NOTES

1. A 20' BUILDING SETBACK IS REQUIRED FROM ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' OF THE BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 10' OF SIDE TRACT LINES IS A UTILITY EASEMENT (HM 2004-32). NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. THIS PLAT WAS PREPARED FOR THE VACATION OF TRACT LINES ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLATS HM 2002-06 & HM 2004-32.

4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS OF WAY UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2021

_____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2021

_____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL FIVE ACRES IN SIZE 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

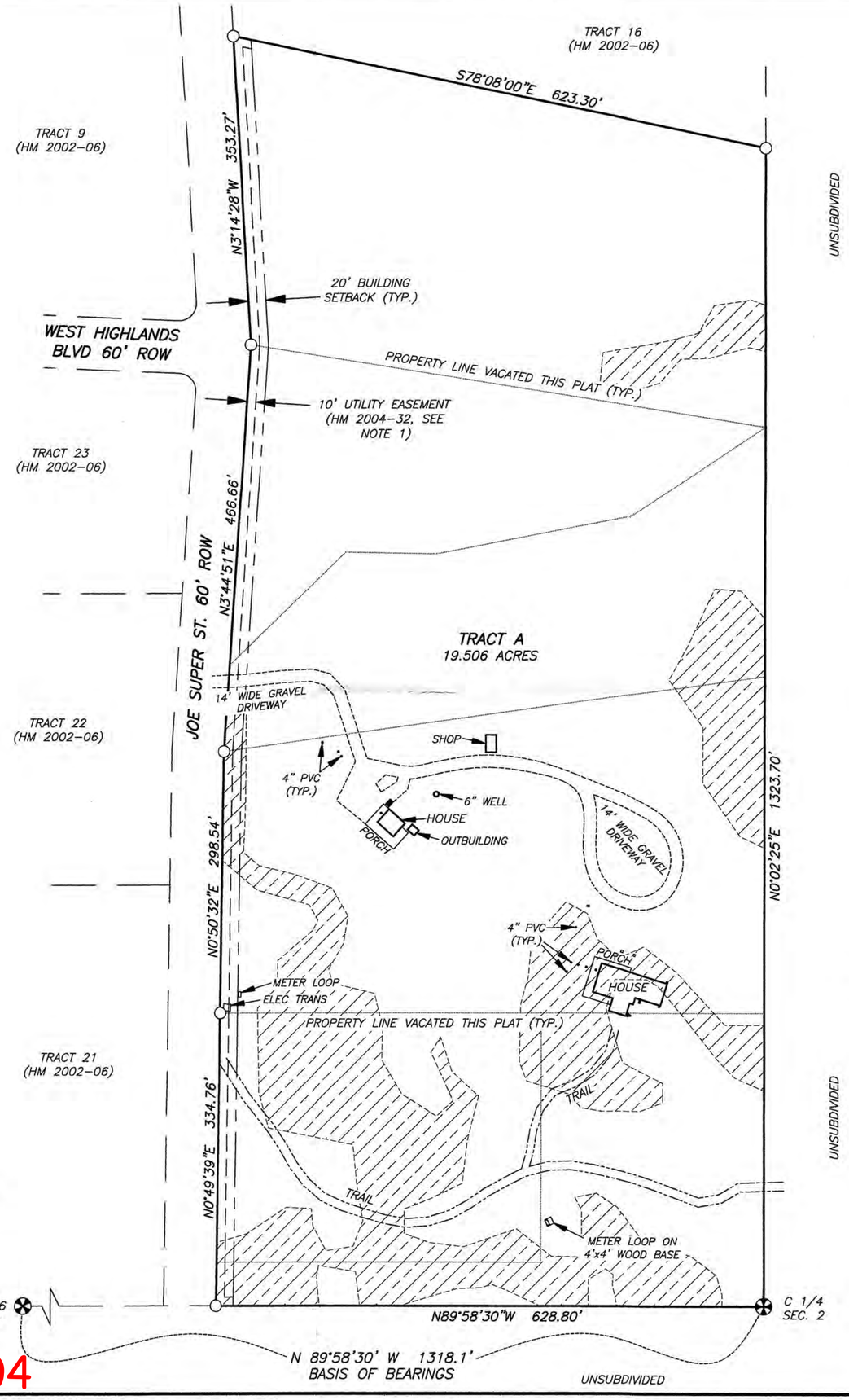
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

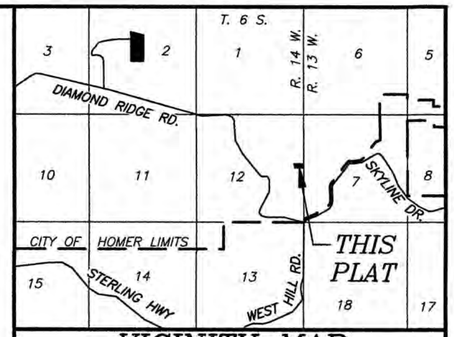
BY: _____ _____
AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH

LEGEND

- RECORD 5/8" CAPPED REBAR, LS-3686S 2000 (HM 2002-06, 2004-32)
- RECORD BC OR AL MON 3686-S 2000 (HM 2002-06)
- RECORD BC OR AL MON 3686-S 1976 (HM 2002-06, HM 2004-32)
- AREAS OF 20% SLOPE OR GREATER (KPB GIS)

0' 100' 200' 300' 400'
GRAPHIC SCALE





VICINITY MAP

SCALE: 1" = 1 MI. U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

WE 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 PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

_____

DOUG GREEN
P.O. BOX 1371
HOMER, AK 99603

_____

STEPHANIE GREEN
509 STELING HWY SUITE 201
HOMER, AK 99603

STATE OF ALASKA
49TH
Kenton T. Bloom
LS-7968
Registered Professional Land Surveyor

HOMER RECORDING DISTRICT KPB FILE NO. 2021-XXX

TULIN WEST HIGHLANDS GREEN 2021 REPLAT

A REPLAT OF TRACTS 17 & 19 TULIN WEST HIGHLANDS (HM 2002-06), AND TRACTS 18A, 18B, 20A & 20B TULIN WEST HIGHLANDS TOO (HM 2004-32), LOCATED WITHIN THE E1/2 NW1/4, SEC 2, T. 6 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 19.506 ACRES

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091

CLIENTS: DOUG GREEN
P.O. BOX 1371 HOMER, AK 99603
STEPHANIE GREEN
509 STERLING HWY SUITE 201 HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KB	JOB #2021-21
DATE: 07/2021	SCALE: 1"=100'	SHEET #1 OF 1

KPB 2021-104