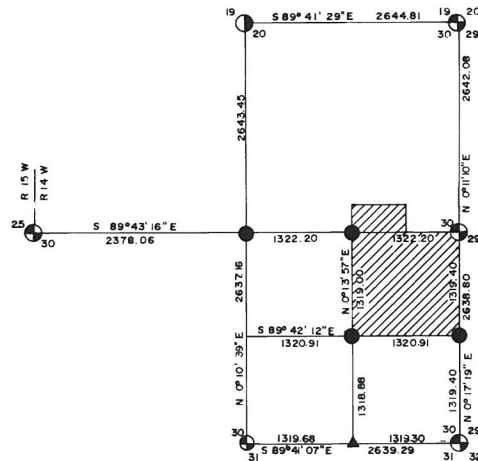
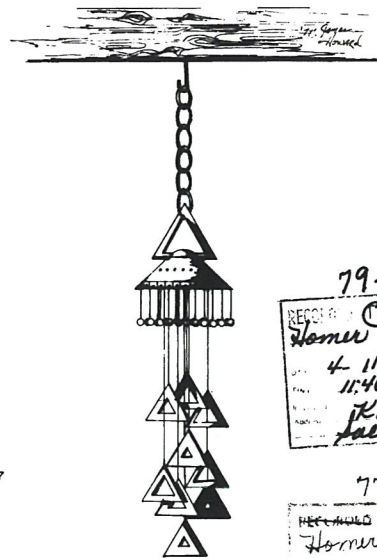


1. ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.
2. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
3. THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE.
4. ALL ADJACENT LAND IS UNSUBDIVIDED.
5. 1/2" X 24" REBAR SET AT ALL LOT CORNERS.
6. BASIS OF BEARING IS THE TRUE BEARING S 69°51'15" E BETWEEN USC & GS GULL, 1910 & USC & GS HOMER EAST BASE AND WAS CARRIED TO THIS SURVEY BY PREVIOUS SURVEYS IN THE AREA.

NOTE:
THIS IS A RERECORDING OF PLAT NO. 77-87
TO SHOW CORRECTED LEGAL DESCRIPTION.



- LEGEND:
- FOUND GLO 1918 B.C. MONUMENT
 - SET B.C. MONUMENT
 - SET 3/4" I.P.
 - FOUND B.C. MONUMENT, 1301-S, 1977
 - ▲ FOUND B.C. MONUMENT, 1564-S, (NO DATE)



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND ALLEYS DEDICATED FOR PUBLIC USE.

David E. Eckroate
DAVID E. ECKROATE
BOX 609
STERLING ROUTE
ANCHOR POINT, ALASKA

Audrey G. Eckroate
AUDREY G. ECKROATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF October 1977.

Virginia L. Wilson
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES
2-26-80
State of Alaska
NOTARY PUBLIC
JERRY ANDERSON
NO. 3686-S

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

Jerry Anderson
JERRY ANDERSON, 3686-S

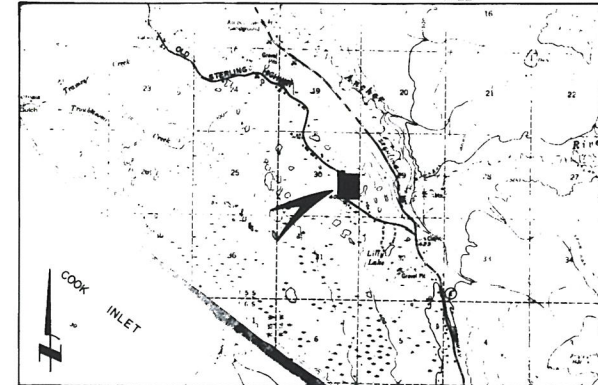
PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF July 11, 1977, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO. KENAI PENINSULA BOROUGH

BY:

Philip Waring

VICINITY MAP



DATE: APRIL, 1977
SCALE: 1" = 100'
DRAWN BY: SW.
DESIGNED BY: J.A.
CHECKED BY: J.A.
FLD. BK. NO.: 21, 27, 31



WIND SONG
(AMENDED)

