

NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAT OF CATKIN SUBDIVISION (2009-50, HRD).
2. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE BUILDING SETBACK WITHIN 5 FEET OF SIDE LOT LINES IS A UTILITY EASEMENT. 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.
4. ROADS WITHIN THE SUBDIVISION 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.
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. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
7. EXISTING OVERHEAD POWER LINES ARE CENTERLINE OF A 20 FOOT ELECTRICAL DISTRIBUTION EASEMENT.

WASTEWATER DISPOSAL

TRACT B-1

THIS LOT IS 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.

TRACTS B-2 & B-3

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THESE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE # _____ DATE _____

LINE TABLE

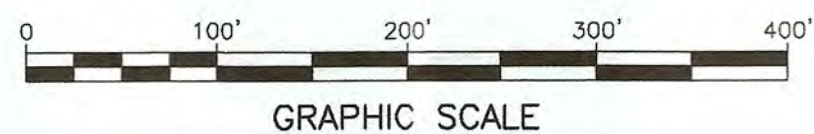
LINE	BEARING	DISTANCE
L1	N 57°39'01" W	177.77'
L2	N 38°38'26" W	52.22'
L3	S 18°26'34" W	28.38'
L4	S 53°12'40" W	19.61'
L5	N 4°38'47" W	124.17'
L6	N 17°40'59" E	104.07'
L7	N 9°52'39" W	108.42'
L8	S 49°23'49" W	184.24'
L9	S 55°18'33" W	56.50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	19°00'35"	170'	56.40'	N 48°08'44" W	56.14'
C2	122°55'00"	95'	203.80'	S 79°54'04" W	166.91'
C3	34°46'06"	120'	72.82'	S 35°49'57" W	71.71'
C4	27°33'38"	280'	134.69'	S 3°54'10" W	133.39'
C5	120°43'32"	95'	200.17'	N 70°14'25" W	165.14'
C6	29°45'24"	330'	171.39'	S 34°31'07" W	169.47'
C7	35°40'08"	170'	105.83'	S 37°28'29" W	104.13'
C8	14°25'26"	170'	42.80'	S 62°31'16" W	42.68'
C9	34°59'57"	95'	58.03'	N 56°08'24" W	57.13'
C10	87°55'03"	95'	145.77'	S 62°24'06" W	131.89'
C11	61°56'06"	95'	102.69'	N 40°50'42" W	97.76'
C12	58°47'26"	95'	97.48'	S 78°47'32" W	93.26'

LEGEND

- INDICATES 2-1/2" 1917 GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS DESCRIBED
- INDICATES REBAR WITH 2" ALCAP (7610-S 2009) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2021) SET THIS SURVEY
- INDICATES AREAS WITH SLOPES GREATER THAN 20%
- INDICATES EXISTING DRAINAGE

