



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/13/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one tract into two tracts.

KPB File No. 2025-117

Petitioner(s) / Land Owner(s): Zachary Markham and Erica Markham Living Trust of Sanibel, FL

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, September 8, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

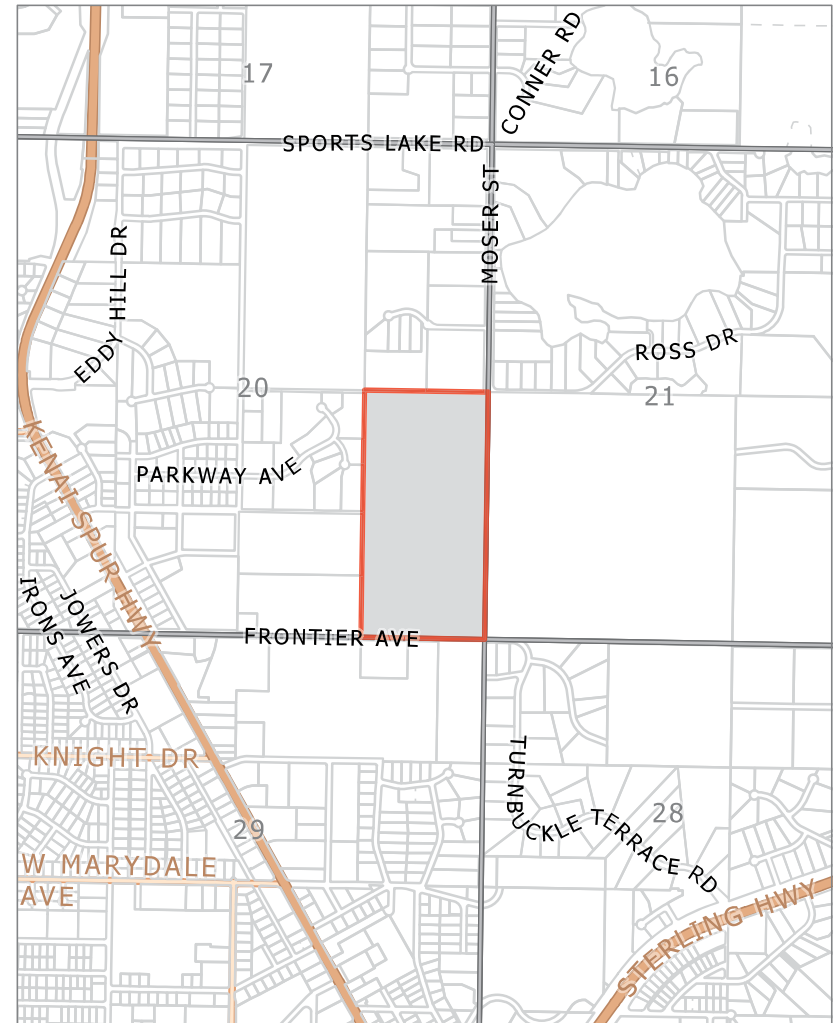
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, September 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

