

**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 2018-28, 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 July 28, 2020  
*Gwendolyn M. Gervelis*  
Director, Division of Mining, Land and Water

**NOTARY'S ACKNOWLEDGEMENT AND JURAT**

Acknowledged and sworn to before me this 28 day of July, 2020.

By Gwendolyn M. Gervelis  
(Personally appeared)

*Kevin Bore*  
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: *Scott Huff*  
Authorized Official

**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 Alaska Department of Environmental Conservation.

*Duane F. Andress* License No. AELC4722 Date: 7/9/20  
Duane F. Andress

**GRAPHIC SCALE**  
( IN FEET )  
100 0 50 100 200 300 400  
( IN METERS )  
1 inch = 100 ft.  
1 Meter = 3.280833 U.S. survey feet  
1 U.S. Acre = 0.4047 hectare

**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: 7/1/20 Donald E. Mullikin  
Registered Land Surveyor

*Home Recording District Plat 2020-26*

- LEGEND**
- ⊕ BLM MONUMENT RECOVERED THIS SURVEY
  - ⊕ 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)
  - SLE SECTION-LINE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - HRD HOMER RECORDING DISTRICT
  - (R1) T. 5 S., R. 15 W. SEWARD MERIDIAN, ACCEPTED MAY 5, 1919.
  - (R2) LAKE COUNTRY ESTATES, 85-98, H.R.D.
  - SURVEYED LINE
  - - - EASEMENT LINE
  - - - APPARENT LOWLANDS

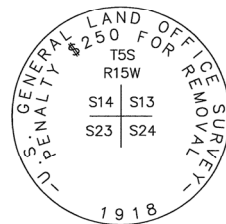
KPB File No.: 2019-076

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	
<b>ALASKA STATE LAND SURVEY No. 2018-28</b>	
ROLLING HILLS HIDEAWAY SUBDIVISION	
THE SUBDIVISION OF THE N 1/2 NW 1/4 OF SURVEYED SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA CREATING LOTS 1 & 2, BLOCK 1; LOTS 1-8, BLOCK 2; LOTS 1-5, BLOCK 3; AND LOTS 1-3, BLOCK 4 Containing 80.132 Acres more or less	
Homer Recording District	
DRAWN BY: M.R.S. DATE: 06/26/2020 SCALE: 1"=100' C, D, & JM	APPROVAL RECOMMENDED <i>Kevin Bore</i> For <u>7/28/2020</u> STATEWIDE PLATTING SUPERVISOR DATE: FIELD BOOKS: 351, 352, & 361 FILE No.: ASLS 20180028

NOTE: See Sheet 2 for Survey Notes and Corner Descriptions  
See Sheet 3 for Corner Descriptions Cont. SHEET 1 OF 3

**NOTES:**

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 829, AND SSI 2018-28.
- 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.
- ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT (60) EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 19.10.010.
- 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 #99. 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 #99. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORS REFERENCE STATIONS: DQ5294, D01812, AND DP9272. THE DATA FILE WAS THEN UPLOADED TO OPUS AS A "SHARED SOLUTION". THE NGS OPUS SHARED SOLUTION DESIGNATION IS "99 RHH", THE PID IS "BBGM01", 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.
- LOT 2, BLOCK 1, LOTS 1, 2, 3, 4, 5, 7 AND 8, BLOCK 2, LOTS 1, 2, 3 AND 4, BLOCK 3, AND LOTS 2 AND 3, BLOCK 4 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. 2018-28 (ROLLING HILLS HIDEAWAY 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.
- LEGAL ACCESS TO ALL LOTS WITHIN ASLS 2018-28 (ROLLING HILLS HIDEAWAY SUBDIVISION) IS VIA THE INTERIOR ROAD RIGHTS-OF-WAY. NO LOT SHALL HAVE DIRECT ACCESS TO THE OLD STERLING HIGHWAY RIGHT-OF-WAY.
- THE OUTER MOST 50-FEET ON THE NORTHEASTERN SIDE OF THE 300-FOOT WIDE OLD STERLING HIGHWAY RIGHT-OF-WAY WITHIN ASLS 2018-28 WAS VACATED BY DOT&PF COMMISSIONER'S DEED OF VACATION RECORDED IN THE HOMER RECORDING DISTRICT AS DOCUMENT No. 2019-003118-0.
- THE EASTERN END OF DISTANT STREET IS NOT DESIGNED TO BE A CLOSED RIGHT-OF-WAY AND CAN BE EXTENDED IN THE FUTURE IF LOT 3, BLOCK 3 IS FURTHER SUBDIVIDED.
- 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 - EXCEPTION TO FEE SIMPLE RIGHT-OF-WAY DEDICATION ON THE NORTH AND WEST BOUNDARIES; 20.30.090 - STREETS - MAXIMUM GRADE; AND 20.30.170 - BLOCK LENGTH.



