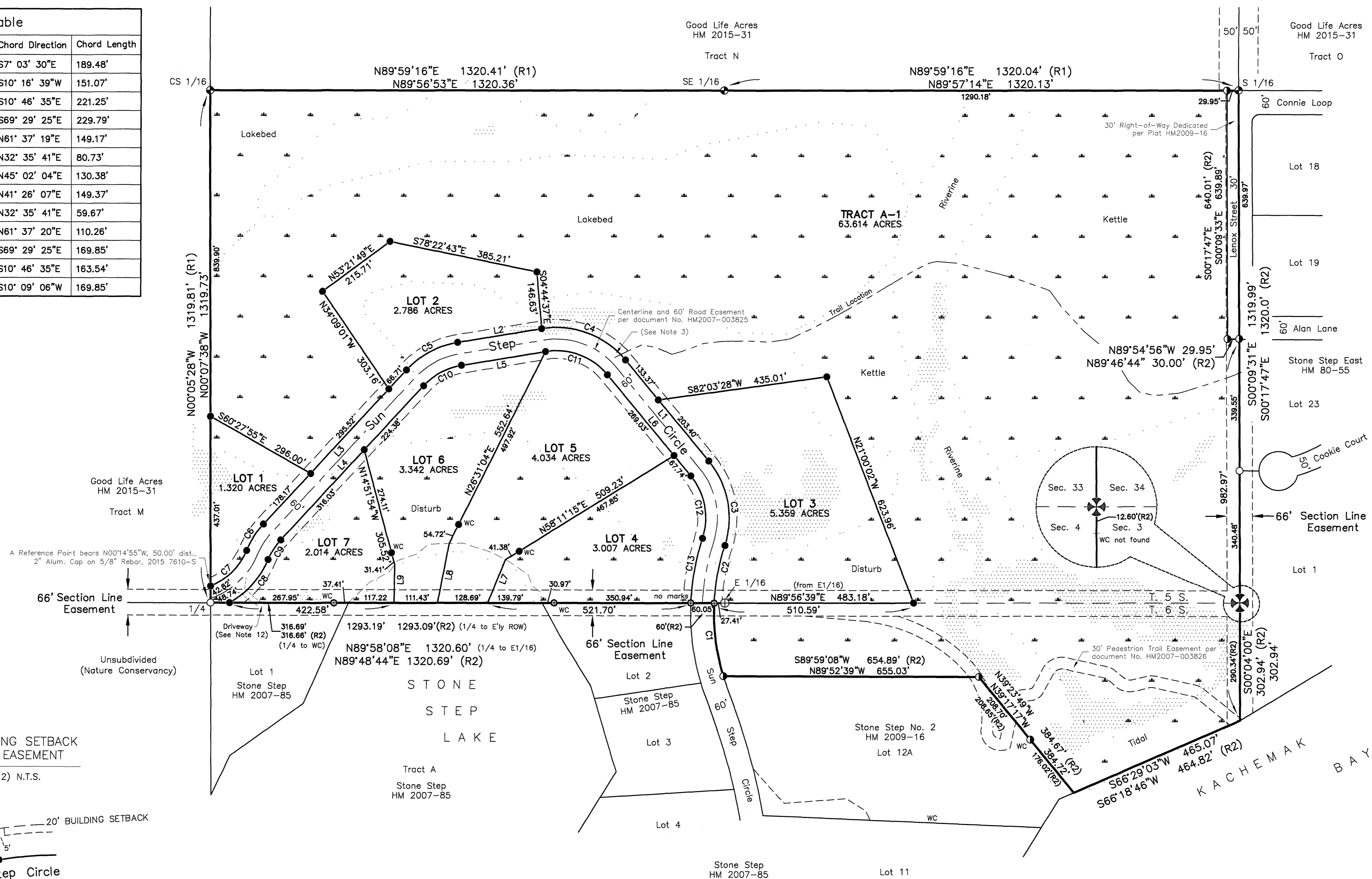


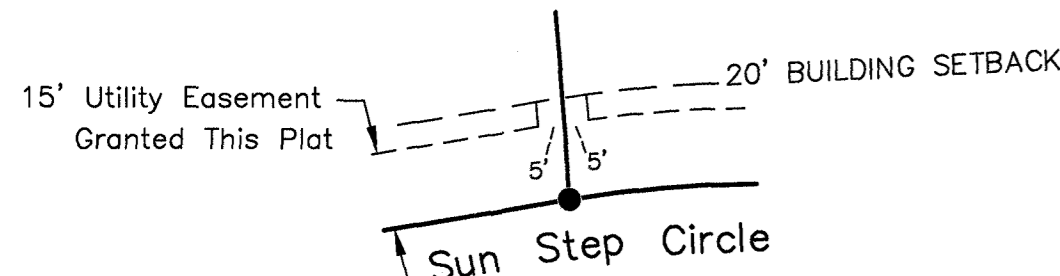
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	190.38'	564.22'	19°20'	S7° 03' 30"E	189.48'
C2	151.52'	564.27'	15°23'	S10° 16' 39"W	151.07'
C3	230.81'	230.02'	57°30'	S10° 46' 35"E	221.25'
C4	240.61'	230.02'	59°56'	S69° 29' 25"E	229.79'
C5	151.91'	230.02'	37°50'	N61° 37' 19"E	149.17'
C6	81.15'	230.02'	20°13'	N32° 35' 41"E	80.73'
C7	133.81'	170.02'	45°06'	N45° 02' 04"E	130.38'
C8	152.13'	230.02'	37°54'	N41° 26' 07"E	149.37'
C9	59.98'	170.02'	20°13'	N32° 35' 41"E	59.67'
C10	112.29'	170.02'	37°50'	N61° 37' 20"E	110.26'
C11	177.85'	170.02'	59°56'	S69° 29' 25"E	169.85'
C12	170.60'	170.02'	57°30'	S10° 46' 35"E	163.54'
C13	170.38'	624.27'	15°38'	S10° 09' 06"W	169.85'

Line Table		
Line #	Length	Direction
L1	336.77'	S39° 31' 23"E
L2	218.84'	N80° 32' 33"E
L3	540.40'	N42° 42' 05"E
L4	540.41'	N42° 42' 05"E
L5	218.84'	N80° 32' 33"E
L6	336.77'	S39° 31' 23"E
L7	120.73'	S21° 59' 52"W
L8	155.82'	S10° 57' 18"W
L9	98.99'	S0° 38' 55"W



TYPICAL BUILDING SETBACK AND UTILITY EASEMENT

(SEE NOTE 2) N.T.S.



LEGEND

- Found GLO Concrete Filled 2" Iron Pipe, No Cap (Rusted Off)
- Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 2015
- Found 2" Aluminum Cap on 5/8" Rebar, 7968-S 2009
- Found 3 1/4" Aluminum Cap on 2" Aluminum Post, 7968-S 2009
- Found 3 1/4" Aluminum Cap on 2" Aluminum Post, 7968-S 2007
- Found 2" Aluminum Cap on 5/8" Rebar, 7968-S 2007
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 2015-31, Good Life Acres
- (R2) Record Measurements Per HM 2009-16, Stone Step No. 2

NOTES

1. The purpose of this plat is to create Lots 1 thru 7 and Tract A-1, by subdivision of former Tract A.
2. Building Setback - A setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission. The front 15 feet and the entire setback within 5 feet of side lot lines is a utility easement.
3. The northerly 15 feet of the 60' wide right-of-way dedicated this plat as Sun Step Circle is subject to a non-exclusive easement in perpetuity for a public utility right-of-way for purposes described in document No. 2008-003001-0, Homer Recording District.
4. Easement for electric lines or system and/or telephone lines together with the right to enter, maintain, repair and clear shrubbery was granted to Homer Electric Association in Book 49, Page 307, Homer Recording District. No definite location disclosed.
5. 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.
6. The borough will not enforce private covenants, easements, or deed restrictions (KPB 20.60.170).
7. 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.
8. Portions of the created lots may be subject to wetland regulations. Owners should check with the Army Corps of Engineers prior to any development activity in wetlands.
9. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
10. No access to State maintained Rights-of-Way permitted unless approved by State of Alaska Department of Transportation.
11. 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).

