

## NOTARY'S ACKNOWLEDGMENT

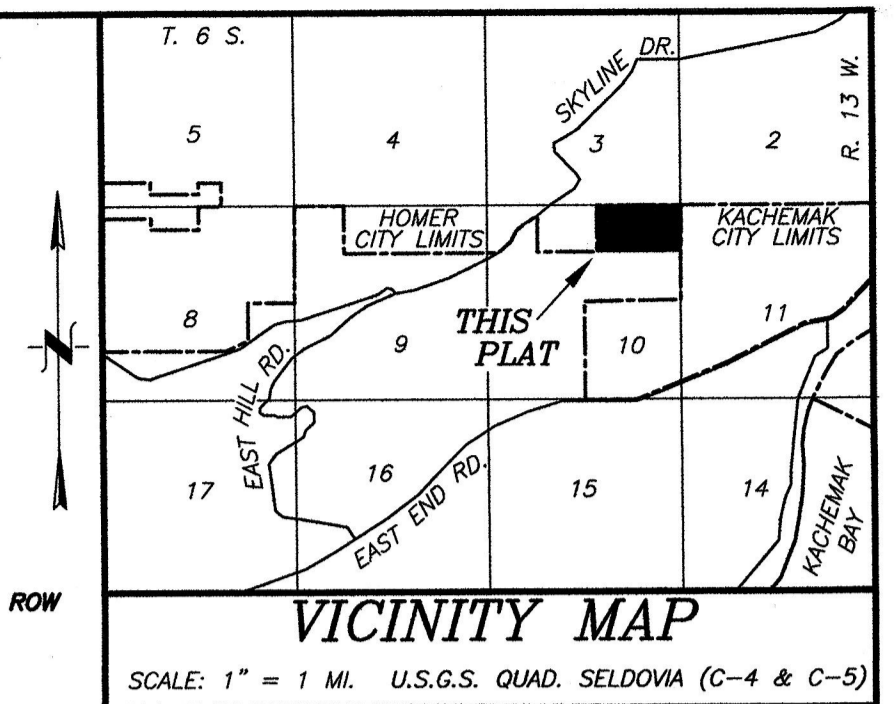
FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2021  
\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## LEGEND

- 3.25" ALCAP 5780-S 1998
  - 2.5" BC MON 1301-S 1975
  - 2" ALCAP 7968-S 2007
  - 2.5" BC MON 7328-S 1988
  - 2.5" USGLO BC MON 1917
- SLOPES OF 20% OR GREATER (KPB GIS)
- LOW WET AREAS (KWF ASSESSMENT, KPB GIS)

## WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL FIVE ACRES IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



## CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT 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.

JOHN G FOWLER  
10305 MAIN TREE CT  
ANCHORAGE, AK 99507

## PLAT APPROVAL

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

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

## TRAIL EASEMENT LINE TABLE

| LINE # | LENGTH  | BEARING     |
|--------|---------|-------------|
| L1     | 359.74' | N44°00'43"E |
| L2     | 291.53' | N34°00'11"E |
| L3     | 795.69' | N63°45'56"E |
| L4     | 787.59' | N63°45'56"E |
| L5     | 578.16' | N89°45'01"E |
| L6     | 573.51' | N89°45'01"E |
| L7     | 20.00'  | S0°08'28"E  |
| L8     | 98.88'  | N89°37'40"E |

HOMER RECORDING DISTRICT KPB FILE NO. 2021-XXX

## FOWLER'S BENCH

A SUBDIVISION OF THE N1/2 NE1/4 SEC 10,  
EXCLUDING THE W 330 FEET, T. 6 S., R. 13 W.,  
CITY OF HOMER, SEWARD MERIDIAN,  
KENAI PENINSULA BOROUGH,  
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 70.000 ACRES

## SEABRIGHT SURVEY + DESIGN

KENTON T. BLOOM, P.L.S.  
1044 EAST ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1091

CLIENTS: JOHN G FOWLER  
10305 MAIN TREE DR. ANCHORAGE, AK 99507

|               |                |               |
|---------------|----------------|---------------|
| DRAWN BY: KK  | CHKD BY: KB    | JOB #2021-04  |
| DATE: 05/2021 | SCALE: 1"=200' | SHEET #1 OF 1 |

## NOTES

- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10' OF THE 20' BUILDING SETBACK ALONG ALL RIGHTS-OF-WAY IS A UTILITY EASEMENT PER HM 88-89. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- 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.
- DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER'S ZONING REGULATIONS.
- PROPERTY OWNER(S) SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.

