

CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision, and by our free consent dedicate all public rights-of-way and grant all easements to the use shown.

Corkey W. Harris
CORKEY W. HARRIS
FOR LOT A-2B
1605 W. JAIME MARIE CIR
WASILLA, AK 99654-8733

Ricky D. Boyd
RICKY D. BOYD
FOR PARCEL B2
1416 REDMOND AVE
NORTH POLE, AK 99705

Tamara L. Boyd
TAMARA L. BOYD
FOR PARCEL B2
1416 REDMOND AVE
NORTH POLE, AK 99705

Shawn McDonough
SHAWN MCDONOUGH aka SEAN MCDONOUGH
FOR PARCEL B2
P.O. BOX 346
ANCHOR POINT, AK 99556-0346

NOTARY'S ACKNOWLEDGMENT

For CORKEY W. HARRIS
Acknowledged before me this 17th day of June 2019.
William Sloan
Notary public for Alaska My Commission Expires 11/21/2019

NOTARY'S ACKNOWLEDGMENT

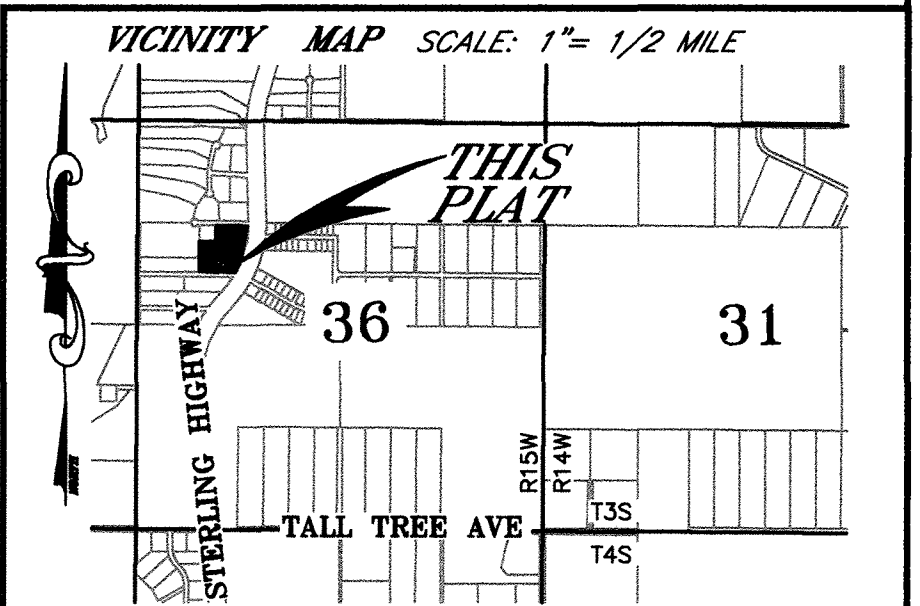
For RICKY D. BOYD
Acknowledged before me this 4th day of June 2019.
William Sloan
Notary public for Alaska My Commission Expires 11/21/2019

NOTARY'S ACKNOWLEDGMENT

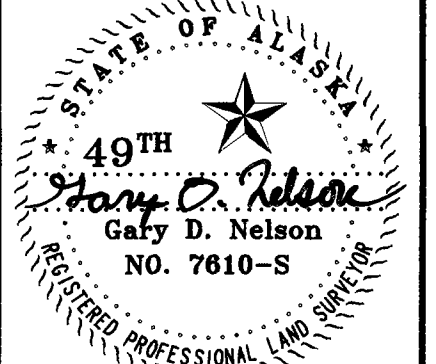
For TAMARA L. BOYD
Acknowledged before me this 4th day of June 2019.
William Sloan
Notary public for Alaska My Commission Expires 11/21/2019

NOTARY'S ACKNOWLEDGMENT

For SHAWN MCDONOUGH
Acknowledged before me this 24th day of May 2019.
William Sloan
Notary public for Alaska My Commission Expires 11/21/2019



DATE	4/22/2019
SCALE	1" = 80'
GRID No.	NL-63
JOB No.	5050
DRAWING	5050FINAL



J. BOOTH RECREATIONAL SUBDIVISION 2019

A RE-SUBDIVISION OF LOT B-2, AS SHOWN ON J. BOOTH RECREATIONAL SUBDIVISION PLAT OF PARCELS A-1 & A-2, B-1 & B-2, C-1 & D-1 & D-2 (PLAT NO. 75-49) TOGETHER WITH LOT A-2B, AS SHOWN ON J. BOOTH RECREATIONAL SUBDIVISION UNIT 5 (PLAT NO. 84-63), WITHIN NW 1/4 SEC. 36, T3S, R15W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, STATE OF ALASKA CONTAINING 7.131 ACRES