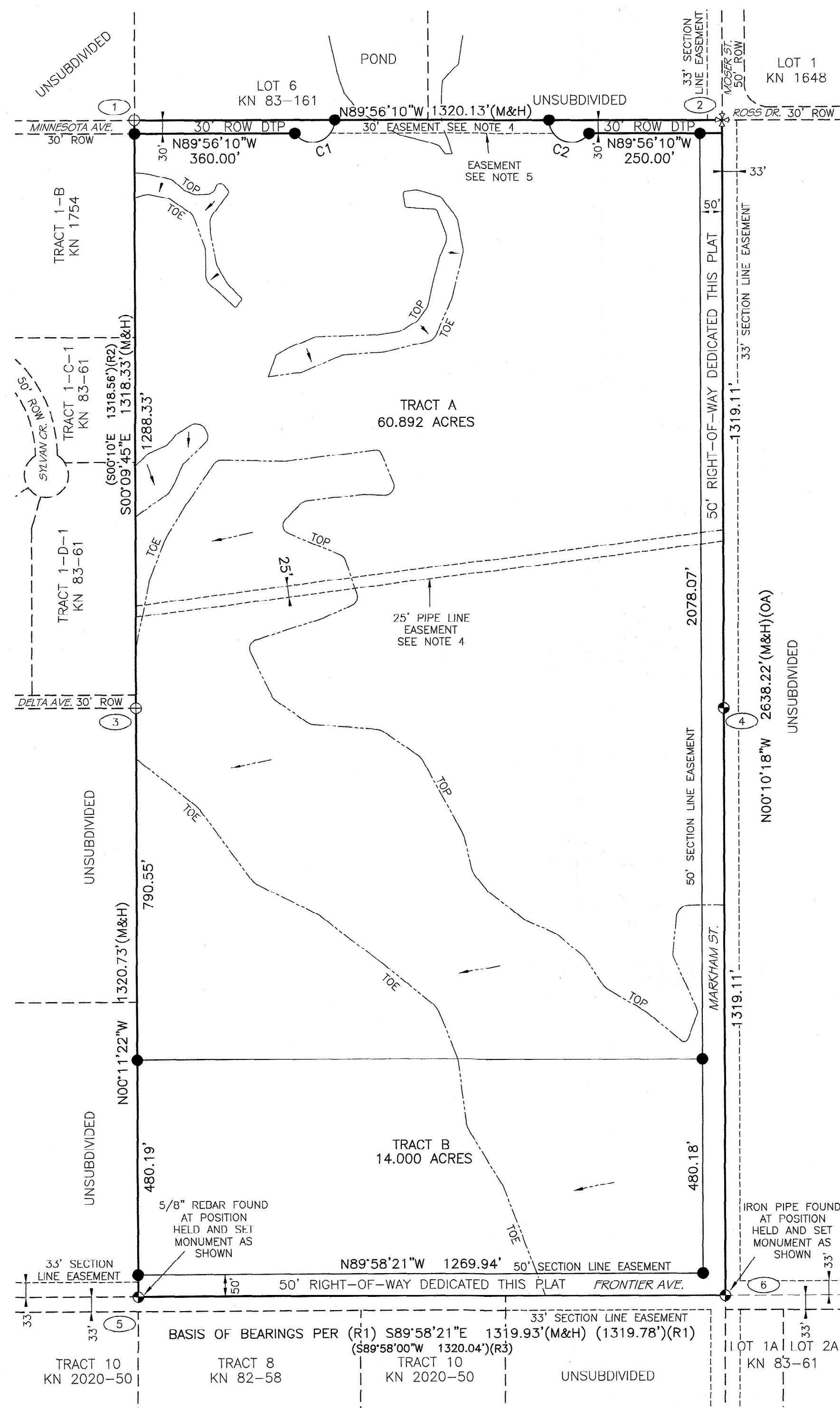
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 8/18/2025