(200)

FOUND 2-1/2" BRASS CAP ON 1" IRON ROD, 0.2' ABOVE GROUND, IN GOOD CONDITION.

SET CARSONITE POST ALONGSIDE.

**BT'S FOUND BEARING DISTANCE**

- 24" SPRUCE, N50°E, 58.59' WITH ILLEGIBLE SCRIBE MARKS VISIBLE ON A PARTIALLY HEALED BLAZE
- 5" SPRUCE, N66°E, 18.04'
- 12" SPRUCE, S61½°E, 86.77'
- 7" SPRUCE, S11°W, 75.58'

**BT'S SET BEARING DISTANCE**

- 18" SPRUCE, N60°W, 62.41' BLAZED AND SCRIBED X BT



(242)

FOUND SHEARED OFF ALUM. POST AND CAP MKD. 4469S T5S R15W N1/16 S24 S24 1985. WITH LOWER PORTION OF ALUM. POST UNDER GROUND AND LEANING AGAINST A BOULDER 3'x4'.

SET TYPICAL PRIMARY MONUMENT AND BURY THE SHEARED OFF ALUM. POST AND CAP INVERTED ALONGSIDE.

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

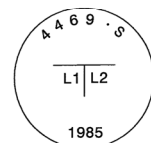
SET CARSONITE POST ALONGSIDE.

**BT'S SET BEARING DISTANCE**

- 4" SPRUCE, S32°W, 38.54' BLAZED AND SCRIBED X BT
- 8" SPRUCE, N83°W, 28.75' BLAZED AND SCRIBED X BT

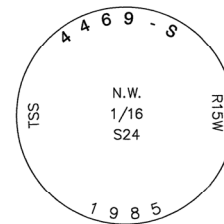
(247)

FOUND 5/8" REBAR, WITH NO CAP, PROJECTING 0.4' ABOVE THE GROUND.



(249)

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



(205)

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

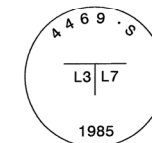
SET CARSONITE POST ALONGSIDE.

**BT'S FOUND BEARING DISTANCE**

- 18" STUMP, N78°W, 20.72' WITH SCRIBE MARK X VISIBLE ON AN OPEN BLAZE ON THE STUMP

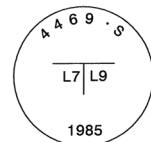
**BT'S SET BEARING DISTANCE**

- 11" SPRUCE, N0½°E, 18.23' BLAZED AND SCRIBED X BT
- 16" SPRUCE, S56°W, 4.26' BLAZED AND SCRIBED X BT



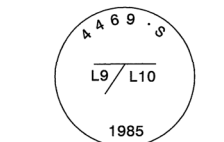
(610)

FOUND 2" ALUM. CAP ON 5/8" REBAR, 1.0' ABOVE THE GROUND, IN GOOD CONDITION.



