

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 31°38'18" E	71.20'
L2	N 75°30'19" E	336.00'
L3	N 52°14'11" E	167.25'
L4	N 54°37'00" W	62.69'
L5	N 54°37'00" W	36.75'
L6	N 0°06'14" E	50.77'
L7	S 0°04'34" E	35.06'
L8	N 0°04'34" W	34.91'
L9	S 54°37'00" E	73.68'
L10	N 0°05'36" W	74.12'
L11	S 54°37'00" E	187.83'

CURVE TABLE

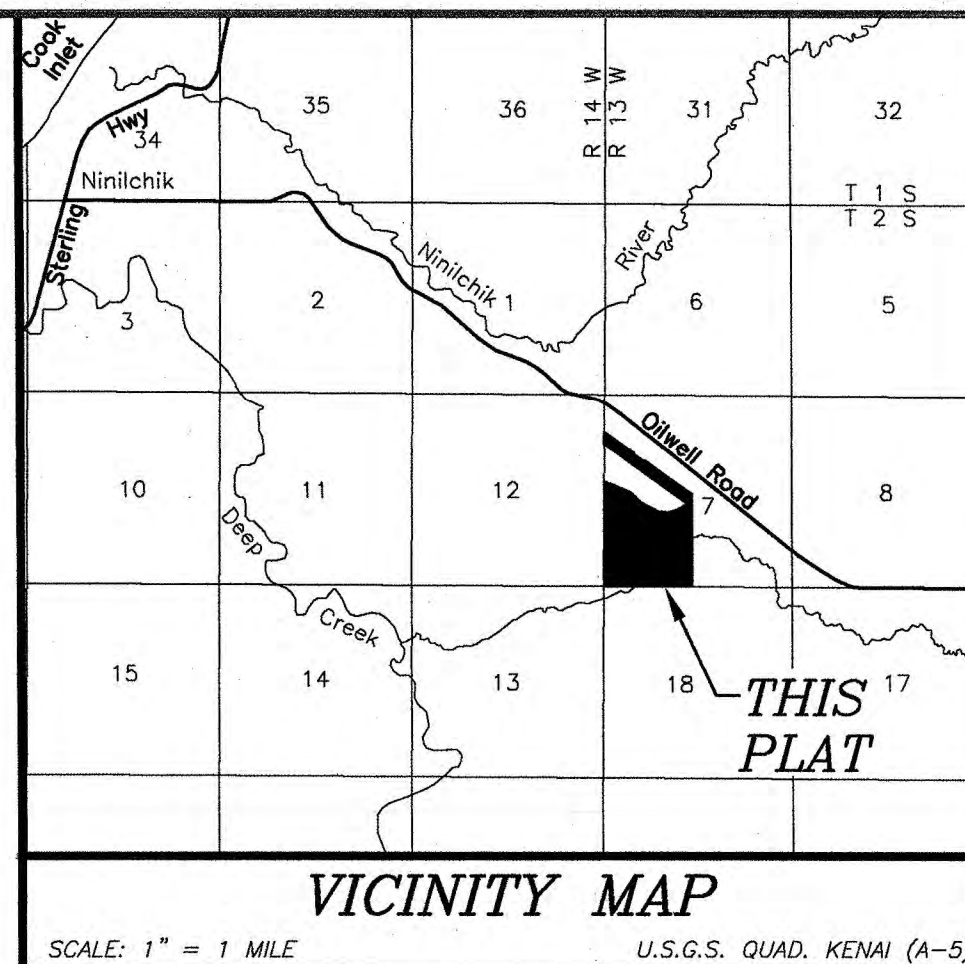
CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	37°04'05"	320.00'	207.03'	S 50°10'20" E	203.44'
C2	28°50'00"	230.00'	119.76'	S 46°33'18" E	118.41'
C3	43°01'23"	305.00'	229.02'	S 82°58'59" E	223.68'
C4	23°16'08"	305.00'	123.87'	N 63°52'15" E	123.02'

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI
PENINSULA BOROUGH PLAT COMMITTEE AT
THE MEETINGS OF _____

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT TERRASTAR PROPERTIES, LLC IS
THE OWNER OF THE REAL PROPERTY SHOWN AND
DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF
SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL
RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND
GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

