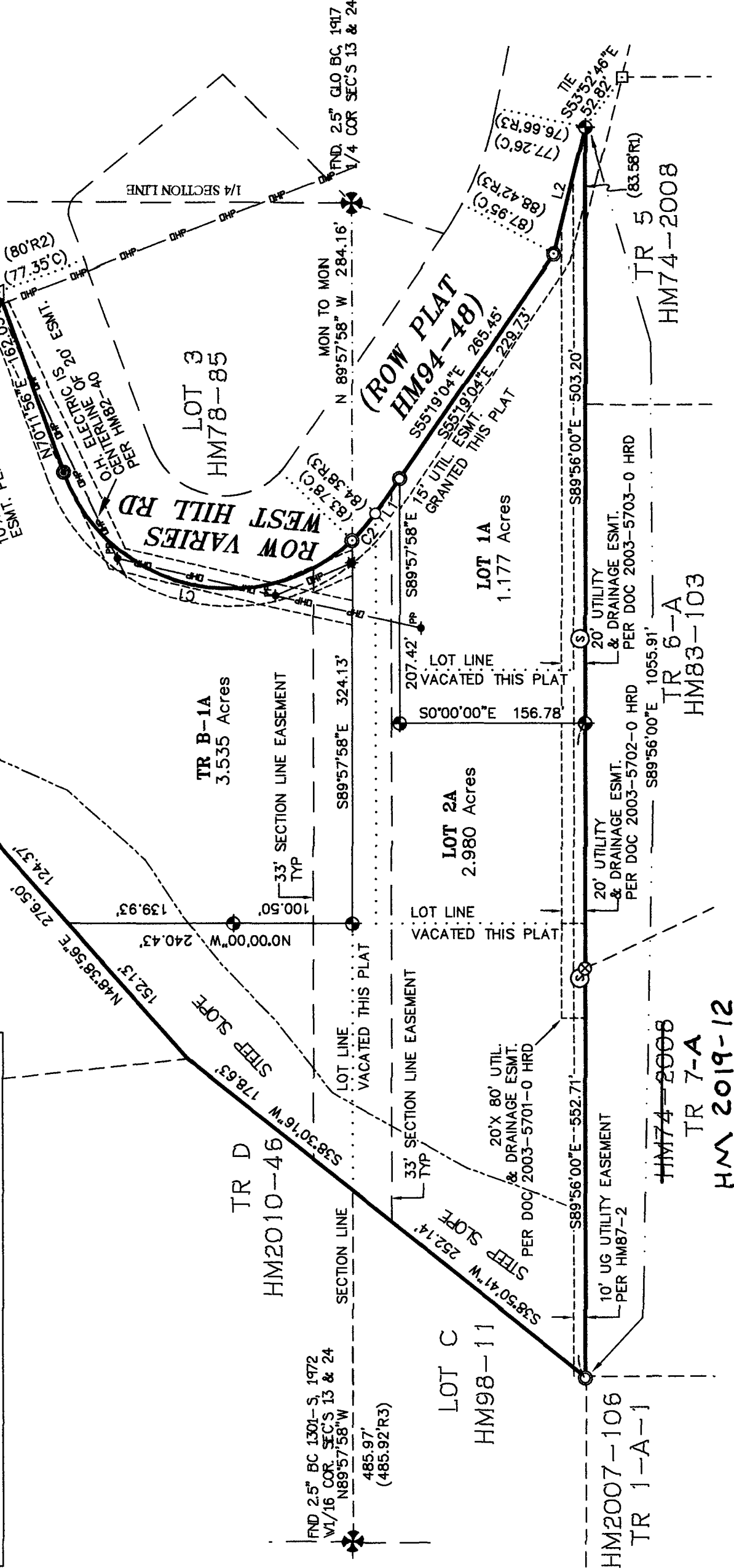


LEGEND

- ⑤ SEWER MANHOLE
- ⊗ FND. MONUMENT AS DESCRIBED
- FND 2" AL-CAP BY 3686-S, 1986
- ⊙ FND 2" AL-CAP BY 7538-S, 2005
- ⊕ SET 2" AL-CAP, 7610-S, 2019
- ⊖ FND 2" AL-CAP, 1301-S, 1988
- △ FND 1" YELLOW PLASTIC CAP ON 1/2" REBAR BY 3686-S
- SET 5/8" X 30" REBAR
- ⌵ SET MAG-NAIL IN PAVEMENT
- ⌵ LIGHT POLE
- ★ PARENTHEICAL DIMENSIONS REFER TO DATA OF RECORD
- (R1) HM74-2008
- (R2) HM82-40
- (R3) HM87-2
- (C) COMPUTED

