

**NOTES**

1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON GPS OBSERVATIONS. RECORD BEARINGS AND DISTANCES FROM PREVIOUS PLATS ARE SHOWN.
2. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK 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. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
6. EAST END ROAD RIGHT-OF-WAY IS PER STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RECORD OF SURVEY PROJECT NO. 0414(10) HOMER: EAST END ROAD, M.P. 3.75-12.2, KACHEMAK DRIVE TO McNEIL CANYON (HM 2016-3).
7. NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
8. NO DIRECT ACCESS WILL BE GRANTED FOR LOT 1, LOT 2, AND LOT 3 TO EAST END ROAD.

**WASTEWATER DISPOSAL**

LOTS 1-3  
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THESE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOT 4 AND TRACT A  
CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THESE LOTS AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KP CHAPTER 20.40 AND REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

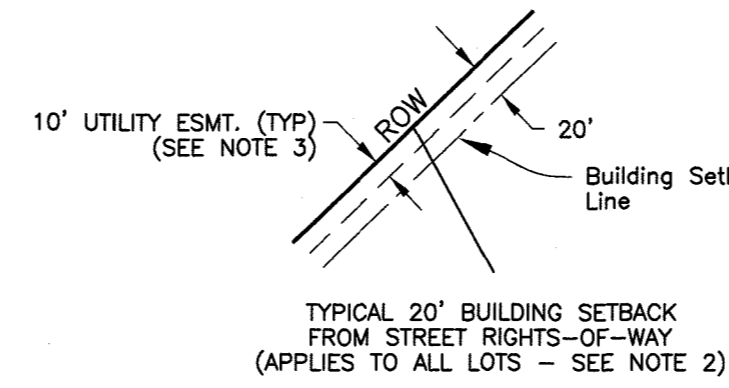
*John R. ...*  
ENGINEER  
AELC10899  
LICENSE #  
1/3/2025  
DATE

**LEGEND**

- INDICATES PRIMARY MONUMENT AS DESCRIBED RECOVERED THIS SURVEY
- INDICATES 3/4" IRON ROD RECOVERED THIS SURVEY
- INDICATES REBAR W/ PLASTIC CAP (3686-S) RECOVERED THIS SURVEY
- INDICATES 1/2" REBAR (3686-S) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2024) SET THIS SURVEY
- INDICATES AREAS WITH SLOPES GREATER THAN 20%
- INDICATES 10' UTILITY EASEMENT ADJOINING ALL RIGHTS-OF-WAY GRANTED BY THIS PLAT

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	29°52'38"	1382.39'	720.86'	N 22°15'33" E	712.72'
C2	16°11'29"	1482.39'	418.91'	N 26°13'43" E	417.52'
C3	7°47'35"	1382.39'	188.02'	N 33°18'05" E	187.88'
C4	9°45'11"	1382.39'	235.32'	N 24°31'42" E	235.03'
C5	12°19'52"	1382.39'	297.52'	N 13°29'10" E	296.94'
C6	6°39'40"	1030.00'	119.74'	N 49°25'40" E	119.68'
C7	3°54'49"	970.00'	66.25'	N 48°03'15" E	66.24'
C8	4°19'19"	1030.00'	77.69'	N 50°35'51" E	77.67'
C9	2°20'21"	1030.00'	42.05'	N 47°16'01" E	42.05'