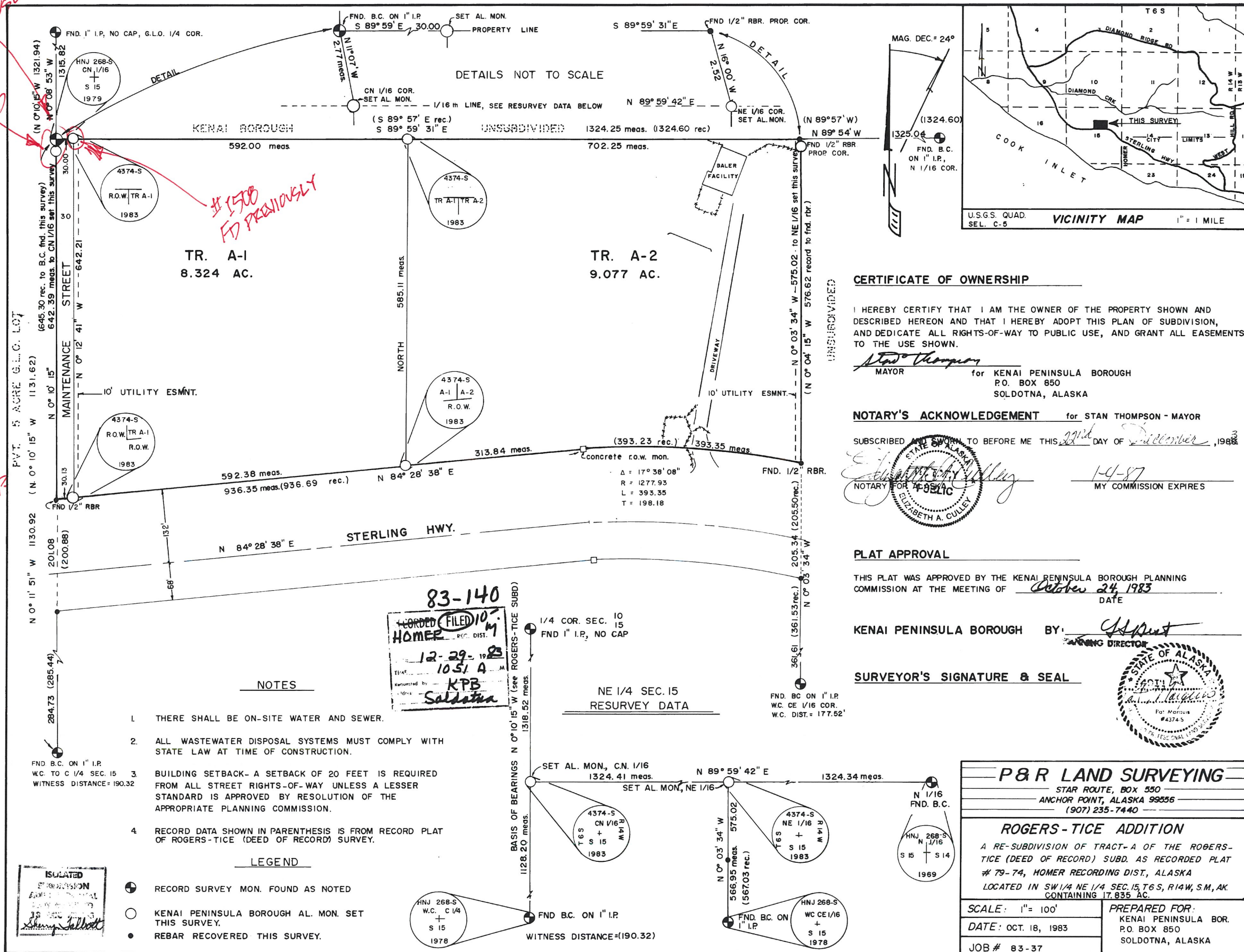
SITUATED IN THE NE 1/4 SE 1/4, S 1/2 SW 1/4 SE 1/4 NE 1/4, SEC. 30, T 5 S, R 14 W, S.M.

