

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 15' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).

4. THIS SUBDIVISION IS SUBJECT TO A RESERVATION OF SECTION LINE EASEMENT 33 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 43 USC 932 AND REENACTED BY 1721 CLA 1933.

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

6. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30' WIDE ELECTRICAL EASEMENT, INCLUDING GUYS AND ANCHORS, GRANTED THIS PLAT.

7. EXCEPTIONS TO KPB 20.30.170 (BLOCK LENGTH) & KPB 20.30.030 (PROPOSED STREET LAYOUT) WERE GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF AUGUST 12, 2024.

LEGEND

⊗ FND USGLO 1" I.P. W/ CONC.

⊗ FND USGLO 2" I.P. W/ CONC.

⊕ FND USGLO 2.5" BC MON 1918 ON 1" I.P.

⊕ FND 2" AC 4928-S 2000

⊕ FND 1.5" AC 888-S 1981

⊕ FND 2.5" BC MON 7610-S 1994

⊕ FND 2.5" BC MON 5780-S 1995

⊕ SET 2" AC 204390-S 2024 ON 30" x 5/8" REBAR AT 1/16 CORNER

⊕ SET 2" AC 204390-S 2024 ON 30" x 5/8" REBAR

----- SECTION LINE EASEMENT

RIGHT-OF-WAY DEDICATED THIS PLAT

WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED BY THIS PLAT IDENTIFIED AS FOLLOWS: BAKKE STREET, WYNETTE DRIVE, CLARICE WAY, ANDROMEDA CIRCLE, RAYMOND CIRCLE, ROLYAT CIRCLE, TWITTER CREEK LANE & RAHLA WAY. 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.

Vince Regenstein 2/26/2025
AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH
VINCE REGENSTEIN, PLATTING MANAGER

CERTIFICATE OF OWNERSHIP & DEDICATION

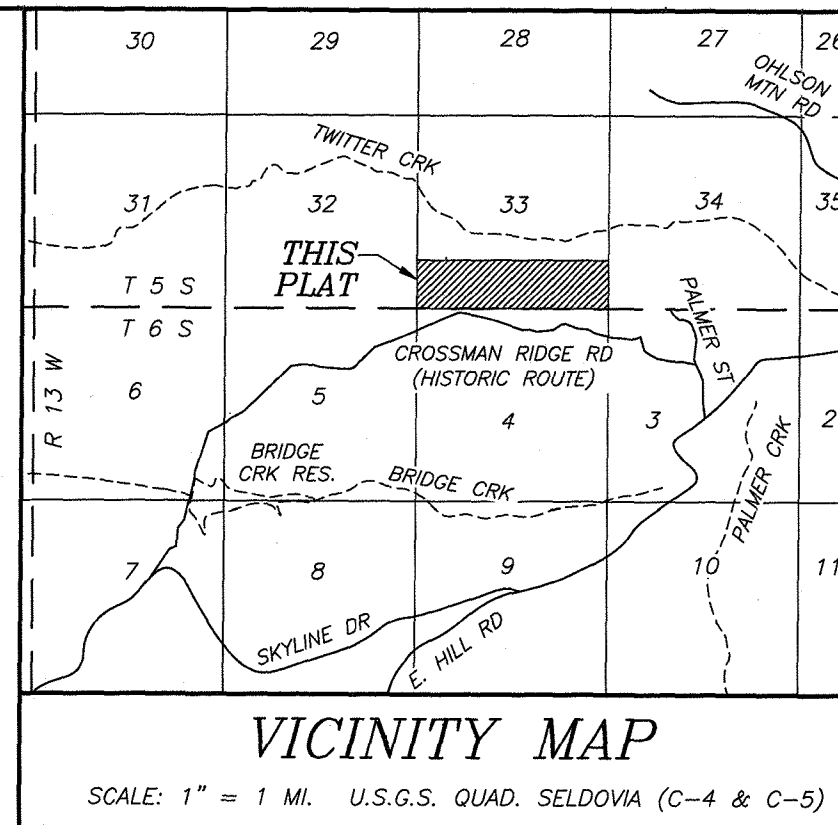
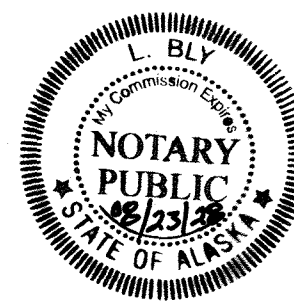
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

