

NOTES

1. BASIS OF BEARING IS FROM THE PLAT OF PIPER'S HAVEN UNIT 4 (HM 98-80).
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET AND THE ENTIRE BUILDING SETBACK WITHIN 5 FEET OF SIDE LOT LINES IS A UTILITY EASEMENT.
4. 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. NONE OF THE ORIGINAL CORNERS OF LOT 9 WERE FOUND. CORNERS WERE SET AT THE PROPORTIONED POSITIONS BASED ON FIELD TIES TO THE PRIMARY MONUMENTS CONTROLLING THE SW1/4 SE1/4 SECTION 30.

WASTEWATER DISPOSAL

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS 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.

LEGEND

- ✱ INDICATES 2-1/2" BRASS CAP 1919 GLO PRIMARY MONUMENT RECOVERED THIS SURVEY
- ⊙ INDICATES 2-1/2" BRASS CAP MONUMENT RECOVERED THIS SURVEY AS SHOWN
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2021) SET THIS SURVEY
- () RECORD DIMENSION PER PLAT 98-80 HRD

NOTARY'S ACKNOWLEDGMENT

FOR KELLY SCOTT AND KARLIN SCOTT
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???, 2021

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH



VICINITY MAP

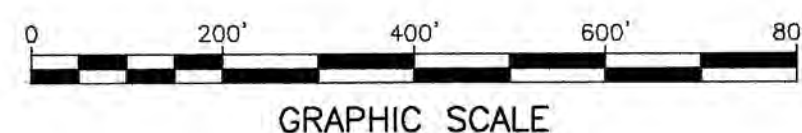
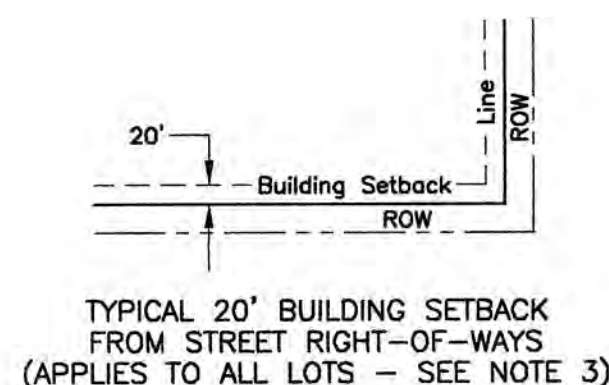
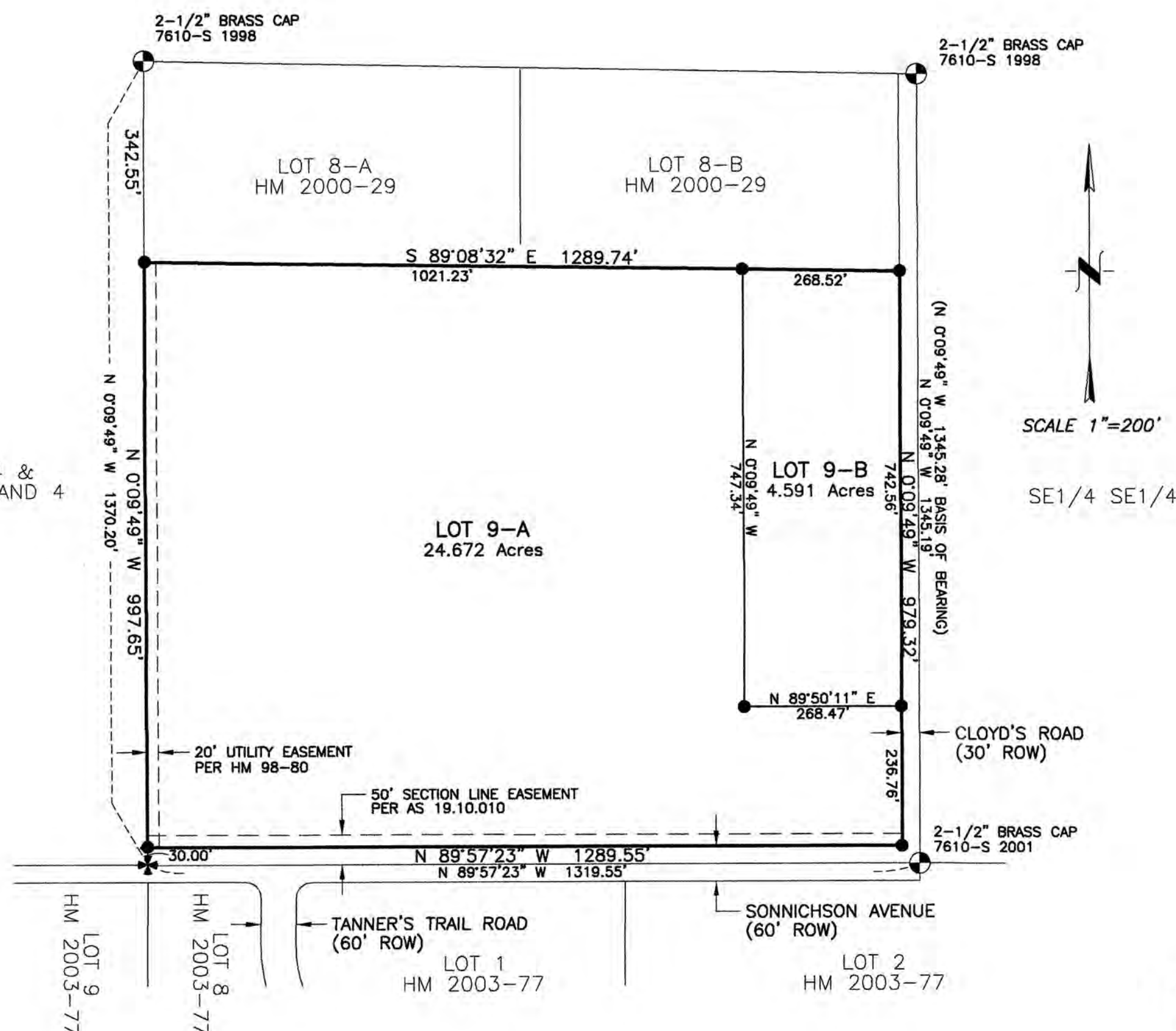
SCALE: 1" = 1 MILE U.S.G.S. QUAD. SELDOVIA (D-5)

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, 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 DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KELLY SCOTT
PO BOX 738
ANCHOR POINT, ALASKA 99556

KARLIN SCOTT
PO BOX 738
ANCHOR POINT, ALASKA 99556



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

PIPER'S HAVEN 2021 REPLAT

BEING A SUBDIVISION OF LOT 9,
PIPER'S HAVEN UNIT 4 (98-80 HRD)
LOCATED WITHIN THE SW1/4 SE1/4, SEC 30,
T. 3 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA
BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 29.263 ACRES
OWNERS:
KELLY AND KARLIN SCOTT
PO BOX 738 ANCHOR POINT, AK 99556

GEOVERA, LLC

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

DRAWN BY: SCS	DATE: MAY 2021	SCALE: 1" = 200'
CHK BY: SCS	JOB #2021-13	SHEET 1 OF 1

KPB 2021-074