

CERTIFICATE OF OWNERSHIP

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

KRISTINA HAYNES, MEMBER
KACHEMAK LANDING, LLC
P.O. BOX 3337
HOMER, AK 99603

AMY ASHLEY, MEMBER
KACHEMAK LANDING, LLC
P.O. BOX 3337
HOMER, AK 99603

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 _____

WASTEWATER DISPOSAL

SOIL CONDITIONS IN 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 LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND AREA 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 _____ LICENSE NO. _____ DATE _____

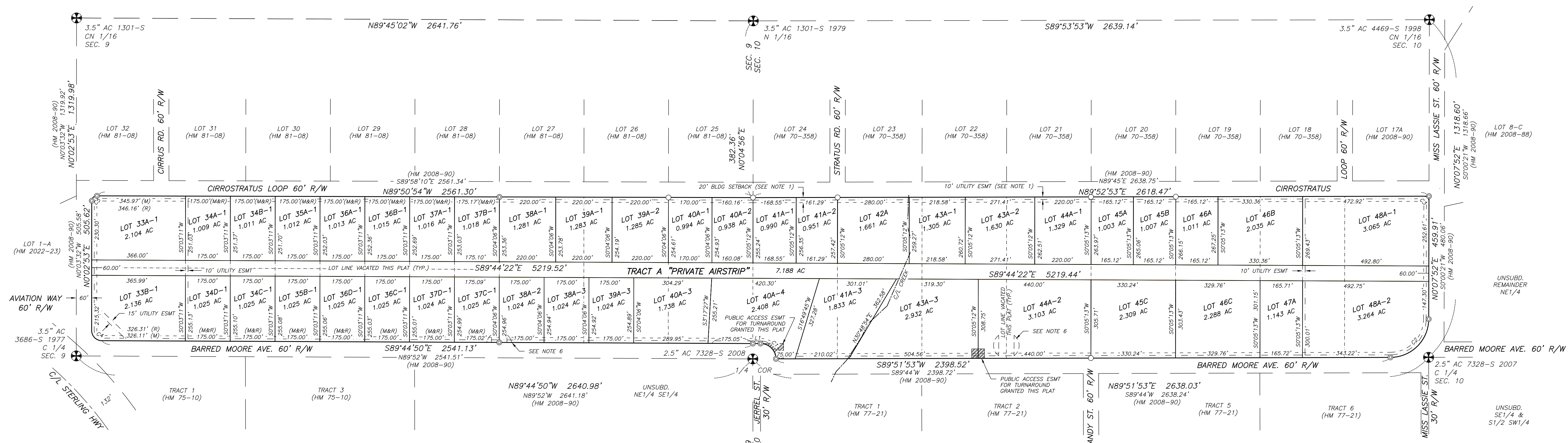
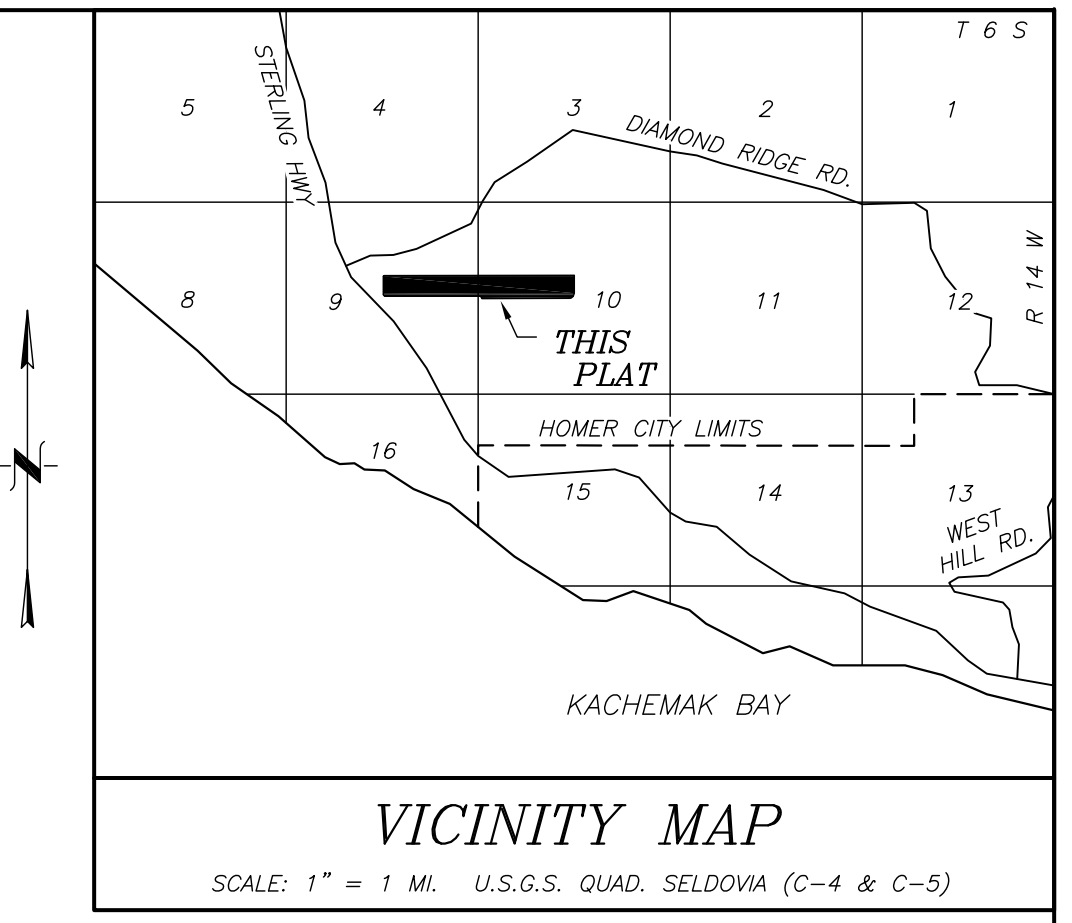
GPS CONTROL DATA

