

PLAT NOTES

1. THERE IS A 20' BUILDING SET BACK ADJOINING ALL DEDICATED RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' OF THE 20' BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
 2. Portions of this subdivision are within the Kenai Peninsula Borough 50-foot Anadromous Stream Habitat Protection Area. See Chapter 21.18 of the Kenai Peninsula Borough Code of Ordinances for restrictions that affect development of this subdivision.
 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.
 4. WASTEWATER DISPOSAL FOR LOTS 1, 2, 4, 5, 6, 7, 8, 9, 10; SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- WASTEWATER DISPOSAL FOR LOTS 3 & 11: THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES 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.

William F. Cain CE 4950 12/1/03
SIGNATURE OF ENGINEER LICENSE NUMBER DATE

4. AN EXCEPTION TO KPB 20.20.180 3:1 RATIO FOR LOTS 1 AND 2 WAS GRANTED AT THE PLAT COMMITTEE MEETING OF 10-13-03.
5. THE BASIS OF BEARINGS IS TRUE BEARINGS AS COMPUTED AT THE 1/4 CORNER COMMON TO SECTIONS 1 & 2 FROM GPS OBSERVATIONS USING TRIMBLE 4700 RECEIVERS AND TRIMBLE TGO VERSION 1.5 SOFTWARE. SAID 1/4 CORNER BEARS N 00°21'28" W 659.16' FROM THE N-S 1/64 CORNER (SE CORNER OF THIS SUBDIVISION).

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 9-8-2003.

KENAI PENINSULA BOROUGH

BY Mary Ball 12/22/03
Authorized Official DATE

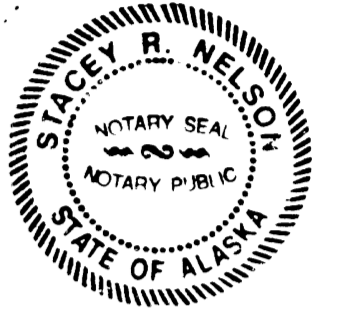
CERTIFICATE OF OWNERSHIP

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 and public areas to public use and grant all easements to the use shown.

