

NOTES:

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 829, AND SSI 2018-29.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- BEARINGS AND DISTANCES:** BEARINGS ARE BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY IN THE NAD83(2011) (EPOCH:2010.0000) DATUM, USING LEGACY E RECEIVERS AND SURVEY PRO VERSION 5.4.2 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT THE GPS CONTROL POINT #217. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- COORDINATES:** THE SHOWN FOUND NAD83(2011) COORDINATES ARE BASED ON A NGS OPUS SOLUTION (EPOCH:2010.0000) FOR THE GPS CONTROL POINT #217. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORS REFERENCE STATIONS: DQ5294, DQ1812, AND DP9272. THE DATA FILE WAS THEN UPLOADED TO OPUS AS A "SHARED SOLUTION". THE NGS OPUS SHARED SOLUTION DESIGNATION IS "CE 1 16", THE PID IS "BBGM02", AND OBSERVED BY MULLIKIN SURVEYS, JUNE 15, 2019.
- BUILDING SETBACK -** A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION BY THE APPROPRIATE PLANNING COMMISSION. THERE IS A 50-FOOT WIDE BUILDING SETBACK FROM APPARENT WETLANDS.
- LOTS 1 AND 2, BLOCK 1 AND LOT 1, BLOCK 2 CONTAIN APPARENT WETLANDS. A U.S. SURVEY ARMY CORPS OF ENGINEERS WETLAND PERMIT MAY BE REQUIRED TO DEVELOP ANY WETLAND AREAS.
- THE AS-BUILT CENTERLINE OF THE OLD STERLING HIGHWAY CONTROLS THE CENTERLINE OF THE 200' WIDE HIGHWAY RIGHT-OF-WAY WHERE IT CROSSES THIS SURVEY, ASLS NO. 2018-29 (OLD STERLING HIGHWAY NORTH SUBDIVISION). WHERE RECORD MONUMENTS EXIST ON THE RIGHT OF WAY (SET DURING THE SURVEY OF ABUTTING LAKE COUNTRY ESTATES), THEIR LOCATIONS WERE TIED THIS SURVEY AND CHECKED AGAINST THE COMPUTED AS-BUILT CENTERLINE.
- ANY MODIFICATION TO EXISTING DRIVEWAYS OR CONSTRUCTION OF NEW DRIVEWAYS ONTO THE OLD STERLING HIGHWAY RIGHT-OF-WAY WILL REQUIRE A DRIVEWAY PERMIT FROM THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- THE OUTER MOST 50-FOET ON BOTH SIDES OF THE 300-FOOT WIDE OLD STERLING HIGHWAY RIGHT-OF-WAY WITHIN ASLS 2018-29 WAS VACATED BY DOT&PF COMMISSIONERS DEED OF VACATION RECORDED IN THE HOMER RECORDING DISTRICT AS DOCUMENT No. 2019-003118-0.
- 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.
- EXCEPTIONS WERE GRANTED BY THE PLAT COMMITTEE ON JULY 15, 2019 TO: 20.30.030 - EXTENSION OF RIGHT-OF-WAY ON THE EASTERN BOUNDARY; AND 20.30.170 - BLOCK LENGTH.

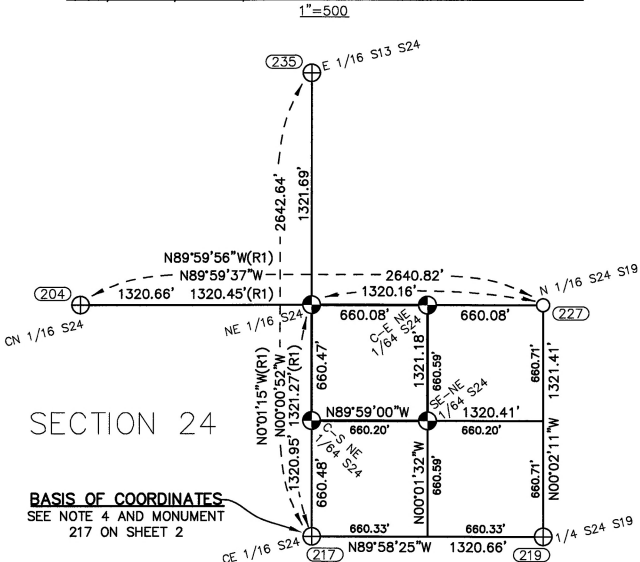
SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: 6/28/20 Donald E. Mullikin  
Registered Land Surveyor



NW 1/4 SE 1/4 NE 1/4, SECTION 24 - BREAKDOWN DETAIL



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water, and that the State of Alaska is the owner of ASLS 2018-29, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Dated August 31, 2020

Donald E. Mullikin  
Director, Division of Mining, Land and Water

NOTARY'S ACKNOWLEDGEMENT AND JURAT

Acknowledged and sworn to before me this 31<sup>st</sup> day of August, 2020.

