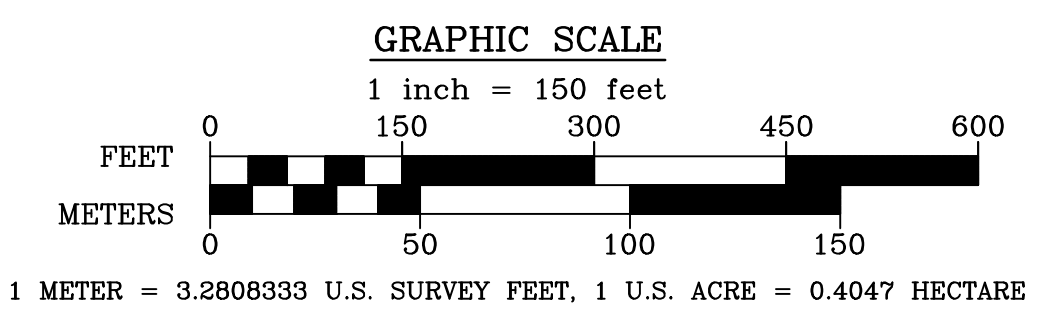


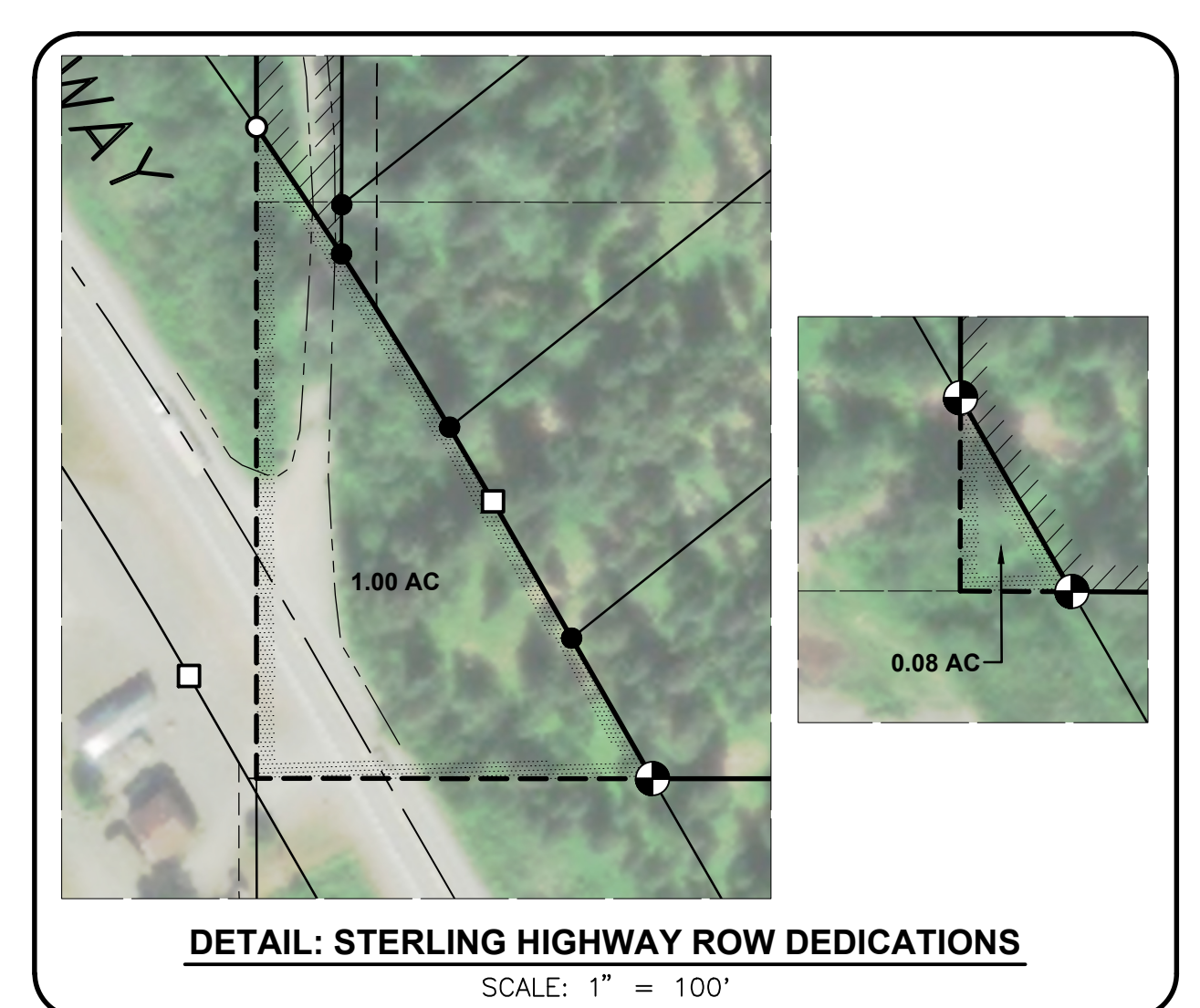
VICINITY MAP
USGS QUAD SELDOVIA (C-5, D-5) 2018 SCALE: 1" = 1 MILE



