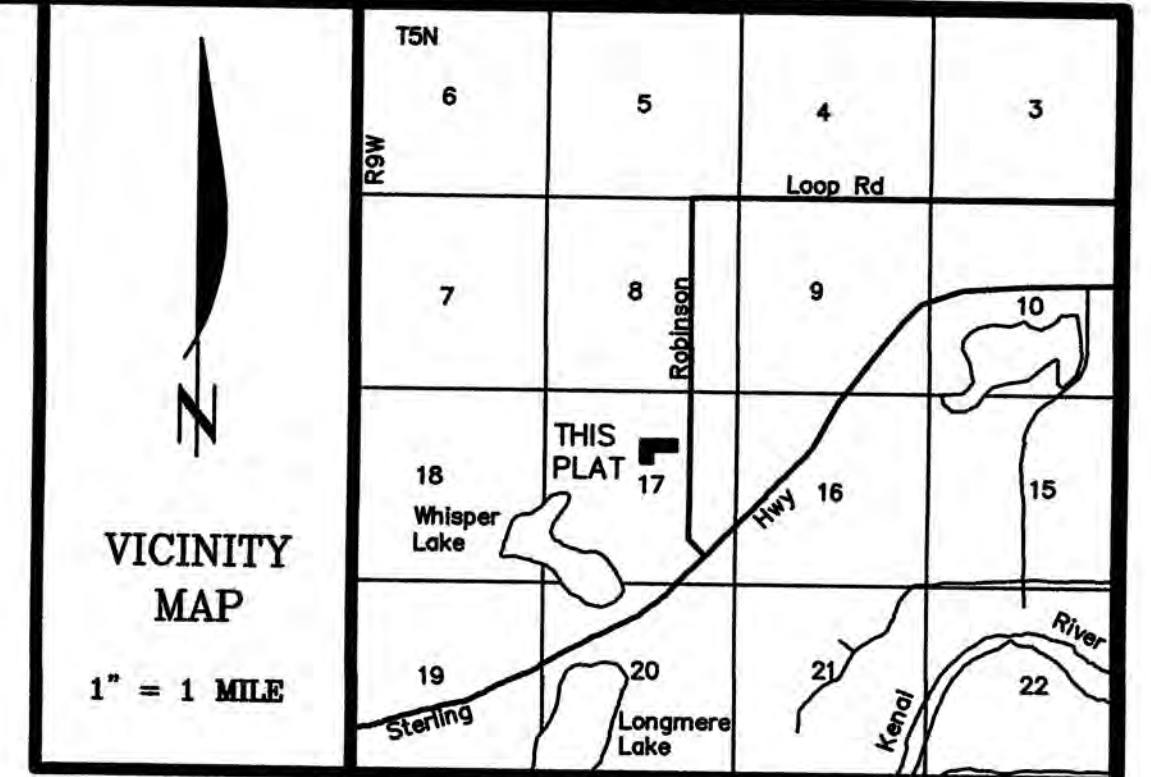




CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TIMOTHY R. GROTE SANDRA GROTE
38420 JOSHUA TREE AVENUE
STERLING, ALASKA 99672

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____
FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____
FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

KPB FILE No. _____

Homewood Subdivision Grote Replat

A resubdivision of Lots 2A1 and 2A2 Block 1 Homewood Subdivision
Howarth Addition, plat 2009-62, Kenai Recording District.

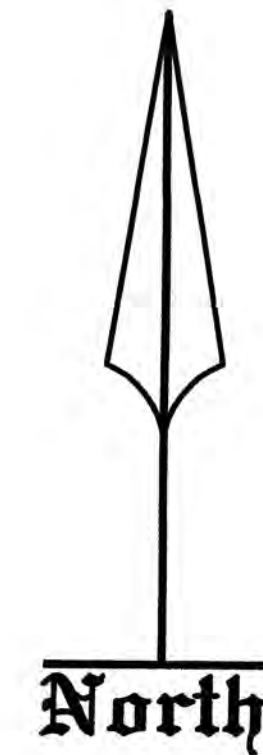
Located within the SW1/4 NE1/4 Section 17, T5N, R9W, S.M.,
Kenai Peninsula Borough, Alaska.

Containing 2.271 Ac.

