



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

Public notice is hereby given that a preliminary plat was received on 9/22/2025 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 reconfigure lot lines between two lots.

KPB File No. 2025-062

Petitioner(s) / Land Owner(s): Mustard Seed iTrust 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, October 27, 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-notice>.

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, October 24, 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 10/6/2025



KPB File 2025-062  
T 6S R 13W Sec21  
Homer

# NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receiver, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- 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.
- The northern 10 feet of Lots 53 and 54, adjoining the southern edge of Virginia Lyn Way right-of-way, are subject to an underground utility and slope maintenance easement for the placement and maintenance of utilities, and for maintenance of slopes per document No. 2019-002812, Homer Recording District.
- An easement over, across, under and through Lots 53 and 54 for a public use right-of-way, including the right to construct, operate, and maintain public improvements and utilities of all kinds, was granted to the City of Homer in Book 61, Pages 79 through 81, Serial Nos. 71-635 and 71-636, 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.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

## 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 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



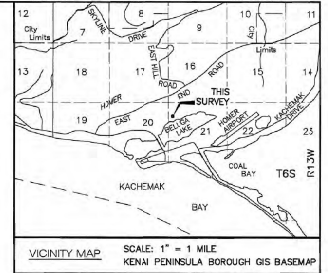
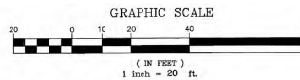
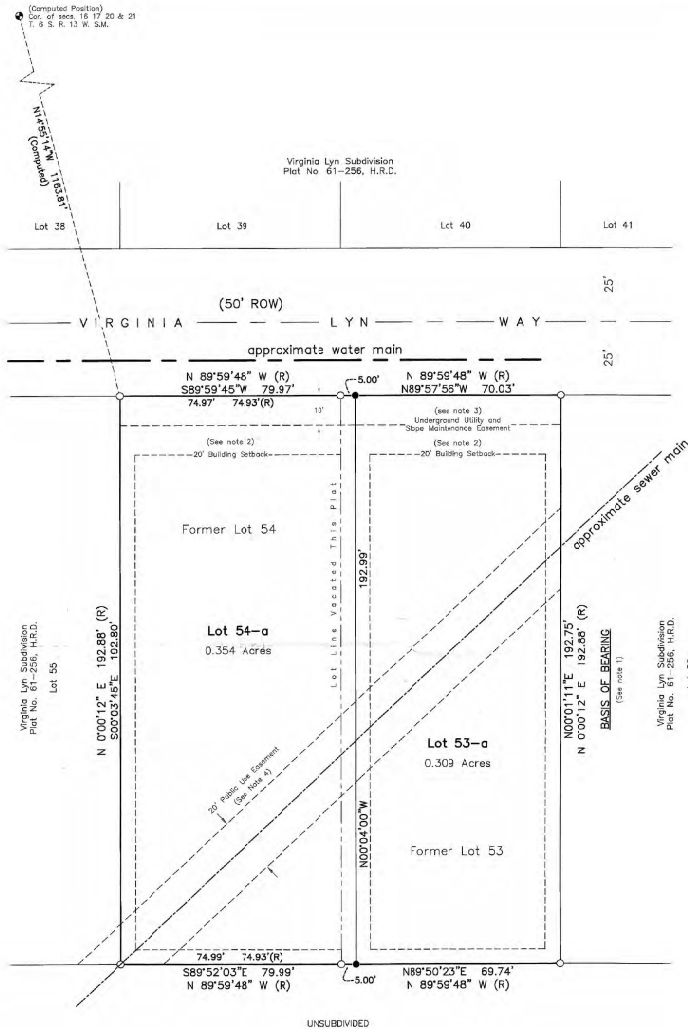
## LEGEND

- Record GLO 3 1/4" Brass Cap on Iron Post, 1917
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2019
- (R) Record Measurements Per Record of Survey HM 2019-41

----- Vacated Lot Line  
----- Setback Line  
----- Easement Line

Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The entire survey is within Discharge Slope Wetlands per the Kenai Watershed Forum (KWF).



## 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 file consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Paul Hueper  
3501 Pennock Street  
Homer, AK 99603

## NOTARY'S ACKNOWLEDGMENT

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
My Commission expires: \_\_\_\_\_

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
My Commission expires: \_\_\_\_\_

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 4th, 2025.

Kenai Peninsula Borough Authorized Official



## VIRGINIA LYN 2025 REPLAT

A REPLAT OF LOTS 53 AND 54  
VIRGINIA LYN SUBDIVISION, PLAT No. 61-256  
HOMER RECORDING DISTRICT

LOCATED WITHIN  
THE NW1/4 NW1/4 OF SECTION 21  
TOWNSHIP 6 SOUTH, RANGE 13 WEST,  
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,  
KENAI PENINSULA BOROUGH  
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.663 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	PAUL HUEPER 3501 PENNOCK STREET HOMER, AK 99603
SURVEY DATE: 4/18/2025	SCALE: 1" = 20'
PLAT DATE: 4/18/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: HUEPER SUBDIVISION.dwg
DRAWN BY: MPS	KPB FILE No.: 2025-##

**KPB 2025-062**

PRELIMINARY  
PLAT