

E. NEW BUSINESS

1. Pioneer Vista Unit No. 6 Young Subdivision

KPB File 2025-135

Mullikin Surveys / Young, Martin-Young

Location: Herndon Drive & Svedlund Street

City of Homer



KPB File 2025-135
T 06S R13W SEC 20
City of Homer



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

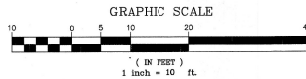
NOTES:

- The purpose of this plat is to create Tract 4-A by vacating the southerly of line of Tract 4, Pioneer Vistas Unit 6, HM 82-60.
- No field survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01196, and Pioneer Vistas Unit 6, HM 82-60.
- 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 6.5.1.7.
- 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 front 15 feet of the 20 feet building setback is a utility easement.
- A 30 feet right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 99, Page 472, Homer Recording District.
- This subdivision is subject to a 15 feet easement for underground distribution lines, with right to construct, reconstruct, repair, operate, and maintain, over, under, along or across, granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, 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 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.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
- 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



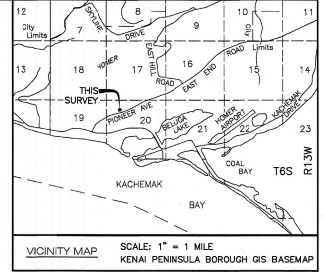
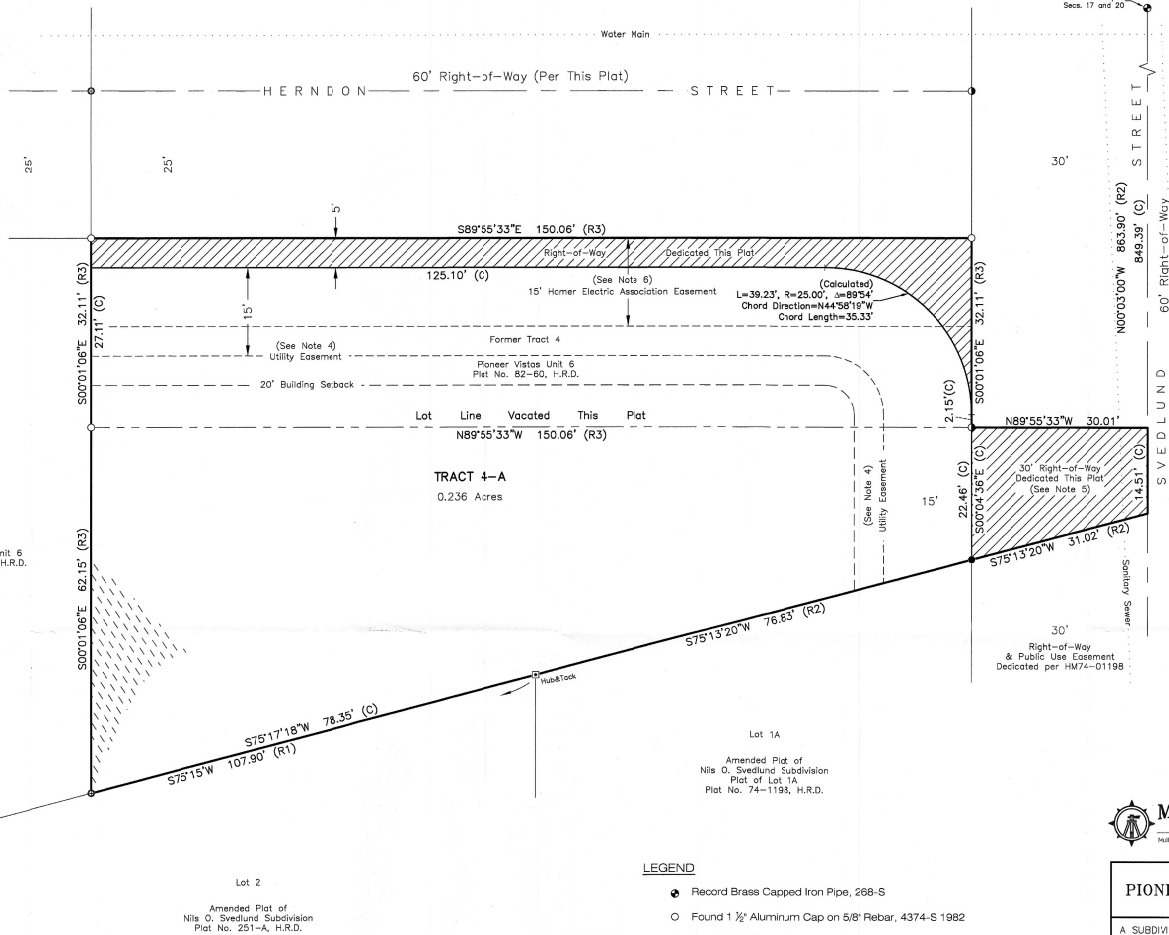
LEGEND

- Record Brass Capped Iron Pipe, 268-S
- Found 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- Found Iron Pipe
- Found 5/8" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
- (R2) Record Measurements Per HM 74-1196, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
- (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6

--- Lot Line Vacated This Plat
--- Easement Line
--- Building Setback Line

Areas over 2% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The survey does not contain Wetlands per the Kena Watershed Forum (KWF)



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas M. Young
P.O. Box 537
Homer, AK 99603

Sonia M. Martin-Young
P.O. Box 537
Homer, AK 99603

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 April ##, 2026.

