

LEGEND

- ★ FOUND GLO BC (1940)
- ⊕ FOUND BRASS CAP 3686-S (1977), PER HM 77-28
- SET 2" B.C. ON 3/4" G.I.P.

LINE	LENGTH	BEARING
1	209.92	S48°45'50"W
2	76.71	S07°10'27"W
3	60.00	S71°20'04"E
4	148.90	S18°39'56"W
5	173.90	S18°39'56"W
6	76.71	S07°10'27"W
7	61.45	S48°45'50"W
8	42.42	S06°00'00"E
9	60.00	S84°00'00"W
10	119.62	N84°00'00"E
11	119.62	N84°00'00"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	195.99	270.00	41°35'23"	191.71	S27°58'08"W
C2	66.19	330.00	11°29'29"	66.07	N12°55'11"E
C3	54.15	270.00	11°29'29"	54.06	N12°55'11"E
C4	239.54	330.00	41°35'23"	234.32	S27°58'08"W
C5	92.00	270.00	19°31'22"	91.55	N39°00'09"E
C6	87.50	50.00	100°15'43"	76.75	S49°56'14"W
C7	92.55	330.00	16°04'05"	92.24	S87°57'57"E
C8	75.72	270.00	16°04'05"	75.47	S87°57'57"E
C9	104.72	1000.00	06°00'00"	104.67	S87°00'00"W
C10	111.00	1060.00	06°00'00"	110.95	S87°00'00"W

NOTES

1. BUILDING SETBACK-- A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. WASTEWATER DISPOSAL; THESE PARCELS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. 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.
4. THE BASIS OF BEARINGS IS HM77-28, COMPUTED FROM THE W 1/16 COR. SECTIONS 7 & 18, TO THE N 1/4 COR. OF SECTION 7 AS N13°49'23"E 5439.88', MEASURED THIS SURVEY AS N13°49'23" E 5440.12'
5. EXCEPTIONS GRANTED BY KENAI PENINSULA BOROUGH ON 8/27/01:
 - KPB 20.20.180 (DEPTH TO WIDTH RATIO)
 - KPB 20.20.160 (BLOCK LENGTH)
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 AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
7. SET A 2" DIAMETER STAMPED ALUMINUM CAP ON 5/8" DIAMETER REBAR AT ALL LOT ANGLE POINTS AND POINTS OF CURVATURE, UNLESS SHOWN OTHERWISE.

2002-39
 HOMER REG DIST
 Date: 9/9/2002
 Time: 1:2 P.M.
 Requested By: Moser
 Address: _____

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the real property shown and described hereon, and 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.

Cloyd T. Moser
 CLOYD T. MOSER
 725 Christensen Drive, Suite 6
 Anchorage, AK 99501
 as owner of 50% unsubdivided interest per Bk.315, Pg.26;
 and as P.O.A. per Bk.315, Pg.27 for
 JOHN A. BLACK
 3536 Paulding Ave.
 Bronx, NY 10469
 as owner of 50% unsubdivided interest per Bk.315, Pg.26;

NOTARY'S ACKNOWLEDGMENT

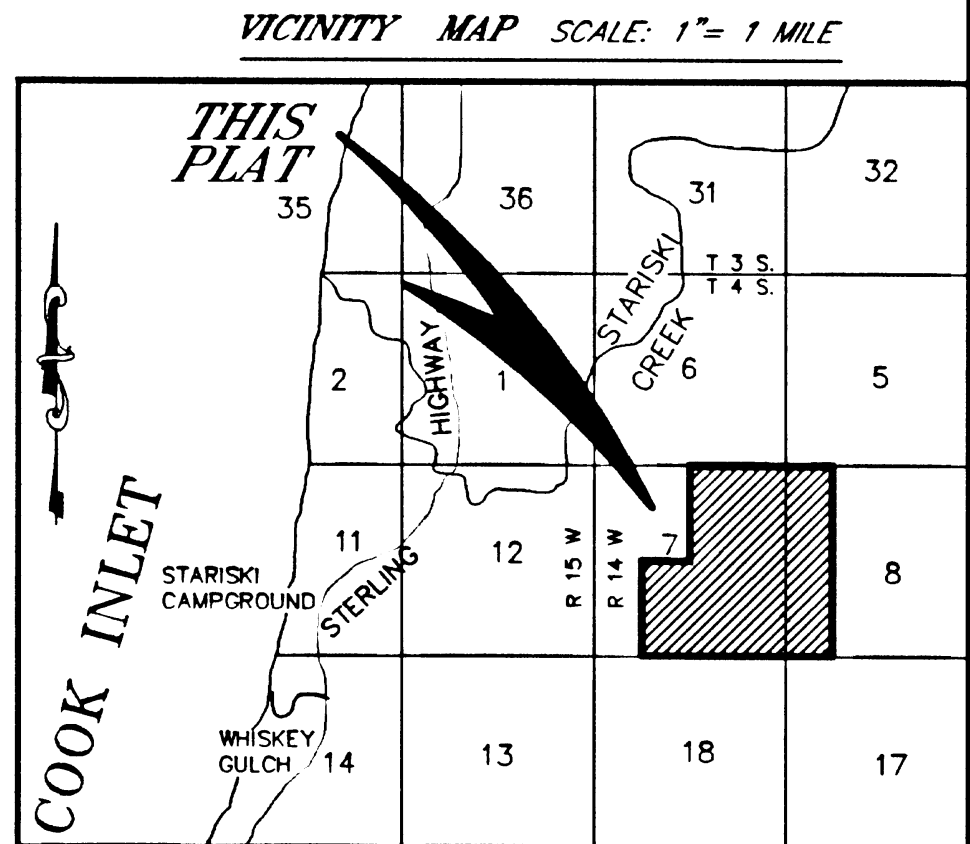
For Cloyd T. Moser
 Subscribed and sworn to before me this 11 day of July, 2002
[Signature]
 Notary public for Alaska My Commission Expires 2-10-2006

NOTARY'S ACKNOWLEDGMENT

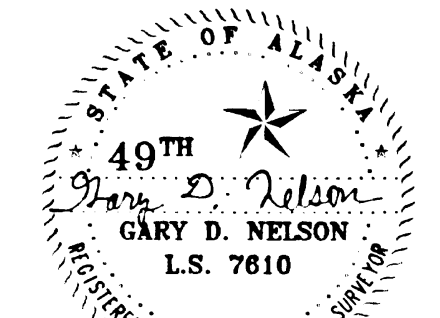
For CHARLES D. AALFS
 Subscribed and sworn to before me this 10 day of July, 2002
[Signature]
 Notary public for Alaska My Commission Expires 5/10/06

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 27, 2001.
 KENAI PENINSULA BOROUGH
 BY *[Signature]*
 Authorized Official KPB FILE No. 2001-142



DATE	November, 2001
SCALE	1" = 300'
GRID No.	AP-2
JOB No.	3511
DRAWING:	3511b



EVERGREEN MEADOWS SUBD.

A SUBDIVISION OF THE E1/2 SW1/4 AND THE E1/2 OF SEC. 7 TOGETHER WITH THE W1/2 W1/2 (ALLOQUOT) SECTION 8, T4S, R14W, S.M. KENAI PENINSULA BOROUGH ALASKA IN THE HOMER RECORDING DISTRICT, ALASKA CONTAINING 560.040 ACRES

ABILITY SURVEYS
 GARY D. NELSON, P.L.S.
 (907) 235-9440
 152 DEHEL AVE., HOMER, ALASKA