Surveyor	Owners
Segesser Surveys, Inc. 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Timothy R. and Sandra J. Grote 38420 Joshua Tree Ave. Sterling, AK 99672
JOB NO. 21339	DRAWN: 12-8-21
SURVEYED: N/A	SCALE: 1"=50'
FIELD BOOK: N/A	SHEET: 1 of 1

LEGEND:

- 3 1/4" ALUM. MON. 3932-S 1976 RECORD
- PK NAIL OF RECORD PLAT 2006-131 KRD
- 1/2" REBAR RECORD
- 5/8" REBAR RECORD
- RECORD DATUM PLAT 2009-62 KRD



NOTES:

- This is a paper plat. A field survey was not performed in accordance with KPB 20.60.200(A).
- Basis of bearing taken from Homewood Subdivision Howarth Addition, Plat 2009-62, Kenai Recording District.
- Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- All waste disposal systems shall comply with existing laws at the time of construction.
- Covenants, conditions and restrictions which affect this plat are recorded in Book 115 Page 636, Kenai Recording District.
- Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- Centerline of existing powerline is also the centerline of a 20' utility easement.
- An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 31 Page 170, Kenai Recording District. No definite location disclosed.
- 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. 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.
- No Engineer's Subdivision and Soils Report is available for this subdivision, soil conditions may be unsuitable for onsite wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
The purpose of this platting action is to combine 2 lots into 1, which will provide greater available wastewater disposal area as described by 20.40.020.(A).

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____



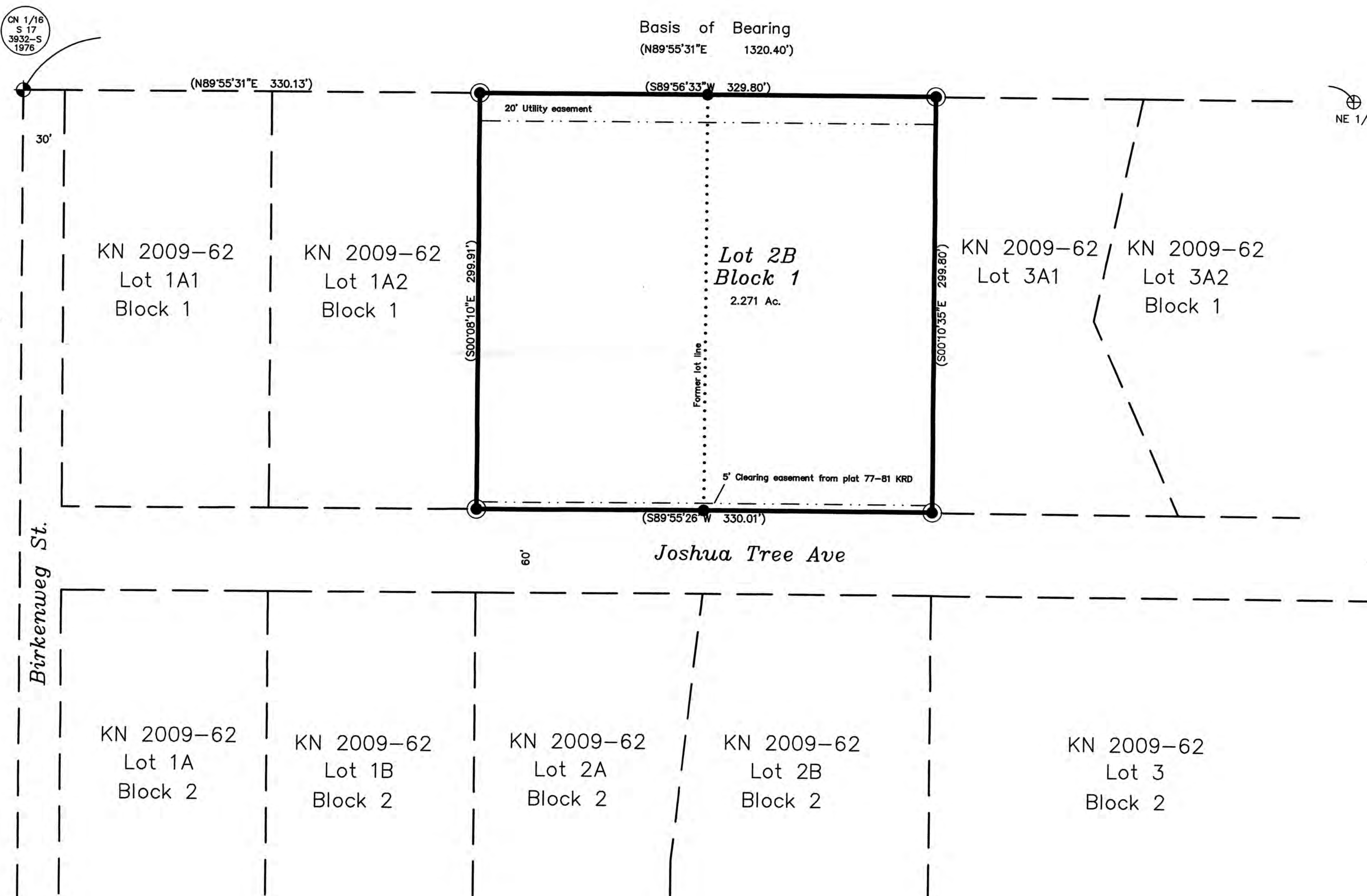
SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date _____

Unsubdivided

Basis of Bearing
(N89°55'31"E 1320.40')



KPB 2021-162