HM 97-9

LOT 16 | PIPER'S HAVEN UNIT 1 HM 97-52 LOT 19 | LOT 2 | LOT 5

RESCH AVE.

E1/16 CORNER FOUND 2 1/2" BRASS CAP, 7610-S, (1996)

S 89°57'00" E 1319.91'

SECTION LINE EASEMENT PER A.S. 19.10.010

FOUND 2 1/2" G.L.O. BRASS CAP, (1919)

STARISKI MEADOWS HM 97-62

LOT 5

LOT 4

LOT 1

LOT 5

PIPER'S HAVEN UNIT 2 HM 97-86

LOT 6

LOT 2

N00°10'25"W 1294.83'

SECTION LINE EASEMENT PER A.S. 19.10.010

S 00°10'37" E 1319.74'

Lot 1 70.022 acres

50'

S88°52'08"E 1320.28'

C1/16

604.77'

649.93'

65.58'

NE 1/16

LOT 15

LOT 14

N1/16 FOUND 2 1/2" BRASS CAP 7610-S, (1997) PER HM 97-52

STARISKI MEADOWS HM 97-62

S 00°10'37" E 926.04'

LOT 13

CLOYD'S ROAD 60' R/W

S22°40'47"E 947.11'

S22°40'47"E 1022.19'

S 00°10'18" E 1269.92'

L=345.06 R=1500.00

357.94

EAST

872.03

SERGEANT AVE. 100' ROW

N 76°49'11" E

858.25'

L=70.25' R=50.00'

L=322.05' R=1400.00'

857.70'

L=115.54' R=500.00'

L=75.28' R=50.00'

LOT 12

Lot 2 17.572 acres

278.42

S 00°10'37" E 1319.74'

Lot 7 62.142 acres

2640.15'

C1/4 SEC. 30

S 88°52'13" E

20'x 600' PUBLIC UTILITY ESMT.

1506.95'

LOT 11

1/4 FOUND 2 1/2" G.L.O. BRASS CAP, (1919)

Lot 3 11.205 acres

335.53'

S 88°52'13" E

20'x 600' PUBLIC UTILITY ESMT.

1452.80'

LOT 10

Lot 4 10.801 acres

335.70'

N09°26'24"W 1621.65'

STARISKI CREEK

S 00°09'20" E 1320.34'

S 88°52'13" E

20'x 600' PUBLIC UTILITY ESMT.

1398.62'

Lot 5 10.391 acres

335.71'

S 88°52'13" E

20'x 600' PUBLIC UTILITY ESMT.

1344.45'

LOT 9

Lot 6 9.985 acres

335.87'

61.04'

15' PUBLIC UTILITY ESMT. 1289.00

15' PUBLIC UTILITY ESMT. 1290.25

C S1/16

1320.14'

S 1/16

1320.14'

S1/16 FOUND 2 1/2" BRASS CAP, 7610-S, (1997) PER HM 97-52

S88°52'13"E 2640.28'

LOT 7

UNSUBDIVIDED

UNSUBDIVIDED

FOUND 2 1/2" BC 7610-S (1996) PER PLAT HM-97-52

FOUND 2 1/2" G.L.O. BRASS CAP, (1919)

N 1/4

S 89°57'00" E

1319.91'

1319.91'

19 20 30 29

N 00°10'18" W 1269.92'

N 00°10'37" W 2639.69'

THIS PLAT

FOUND 2 1/2" G.L.O. BRASS CAP, (1919)

W 1/4

S 87°47'20" E 2541.15'

S 87°47'20" E 2642.26'

C 1/4

E 1/4

FOUND 2 1/2" G.L.O. BRASS CAP, (1919)

S 00°10'18" E 1320.23'

S 00°09'20" E 1320.34'

S 1/4

N 89°57'10" W 2639.25'

30 29 31 32

FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE G.L.O. (1919)

FOUND 2 1/2" BRASS CAP ON 2" IRON PIPE G.L.O. (1919)

BREAKDOWN DIAGRAM
SECTION 30

NOTES

1. A 20' BUILDING SET BACK SHALL EXIST ALONG ALL DEDICATED RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT.
3. NO STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. 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.
5. THE BASIS OF BEARINGS IS N. 89°57'00" W. FROM THE E1/16 CORNER OF SECTIONS 19 AND 30 TO THE 1/4 CORNER OF SECTIONS 19 AND 30 PER PLAT OF PIPER'S HAVEN UNIT 1 (HM 97-52).
6. LOCATION OF STARISKI CREEK AND LOW MARSHY AREA LIMITS IS APPROXIMATE ONLY, BEING DERIVED FROM UNRECTIFIED AERIAL PHOTOS.
7. SET 2" ALUMINUM CAPS ON 5/8" REBAR AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
8. FLOOD PLAINS OR AREAS SUBJECT TO INUNDATION HAVE NOT BEEN DETERMINED. LANDS ADJACENT TO STARISKI CREEK MAY BE SUBJECT TO INUNDATION.

LEGEND

- FOUND G.L.O. 2 1/2" BC MON. (1919)
- SET 2 1/2" BC MON. ON 3/4" GALV. PIPE (OR AS NOTED)
- CURVE DIMENSION POINT
- LOW MARSHY AREA
- TYPICAL LINETYPE (DOT) FOR APPROXIMATE LIMIT OF LOW MARSHY AREA

K.B.P. FILE No. 98-013

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT OCEAN VIEW ENTERPRISES IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT OCEAN VIEW ENTERPRISES DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY IT'S FREE CONSENT DEDICATES ALL RIGHTS-OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANTS ALL EASEMENTS TO THE USE SHOWN.

I FURTHER CERTIFY THAT THE DEEDS OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT; OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

C.E. Abeldgaard 2/6/98

C. E. ABELDGAARD, PRESIDENT
OCEAN VIEW ENTERPRISES INC.
455 STERLING HWY.
HOMER, AK. 99603

NOTARY'S ACKNOWLEDGMENT

FOR C.E. ABELDGAARD AS PRESIDENT, OCEAN VIEW ENT. INC.

Subscribed and sworn to before me this 6 day of February 1998

Stacey R. Nelson — 8129101

Notary public for Alaska — My Commission Expires

STACEY R. NELSON NOTARY SEAL NOTARY PUBLIC STATE OF ALASKA

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 1/26/98.

KENAI PENINSULA BOROUGH

BY Max J. Best
Authorized Official

COOK INLET — RESCH AVE — STERLING HWY — STARISKI TOWER (PROMINENT LANDMARK) — RIVER — T3S — T4S — 19 20 21 29 28 30 31 32 33 35 36 — THIS PLAT

VICINITY MAP SCALE: 1" = 1 MILE

DATE	FEBRUARY 1998
SCALE	1" = 200'
GRID No.	NIN1L-62
DRAWING:	3006B
JOB No.	3006

STATE OF ALASKA — 19TH — GARY D. NELSON L.S. 7610 — REGISTERED PROFESSIONAL LAND SURVEYOR

98-9

RECORDED HOMER REC DIST 20

DATE 2/26 1998

TIME 3:02 P.M.

REQUESTED BY: ABILITY SURVEYS

ADDRESS 184 CITYVIEW HOMER, ALASKA 99603

PIPER'S HAVEN UNIT 3

A SUBDIVISION OF THE NE1/4 NE1/4 AND THE S1/2 NE1/4 AND THE N1/2 SE1/4 SECTION 30, Twp. 3S, Rge. 14W, S.M., HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING 199.611 ACRES

ABILITY SURVEYS
GARY NELSON, PLS
(907) 235-8440
184 CITYVIEW, HOMER ALASKA 99603