



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/4/2025 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 tracts into two tracts with newly configured lot lines.

KPB File No. 2025-114

Petitioner(s) / Land Owner(s): Katie L. Martin 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, August 25, 2025**, commencing at **7:00 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.

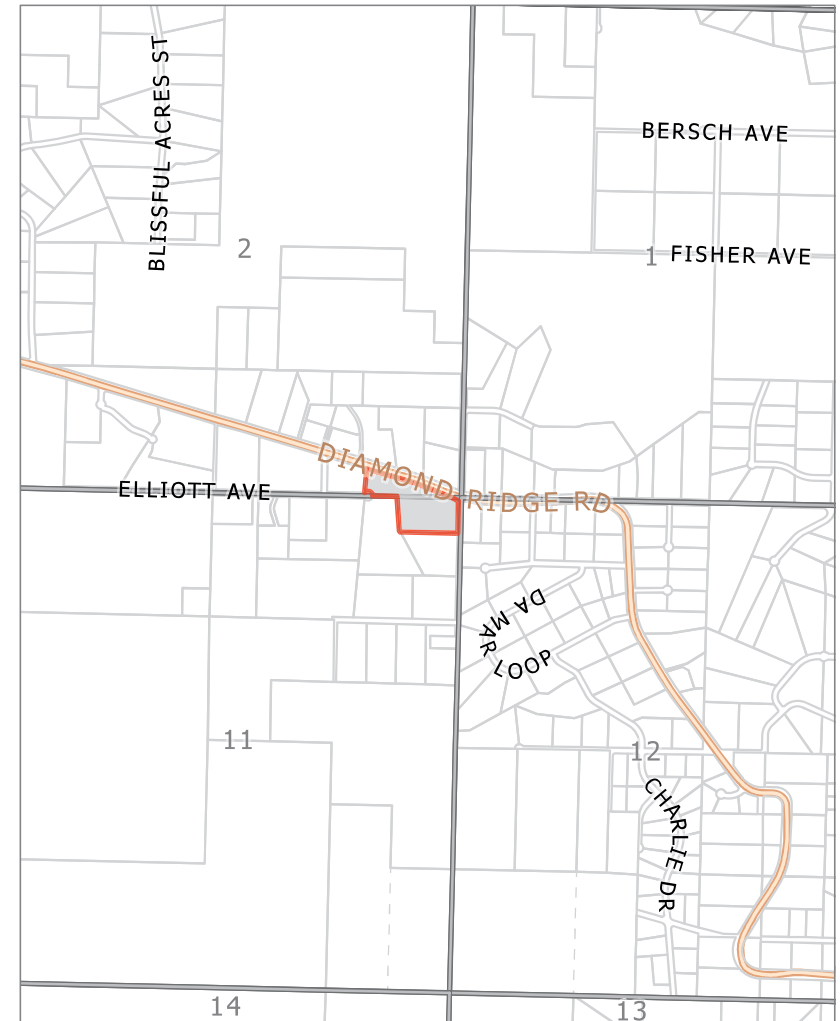
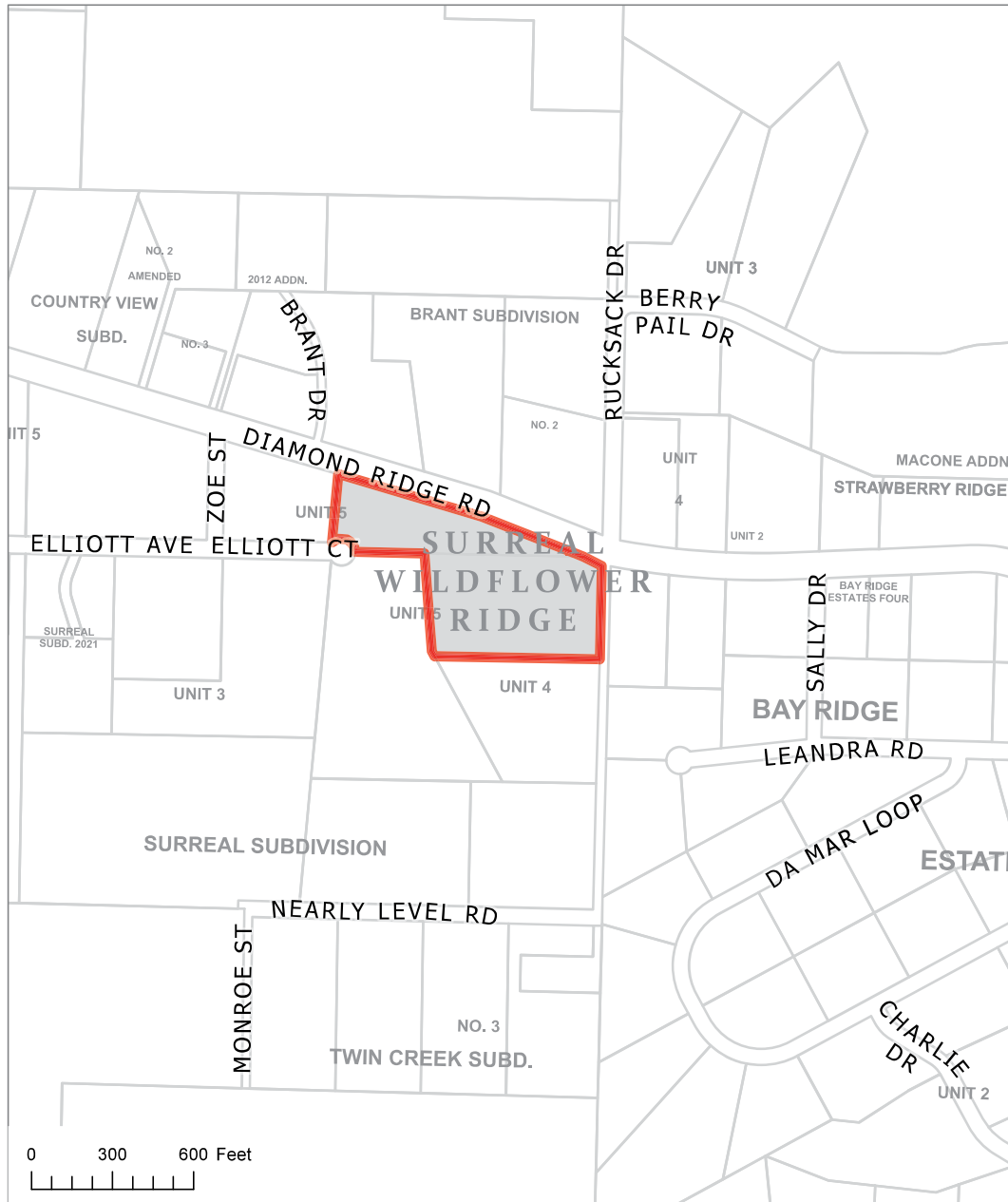
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, August 22, 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 8/5/2025