JOEL MUMEY: AS PRESIDENT
QUALITY SERVICES, INC.
POB 1071
ANCHOR POINT, ALASKA 99556

NOTARY'S ACKNOWLEDGMENT

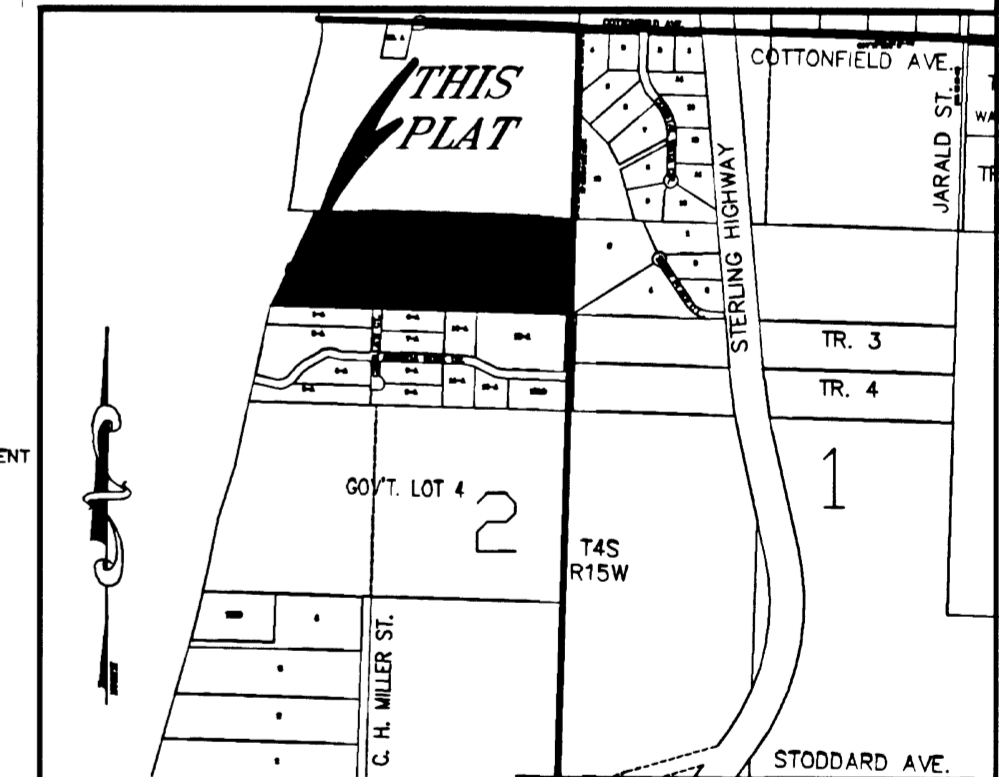
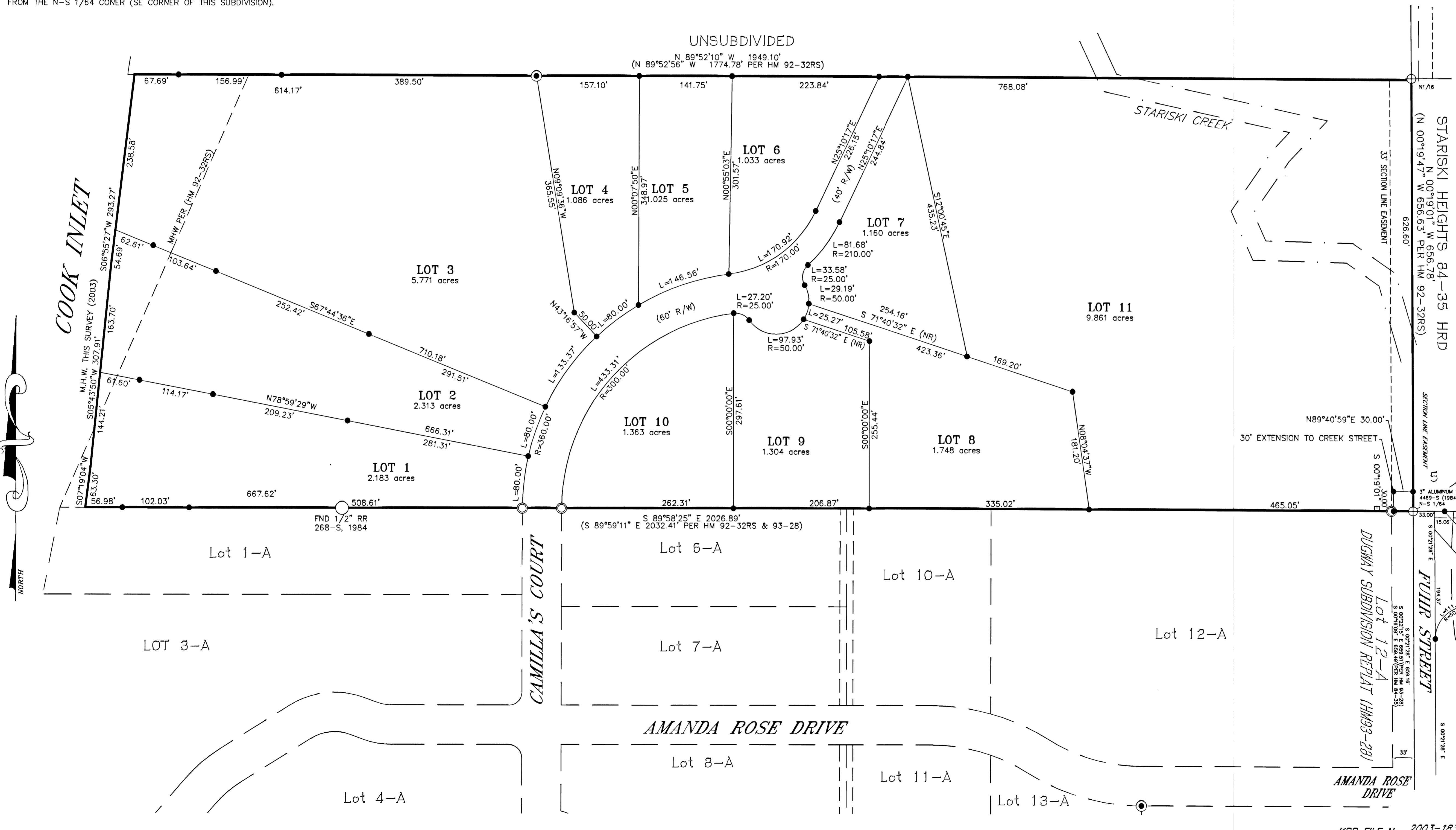
FOR: JOEL MUMEY
Subscribed and sworn to before me this 26 day of November 2003.
Abigail Nelson 12/01/05
Notary public for Alaska My Commission Expires



LEGEND

- ⊕ 3" ALUMINUM MONUMENT 4469-S-84 (RECOVERED)
- ⊙ 3" ALUMINUM MONUMENT (RECOVERED)
- ⊗ GLO/BLM PRIMARY BRASS CAP (RECOVERED)
- RED PLASTIC CAP 7610-S 1992 (RECOVERED)
- YELLOW PLASTIC CAP 3686-S (RECOVERED)
- 2" ALUMINUM CAP ON 5/8" REBAR (SET)

2003-96
Homer REC. DIST.
Date 12/31/03
Time 5:52 PM
Requested By: Ability
Address



VICINITY MAP	SCALE 1"=1/4 MILE
DATE	11-26-03
SCALE	1"=80'
DRAWING:	3728.DWG
JOB No.	3691

COTTONWOOD POINT SUBD.
A SUBDIVISION OF THE NE 1/2 OF GLO LOT 3, WITHIN THE NE 1/4 OF SECTION 2, T4S, R15W, S.M. HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, STATE OF ALASKA CONTAINING 30.070 ACRES

ABILITY SURVEYS
GARY D. NELSON, PLS
(907) 235-9440
152 DEHEL AVE., HOMER ALASKA 99603