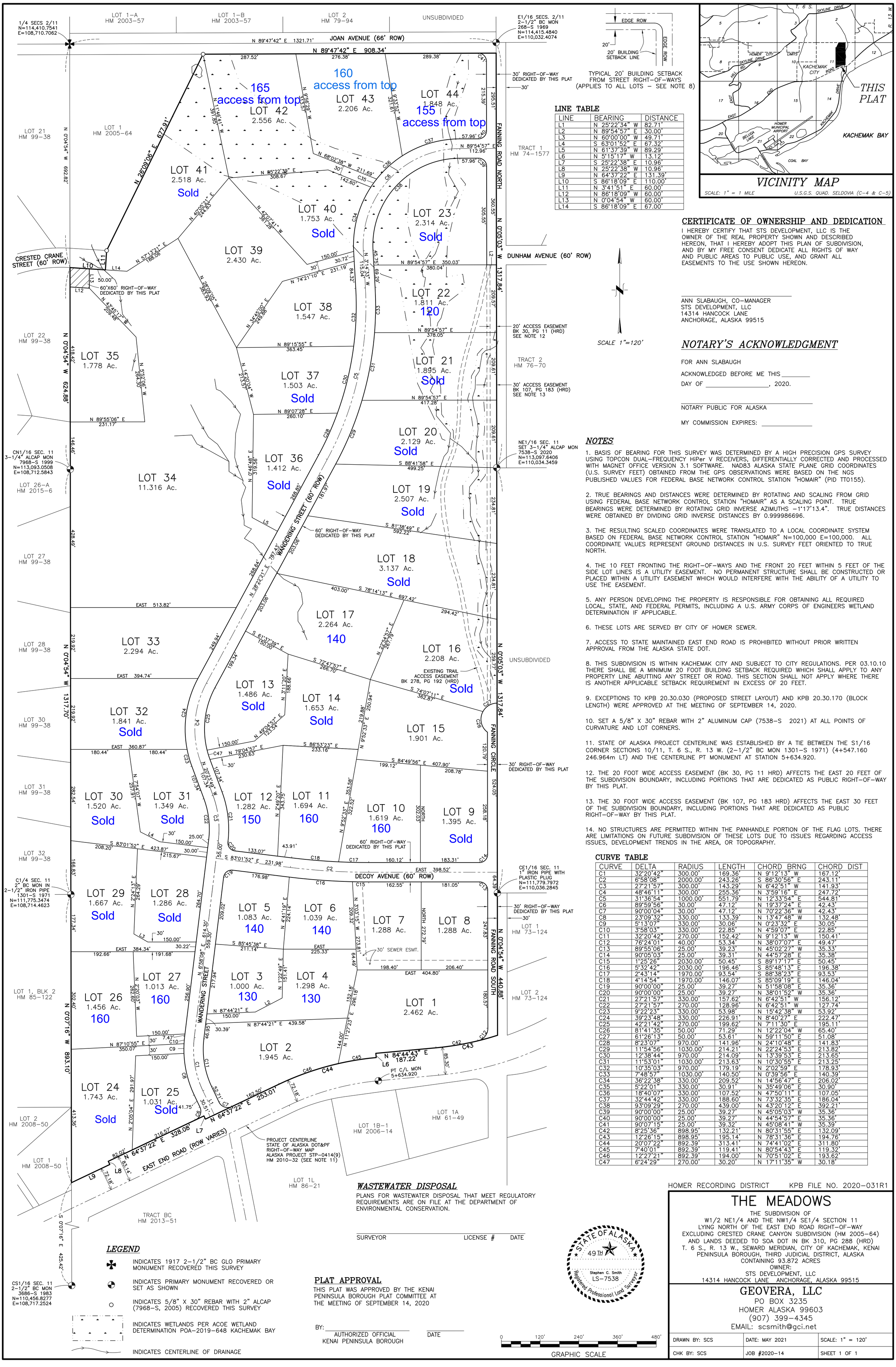

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 25°22'34" W	82.71'
L2	N 89°54'57" E	30.00'
L3	N 60°00'00" W	49.71'
L4	S 63°01'52" E	67.32'
L5	N 61°37'39" W	89.29'
L6	N 5°15'17" W	13.12'
L7	S 25°22'38" E	10.96'
L8	N 25°22'38" W	10.96'
L9	N 64°37'22" E	131.39'
L10	S 86°18'09" E	110.00'
L11	N 3°41'51" E	60.00'
L12	N 86°18'09" W	60.00'
L13	N 0°04'54" W	60.00'
L14	S 86°18'09" E	67.00'

VICINITY MAP

SCALE: 1" = 1 MILE — U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT STS DEVELOPMENT, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT 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.

