

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.04	S26°07'03"W
L2	20.05	S00°01'08"E
L3	30.00	S89°53'58"W
L4	30.00	S89°53'58"W
L5	30.00	N89°58'52"E
L6	30.00	N89°58'52"E
L7	30.00	N89°58'52"E
L8	30.00	N89°58'52"E
L9	20.00	S49°12'41"E
L10	20.00	N55°02'58"E
L11	30.00	S00°06'02"E
L12	30.00	S00°06'02"E
L13	45.04	S26°07'03"W
L14	45.04	S26°07'03"W
L15	30.00	S89°58'12"W
L16	30.00	S89°58'12"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	137.28	300.00	26°13'05"
C2	136.85	300.00	26°08'11"
C3	70.75	330.00	12°17'01"
C4	44.98	25.00	103°04'33"
C5	39.23	25.00	89°55'06"
C6	18.69	25.00	42°50'01"
C7	73.06	50.00	83°43'22"
C8	42.86	50.00	49°06'39"
C9	48.13	50.00	55°09'00"
C10	67.79	50.00	77°41'00"
C11	18.69	25.00	42°50'00"
C12	123.55	270.00	26°13'05"
C13	158.61	330.00	27°32'18"
C14	61.93	270.00	13°08'32"
C15	79.79	330.00	13°51'10"

CERTIFICATE OF OWNERSHIP

I hereby certify that Quality Services, Inc. is the owner of the real property shown and described hereon, and that Quality Services, Inc. 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.

Joel Murney, as President
Quality Services, Inc.
P.O. Box 1071
Anchor Point, AK 99556

