

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 10 FEET OF THE 20 FOOT BUILDING SET BACK 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.

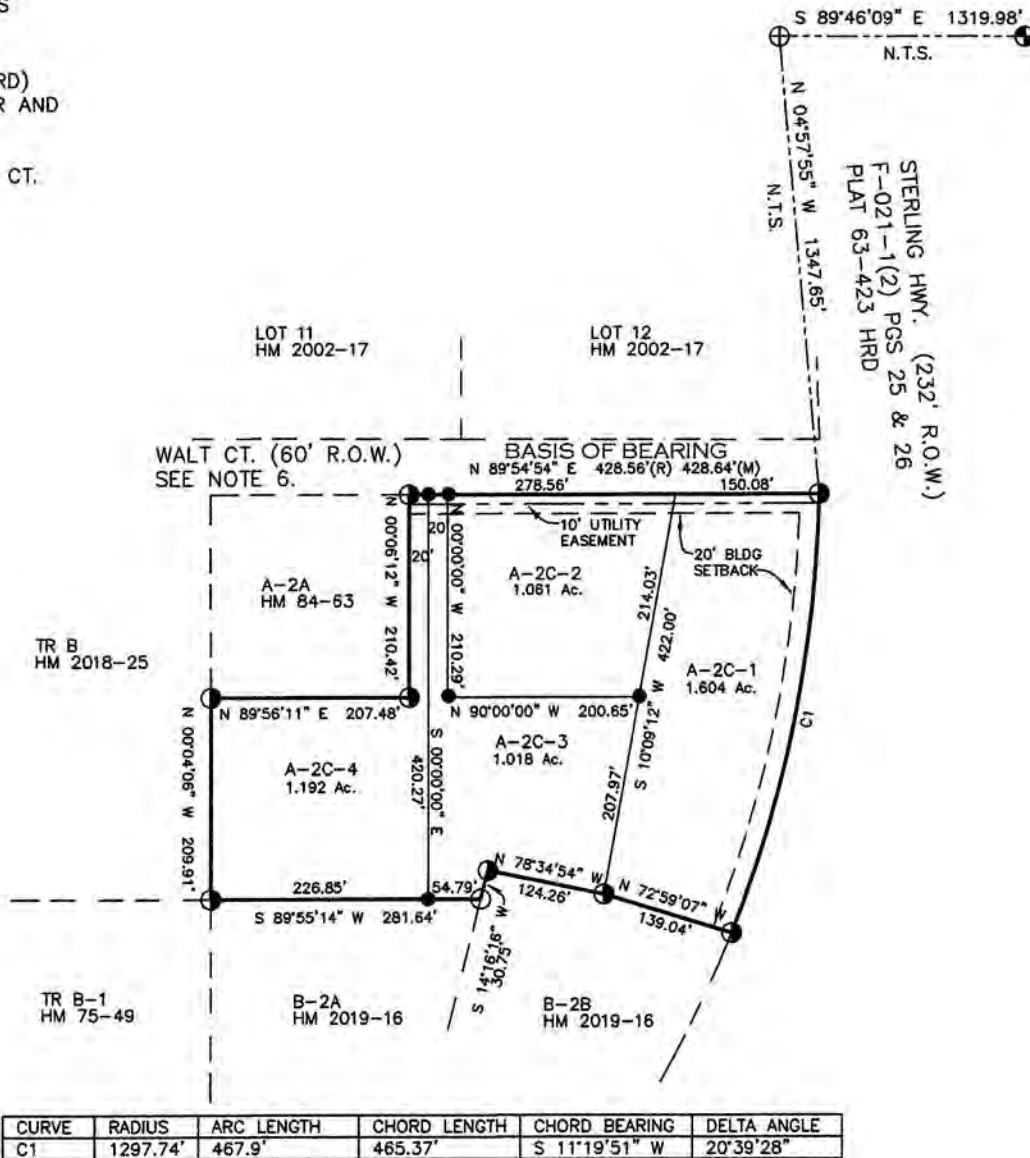
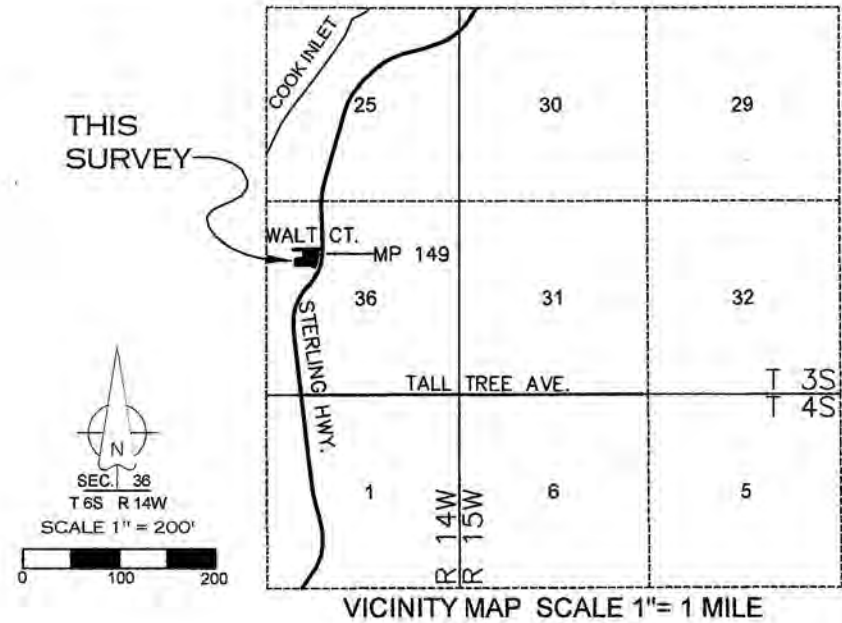
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.