ANN SLABAUGH, CO-MANAGER
STS DEVELOPMENT, LLC
14314 HANCOCK LANE
ANCHORAGE, ALASKA 99515

NOTARY'S ACKNOWLEDGMENT

FOR ANN SLABAUGH

ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2020.

_____
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". 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 FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. THE 10 FEET FRONTING THE RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A 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.

5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER.

7. ACCESS TO STATE MAINTAINED EAST END ROAD IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.

8. THIS SUBDIVISION IS WITHIN KACHEMAK CITY AND SUBJECT TO CITY REGULATIONS. PER 03.10.10 THERE SHALL BE A MINIMUM 20 FOOT BUILDING SETBACK REQUIRED WHICH SHALL APPLY TO ANY PROPERTY LINE ABUTTING ANY STREET OR ROAD. THIS SECTION SHALL NOT APPLY WHERE THERE IS ANOTHER APPLICABLE SETBACK REQUIREMENT IN EXCESS OF 20 FEET.

9. EXCEPTIONS TO KPB 20.30.030 (PROPOSED STREET LAYOUT) AND KPB 20.30.170 (BLOCK LENGTH) WERE APPROVED AT THE MEETING OF SEPTEMBER 14, 2020.

10. SET A 5/8" X 30" REBAR WITH 2" ALUMINUM CAP (7538-S 2021) AT ALL POINTS OF CURVATURE AND LOT CORNERS.

11. STATE OF ALASKA PROJECT CENTERLINE WAS ESTABLISHED BY A TIE BETWEEN THE S1/16 CORNER SECTIONS 10/11, T. 6 S., R. 13 W. (2-1/2" BC MON 1301-S 1971) (4+547.160 246.964m LT) AND THE CENTERLINE PT MONUMENT AT STATION 5+634.920.

12. THE 20 FOOT WIDE ACCESS EASEMENT (BK 30, PG 11 HRD) AFFECTS THE EAST 20 FEET OF THE SUBDIVISION BOUNDARY, INCLUDING PORTIONS THAT ARE DEDICATED AS PUBLIC RIGHT-OF-WAY BY THIS PLAT.

13. THE 30 FOOT WIDE ACCESS EASEMENT (BK 107, PG 183 HRD) AFFECTS THE EAST 30 FEET OF THE SUBDIVISION BOUNDARY, INCLUDING PORTIONS THAT ARE DEDICATED AS PUBLIC RIGHT-OF-WAY BY THIS PLAT.

14. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS. THERE ARE LIMITATIONS ON FUTURE SUBDIVISION OF THESE LOTS DUE TO ISSUES REGARDING ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	32°20'42"	300.00'	169.36'	N 9°12'13" W	167.12'
C2	6°58'08"	2000.00'	243.26'	S 86°30'56" E	243.11'
C3	27°21'57"	300.00'	143.29'	N 6°42'51" W	141.93'
C4	48°46'11"	300.00'	255.36'	N 3°59'16" E	247.72'
C5	31°36'54"	1000.00'	551.79'	N 12°33'54" E	544.81'
C6	89°59'56"	30.00'	47.12'	N 19°37'24" E	42.43'
C7	90°00'04"	30.00'	47.12'	N 70°22'36" W	42.43'
C8	23°09'32"	330.00'	133.39'	N 13°47'48" W	132.48'
C9	5°13'07"	330.00'	30.06'	N 0°23'32" E	30.05'
C10	3°58'03"	330.00'	22.85'	N 4°59'07" E	22.85'
C11	32°20'42"	270.00'	152.42'	N 9°12'13" W	150.41'
C12	76°24'01"	40.00'	53.34'	N 38°07'07" E	49.47'
C13	89°55'06"	25.00'	39.23'	N 45°02'27" W	35.33'
C14	90°05'03"	25.00'	39.31'	N 44°57'28" E	35.38'
C15	1°25'26"	2030.00'	50.45'	S 89°17'17" E	50.45'
C16	5°32'42"	2030.00'	196.46'	S 85°48'13" E	196.38'
C17	2°43'14"	1970.00'	93.54'	S 88°38'23" E	93.53'
C18	4°14'54"	1970.00'	146.07'	S 85°09'19" E	146.04'
C19	90°00'00"	25.00'	39.27'	N 51°58'08" E	35.36'
C20	90°00'00"	25.00'	39.27'	N 38°01'52" W	35.36'
C21	27°21'57"	330.00'	157.62'	N 6°42'51" W	156.12'
C22	27°21'57"	270.00'	128.96'	N 6°42'51" W	127.74'
C23	9°22'23"	330.00'	53.98'	N 15°42'38" W	53.92'
C24	39°23'48"	330.00'	226.91'	N 8°40'27" E	222.47'
C25	42°21'42"	270.00'	199.62'	N 7°11'30" E	195.11'
C26	81°41'35"	50.00'	71.29'	N 12°22'04" W	65.40'
C27	61°26'13"	50.00'	53.61'	N 59°11'50" E	51.08'
C28	8°23'07"	970.00'	141.96'	N 24°10'48" E	141.83'
C29	11°54'56"	1030.00'	214.21'	N 22°24'53" E	213.82'
C30	12°38'44"	970.00'	214.09'	N 13°39'53" E	213.65'
C31	11°53'01"	1030.00'	213.63'	N 10°30'55" E	213.25'
C32	10°35'03"	970.00'	179.19'	N 2°02'59" E	178.93'
C33	7°48'57"	1030.00'	140.50'	N 0°39'56" E	140.39'
C34	36°22'38"	330.00'	209.52'	N 14°56'47" E	206.02'
C35	5°22'01"	330.00'	30.91'	N 35°49'06" E	30.90'
C36	18°40'07"	330.00'	107.52'	N 47°50'11" E	107.05'
C37	32°44'42"	330.00'	188.60'	N 73°32'35" E	186.04'
C38	93°09'29"	270.00'	439.00'	N 43°20'12" E	392.21'
C39	90°00'00"	25.00'	39.27'	N 45°05'03" W	35.36'
C40	90°00'00"	25.00'	39.27'	N 44°54'57" E	35.36'
C41	90°07'15"	25.00'	39.32'	N 45°08'41" W	35.39'
C42	8°25'36"	898.95'	132.21'	N 80°31'55" E	132.09'
C43	12°26'15"	898.95'	195.14'	N 78°31'36" E	194.76'
C44	20°07'22"	892.39'	313.41'	N 74°41'02" E	311.80'
C45	7°40'01"	892.39'	119.41'	N 80°54'43" E	119.32'
C46	12°27'21"	892.39'	194.00'	N 70°51'02" E	193.62'
C47	6°24'29"	270.00'	30.20'	N 17°11'35" W	30.18'

WASTEWATER DISPOSAL

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

SURVEYOR — LICENSE # — DATE

STATE OF ALASKA
49TH
Stephen C. Smith
LS-7538
Registered Professional Land Surveyor

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF SEPTEMBER 14, 2020

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

HOMER RECORDING DISTRICT — KPB FILE NO. 2020-031R1

THE MEADOWS

THE SUBDIVISION OF
W1/2 NE1/4 AND THE NW1/4 SE1/4 SECTION 11
LYING NORTH OF THE EAST END ROAD RIGHT-OF-WAY
EXCLUDING CRESTED CRANE CANYON SUBDIVISION (HM 2005-64)
AND LANDS DEEDED TO SOA DOT IN BK 310, PG 288 (HRD)
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF KACHEMAK, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 93.872 ACRES
OWNER:
STS DEVELOPMENT, LLC
14314 HANCOCK LANE ANCHORAGE, ALASKA 99515

GEOVERA, LLC
PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS	DATE: MAY 2021	SCALE: 1" = 120'
CHK BY: SCS	JOB #2020-14	SHEET 1 OF 1