

NOTES

1. THE 15' FRONTING RIGHTS-OF-WAY AND THE 20' WITHIN 5' OF SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
3. 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.
5. THESE LOTS ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
6. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED 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 AREA.

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- 1/2" REBAR (HM 84-122)
- 3/4" IRON PIPE (HM 84-122)
- ⊙ 5/8" REBAR W/ 1.5" AC (HM 84-122)

NOTARY'S ACKNOWLEDGMENT

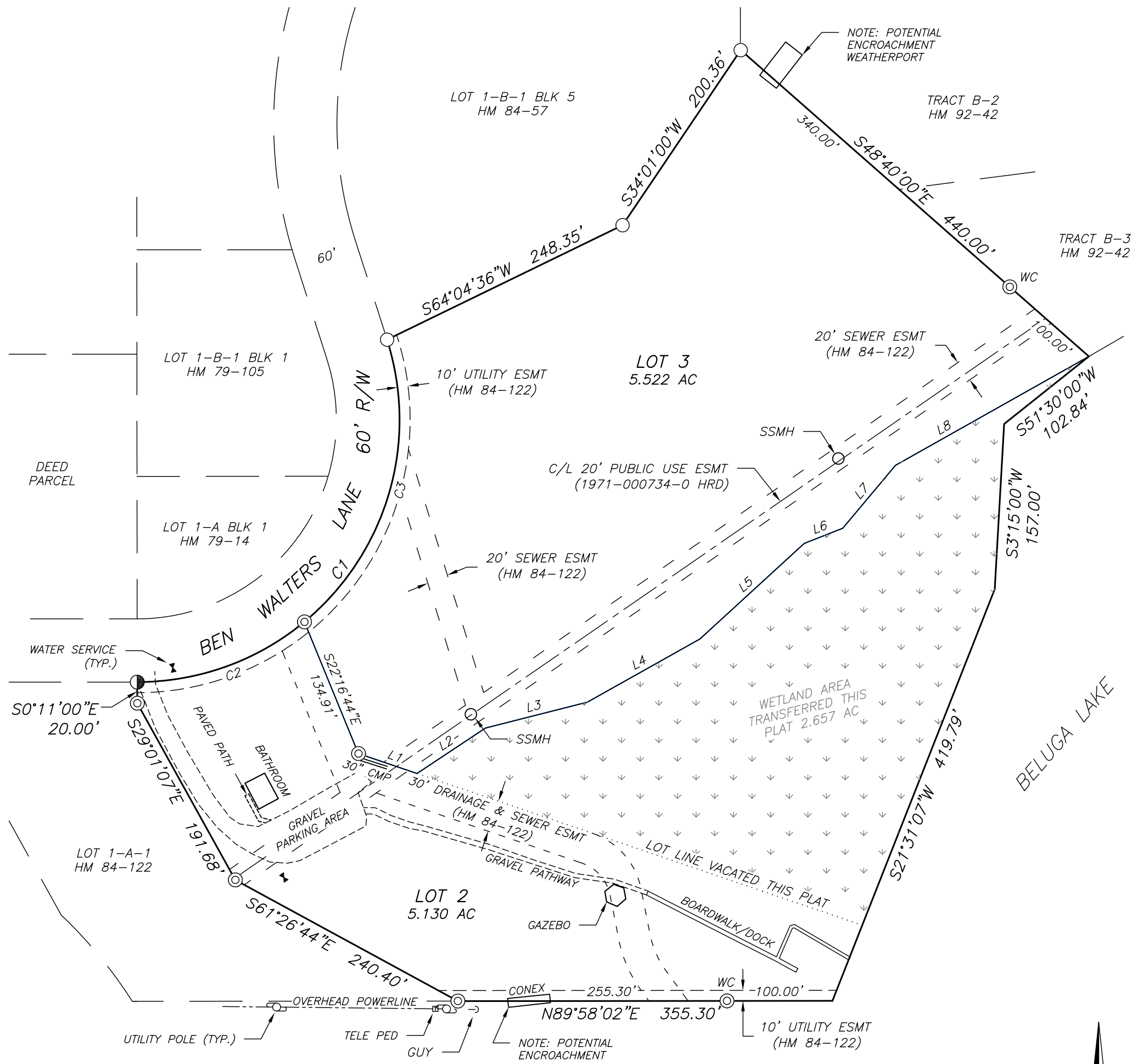
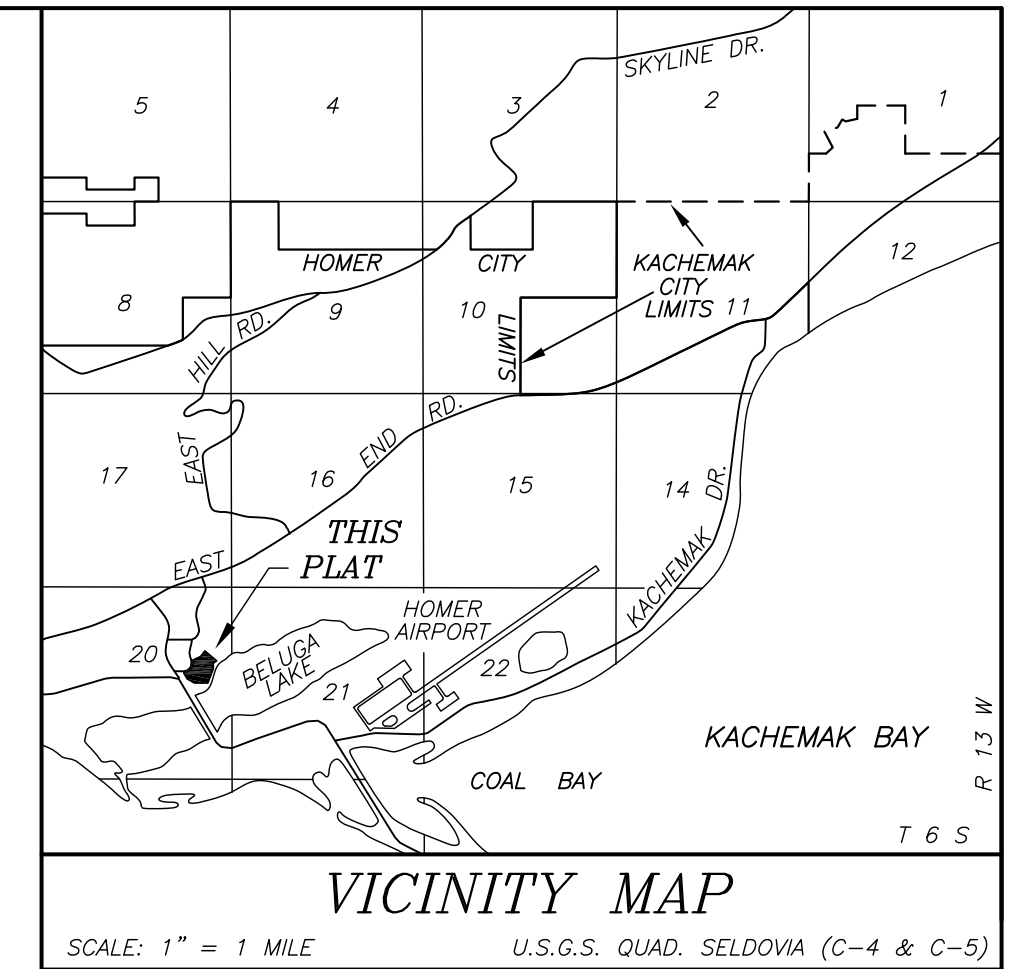
FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2024