CONTAINING 45.036 ACRES

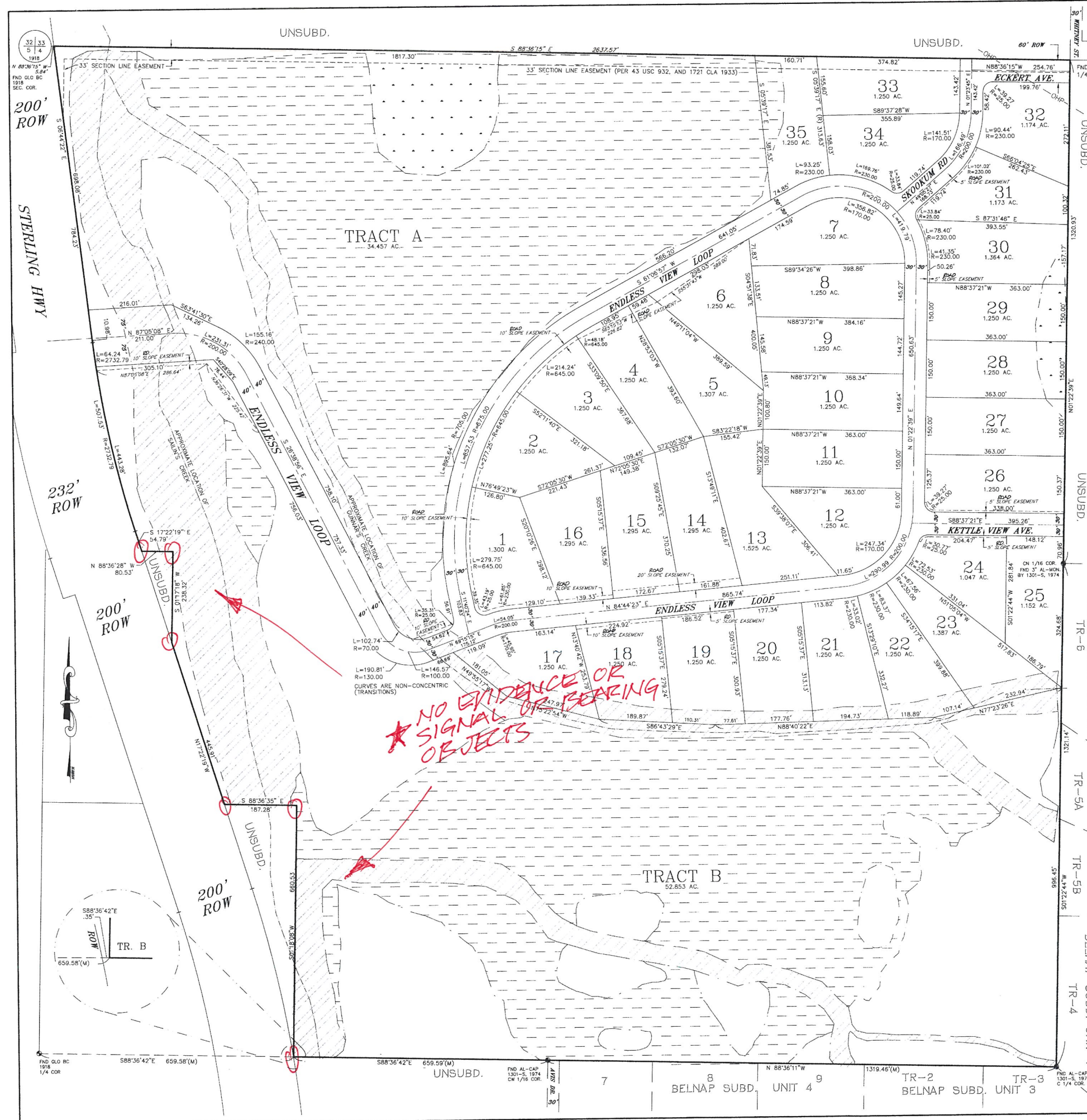
ABILITY SURVEYS
JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA

IF 1901
FD NAIL
IN ROAD
↓ 0.1'

DETAIL FALLS
IN MIDDLE OF
MAINTENANCE
STREET. SEE
NOTE IN FIELD
BOOK 2014-01-05
7/6/20. RECOVERY
WOULD INVOLVE
EXCAVATION EQUIP



HM96-58



TR-52 HM72-452
KACHEMAK BAY RANCHOS

ECKERT AVE.

FND GLO I.P. (CAP MISSING)
1/4 COR.

CERTIFICATE OF OWNERSHIP

We hereby certify that AURORA DEVELOPMENT, LLC is the owner of the real property shown and described hereon, and that AURORA DEVELOPMENT, LLC does hereby adopt this plan of subdivision, and by its free consent dedicates all public rights-of-way and grants all easements to the use shown.

DAVE MASTOLIER
For AURORA DEVELOPMENT, LLC
1025 DEWBERRY LANE
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

For DAVE MASTOLIER
Subscribed and sworn to before me this 5th day
of September 2007.

Carol L. Whitaker 8/19/09
Notary public for Alaska My Commission Expires

NOTES

1. 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.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS FOR THE STATE HIGHWAY SYSTEM AND ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
4. THE STERLING HIGHWAY RIGHT OF WAY WIDTHS ARE FROM AN ALASKA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PREPARED BY TRYCK NYMAN AND HAYES INC.
5. EXCEPTIONS TO KPB 20.10.180 AND KPB 20.10.210 WERE GRANTED BY THE PLAT COMMITTEE AT THE MEETING ON MAY 14, 2007.
6. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
7. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
8. 2 1/2" ALL-CAP SET AT ALL CORNERS UNLESS OTHERWISE NOTED
9. THE BASIS OF BEARINGS IS N08°29'41"W 2642.91 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 4, 5, 32, & 33 TO THE 1/4 CORNER COMMON TO SECTIONS 5 AND 32. THE BEARINGS ARE N08°29'41"W 2642.91 FEET AND S01°01'11"W 26.05 OF FOR PROJECT F-021-1 (36) STERLING HIGHWAY - MP 157 TO 169 ANCHOR POINT TO HAGER HILL.
10. SAID MAP IS THE BASIS OF STERLING HIGHWAY RIGHT-OF-WAY WITH SHOWN HEREIN.

WASTEWATER NOTES


1. PLOTS A & B ARE AT LEAST 200,000 SQUARE FEET, OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS HAVE BEEN FOUND SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL.
2. SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES FOR PLOTS 1 THROUGH 35 HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR SMALL RESIDENTIAL DEVELOPMENTS. THE REQUIREMENTS OF THE KENAI PENINSULA BOROUGH, ANY OTHER TYPE OF DESIGNED WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE OBTAINED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- T.A.B. CE 222

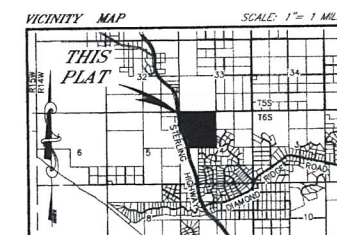
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of May 14, 2007.

