

CERTIFICATE OF OWNERSHIP

I 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 RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JOE BALLYEAT
6909 RISING EAGLE ROAD
BOZEMAN, MONTANA 59715

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO, BEFORE ME,
THIS ____ DAY OF _____, 20__.

PERSONALLY APPEARED

MY COMMISSION EXPIRES

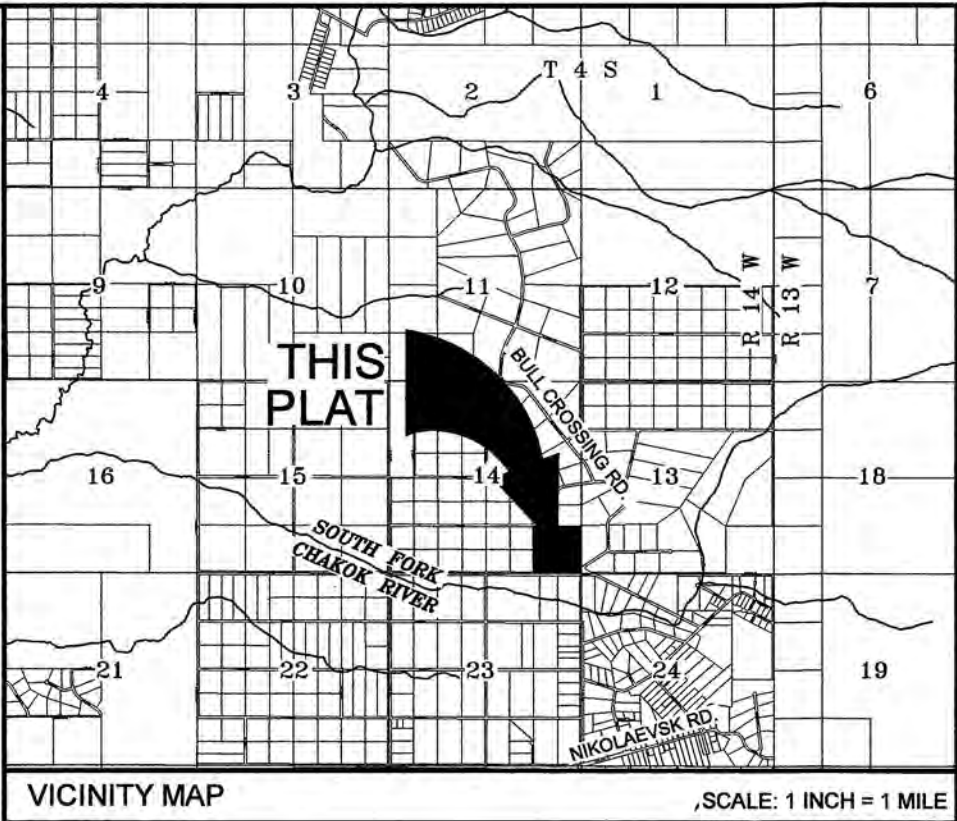
NOTARY PUBLIC

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF XX-XX-XXX

COMMISSIONER

DATE



NOTES

1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATED PLANNING COMMISSION.
3. THE FRONT 10 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.
4. SET 5/8" X 30" REBAR WITH 1.5" DIAMETER ORANGE PLASTIC CAP AT ALL LOT CORNERS AND PC/PT OF CURVES ALONG LOT LINES.
5. WASTEWATER DISPOSAL: THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
6. THE TRADEMARK ALASKAN WILDWOOD RANCH(R) IS REGISTERED AND OWNED BY: ALASKAN LIFE REALTY LLC; SERIAL NUMBER: 87518956; REGISTRATION NUMBER: 5406113.

LEGEND

- FOUND 2.5" DIAMETER BRASS MONUMENT
- FOUND 2" DIAMETER ALUMINUM CAP
- FOUND 5/8" DIAMETER REBAR
- (R) RECORD MEASUREMENT - PLAT No. 2011-31
- SECTION LINE
- EASEMENT LINE
- ROW DEDICATED THIS PLAT

PRELIMINARY PLAT OF

ALASKAN WILDWOOD PHASE 2

A SUBDIVISION OF

SE 1/4 SE 1/4, SECTION 14, TOWNSHIP 4 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN

PER Doc. No. 2019-002734-0, HOMER RECORDING DISTRICT
CONTAINING 40 ACRES



FIXED HEIGHT LLC

907.290.8949
WWW.FIXEDHEIGHT.COM

225 W 23rd AVE.
ANCHORAGE, AK 99503
C.O.A. 122544

SURVEY DATE: JUNE 16, 2021

DRAWN BY: AK

SHEET: 2 OF 2

CHECKED BY: BS

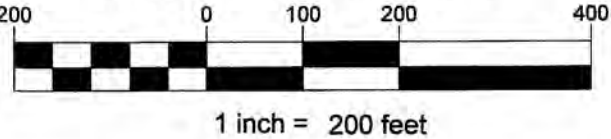
PROJECT NO.: 21024

SCALE: 1" = 200'

TYPICAL CAP SET



GRAPHIC SCALE



LINE TABLE		
LINE	BEARING	DIST. (ft.)
L1	N 16°56'14" W	91.38'
L2	N 16°56'14" W	91.38'
L3	N 00°05'20" W	71.81'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C1	120.00'	46°33'42"	97.52'	N 40°13'05" W	94.86'
C2	60.00'	46°33'42"	48.76'	N 40°13'05" W	47.43'
C3	50.00'	265°39'54"	231.84'	N 73°03'43" E	73.33'
C4	25.00'	42°51'09"	18.69'	N 38°21'31" W	18.26'
C5	50.00'	66°24'58"	57.96'	N 26°33'45" W	54.77'
C6	50.00'	132°49'57"	115.92'	N 73°03'43" E	91.65'
C7	50.00'	66°24'58"	57.96'	S 07°18'50" E	54.77'
C8	25.00'	42°50'00"	18.69'	N 04°28'46" E	18.26'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS 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.

BUKU SALIZ LS-14837
REGISTERED LAND SURVEYOR

6/1/2021
DATE



KPB 2021-127