UNSUBDIVIDED



NOTES

- THIS SUBDIVISION IS SUBJECT TO HOMER CITY CODE.
- 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.
- NO DIRECT ACCESS TO STATE MAINTAINED R.O.W. PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.
- PROPERTY OWNER SHOULD CONTACT ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE 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.
- PER BOOK 19, PAGE 83 AND BOOK 27, PAGE 17, HOMER RECORDING DISTRICT, A RIGHT-OF-WAY EASEMENT TO HOMER ELECTRIC ASSOCIATION CLAIMS FOR AREA WITHIN 100 FEET OF 1/4 SECTION LINE (SHOWN HEREON).
- AT THE MEETING OF FEBRUARY 25, 2019 THE KENAI PENINSULA BOROUGH PLAT COMMITTEE GRANTED EXCEPTIONS TO THE FOLLOWING CODE PROVISIONS:
20.30.240 (BUILDING SETBACK NOTE NOT CARRY FORWARD FROM PARENT PLATS).
20.30.190 (LOT DIMENSIONS; PANHANDLE LENGTH OF FLAG LOT).
20.40 (WASTEWATER REVIEW FOR TRACT B-1A.)
- THE DEPARTMENT OF TRANSPORTATION FILED A RIGHT-OF-WAY MAP FOR WEST HILL ROAD (HM94-48) THAT DOES NOT HARMONIZE RIGHT-OF-WAY WITH THIS OR FORMER PLATS OF THESE LANDS, OR RECORDED DEEDS. SEE PLAT NUMBERS 54-2019, 74-2008, 82-40, 87-2 & 78-85.
- THE BASIS OF BEARINGS IS HM87-2 AND IS S89°57'58"E 1319.65 RECORD FROM THE WEST 1/16 CORNER OF SECTIONS 13 & 24 TO THE 1/4 CORNER COMMON TO SECTIONS 13 AND 24, AND MEASURED AS S89°57'58"E 1319.75 THIS SURVEY (AS SHOWN).

WASTEWATER DISPOSAL FOR TRACT B-1A:
WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL FOR LOTS 1A AND 2A ONLY:
PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS, ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of February 25, 2019 KENAI PENINSULA BOROUGH

BY *Marie A. Baskin* 7-35-19
Authorized Official

CERTIFICATE OF OWNERSHIP

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 grant all easements to the use shown.

Charles M. Rehder
CHARLES M. REHDER For former Lots 1, 2, & 3 HM87-2
PO BOX 2065
Homer, AK 99603

Debra L. Rehder
DEBRA L. REHDER For former Lots 1, 2, & 3 HM87-2
PO BOX 2065
Homer, AK 99603

Theresa Louise Dubber
THERESA LOUISE DUBBER For former Tract B-1 HM82-40
PO BOX 352
Homer, AK 99603

NOTARY'S ACKNOWLEDGEMENT

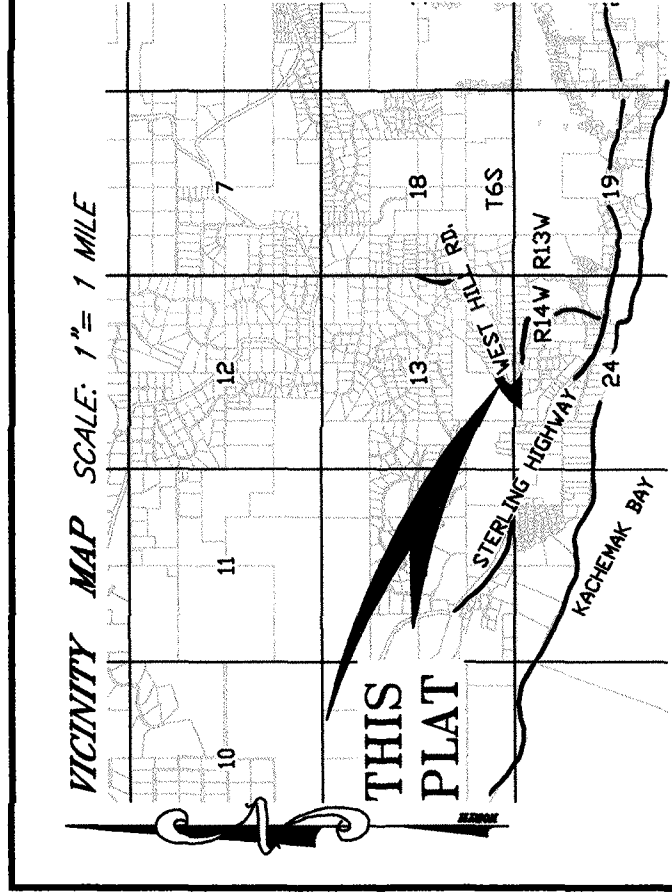
For CHARLES M. REHDER and DEBRA L. REHDER

Theresa Louise Dubber
Acknowledged before me this 24th day of July 2019
Notary Public for Alaska

NOTARY'S ACKNOWLEDGEMENT

For THERESA LOUISE DUBBER

Theresa Louise Dubber
Acknowledged before me this 24th day of July 2019
Notary Public for Alaska



DATE	7-3-2019
SCALE	1" = 100'
GRID No.	AR-73
JOB No.	5076
DRAWING:	5076FRM5116

SKYLINE DRIVE SUBDIVISION No. 7

A SUBDIVISION OF TRACT B-1 SKYLINE DRIVE
SUBDIVISION No. 5 (HM82-40), WITHIN THE SW1/4
SEC 13, TOGETHER WITH LOTS 1, 2, & 3 SKYLINE
DRIVE No. 6 (HM87-02), WITHIN THE NW1/4 SEC
24, T6S, R14W, S.M., CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT,
HOMER RECORDING DISTRICT, STATE OF ALASKA
CONTAINING 7.692 ACRES

OWNERS:
CHARLES M. REHDER
DEBRA L. REHDER
PO BOX 2065
Homer, AK 99603

Theresa Louise Dubber
THERESA LOUISE DUBBER
PO BOX 352
Homer, AK 99603

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603

KPB FILE No. 2019-008