

**NOTES:**

1. 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.
2. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION, IF APPLICABLE.
5. BASIS OF BEARING IS THE RECORD BEARING BETWEEN THE N 1/16 CORNER SECTION 35 AND THE NE 1/16 CORNER SECTION 35, PER HM 78-42.

**PLAT APPROVAL:**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, \_\_\_\_\_

KENAI PENINSULA BOROUGH

BY: \_\_\_\_\_

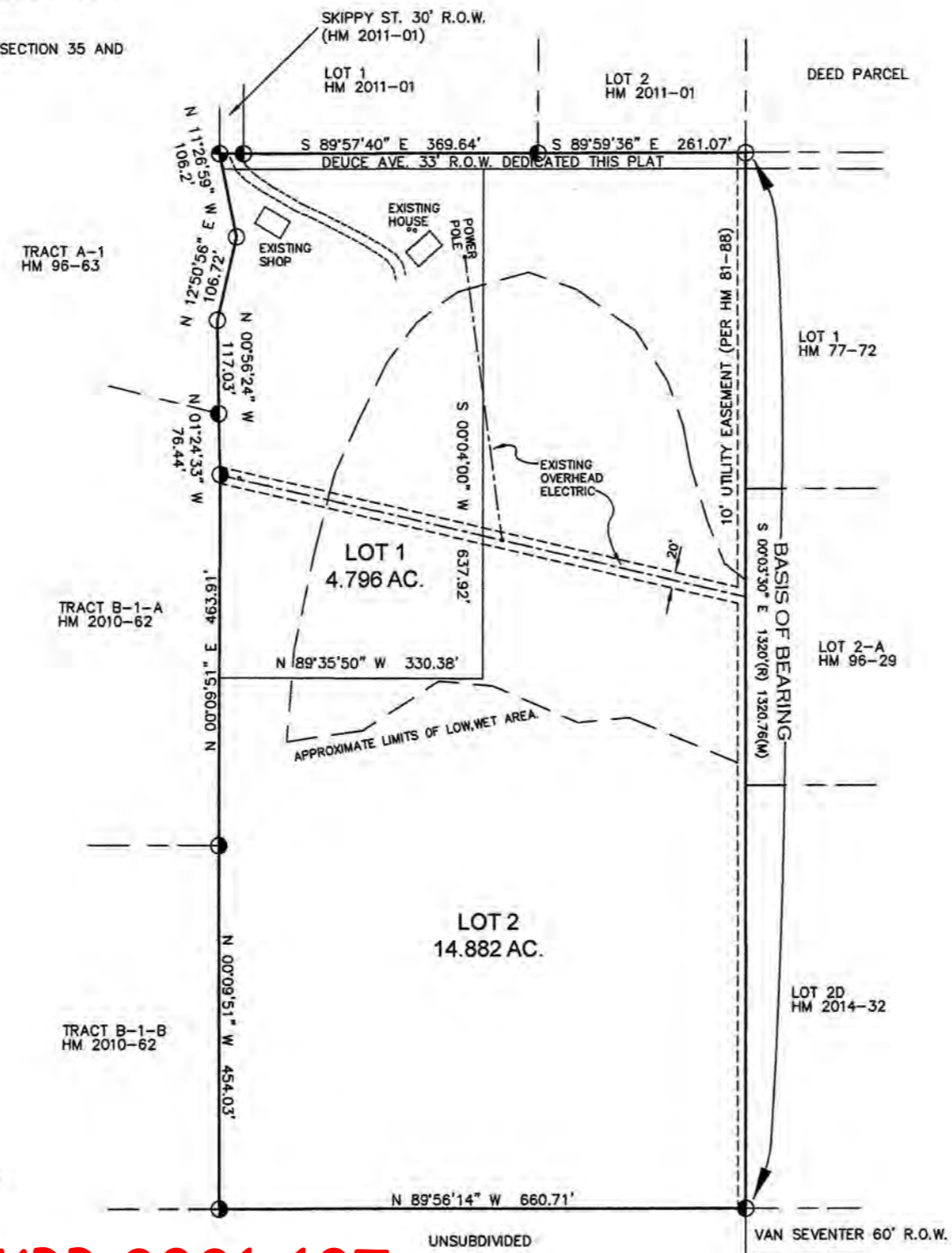
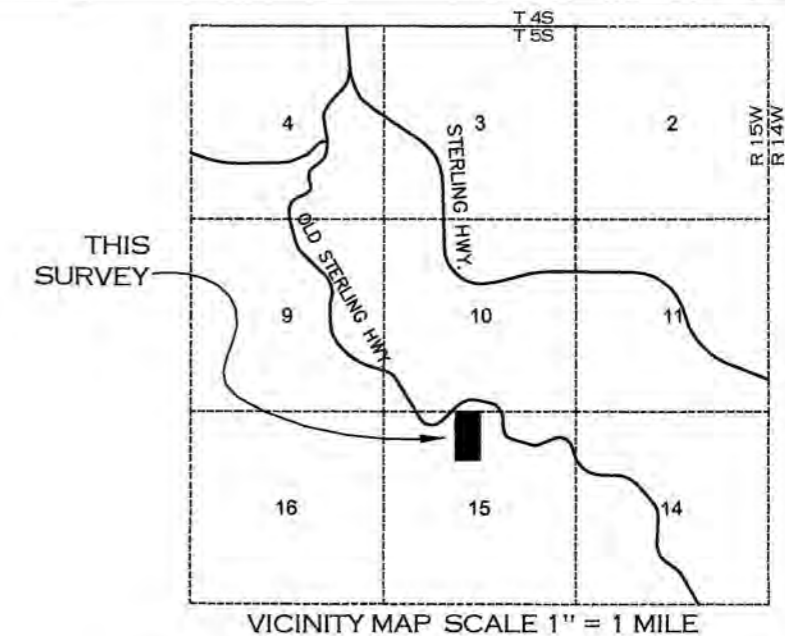
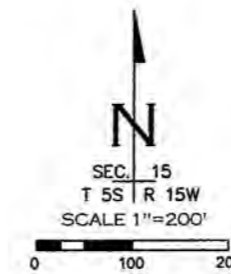
AUTHORIZED OFFICIAL: \_\_\_\_\_

