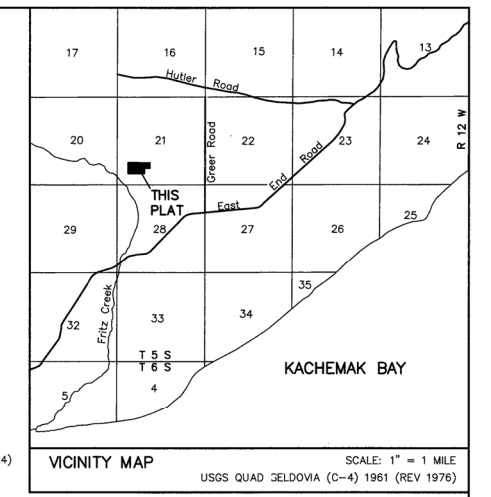
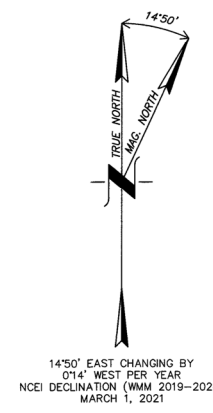
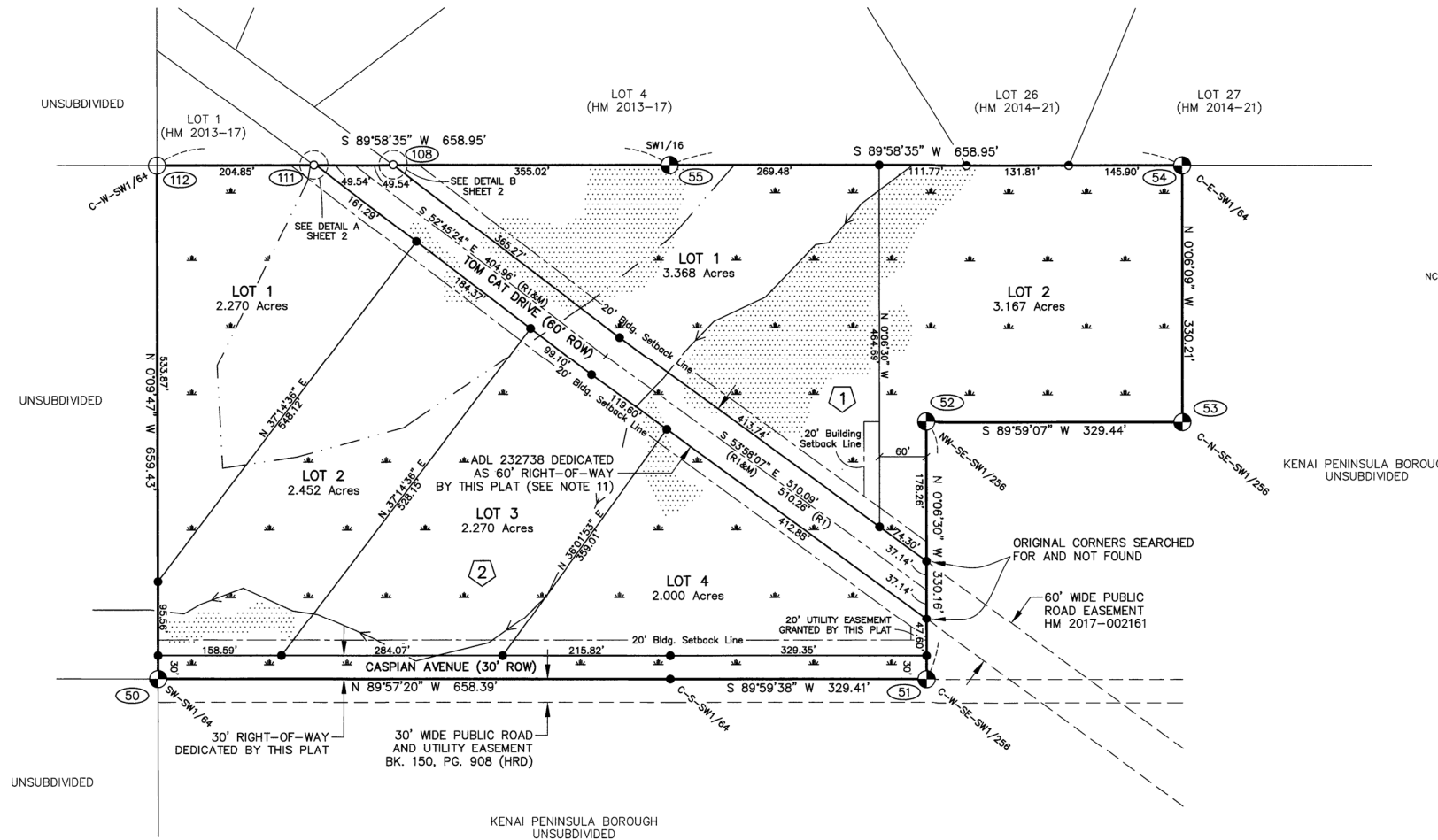


