

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

June 22, 2009

KENAI PENINSULA BOROUGH

By: Max Best
Authorized Official

Ownership Certificate

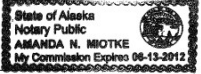
I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Myra Gilliam 9/21/2010
DATE

Myra Gilliam
216-A 2nd Street
Douglas AK 99824

Notary's Acknowledgment
Subscribed and sworn to me before me this 21st day of September 2010

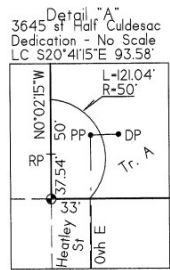
for Myra Gilliam



R. W. Imhoff
Notary Public for Alaska
My Commission Expires 6-13-2012

Legend

- Found Primary Monument of Record as Described
- Found 2" Alum Cap or 5/8" rebar - 7936-S Plat No. 97-18
- Set 2" Alum cap this survey See Note 7
- < > Dimension of Record Plat No. 97-18 HRD



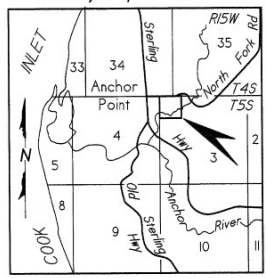
Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

August 23, 2010
Date Roger W. Imhoff LS 5780



Vicinity Map 1" = 1 Mile



Line Chart

- L1 N89°59'39"W 30.00'
- L2 S0°01'50"E 30.02'
- L3 S88°23'30"E 80.07'
- L4 S76°13'02"E 125.00'
- L5 S46°28'17"E 110.00'
- L6 N85°38'40"E 162.00'
- L7 S62°12'15"E 90.00'
- L8 S43°50'59"E 95.00'
- L9 S69°47'06"E 40.00'
- L10 N71°26'44"E 45.00'
- L11 N36°28'49"E 180.00'
- L12 N47°10'22"E 150.00'
- L13 N68°31'21"E 83.00'
- L14 N68°31'21"E 112.00'
- L15 N25°08'39"E 95.00'
- L16 N65°07'15"E 90.00'
- L17 S81°15'55"E 90.00'
- L18 S55°57'08"E 48.15'

2010-45
Plat #
Home
Rec Dist
10/08/2010
Time 1:03 PM

Notes

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
2. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. A building setback of 20 feet is required from the edge of street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
4. The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
5. Existing overhead HEA Electric and ACS Phone Cables are centerline of 15 ft utility easement.
6. Source of data for the North Fork Road are Plat Nos. 85-35 and 97-18 Homer Recording District.
7. Set 2" self-identifying aluminum cap on 5/8" x 3/6" steel rebar at all corner positions, except for those that fall in the river bed.
8. The River bottomlands are wetlands (no official determination made this date) and are subject to flooding. Portions of this subdivision are within the KPB 50 Foot Anadromous Stream Habitat Protection Area. See Chapter 21U8 Borough Code of Ordinances for restrictions that affect development in this subdivision.
9. Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough as a flood hazard area district as of the date this plat is filed with the district recorder's office. Prior to development, the Kenai Peninsula Borough Floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code of Ordinances. The base flood data shown on the map is preliminary, based on best available data, and may be subject to change upon completion of a detailed study or updated information.
10. Lots within this subdivision may be located within a designated flood hazard area. If this is the case, development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code of Ordinances. A survey may be required to determine the elevation of the property prior to construction.
11. 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.
12. Basis of Bearing is GPS Observation.
13. The centerline of the river, as determined by being midway between the opposite ordinary high water lines (OHWL) is the intended boundary of the Tracts. The owners of the uplands portions of the respective tracts have riparian rights as applied under Alaska State Statutes.

Heatley Subdivision

Being a subdivision of the NW 1/4 NW 1/4 Section 3 T5S, R15W, S1M EXCLUDING the Right-of-Way of North Fork Road

within the Kenai Peninsula Borough Homer Recording District Third Judicial District, Alaska

Containing 37.445 Acres, more or less

Client: Myra Gilliam Douglas Alaska	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer, AK 99603
FB 2009-2	AnchcrstGPS
Drawn: RWI	Chapjepp.cgo
KPB FILE NO 2009-094	Date: 5-22-09 Scale 1" = 150 ft