

VICINITY 1" = 1 mile MAP

# HYLEN 2021 ADDITION

A subdivision of Tract B Hylan 2008 Addn., HRD 2009-2.  
Located in the SE1/4 Section 34, T1S R14W, SM, Ninilchik, Alaska.  
Homer Recording District Kenai Peninsula Borough File 2021-024

Prepared for  
Eric L. Hylan  
4637 W. Buckskin Dr.  
Elroy, AZ 85131

Prepared by  
Johnson Surveying  
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SCALE 1" = 100' 19.045 Acres  
13 December, 2020

## NOTES

- A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
- 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.
- Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetlands determination, if applicable.
- This property is affected by an electric easement granted in HRD book 18 page 206. This is a general easement, no definite location given.
- A 40' side slope road construction and maintenance easement is granted within the west boundaries of Lot 1 & Tract C from the intersection to the cul-de-sac.
- 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).

2021-58  
Plat #  
Homer  
Rec. Dist.  
12/03 2021  
DATE  
TIME 12:08 P.M.

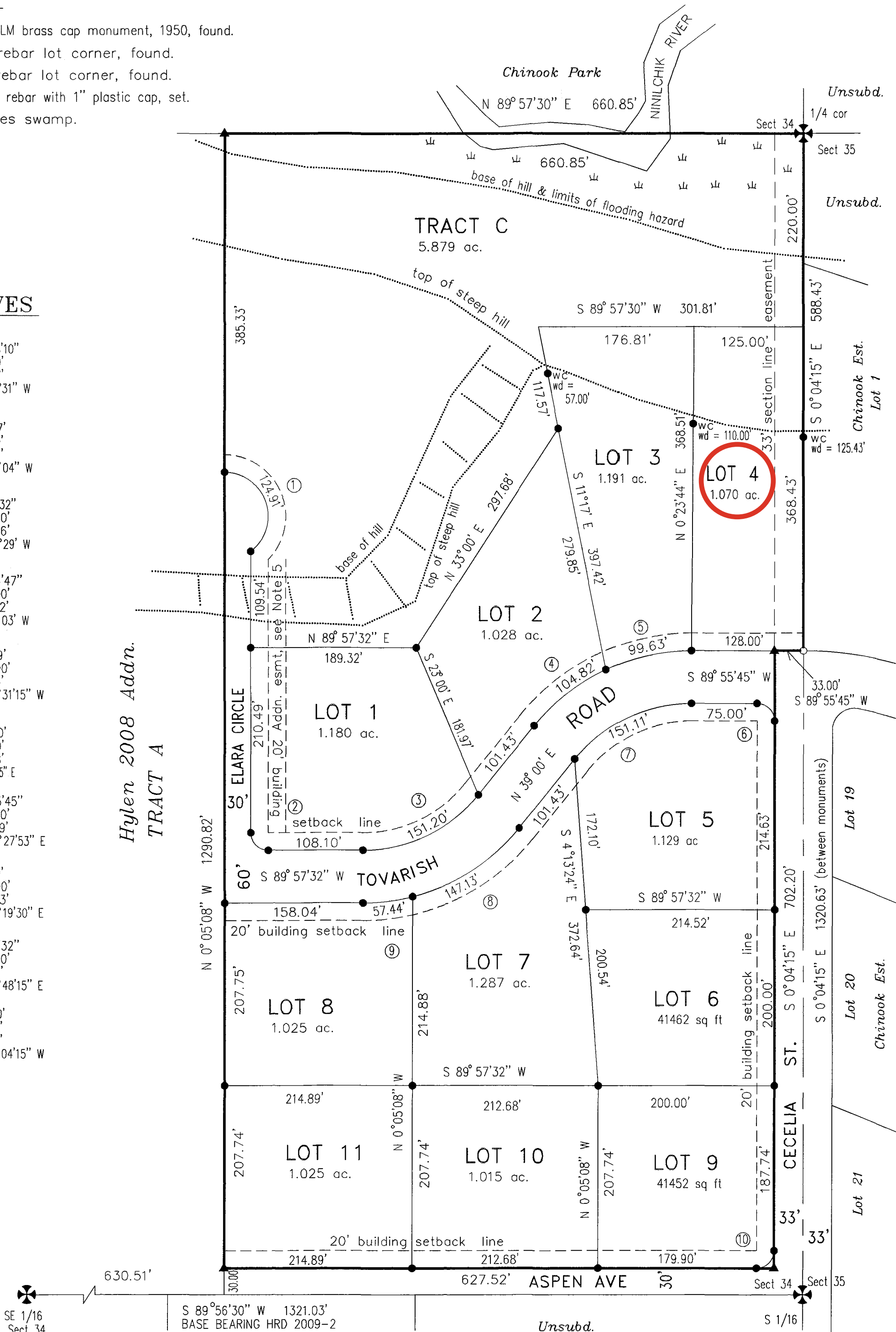
## LEGEND

- 3/2" USBLM brass cap monument, 1950, found.
- 5/8" rebar lot corner, found.
- 1/2" rebar lot corner, found.
- 1/2" x 4' rebar with 1" plastic cap, set.
- indicates swamp.

## CURVES

- $\Delta = 143^{\circ}08'10''$   
 $R = 50.00'$   
 $C = 94.87'$   
 $CB = N 18^{\circ}31' W$
- $\Delta = 89^{\circ}57'$   
 $R = 20.00'$   
 $C = 28.27'$   
 $CB = N 45^{\circ}04' W$
- $\Delta = 50^{\circ}57'32''$   
 $R = 170.00'$   
 $C = 146.26'$   
 $CB = S 64^{\circ}29' W$
- $\Delta = 26^{\circ}06'47''$   
 $R = 230.00'$   
 $C = 103.92'$   
 $CB = S 52^{\circ}03' W$
- $\Delta = 24^{\circ}49'$   
 $R = 230.00'$   
 $C = 98.85'$   
 $CB = S 77^{\circ}31'15'' W$
- $\Delta = 90^{\circ}00'$   
 $R = 20.00'$   
 $C = 28.28'$   
 $CB = S 45^{\circ}04'15'' E$
- $\Delta = 50^{\circ}55'45''$   
 $R = 170.00'$   
 $C = 146.19'$   
 $CB = N 64^{\circ}27'53'' E$
- $\Delta = 36^{\circ}39'$   
 $R = 230.00'$   
 $C = 144.63'$   
 $CB = N 57^{\circ}19'30'' E$