NOTES

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 840, AND SSI 2020-08.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- 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.
- THE BASIS OF COORDINATES FOR THIS PLAT IS A 3-1/4" BRASS CAP MONUMENT "ALASKA DOT/PF EER-46 2015". THE MONUMENT POSITION IS PER ALASKA DOT&PF SURVEY CONTROL DIAGRAM AKSAS PROJECT NO. 58514 DATED 07/09/2015 (HM 2015-15).
- BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED USING THE RECORD BEARING BETWEEN THE CS1/16 CORNER SECTION 21 AND THE C-W-SW1/64 CORNER SECTION 21 FROM THE RECORD OF SURVEY PLAT "RS-KPB TOM CAT ROAD IMPROVEMENTS (ADL 232738)" (HM 2018-33). ALL BEARINGS SHOWN ARE ORIENTED TO THE ESTABLISHED BASIS OF BEARING AND WERE COMPUTED BY APPLYING A COUNTERCLOCKWISE ROTATION OF 1°08'56.6" TO THE NAD 83 ALASKA STATE PLANE ZONE 4 (SP) GRID BEARINGS USING "ALASKA DOT/PF EER-46 2015" AS A ROTATION POINT. ALL GROUND DISTANCES WERE COMPUTED BY APPLYING A SCALE FACTOR OF 1.000034513.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE ENTIRE 20' BUILDING SETBACK IS GRANTED AS A PUBLIC UTILITY EASEMENT. 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.
- 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.
- ROADS WITHIN THE SUBDIVISION 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.
- THE TOM CAT DRIVE RIGHT-OF-WAY, AS DEPICTED HEREON, IS BASED ON A POST-CONSTRUCTION AS-BUILT SURVEY OF ADL 232738 AS SHOWN ON RECORD OF SURVEY PLAT "RS-KPB TOM CAT ROAD IMPROVEMENTS (ADL 232738)" (HM 2018-33).
- NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT AND LOT 2, BLOCK 1 MAY BE LIMITED TO FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
- AN EXCEPTION TO KPB 20.30.170 (BLOCK LENGTH REQUIREMENTS) WAS APPROVED AT THE MEETING OF MARCH 15, 2021.