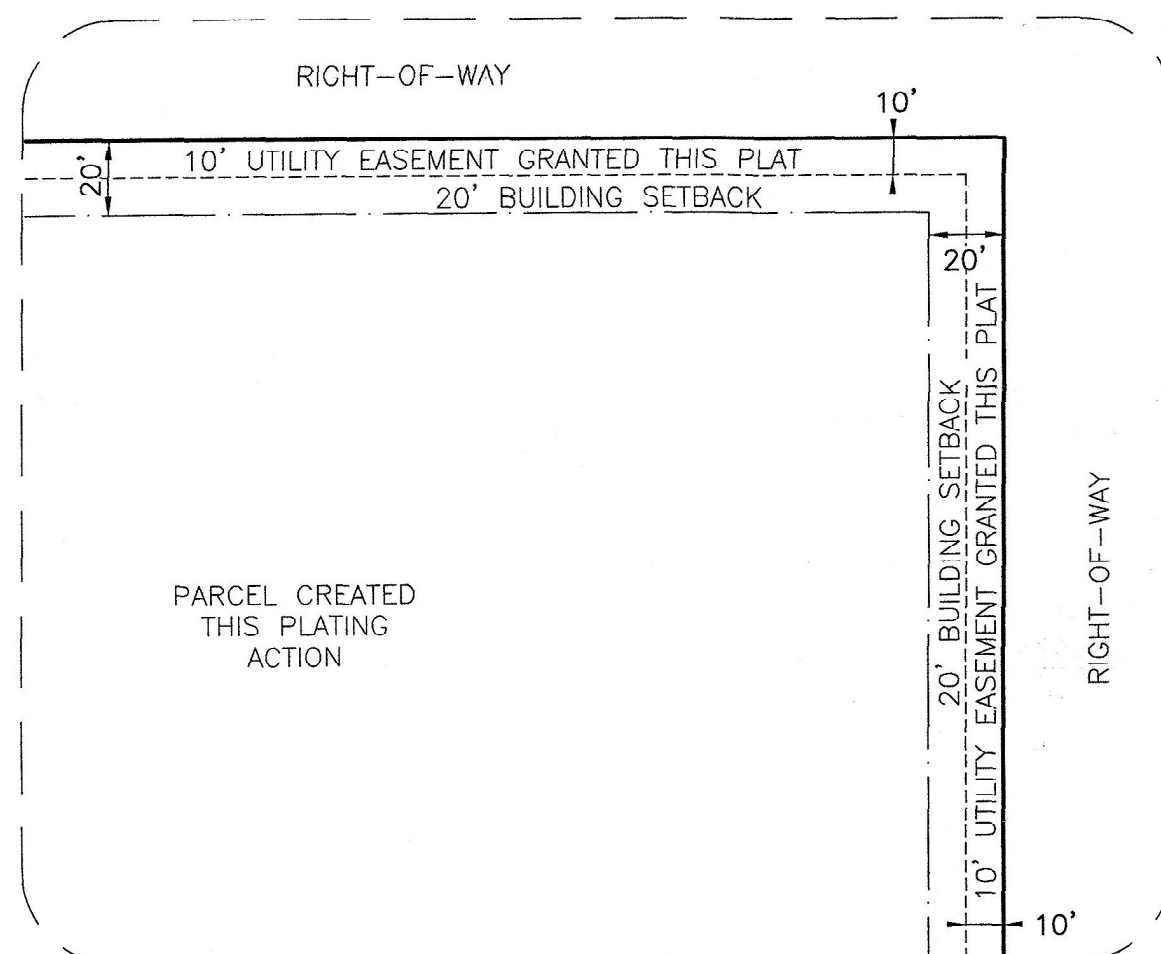


KPB File 2025-117  
T 05N R 10W S20  
Ridgeway





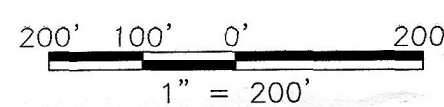
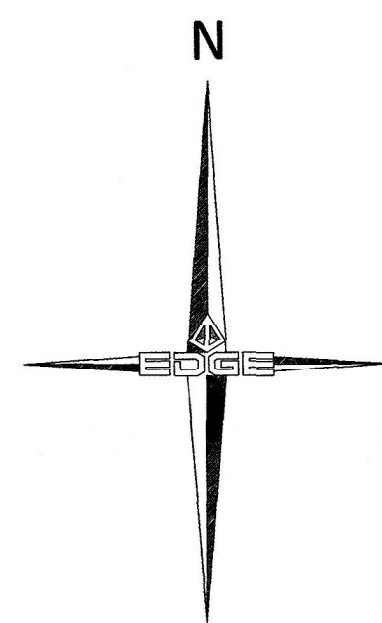
UTILITY EASEMENT AND BUILDING SETBACK TYPICAL - 1"=50'



