

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 TT0155).
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 -1°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 LINSTRANG WAY RIGHT-OF-WAY AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. PER THE PARENT PLAT (HM 88-16), THE 20 FEET FRONTING THE WEST HILL ROAD AND ERIC LANE RIGHT-OF-WAYS 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. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
7. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK17, PG 328 HRD).
8. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
9. ACCESS TO STATE MAINTAINED WEST HILL ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
10. CREEKS AND DRAINAGES ARE SUBJECT TO A 15 FOOT BUILDING SETBACK PER HOMER CITY CODE. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
11. VACATION OF THE UTILITY EASEMENT ADJOINING THE CHERYL LANE RIGHT-OF-WAY PER THE PARENT PLAT (HM 88-16) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 26, 2020 AND BY THE HOMER CITY COUNCIL ON NOVEMBER 9, 2020.
12. THE VACATION OF THE CHERYL LANE RIGHT-OF-WAY WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 26, 2020 AND BY THE HOMER CITY COUNCIL ON NOVEMBER 9, 2020 WITH THE VACATED PORTIONS ATTACHING TO THE ADJACENT PARCELS IN COMPLIANCE WITH KPB 20.70.150 AND AS 29.40.160 UNDER KPB 20.10.080, AND IN ACCORDANCE WITH AGREEMENTS BETWEEN OWNERS FOR DISTRIBUTION OF ACREAGE.
13. VACATION OF THE 20' WIDE DRAINAGE EASEMENTS (AS SHOWN HEREON) PER THE PARENT PLAT (HM 88-16) WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 11, 2021 AND BY THE HOMER CITY COUNCIL ON JANUARY 25, 2021.

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 20' DRAINAGE EASEMENTS WITHIN THE VACATED CHERYL LANE RIGHT-OF-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.

BY: Rob Dumouchel DATE: 10 MAY 21
 ROB DUMOUCHEL, CITY MANAGER
 CITY OF HOMER, ALASKA

NOTARY'S ACKNOWLEDGMENT

FOR: AARON R. WEISSER AND JENNY D. WEISSER

ACKNOWLEDGED BEFORE ME THIS 20

DAY OF May, 2021.

[Signature]
 NOTARY PUBLIC FOR ALASKA

NOTARY PUBLIC
 Heather Lewis
 STATE OF ALASKA
 My Commission Expires 10-22-2023

MY COMMISSION EXPIRES: 10-22-2023

NOTARY'S ACKNOWLEDGMENT

FOR: JASON WEISSER

ACKNOWLEDGED BEFORE ME THIS 18

DAY OF May, 2021.

[Signature]
 NOTARY PUBLIC FOR ALASKA

NOTARY PUBLIC
 Heather Lewis
 STATE OF ALASKA
 My Commission Expires 10-22-2023

MY COMMISSION EXPIRES: 10-22-2023

NOTARY'S ACKNOWLEDGMENT

FOR: PAT W. MILLER

ACKNOWLEDGED BEFORE ME THIS 22ND

DAY OF MAY, 2021.

[Signature]
 NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: MARCH 6TH 2024

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 9, 2020

BY: [Signature] 11/3/21
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

NOTARY'S ACKNOWLEDGMENT

FOR: ERO STEVE WALLI

ACKNOWLEDGED BEFORE ME THIS 22ND

DAY OF MAY, 2021.

[Signature]
 NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: MARCH 6TH 2024

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 84°12'35" W	34.07'
L2	N 79°27'13" E	3.92'
L3	S 28°14'41" E	28.39'
L4	N 73°02'19" W	74.55'
L5	N 10°32'47" W	5.75'
L6	N 61°45'19" E	20.99'
L7	S 73°02'19" E	42.27'
L8	S 28°14'41" E	23.30'
L9	N 30°53'01" E	60.92'
L10	N 22°07'13" E	15.33'
L11	S 30°53'01" W	47.43'