1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

PLAN OF SURVEY ATTACHMENT C

LEGEND	
	BLM/GLO MONUMENT OF RECORD
	PRIMARY MONUMENT TO BE SET THIS SURVEY
	PRIMARY MONUMENT OF RECORD
	SECONDARY MONUMENT TO BE SET THIS SURVEY
	SECONDARY MONUMENT OF RECORD
	DOT/PF CONCRETE ROW MARKER OF RECORD
	BLOCK NUMBER
	EASEMENT LINE
	SURVEYED LINE
	MEAN HIGH WATER
	WETLAND AREAS
	PUBLIC ROW TO BE DEDICATED TO DOT&PF
	PUBLIC ROW TO BE DEDICATED THIS PLAT



DETAIL: STERLING HIGHWAY ROW DEDICATIONS
SCALE: 1" = 100'

- NOTES**
- TWO TRIANGULAR AREAS UNDERLYING THE STERLING HIGHWAY RIGHT-OF-WAY WILL BE DEDICATED TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR ROADWAY PURPOSES. THE REMAINING RIGHTS-OF-WAY WILL BE DEDICATED TO THE PUBLIC.
 - THERE IS A 20-FOOT WIDE PUBLIC UTILITY EASEMENT AND BUILDING SETBACK ALONG & ABUTTING ROAD RIGHTS-OF-WAY AS INDICATED ON THIS PLAN.
 - PUBLIC RIGHTS-OF-WAY TO BE DEDICATED THIS PLAT: ALUT AVENUE, MOTOR WAY (ADL 232162), ARTIST DRIVE, LANDSCAPE CIRCLE, VINCE ROAD, AND THOSE PORTIONS UNDERLYING THE STERLING HIGHWAY (SEE NOTE 1).
 - ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50-FOOT (50') EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
 - ADDITIONAL RESERVATIONS AND/OR RESTRICTIONS MAY BE REQUIRED THROUGH THE KENAI PENINSULA BOROUGH (KPB).
 - PRIOR TO CONSTRUCTION OF ANY STRUCTURE, DRIVEWAY, OR WASTE DISPOSAL SYSTEM, PURCHASERS SHOULD CONTACT KPB FOR ANY PERMITS OR FOR REQUIRED SETBACKS FROM WATER BODIES, STEEP SLOPES, LOT LINES, AND EASEMENTS.
 - EMERGENCY SERVICES MAY BE LIMITED WITHIN THE SUBDIVISION UNTIL ROADS ARE UPGRADED TO KPB STANDARDS.
 - ADDITIONAL NOTES WILL BE NEEDED ON PLAT AS REQUIRED BY KPB, INCLUDING KPB WASTEWATER NOTE, KPB SETBACK NOTE, ARMY CORPS WETLANDS NOTE, AND OTHERS.
 - SUBDIVISION IS PROPOSED TO BE RE-ZONED INTO THE R-1 LOCAL OPTION ZONE.

DATES OF SURVEY:	SURVEYOR:
BEGINNING: TBD 2026	DNR, DMLW, SURVEY SECTION 550 W. 7TH AVE., SUITE 650 ANCHORAGE, AK 99501-3576
ENDING: TBD 2026	PHONE: 907-269-8523

STATE OF ALASKA
DEPARTMENT OF MINING, LAND & WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2026-14

PLAN OF SURVEY ANCHOR POINT HEIGHTS SUBDIVISION

A SUBDIVISION OF
THE NE1/4 NE1/4, E1/2 NW1/4 NE1/4,
NW1/4 NW1/4 NE1/4, & N1/2 SW1/4 NW1/4 NE1/4
OF SURVEYED SECTION 13,
TOWNSHIP 5 SOUTH, RANGE 15 WEST
SEWARD MERIDIAN, ALASKA

CREATING
LOTS 1-9, BLOCK 1,
LOTS 1-5, BLOCK 2, AND TRACT A
CONTAINING 75.0 ACRES MORE OR LESS

HOMER RECORDING DISTRICT

DRAWN BY: LLL	APPROVAL RECOMMENDED
DATE: 05/27/2026	STATEWIDE PLATTING SUPERVISOR DATE

SCALE: 1"=150'	CHECKED: JMD	SHEET: 1 OF 1	FILE NO.: ASLS 20260014
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