to the KPB GIS contours layer, there are small areas within the subject location with slopes greater than 20%. **Staff recommends** the surveyor provide a label depicting the top and toe of slope on the final plat submittal. or directional with grade

According to the KWF Assessment, wetlands identified as discharge slope affect the majority of the plat. This area has been represented on the preliminary plat submittal. A pond is located in the southeast on proposed Lot 4. **Staff recommends** the surveyor include a depiction and label for the pond and include plat notes relating to the certificate to plat items #10 and #11.

The proposed plat is not located within a mapped flood hazard zone or habitat protection district according to KPB River Center Reviewers therefore notes from KPB 20.30.280 and 290 will not be needed. The necessary development note is in place.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

Originally the land was an aliquot section of the S1/2 NE1/4 SE1/4 of Section 31, Township 5 South, Range 12 West, Seward Meridian. The SW1/4 NE1/4 SE1/4 of Section 31 was first subdivided in 2015 by Rosewood Subdivision (HM 2015-36). The proposed plat will replat Lot 1 with the unsubdivided SW1/4 NE1/4 SE1/4 and create 5 lots.

A soils report will be required and an engineer will sign the final plat as the new lots 1-A and 2-4 are less than 200,000 square feet **Staff recommendation:** modify the wastewater disposal note to comply with KPB 20.40 as determined by the soils report.

Notice of the proposed plat was mailed to the beneficial interest holder on June 17, 2025. The beneficial interest holder 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.

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

Utility Easements

The parent plat, Rosewood Subdivision (HM 2015-36) granted a 15-foot utility easement adjacent to all street rights-of-way including 5-feet of all side lots as noted at plat note 2.

A right-of-way easement was granted to Homer Electric Association as recorded in Book 19, Page 10, HRD. **Staff recommends** the surveyor modify plat note number 5 to include the correct document number.

A water source easement affects proposed Lot 1-A as recorded in document 2015-003149-0 HRD. This easement is listed as plat note 8 and is depicted on the plat. **Staff recommends** the surveyor include the corresponding plat note in the label depicting the easement and change the line type associated to the easement. Modify plat note number 8 to reflect the correct affected lot.

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 review has provided comment requesting an additional easement to be included on the final plat. The comment is included in the staff packet.

The plat is proposing on the east portion of the plat a 10' utility easement along the right-of-way as noted at plat note 1. **Staff recommends** the utility easements along the right-of-way be uniform and should be as carried forward from the parent plat at 15'.

Utility provider review:

HEA	See comment in staff packet
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 39701 SIBSON DR, 57217 COWGIRL AVE Existing Street Names are Correct: Yes List of Correct Street Names: KILAK CT, COWGIRL AVE, SIBSON DR, YELLOW EYE CT, SCHROER AVE Existing Street Name Corrections Needed:
-------------------	---

	<p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: BOTH ADDRESSES WILL REMAIN</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Remove Plat Note Number 7
- Plat Note #6 contains a subdivision that is not within the same section of this subdivision. Please remove plat note number 6 or modify to correct plat number.
- Add the meeting date to the Plat Approval
- Add Joseph Hendon to the Certificate of Ownership and Dedication and add ownership lots to names.
- Add a plat note for items 10 & 11 from the certificate to plat.
- Add to the Plat Approval the date of July 14, 2025

PLAT NOTES TO ADD

- 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 (KPB 14.06).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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:

- Include Joseph Hendon as an owner
- Modify "Clients" to "Owners" within the title block
- Section 31 may be removed in the second line of the legal description
- Modify the KPB File Number to 2025-093

- D. 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:
- Label section 7
- 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:
- Depict and label the SLE to the east and add CTP item #9
 - Add CTP items #10 & 11 and the affected parcels
 - Plat Note #6 contains a subdivision that is not within the same section of this subdivision. Please remove plat note number 6.
- 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:
- Modify Plat Note 5 to Book 19 Page 10
- 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:
- Provide a label for the name and width of Woape Street to the north
 - Provide a label for the parcel to the west, Lot 1, BLK 2, HM 77-17
 - Depict and label the private access easement and Glacier View Road to the west
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
- Depict and label the pond

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.

20.60.190 Certificates, statements, and signatures required.

1. All parties having an interest of record in land being subdivided shall sign a certificate of ownership and dedication printed on the plat, affixed thereto, or by separate affidavit.