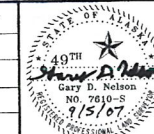
BY Mary Tall
Authorized Official

WETLAND KEY LEGEND

- 
 PALUSTRINE FORESTED
 SCRUB/SHRUB (KETTLE)
 RIPARIAN
- THIS WETLANDS DELINEATION WAS
 PERFORMED BY BLUE SKIES
 SOLUTIONS, LLC. AND APPROVED BY
 THE ARMY CORPS OF ENGINEERS,
 AUGUST 2006.



DATE	05-22-2007
SCALE	1" = 100'
GRID No.	AR-67
JOB No.	4076
DRAWING	4076REV7

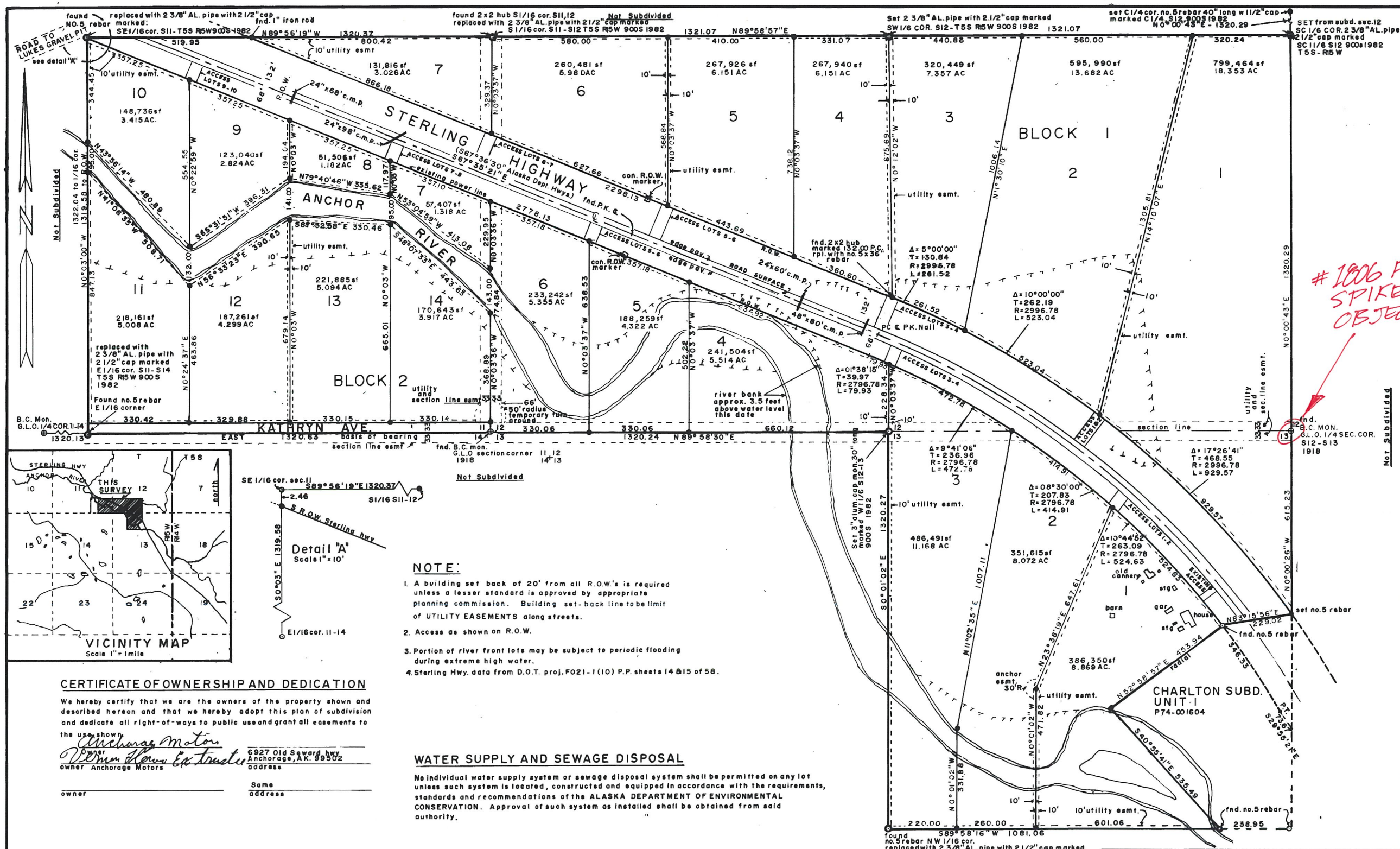


PANORAMIC HEIGHTS

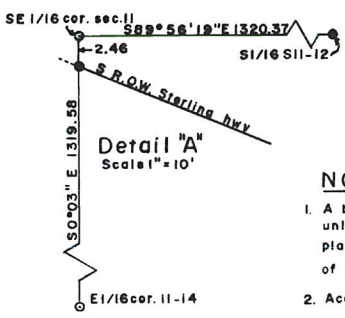
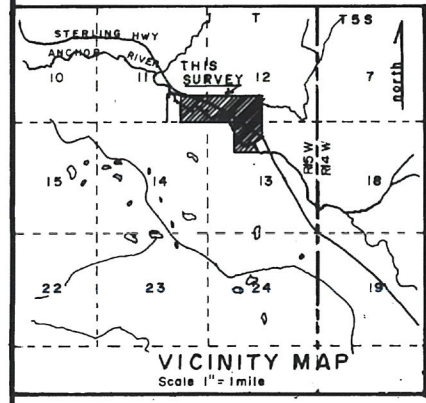
A SUBDIVISION OF THE NW1/4 SEC. 4, LYING
EAST OF THE STERLING HIGHWAY, EXCEPTING
THEREFROM THE SW1/4 SW1/4 AND THE
E1/2 NW1/4 SW1/4 ALL WITHIN T6S, R14W
S.M., KENAI PENINSULA BOROUGH, HOMER
RECORDING DISTRICT, ALASKA
CONTAINING 141.250 ACRES

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
152 DETHEL AVE., HOMER ALASKA 99603



1906 AD ONLY 6" CASIN SPIKE, NO BEARING OBJECTS



- NOTE:**
1. A building set back of 20' from all R.O.W.'s is required unless a lesser standard is approved by appropriate planning commission. Building set-back line to be limit of UTILITY EASEMENTS along streets.
 2. Access as shown on R.O.W.
 3. Portion of river front lots may be subject to periodic flooding during extreme high water.
 4. Sterling Hwy. data from D.O.T. proj. FO21-1 (10) P.P. sheets 14 & 15 of 58.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

Anchorage Motors
owner Anchorage Motors
6927 Old Seward Hwy
Anchorage, AK 99502
address

owner _____ Same address _____

WATER SUPPLY AND SEWAGE DISPOSAL

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. Approval of such system as installed shall be obtained from said authority.

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 20th day of January 1982, for Anchorage Motors, Vernen Flowers Ex Trustee.

Vernen Flowers