## PRELIMINARY PLAT

### LEGEND

- FOUND BLM MONUMENT AS REFERENCED
- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
- MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- STEEP SLOPES
- (M&H) MEASURED AND HELD
- (OA) OVER-ALL
- (R#) RECORD DATA, SEE REFERENCE
- DTP DEDICATED THIS PLAT
- ROW RIGHT-OF-WAY



### MONUMENT SUMMARY

- | 1   | 2   | 3   |
|---|---|---|
| CE 1/16<br>SEC 20<br>610-S<br>1970                                      | US GLO<br>1/4<br>S20 S21<br>1937  | SE 1/16<br>SEC 20<br>610-S<br>1967                                      |
| FOUND<br>2-1/2" BRASS<br>MONUMENT<br>0.6' ABOVE GRADE<br>GOOD CONDITION | FOUND<br>2-1/2" BRASS<br>MONUMENT<br>FLUSH WITH GRADE<br>GOOD CONDITION | FOUND<br>2-1/2" BRASS<br>MONUMENT<br>0.6' ABOVE GRADE<br>GOOD CONDITION |
- 
- | 4  | 5  | 6   |
|--|--|---|
| EDGE SURVEY<br>S 1/16<br>+<br>S20 S21<br>13022-S 2025  | EDGE SURVEY<br>E 1/16<br>+<br>S20 S21<br>13022-S 2025  | EDGE SURVEY<br>1/4N R10W<br>S20 S21<br>+<br>S20 S21<br>13022-S 2025 |
| SET<br>2-1/2" ALUMINUM<br>MONUMENT<br>FLUSH WITH GRADE | SET<br>2-1/2" ALUMINUM<br>MONUMENT<br>FLUSH WITH GRADE | SET<br>2-1/2" ALUMINUM<br>MONUMENT<br>FLUSH WITH GRADE              |

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	124.90'	143°07'48"	S71°37'44"W	94.87'
C2	50.00'	124.90'	143°07'48"	N71°30'04"W	94.87'

### NOTES

- BUILDING SETBACK - A 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.
- PER THIS PLAT THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
- THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
- THIS SUBDIVISION IS SUBJECT TO A 30 FEET WIDE PUBLIC ACCESS ROAD AND UTILITY EASEMENT ALONG THE NORTH BOUNDARY AND A 25 FEET WIDE PIPELINE EASEMENT AS CONTAINED IN STATE OF ALASKA PATENT 997, RECORDED ON FEBRUARY 5, 1970, DEED BOOK 57, PAGE 302. KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A 2 FEET WIDE RIGHT-OF-WAY EASEMENT ALONG THE NORTH BOUNDARY EASEMENT, GRANTED TO HOMER ELECTRIC ASSOCIATION. RECORDED ON JUNE 9, 1970, MISC. BOOK 37, PAGE 221. KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A 20 FEET WIDE RIGHT-OF-WAY EASEMENT NO MORE THAN 42 FEET OF SOUTH BOUNDARY, GRANTED TO HOMER ELECTRIC ASSOCIATION. RECORDED ON JUNE 9, 1970, MISC. BOOK 37, PAGE 220. KENAI RECORDING DISTRICT.
- EXCEPTIONS TO KPB CODE 20.30.030 PROPOSED STREET LAYOUT, 20.30.170 BLOCK LENGTH AND 20.30.100 CUL-DE-SACS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE AUGUST 25, 2025 MEETING.
- WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OF DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

### NOTARY ACKNOWLEDGEMENT

FOR: ERICA MARKHAM  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY  
STAMP  
AREA

### NOTARY ACKNOWLEDGEMENT

FOR: ZACHARY MARKHAM  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY  
STAMP  
AREA