3. The certificate of ownership for a replat of multiple parcels owned by separate parties shall show to which original parcel the signatory attests

6. All parties affixing their signature to a certificate of ownership and dedication shall sign before an officer duly authorized to take acknowledgements who shall notarize the signature in essentially the following form:

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.

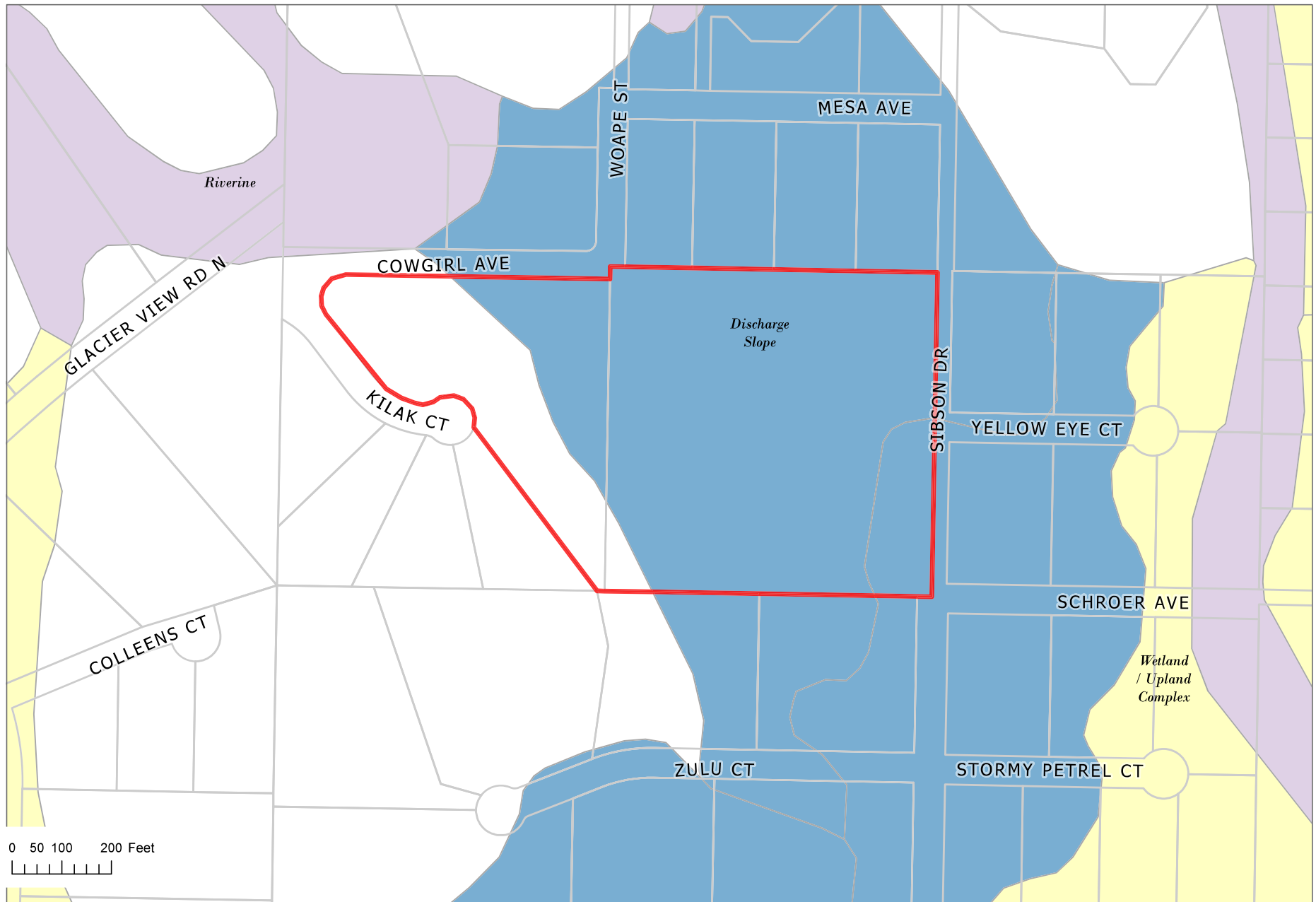
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION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

