

### Ownership Certificate

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 rights-of-way to public use and grant all easements to the use shown.

*Bruce J. Petska* *Marivel J. Petska*  
Bruce John Petska and Marivel Jean Petska  
as Trustees of Petska Community Property Trust  
567 Hidden Way,  
Homer AK 99603

Notary's Acknowledgement

for Bruce John Petska and Marivel Jean Petska

Acknowledged before me this 21 day

of February, 2018

*Katie Jo Gamble*  
Notary Public for Alaska

My Commission Expires 2/17/21

State of Alaska  
NOTARY PUBLIC  
Katie Jo Gamble  
My Commission Expires Feb. 17, 2021

### Plat Approval

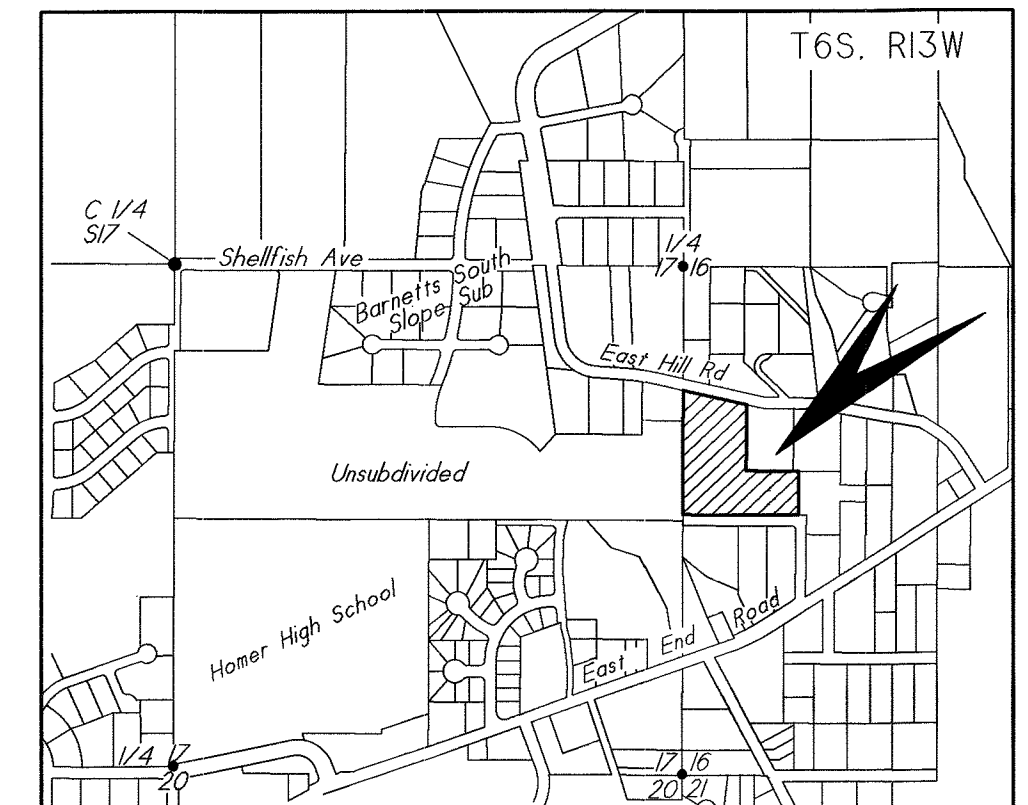
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

JUNE 12, 2006

KENAI PENINSULA BOROUGH

By: *Maya Best* 2-28-18  
Authorized Official

Vicinity Map 1" = 1000 ft



### Wastewater Disposal

Lot 1  
Plans for wastewater disposal that meet regulatory requirements are on file at the State of Alaska Department of Environmental Conservation.

Tract 4C-2 and Tract 4C-3  
Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems 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 prior to construction.

*John R. G.* GE-10899 2/20/2018  
Engineer License No. Date

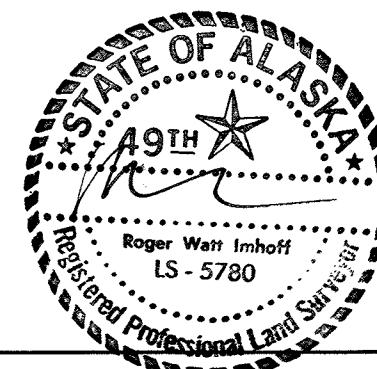
2018-3

Plat #  
Homer  
Rec Dist  
3-2-2018  
Date  
Time 3:02 P.M.

### Surveyor's Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

*Roger W. Imhoff* 2/22/18  
Roger W. Imhoff LS 5780 Date



### Notes

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- Building setbacks are subject to Homer City Code. Owners should consult with the City of Homer Planning Dept prior to construction activities.
- The 15 ft fronting the right-of-way and the front 20 ft within 5 ft of the side lot lines is a utility easement. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- Set Blue PVC Cap "Imhoff 5780-S" on 5/8" diameter x 33" long steel rebar at all lot corners and Right-of-way points of curvature unless noted otherwise.
- The East 28 ft of the section line easement was vacated reference Plat No 2009-51 HRD.
- Basis of Bearing for this survey is by GPS RTK measurement.
- The Parent Parcel of this Subdivision is out of Tract 4C J. Waddell Homestead Plat No 57-3373 HRD
- The location of East Hill Road is based on the Plat Nos 57-3373, 75-24, 2002-25, 2003-8, and 2006-84.
- The City of Homer Advisory Planning Commission approved the non-conforming status of the residence on Lot 1 at its meeting of September 20, 2000.
- This subdivision may contain Jurisdictional Wetlands. Owners are advised to contact the US Army Corps of Engineers prior to development activities.
- Access to State maintained East Hill Road is prohibited without prior written approval from Alaska State DOT.
- The Subdivision may be effected by that Water Pipeline Easement in favor of the United States of America recorded February 16, 1955 in Bk 5 Page 335. Location not determined by this survey.

13. This subdivisiobn may be subject to that easement for electric lines or system together with the right to enter, maintain, repair, and clear shrubbery as recorded in Book 19 Page 104. General easement, no definite location disclosed.