12. The portion of the driveway outside of the dedicated right-of-way of Stone Step Circle, lies entirely within the existing section line easement.
13. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
14. This subdivision is affected by the Declaration of Covenants, Conditions, and Restrictions for Stone Step Subdivision (Serial No. 2008-000991-0 H.R.D.). (This Declaration of Covenants only affects the portion of Parcel 2 lying within former Lot 12, Stone Step, Plat No. 2007-85 H.R.D.)
15. The area between the current Mean High Water Line and the 1917 Mean High Water Line may be subject to private and public riparian rights based on the location of the 1964 pre-earthquake Mean High Water Line, which was not determined by this survey. Record meander lines were used for computation of area for Tract A-1.
16. The natural meanders of mean high water line is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.

WASTEWATER DISPOSAL:

Lots 1, 2, and lots 4 thru 7 - Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used 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 for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Lot 3 and Tract A-1 - 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.

John S. Bishop, SE, PE License # AELC10899 Date 8-7-2025  
 John S. Bishop, SE, PE License # AELC10899 Date 8-7-2025

SURVEYORS CERTIFICATE

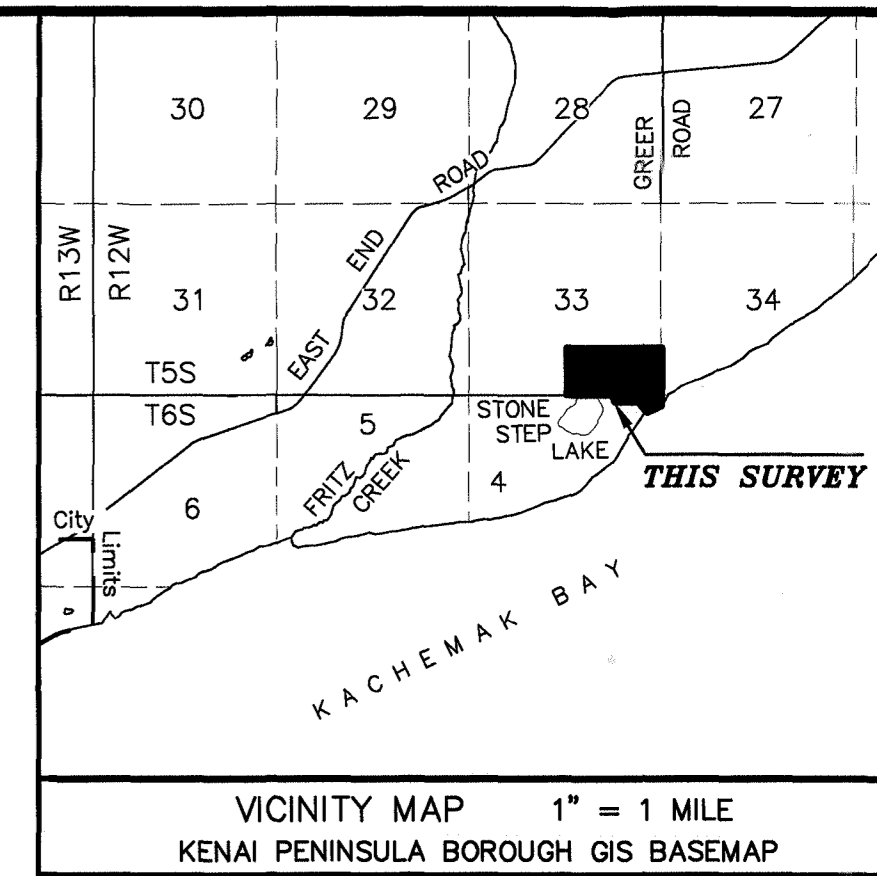
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: Aug. 7, 2025

Registration No.: 14449-S  
 Christopher L. Mullikin,  
 Professional Land Surveyor



2025-31  
 Plat #  
 Homer  
 Rec Dist  
 10/20  
 Date 2025  
 Time 2:04 P.M.



