

NOTES

1. BASIS OF BEARING FOR THIS SURVEY AND RECORD DATA SHOWN IS FROM THE PLAT OF JAMES WADDELL HOMESTEAD PETSKA 2018 ADDITION (HM 2020-6). NO FIELD SURVEY WAS PERFORMED.
2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
3. THE 15 FEET FRONTING THE RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. 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.
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 DETERMINATION IF APPLICABLE.
5. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK19, PG 104 HRD).
6. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
7. THE SUBDIVISION MAY BE AFFECTED BY THAT WATER PIPELINE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED FEBRUARY 16, 1955 (BK 5, PAGE 335 HRD). LOCATION NOT DETERMINED BY THIS SURVEY.

LEGEND

- INDICATES ALUM. POST MONUMENT (2087-S 1978) OF RECORD
- INDICATES DOT ALUM. CAP IN PAVEMENT THIS SURVEY (MARKINGS OBLITERATED) OF RECORD
- INDICATES 2" ALCAP ON 5/8" REBAR (7538-S, 2018) OF RECORD
- INDICATES 2" ALCAP ON 5/8" REBAR (5780-S, 2006) OF RECORD
- INDICATES 2" ALCAP ON 5/8" REBAR (5780-S, 2014) OF RECORD

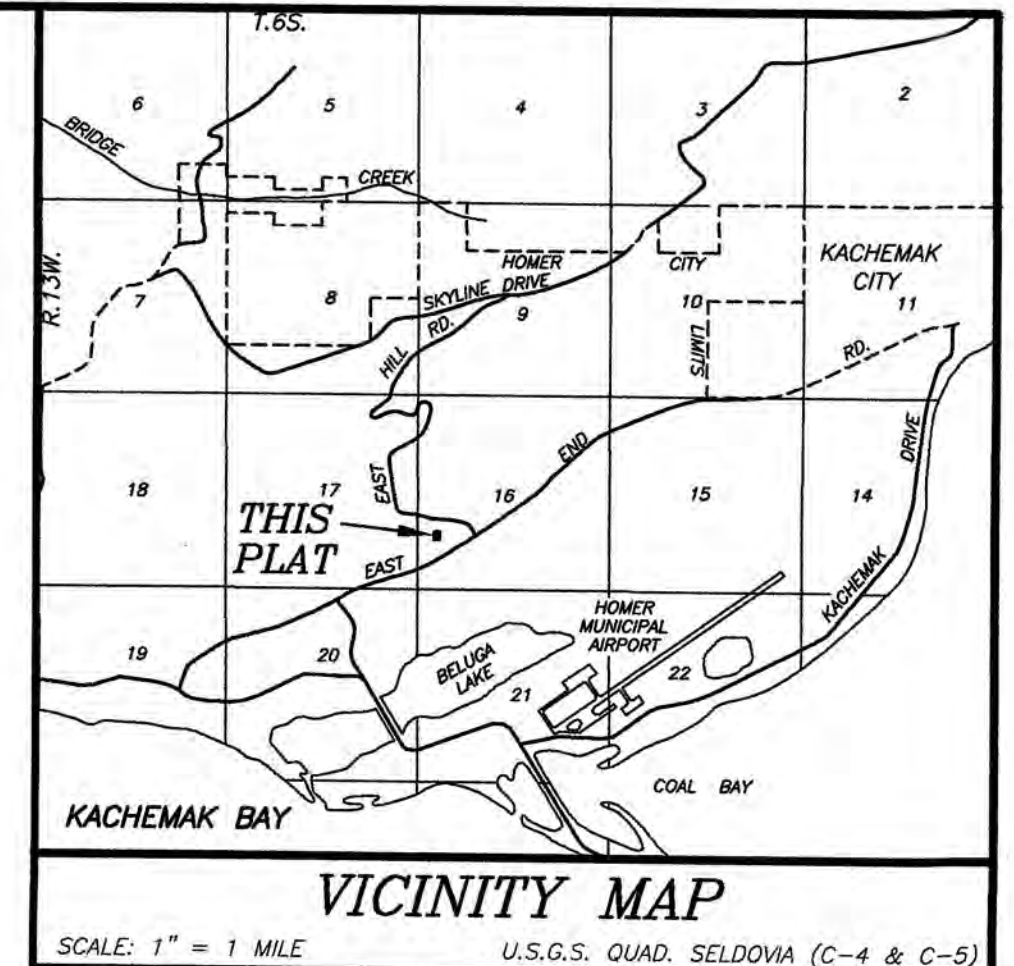
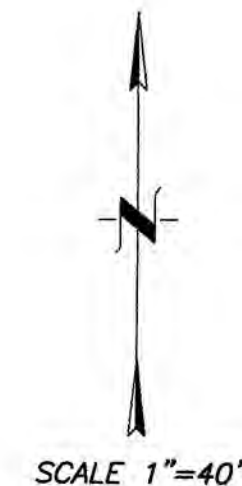
INDICATES REGIONS THAT POSSIBLY CONTAIN LOW WET AREAS PER KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JEANNE A. WERTANEN
PO BOX 3441
HOMER, ALASKA 99603

WILLIAM P. WERTANEN, SR.
PO BOX 3441
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

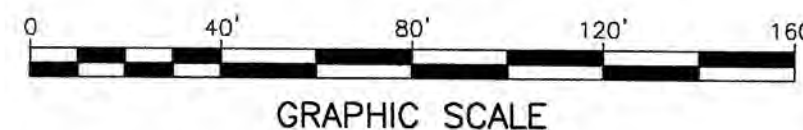
FOR JEANNE A. WERTANEN AND WILLIAM P. WERTANEN SR.

ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

KPB 2021-136



HOMER RECORDING DISTRICT KPB FILE No. 2021-???

JAMES WADDELL HOMESTEAD 2021 REPLAT

THE VACATION OF THE LINE BETWEEN LOTS 10 AND 11,
JAMES WADDELL HOMESTEAD PETSKA 2018 ADDITION
(2020-6 HRD)

LOCATED WITHIN THE SW1/4, SEC 16,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 0.799 ACRES

OWNERS:
JEANNE A. WERTANEN AND WILLIAM P. WERTANEN, SR.
PO BOX 3441 HOMER, ALASKA 99603

GEOVERA, LLC

PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS	DATE: SEPTEMBER 2021	SCALE: 1" = 40'
CHK BY: SCS	JOB #2021-31	SHEET 1 OF 1