



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 3/11/2026 to vacate a Section Line easement in the Anchor Point area. Area under consideration is described as follows:

Request / Affected Property: Vacates a portion of the 33' section line easement along the northern lot line of Lot 1 Block 4

KPB File No. 2026-021V.

Petitioner(s) / Land Owner(s): Nelson Community Property Trust of Anchor Point, AK.

Purpose as stated in petition: The reason for the vacation request is due to the existing home that is built in the easement. The building extends approximately 30 feet into the SLE. The house cannot be moved. We have received a preliminary decision from the state giving contingent approval to vacate segments of the 33 foot SLE and the 10 foot utility easement..

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, April 27, 2026**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in 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>.

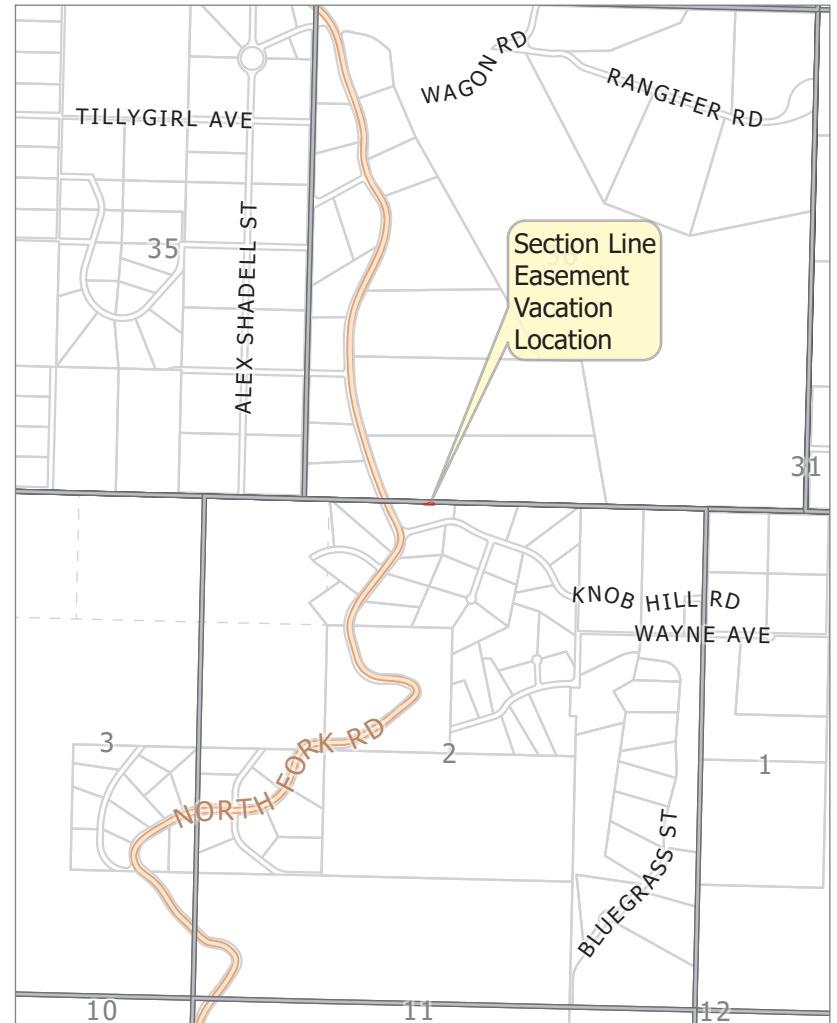
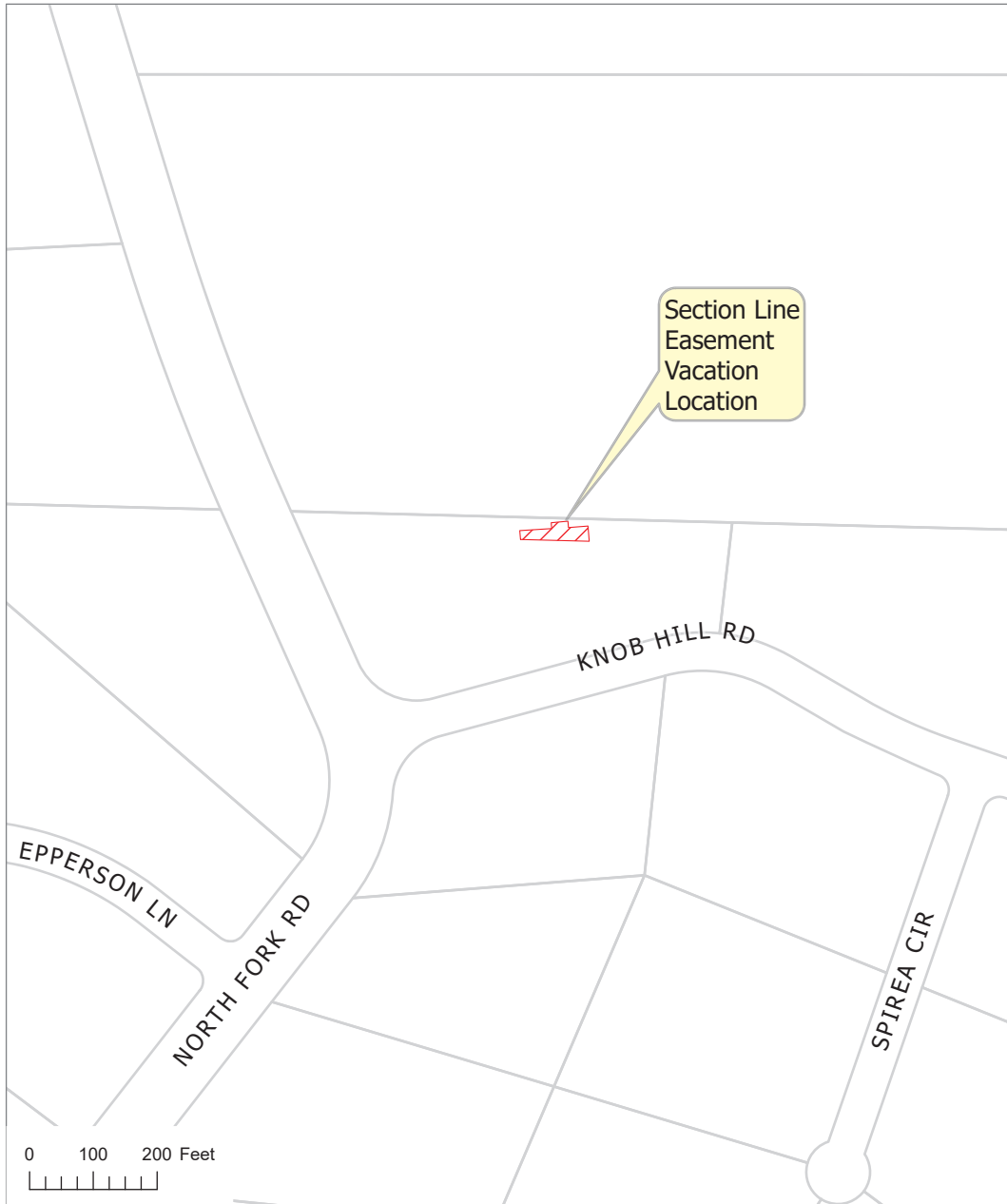
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 24, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