Notary Public for Alaska

MY Commission expires: 2/2/85

LEGEND

- 1918 G.L.O. Mon. recovered
- Alum. cap mon. set
- no. 5 rebar existing
- no. 5 x 24" rebar set
- T area subject to inundation

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of OCTOBER 4 1982.

83-37

DATE 4-15-82 TIME 11:15

Requested by J.P. Bingham

Address _____

KENAI PENINSULA BOROUGH

BY: *[Signature]*
Authorized Official



PLAT OF
ANCHOR VALLEY ESTATES
SUBDIVISION

LOCATED IN SE 1/4 SE 1/4 SEC. 11 & S 1/2 SW 1/4 SEC. 12 & NE 1/4 NW 1/4 SEC. 13 T 55 S R 15 W S.M. KENAI PENINSULA BOROUGH CONTAINING 135.73 AC. EXCLUDING R.O.W.

Surveyed By: <u>A.N. Ogard</u>	Address: <u>Box 4691</u>
Drawn By: <u>A.O.</u>	<u>Anchorage, AK 99509</u>
Scale: <u>1 in. = 200 feet</u>	
Date: <u>10 Aug. 1982</u>	

CERTIFICATE OF OWNERSHIP
I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing such easements for public utilities and roadways dedicated by me for public use or to the use shown.

Kenneth R. Moore
KENNETH R. MOORE
BOX 84
ANCHOR POINT, AK. 99556

Frances Moore
FRANCES MOORE

JERRY ANDERSON
NOTARY PUBLIC
STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT for K. & F. Moore
Subscribed and sworn to before me this 23rd day of FEB, 1985

[Signature] My Commission Expires 11-7-87
Notary Public for Alaska

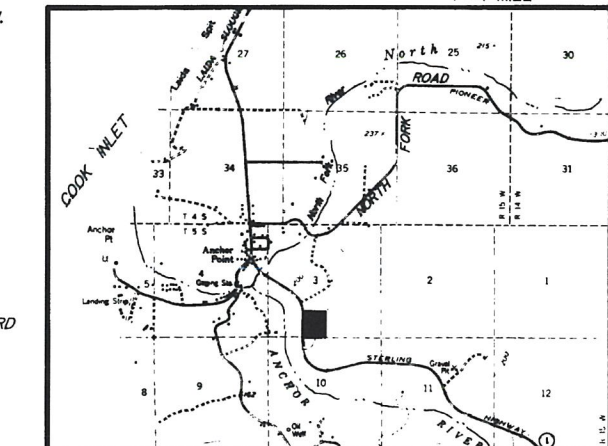
SURVEYOR'S CERTIFICATE
I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

[Signature] 2-23-85
DATE
Jerry Anderson, RLS No. 3686 S

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 11-26-84
Kenai Peninsula Borough

By [Signature]
Authorized Official

VICINITY MAP 1" = 1 MILE



DATE Dec., 1984

SCALE 1" = 100'

DISK No. 6

GRID NO. AR-32

FLD. BK NO. 165

JOB NO. 1701



ANCHOR RIDGE

SITUATED WITHIN THE SE 1/4 SW 1/4, SEC. 3, T5S,
R15W, SEWARD MERIDIAN, AK.