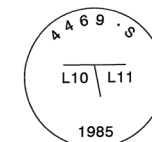
(608)

FOUND 2" ALUM. CAP ON 5/8" REBAR, 0.2' ABOVE THE GROUND.



(605)

FOUND 2" ALUM. CAP ON 5/8" REBAR, 0.2' BELOW THE GROUND, IN GOOD CONDITION.

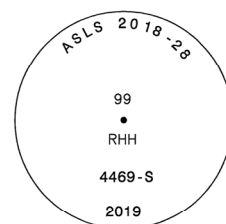


(604)

FOUND 2" ALUM. CAP ON 5/8" REBAR, 0.1' BELOW THE GROUND, IN GOOD CONDITION.

**BASIS OF COORDINATES**

GPS CONTROL MONUMENT  
(See Note 5, this sheet)



(99)

SET TYPICAL PRIMARY MONUMENT.

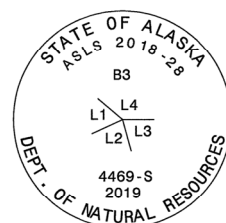
**GEOGRAPHIC COORDINATES**

LATITUDE: 59°44'02.91336" N LONGITUDE: 151°46'07.99352" W NAD83(2011)(EPOCH:2010.0000)

LATITUDE: 59°44'05.05411" N LONGITUDE: 151°46'00.33117" W NAD27(NCAT)

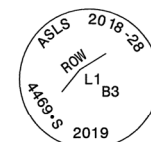
FROM THIS POINT, THE NORTHWEST CORNERS OF LOT 3, BLOCK 4 BEAR N89°01'35"E, 23.85' AND S16°46'41"E, 16.54'.

**TYPICAL PRIMARY MONUMENT SET THIS SURVEY**



3-1/4" ALUMINUM CAP ON 2 1/2" X 30" ALUMINUM PIPE, 29" IN THE GROUND, 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, 28" IN THE GROUND.



7/12

KPB File No.: 2019-078

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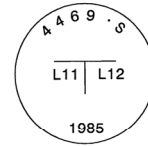
STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER  
550 W 7th Ave, Suite 1070, Anchorage, Alaska 99501-3579

**ALASKA STATE LAND SURVEY No. 2018-28**

**ROLLING HILLS HIDEAWAY SUBDIVISION**

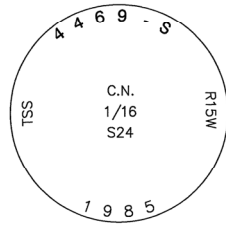
THE SUBDIVISION OF THE N 1/2 NW 1/4 OF SURVEYED SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA  
CREATING LOTS 1 & 2, BLOCK 1; LOTS 1-8, BLOCK 2; LOTS 1-5, BLOCK 3; AND LOTS 1-3, BLOCK 4  
Containing 80.132 Acres more or less

DRAWN BY: M.R.S.	APPROVAL RECOMMENDED
DATE: 06/26/2020	<i>Kevin Bow</i> FOR STATEWIDE PLATTING SUPERVISOR DATE: 7/28/2020
SCALE: NA	CHECKED: C, D, & JM
	FIELD BOOKS: 351, 352, & 361
	FILE No.: ASLS 20180028



602

FOUND 2" ALUM. CAP ON 5/8" REBAR, IN A SMALL HOLE 0.5' BELOW THE GROUND, IN GOOD CONDITION.

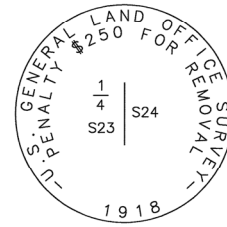


204

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

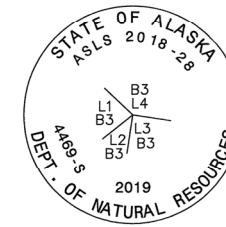
BT'S FOUND BEARING DISTANCE  
18" SPRUCE, N15°E, 68.42'  
WITH A FULLY HEALED BLAZE

BT'S SET BEARING DISTANCE  
8" SPRUCE, N64½°W, 34.55'  
BLAZED AND SCRIBED X BT



225

FOUND 2-1/2" BRASS CAP ON 1" IRON ROD, 0.3' BELOW THE GROUND. SET CARSONITE POST ALONGSIDE.