4. THIS PROPERT MAY BE SUBJECT TO COVENANTS, CONDITIONS, OR DEED RESTRICTIONS RECORDED IN BK 42, PG 327 (#66-705 HRD).

5. HOMER ELECTRIC ASSOCIATION, INC. WAS GRANTED AN EASEMENT (BK. 18 PG. 82 HRD) FOR FOR ELECTRIC LINES AND SYSTEM, WITH THE RIGHT TO ENTER, MAINTAIN, OR REPAIR AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.

6. PER THE PARENT PLAT, MONUMENTATION SET ALONG THE NORTHERN EDGE OF WALT CT. RIGHT-OF-WAY IS NOT IN THE CORRECT POSITION.

- LEGEND:
- ⊕ GLO BRASS CAP 191X 1/4 CORNER SECS 25 & 36
 - ⊕ FOUND 2 1/2" BRASS CAP (4725-S 1986) W 1/16TH SECS 25 & 36
 - ⊕ FOUND 5/8" REBAR WITH 2" ALUMINUM CAP (7610-S 2019)
 - FOUND 5/8" REBAR
 - SET 5/8" REBAR WITH 2" ALUMINUM CAP (10771-S 2021)



CERTIFICATE OF OWNERSHIP:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN, AND WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

WALT BLAUVELT
PO BOX 1096
HOMER, AK 99603

BRANDI BLAUVELT
PO BOX 1096
HOMER, AK 99603

NOTARY'S ACKNOWLEDGEMENT:

FOR: WALT BLAUVELT & BRANDI BLAUVELT

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.

PLAT APPROVAL:

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

KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL: _____

WASTEWATER DISPOSAL:

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIROMENTAL CONSERVATION.

ENGINEER _____ LICENSE # _____ DATE _____

KPB 2021-069

J BOOTH RECREATIONAL SUBD 2019 BLAUVELT ADDITION,
K.P.B. FILE # 2021-
A SUBDIVISION OF LOT A-2C, J BOOTH RECREATIOALL SUBD 2019 (HM2019-16), SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN,
KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT.
containing 4.596 acres.
OWNERS: WALT & BRANDI BLAUVELT
PO BOX 1096 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: 4/10/2021