



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/21/2025 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 two lots into two lots with reconfigured lot lines.

KPB File No. 2025-162

Petitioner(s) / Land Owner(s): David Lawrence Rush and Diane Patch of Homer, AK

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, February 9, 2026**, 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.

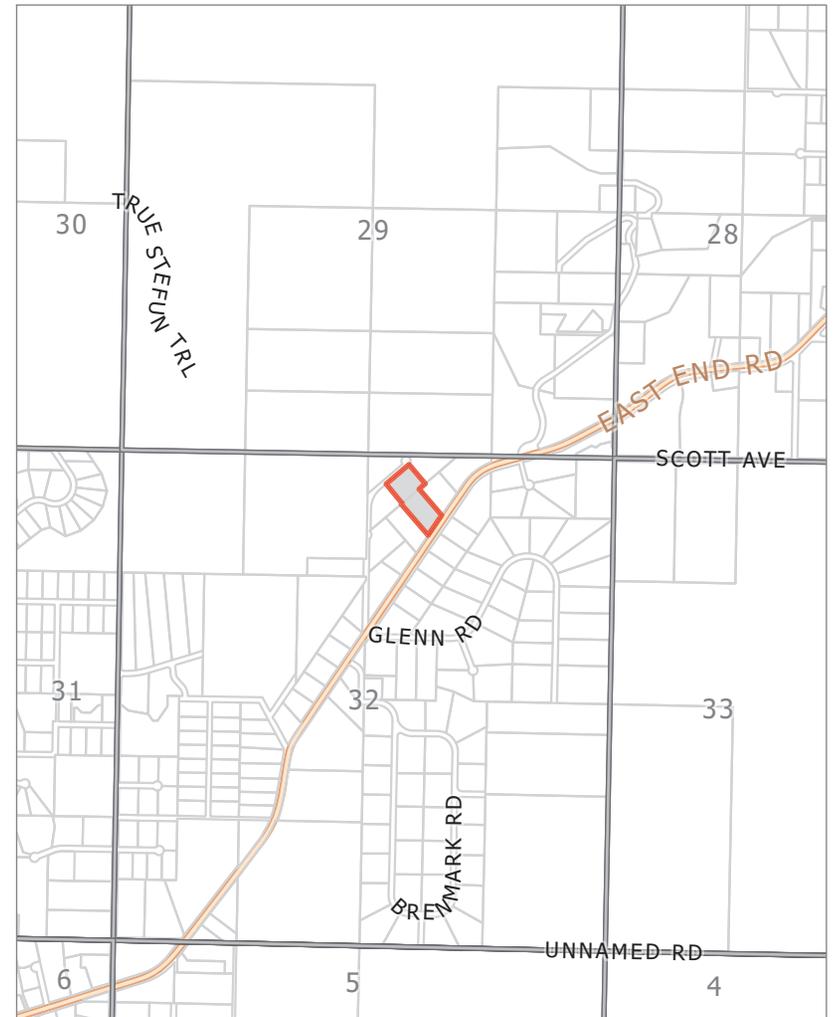
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, 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, February 6, 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 1/20/2026



KPB File 2025-162
T 05S R12W SEC32
Fritz Creek

NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- 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.
- The front 10 feet of the 20 feet building setbacks are utility easements.
- Former Lot 3, Timberline Three, HMB3-94, replated as Lot 3B-1, this subdivision, is subject to an easement for electric lines or system and/or telephone lines together with right to enter, maintain, repair, and clear structures, granted to Homer Electric Association, Inc, as outlined in Document No. 2010-003862-0, Homer Recording District.
- Lot 3B-2, this subdivision is subject to an easement and right-of-way for access, ingress, and egress, along the northeasterly 10 feet for a distance of 25 feet from East End Road, as outlined in Book 204, Page 784, Homer Recording District.
- 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.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- No direct access to state maintained right-of-way permitted unless approved by the State of Alaska Department of Transportation.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

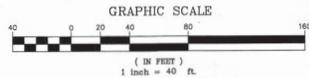
WASTEWATER DISPOSAL

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. An Engineer's Subdivision and Soils Report is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

(signature of Engineer) License # _____ Date _____

LEGEND

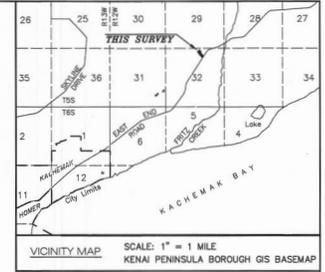
- Found 1" Yellow Plastic Cap on 1/2" Rebar, 3686-S
- Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 1994
- Found 1/2" Rebar
- Record Brass Cap Monument, E 1/16, 248-S 1976
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 79-24, Timberline Subdivision Addition No. 1
- (R2) Record Measurements Per HM 83-94, Timberline Three
- Easement Line
- Setback Line
- ▨ Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)
- ▲ Wetlands Area defined as Riverine per the Kenai Watershed Forum (KWF)