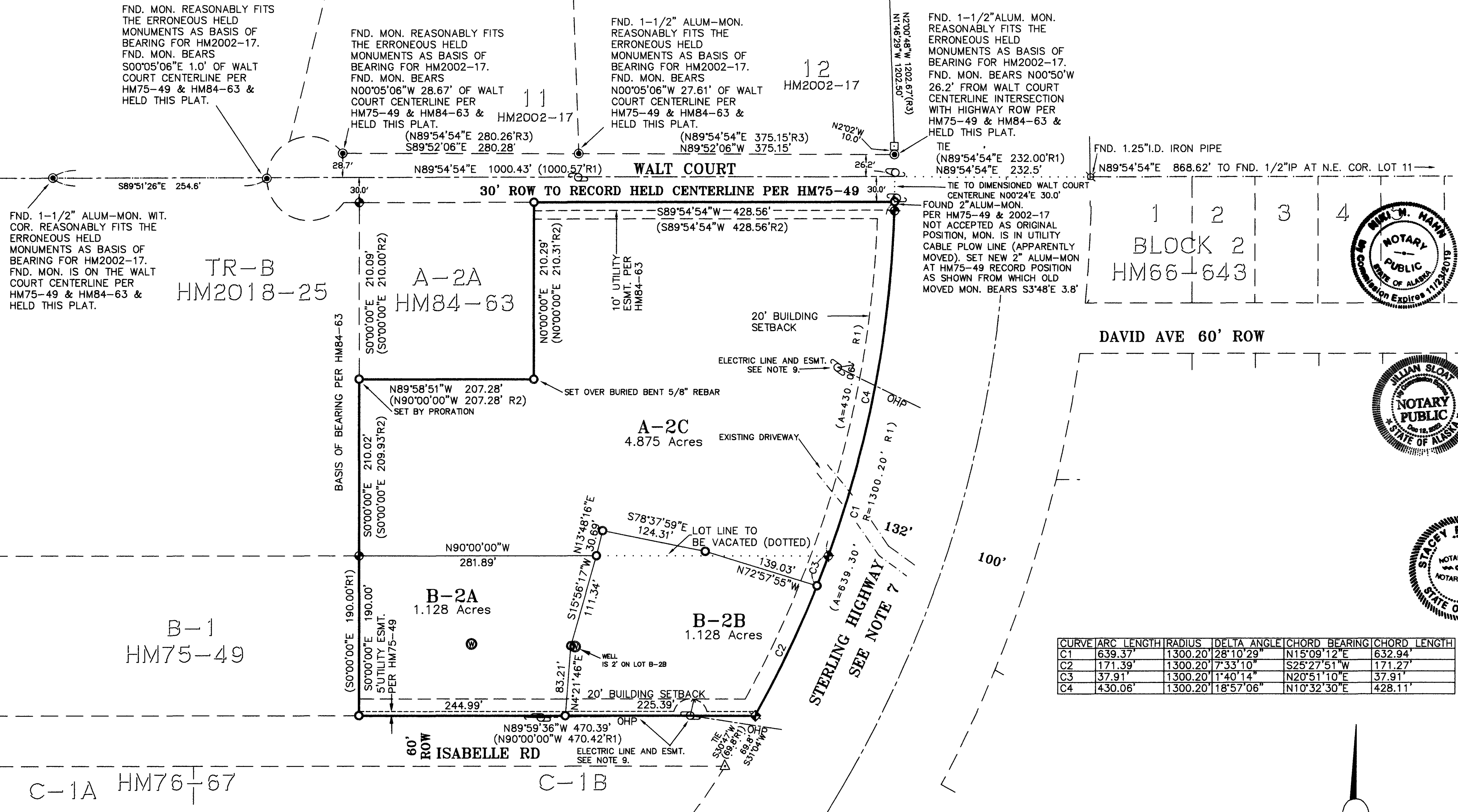
OWNERS:
CORKEY W. HARRIS
1605 W. JAIME MARIE CIR
WASILLA, AK 99654-8733
RICKY D. BOYD
1416 REDMOND AVE
NORTH POLE, AK 99705

SEAN MCDONOUGH
P.O. BOX 346
ANCHOR POINT, AK 99556

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603

N1/16 COR.
(NOT SET
UNSTABLE LOCATION)
(COMPUTED BY BEARING-BEARING INTERSECTION)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	639.37'	1300.20'	28°10'29"	N15°09'12"E	632.94'
C2	171.39'	1300.20'	7°33'10"	S25°27'51"W	171.27'
C3	37.91'	1300.20'	1°40'14"	N20°51'10"E	37.91'
C4	430.06'	1300.20'	18°57'06"	N10°32'30"E	428.11'