By Gwendalyn M. Gervelis  
(Personally appeared)

Ronda Wilson  
Notary Public for Alaska  
My commission expires: with office



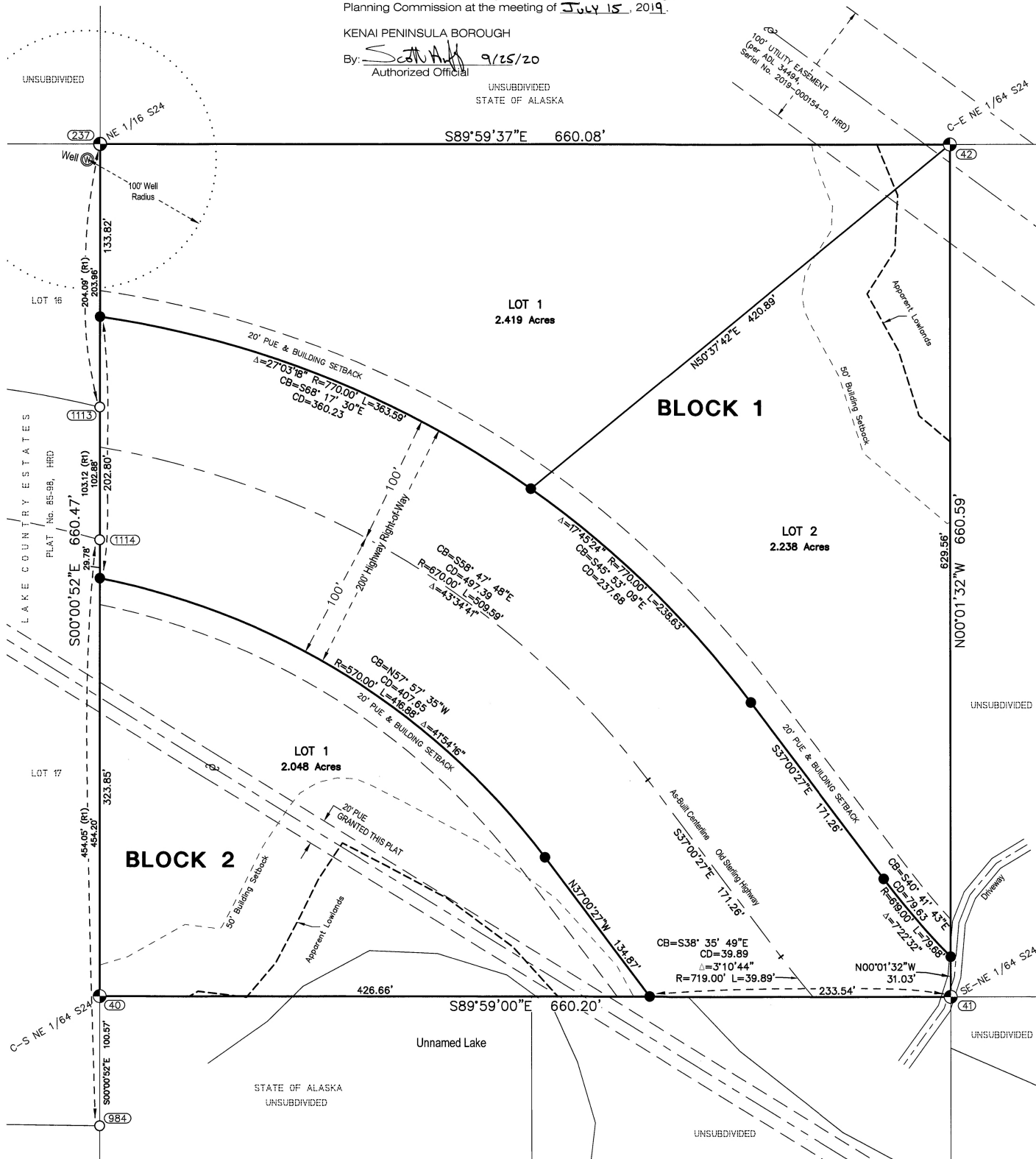
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 15, 2019.