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 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.

Gail L. Fisher Revocable Trust  
 Moose Meadows LLC  
 952 Alameda Padre Serra  
 Santa Barbara, CA 93103  
 Angelo Salvucci  
 Moose Meadows LLC  
 952 Alameda Padre Serra  
 Santa Barbara, CA 93103

NOTARY'S ACKNOWLEDGMENT

For: Gail L. Fisher AND Angelo Salvucci

Acknowledged before me this 8<sup>th</sup> day of August, 2025.

Notary Public for Alaska  
 My Commission expires 01/27  
 STATE OF ALASKA  
 NOTARY PUBLIC  
 Aimee Sulczynski  
 My Commission Expires Mar 7, 2027

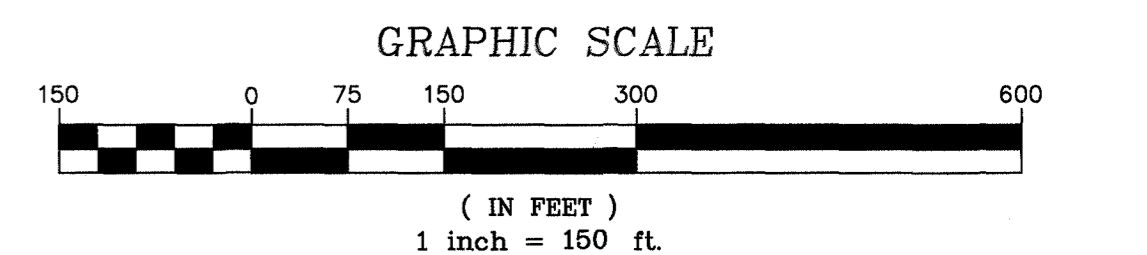
CERTIFICATE OF ACCEPTANCE  
 The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of Kenai Peninsula Borough for public uses and for public purposes the real property to be dedicated by this plat including easements, rights-of-way, alleys, and other public areas shown on this plat identified as follows:

The dedication of Sun Step Circle.  
 The acceptance of lands for public use or public purposes does not obligate the public or any governing body to construct, operate, or maintain improvements.

By: Vince Palamoni, Planning Manager  
 Date: 10/15/2025

PLAT APPROVAL  
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of December 16, 2024.

Vince Palamoni, Planning Manager  
 Kenai Peninsula Borough Authorized Official  
 Date: 10/15/2025



STONE STEP ESTATES

A SUBDIVISION OF  
 TRACT A, STONE STEP No. 2  
 (PLAT No. 2009-16, H.R.D.)

LOCATED WITHIN  
 THE E1/2 OF SECTION 4,  
 TOWNSHIP 6 SOUTH, RANGE 12 WEST,  
 AND THE S1/2 SE1/4 OF SECTION 33,  
 TOWNSHIP 5 SOUTH, RANGE 12 WEST,  
 SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,  
 KENAI PENINSULA BOROUGH,  
 HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 85.476 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603 907-299-2289	MOOSE MEADOWS LLC (MAILING) 952 ALAMEDA PADRE SERRA SANTA BARBARA, CA 93103
SURVEY DATE: 6/12/2024 - 5/16/2025	SCALE: 1" = 150'
PLAT DATE: 8/6/2025	BOOK No.: 2023-1
CHECKED BY: CLM	FILE: StoneStepEstates.dwg
DRAWN BY: MRS	KPB FILE No.: 2024-125