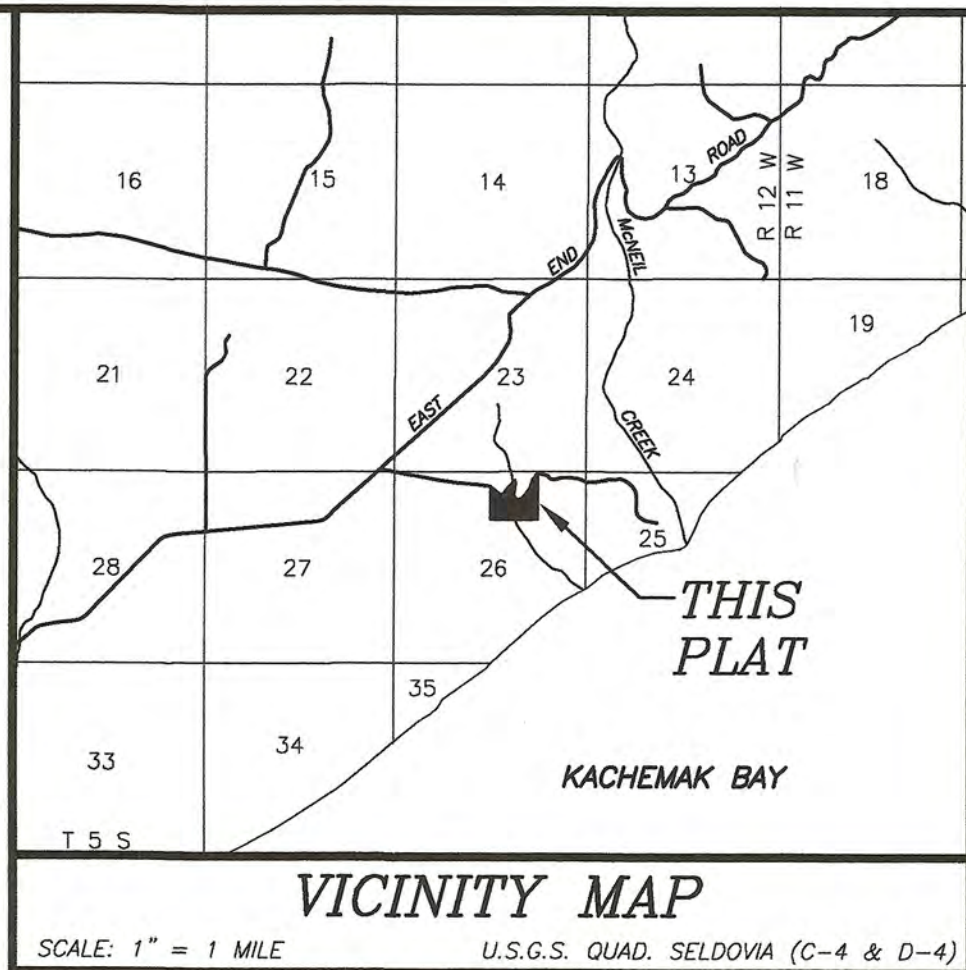
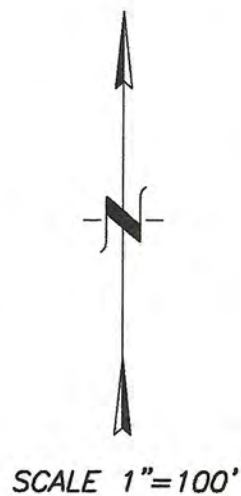


PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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.

OTTO EDWIN KILCHER
PO BOX 373
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR OTTO EDWIN KILCHER
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPB FILE NO. 2021-???

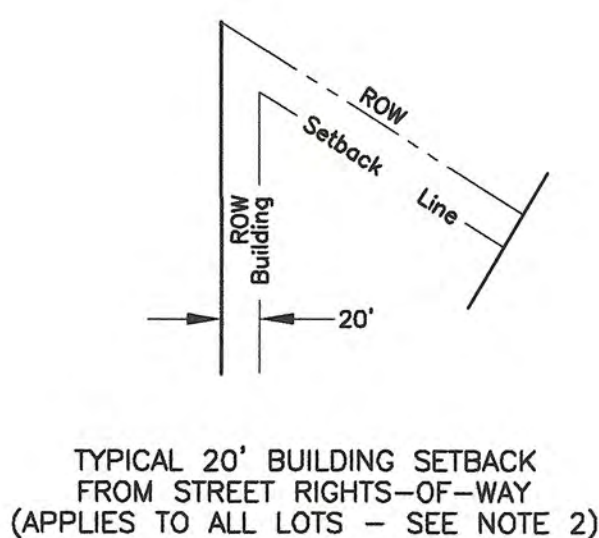
CATKIN SUBDIVISION 2021 REPLAT

THE SUBDIVISION OF
TRACT B, CATKIN SUBDIVISION (HM 2009-50)
INTO TRACTS B-1, B-2 AND B-3
LOCATED WITHIN THE NW 1/4 NE1/4 SEC 26,
T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA
BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 25.376 ACRES

OWNER:
OTTO EDWIN KILCHER
PO BOX 373 HOMER, AK 99603

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

DRAWN BY: SCS DATE: OCTOBER 2019 SCALE: 1" = 100'
CHK BY: SCS JOB #19-19 SHEET 1 OF 1



KPB 2021-144