State of Alaska
 NOTARY PUBLIC
 Adam Stover
 My Commission Expires Mar 6, 2024

NOTARY'S ACKNOWLEDGMENT

FOR: BRENT GUSTAVE JOHNSON AND JUDITH ARLENE JOHNSON

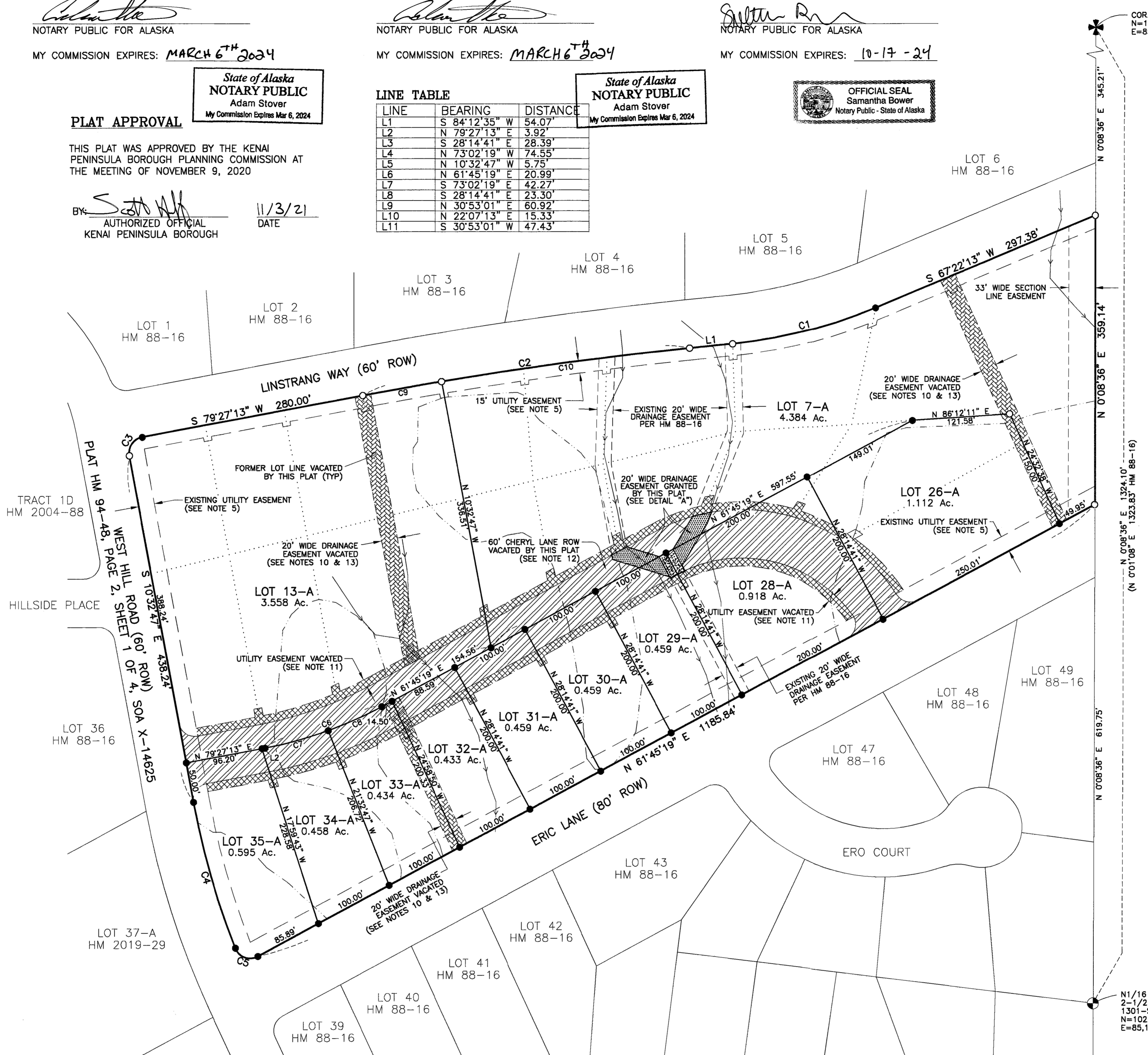
ACKNOWLEDGED BEFORE ME THIS 23

DAY OF May, 2021.