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) or email planning@kpb.us.

Mailed 4/03/2026



KPB File 2026-021V
T05S R14W SEC02
Anchor Point

SECTION-LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATION

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
 THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE
 CENTRAL REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL
 BY THE COMMISSIONER.




STATE OF ALASKA DIVISION OF MINING, LAND & WATER
 THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE
 DIVISION OF MINING, LAND & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL
 BY THE COMMISSIONER.

RECOMMENDED BY: _____ DATE: _____
 TITLE: REGIONAL CHIEF OF RIGHT-OF-WAY AGENT

RECOMMENDED BY: _____ DATE: _____
 TITLE: DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND
 THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE
 THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION-LINE
 EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER A.S. 19.10.010
 (SPECIFIC AREA DELINEATED BY DIAGONAL HATCHING ON THIS PLAT.)

DATE: _____ APPROVED: _____ DATE: _____ APPROVED: _____
 COMMISSIONER DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES COMMISSIONER DEPARTMENT OF NATURAL RESOURCES

-  PUBLIC ACCESS EASEMENT GRANTED THIS PLAT
-  SECTION LINE EASEMENT VACATED THIS PLAT
"KEYHOLE" VACATION AROUND EXISTING STRUCTURE
-  UTILITY EASEMENT VACATED BY KPB RESOLUTION No. XX-XXXX