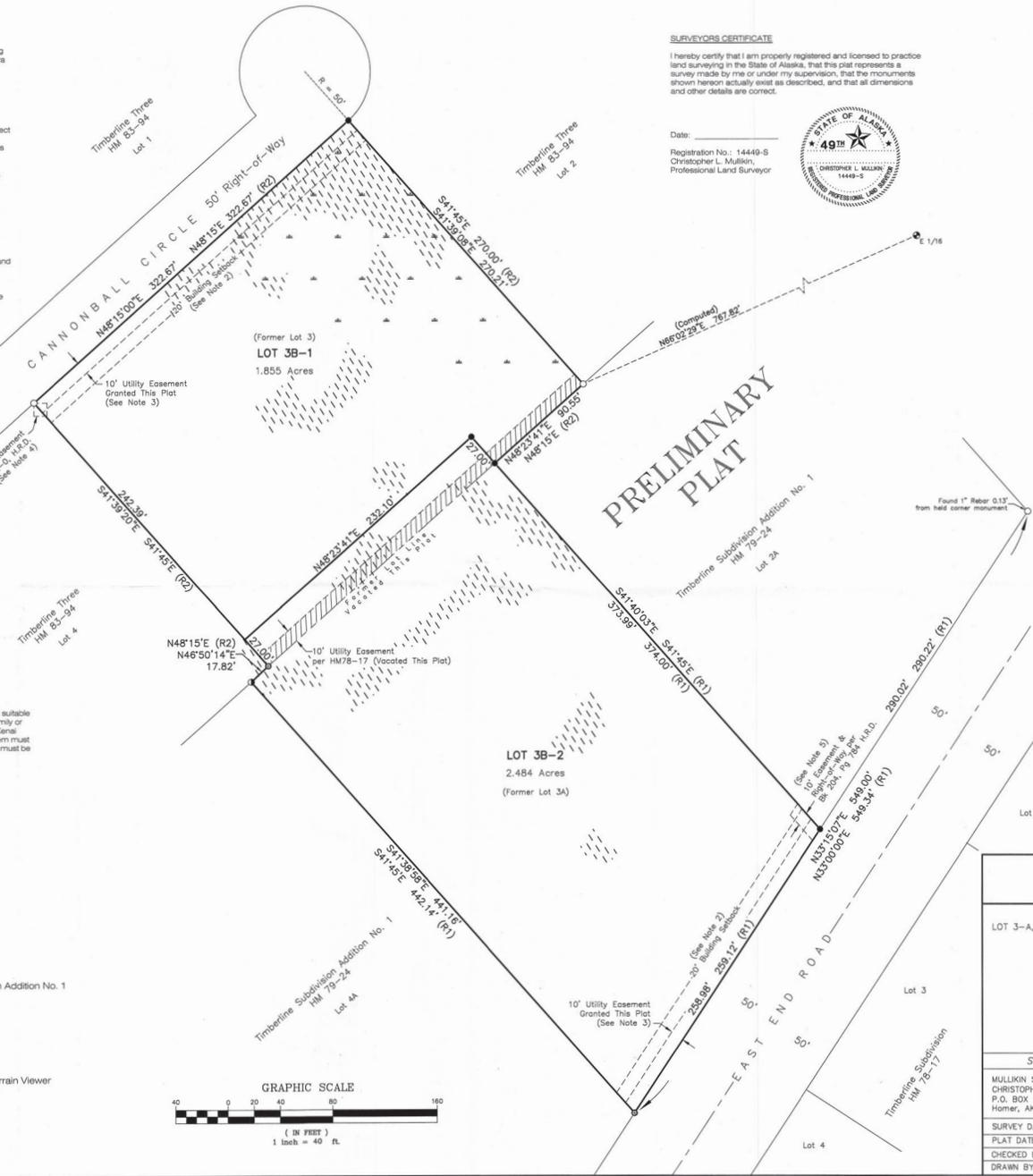
SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



PRELIMINARY PLAT



CERTIFICATE OF OWNERSHIP AND 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 rights-of-way to public use and grant all easements to the use shown.

- | | |
|---|-----------------------------|
| Diane Patch
39042 Cannonball Circle
Homer, AK 99603 | Lot 3B-1
(Former Lot 3) |
| David Lawrence Rush
PO Box 533
Homer, AK 99603 | Lot 3B-2
(Former Lot 3A) |

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this ____ day of _____, 2026.
Notary Public for Alaska
My Commission expires: _____
For: _____
Acknowledged before me this ____ day of _____, 2026.
Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of January 5, 2025.
Kenai Peninsula Borough Authorized Official _____



TIMBERLINE RUSH-PATCH REPLAT

A SUBDIVISION/REPLAT OF LOT 3-A, BLOCK 1, TIMBERLINE SUBDIVISION ADDITION NO. 1, PLAT No. 79-24 AND LOT 3, TIMBERLINE THREE, PLAT No. 83-94, HOMER RECORDING DISTRICT	
LOCATED WITHIN THE NW1/4 NE1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 12 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.	
CONTAINING 4.339 ACRES	
SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1003 Homer, AK 99603	DAVID LAWRENCE RUSH PO BOX 533 HOMER, AK 99603
DANE PATCH 39042 CANNONBALL CIRCLE HOMER, AK 99603	
SURVEY DATE: 6/21 and 9/21/2025	SCALE: 1" = 40'
PLAT DATE: 1/6/2026	BOOK No.: 2023-1
CHECKED BY: CLM	FILE: TIMBERLINE SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-162V

KPB 2025-162