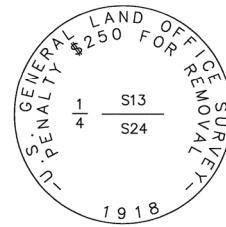
541

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

BT'S SET BEARING DISTANCE  
8" SPRUCE, N47°E, 15.28'  
BLAZED AND SCRIBED X BT

14" SPRUCE, S59°E, 55.12'  
BLAZED AND SCRIBED X BT

9" SPRUCE, N12½°W, 73.36'  
BLAZED AND SCRIBED X BT



202

FOUND 2-1/2" BRASS CAP ON 1" IRON ROD, 0.2' ABOVE GROUND, IN GOOD CONDITION. SET CARSONITE POST ALONGSIDE.

BT'S FOUND BEARING DISTANCE  
14" SPRUCE, N75½°E, 63.03'  
WITH A FULLY HEALED BLAZE

BT'S SET BEARING DISTANCE  
5" SPRUCE, S5½°E, 87.31'  
BLAZED AND SCRIBED X BT



238

SET TYPICAL PRIMARY MONUMENT FLUSH WITH THE GROUND.  
SET A DEEP ONE MAGNET IN A PLASTIC CASE BELOW THE BASE OF THE MONUMENT.  
SET CARSONITE POST 0.7' S.

BT'S SET BEARING DISTANCE  
6" SPRUCE, SOUTH, 22.03'  
BLAZED AND SCRIBED X BT

6" SPRUCE, S56½°W, 55.40'  
BLAZED AND SCRIBED X BT

8" SPRUCE, N32½°W, 44.15'  
BLAZED AND SCRIBED X BT



511

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

BT'S SET BEARING DISTANCE  
8" SPRUCE, S59½°E, 106.25'  
BLAZED AND SCRIBED X BT

4" SPRUCE, S45°W, 57.37'  
BLAZED AND SCRIBED X BT

7" SPRUCE, N3½°W, 80.70'  
BLAZED AND SCRIBED X BT

KPB File No.: 2019-076

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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. 2018-28**

**ROLLING HILLS HIDEAWAY SUBDIVISION**

THE SUBDIVISION OF THE N 1/2 NW 1/4 OF SURVEYED SECTION 24,  
TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN,  
KENAI PENINSULA BOROUGH,  
ALASKA  
CREATING LOTS 1 & 2, BLOCK 1; LOTS 1-8, BLOCK 2;  
LOTS 1-5, BLOCK 3; AND LOTS 1-3, BLOCK 4  
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SCALE: NA	CHECKED: C, D, & JM
	FIELD BOOKS: 351, 352, & 361
	FILE No.: ASLS 20180028

Homer  
Plat #  
2020-26  
Rec Dist  
9/4 2020  
Date  
Time 1:00 P.M.





## Finance Department

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

*Homer Recording District  
Plat 2020-26*

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 all real property taxes levied by the Kenai Peninsula Borough through December 31, 2019 have been paid for the area(s) described as:

Subdivision: ALASKA STATE LAND SURVEY NO. 2018-28 ROLLING HILLS HIDEAWAY SUBDIVISION

Parcel # 16914142

T 5S R 15W SEC 24 Seward Meridian HM N1/2 NW1/4

Effective January 1, 2020, estimated taxes of EXEMPT were paid on the above property(s). However, if the estimated taxes are less than the actual amounts levied on July 1, 2020, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 19th day of June, 2020.

Jennifer VanHoose  
Property Tax and Collections Manager