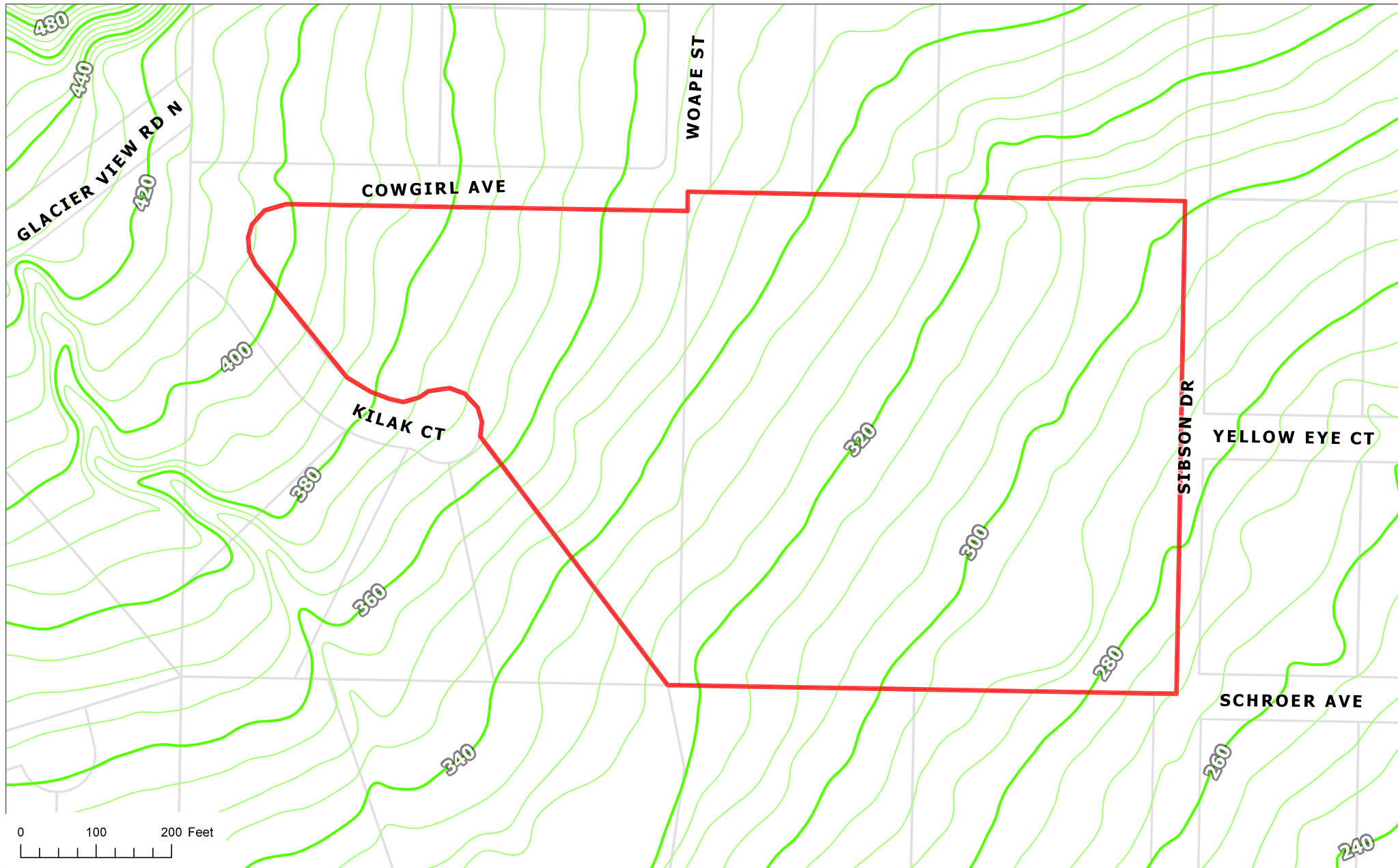
END OF STAFF REPORT



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.



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.



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.