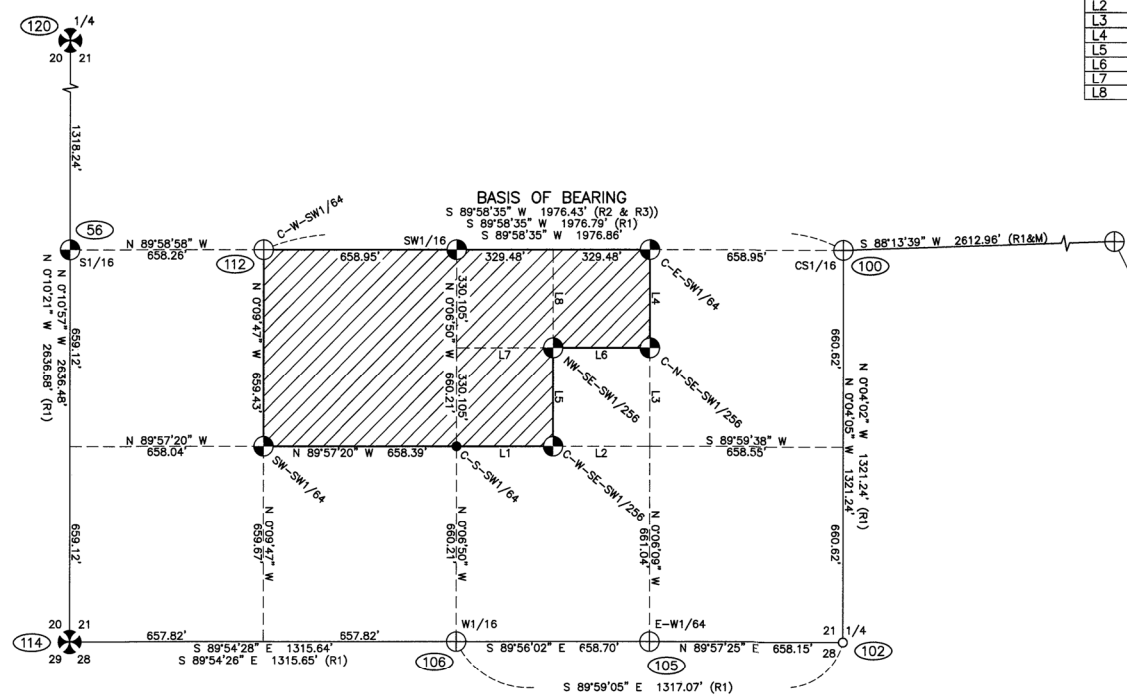
- LEGEND:**
- GLO/BLM MONUMENT RECOVERED
 - PRIMARY MONUMENT SET THIS SURVEY
 - PRIMARY MONUMENT RECOVERED
 - SECONDARY MONUMENT SET THIS SURVEY
 - SECONDARY MONUMENT RECOVERED
 - SECONDARY MONUMENT OF RECORD
 - SURVEYED
 - UNSURVEYED OR EASEMENT
 - RIGHT-OF-WAY CENTERLINE
 - RECORD PER PLAT 2018-33
 - RECORD PER PLAT 2013-17
 - RECORD PER PLAT 2014-21
 - RECORD AND MEASURED
 - EASEMENT
 - MONUMENT IDENTIFIER
 - BLOCK NUMBER IDENTIFIER
 - INDICATES AREAS WITH SLOPES EXCEEDING 20% GRADE
 - INDICATES REGIONS THAT POSSIBLY CONTAIN LOW WET AREAS PER KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
 - INDICATES APPROXIMATE CENTERLINE DRAINAGE

LINE TABLE

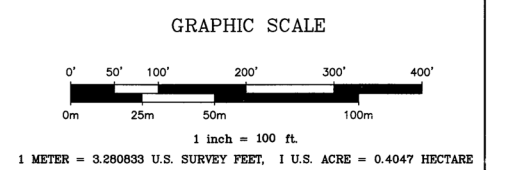
LINE	BEARING	DISTANCE
L1	S 89°59'38" W	329.41'
L2	S 89°59'38" W	329.41'
L3	N 0°06'09" W	330.21'
L4	N 0°06'09" W	330.21'
L5	N 0°06'30" W	330.16'
L6	S 89°59'07" W	329.44'
L7	S 89°59'07" W	329.44'
L8	N 0°06'30" W	330.16'



SECONDARY MONUMENT SET THIS SURVEY
5/8" X 30" REBAR
WITH 2-1/2" ALUMINUM CAP
AND 4" LATH



ALASKA DOT/PF EER-46 2015
BASIS OF COORDINATES (SEE NOTE 4)
NAD 83 (2011) EPOCH (2010)
LAT=59°43'32.31306" N.
LONG=151°19'02.73152" W.
NAD 27
LAT=59°43'34.48987" N.
LONG=151°18'55.06597" W.
CONVERTED WITH CORPSCON v6.0.1



ALASKA STATE LAND SURVEY No. 2020-08
FRITZ CREEK HEIGHTS SUBDIVISION

A SUBDIVISION OF
THE N1/2 NW1/4 SE1/4 SW1/4
THE SW1/4 NW1/4 SE1/4 SW1/4 AND
THE NE1/4 SW1/4 SW1/4 OF SURVEYED SECTION 21
LOCATED WITHIN TOWNSHIP 5 SOUTH, RANGE 12 WEST,
SEWARD MERIDIAN, ALASKA

