

LEGEND

- ✱ FOUND MONUMENT AS DESCRIBED
- ⊙ FOUND MONUMENT AS DESCRIBED
- ⊕ RECORD MONUMENT
- FOUND MONUMENT AS DESCRIBED
- 2" AL-CAP ON 5/8" X 30" REBAR SET THIS SURVEY 7968-S 2001
- ▨ DRAINAGE & PEDESTRIAN EASEMENT

CURVE TABLE

CURVE	RADIUS	ARC	DELTA
C1	822.93	221.79	15°26'31"
C2	1302.29	288.18	12°40'43"

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 12, 2000

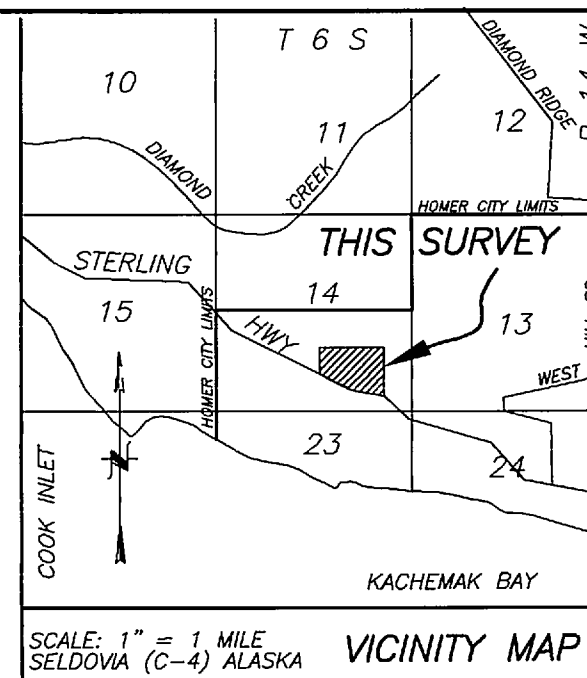
KENAI PENINSULA BOROUGH

BY:

Mary Lee
AUTHORIZED OFFICIAL

WASTEWATER DISPOSAL:

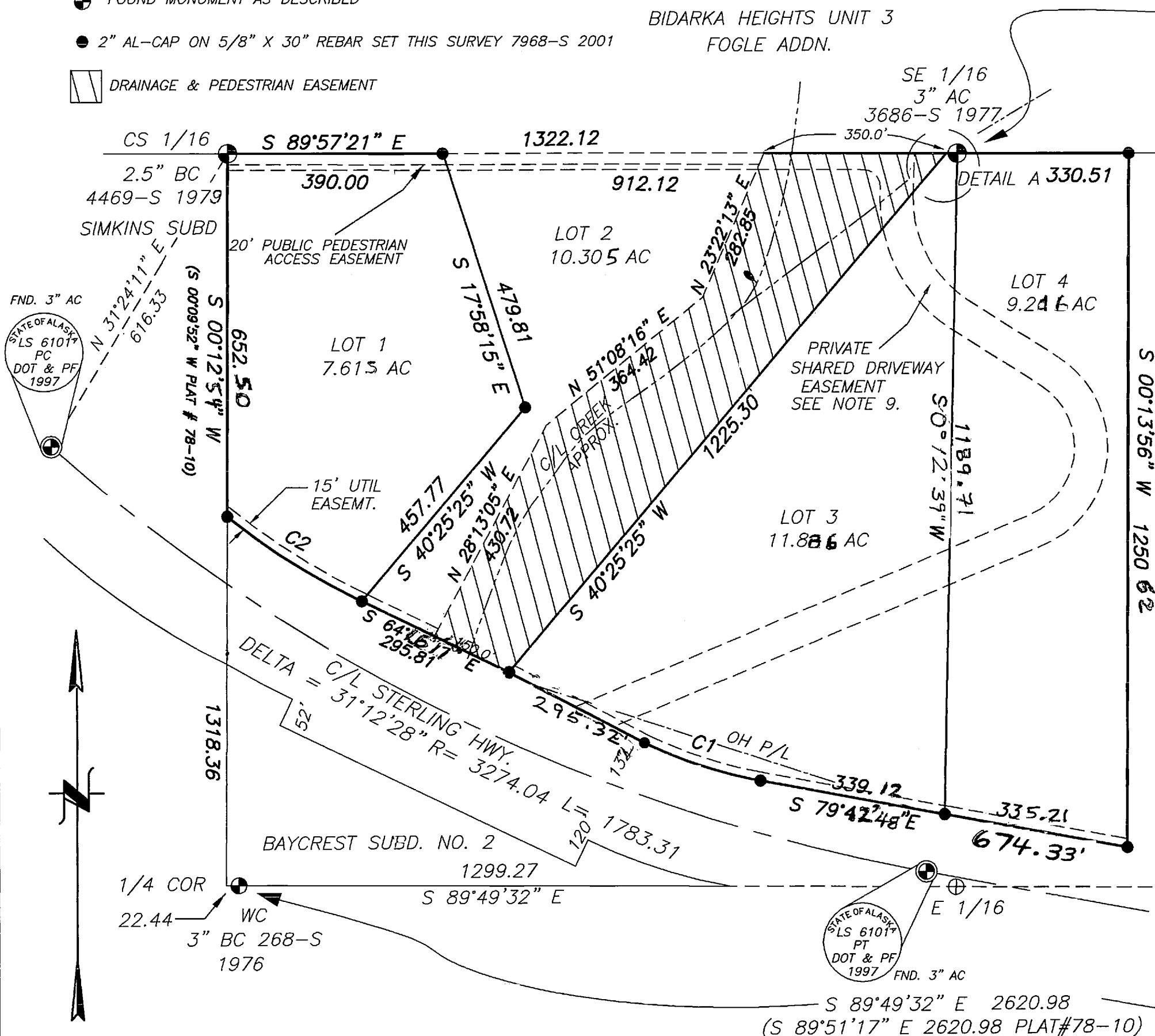
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