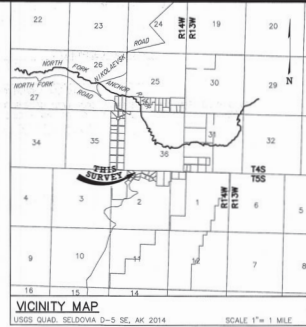
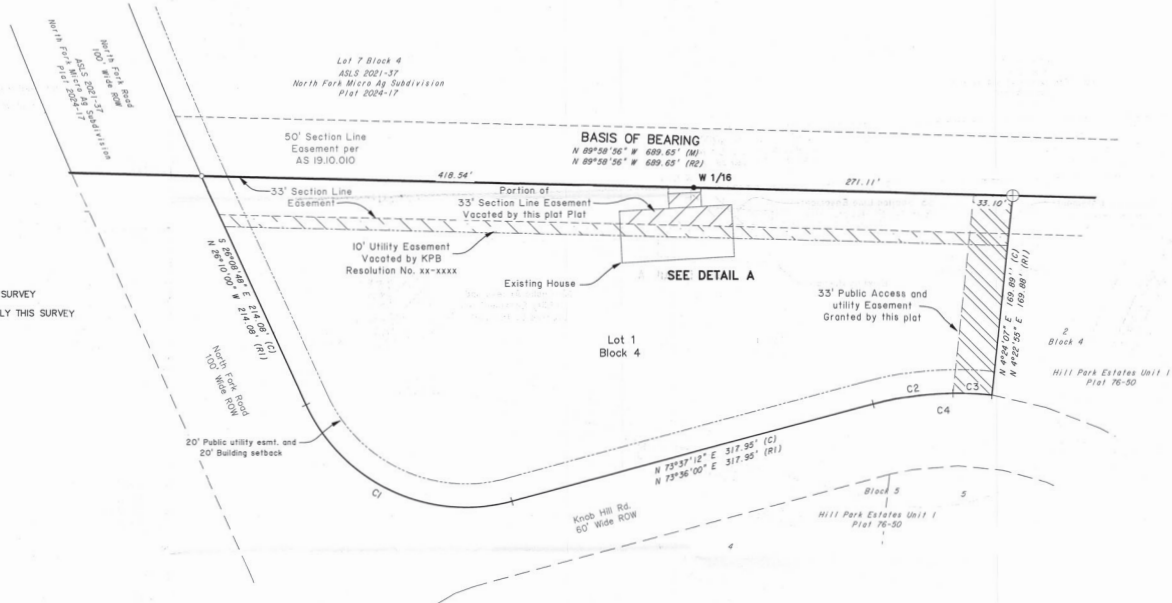
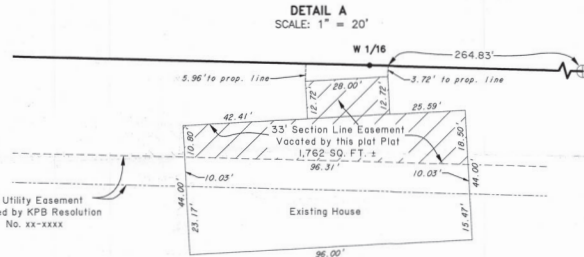
- LEGEND:**
- (R1) RECORD PER PLAT 76-50 HRD
 - (R2) RECORD PER PLAT 2024-17 HRD
 - (M) MEASURED BEARING AND DISTANCE
 - (C) COMPUTED USING RECORD VALUES
 - HRD HOMER RECORDING DISTRICT
 - ⊕ PRIMARY MONUMENT RECOVERED
 - SECONDARY MONUMENT RECOVERED THIS SURVEY
 - SECONDARY MONUMENT SET CONCURRENTLY THIS SURVEY
 - SURVEYED
 - - - UNSURVEYED
 - - - SECTION LINE EASEMENTS AND PUBLIC ACCESS EASEMENTS
 - - - PUBLIC UTILITY EASEMENT

NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

CURVE DATA

NO.	LENGTH	RADIUS	DELTA	BEARING	DISTANCE	TANGENT	(CALCULATED)
C1	210.00'	150.00'	80°3'59"	S 66°15'48" E	193.33'	126.40'	(RECORD)
C2	68.48'	280.00'	14°0'49"	S 80°37'36" E	68.32'	34.32'	(CALCULATED)
C3	33.08'	280.00'	6°46'6"	N 88°58'56" E	33.06'	16.56'	(CALCULATED)
C4	101.56'	280.00'	20°46'55"	S 84°0'39" W	101.02'	51.35'	(CALCULATED)
	101.56'	280.00'					(RECORD)



PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY XX, 2024

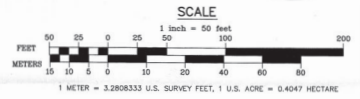
BY: _____ AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I APPROVE THIS SECTION-LINE EASEMENT VACATION PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE: _____ JIM NELSON

NOTARY'S ACKNOWLEDGEMENT
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
 BY: _____

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____



DRAFT SUBMITTAL

SURVEYOR'S 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 DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ JON C. GUFFEY
 REGISTERED LAND SURVEYOR NO. LS-14463

DATE OF SURVEY: _____ Survey Alaska LLC
 Beginning: JUNE 13, 2022 6402 Air Guard Road
 Ending: FEBRUARY 26, 2023 Anchorage, Alaska 99502
 Phone No. (907) 317-3140
 Cert. of Authorization No. 220035

SECTION LINE EASEMENT VACATION
 THE VACATION OF A PORTION OF SECTION LINE EASEMENT AND UTILITY EASEMENT WITHIN
 LOT 1, BLOCK 4
 HILL PARK ESTATES UNIT 1
 PLAT 76-50

LOCATED WITHIN SECTION 2
 TOWNSHIP 5 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN,
 KENAI PENINSULA BOROUGH, ALASKA

HOMER RECORDING DISTRICT
 KENAI PENINSULA BOROUGH
 STATE OF ALASKA

DRAWN BY: _____ APPROVAL RECOMMENDED
 DATE: _____ STATEWIDE PLATING SUPERVISOR DATE
 SCALE: 1"=50' CHECKED: _____ DNR FILE NO.
 J.C.S.

KPB 2026-021V