

## 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 90, PG 166 HRD).
6. THERE ARE 15 FOOT WIDE NATURAL GAS EASEMENTS 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 2018-001611-0), AND SEPTEMBER 10, 2020 (HM 2020-003493-0). A PORTION OF THE GAS LINES HAVE NOT BEEN INSTALLED AS OF THE RECORDING OF THIS PLAT.
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 LOT 38, 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	N 5°18'31" W	106.05'
L2	S 1°22'55" W	92.97'
L3	S 75°44'04" E	63.11'
L4	S 85°11'25" E	156.58'
L5	S 80°13'25" E	48.48'
L6	N 59°59'28" W	18.84'
L7	N 89°59'28" W	123.64'

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	7°28'56"	170.00'	22.20'	S 79°28'32" E	22.18'
C2	7°28'56"	170.00'	22.20'	N 37°28'55" E	22.18'
C3	81°09'51"	20.00'	28.31'	N 56°55'12" E	28.01'
C4	3°20'47"	230.00'	21.46'	N 61°35'45" E	21.45'

## PLAT APPROVAL

THIS PLAT WAS HEARD BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETINGS OF FEBRUARY 10, 2014, MARCH 10, 2014, MAY 29, 2018 AND WAS APPROVED ON JUNE 11, 2018. A TIME EXTENSION WAS GRANTED AT THE PLANNING COMMISSION MEETING OF NOVEMBER 9, 2020.

BY: \_\_\_\_\_  
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

DATE \_\_\_\_\_

SCALE 1"=60'



## CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DELTA STORAGE AND TRANSFER TRUST, AS THE OWNER OF ECHO TRADING COMPANY, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF ECHO TRADING COMPANY, LLC 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.

PAUL NEAL III, TRUSTEE  
DELTA STORAGE AND TRANSFER TRUST  
AS THE OWNER OF ECHO TRADING COMPANY, LLC  
PO BOX 3368  
HOMER, ALASKA 99603

TRAVIS DRAKE  
22668 SAMBAR LOOP  
CHUGIAK, ALASKA 99567

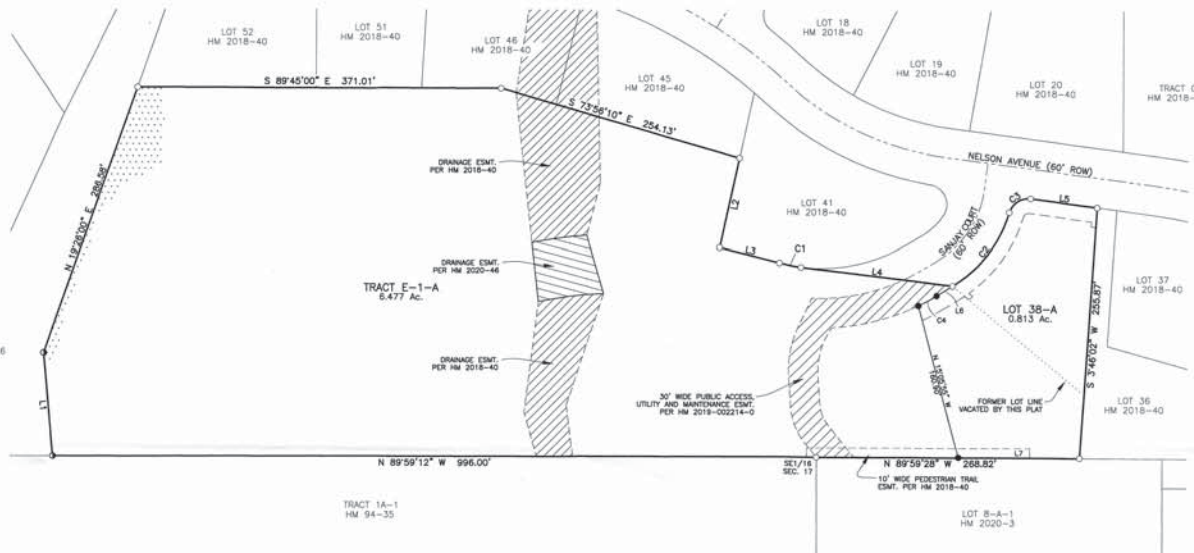
MEGAN DRAKE  
22668 SAMBAR LOOP  
CHUGIAK, ALASKA 99567

## NOTARY'S ACKNOWLEDGMENT

FOR: PAUL NEAL III  
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" ALCAP (7968-S 2018) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7538-S 2020) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8" REBAR (7538-S, 2021) SET THIS SURVEY
- INDICATES AREAS WITH SLOPES GREATER THAN 20%

## NOTARY'S ACKNOWLEDGMENT

FOR: TRAVIS AND MEGAN DRAKE  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC FOR ALASKA

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



GRAPHIC SCALE  
0 60' 120' 180' 240'

KPB File 2021-058

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

**BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK LOT 38 REPLAT**

A REPLAT OF LOT 38  
BARNETT'S SOUTH SLOPE SUBDIVISION  
QUIET CREEK PARK UNIT 2 (HM 2018-40)  
AND TRACT E-1  
BARNETT'S SOUTH SLOPE SUBDIVISION  
QUIET CREEK PARK UNIT 3 (HM 2020-46)

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 7.290 ACRES

OWNERS:  
TRACT E-1: ECHO TRADING COMPANY, LLC  
PO BOX 3368 HOMER, ALASKA 99603  
LOT 38: TRAVIS AND MEGAN DRAKE  
22668 SAMBAR LOOP CHUGIAK, AK 99567

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

DRAWN BY: SCS  
CHK BY: SCS  
DATE: APRIL, 2021  
JOB #2020-28  
SCALE: 1" = 60'  
SHEET 1 OF 1