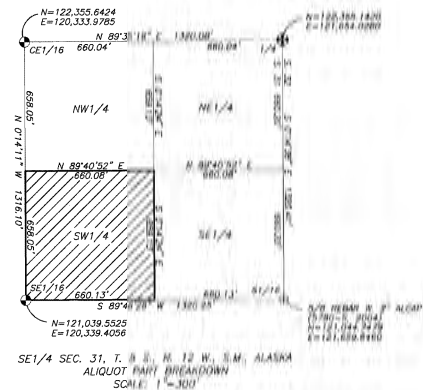
NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAT OF FAIR WIND SUBDIVISION (2011-18 HRD).
2. COORDINATE VALUES SHOWN HEREON ARE IN THE CITY OF HOMER LOCAL COORDINATE SYSTEM AS DESCRIBED ON THE PLAT OF FAIR WIND SUBDIVISION (2011-18 HRD).
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. A BUILDING SETBACK OF 20' FROM ALL STREET ROW'S IS REQUIRED UNLESS A LESSER STANDARD IS APPROVED BY A RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 15' OF BUILDING SETBACK IS ALSO A UTILITY EASEMENT AS IS THE ENTIRE SETBACK WITHIN 5' OF ALL SHM LINES.
5. 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.
6. 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.
7. AN EXCEPTION TO KPB 20.30.130 (BLOCK LENGTH) WAS APPROVED AT THE MEETING OF NOVEMBER 9, 2015.

WASTEWATER DISPOSAL

SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

11-25-2015
ENGINEER
LICENSE #
DATE



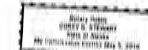
CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADAPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT, I GUARANTEE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE EXTENT REQUIRED.

Shelley L. Reinwater
SHELLEY L. REINWATER
PO BOX 3835
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR: Shelley L. Reinwater
ACKNOWLEDGED BEFORE ME THIS 29
DAY OF November, 2015.
Notary Public for Alaska
MY COMMISSION EXPIRES: 5/31/16



LEGEND

- INDICATES OLD BC 1/4 CORNER MON (1976) RECOVERED THIS SURVEY
- INDICATES IN. MON (2006-5, 1976) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP RECOVERED THIS SURVEY (DESCRIBED AS SHOWN)
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (75M-5, 2015) SET THIS SURVEY
- (REC) INDICATES RECORD DATA
- INDICATES AREA WITH SLOPES EXCEEDING 30%

HOMER RECORDING DISTRICT - KPB FILE NO. 2015-084

ROSEWOOD SUBDIVISION

THE SUBDIVISION IS
THE SW1/4 NE1/4 SEC. 31, T. 5 S., R. 12 W., S.M., AK.
LOCATED WITHIN THE SW1/4 NE1/4 SEC. 31,
T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA
CONTAINING 8.800 ACRES
OWNED BY
SHELLEY L. REINWATER
PO BOX 3183 HOMER, ALASKA 99603
GEOVERA, LLC
PO BOX 3835
HOMER, ALASKA 99603
(907) 398-4343
EMAIL: sreinw@gei.net

DRAWN BY: JDS DATE: NOVEMBER 2015 SCALE: 1" = 80'
CHK'D BY: JDS JOB #15-04 SHEET 1 OF 1

CURVE TABLE					LINE TABLE		
CURVE	DATA	RADIUS	LENGTH	CHORD BEING	LINK	BEARING	DISTANCE
1	100.00	100.00	100.00	100.00	1	N 89°40'32" E	660.00
2	100.00	100.00	100.00	100.00	2	N 89°40'32" E	660.00
3	100.00	100.00	100.00	100.00	3	N 89°40'32" E	660.00
4	100.00	100.00	100.00	100.00	4	N 89°40'32" E	660.00
5	100.00	100.00	100.00	100.00	5	N 89°40'32" E	660.00
6	100.00	100.00	100.00	100.00	6	N 89°40'32" E	660.00
7	100.00	100.00	100.00	100.00	7	N 89°40'32" E	660.00
8	100.00	100.00	100.00	100.00	8	N 89°40'32" E	660.00
9	100.00	100.00	100.00	100.00	9	N 89°40'32" E	660.00
10	100.00	100.00	100.00	100.00	10	N 89°40'32" E	660.00



found CE1/16 Corner,
set in 1976 by LS-3686

This aliquot part survey, was performed in accordance
with procedures for U.S. Public Land Surveys.

found 1940 U.S. G.L.O.
1/4 Corner common to
Secs. 31 & 32

N 89-40'-30"E (M) 1319.98 (M)

659.99 (P) 659.99 (P)

1316.75 (R) CS
1316.32 (M)

658.16 (P)

N 0-09'-03"W (R&M)
658.16 (P)

found E1/16 Corner,
set in 1976 by LS-3686

661.12 (P)

World View Sub.