MANNY PUERTA, MEMBER
TERRASTAR PROPERTIES, LLC
PO BOX 83
WELLINGTON, NV 89444

SHARON PUERTA, MEMBER
TERRASTAR PROPERTIES, LLC
PO BOX 83
WELLINGTON, NV 89444

NOTARY'S ACKNOWLEDGMENT

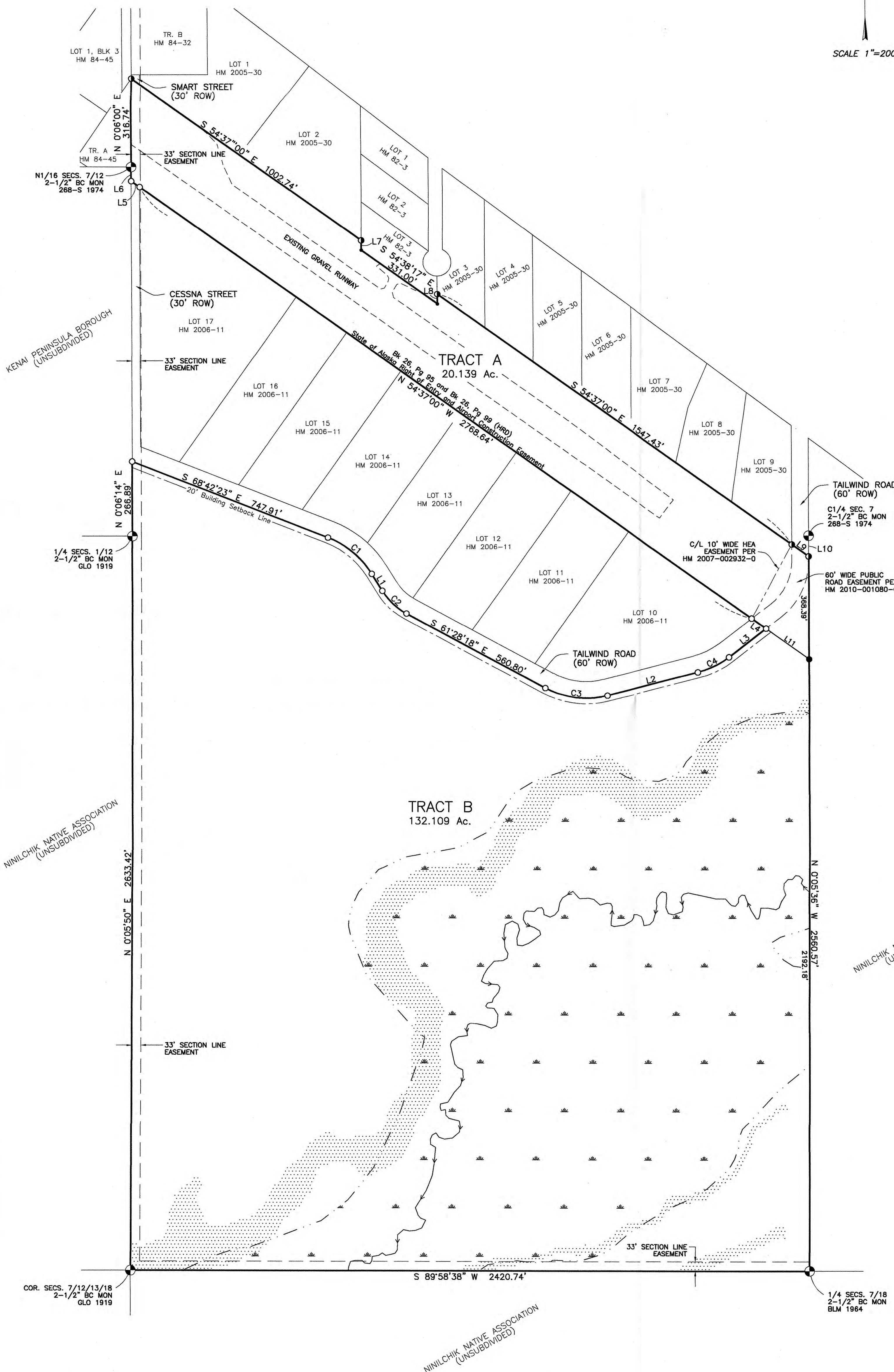
FOR MANNY PUERTA AND SHARON PUERTA
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAT OF
NINILCHIK AIRPORT HEIGHTS 2005 ADDITION NO. 2 (HM 2006-11).
2. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL
STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS
APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING
COMMISSION.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK, AND
THE ENTIRE SETBACK WITHIN 5 FEET OF 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.
4. ALL WASTEWATER SYSTEMS SHALL COMPLY WITH EXISTING
APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION
STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE
CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD
MAINTENANCE PROGRAM.
6. THESE LOTS ARE AFFECTED BY EASEMENTS OF RECORD WITH
NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION
(BK 20, PG 425 HRD, AND BK 20, PG 427 HRD).



LEGEND

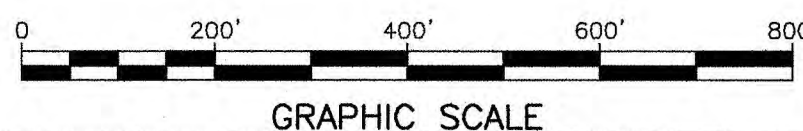
- INDICATES PRIMARY MONUMENT RECOVERED
THIS SURVEY AS SHOWN
- INDICATES 2" ALCAP (5780-S 2005)
RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (5780-S 2004)
RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR RECOVERED
THIS SURVEY
- INDICATES 2" ALCAP ON 5/8" REBAR
(7538-S, 2021) SET THIS SURVEY
- INDICATES POTENTIAL LOW WET AREAS
PER KENAI WATERSHED FORUM 2013
COOK INLET WETLANDS MAPPING
- INDICATES CENTERLINE OF DRAINAGE
- INDICATES AREAS WITH SLOPES GREATER THAN 20%

WASTEWATER DISPOSAL

THESE LOTS ARE 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.



KPB 2021-103



HOMER RECORDING DISTRICT KPB FILE NO. 2021-???

NINILCHIK AIRPORT HEIGHTS 2021 REPLAT

THE SUBDIVISION OF
GOVT. LOTS 2-4 SECTION 7 AND
THAT PORTION OF GOVT. LOT 1 SECTION 7 LYING SOUTH OF OILWELL ROAD
AND
THE E1/2 W1/2 SECTION 7 LYING SOUTH OF OILWELL ROAD
EXCLUDING NINILCHIK AIRPORT HEIGHTS SUBDIVISION,
NINILCHIK AIRPORT HEIGHTS SUBDIVISION 2005 ADDITION AND
NINILCHIK AIRPORT HEIGHTS SUBDIVISION ADDITION NO. 2
T. 2 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD
JUDICIAL DISTRICT, ALASKA
CONTAINING 152.248 ACRES
OWNER:
TERRASTAR PROPERTIES, LLC
PO BOX 83 WELLINGTON, NV 89444

GEOVERA, LLC

PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: JUNE 2021 SCALE: 1" = 200'
CHK BY: SCS JOB #2021-30 SHEET 1 OF 1