KENAI PENINSULA BOROUGH

By: John A. H. [Signature] 9/25/20  
Authorized Official

UNSUBDIVIDED  
STATE OF ALASKA

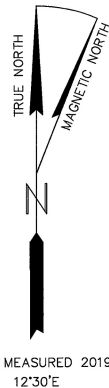


Homer Recording District PL2020-31

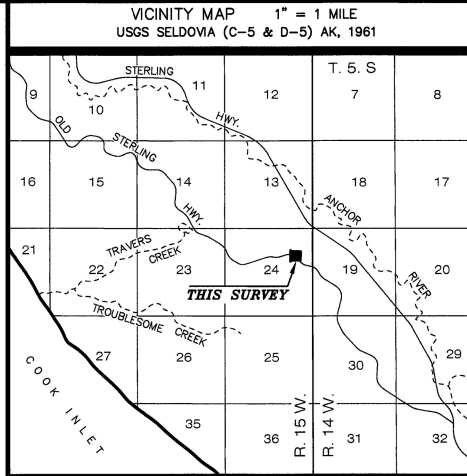
WASTEWATER DISPOSAL

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Aaska Department of Environmental Conservation.

D. F. Address License No. AELC4722 Date 8/1/20  
Duane F. Address



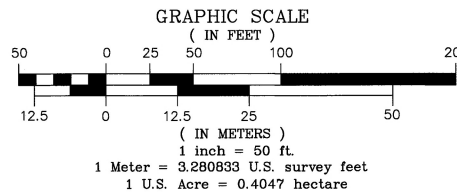
(FIELD MEASURED 2019)  
12°30'E



LEGEND

- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊙ PRIMARY MONUMENT SET THIS SURVEY (SEE TYPICAL ON SHEET 2)
- SECONDARY MONUMENT SET THIS SURVEY (SEE TYPICAL ON SHEET 2)
- ⊙ UTILITY POLE
- SLE SECTION LINE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- HRD HOMER RECORDING DISTRICT
- (R1) LAKE COUNTRY ESTATES, 85-98, H.R.D.
- SURVEYED LINE
- - - EASEMENT LINE
- - - APPARENT LOWLANDS

NOTE: See Sheet 2 for Corner Descriptions



KPB File No.: 2019-077

DATE OF SURVEY: BEGINNING: FEB. 21, 2019  
ENDING: APRIL 29, 2019  
SURVEYOR: MULLIKIN SURVEYS  
P.O. Box 790, 381 E. Bonanza Ave.  
Homer, AK 99603-0790  
(907)235-8975

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER  
550 W 7th Ave, Suite 1070, Anchorage, Alaska 99501-3579

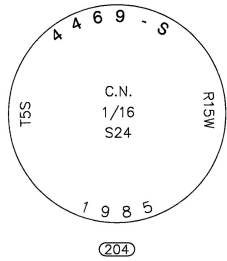
ALASKA STATE LAND SURVEY No. 2018-29

OLD STERLING HIGHWAY NORTH SUBDIVISION

THE SUBDIVISION OF THE NW 1/4 SE 1/4 NE 1/4 OF SECTION 24  
LOCATED WITHIN SURVEYED SECTION 24,  
TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN,  
KENAI PENINSULA BOROUGH,  
ALASKA  
CREATING LOTS 1 & 2, BLOCK 1; AND LOT 1, BLOCK 2

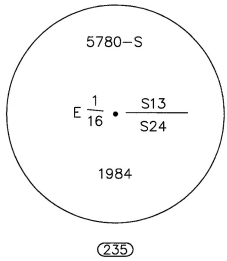
Containing 10.010 Acres more or less  
Homer Recording District

DRAWN BY: M.R.S. Kenn [Signature] 8/28/20  
DATE: 7/12/2020  
APPROVAL RECOMMENDED  
STATEWIDE PLATTING SUPERVISOR  
SCALE: 1"=50' C, D, & JM  
CHECKED: FIELD BOOKS: 351 & 352  
FILE No.: ASLS 20180029



FOUND 2-1/2" ALUM. CAP, 0.1' ABOVE GROUND, IN GOOD CONDITION.

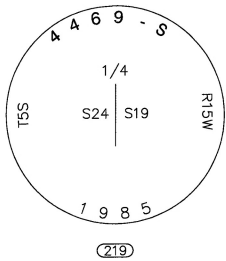
BT'S FOUND BEARING DISTANCE  
18" SPRUCE, N15°E, 68.42'  
BT'S SET BEARING DISTANCE  
8" SPRUCE, N64½°W, 34.55'  
BLAZED AND SCRIBED X BT



FOUND 2-1/2" ALUM. CAP ON ALUM. POST, FLUSH WITH THE GROUND, IN GOOD CONDITION.



