

NOTES

1. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO HOMER MUNICIPAL CODE REQUIREMENTS.
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. THIS REPLAT VACATES THE COMMON LOT LINE BETWEEN LOTS 88 AND 89 AS SHOWN ON BAY VIEW SUBDIVISION (HM839), THEREBY CREATING LOT 88A.
4. NO SURVEY WAS PERFORMED FOR THIS REPLAT. MONUMENTS AND DIMENSIONS ARE SHOWN BASED ON THE PARENT PLAT.
5. HONEYCOMB HATCH PATTERN REPRESENTS DISCHARGE SLOPE WETLANDS PER KENAI WATERSHED FORUM AS DEPICTED ON KENAI PENINSULA BOROUGH GIS.
6. PROPERTY OWNER SHOULD CONTACT THE 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.
7. BELUGA LAKE IS SUBJECT TO A 1% ANNUAL-CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEMA FLOOD INSURANCE STUDY 02122CV001B, DATED OCTOBER 20, 2016. PROPERTY OWNER SHOULD CONTACT THE CITY OF HOMER PRIOR TO ANY DEVELOPMENT ACTIVITY.
8. THERE IS AN EASEMENT TO HOMER ELECTRIC ASSOCIATION WITH RIGHT TO ENTER, MAINTAIN, REPAIR, AND CLEAR SHRUBBERY FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES PER BOOK 49 PAGE 285 (NO DEFINITE LOCATION DISCLOSED).
9. AT THE SEPTEMBER 24, 2018 MEETING OF THE KENAI PENINSULA BOROUGH PLAT COMMITTEE THE FOLLOWING KPB CODE EXCEPTION WAS GRANTED; 20.30.120, STREETS - WIDTH REQUIREMENTS.
10. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND INTERSECTION WITH THE NATURAL MEANDERS.
11. BASIS OF BEARING IS HM839.

CERTIFICATE OF OWNERSHIP

I hereby certify that Freeman Holdings of Arkansas LLC is the owner of the real property shown and described hereon, and that Freeman Holdings of Arkansas LLC hereby adopts this plan of subdivision, and by its free consent grant all easements to the use shown.