CREATING
LOTS 1 & 2, BLOCK 1 AND LOTS 1, 2, 3 & 4, BLOCK 2
CONTAINING 17.468 ACRES MORE OR LESS

HOMER RECORDING DISTRICT

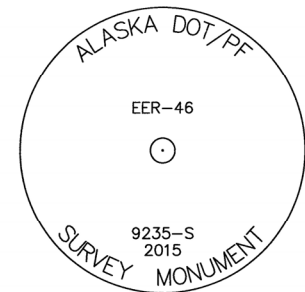
DATE OF SURVEY: BEGINNING: MARCH 2021 ENDING: OCTOBER 2021
SURVEYOR: Geovera, LLC COA# 933
PO Box 3235
Homer, Alaska 99603
(907) 399-4345 www.geovera-ak.com

DRAWN BY: SCS DATE: OCT. 2021
APPROVAL RECOMMENDED
Kevin Rowe STATEWIDE PLATTING SUPERVISOR DATE: 12/3/2021

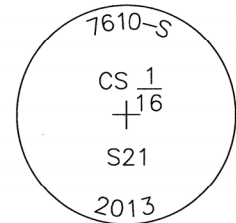
SCALE: 1" = 100'
CHECKED: SCS FILE NO. ASLS 2020008

DIAGRAM SHOWING SECTIONAL SUBDIVISION OF THE
S1/2 SW1/4 SECTION 21, T. 5 S., R. 12 W., S.M., ALASKA
SCALE: 1"=300'

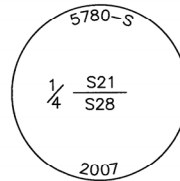




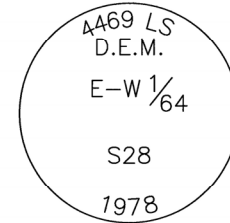
3-1/4" BRASS CAP ON A 9/16" STAINLESS STEEL ROD INSIDE A 3/8" GREASE-FILLED FIN SLEEVE, ALL INSIDE A 6" IRON PIPE WITH A RUBBER CAP. IRON PIPE IS 0.2' BELOW GROUND



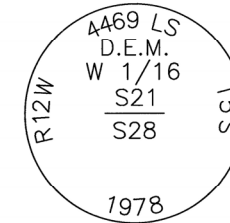
FOUND A 2-1/2" ALUMINUM CAP ON A 2-1/2" ALUMINUM PIPE, FIRMLY SET, PROTRUDING 6" ABOVE THE GROUND



FOUND A 5/8" REBAR WITH 2" ALUMINUM CAP PROTRUDING 1" ABOVE THE GROUND



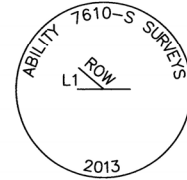
FOUND A 2-1/2" BRASS CAP, ON A 3/4" IRON PIPE, FIRMLY SET PROTRUDING 1" ABOVE THE GROUND



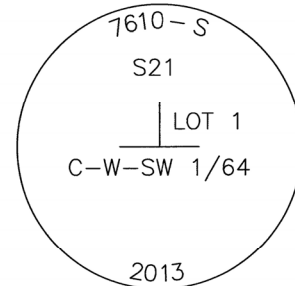
FOUND A 2-1/2" BRASS CAP, ON A 3/4" IRON PIPE, FIRMLY SET PROTRUDING 1" ABOVE THE GROUND



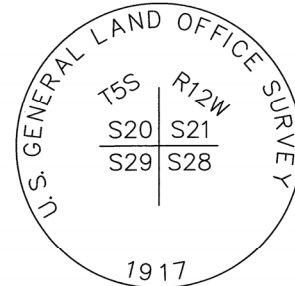
FOUND A 5/8" REBAR W/ PLASTIC SLEEVE (NO CAP), FIRMLY SET PROTRUDING 1" ABOVE THE GROUND



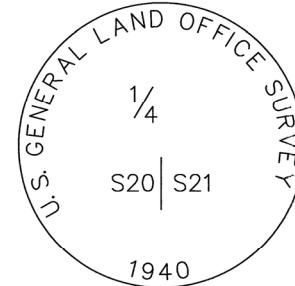
FOUND A 5/8" REBAR WITH 2" ALUMINUM CAP PROTRUDING 2" ABOVE THE GROUND



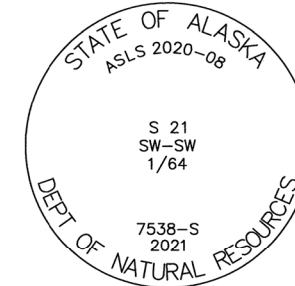
FOUND A 3-1/4" BRASS CAP ON A 2-1/2" IRON POST, FIRMLY SET, PROTRUDING 12" ABOVE THE GROUND



