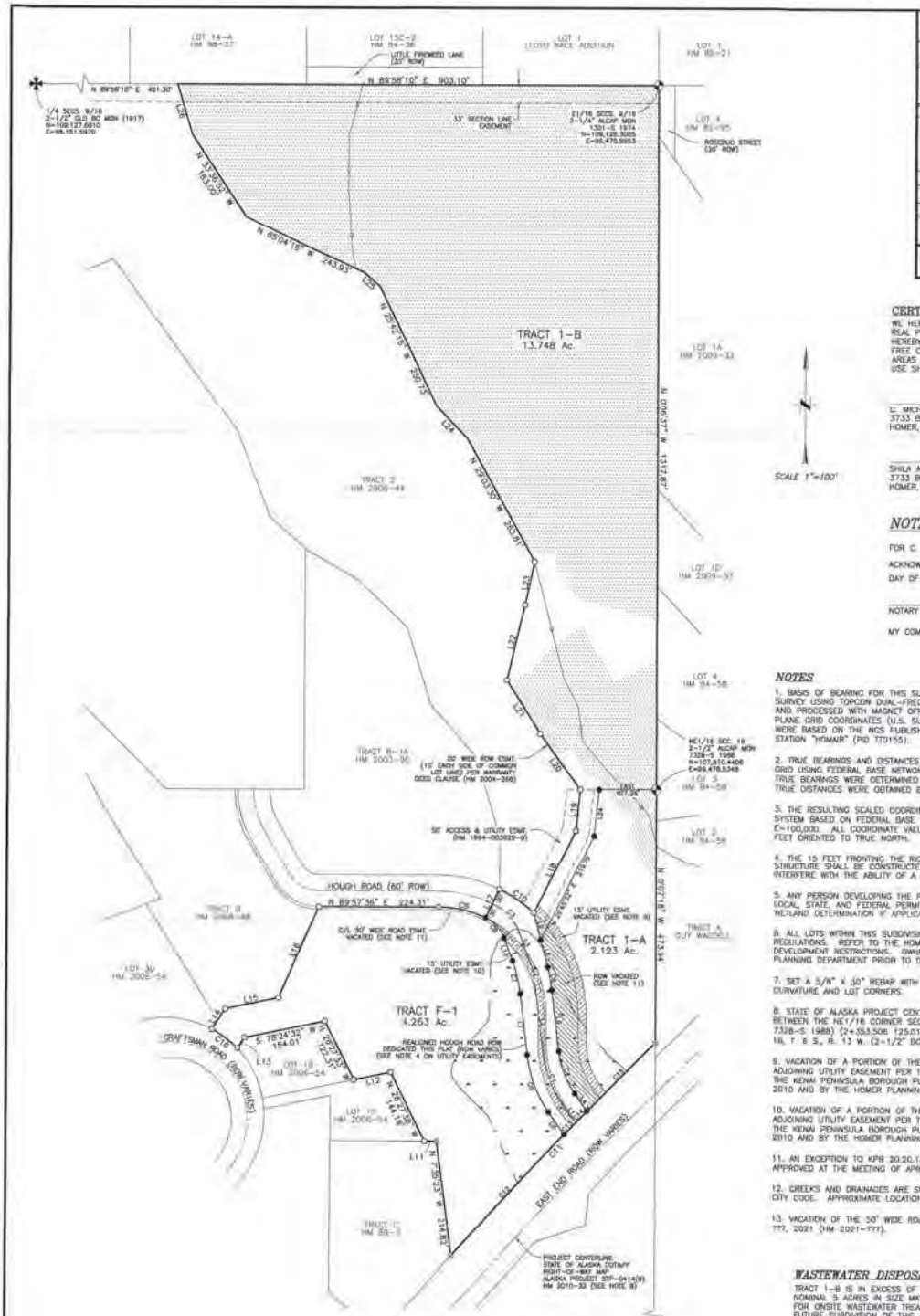

VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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 HEREON.

C. MICHAEL HOUGH
3733 BEN WALTERS LANE, SUITE 2
HOMER, ALASKA 99603

SHILA A. HOUGH
3733 BEN WALTERS LANE, SUITE 2
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR C. MICHAEL HOUGH AND SHILA A. HOUGH

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2021.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NCS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986686.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. THE 15 FEET FRONTING THE RIGHT-OF-WAYS 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.

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 LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.

7. SET A 5/8" X 30" REBAR WITH 2" ALUMINUM CAP (7538-S 2020) AT ALL POINTS OF CURVATURE AND LOT CORNERS.

8. STATE OF ALASKA PROJECT CENTERLINE AND RIGHT-OF-WAY WAS ESTABLISHED BY A TIE BETWEEN THE NE1/16 CORNER SECTION 16, T. 6 S., R. 13 W. (2-1/2" ALCAP MON. 7328-S 1988) (2+353.506 125.018m LT) AND THE CE1/16 CORNER CORNER SECTION 16, T. 6 S., R. 13 W. (2-1/2" BC MON 268-S 1971) (2+064.428 157.527m RT).

9. VACATION OF A PORTION OF THE ORIGINAL HOUGH ROAD RIGHT-OF-WAY AND THE ADJOINING UTILITY EASEMENT PER THE PARENT PLAT (HM 2003-90) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 12, 2010 AND BY THE HOMER PLANNING COMMISSION ON FEBRUARY 17, 2010.