- $\Delta = 14^{\circ}18'32''$   
 $R = 230.00'$   
 $C = 57.29'$   
 $CB = N 82^{\circ}48'15'' E$
- $\Delta = 90^{\circ}00'$   
 $R = 20.00'$   
 $C = 28.28'$   
 $CB = S 45^{\circ}04'15'' W$

Hylan 2008 Addn.  
TRACT A



## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 12 April, 2021.

KENAI PENINSULA BOROUGH

By: [Signature] 12/2/21  
Authorized Official Date

## CERTIFICATE OF ACCEPTANCE

The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of the Kenai Peninsula Borough for public purposes the real property to be dedicated by this plat including easements, Rights-Of-Way, alleys and other public areas shown on this plat. The acceptance of the lands for public use or public purpose does not obligate the public or any governing body to construct, operate, or maintain improvements.

By: [Signature] 12/2/21  
Authorized Official Platting Manager Date

## WASTEWATER DISPOSAL

TRACT C  
20.40.030  
This lot is at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

LOTS 1 - 11  
20.40.040  
Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

[Signature] CE13353 8 Oct 2021  
Engineer License # Date

## FLOOD HAZARD NOTICE

Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district, ( Flood Panel 02122C-1620E ) as of the date this plat is recorded with the district recorders office. ( Flood Zones A & X ). Prior to development, the Kenai Peninsula floodplain administrator should be contacted for current information and restrictions. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

## ANADROMOUS WATERS NOTICE

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as it may be amended, for restrictions that affect development in this subdivision.

## OWNERSHIP CERTIFICATE & DEDICATION

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 ROWs to public use and grant all easements to the use shown.

[Signature]  
Eric L. Hylan  
4637 W. Buckskin Dr. Elroy, AZ 85131

## NOTARY'S JURAT

For: Eric L. Hylan  
Subscribed and sworn to before me this 18

day of November, 2021

[Signature]  
Notary Public for South Dakota  
My commission expires March 1, 2027

