

LEGEND

FOUND 1/4 COR SECTIONS 10/15
1 1/4" ON BOULDER WITH
2" IRON PIPE 1 FOOT SOUTH

FOUND EEW 1/64
3 1/4" BERNSTEIN MONUMENT
0.2 FT. BELOW GRADE

50 FT SECTION LINE
EASEMENT

L=295.20'
R=368.31'
DELTA 45°55'21"

OLD STERLING
HIGHWAY
100' ROW
AS PER
PARENT PLAT
81-88 HRD

TRACT B-1
15.000 Ac.

TRACT A-1
1.409 Ac.

N.11°26'W.
106.6'

N.12°56'E.
106.6'

N.0°57'W.
117.20'

N.0°57'W.
76.30'

918.00'

N.0°03'W.

S.89°56'E.

660.60'

UNSUBDIVIDED

PLAT APPROVAL

This plat was approved by the Kenai Peninsula
Borough Planning Commission at the meeting of

Oct 23 1995

KENAI PENINSULA BOROUGH

By *Mary J. Gunt*
Authorized Official

SURVEYORS' CERTIFICATE

I hereby certify that I am a Registered Land
Surveyor and that this plat represents a survey
made by me or under my direct supervision,
and the monuments shown hereon actually exist
as described and that the dimensions and other
details are correct to the best of my knowledge.

Date: 11-13-95

R. W. Imhoff
Roger W. Imhoff LS-5780

NOTES

- No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- A building setback of 20 feet is required from edge of street right-of-ways for new construction unless a lesser standard is approved by the appropriate planning commission.
- Tract B-1 is subject to a building setback of 50 feet from the lot lines until the tract is surveyed.
- Bearings and distances shown on this plat are based solely on Record Plat No. 81-88 HRD. Dimensional data for Tract B-1 is subject to a surveyed section breakdown.
- A 10 ft. wide utility easement exists on each side of the overhead powerlines (Plat No. 81-88 HRD).
- Soils on these lots may or may not be suitable for conventional onsite waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.
- Except as noted, the corners of Tract A-1 were monumented with a 2" Aluminum cap on 5/8" x 36" steel rebar.

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all right-of-way to public use and grant all easements to the use shown.

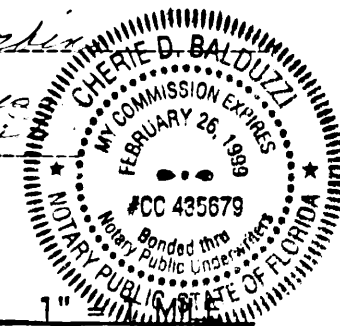
I further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision; or require signature and approval of the beneficiary.

JAMES T. CORBIN
P.O. BOX 1492
HOMER AK 99603

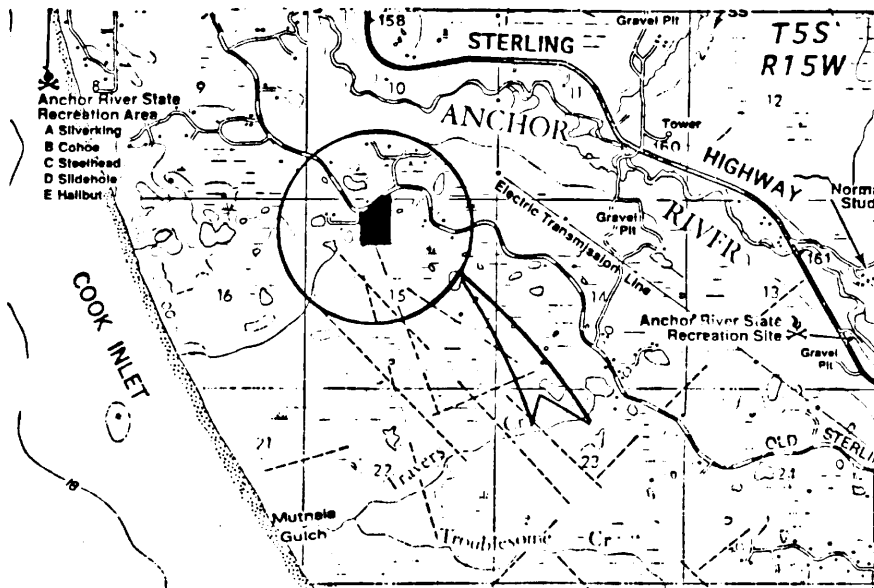
NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 6 day
of December 1995, for

James T. Corbin
Cherie D. Balduzzi
Notary Public for Alaska
My Commission expires:



VICINITY MAP



BLUESKY NO. 2

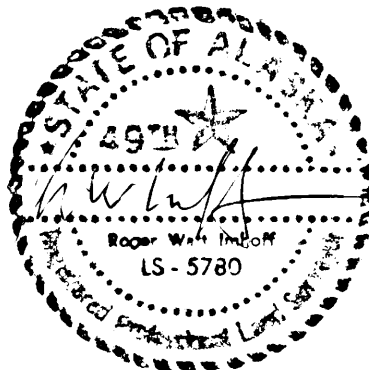
BEING A REPLAT OF TRACTS "A" AND "B"
AS SHOWN ON RECORD PLAT NO. 81-88

SITUATED WITHIN A PORTION OF THE
NE1/4 NW1/4 SECTION 15,
T. 5 S., R. 15 W., S.M.
HOMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, ALASKA.

CONTAINS 16.409 ACRES, MORE OR LESS

CLIENT: JAMES CORBIN PO BOX 1492 HOMER AK 99603	SURVEYOR: ROGER W. IMHOFF, RLS PO BOX 2588 HOMER AK 99603
FB: 95-3	FILE: CORBIN
DRAWN: RWI	DATE: November 8, 1995
SCALE 1" = 200 FT.	KPB FILE 95-165

96-63
RECORDED-FILED
HOMER REC. DIST.
DATE 12-10, 1996
TIME 2:32
REQUESTED BY *Imhoff*
ADDRESS *Homer*



HM 96-63