[Signature]
 NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: 10-17-24

OFFICIAL SEAL
 Samantha Bower
 Notary Public - State of Alaska

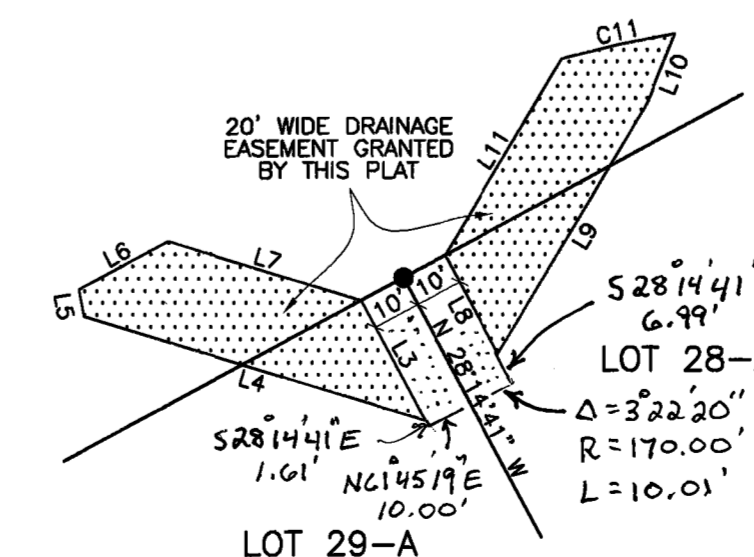
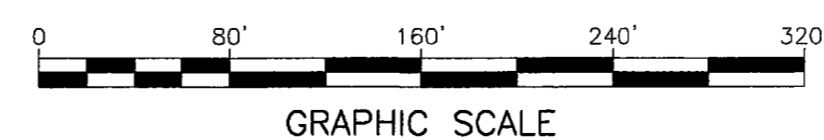