Paul Taylor
PAUL TAYLOR
P.O. BOX 302
ANCHOR POINT, AK 99556

NOTARY'S ACKNOWLEDGMENT

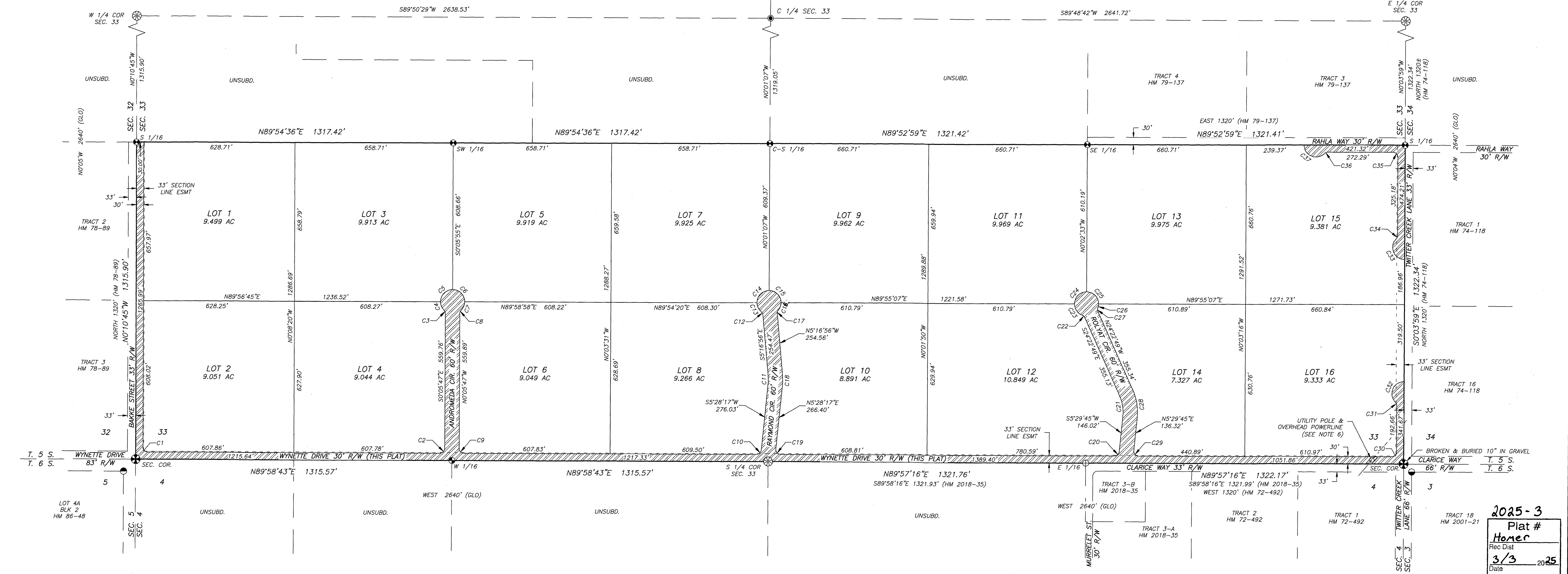
FOR: *Paul Taylor*
ACKNOWLEDGED BEFORE ME THIS 6th
DAY OF December, 2024
L. J. J.
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 08/23/28
#240623008



