

LEGEND:

- 2 1/2" BRASS CAP MONUMENT GLO 1919 FOUND
- 1" CONCRETE FILLED PIPE GLO 1919 FOUND
- 2 1/2" ALUM. CAP ON 5/8" REBAR LS 8859 2014 FOUND
- 2 1/2" ALUM. CAP ON 5/8" REBAR LS 8859 2017 FOUND
- 2 1/2" ALUM. CAP ON 5/8" REBAR LS 8859 2018 SET
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- RECORD DATUM PLAT 2017-31, HRD

CERTIFICATE of OWNERSHIP and DEDICATION

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

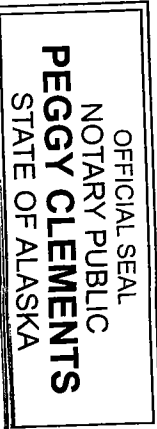
Gary L. Todd
GARY L. TODD

John A. Todd
JOHN A. TODD, TRUSTEE
JR. JOHN A. TODD, JR TRUST AGREEMENT
13320 CRESTVIEW DRIVE
ANCHORAGE, ALASKA 99516

NOTARY'S ACKNOWLEDGMENT

FOR Gary L. Todd
ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October 2018.

Debbie D. Umalla
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 7-31-2022



NOTARY'S ACKNOWLEDGMENT

FOR John A. Todd & Nancy J. Todd
ACKNOWLEDGED BEFORE ME THIS 30th DAY OF October 2018.

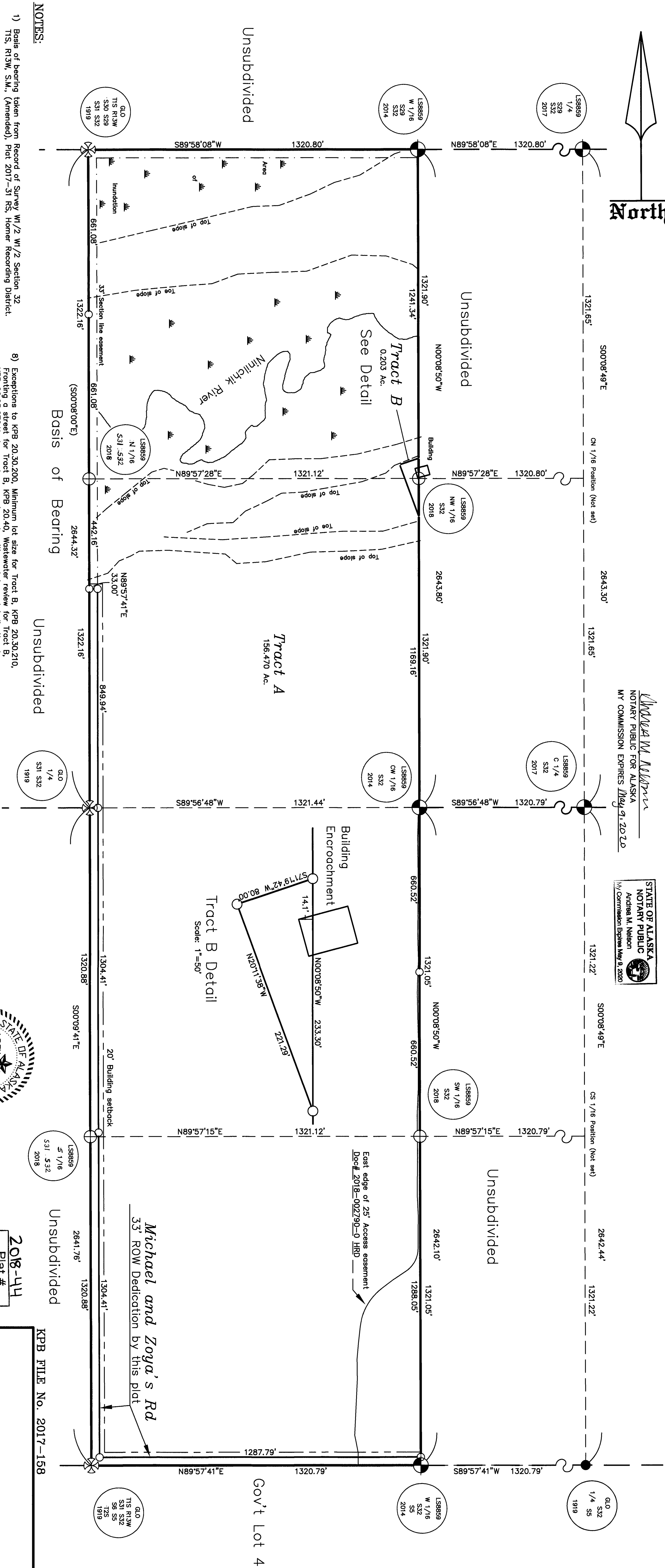
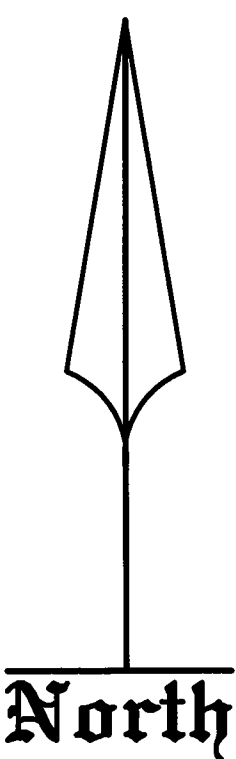
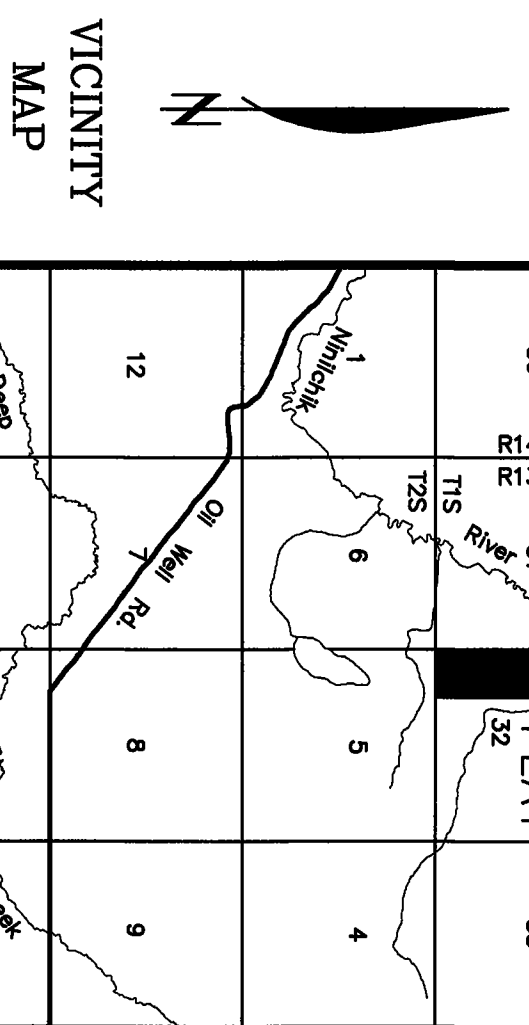
Andrea M. Nelson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES May 9, 2020