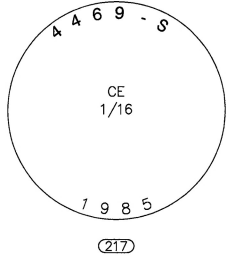
FOUND 5/8" REBAR, WITH NO CAP, FLUSH WITH THE GROUND, IN GOOD CONDITION.



FOUND 2-1/2" ALUM. CAP.

BASIS OF COORDINATES

GPS CONTROL MONUMENT  
(See Note 4, Sheet 1)

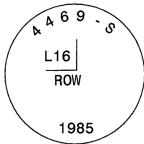


FOUND 2-1/2" ALUM. CAP.  
SET CARSONITE POST ALONGSIDE.

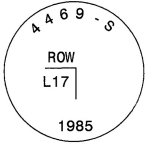
GEOGRAPHIC COORDINATES

LATITUDE: 59°43'44.36911" N  
LONGITUDE: 151°44'56.68184" W  
NAD83(2011)(EPOCH:2010.0000)

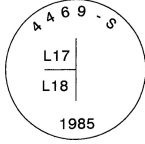
LATITUDE: 59°43'46.50810" N  
LONGITUDE: 151°44'49.00315" W  
NAD27(NCAT)



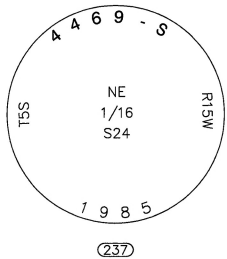
FOUND 2" ALUM. CAP ON 5/8" REBAR, 0.3' ABOVE THE GROUND, IN GOOD CONDITION.



FOUND 2" ALUM. CAP ON 5/8" REBAR, 0.2' ABOVE THE GROUND, IN FAIR CONDITION. THE ALUM. CAP IS LOOSE.



FOUND 2" ALUM. CAP ON 5/8" REBAR, SUBMERGED IN MUSKEG.



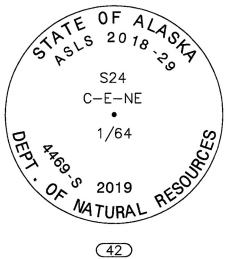
FOUND 2-1/2" ALUM. CAP, ON ALUM. POST WITH FLANGES BROKEN OFF, IN A DISTURBED CONDITION; NOT USED AS THE POSITION FOR THE CORNER POINT.

AT THE CALCULATED POSITION, SET THE 2-1/2" ALUM. CAP, ON ALUM. POST, WITH 2, 12" SPIKES, DRILLED INTO THE MONUMENT BASE FOR FLANGES, 0.3' ABOVE THE GROUND.

SET A DEEP ONE MAGNET IN A PLASTIC CASE BELOW THE BASE OF THE MONUMENT.

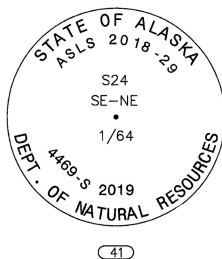
SET CARSONITE POST ALONGSIDE.

BT'S FOUND BEARING DISTANCE  
14" SPRUCE, N50°W, 37.51'  
WITH A FULLY HEALED BLAZE  
BT'S SET BEARING DISTANCE  
8" SPRUCE, N68°E, 52.48'  
BLAZED AND SCRIBED X BT



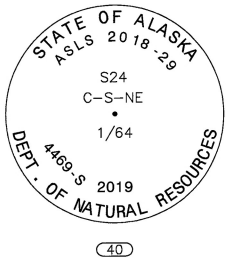
SET TYPICAL PRIMARY MONUMENT.  
SET A DEEP ONE MAGNET IN A PLASTIC CASE BELOW THE BASE OF THE MONUMENT.  
SET CARSONITE POST ALONGSIDE.

RM'S/BT SET BEARING DISTANCE  
7" SPRUCE, N19½°E, 95.35'  
BLAZED AND SCRIBED X BT  
RM1 S5½°W, 22.84'  
SET 2" ALUM. CAP ON 5/8"X30" REBAR, ALUM. CAP MKD. ASLS 2018-29 RM1 22.84 4469S 2019  
RM2 S82°W, 21.64'  
SET 2" ALUM. CAP ON 5/8"X30" REBAR, ALUM. CAP MKD. ASLS 2018-29 RM2 21.64 4469S 2019



SET TYPICAL PRIMARY MONUMENT, 0.5' BELOW GRADE.  
SET A DEEP ONE MAGNET IN A PLASTIC CASE BELOW THE BASE OF THE MONUMENT.  
SET CARSONITE POST ALONGSIDE.