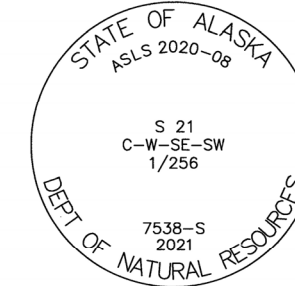
FOUND A 2-1/2" BRASS CAP ON A 2" IRON POST, (LEANING) PROTRUDING 12" ABOVE THE GROUND, PLUMED UP AND STABILIZED. NO EVIDENCE OF ORIGINAL BT'S. SET NEW BEARING OBJECTS (BURIED 14" IN THE GROUND): MAGNET IN SILVER PLASTIC CASE BEARS N 21°04' E 23.7' MAGNET IN PINK PLASTIC CASE BEARS S 71°07' E 8.2' MAGNET IN BLUE PLASTIC CASE BEARS S 82°0' W 15.3' MAGNET IN ORANGE PLASTIC CASE BEARS N 75°22' W 28.0'



FOUND A 2-1/2" BRASS CAP ON A 2" IRON POST FIRMLY SET, PROTRUDING 3" ABOVE THE GROUND. NO EVIDENCE OF ORIGINAL BT'S. SET NEW BEARING OBJECTS (BURIED 14" IN THE GROUND): MAGNET IN SILVER PLASTIC CASE BEARS N 13°32' E 29.7' MAGNET IN ORANGE PLASTIC CASE BEARS N 67°46' W 20.8'



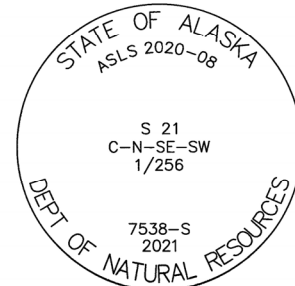
SET A 3-1/4" ALUMINUM CAP ON A 2-1/2" ALUMINUM POST, 30" LONG, 28" IN THE GROUND WITH A COW MAGNET STOOD UPRIGHT AT THE BASE. SET A CARSONITE WITNESS POST TO THE NORTH



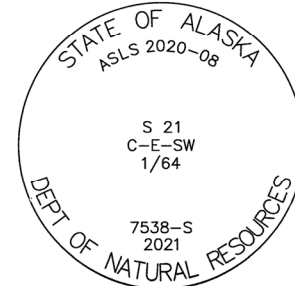
SET A 3-1/4" ALUMINUM CAP ON A 2-1/2" ALUMINUM POST, 30" LONG, 28" IN THE GROUND WITH A COW MAGNET STOOD UPRIGHT AT THE BASE. SET A CARSONITE WITNESS POST TO THE NORTH



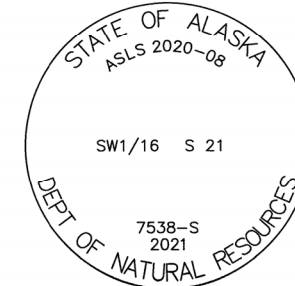
SET A 3-1/4" ALUMINUM CAP ON A 2-1/2" ALUMINUM POST, 30" LONG, 28" IN THE GROUND WITH A COW MAGNET STOOD UPRIGHT AT THE BASE. SET A CARSONITE WITNESS POST TO THE NORTH



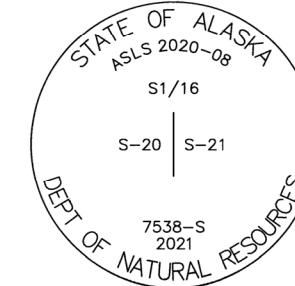
SET A 3-1/4" ALUMINUM CAP ON A 2-1/2" ALUMINUM POST, 30" LONG, 28" IN THE GROUND WITH A COW MAGNET STOOD UPRIGHT AT THE BASE. SET A CARSONITE WITNESS POST TO THE NORTH



SET A 3-1/4" ALUMINUM CAP ON A 2-1/2" ALUMINUM POST, 30" LONG, 24" IN THE GROUND WITH A COW MAGNET STOOD UPRIGHT AT THE BASE. SET A CARSONITE WITNESS POST TO THE NORTH



SET A 3-1/4" ALUMINUM CAP ON A 2-1/2" ALUMINUM POST, 30" LONG, 28" IN THE GROUND WITH A COW MAGNET STOOD UPRIGHT AT THE BASE. SET A CARSONITE WITNESS POST TO THE NORTH



SET A 3-1/4" ALUMINUM CAP ON A 2-1/2" ALUMINUM POST, 30" LONG, 28" IN THE GROUND WITH A COW MAGNET STOOD UPRIGHT AT THE BASE. SET A CARSONITE WITNESS POST TO THE NORTH

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 2020-08 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.