32 31 30

661.57 (M)
N 69-53'-07"E (M)
SE1/4 NE1/4 SE1/4

10.00 Acres

Per Deed Recorded
Book 33 Pg 216

661.12 (P)

S 00-11'-58"E (P)

659.17 (P)

S 0-14'-51"E (M)
660.75 (R) P85-46

658.74 (M)

S 89-50'-53"W (M) 1322.24 (M)

661.64 (R) P86-46

Gibson Drive

661.57 (M)

S 0-14'-57"E (M)
1320.37 (M)

S 0-09'-00"E (R) P85-46

Katchemak Heights Sub. No. 2

found S1/16 Corner, set in 1974

33' Section Line Easement

LEGEND

- Recovered 3" B.C. Mon. on Iron Pipe
- Recovered 5/8" Rebar
- Set 5/8" x 24" Rebar
- (M) Measured Value
- (P) Proportioned Value
- (R) Record Value

Notes

- This survey does not constitute a subdivision as defined by AS40.15.190 (2).
- It is the responsibility of the owner or builder to determine and verify the existence and location of easements not shown herein; and whether Federal, State, and Local requirements governing land use are applicable to development of this parcel.

SURVEYOR'S CERTIFICATE

I, Jim Colver, hereby certify: I have surveyed the property described herein, and this plat is a true representation of the lands surveyed; that the distances and bearings are shown correctly and the error of closure for field traverse does not exceed 1:5000, and the monuments and property corners are found or set as shown herein.

James C. Colver Date 1 March, 1994
R.L.S. 7727-S

94-1528

206

Homer

ATE 3-4 94

MAP 2:40 P.M.

Mountain Service Co.

PREPARED BY:

Mountain Construction & Engineering

P.O. Box 427 Palmer, Alaska 99645 Phone (907) 746-5300

PREPARED FOR:

A RECORD OF SURVEY

Retracement Survey of the
SE 1/4 NE1/4 SE1/4 SEC. 31,
Located within T.5S, R.12W, S.M., AK,
Homer Recording District
Containing 10.00 Acres, more or less

JOB NO. 93-198

SCALE 1" = 300'

MAP SURVEY 2/94

FIELD BK. IV

PGS.

DWN. JCC

CHKD. JCC

PLAT APPROVAL

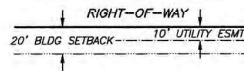
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

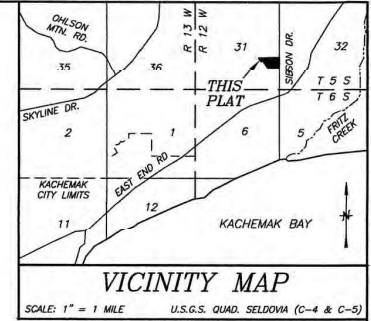
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

R/W TYPICAL DETAIL



LEGEND

- BC MON. 3686-S, 1976
- AL. MON. 1301-S 1997
- AL. MON. 7538-S 2015
- AL. MON. 5780-S 2004
- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)



CERTIFICATE OF OWNERSHIP & DEDICATION

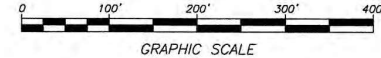
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

SHELLEY RAINWATER
P.O. BOX 3182
HOMER, AK. 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HEA REVIEWED - SEE COMMENTS
Scott Huff 6/30/2025
Land Management Officer



HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

ROSEWOOD SUBDIVISION FARMGIRL ADDN.

A REPLAT OF LOT 1 ROSEWOOD SUBDIVISION (HM 2015-36) & THE SE 1/4 NE 1/4 SE 1/4 SEC. 31 LOCATED IN THE S1/2 NE 1/4 SE 1/4 SEC. 31 T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