### REFERENCES

- (R1) AGGREGATE SUBDIVISION 2020 REPLAT, PLAT 2020-50, KENAI RECORDING DISTRICT  
(R2) RESUBDIVISION OF TRACTS 1&7 SCENIC HEIGHTS SUBDIVISION, PLAT 1754, KENAI RECORDING DISTRICT  
(R3) TRACT 8 OF THE GERHART HOMESTEAD, PLAT 82-58, KENAI RECORDING DISTRICT

### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 8, 2025.  
KENAI PENINSULA BOROUGH

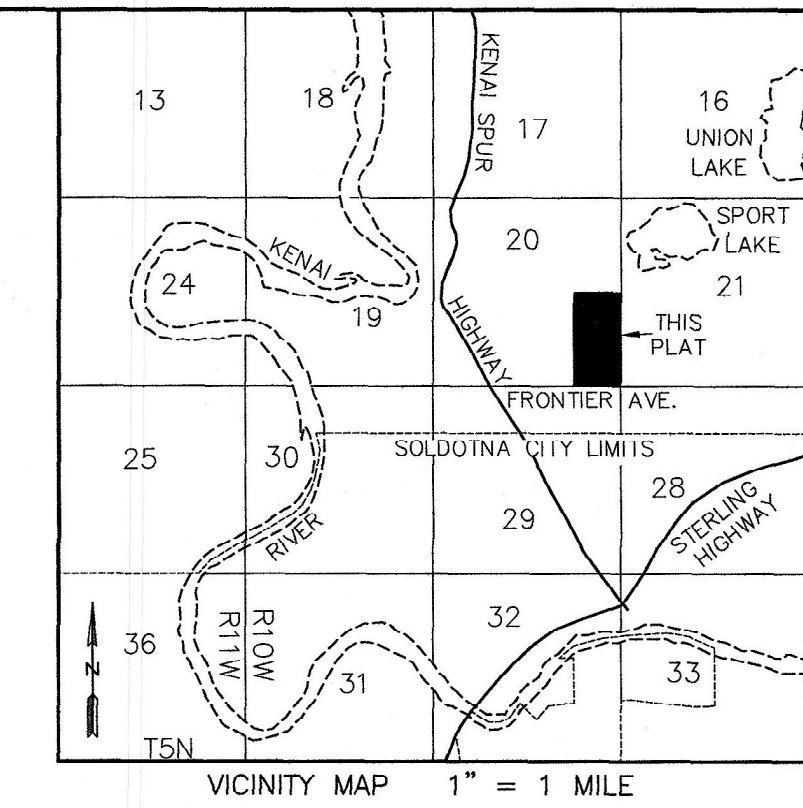
AUTHORIZED OFFICIAL

### CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



RECORDER'S  
STAMP  
AREA



### CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ERICA MARKHAM, TRUSTEE  
ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST  
3374 EAST VALLEJO COURT  
GILBERT, ARIZONA 85298

ZACHARY MARKHAM, TRUSTEE  
ZACHARY MARKHAM AND ERICA MARKHAM LIVING TRUST  
3374 EAST VALLEJO COURT  
GILBERT, ARIZONA 85298

KPB FILE No. 2025-XXX

## MARKHAM ESTATES

A SUBDIVISION OF  
WEST 1/2 OF THE SOUTHEAST 1/4  
SECTION 20  
TOWNSHIP 5 NORTH  
RANGE 10 WEST  
SEWARD MERIDIAN  
ALASKA

LOCATED WITHIN:  
SE 1/4 SECTION 20  
T.5N., R.10W. S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNER:  
ZACHARY MARKHAM AND ERICA MARKHAM  
3374 EAST VALLEJO COURT  
GILBERT, ARIZONA 85298

CONTAINING 79.696 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7794  
AELU# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 08/05/2025	PROJECT: 25-557
CHECKED BY: MA	SCALE: 1" = 200'	SHEET: 1 OF 1

**KPB 2025-117**