

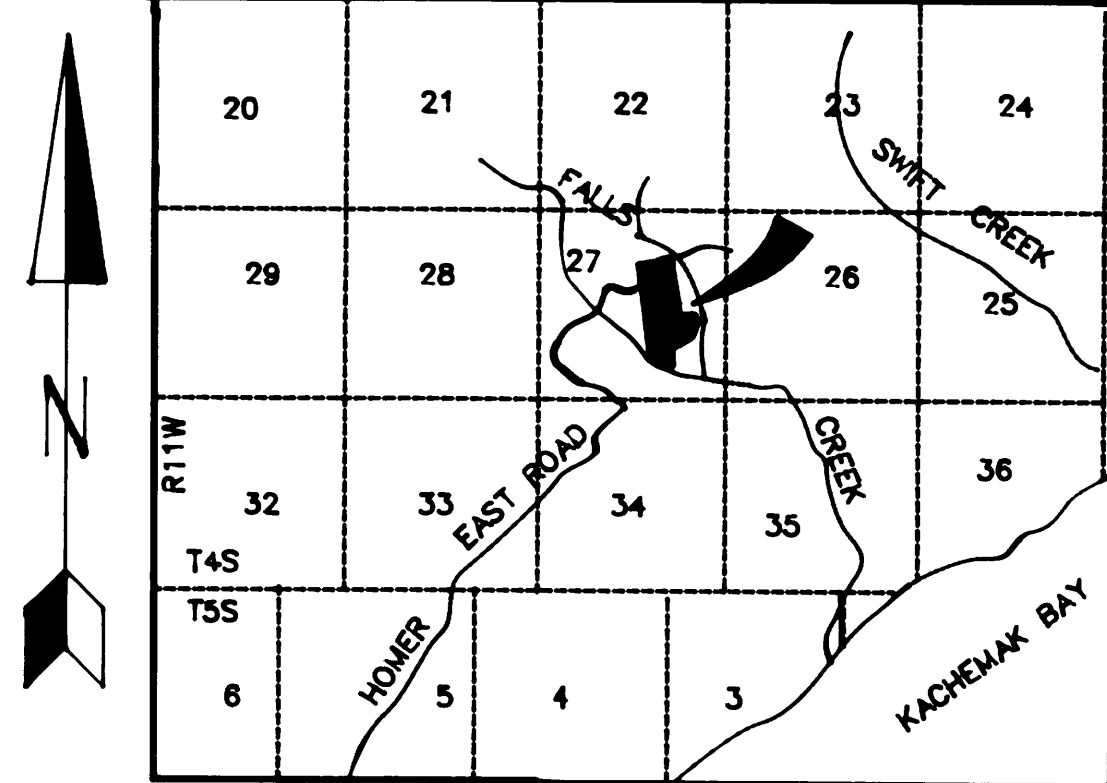
HM 96-53

Supplemental Cadastral Plat HM 88-2  
T.R. A-1

BASE BEARING FALLS CREEK ESTATES UNIT 1 (80-12 HRD)  
N83°36'51"E 848.24'

CURVE DATA

No.	Delta	Radius	Length	Chord	Bearing
C6	05°07'21"	486.73	43.52	43.50	N46°13'07"E
C7	28°30'00"	275.00	136.79	135.38	N16°15'00"E
C8	28°30'00"	275.00	136.79	135.38	N44°45'00"E
C9	19°53'51"	1015.00	352.49	350.72	N68°56'56"E
C10	03°06'09"	1015.00	54.96	54.95	N80°26'56"E
C11	115°48'23"	50.00	101.06	84.72	N86°46'23"E
C12	63°19'26"	50.00	53.52	51.00	S04°39'43"E
C13	192°02'28"	50.00	167.59	99.45	N69°03'27"E
C14	05°07'21"	486.73	43.52	43.50	N46°13'07"E
C15	74°00'00"	50.00	64.58	60.18	S63°00'00"W
C16	17°35'04"	955.00	293.09	291.95	S73°12'28"W
C17	35°07'48"	50.00	30.66	30.18	N62°26'06"W
C18	28°30'00"	345.00	168.60	166.93	S12°00'00"E
C19	37°00'00"	215.00	213.89	205.18	S30°30'00"W
C20	05°24'56"	955.00	90.27	90.23	S61°42'28"W
C21	20°00'00"	330.00	115.19	114.61	N41°30'00"E
C22	43°18'11"	290.00	219.18	214.00	S60°51'30"E
C23	20°00'00"	270.00	94.25	93.77	S41°30'00"E
C24	07°39'26"	496.73	65.05	65.00	N39°49'43"E
C25	66°25'19"	50.00	57.96	54.77	S18°17'21"W
C26	66°18'49"	260.14	301.09	284.56	N69°09'25"E
C27	37°10'08"	208.85	135.49	133.12	S35°05'04"W
C28	17°40'08"	546.73	168.60	167.93	S44°50'04"W
C29	66°18'49"	200.14	231.65	218.93	S69°09'25"W
C30	01°42'31"	686.02	20.46	20.46	N76°49'55"W
C31	37°25'39"	350.00	228.63	224.59	N63°47'46"W
C32	118°13'34"	25.00	51.59	42.91	N23°23'48"W
C33	19°12'59"	268.85	90.17	89.75	N26°06'29"E
C34	23°00'00"	985.00	395.40	392.75	N70°30'00"E
C35	57°00'00"	245.00	243.74	233.81	N30°30'00"E
C36	28°00'00"	375.00	183.26	181.44	N12°00'00"W
C37	11°46'30"	320.00	65.76	65.65	N31°53'15"W
C38	20°00'00"	300.00	104.72	104.19	N41°30'00"E
C39	44°44'05"	320.00	249.85	243.55	N60°08'33"W
C40	00°48'49"	716.02	10.17	10.17	S77°16'46"E
C41	66°18'49"	230.14	266.37	251.75	N69°09'25"E
C42	17°40'08"	516.73	159.25	158.72	N44°50'04"E
C43	37°10'08"	238.85	154.95	152.24	N35°05'04"E