KPB File 2025-114
T 06S R 14W S02
Diamond Ridge

KPB 2025-114

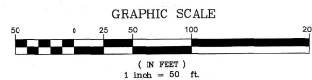
NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
2. 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.
3. The front 10 feet of the 20 ft. building setback and the entire setback within 5 feet of side lot lines is a utility easement.
4. The building on Tract A-1 predates the right-of-way dedications and is not subject to the 20 foot building setback.
5. This subdivision is subject to an easement for electric lines or system and/or telephone lines with right to enter, maintain, repair, and clear shrubbery, granted to Homer Electric Association, Inc. as outlined in Book 19, Page 85, and Book 41, Page 196, Homer Recording District. No definite location disclosed.
6. This subdivision is subject to an access and egress easement for road and parking vehicles as outlined in Book 07, Page 333, and document No. 2013-002125, Homer Recording District.
7. This subdivision is subject to a grant of right-of-way easement for public access and utilities, of a portion of the south 33 feet of the SE 1/4 of section 2, T. 6 S., R. 14 W., as outlined in Book 122, Page 258 - Homer Recording District.
8. This subdivision is subject to an easement for access and egress over the presently existing driveway on Tract 4B-2, as outlined in document No. 2024-202507, Homer Recording District.
9. 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.
10. This subdivision is subject to a road reservation of 33 feet along each side of the section line as created by 43 U.S.C. 902.
11. Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
12. Tract 4B-2 is subject to Covenants, Conditions, and Restrictions as contained in an Declaration of Protective Restrictions, in Book 300, Page 697, Serial No. 2002-000584, Homer Recording District.
13. The borough will not enforce private covenants, easements or deed restrictions per KPB 20.60.170.
14. 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.
15. No direct access to state maintained right-of-way permitted unless approved by the State of Alaska Department of Transportation.
16. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

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



LEGEND

- Found 2" Aluminum Cap on 5/8" Rebar, 5780-S-2010
- Found 2" Aluminum Cap on 5/8" Rebar, 1301-S-1988
- ⊙ Found 3/8" Rebar
- ⊙ Found Brass Cap 4489-S-2008
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S-2025
- (R) Record Measurements Per HM 2010-59, Surreal Subdivision Unit 5 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)

PRELIMINARY PLAT



SURREAL WILDFLOWER RIDGE

A SUBDIVISION/REPLAT OF TRACT A AND TRACT 4B-1
SURREAL SUBDIVISION UNIT 5, PLAT No. 2010-59
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE N/2 NE1/4 OF SECTION 11 AND THE S1/2 SE1/4 OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 14 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 8.759 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	KATIE L. MARTIN 65105 DIAMOND RIDGE ROAD HOMER, AK 99603
SURVEY DATE: 7/10/2025	SCALE: 1" = 50'
PLAT DATE: 7/22/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: SURREAL SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-114

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 accept 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.

Katie L. Martin
65105 Diamond Ridge Road
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ day of _____, 2025.

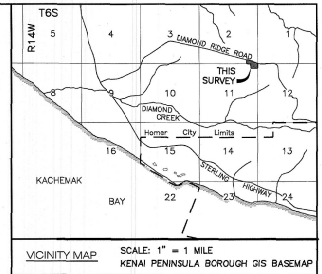
Notary Public for Alaska
My Commission expires: _____

For: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 14, 2025.

Kenai Peninsula Borough Authorized Official



Lot 1-A, Block 1
Strawberry Ridge Unit 4
Plat No. 2008-70 H.R.D.

Lot 17
Bay Ridge Subdivision
Plat No. 75-20 H.R.D.

Section Line Easement
Rucksock Drive