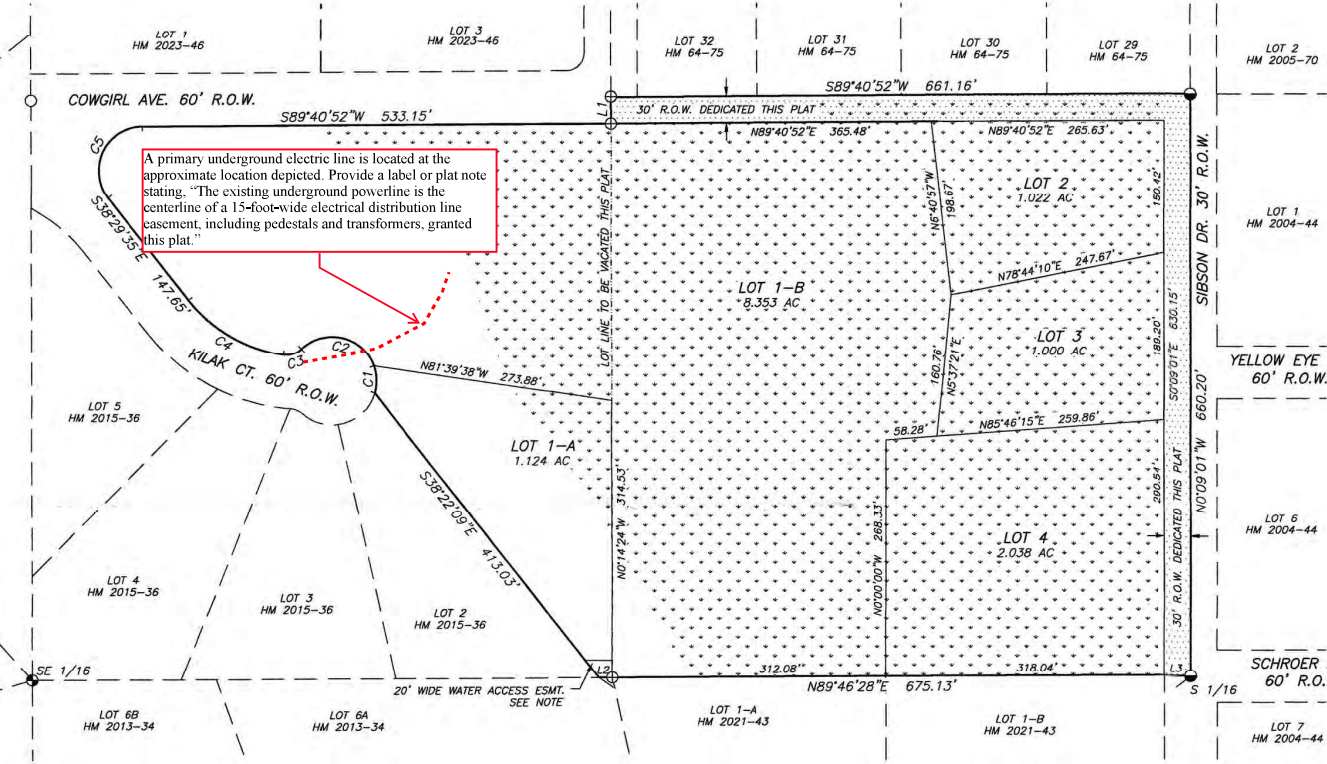
CONTAINING 14.426 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: SHELLEY RAINWATER
P.O. BOX 3182 HOMER, AK 99603

DRAWN BY: FC CHKD BY: KK JOB #2025-25
DATE: 05/2025 SCALE: 1"=100' SHEET #1 OF 1



A primary underground electric line is located at the approximate location depicted. Provide a label or plat note stating: "The existing underground powerline is the centerline of a 15-foot-wide electrical distribution line easement, including pedestals and transformers, granted this plat."

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' OF THE BUILDING SETBACK IS ALSO A UTILITY EASEMENT GRANTED THIS PLAT.
2. THE WESTERLY PORTION OF THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING: FRONT 15' OF BUILDING SETBACK IS ALSO A UTILITY EASEMENT AS IS THE ENTIRE SETBACK WITHIN 5' OF ALL SIDE LINES PER HM 2015-36.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
5. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 28 PG 440 (HRD).
6. THERE ARE EASEMENTS DEDICATED AND NOTES THAT AFFECTS THIS SUBDIVISION PER HM 2005-05.
7. THERE ARE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS THAT AFFECTS THIS SUBDIVISION RECORDED SERIAL NUMBER 2005-000807-0.
8. THERE IS A 20' WATER ACCESS EASEMENT PARALLEL TO THE SOUTH LOT LINE OF FUTURE LOT 1B
9. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.99'	50.00'	35°30'32"	N1°42'39"W	30.49'
C2	99.66'	50.00'	114°12'26"	N76°34'08"W	83.97'
C3	22.66'	25.00'	51°55'22"	N72°27'17"E	21.89'
C4	127.54'	170.00'	42°59'07"	S59°59'07"E	124.57'
C5	111.06'	30.00'	126°11'09"	S32°33'39"W	88.83'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00'	S0°19'08"E
L2	15.01'	N89°46'28"E
L3	30.00'	N89°46'28"E

KPB 2025-093