LEGEND

- ✦ INDICATES 1917 2-1/2" BC GLO MONUMENT RECOVERED THIS SURVEY
- ⊙ INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS DESCRIBED
- INDICATES 5/8" REBAR WITH 1-1/2" ALCAP (NO LS# OR DATE) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2021) SET THIS SURVEY
- INDICATES LIMIT OF POSSIBLE LOW WET AREAS PER KENAI WATERSHED FORUM WETLANDS ASSESSMENT
- ~~~ INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

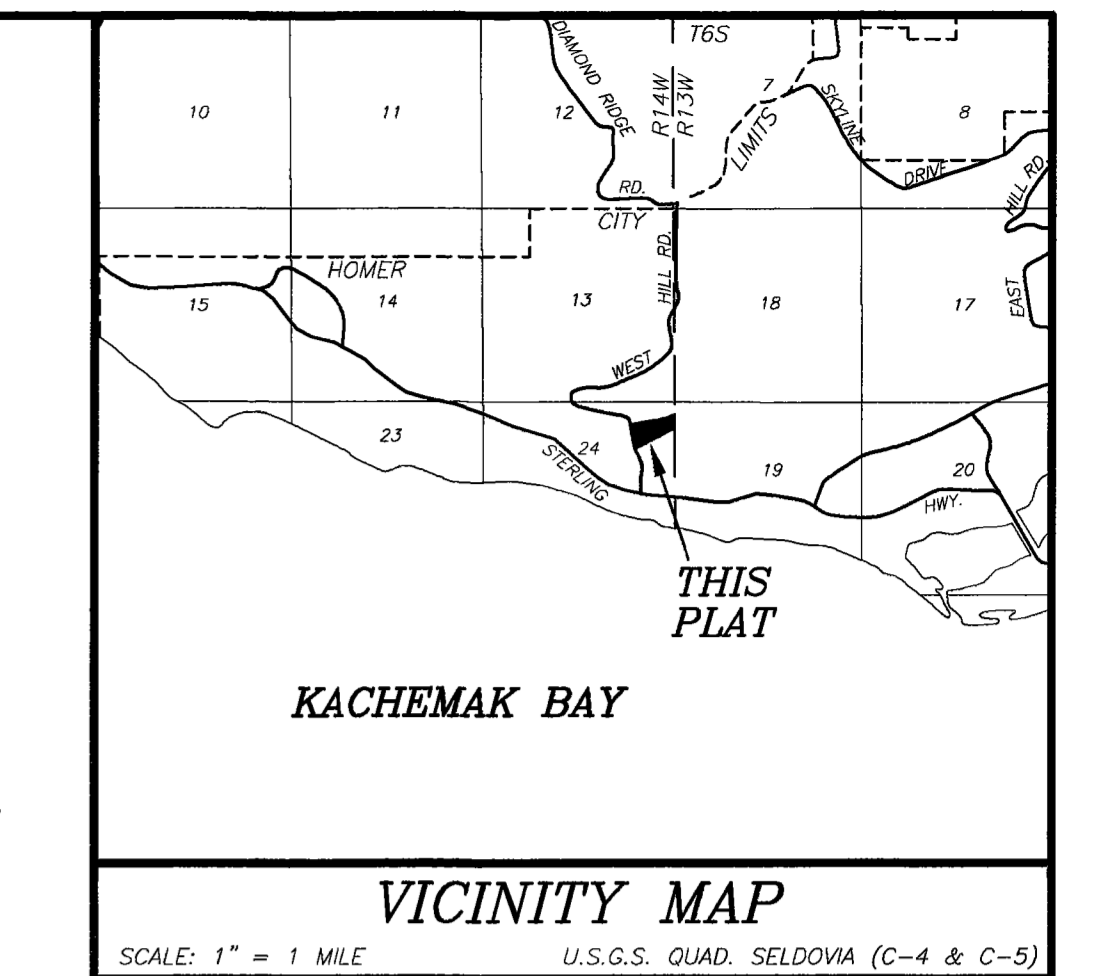
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	16°50'22"	628.17'	184.62'	S 75°47'24" W	183.96'
C2	4°45'22"	4970.00'	412.56'	S 81°49'54" W	412.44'
C3	90°00'00"	20.00'	31.42'	S 34°27'13" W	28.28'
C4	11°09'00"	970.00'	188.77'	S 16°07'17" E	188.47'
C5	96°32'33"	20.00'	33.70'	S 69°58'11" E	29.85'
C6	17°41'54"	501.62'	154.95'	N 70°36'16" E	154.33'
C7	9°21'16"	501.62'	81.90'	N 74°46'35" E	81.81'
C8	8°20'38"	501.62'	73.05'	N 65°55'38" E	72.98'
C9	1°09'05"	4970.00'	99.87'	N 80°01'45" E	99.87'
C10	3°36'17"	4970.00'	312.69'	N 82°24'26" E	312.64'
C11	6°03'20"	2300.00'	24.31'	S 77°31'16" W	24.30'



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

5/17/2021



CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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.

- [Signature]
 PAT W. MILLER a.k.a. PAT WAYNE MILLER
 ORIGINAL LOTS 7-12 AND 22-25
 2220 NORTH STAR, APT. 1
 ANCHORAGE, ALASKA 99503
- [Signature]
 ERO STEVE WALLI
 ORIGINAL LOTS 13-16 AND 18-21
 35910 NORTH FORK ROAD
 ANCHOR POINT, AK 99566
- [Signature]
 BRENT GUSTAVE JOHNSON
 ORIGINAL LOTS 26-30
 20773 PORCUPINE LANE
 CLAM GULCH, AK 99568
- [Signature]
 JUDITH ARLENE JOHNSON
 JUDITH ARLENE JOHNSON a.k.a. JUDITH A. JOHNSON
 ORIGINAL LOTS 26-31
 20773 PORCUPINE LANE
 CLAM GULCH, AK 99568

- [Signature]
 AARON R. WEISSER
 ORIGINAL LOT 32
 3677 FOREST GLEN DRIVE
 HOMER, ALASKA 99603
- [Signature]
 JENNY D. WEISSER
 ORIGINAL LOT 32
 3677 FOREST GLEN DRIVE
 HOMER, ALASKA 99603
- [Signature]
 JASON WEISSER
 ORIGINAL LOTS 33-35
 WEISSER HOMES, LLC
 JASON WEISSER MANAGING MEMBER
 PO BOX 2913
 HOMER, ALASKA 99603

HOMER RECORDING DISTRICT KPB FILE NO. 2020-119

LILLIAN WALLI ESTATE 2020 REPLAT

THE VACATION OF THE CHERYL LANE RIGHT-OF-WAY INCLUDING ASSOCIATED UTILITY EASEMENTS AND DRAINAGE EASEMENTS, AND THE RECONFIGURATION OF LOTS 7-16 AND 18-35, LILLIAN WALLI ESTATE (HM 88-16)

LOCATED WITHIN THE NE 1/4 NE1/4, SEC 24, T. 6 S., R. 14 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 13.269 ACRES

OWNERS:
 ERO STEVE WALLI
 35910 NORTH FORK ROAD ANCHOR POINT, AK 99566
 PAT W. MILLER
 2220 NORTH STAR, APT. 1 ANCHORAGE, AK 99503
 BRENT G. AND JUDITH A. JOHNSON
 20773 PORCUPINE LANE CLAM GULCH, AK 99568
 AARON R. WEISSER AND JENNY D. WEISSER
 3677 FOREST GLEN DRIVE HOMER, AK 99603
 WEISSER HOMES, LLC
 PO BOX 2913 HOMER, AK 99603

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

DRAWN BY: SCS DATE: MAY 2021 SCALE: 1" = 80'
 CHK BY: SCS JOB #2020-23 SHEET 1 OF 1