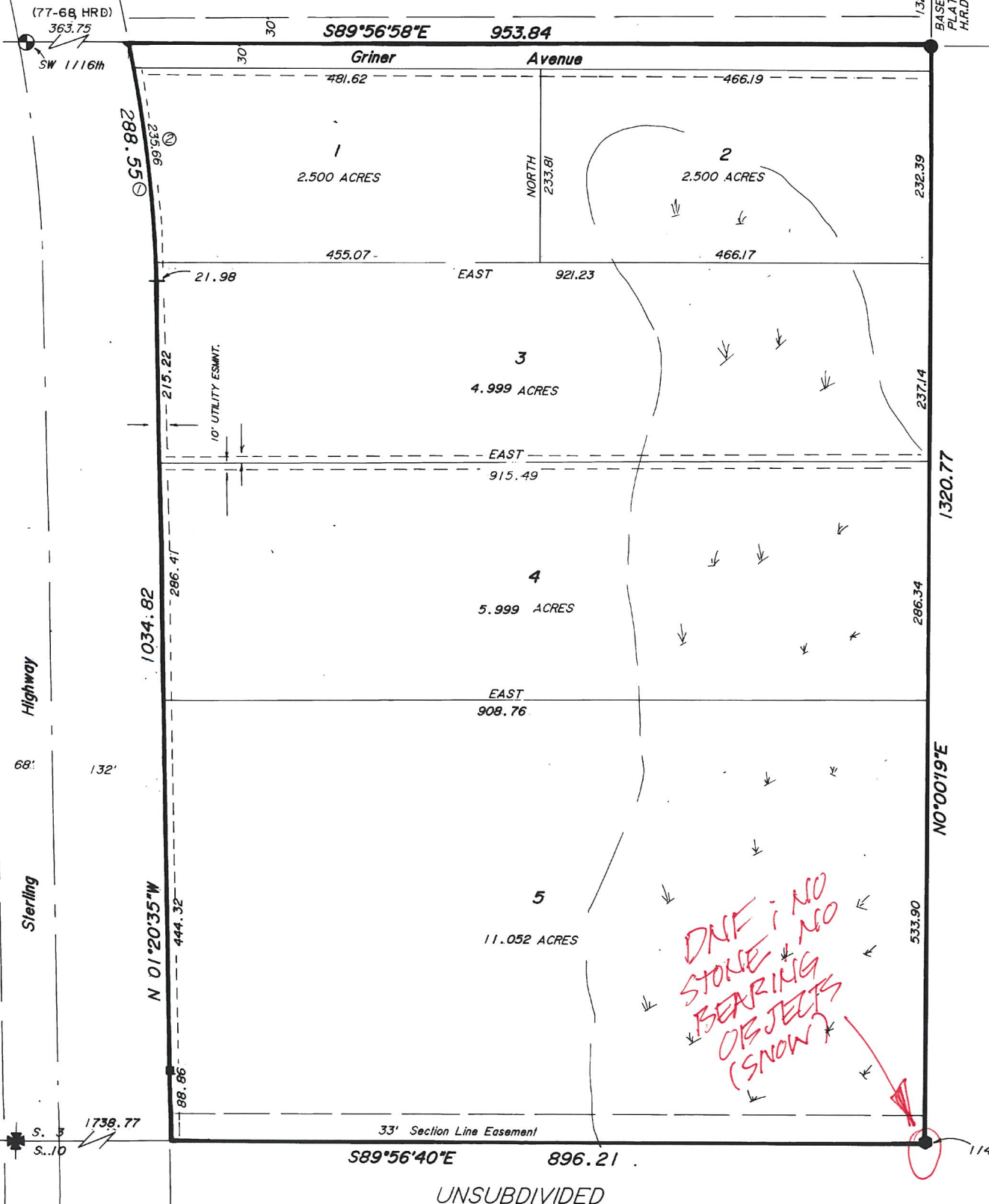
CONTAINING 27.702 ACRES

ABILITY SURVEYS

JERRY ANDERSON, RLS BOX 378 HOMER, ALASKA

GRINER SUBDIVISION

BEAVER LODGE
ESTATES



NOTES:

1. THIS SUBDIVISION IS AN ISOLATED AS DEFINED IN 18AAC 72.990 (27) AND IS NOT SUBJECT TO REVIEW UNDER 18 AAC 72.065.

2. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY THE RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

3. NO DIRECT ACCESS TO STATE MAINTAINED ROWs PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

LEGEND

- FOUND B.C. MONUMENT, 3686-S, 1976, 77-16,HRD
- FOUND GRANITE STONE, GLO, 1918
- FOUND GLO B.C. MONUMENT, 1918
- SET 3/4" AL CAP ON 42" ROD
- SET 5/8" REBAR WITH STAMPED AL CAP
- FOUND RIGHT-OF-WAY MONUMENT, A.D.H.