1. BASIS OF COORDINATES FOR THIS SURVEY IS FROM GPS OBSERVATIONS TAKEN ON THE MONUMENT POSITIONS AS SHOWN ON THIS PLAT. NAD83 ALASKA STATE PLANE GRID COORDINATES OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE PUBLISHED VALUES FOR USCGS TRISTATION "HOMAIR". THESE COORDINATES SHOULD BE USED TO LOCATE AND VERIFY EXISTING CORNERS AND MONUMENTS.
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING USCGS TRISTATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117°13.4'. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON USCGS TRISTATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES ORIENTED TO TRUE NORTH.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 8, 2024

BY: _____ AUTHORIZED OFFICIAL DATE _____
KENAI PENINSULA BOROUGH



NOTES

- A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY 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.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- 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 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 (KPB 14.06).
- 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.
- THERE ARE EXISTING REMAINING PORTIONS OF TEMPORARY CUL-DE-SACS TO BE REMOVED WHEN ROAD IS EXTENDED PER HM 70-358.
- THERE IS A RIGHT OF WAY EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 19 PG 12 HRD.
- AN EXCEPTION TO KPB 20.30.170 (BLOCKS - LENGTH REQUIREMENTS) WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF AUGUST 13, 2007 (HM 2008-90).
- AN EXCEPTION TO KPB 20.30.190 (LOTS - DIMENSIONS) WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF JANUARY 8, 2024.

GPS CONTROL DATA

IDENTIFIER	NORTHING	EASTING
1/4 COR S9/S10	111799.1418	69329.6654
C 1/4 S9	111810.7935	66688.7160
CN 1/16 S9	113130.7780	66689.8250
CN 1/16 S10	113123.9690	71970.7015

CURVE TABLE

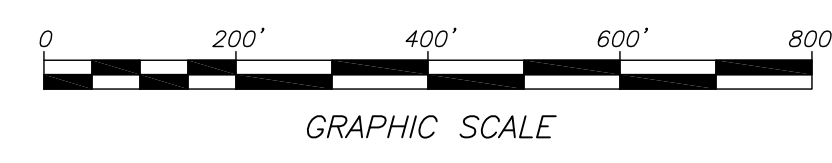
CURVE #	CH. BEARING	CH. LENGTH	DELTA	RADIUS (M&R)	LENGTH (M)	LENGTH (R)
C1	N45°08'07"W	84.85'	90°00'00"	60.00'	94.25'	94.25'
C2	N44°59'52"E	211.64'	89°44'01"	150.00'	234.92'	234.94'
C3	S44°59'38"E	28.35'	90°14'59"	20.00'	31.50'	31.50'
C4	S44°50'58"E	56.47'	89°47'43"	40.00'	62.69'	62.70'
C5	S45°06'00"W	28.31'	90°06'13"	20.00'	31.45'	31.45'

LINE TABLE

LINE #	LENGTH	BEARING
L1	30.00'	N89°51'53"E

LEGEND

- ⊕ FND PRIMARY MONUMENT AS NOTED
- ⊙ FND 1/2" REBAR W/ 1" PCAP 7328-S 2008
- FND 1/2" REBAR
- ┆ SET 2" x 8" 7968-S 2024
- LOT LINE VACATED THIS PLAT
- - - 20' BUILDING SETBACK
- - - 10' UTILITY EASEMENT
- (R) RECORD BOUNDARY DATA PER HM 2008-90
- (M) MEASURED BOUNDARY DATA



HOMER RECORDING DISTRICT KPB FILE NO. 2024-142

**SKYLINE HEIGHTS ESTATES
KACHEMAK LANDING AIRPARK**

A SUBDIVISION OF LOTS 33A, 33B, 34A, 34B, 34C, 34D, 35A, 35B, 36A, 36B, 36C, 37A, 37B, 37C, 37D, 38A, 39A, 40A, 41A, 43A, 44A & 48A TULIN SKYLINE HEIGHTS ESTATES #2 (HM 2008-90), AND LOTS 42, 45, 46 & 47 SKYLINE HEIGHTS ESTATES (HM 70-358) LOCATED IN THE NE1/4 SEC. 9 & THE NW1/4 SEC. 10, T. 6 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 71.557 ACRES

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

CLIENTS: KACHEMAK LANDING, LLC
P.O. BOX 3337 HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KK	JOB #2023-85
DATE: 8/2024	SCALE: 1"=200'	SHEET #1 OF 1