DATE: 12/3/2021
 For: Martin W. Parsons, DIRECTOR
 DIVISION OF MINING, LAND AND WATER
 550 WEST 7TH AVENUE, SUITE 1070
 ANCHORAGE, ALASKA 99501-3579

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 15, 2021

BY: Scott A. H. Platting Manager 12/15/21
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE 60 FOOT WIDE TOM CAT DRIVE RIGHT-OF-WAY AND THE 30 FOOT WIDE CASPIAN AVENUE RIGHT-OF-WAY.

THE 20 FOOT WIDE UTILITY EASEMENTS AS SHOWN ON THE PLAT AND DESCRIBED IN THE NOTES.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: Scott A. H. Platting Manager 12/15/21
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

SOIL CONDITIONS ON THESE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SUITABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT COULD BE USED ON THESE LOTS WITHIN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

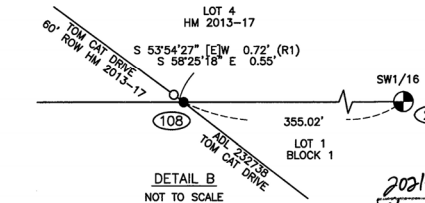
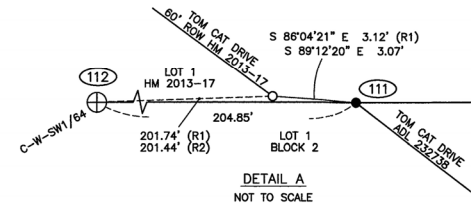
ENGINEER: Blair Boyd CE-10899 11/29/2021
 LICENSE # DATE

SURVEYOR'S CERTIFICATE

I 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: 11/12/2021 REGISTRATION No. AELL 7538

STEPHEN C. SMITH
 REGISTERED LAND SURVEYOR



2021-65
 Home
 12/18/2021
 01:47PM



NOTARY'S ACKNOWLEDGMENT

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December, 2021.

BY: Gwendolyn M. Gevelis (PERSONALLY APPEARED)

Kevin Bow
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: With office

DATE OF SURVEY: BEGINNING: MARCH 2021 ENDING: OCTOBER 2021
 SURVEYOR: Geovera, LLC COA# 933
 PO Box 3235
 Homer, Alaska 99603
 (907) 399-4345 www.geovera-ak.com

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND, AND WATER
 ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2020-08

FRITZ CREEK HEIGHTS SUBDIVISION

A SUBDIVISION OF
 THE N1/2 NW1/4 SE1/4 SW1/4,
 THE SW1/4 NW1/4 SE1/4 SW1/4 AND
 THE NE1/4 SW1/4 SW1/4 OF SURVEYED SECTION 21
 LOCATED WITHIN TOWNSHIP 5 SOUTH, RANGE 12 WEST,
 SEWARD MERIDIAN, ALASKA

CREATING
 LOTS 1 & 2, BLOCK 1 AND LOTS 1, 2, 3 & 4, BLOCK 2
 CONTAINING 17.466 ACRES MORE OR LESS

HOMER RECORDING DISTRICT

DRAWN BY: SCS APPROVAL RECOMMENDED
 DATE: OCT. 2021 See Sheet 1
 STATEWIDE PLATTING SUPERVISOR DATE:

SCALE: 1" = 100' CHECKED: SCS FILE NO. ASLS 20200008



Finance Department

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

Homer 2021-65

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: ASLS 2020-08 FRITZ CREEK HEIGHTS SUBDIVISION

Parcel # 17202037

T 5S R 12W SEC 21 Seward Meridian HM NE1/4 SW1/4 SW1/4 & N1/2 NW1/4 SE1/4 SW1/4 & SW1/4 NW1/4 SE1/4 SW1/4

The following taxes and special assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: \$0.00.

Witness my hand and seal this 8th day of November, 2021.

Jennifer VanHoose
Property Tax and Collections Manager