

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HIPER V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS. OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID T0155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -11°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. 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.

5. 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.

6. 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.

7. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK19, PG 104 HRD).

8. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.

9. ACCESS TO STATE MAINTAINED EAST HILL ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.

10. 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.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE UTILITY EASEMENTS WITHIN THE 15 FEET FRONTING RIGHTS-OF-WAY AND 20 FEET WITHIN 5 FEET OF SIDE LOT LINES.

THE FATHER DEAN COURT ~~WAY~~ RIGHT OF WAY WITHIN THE CUL DE SAC.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: Rick Abbard DATE: 3/28/2020
KATHI KOESTER, CITY MANAGER
CITY OF HOMER, ALASKA Rick Abbard, Acting City Manager

LEGEND

- INDICATES ALUM. POST MONUMENT RECOVERED THIS SURVEY (2087-S 1978)
- INDICATES DOT ALUM. CAP IN PAVEMENT RECOVERED THIS SURVEY (MARKINGS OBLITERATED)
- INDICATES 2" ALCAP ON 5/8" REBAR (5780-S, 2006) RECOVERED THIS SURVEY
- INDICATES CORNER RECOVERED THIS SURVEY AS SHOWN
- INDICATES 2" ALCAP ON 5/8" REBAR (7968-S, 2018) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8" REBAR (7538-S, 2018) SET THIS SURVEY
- (M) MEASURED DIMENSION THIS SURVEY

INDICATES SLOPES EXCEEDING 20%

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

LOT 35
HM 2006-37

LOT 1
HM 2018-3
(JAMES WADDELL SUB PETSKA 2014 ADDN.)

LOT 2
1.212 Ac.

LOT 3
1.044 Ac.

LOT 4
13,121 sf

LOT 5
14,287 sf

LOT 6
14,345 sf

LOT 7
15,559 sf

LOT 8
17,343 sf

LOT 9
17,443 sf

LOT 10
17,444 sf

LOT 11
17,380 sf

LOT 7
HM 58-3746

TR 4B-1
HM 72-1059

LOT 1-A
HM 91-39

LOT 4B-3A-3
HM 2018-28

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Stephen C. Smith LS-7538 3/20/2020
SURVEYOR LICENSE # DATE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 79°05'43" E	83.39'
L2	N 27°56'51" E	56.30'
L3	N 12°10'17" E	23.70'
L4	S 77°59'36" E	65.76'
L5	S 73°11'30" W	17.73'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	36°57'01"	178.00'	114.79'	N 71°43'08" W	112.81'
C2	44°23'00"	20.00'	15.50'	N 50°59'05" E	15.12'
C3	151°13'19"	50.00'	131.97'	S 75°36'46" E	96.86'
C4	117°36'31"	50.00'	102.63'	S 58°48'10" W	85.54'
C5	44°24'55"	20.00'	15.50'	N 84°36'02" W	15.12'
C6	9°55'32"	178.00'	30.84'	N 85°13'52" W	30.80'
C7	27°01'29"	178.00'	83.96'	N 66°45'22" W	83.18'

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF May 29, 2018

BY: Max Hest
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

4-3-2020
DATE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT PETSKA COMMUNITY PROPERTY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF PETSKA COMMUNITY PROPERTY TRUST 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.

Bruce J. Petska
BRUCE JOHN PETSKA
TRUSTEE OF PETSKA COMMUNITY PROPERTY TRUST
567 HIDDEN WAY
HOMER, ALASKA 99603

Marivel J. Petska
MARIVEL JEAN PETSKA
TRUSTEE OF PETSKA COMMUNITY PROPERTY TRUST
567 HIDDEN WAY
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR: Bruce J. Petska
ACKNOWLEDGED BEFORE ME THIS 26th
DAY OF March, 2020.
STATE OF ALASKA
NOTARY PUBLIC
Emily E. Berg
My Commission Expires Aug. 28, 2021
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 08.28.2021

NOTARY'S ACKNOWLEDGMENT

FOR: Marivel J. Petska
ACKNOWLEDGED BEFORE ME THIS 26th
DAY OF March, 2020.
STATE OF ALASKA
NOTARY PUBLIC
Emily E. Berg
My Commission Expires Aug. 28, 2021
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 08.28.2021

SW1/16 COR. SEC. 16
N=105,169.6457
E=96,844.9189
2020-6
Plat #
Homer
Rsd Dist
4/7
Date
Time 1:13 P.M.

STATE OF ALASKA
49th
Stephen C. Smith
LS-7538
Registered Professional Land Surveyor
3/26/2020

0 40' 80' 120' 160'
GRAPHIC SCALE

HOMER RECORDING DISTRICT KPB FILE No. 2018-049

JAMES WADDELL HOMESTEAD PETSKA 2018 ADDITION

THE SUBDIVISION OF TRACTS 4C-2 AND 4C-3, JAMES WADDELL HOMESTEAD PETSKA 2014 ADDITION (2018-3 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 5.365 ACRES

OWNERS:
BRUCE JOHN PETSKA AND MARIVEL JEAN PETSKA
AS TRUSTEES OF PETSKA COMMUNITY PROPERTY TRUST
567 HIDDEN WAY HOMER, ALASKA 99603

GEOVERA, LLC

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

DRAWN BY: SCS DATE: JANUARY 2020 SCALE: 1" = 40'
CHK BY: SCS JOB #18-18 SHEET 1 OF 1