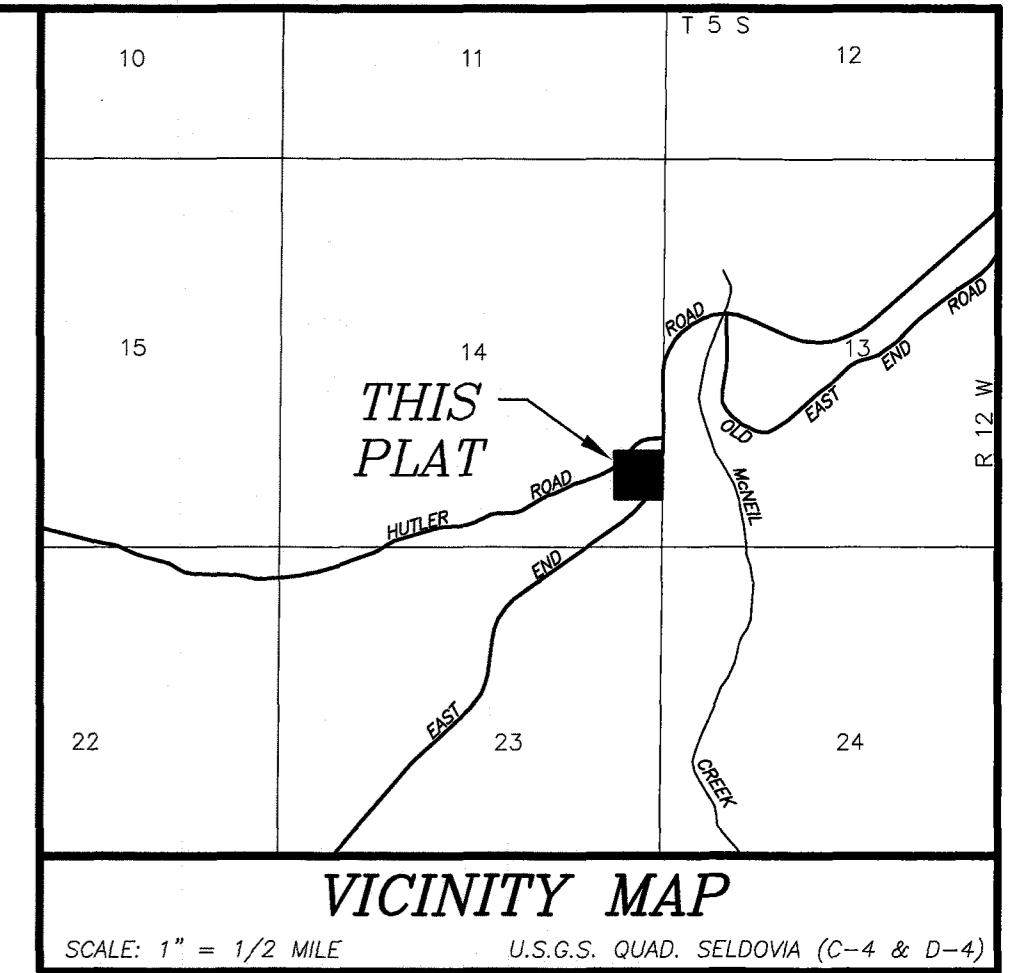
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 22, 2024

BY: *[Signature]*  
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

3/12/2025  
DATE

SCALE 1"=60'



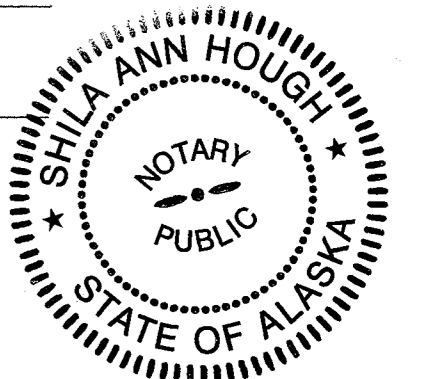
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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.

*[Signature]*  
ERIC SHAFFORD  
PO BOX 15128  
HOMER, ALASKA 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR ERIC A. SHAFFORD  
ACKNOWLEDGED BEFORE ME THIS 3  
DAY OF JANUARY, 2024. 2025.  
*[Signature]*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: 9-12-26



**CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES 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 EAST END ROAD 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: *[Signature]*  
MELANIE ARNOLDS, P.E.  
CENTRAL REGION ROW CHIEF  
STATE OF ALASKA DOT & PF  
4111 AVIATION AVENUE  
ANCHORAGE, ALASKA 99516

12/11/24  
DATE

2025-5  
Plat #  
Homer  
Rec Dist  
3113  
Date  
20 25  
Time  
1:04 P.M.



11/21/2024

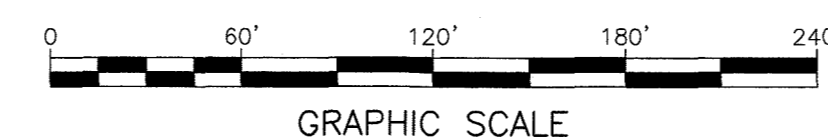
**CERTIFICATE OF ACCEPTANCE**

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 TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE 60 FOOT WIDE HUTLER ROAD 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: *[Signature]*  
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH  
VICE-PRESIDENT, PLANNING MANAGER

DATE: 3/12/2025



GRAPHIC SCALE

HOMER RECORDING DISTRICT KP FILE NO. 2024-069

**SWEET SPOT SUBDIVISION**

THE SUBDIVISION OF THE NE1/4 SE1/4 SECTION 14, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 9.982 ACRES

OWNER:  
ERIC SHAFFORD  
PO BOX 15128 HOMER, AK 99603

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

DRAWN BY: SCS DATE: NOVEMBER 2024 SCALE: 1" = 60'  
CHK BY: SCS JOB #2024-18 SHEET 1 OF 1