CHRIS FREEMAN
FOR FREEMAN HOLDINGS OF ARKANSAS LLC
16221 FOSTER ST
OVERLAND PARK, KS 66085

NOTARY'S ACKNOWLEDGMENT

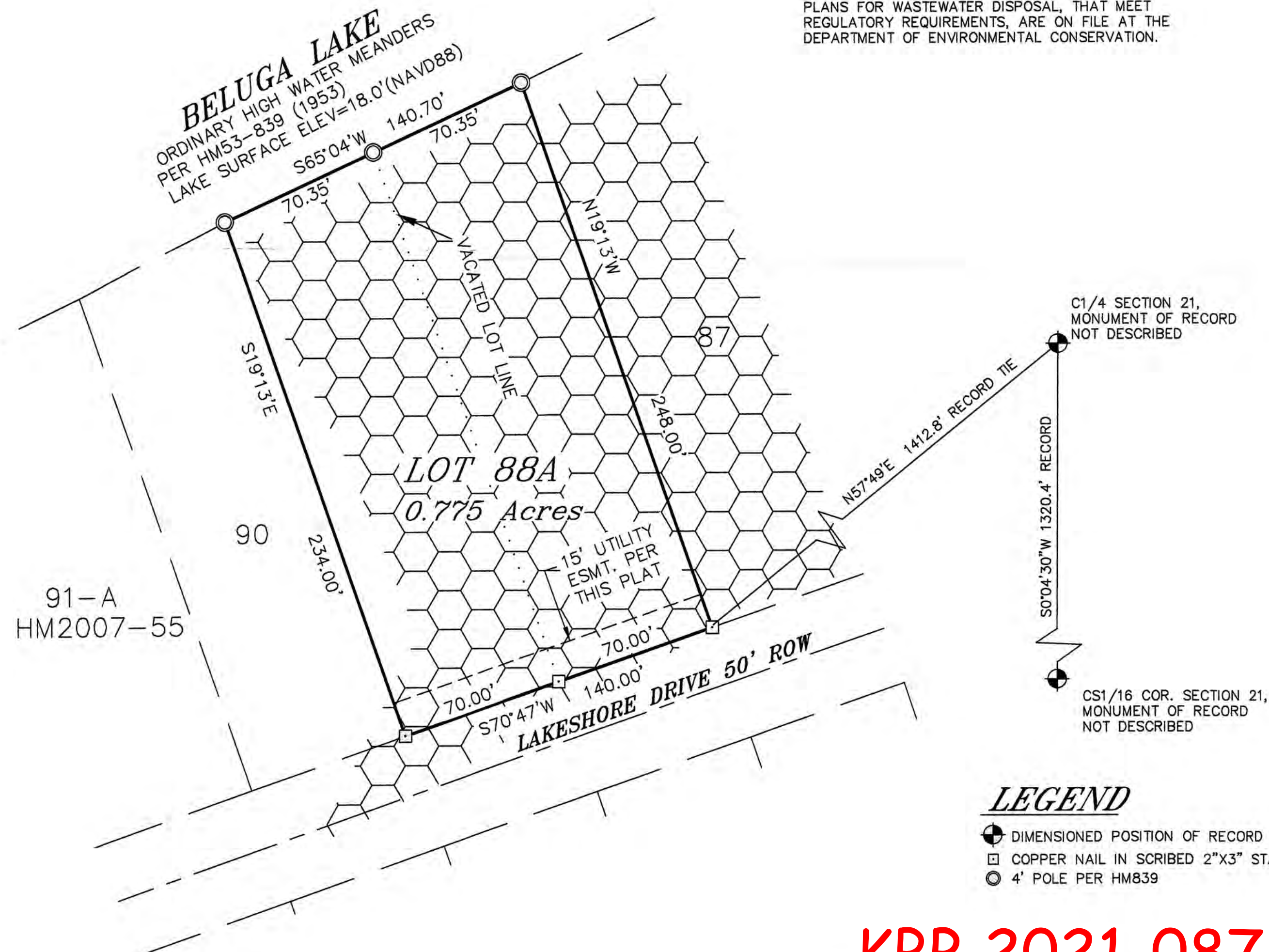
For Chris Freeman for Freeman Holdings of Arkansas LLC
Acknowledged before me this ____ day of _____ 2018.
Notary public for Arkansas My Commission Expires _____

WASTEWATER DISPOSAL:
PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS, ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

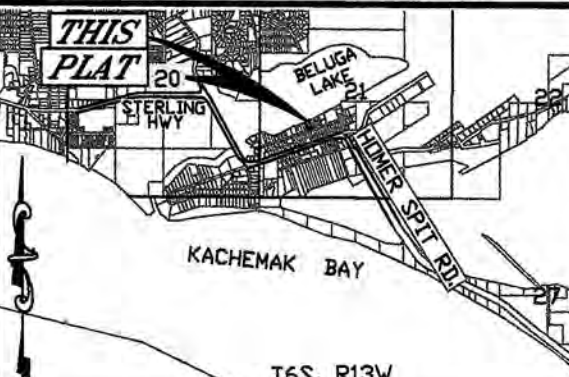
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of September 24, 2018
KENAI PENINSULA BOROUGH

BY _____
Authorized Official



LEGEND

- ⊙ DIMENSIONED POSITION OF RECORD PER HM839
- COPPER NAIL IN SCRIBED 2"x3" STAKE PER HM839
- 4' POLE PER HM839

 49TH Gary D. Nelson NO. 7610-S REGISTERED PROFESSIONAL LAND SURVEYOR	
VICINITY MAP SCALE: 1" = 1 MILE	
	
T6S, R13W	
DATE	10/29/2018
SCALE	1"=40' on 18"x 24"
JOB No.	5043
DRAWING	5043
BAY VIEW SUBDIVISION 2018	
ELIMINATION OF COMMON LOT LINE BETWEEN LOTS 88 & 89, WITHIN BAY VIEW SUBD. (HM839) SITUATED IN THE SW1/4 SEC 21, T6S, R13W, S.M., CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, HOMER RECORDING DISTRICT, STATE OF ALASKA, CONTAINING 0.775 ACRES	
OWNER: FREEMAN HOLDINGS OF ARKANSAS LLC 16221 FOSTER ST OVERLAND PARK, KS 66085	
ABILITY SURVEYS GARY D. NELSON, P.L.S. (907)235-8440 152 DEHEL AVE., HOMER, ALASKA	

KPB 2021-087

KPB FILE No. 2018-104