CURVE DATA

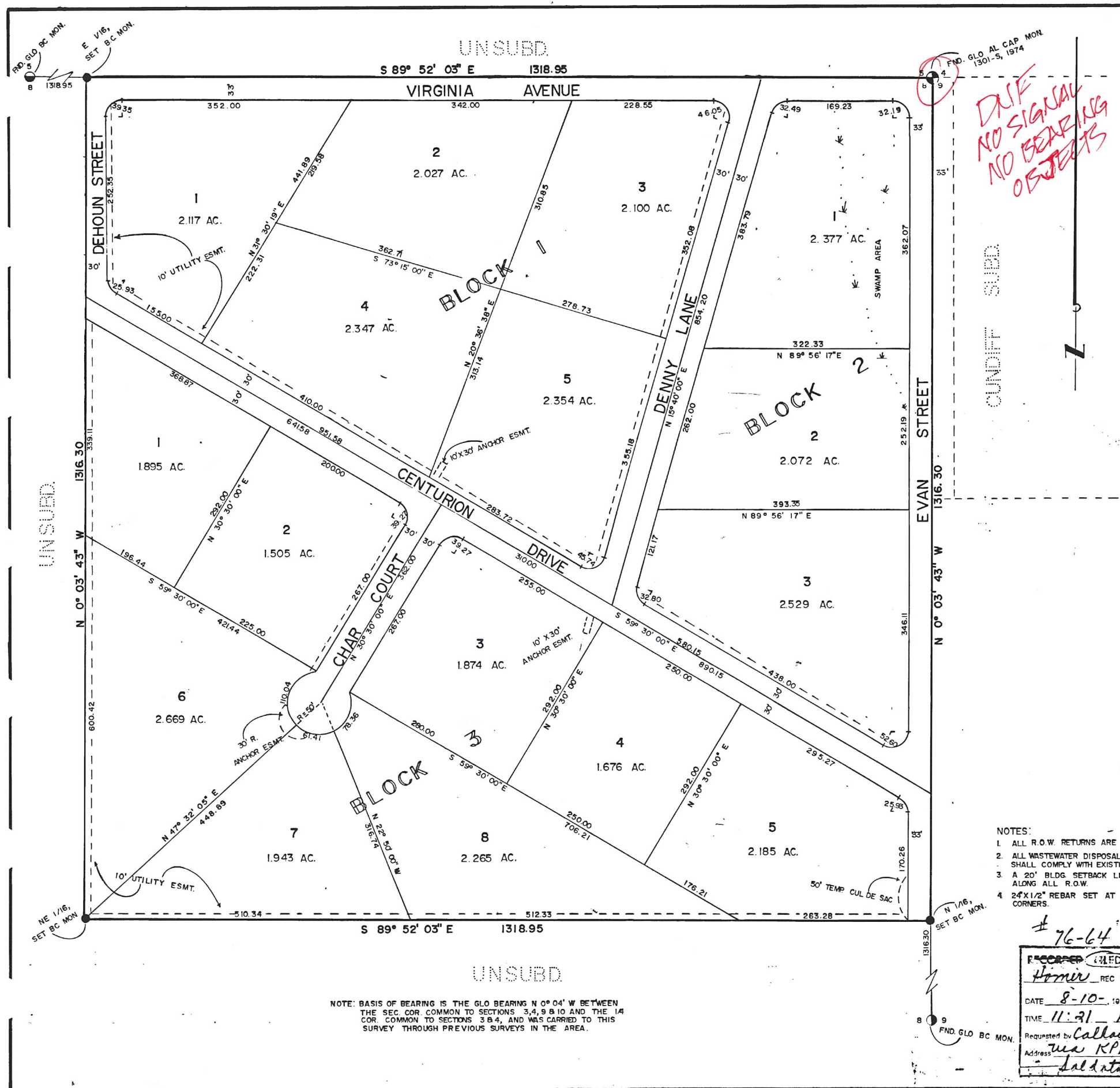
No.	Bella	Radius	Length
000	10°34'05"	1564.39	288.55
000	08°38'31"	1564.39	235.96
000	00°48'19"	1564.39	21.98



85-27
FILED 10-7L
HOMER REC.DIST.
DATE 3-11-85
TIME 2:05 P
REQUESTED BY K. & F. Moore
ADDRESS Homer, Alaska

