

#### NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAT OF BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK UNIT 2 (HM 2018-40).
2. 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.
3. THE FRONT 15 FEET ALONG RIGHTS-OF-WAY AND THE FRONT 20 FEET WITHIN SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
5. THESE LOTS ARE AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 318, PG 927 HRD, BK 48, PG. 77 HRD AND BK 80, PG 156 HRD).
6. THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, OVER, UPON AND THROUGH THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED JUNE 7, 2018 (HM 2018-001811-0). THE GAS MAIN IS INSTALLED WITHIN THE 15 FOOT UTILITY EASEMENT ADJACENT TO THE SOUTH EDGE OF THE NELSON STREET RIGHT-OF-WAY.
7. PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION (IF ANY).
8. DEVELOPMENT IN ORIGINAL LOTS 35, 36 AND 37, OF BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK UNIT 2 (HM 2018-40) IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER 2018-003491-0 (HRD) AND AMENDMENTS PER 2018-003524-0 (HRD).

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°31'23" E	56.55'

#### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
G1	17°50'04"	470.00'	146.30'	S 73°36'21" E	145.71'

#### 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

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

GARY E. HARRIS  
PO BOX 3544  
HOMER, ALASKA 99603

DEROTHA FERRARO  
PO BOX 3544  
HOMER, ALASKA 99603

COURTNEY MARTIN  
PO BOX 342  
HOMER, ALASKA 99603

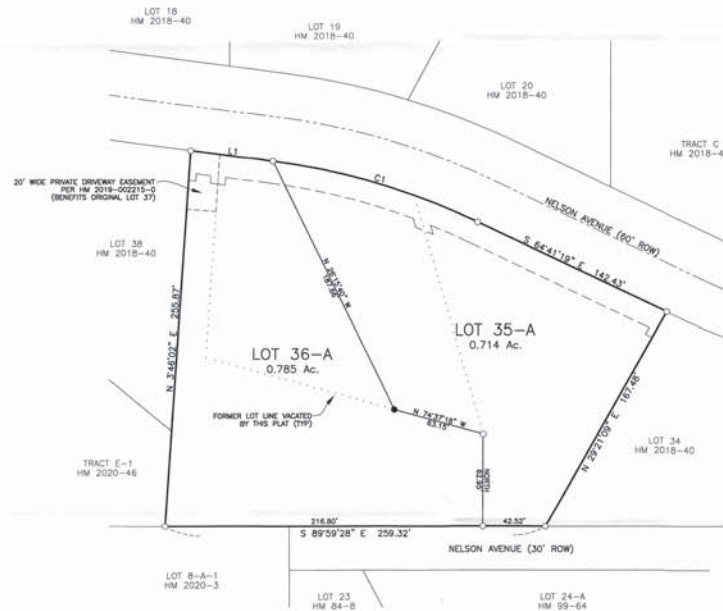
PATRICK CARTER  
PO BOX 342  
HOMER, ALASKA 99603

#### NOTARY'S ACKNOWLEDGMENT

FOR: GARY E. HARRIS & DEROTHA FERRARO  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_



#### WASTEWATER DISPOSAL

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

SURVEYOR \_\_\_\_\_ LICENSE # \_\_\_\_\_ DATE \_\_\_\_\_

#### LEGEND

- INDICATES 2" ALCP (7966-S 2018) RECOVERED THIS SURVEY
- INDICATES 2" ALCP ON 5/8" REBAR (7536-S, 2021) SET THIS SURVEY
- ▨ INDICATES AREAS WITH SLOPES GREATER THAN 20%

#### NOTARY'S ACKNOWLEDGMENT

FOR: COURTNEY MARTIN & PATRICK CARTER  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_



KPB File 2021-057

HOMER RECORDING DISTRICT KPB FILE No. 2021-???	
<b>BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK REPLAT LOTS 35, 36 &amp; 37</b>	
A REPLAT OF LOTS 36, 37 AND 38 BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK UNIT 2 (HM 2018-40) LOCATED WITHIN THE N1/2 SE1/4, SEC 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 1.500 ACRES	
OWNERS: LOTS 36 & 37: GARY E. HARRIS & DEROTHA FERRARO PO BOX 3544 HOMER, ALASKA 99603 LOT 35: COURTNEY MARTIN & PATRICK CARTER PO BOX 342 HOMER, ALASKA 99603	
<b>GEOVERA, LLC</b> PO BOX 3235 HOMER, ALASKA 99603 (907) 399-4345 EMAIL: scsmith@gcl.net	
DRAWN BY: SC5	DATE: APRIL 2021
CHK BY: SC5	JOB #2020-36
SCALE: 1" = 40'	
SHEET 1 OF 1	