BT'S SET BEARING DISTANCE  
11" SPRUCE, S51°W, 30.43'  
BLAZED AND SCRIBED X BT  
12" SPRUCE, N71°W, 50.67'  
BLAZED AND SCRIBED X BT  
12" SPRUCE, N10°W, 52.69'  
BLAZED AND SCRIBED X BT

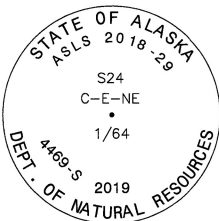


SET TYPICAL PRIMARY MONUMENT.  
SET A DEEP ONE MAGNET IN A PLASTIC CASE BELOW THE BASE OF THE MONUMENT.

SET CARSONITE POST ALONGSIDE.

RM/BT'S SET BEARING DISTANCE  
RM1 N5°E, 15.59'  
SET 2" ALUM. CAP ON 5/8"X30" REBAR, ALUM. CAP MKD. ASLS 2018-29 RM1 15.59 4469S 2019  
9" SPRUCE, S88°E, 34.85'  
BLAZED AND SCRIBED X BT  
5" SPRUCE, N27°W, 14.83'  
BLAZED AND SCRIBED X BT

TYPICAL PRIMARY MONUMENT  
SET THIS SURVEY



3-1/4" ALUMINUM CAP ON 2 1/2" X 30" ALUMINUM PIPE WITH FLARED FLANGES AND SET A DEEP ONE MAGNET IN A PLASTIC CASE BELOW THE BASE OF THE MONUMENT, WITH A CARSONITE WITNESS POST SET ALONGSIDE.

TYPICAL SECONDARY MONUMENT  
SET THIS SURVEY



2" ALUMINUM CAP ON 5/8" X 30" REBAR

2020-31  
Plat #  
Homer  
Rec Dist  
9/29 20 20  
Date  
Time 2:25 PM



KPB File No.: 2019-077

DATE OF SURVEY: BEGINNING: FEB. 21, 2019 ENDING: APRIL 29, 2019	SURVEYOR: MULLIKIN SURVEYS P.O. Box 790, 381 E. Bonanza Ave. Homer, AK 99603-0790 (907)235-8975
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER 550 W 7th Ave, Suite 1070, Anchorage, Alaska 99501-3579	
ALASKA STATE LAND SURVEY No. 2018-29	
OLD STERLING HIGHWAY NORTH SUBDIVISION	
THE SUBDIVISION OF THE NW 1/4 SE 1/4 NE 1/4 OF SECTION 24 LOCATED WITHIN SURVEYED SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA CREATING LOTS 1 & 2, BLOCK 1; AND LOT 1, BLOCK 2	
Containing 10.010 Acres more or less Homer Recording District	
DRAWN BY: M.R.S. DATE: 7/12/2020	APPROVAL RECOMMENDED Karin Durr for 8/28/20 STATEWIDE PLATTING SUPERVISOR DATE:
SCALE: NA	CHECKED: C, D, & JM
FIELD BOOKS: 351 & 352	FILE No.: ASLS 20180029



Homer Recording District PL 2020-31

## Finance Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2170 • (907) 714-2376 Fax

Charlie Pierce  
Borough Mayor

### CERTIFICATE OF TAX DEPARTMENT

I, Jennifer VanHoose, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that, as of the date of this certificate, all real property taxes and special assessments levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

Subdivision: ALASKA STATE LAND SURVEY NO. 2018-29 OLD STERLING HIGHWAY NORTH SUBDIV

Parcel # 16914001

T 5S R 15W SEC 24 Seward Meridian HM NW1/4 SE1/4 NE1/4 LYING NORTHEASTERLY OF OLD STERLING HWY

Parcel # 16914002

T 5S R 15W SEC 24 Seward Meridian HM NW1/4 SE1/4 NE1/4 LYING SOUTHWESTERLY OF OLD STERLING HWY

The following taxes and special assessments (except assessments for the cities of Homer, Kenai, Seward, Soldotna, and Soldotna) levied against this property are outstanding: \$0.

Witness my hand and seal this 7th day of July, 2020.

Jennifer VanHoose  
Property Tax and Collections Manager