HM 85-27

HM 76-64

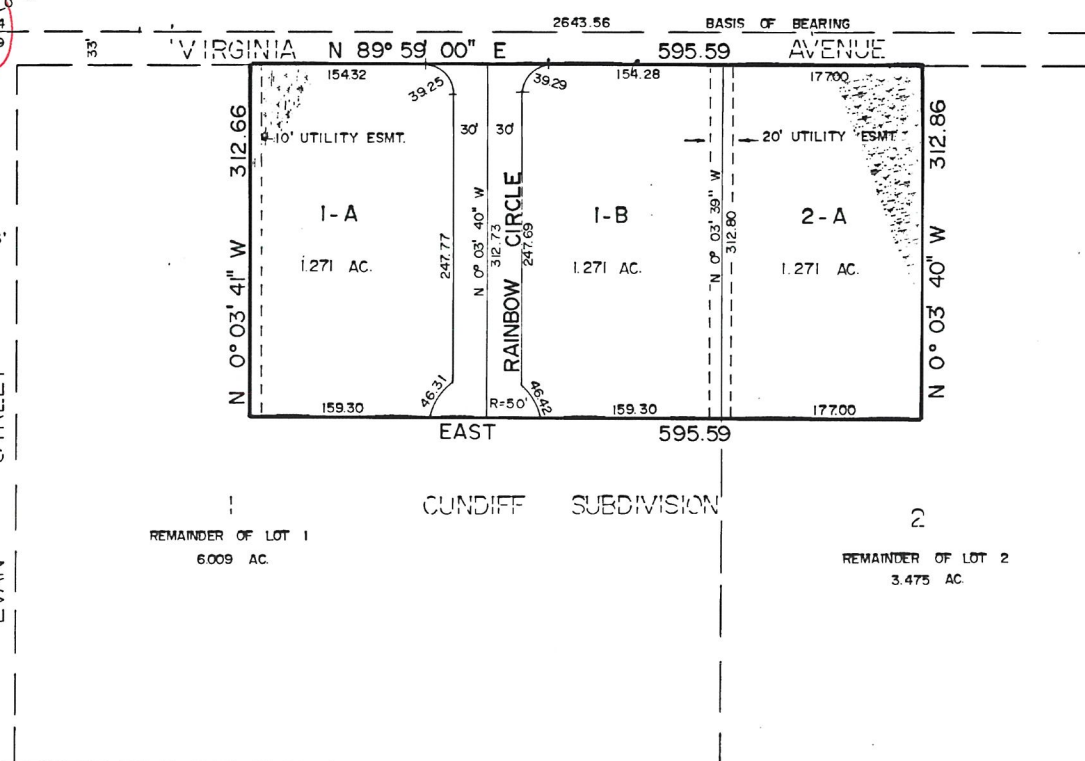


DUE
NO SIGNAL
NO BEARING
ON JETS

FND SEC. COR
GLO MON 1918

YONDER FORTY SUBDIVISION

EVAN STREET



1. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.
2. THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE.
3. A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
4. 1/2" X 24" REBAR SET AT ALL LOT CORNERS.

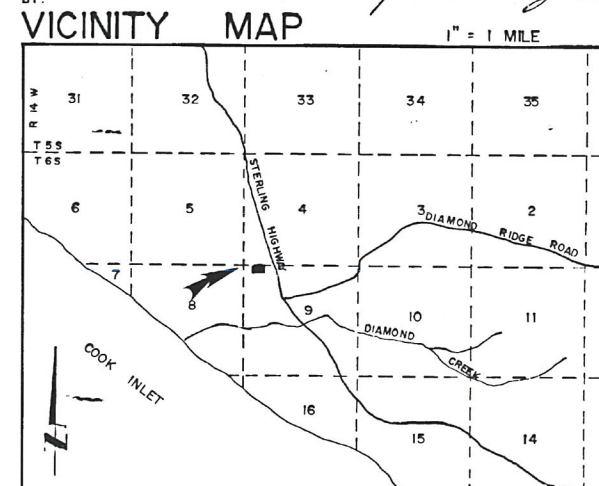
CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS, DEDICATED BY ME FOR PUBLIC USE.

Evan Paul Cundiff
EVAN PAUL CUNDIFF
STERLING ROUTE, HOMER, ALASKA, 99603

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF December 1977.
Virginia L. Wilson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 2-26-80

SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.
Jerry Anderson
JERRY ANDERSON, 3686-S
DATE 12-6-77

PLAT APPROVAL
THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF October 3, 1977 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND ALL REQUIREMENTS AND ORDINANCES OF LAW APPERTAINING THERETO.
KENAI PENINSULA BOROUGH
BY: *Philip Waring*



DATE: AUGUST, 1977
SCALE: 1" = 100'
DESIGNED BY: J. A.
CHECKED BY: E. C.
DRAWN BY: S. W.
FLD. BK. NO.: 29



CUNDIFF SUBDIVISION
ADDITION NO. 1
A RESUBDIVISION OF A PORTION OF LOTS 1 & 2, CUNDIFF SUBDIVISION
LOCATED IN THE NW 1/4 NW 1/4, SEC. 9, T 6 S, R 14 W, S.M.
CONTAINING 4.276 ACRES

ABILITY SURVEYS
JERRY ANDERSON, R.L.S. BOX 1263 HOMER, ALASKA 99603

77-90
RECORDED
Homer REC. DIST.
DATE 12-16-1977
TIME 1:30 P.M.
Requested by K.P. Anderson
Asst. Saldolna