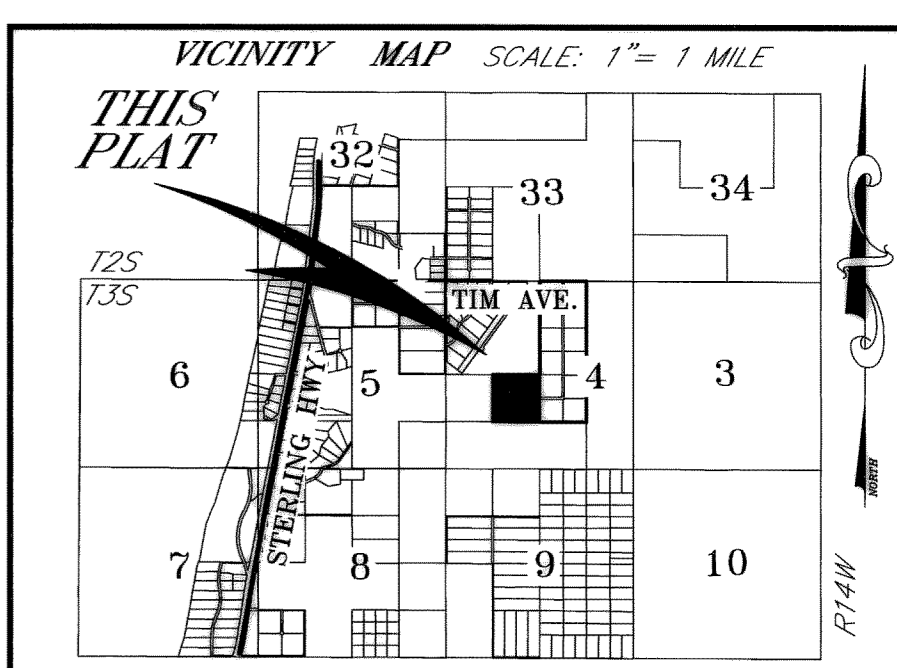
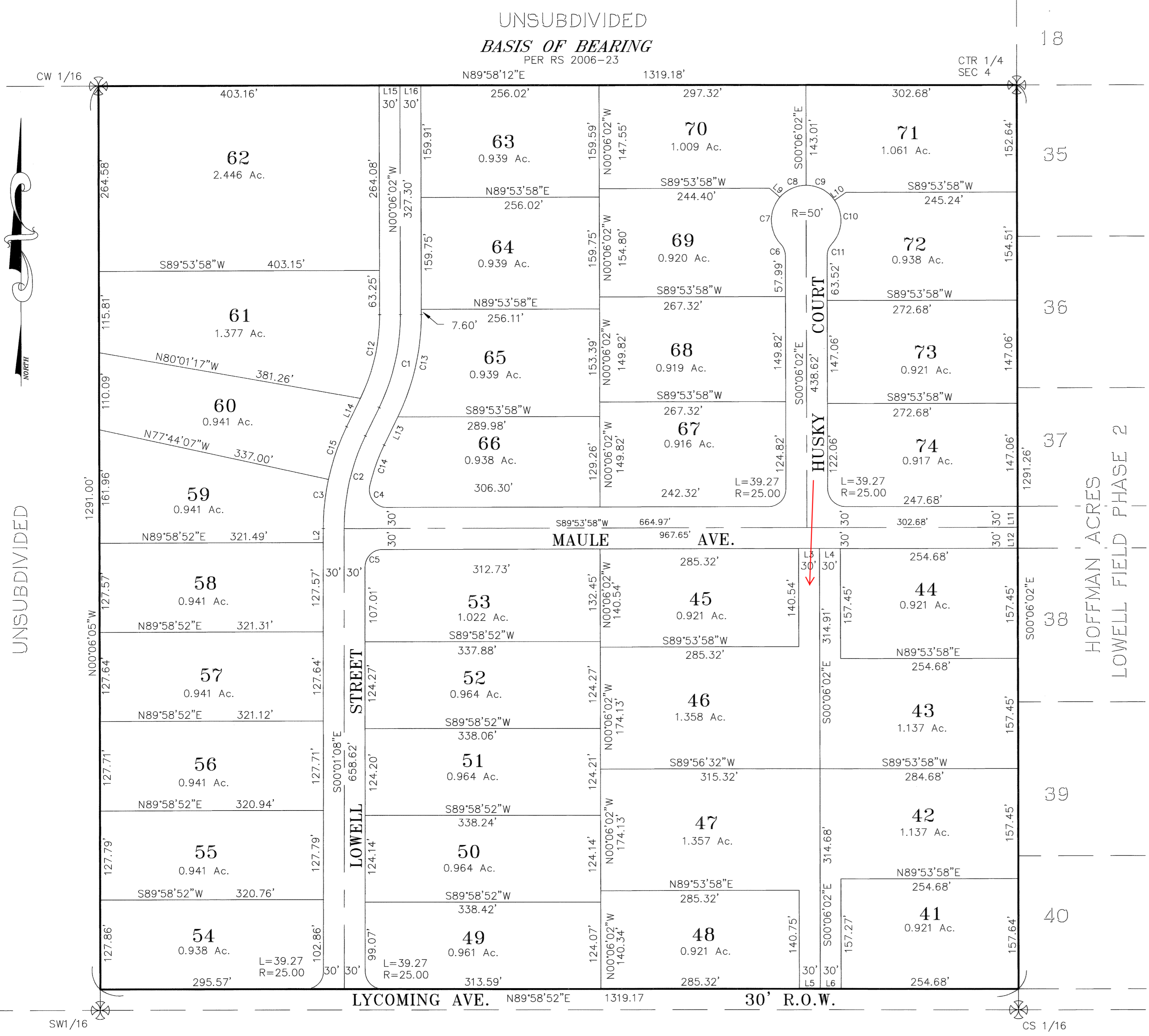


NOTARY'S ACKNOWLEDGMENT

For Joel Murney
Subscribed and sworn to before me this 30th day
of May, 2007.
Gary D. Nelson
Notary public for Alaska My Commission Expires 8-31-09

NOTES

- A 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.
- THE FRONT 10 FEET OF THE 20' 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.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK OF LOTS 45 AND 67 ALONG MAULE AVE. IS ALSO A ROAD BACKSLOPE CONSTRUCTION AND MAINTENANCE EASEMENT.
- THE ENTIRE 20 FOOT BUILDING SETBACK OF LOTS 66 AND 53 ALONG MAULE AVE. IS ALSO A ROAD BACKSLOPE CONSTRUCTION AND MAINTENANCE EASEMENT.
- 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).
- 2" ALUMINUM CAP ON 5/8" REBAR PLACED AT ALL PROPERTY CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
- NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT(S).
- AIRCRAFT USAGE ON A BOROUGH RIGHT-OF-WAY IS NOT A COMPATIBLE USE AND WILL NOT BE PERMITTED.