BASIS OF BEARINGS

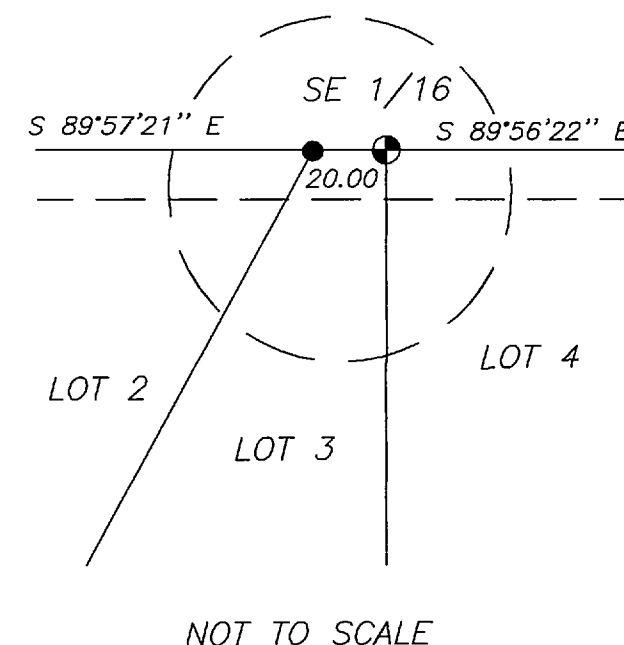
MOUNTAIN PARK (PLAT #78-10)
S 89°56'22" E
1322.02(F) 1321.93(R)

S 1/16
3" AC 3686-S
1977



UNSUBDIVIDED

DETAIL A



NOT TO SCALE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

Catkin M. Burton
CATKIN M. BURTON
PERSONAL REPRESENTATIVE
KILCHER: HOMESTEAD TRUST
PO BOX 15224
FRITZ CREEK, AK 99603

2005-11 26
Homer REC DIST
Date 4/7 2005
Time 1:40 P.M.
Requested By Seabright
Address _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF October, 2004.

FOR: *Catkin M. Burton*

NOTARY PUBLIC FOR ALASKA *Hawaii*

MY COMMISSION EXPIRES 11 April 2008

AMENDED
KPB FILE NO. 2000-083

YULE'S PERCH

A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SE 1/4 SECTION 14, TWP. 6 S., RGE. 14 W. SEWARD MERIDIAN, HOMER RECORDING DISTRICT, WITHIN THE CITY OF HOMER THIRD JUDICIAL DISTRICT, STATE OF ALASKA. CONTAINING 39.002 ACRES MORE OR LESS

SEABRIGHT SURVEYING

1044 EAST RD, SUITE A
HOMER ALASKA 99603
(907) 235-4247 FAX 235-7564

DRAWN BY: BB JD

DATE: 8/10/04

SCALE: 1" = 200'

CHK BY: K.B.

JOB #0014

SHEET 1 OF 1

SCALE: 1" = 200'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 8/13/04 REGISTRATION NO. 7968-S

Kenton T. Bloom
REGISTERED LAND SURVEYOR



NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS S 89°56'22" E BETWEEN THE SE 1/16 AND THE S 1/16, MOUNTAIN PARK PLAT #78-10 (HRD)
2. THE KENAI PENINSULA PLANNING COMMISSION GRANTED AN EXCEPTION TO KPB 20.20.180 REGARDING THE 3:1 RATIO REQUIREMENT FOR LOT 4.
3. 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. THESE LOTS ARE SERVED BY ONSITE WATER AND SEWER.
5. NO ACCESS TO STATE MAINTAINED R.O.W. UNLESS APPROVED AND PERMITTED BY THE STATE OF ALASKA D.O.T.
6. THE SOURCE OF THE STATE RIGHT-OF-WAY INFORMATION IS THE D.O.T. MAP F 021-1(37) STERLING HWY MP169-174, FEB '94
7. THE O.H. POWERLINE SHOWN IS THE CENTERLINE OF A 20' WIDE ELECTRICAL EASEMENT.
8. THE MAJORITY OF THIS SUBDIVISION IS SUBJECT TO GREATER THAN 20% SLOPES.
9. THERE IS A PRIVATE SHARED DRIVEWAY EASEMENT WHICH IS RECORDED IN THE HOMER RECORDING DISTRICT OFFICE SERIAL #2004-006265-0
10. THE DRAINAGE EASEMENT IS A PROTECTED AREA RESTRICTING ALL DEVELOPMENT EXCEPT WHAT IS NECESSARY FOR PEDESTRIAN ACCESS.
11. ALL PEDESTRIAN EASEMENTS ON THIS PLAT ARE DEDICATED TO THE CITY OF HOMER. THEY ARE FOR THE USE OF THE PUBLIC.