

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR w/ 1-1/2" ALCAP L55152 1982 UNLESS NOTED
 - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-5
 - ▭ AREA SUBJECT TO INUNDATION
 - () RECORD DATA PER HM2007-91

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT JACK C FARNSWORTH RESIDUARY TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF JACK C FARNSWORTH RESIDUARY TRUST, 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.

Nina F. Kersten
NINA F. KERSTEN, TRUSTEE
JACK C FARNSWORTH RESIDUARY TRUST
PO BOX 330, SOLDOTNA, AK 99669

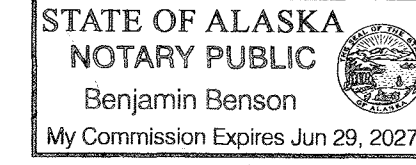
NOTARY'S ACKNOWLEDGEMENT

FOR: NINA F. KERSTEN
ACKNOWLEDGED BEFORE ME THIS

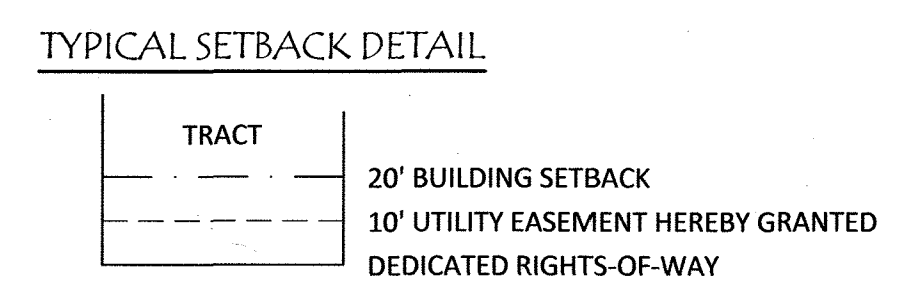
5TH DAY OF Aug, 2024

MY COMMISSION EXPIRES: June 29, 2027

Benjamin Benson
NOTARY PUBLIC FOR THE STATE OF ALASKA



WASTEWATER DISPOSAL
THESE TRACTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS 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.



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	97°28'59"	20.00'	34.03'	22.80'	S 70° 29' 01" E	30.07'
C2	75°55'50"	20.00'	26.50'	15.61'	N 23° 16' 34" W	24.61'
C3	249°28'03"	20.00'	87.08'	28.85'	N 37° 58' 16" W	32.87'
C4	43°03'48"	367.80'	276.44'	145.11'	N 06° 00' 51" E	269.98'
C5	5°13'02"	950.00'	86.51'	43.28'	N 73° 24' 14" W	86.48'
C6	3°50'22"	950.00'	63.66'	31.84'	N 68° 52' 31" W	63.65'
C7	9°03'25"	890.00'	140.68'	70.49'	S 71° 29' 02" E	140.54'
C8	258°27'46"	50.00'	225.55'	61.24'	N 16° 11' 14" W	77.46'
(C1)	98°03'42"	20.00'	34.23'	23.03'	S 80° 58' 09" E	30.20'
(C2)	77°41'55"	20.00'	27.12'	16.11'	N 21° 50' 37" W	25.09'
(C3)	250°50'32"	20.00'	87.56'	28.12'	N 37° 50' 13" W	32.60'
(C4)	43°18'36"	367.80'	278.02'	146.03'	N 05° 55' 42" E	271.45'

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. 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 ALSO A UTILITY EASEMENT. THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES TO BE A UTILITY EASEMENT.
4. 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.
5. 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.
6. 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.
7. ANY FURTHER DEVELOPMENT OF THE AREA WITHIN THE PRIVATE CEMETERY MUST MEET ALL STATE STATUTES, REGULATIONS, AND PERMITTING REQUIREMENTS.
8. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 8.1. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED APRIL 20, 1983 IN BOOK 135 PAGE 150 HRD
 - 8.1.1. AMENDMENT RECORDED MAY 8, 1984 IN BOOK 145 PAGE 723 HRD.
 - 8.2. RESERVATION RECORDED NOVEMBER 13, 1985 IN BOOK 163 PAGE 60 HRD
 - 8.2.1. AMENDMENTS RECORDED AUGUST 22, 2007 IN DOCUMENT No. 2007-003498-0 HRD, 2007-003499-0 HRD AND 2007-003500-0 HRD.
 - 8.3. RIGHT-OF-WAY PERMIT (ADL 53386) GRANTED TO THEODORE PEDERSEN, RECORDED JANUARY 23, 2019 IN DOCUMENT No. 2019-000172-0 HRD.
 - 8.4. STATE OF ALASKA WATER RIGHTS RECORDED JULY 13, 1993 IN BOOK 224, PAGE 317 HOMER RECORDING DISTRICT.
 - 8.5. STATE OF ALASKA WATER RIGHTS RECORDED JULY 13, 1993 IN BOOK 224, PAGE 320 HOMER RECORDING DISTRICT.
 - 8.6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT MODIFYING RETAINED INTEREST" RECORDED OCTOBER 19, 2004 IN DOCUMENT No. 2004-005090-0.
 9. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB20.60.170(B).
 10. EXCEPTIONS WERE GRANTED TO KPB 20.30.100 (CUL-DE-SACS) & KPB 20.30.170 (BLOCK LENGTH) BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING ON FEBRUARY 26, 2024.
 11. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAG LOTS. (TRACT A-6).
 12. SLOPES EXCEEDING 20% EXIST THROUGHOUT THIS SUBDIVISION. SLOPES NOT SHOWN HEREON.

CERTIFICATE OF ACCEPTANCE - KPB

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY (POMEROY RD), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. 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.

Andrey Hamilton
AUTHORIZED OFFICIAL
DATE: 10/15/2024

2024-43
Plat #
Homer
Rec Dist
10/21/24
Date
10:11 A.M.



BEAR COVE AIRPARK ADDITION
RESUBDIVISION OF TRACT A BEAR COVE FARM SUBDIVISION (HM2007-91)
JACK C FARNSWORTH RESIDUARY TRUST
PO BOX 330, SOLDOTNA, AK 99669
168.404 AC. M/L SITUATED IN SECTION 17 AND N1/2 SECTION 20, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE HOMER RECORDING DISTRICT, ALASKA.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 26, 2024.

Andrey Hamilton
AUTHORIZED OFFICIAL

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 408 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECC.COM	KPB File No. 2024-014 Project No. 232023
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Scale 1" = 200' Date: AUG. 2024 FB#: 24-07 Drawn by: JAH