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owner's of the real property shown and described hereon and 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 easement to the use shown.

*D. Bailey Calvin Jr.*  
**D. BAILEY CALVIN JR.**  
 Partner, Falls Creek Estates  
 PO Box 10-1422  
 Anchorage, Alaska 99510

*Maurice J. Coyle*  
**MAURICE J. COYLE AKA MAURICE COYLE**  
 Partner, Falls Creek Estates

*George S. Rhyneer*  
**GEORGE S. RHYNEER AKA GEORGE RHYNEER**  
 Partner, Falls Creek Estates

NOTARY'S ACKNOWLEDGEMENT

For D. Bailey Calvin, Maurice J. Coyle, & George S. Rhyneer

Subscribed and sworn before me this 20th day of September 1996

*Marie Anderson*  
**Marie Anderson**  
 Notary for Alaska  
 My Commission expires 4/1/97

SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief. No field survey was conducted for the preparation of this plat.

*Thomas E. Price*  
**Thomas E. Price, P.E., R.L.S. #34115**  
 2 Oct. 96  
 Date

PLAT APPROVAL

Planning Commission at the meeting of Aug. 12, 1996

This plat was approved by the Kenai Peninsula Borough  
 Kenai Peninsula Borough

By: *Mary G. Burt*  
**Mary G. Burt**  
 Authorized Official  
 466.48

- LEGEND FROM PLAT 92-49
- BC Monument BLM 1964
  - 1/2" Rebar 3656-S 1978
  - Cap Witness Corner
  - 5/8" Rebar w/ 2 1/2" PVC
  - 5/8" Rebar w/ 2 1/2" PVC Cap

- NOTES
- This plat has been prepared to meet the requirements of the Alaska Department of Environmental Conservation (DEC) & includes alterations to Plat 92-49. No field survey was done in the preparation of this plat.
  - A 20' building setback shall exist along all dedicated rights-of-way unless a lesser standard is approved by a resolution of the appropriate planning commission.
  - No access to State maintained rights-of-way is permitted unless approved by the State of Alaska Department of Transportation.
  - No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
  - The front 10' of building setback is a utility easement.
  - Existing overhead powerline(s) is centerline of a 20 foot wide electrical distribution line easement.
  - The location of the Homer Electric Association power line is the approximate location supplied by Homer Electric Association.
  - There is a 10 foot utility easement along all interior & exterior lot lines.
  - All monumentation is record from Plat 92-49.

The following note applies to Lots 24A, 25A, 30A, 34A, & 41A:

**WASTEWATER DISPOSAL:** Soil conditions, water table levels, & soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment & disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

The following note applies to Lots 27A, 29A, 32A, 33A, 36A, 37A & 38A:

**WASTEWATER DISPOSAL:** Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment & disposal systems. Plans for an approved alternate wastewater disposal system for use on lots in this subdivision are available from the Alaska Department of Environmental Conservation. Any other type of on-site wastewater treatment & disposal system must be designed by a professional engineer registered to practice in Alaska and the design must be approved by the Alaska Department of Environmental Conservation.

The following note applies to Lot 40A:

**WASTEWATER DISPOSAL:** Lot 40A was created when the Homer East Road right-of-way separated it from the remainder of the subdivision. Lot 40A has not been shown to be suitable for onsite wastewater disposal. No development resulting in the need to dispose of wastewater may occur on this lot until such time as the Department of Environmental Conservation has approved engineered plans for an onsite wastewater treatment & disposal system.

Subject to any noted restrictions, the DEC approves this subdivision for platting.

*Scott Inguine* EEA 9-12-96  
 DEC signature title Date

RECORDED - FILED 20  
 HOMER REC. DIST.  
 DATE 9-11-96  
 TIME 1:56 P.M.  
 REC'D BY KPB

DATE: October 20, 1996

SCALE: 1" = 100'

FILE NO. 96-148

**FALLS CREEK ESTATES NO. 4**  
 A REPLAT OF LOTS 24 THROUGH 41  
 OF PLAT 92-49  
 A PORTION OF USS 4720, IN THE NE 1/4 &  
 THE SE 1/4 OF SEC. 27, T4S, R11W,  
 SEWARD MERIDIAN, ALASKA  
 HOMER RECORDING DISTRICT  
 CONTAINING 50.349 ACRES

PRICE ENGINEERING  
 PO BOX 1016  
 HOMER, ALASKA 99603  
 TELEPHONE: (907)235-8005

ES 96WH