VICINITY MAP

SCALE: 1" = 1 MI. U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

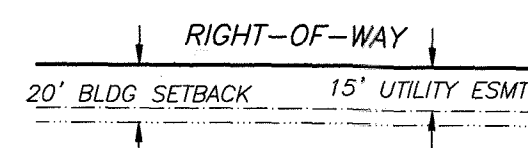


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	31.36'	20.00'	89°50'32"	N45°06'01"W	28.25'
C2	31.44'	20.00'	90°04'30"	S44°56'28"W	28.30'
C3	15.50'	20.00'	44°24'55"	S22°18'15"E	15.12'
C4	38.68'	50.00'	44°19'36"	N22°20'54"W	37.72'
C5	78.59'	50.00'	90°03'21"	S44°50'35"W	70.75'
C6	78.72'	50.00'	90°12'09"	N45°01'40"W	70.84'
C7	38.61'	50.00'	44°14'44"	S22°11'46"W	37.66'
C8	15.50'	20.00'	44°24'55"	N22°06'41"E	15.12'
C9	31.39'	20.00'	89°55'30"	N45°03'32"W	28.27'
C10	29.50'	20.00'	84°30'26"	S47°43'30"W	26.90'
C11	31.91'	170.00'	10°45'14"	S0°05'40"W	31.86'
C12	15.52'	20.00'	44°28'11"	S27°31'02"E	15.14'
C13	43.18'	50.00'	49°28'35"	N25°00'50"W	41.85'
C14	78.71'	50.00'	90°11'48"	S44°49'22"W	70.83'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C15	78.70'	50.00'	90°10'44"	N44°59'22"W	70.82'
C16	34.02'	50.00'	38°58'43"	N19°35'21"E	33.36'
C17	15.48'	20.00'	44°21'39"	N16°53'53"E	15.10'
C18	43.17'	230.00'	10°45'14"	N0°05'40"E	43.11'
C19	33.34'	20.00'	95°31'02"	N42°17'14"W	29.61'
C20	29.48'	20.00'	84°27'31"	S47°43'30"W	26.88'
C21	88.64'	170.00'	29°52'34"	S9°26'32"E	87.64'
C22	15.55'	20.00'	44°32'15"	S46°38'57"E	15.16'
C23	59.91'	50.00'	68°39'19"	N34°35'24"W	56.39'
C24	78.78'	50.00'	90°16'34"	N44°52'33"E	70.88'
C25	78.61'	50.00'	90°05'09"	N44°56'35"W	70.76'
C26	17.29'	50.00'	19°48'46"	S10°00'22"W	17.20'
C27	15.46'	20.00'	44°17'34"	N2°14'02"W	15.08'
C28	119.93'	230.00'	29°52'34"	N9°26'32"W	118.58'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C29	33.35'	20.00'	95°32'29"	N42°16'30"W	29.62'
C30	31.42'	20.00'	90°00'58"	S44°56'38"W	28.29'
C31	15.50'	20.00'	44°24'55"	S22°16'27"E	15.12'
C32	117.30'	50.00'	134°24'55"	S22°43'33"W	92.19'
C33	117.30'	50.00'	134°24'55"	S22°51'32"E	92.19'
C34	15.50'	20.00'	44°24'55"	S22°08'28"W	15.12'
C35	31.43'	20.00'	90°03'18"	N45°05'30"W	28.30'
C36	15.50'	20.00'	44°24'55"	N67°40'32"E	15.12'
C37	117.30'	50.00'	134°24'55"	S67°19'29"E	92.19'

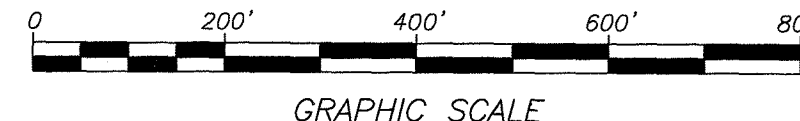
R/W TYPICAL DETAIL



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 12, 2024

BY: *Vince Regenstein* 2/26/2025
AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH



HOMER RECORDING DISTRICT			KPB FILE NO. 2024-080		
PAUL TAYLOR SUBDIVISION					
A SUBDIVISION OF THE S1/2 S1/2 SEC. 33, T. 5 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA					
CONTAINING 159.779 ACRES					
SEABRIGHT SURVEY + DESIGN					
KATHERINE A. KIRSIS, P.L.S.					
1044 EAST END ROAD, SUITE A					
HOMER, ALASKA 99603					
(907) 299-1580					
CLIENTS: PAUL TAYLOR					
P.O. BOX 302, ANCHOR POINT, AK 99556					
DRAWN BY: KK		CHKD BY: KK		JOB #2024-45	
DATE: 12/2024		SCALE: 1"=200'		SHEET #1 OF 1	