NOTARY'S ACKNOWLEDGMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



NOTES:

- 1) Basis of bearing taken from Record of Survey W/2 W/2 Section 32 T1S, R13W, S.M., (Amended), Plat 2017-31 RS, Homer Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) All waste disposal systems shall comply with existing laws at the time of construction.
- 4) 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.
- 5) Portions of this subdivision are within the Kenai Peninsula Borough 50 foot Andromous Habitat Protection District. See KPB Chapter 21:18, as may be amended, for restrictions that affect development in this subdivision.
- 6) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 7) Exceptions to KPB 20.30.030, Proposed street layout, and KPB 20.30.170, Block length, were granted by the Plat Committee at the meeting of December 11, 2017.
- 8) Exceptions to KPB 20.30.200, Minimum lot size for Tract B, KPB 20.30.210, Fronting a street for Tract B, KPB 20.40, Wastewater review for Tract B, KPB 20.23.070, Apparent encroachments for KPB 20.30.030, Legal easements granted by the Plat Committee at the meeting of September 24, 2018.
- 9) Front 15 feet of the 20 foot building setback, and the entire setback within 5 feet of the side lot lines is a utility easement. 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.
- 10) WASTEWATER DISPOSAL: Tract A This lot is 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.

PLAT APPROVAL

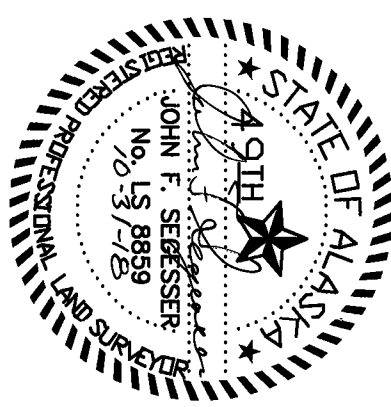
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 24, 2018.

KENAI PENINSULA BOROUGH
Michael and Zoya
AUTHORIZED OFFICIAL
Nov 29 2018

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 10-31-18



2018-44
Plat #
Homer
Rec Dist
Date 12-05-2018
Time 1:41 PM

Containing 160.317 Ac.	
Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99689 (907) 262-8909	Owner Gary L. Todd John A. Todd Jr. Trust 13320 Crestview Dr. Anchorage, AK 99516
JOB NO. 14024	DRAWN: 10-23-18
SURVEYED: May, 2014	SCALE: 1"=200'
FIELD BOOK: 14-1	SHEET: 1 of 1