LEGEND	
FOUND 2" ALUM.-CAP ON 5/8" REBAR BY 1301-S, 1984	
FOUND NAIL IN TOP OF 8"X 8" CONCRETE ROW MONUMENT	
FOUND 1-1/2" ALUM.-CAP ON 5/8" REBAR BY 5152-S, 2002	
SET 2" ALUM.-CAP ON 5/8" REBAR, 7610-S, 2019	
FOUND 3" ORANGE PLASTIC CAP ON 5/8" REBAR, BY 7614-S,	
FOUND 2X2 WOOD HUB PER HM75-49	
FOUND 2.5" GLO BC (1919), 1/4 CORNER SEC'S 35 & 36	
FOUND MONUMENT AS DESCRIBED.	
(R1) RECORD DATA PER HM75-49	
(R2) RECORD DATA PER HM84-63	
(R3) RECORD DATA PER HM2002-17	
(R4) RECORD DATA PER HM2003-39	
6" CASSED WELL	
POWER POLE WITH 20' ANCHOR	
COMPUTED	

WASTEWATER DISPOSAL

LOT A-2C IS 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.

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES OF LOTS B-2A AND B-2B HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND 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.

D. Anderson
ENGINEER
CE4122
4/12/19
DATE

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 1/22/2019.

KENAI PENINSULA BOROUGH
BY *Max Bick* 7-31-2019
Authorized Official

2019-16
PLAT #
Homer
Rec Dist
08/02/2019
Date
Time 02:28 P.M.

KPB FILE No. 2018-154

NOTES

- 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.
- 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.
- NO DIRECT ACCESS TO STATE MAINTAINED R.O.W. PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- 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 (KPB 14.06).
- WALT ROAD RIGHT-OF-WAY AND ASSOCIATED PLATS; IT IS THIS SURVEYOR'S OPINION THAT PLATS 2002-17, 2003-39, AND 2018-25 ARE BASED ON ERRONEOUS BASIS OF BEARING, BASED PARTIALLY ON A 2 INCH ALUMINUM CAP ON A 5/8 INCH REBAR SET BY 1301-S IN 1984 AT THE NORTHEAST CORNER OF LOT A-2B (HM84-63). THIS SURVEYOR BELIEVES SAID MONUMENT WAS MOVED PRIOR TO THE SURVEY OF HM2002-17. SAID MONUMENT WAS FOUND BY THIS SURVEYOR TO BE IN A BURIED UTILITY PLOW LINE AND THE REBAR HAS A BEND IN IT AS IF IT HAD BEEN DISTURBED. THIS SURVEYOR BELIEVES THE EVIDENCE SHOWS THE MONUMENT HAD BEEN ACCEPTED AND USED AS A BASIS OF BEARING FOR HM2002-17 WHICH SUBSEQUENTLY WAS USED FOR HM2003-39 AND HM2018-25. THIS RESULTS IN SIGNIFICANT ERRORS OF GEOMETRIC SYMMETRY AND WIDTH OF WALT COURT AS SHOWN ON THE AFOREMENTIONED PLATS, AND IN THE SOUTH AND WEST BOUNDARIES OF TRACT B OF HM2018-25.
- COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BOOK 42, PAGE 327 (SERIAL NO. 66-705) HRD, MAY AFFECT THIS SUBDIVISION.
- STERLING HIGHWAY: RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO DATED JULY 17, 1952, AND AMENDMENT NO. 2 THERETO DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER. SEE ALSO ALASKA DEPARTMENT OF TRANSPORTATION'S DEPARTMENT OF HIGHWAY'S RIGHT-OF-WAY PLAT FOR PROJECT F-021-1(2), SHEETS 25, & 26 OF 38 RECORDED 5/27/1963 AS PLAT #63-423 HRD.
- BOOK 18, PAGE 92 HRD, CONTAINS AN EASEMENT TO HOMER ELECTRIC ASSOCIATION, FOR ELECTRIC LINES OR SYSTEM WITH A RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY (WITH NO DEFINITE LOCATION DISCLOSED).
- EXISTING OVERHEAD POWERLINES, POLES, GUYS AND ANCHORS (SHOWN HEREON) ARE THE CENTERLINE OF A 20 FEET WIDE ELECTRIC DISTRIBUTION LINE EASEMENT, GRANTED THIS PLAT.