- LEGEND**
- ⊕ SET 2" AL. CAP ON 5/8" REBAR AT ALL PROPERTY CORNERS
 - ⊗ FOUND 2-1/2" GLO BRASS CAP
 - ⊗ 2-1/2" BRASS CAP ON 3/4" C.I.P. 7610-S (2006) PER RS-2006-23

WASTEWATER NOTE
WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES FOR LOTS 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

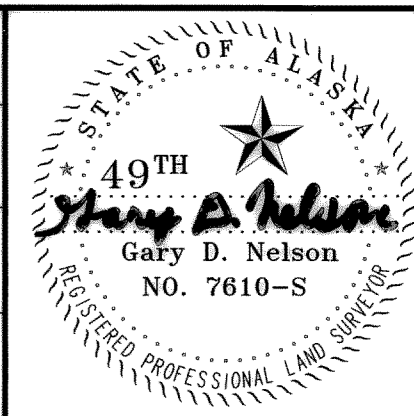
Gene A. Burt
ENGINEER
CE 8300
LICENSE #
5-30-07
DATE

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of APRIL 9, 2007 KENAI PENINSULA BOROUGH
By *Mark A. Burt*
Authorized Official

2007-38
Homer REC DIST
Date 5/31 2007
Time 12:58 P.M.
Requested By *Murney*
Address _____

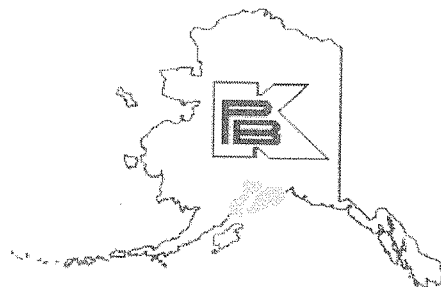
KPB FILE No. 2007-097

DATE	05-17-07
SCALE	1" = 100'
JOB No.	4130
DRAWING:	4130



**HOFFMAN ACRES
LOWELL FIELD PHASE 3**
A REPLAT OF HOFFMAN ACRES LOWELL FIELD PHASE 2, TRACT B-2, (HM2007-06), LOCATED WITHIN THE SW1/4 SEC. 4, T35, R14W, S. M., KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, HOMER RECORDING DISTRICT, CONTAINING 39.101 ACRES

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



KENAI PENINSULA BOROUGH

Finance Department

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441, Ext. 2304

PHONE: (907) 714-2304 • FAX: (907) 714-2376

www.borough.kenai.ak.us

**JOHN J. WILLIAMS
BOROUGH MAYOR**

CERTIFICATE OF TAX DEPARTMENT

I, Rhonda K. Krohn, Property Tax and Collections Supervisor for the Kenai Peninsula Borough, do hereby certify that all real property taxes levied by the Kenai Peninsula Borough through December 31, 2006 have been paid for the area(s) described as:

SUBDIVISION: HOFFMAN ACRES LOWELL FIELD PHASE 3

PARCEL #: 15936038

T 3S R 14W SEC 4 Seward SW HM 2006036 HOFFMAN ACRES LOWELL FIELD PHASE 1 TRACT B

Effective January 1, 2007, the 2007 estimated taxes of \$ 2,217.93 were paid on the above property(s). However, if the estimated taxes are less than the actual taxes levied on July 1, 2007, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 22 May 2007.

Rhonda K. Krohn
Property Tax and Collections Supervisor

Handwritten vertical text: Hoffman 2007-38