10. VACATION OF A PORTION OF THE ORIGINAL HOUGH ROAD RIGHT-OF-WAY AND THE ADJOINING UTILITY EASEMENT PER THE PARENT PLAT (HM 2006-54) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 12, 2010 AND BY THE HOMER PLANNING COMMISSION ON FEBRUARY 17, 2010.

11. AN EXCEPTION TO KPB 20.20.180 (3:1 DEPTH TO WIDTH RATIO) FOR TRACT 1-B WAS APPROVED AT THE MEETING OF APRIL 12, 2010.

12. CREEKS AND DRAINAGES ARE SUBJECT TO A 15 FOOT BUILDING SETBACK PER HOMER CITY CODE. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN

13. VACATION OF THE 30' WIDE ROAD EASEMENT (BK. 185, PG. 350 HRD) WAS VACATED ON ???, 2021 (HM 2021-???).

WASTEWATER DISPOSAL

TRACT 1-B IS IN EXCESS OF 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE MAY OR MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY FUTURE SUBDIVISION OF THIS LOT INTO LESS THAN 200,000 SQUARE FEET MUST MEET THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

TRACT 1-A AND TRACT F-1 HAVE SOIL CONDITIONS THAT HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT THAT COULD BE USED ON TRACTS 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.

ENGINEER# _____ LICENSE # _____ DATE _____

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	28°30'44"	200.00'	99.53'	N 21°07'22" W	98.50'
C2	13°27'12"	300.00'	70.44'	N 13°26'41" W	70.28'
C3	43°56'20"	100.00'	76.78'	N 42°16'57" W	74.90'
C4	28°30'44"	170.00'	84.59'	N 21°07'22" W	83.73'
C5	28°30'44"	230.00'	114.46'	N 21°07'22" W	113.38'
C6	7°48'38"	330.00'	43.83'	N 10°40'23" W	43.80'
C7	12°27'12"	370.00'	83.40'	N 15°35'41" W	83.25'
C8	45°56'20"	70.00'	53.74'	N 42°16'57" W	52.33'
C9	28°53'47"	200.78'	91.51'	N 77°10'30" W	90.74'
C10	17°08'18"	263.78'	78.90'	S 55°44'28" E	78.61'
C11	3°43'40"	8524.60'	555.18'	S 43°43'32" W	555.06'
C12	2°05'14"	8524.60'	310.34'	S 42°25'14" W	310.33'
C13	0°12'18"	8524.60'	30.52'	S 44°04'00" W	30.52'
C14	0°12'18"	8524.60'	30.52'	S 44°16'18" W	30.52'
C15	1°12'30"	8524.60'	180.80'	S 44°58'52" W	180.80'
C16	18°41'42"	185.00'	60.36'	N 52°39'12" W	60.10'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°22'49" W	45.67'
L2	N 6°52'05" W	114.44'
L3	N 20°19'17" W	45.75'
L4	N 35°22'49" W	40.10'
L5	N 35°22'49" W	51.26'
L6	N 6°52'05" W	114.44'
L7	N 6°52'05" W	114.44'
L8	N 14°28'41" W	53.03'
L9	N 14°28'41" W	53.10'
L10	N 20°19'17" W	45.75'
L11	S 88°59'20" W	22.64'
L12	S 78°24'34" W	70.81'
L13	S 33°45'52" W	24.33'
L14	N 33°45'45" W	45.55'
L15	N 78°24'32" W	101.95'
L16	N 23°36'30" W	186.60'
L17	N 20°41'23" W	60.00'
L18	N 26°45'32" E	173.41'
L19	N 23°37'49" E	58'
L20	N 36°02'44" W	129.16'
L21	N 32°26'32" W	118.22'
L22	N 13°19'11" E	143.98'
L23	N 12°29'02" E	82.91'
L24	N 43°19'07" W	82.08'
L25	N 49°43'50" W	40.55'
L26	N 18°37'24" W	96.62'

LEGEND

- INDICATES 1917 2-1/2" BC GLO PRIMARY MONUMENT RECOVERED THIS SURVEY
- INDICATES PRIMARY MONUMENT RECOVERED OR SET AS SHOWN
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (5780-S, 2005) RECOVERED THIS SURVEY
- INDICATES 1/2" REBAR RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2021) SET THIS SURVEY
- INDICATES DISCHARGE SLOPE PER KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- INDICATES CENTERLINE OF DRAINAGE
- INDICATES AREAS WITH SLOPES GREATER THAN 20%

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 12, 2010

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

STATE OF ALASKA 49TH Stephen C. Smith LS-7538 Registered Professional Land Surveyor

GRAPHIC SCALE

HOMER RECORDING DISTRICT KPB FILE NO. 2010-024

CHRISTENSEN TRACTS 2009 ADDITION

THE SUBDIVISION OF
TRACT 1, CHRISTENSEN TRACTS NO. 4 (HM 2006-44)
AND TRACT F, STREAM HILL PARK UNIT 2 (HM 2008-48)
AND
THE VACATION OF A PORTION OF THE HOUGH ROAD RIGHT-OF-WAY INCLUDING ASSOCIATED ADJOINING UTILITY EASEMENTS
LOCATED WITHIN THE W1/2 NE1/4 SECTION 16, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 20.775 ACRES
OWNERS:
C. MICHAEL HOUGH AND SHILA A. HOUGH
3733 BEN WALTERS LANE, SUITE 2 HOMER, ALASKA 99603

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

DRAWN BY: SCS	DATE: MARCH 2021	SCALE: 1" = 100'
CHK BY: SCS	JOB #2021-15	SHEET 1 OF 1

KPB 2021-046