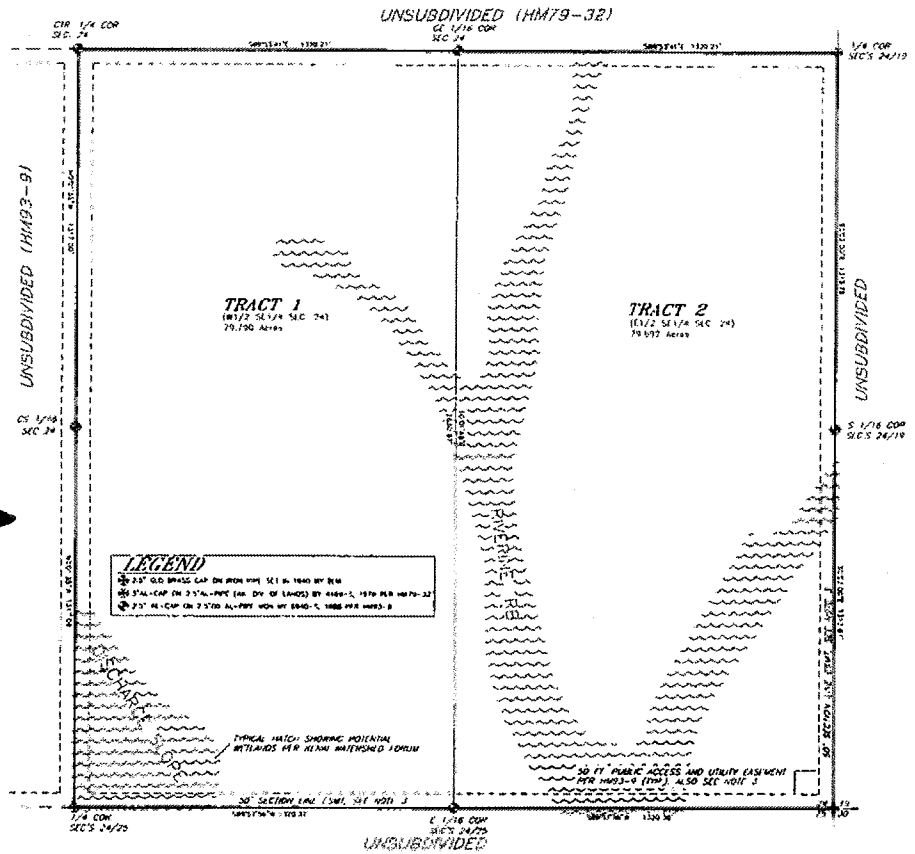


NOTES

1. 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.

2. 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).

3. 50 FEET WIDE SECTION LINE EASEMENT ALONG EXTERIOR OF SECTION 24 RESERVED TO STATE OF ALASKA FOR HIGHWAYS PER A.S. 19.10.010.

4. BASIS OF BEARINGS ½ HM93-9 (THICK BEARINGS) OBTAINED FROM EAST 1/4 CORNER OF SECTION 24 TO THE SOUTHEAST CORNER OF SECTION 24.

5. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

6. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THESE LANDS ARE CONTAINED IN STATE PATENT No. 1640 & FILED IN BOOK 302, PAGE 395 IN THE HOMER RECORDING DISTRICT.

7. KENAI PENINSULA BOROUGH PLAT COMMITTEE GRANTED THE FOLLOWING CODE EXCEPTIONS AT THE MEETING OF 4/08/2019
20.30.030 (ROAD DEDICATIONS)
20.30.210 (ACCESS TO SINGLE)
20.30.060 (LEGAL ACCESS)
20.30.120 (BLOCK LENGTH)
20.60.200 (SURVEY AND MONUMENTATION, DUE TO VISUAL INSPECTION AND PHOTOGRAPHS BY OWNER SHOWING EXISTING MONUMENTS SUITABLE IN PLACE PER HM93-9)

8. THE PARCELS SHOWN/DESCRIBED HEREON ARE AGRICULTURAL PARCELS AND AS SUCH ARE SUBJECT TO STATUTORY, REGULATORY AND TITLE RESTRICTIONS, INCLUDING RESTRICTIONS ON SUBDIVISION A FARM CONSERVATION PLAN APPROVED BY THE DIVISION OF AGRICULTURE IS REQUIRED FOR EACH PARCEL CREATED BY THIS PLAT MEARS CONTACT THE DIVISION OF AGRICULTURE, DEPARTMENT OF NATURAL RESOURCES, STATE OF ALASKA FOR FURTHER INFORMATION.

9. FURTHER SUBDIVISION OF THIS PROPERTY IS PROHIBITED UNDER AS 38.05.321.

WASTEWATER DISPOSAL:
THESE TRACTS 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.

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 public rights-of-way and grant all easements to the use shown.

WILLIAM R. FORDHAM
P.O. BOX 106
Homer, AK 99603

CONNIE S. FORDHAM
P.O. BOX 106
Homer, AK 99603

NOTARY'S ACKNOWLEDGEMENT

For WILLIAM R. FORDHAM and CONNIE S. FORDHAM

Subscribed and sworn to before me this 6th day of August 2019

Notary Public for Alaska — My Commission Expires: 10-12-21

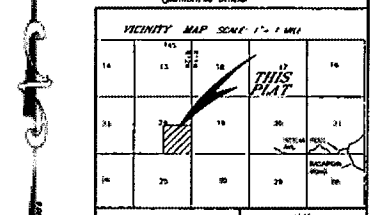
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 4/8/2019

KENAI PENINSULA BOROUGH

BY [signature] Authorized Official

VICINITY MAP SCALE: 1" = 1 MILE



DATE 7/29/2019
SCALE 1" = 200'
SURV. FIELD 3111
DRAWING 3111 dwg

40TH STATE OF ALASKA — Harry D. Nelson — Duly D. Nelson — NO. 9818-S — 8-5-2019 — REGISTERED LAND SURVEYOR

HOMER HIGHLANDS

A SUBDIVISION OF THE SE1/4 SEC. 24,
ALASKA STATE CADASTRAL SURVEY 87-303
(HM93-09), 3rd, 017W, S.M., ALASKA
KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT,
HOMER RECORDING DISTRICT,
STATE OF ALASKA
CONTAINING 159.481 ACRES

OWNERS:
WILLIAM R. FORDHAM and CONNIE S. FORDHAM
P.O. BOX 106
Homer, AK 99603

ABILITY SURVEYS
CARY NELSON, PLS
(907) 235-8575
539 EAST PIONEER AVE., HOMER ALASKA 99603

2019-20
PLAT # Homer
Time Out
Date 8-20-2019
Time 8:35 AM

KPB FILE No. 2019-038

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