

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. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS. THERE ARE LIMITATIONS ON FUTURE SUBDIVISION OF THESE LOTS DUE TO ISSUES REGARDING ACCESS, DEVELOPMENT TRENDS IN THE AREA, AND TOPOGRAPHY FOR FLAG LOTS 7, 8, 57, 60 AND 64.
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 2018-001611-0). A PORTION OF THE GAS LINES HAVE NOT BEEN INSTALLED AS OF THE RECORDING OF THIS PLAT. ALSO RECORDED UNDER HM 2020-003493-0.
7. 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).
8. TRACTS A AND B ARE PUBLIC AREA "NATURE RESERVES" GRANTED THIS PLAT TO THE CITY OF HOMER.
9. THERE ARE 20 FOOT WIDE DRAINAGE EASEMENTS CENTERED ALONG THE EXISTING CREEKS, GRANTED PER PLAT 2018-40, HOMER RECORDING DISTRICT. THE EXISTING DRAINAGE EASEMENTS ARE SUBJECT TO HOMER CITY CODE. APPROXIMATE LOCATIONS ARE SHOWN.
10. 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).
11. DRAINAGE SUBJECT TO PREVIOUS SEASONAL INUNDATIONS: UPHILL DEVELOPMENT MAY CHANGE DRAINAGE PATTERNS AT ANY TIME.
12. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
13. EXCEPTIONS WERE GRANTED TO KPB 20.20.030 (PROPOSED STREET LAYOUT REQUIREMENTS) AND 20.20.120 (STREET CURVE REQUIREMENTS) BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF MARCH 10, 2014.
14. THERE IS A 30 FOOT WIDE PUBLIC WATER LINE EASEMENT GRANTED BY PLAT 2018-40 HOMER RECORDING DISTRICT TO THE CITY OF HOMER. THE EASEMENT IS THE 30 FEET SOUTH OF THE CENTERLINE OF NELSON AVENUE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 42°21'09" W	145.27
L2	S 19°20'00" W	139.78
L3	S 76°24'00" W	156.09
L4	S 76°24'00" W	156.09
L5	S 76°24'00" W	156.09
L6	S 76°24'00" W	156.09
L7	S 76°24'00" W	156.09
L8	S 76°24'00" W	156.09
L9	S 76°24'00" W	156.09
L10	S 76°24'00" W	156.09
L11	S 76°24'00" W	156.09
L12	S 76°24'00" W	156.09
L13	S 76°24'00" W	156.09
L14	S 76°24'00" W	156.09
L15	S 76°24'00" W	156.09
L16	S 76°24'00" W	156.09
L17	S 76°24'00" W	156.09
L18	S 76°24'00" W	156.09
L19	S 76°24'00" W	156.09
L20	S 76°24'00" W	156.09
L21	S 76°24'00" W	156.09
L22	S 76°24'00" W	156.09
L23	S 76°24'00" W	156.09
L24	S 76°24'00" W	156.09
L25	S 76°24'00" W	156.09
L26	S 76°24'00" W	156.09
L27	S 76°24'00" W	156.09
L28	S 76°24'00" W	156.09
L29	S 76°24'00" W	156.09
L30	S 76°24'00" W	156.09

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	88°09'11"	20.00	34.22	N 40°57'40" W	30.20
C2	26°08'	120.00	27.53	S 75°28'51" W	27.49
C3	26°08'	120.00	27.53	S 75°28'51" W	27.49
C4	20°35'28"	230.00	82.66	S 55°58'41" W	80.21
C5	24°23'34"	170.00	97.20	N 48°37'48" W	95.86
C6	24°23'34"	170.00	97.20	N 48°37'48" W	95.86
C7	6°45'04"	170.00	20.03	N 75°58'24" W	20.02
C8	11°43'34"	170.00	34.79	N 84°13'00" W	34.73
C9	38°10'09"	200.00	138.24	N 70°26'57" W	135.50
C10	38°10'09"	200.00	138.24	N 70°26'57" W	135.50
C11	38°10'09"	200.00	138.24	N 70°26'57" W	135.50
C12	38°10'09"	200.00	138.24	N 70°26'57" W	135.50
C13	38°10'09"	200.00	138.24	N 70°26'57" W	135.50
C14	38°10'09"	200.00	138.24	N 70°26'57" W	135.50
C15	38°10'09"	200.00	138.24	N 70°26'57" W	135.50
C16	18°16'42"	230.00	65.35	N 70°19'30" W	65.13
C17	18°16'42"	230.00	65.35	N 70°19'30" W	65.13
C18	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C19	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C20	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C21	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C22	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C23	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C24	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C25	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C26	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C27	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C28	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C29	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C30	28°03'50"	230.00	92.87	N 75°28'24" W	92.00
C31	6°11'36"	430.00	46.48	N 82°56'40" E	46.46

LEGEND

- INDICATES 3-1/4" ALCAP MONUMENT (2087-S 1977) RECOVERED THIS SURVEY
- INDICATES X IN GRANITE BOULDER (268-S) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7968-S 2018) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (3696-S 2001) RECOVERED THIS SURVEY
- INDICATES 1-1/2" ALCAP (2087-S 1978) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8" REBAR (7538-S, 2020) SET THIS SURVEY
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE
- INDICATES WETLANDS (BASED UPON ACOE JURISDICTIONAL DETERMINATION)

WASTEWATER DISPOSAL

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

Stephen C. Smith LS-7538 11/18/20
SURVEYOR LICENSE # DATE

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: *SAWK*
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

11/23/20
DATE

SCALE: 1"=100'



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

NOTARY'S ACKNOWLEDGMENT

FOR: PAUL NEAL III
ACKNOWLEDGED BEFORE ME THIS 10TH
DAY OF NOVEMBER, 2020.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 10/29/2023



CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

- THE NELSON AVENUE AND CAVELLE CIRCLE RIGHTS-OF-WAY.
- THE UTILITY EASEMENTS WITHIN THE FRONT 15 FEET ALONG RIGHTS-OF-WAY AND THE FRONT 20 FEET WITHIN SIDE LOT LINES.
- THE 10 FOOT UTILITY EASEMENTS WITHIN LOTS 60 AND 63.
- TRACT A AND TRACT B AS PUBLIC AREA "NATURE RESERVES".
- THE DRAINAGE EASEMENT WITHIN THE PROPOSED SALARY COURT RIGHT-OF-WAY.
- THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: *Rob Dumouchel*
ROB DUMOUCHEL, CITY MANAGER
CITY OF HOMER, ALASKA

HOMER RECORDING DISTRICT KPB FILE No. 2014-016P1

BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK UNIT 3
A REPLAT OF TRACT E
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 18.548 ACRES
OWNER:
ECHO TRADING COMPANY, LLC
PO BOX 3368 HOMER, ALASKA 99603
GEOVERA, LLC
PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: acsmith@gci.net

DRAWN BY: SCS DATE: NOV. 2020 SCALE: 1" = 100'
CHK BY: SCS JOB #2020-26 SHEET 1 OF 1



11/6/2020