**LEGEND:**

- ① FOUND 5/8" REBAR WITH 2" ALUMINUM CAP 4469-S 2010
- ② FOUND 5/8" REBAR WITH 2' ALUMINUM CAP 5780-S 2000
- ⊕ FOUND 3 1/4" ALUMINUM MONUMENT 3686-S 1981 EEW 1/64TH
- ⊕ FOUND CHISELED STONE
- FOUND 5/8" REBAR
- └ SET 5/8" REBAR WITH 2' ALUMINUM CAP LS 10771 2021 AT ALL NEW CORNER LOCATIONS

**WASTEWATER DISPOSAL:**

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 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.



**CERTIFICATE OF OWNERSHIP:**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TRIMARK EARTH RESERVE, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT ON BEHALF OF TRIMARK EARTH RESERVE, LLC, I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

\_\_\_\_\_  
CAP SHAFFER  
TRIMARK EARTH RESERVE, LLC  
34481 NORTH FORK RD.  
ANCHOR POINT, AK 99556

**NOTARY'S ACKNOWLEDGEMENT:**

FOR: CAP SHAFFER

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**BLUESKY SUBDIVISION 2021 ADDITION,**  
K.P.B. FILE # 2021-  
A SUBDIVISION OF TRACT C, SECTION 15, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT. containing 20.035 acres.  
OWNER: TRIMARK EARTH RESERVE, LLC  
34481 NORTH FORK RD. ANCHOR POINT, AK. 99556

**FINELINE SURVEYS**  
P.O. Box 774  
ANCHOR POINT, ALASKA 99556  
DMITRI D. KIMBRELL, RLS (907) 360 6382

SCALE: 1"=200' DATE: 11/1/2019

**KPB 2021-107**