

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SPOTTY MERLE LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SPOTTY MERLE LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND PUBLIC USE FOR THE DEDICATION OF THIS LAND TO THE PUBLIC AREAS TO PUBLIC USE AND GRANT EASEMENTS TO THE USE SHOWN.

FOR: R. STANFORD FLOWERS
NOTARY PUBLIC FOR THE
STATE OF GEORGIA

NOTARY'S ACKNOWLEDGEMENT

ACKNOWLEDGED BEFORE ME THIS

30 DAY OF August 2019

MY COMMISSION EXPIRES: 09/21/19

NOTARY PUBLIC FOR THE

STATE OF GEORGIA



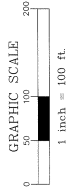
LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1"
- STAINLESS STEEL CAP 85032-S
- AREA SUBJECT TO INUNDATION

WASTEWATER DISPOSAL

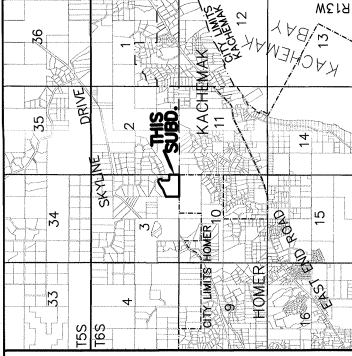
THIS TRACT IS AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

FOUND 2-1/2" BRASS CAP
HNJ 268-S 1978
CEI/16 SEC. 3



VICINITY MAP

Scale 1" = 1 Mile



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN ACCORDANCE WITH THE REGULATORY REQUIREMENTS OF 18 AAC 75 AND 18 AAC 80.
2. 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.
3. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
5. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF DOROTHY DRIVE 60' R/W AND THE ASSOCIATED 10' UTILITY EASEMENT AT THE MEETING OF JUNE 24, 2019.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL STATE, FEDERAL AND FEDERAL REGULATIONS INCLUDING A U.S. ARMY CORPS OF ENGINEERS PERMIT FOR THE CONSTRUCTION OF ANY APPLICABLE GENERAL EASEMENT PER MISC BOOK 48, PAGE 280 HOMER RECORDING DISTRICT RECORDED JUNE 4, 1988.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECT FORMER LOTS 38, 41 AND 8.1.
- 8.1. A RELEASE FROM DECLARATION AFFECTS LOT 41 AND TRACT 'A' RECORDED NOVEMBER 25, 2014 AS DOCUMENT 2014-003416-0 HRD.
- 8.2. A NOTICE OF INVALIDITY OF THE RELEASE DECLARATION RECORDED JANUARY 13, 2015 AS DOCUMENT 2015-000117-0 HRD.
9. COVENANTS, CONDITIONS AND RESTRICTIONS EFFECT FORMER LOT 40 RECORDED FEBRUARY 8, 1993 IN BOOK 220, PAGE 485 HOMER RECORDING DISTRICT.
10. AN ADDENDUM TO DECLARATION NOTE 8.1 AFFECTS FORMER LOTS 38, 41 & TRACT 'A' RECORDED JAN 5, 2015 AS DOCUMENT 2015-000002-0 HRD.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 15, 2019.

May 15, 2019
AUTHORIZED OFFICIAL



GRUENING VISTA 2019 REPLAT & ASSOCIATED R/W VACATION

REPLAT LOT 38, 40 AND 41 OF GRUENING VISTA 1988 ADDITION (HM88-37) AND TRACT A GRUENING VISTA 1993 ADDITION (HM93-61)

SPOTTY MERLE LLC, OWNER
101 GARDNER PARK
PEACHTREE CITY, GA 30269

28.142 AC. M/L SITUATED IN THE SE1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.



ENGINEERING, TESTING, SURVEYING, MAPPING
P.O. BOX 468
30301 N. ALASKA AVE
NOME, AK 99567
FAX (907) 283-3265
WWW.MCLANECOM.COM

KPFB FILE NO. 2019-063
PROJECT NO. 192006
DATE: MAY 2019
BOOK NO. 19-07
DRAWN BY: JAH

SCALE 1" = 100'

SHEET 1 OF 1