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2024

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____



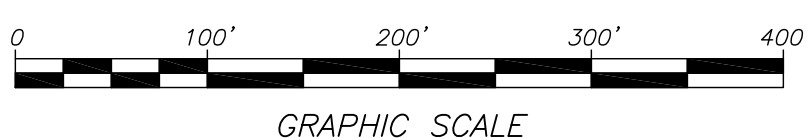
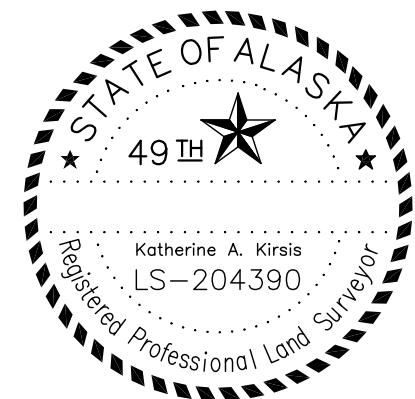
LINE #	LENGTH	BEARING
L1	58.84'	S71°11'23"E
L2	77.82'	N56°19'30"E
L3	99.81'	N75°46'27"E
L4	122.48'	N60°42'02"E
L5	134.23'	N47°30'17"E
L6	39.27'	N68°33'27"E
L7	77.87'	N39°56'11"E
L8	210.61'	N60°38'18"E

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	468.19'	248.96'	107°45'00"	N36°07'00"E	402.19'
C2	172.03'	248.96'	39°35'31"	N70°11'45"E	168.63'
C3	296.16'	248.96'	68°09'30"	S16°19'15"W	279.00'

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: _____ AUTHORIZED OFFICIAL
 _____ DATE
 KENAI PENINSULA BOROUGH



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT BELUGA, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF BELUGA, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

GUY TURNER, MEMBER
 BELUGA, LLC
 9646 W AIRCRAFT CT.
 WASILLA, AK 99623

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT THE CITY OF HOMER IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF THE CITY OF HOMER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ROB DUMOUCHEL, CITY MANAGER
 CITY OF HOMER
 491 E PIONEER AVE.
 HOMER, AK 99603

HOMER RECORDING DISTRICT KPFB FILE NO. 2024-XXX

**LAKESIDE VILLAGE SUBD.
 PARK ADDN. NO. 2 2024 REPLAT**

A SUBDIVISION OF LOTS 1A-2 & 1A-3 LAKESIDE VILLAGE SUBD. PARK ADDN. REPLAT (HM 84-122), LOCATED WITHIN THE NE1/4 SECTION 20, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 10.652 AC

SEABRIGHT SURVEY + DESIGN
 KATHERINE A. KIRSIS, P.L.S.
 1044 EAST ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 299-1580

OWNERS: BELUGA, LLC CITY OF HOMER
 9646 W AIRCRAFT CT. 491 E PIONEER AVE.
 WASILLA, AK 99623 HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KK	JOB #2023-94
DATE: 12/2023	SCALE: 1"=100'	SHEET #1 OF 1