Kenai Peninsula Borough Authorized Official



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4, PIONEER VISTAS UNIT 6, PLAT No. 82-60; AND THAT PORTION OF THE NW1/4 NW1/4 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TRACT A, AS SHOWN ON THE AMENDED PLAT OF NILS O. SVEDLUND SUBDIVISION; SAID POINT OF BEGINNING BEING 456.1 FEET NORTH OF THE NORTHWEST 1/16 SECTION CORNER OF SECTION 20; THENCE N00°03'W, 15 FEET ALONG THE CENTERLINE OF THE NW1/4 OF SECTION 20; THENCE N89°57'30"W, 180 FEET; THENCE S00°3'E, 62.5 FEET; THENCE N75°15'E, 186.2 FEET TO THE POINT OF BEGINNING, SECTION 20, T. 6 S. R. 13 W., HOMER RECORDING DISTRICT.

LOCATED WITHIN THE NW1/4 NW1/4 OF SECTION 20 TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.269 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	THOMAS M. YOUNG SONIA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 10'
PLAT DATE: 4/14/2026	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: MRS	KPB FILE No.: 2026-###

KPB 2025-135

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION**

KPB File No.	2025-135
Plat Committee Meeting:	August 10, 2026
Applicant / Owner:	Thomas M. Young and Sonja Martin Young AKA Sonja M. Martin-Young of Homer, Alaska
Surveyor:	Christopher Mullikin; Mullikin Surveys, LLC
General Location:	Herndon Drive and Svedlund Drive off E Pioneer Avenue, City of Homer

Parent Parcel No.:	177-191-18 & 177-070-17
Legal Description:	177-070-17: T 6S R 13W SEC 20 Seward Meridian HM 0820060 PIONEER VISTAS SUB UNIT NO 6 TRACT 4 177-191-18: T 6S R 13W SEC 20 Seward Meridian HM PTN NW1/4 NW1/4 BEGINNING @NE CORNER OF LT 1 TR A NILS O SVEDLUND SUB OR 456.1 FT N OF NW1/16 CORNER SEC 20; TH N0 DEG 3'W 15 FT; TH N89 DEG 57'30"W 180 FT; TH S0 DEG 3'E 62.5 FT; TH N75 DEG 15'E 186.2 FT TO POB
Assessing Use:	177-070-17: Residential Improved Land 177-191-18: Residential Dwelling
Zoning:	City of Homer Central Business District
Water / Wastewater	City / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine an approximately 4,816-square-foot (0.11-acre) parcel and an approximately 6,348-square-foot (0.14-acre) parcel into one parcel of approximately 10,280 square feet (0.236 acres). The plat also dedicates portions of Herndon Drive and Svedlund Street.

Location and Legal Access (existing and proposed):

Legal access to the subdivision is provided by Herndon Drive to the north and Svedlund Street to the east, both city-maintained rights-of-ways.

Herndon Drive is a 55-foot right-of-way. Fifty feet was originally dedicated by Plat HM 82-60, with an additional five feet dedicated along the northern portion by Plat HM 2002-22. To the west, the right-of-way widens to 60 feet (HM 83-72). The proposed plat dedicates an additional five feet to Herndon Drive, bringing the right-of-way into compliance with KPB 20.30.120 and eliminating the existing five-foot jog along this section of road.

Svedlund Street has been partially dedicated by adjacent subdivisions. The proposed plat dedicates the remaining portion necessary to complete the full 60-foot width.

The block is compliant with KPB 20.30.170 and is defined by Herndon Drive to the north, Svedlund Street to the east, E Pioneer Avenue to the south, and Shelford Street to the west.

No section line easements or patent easements affect the subject area.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes
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	Roads Director: Uhlin, Dil Comments: city of homer
SOA DOT&PF comments	No comments

Site Investigation:

Publicly available imagery and the Homer City Staff Report indicate a structure located on the common lot line of the subject parcels. The certificate to plat includes an as-built from 2017 showing a garage crossing the line between the two parcels. This encroachment will be resolved through this platting action. **Staff recommends** adding the following plat note: "Acceptance of this plat by the Borough does not indicate acceptance of any encroachments."

The preliminary plat includes shaded area in the southwest corner of areas over 20% in grade.

The subdivision is located entirely within FEMA Zone D, a non-regulatory flood zone (FIRM map panel 02122C2020E). Floodplain administration is governed by HCC 21.41 Flood Prone Areas. **Staff recommends** adding the following note to the plat referencing the Floodzone and map panel. No depiction is required.

Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. The developer is responsible for contacting the city to determine any restrictions prior to any development for areas within a Floodzone and/or Floodway.

The subdivision is not located within a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

The land was originally part of the NW1/4 NW1/4 of Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska. Since that time, multiple subdivisions have occurred in the area and on the land, including Pioneer Vistas Unit # 6 (HM 82-60). The proposed plat will combine Tract 4 (HM 82-60) and an unsubdivided parcel on the south into one parcel.

The plat was previously postponed pending review of associated rights-of-way. The City of Homer Planning Commission reviewed the plat on May 6, 2026, and granted conditional approval. Conditions include:

1. Dedicate the 30' Svedlund Street right-of-way.
2. Dedicate the northern 5' of Pioneer Vista Unit #6 Tract 4 as right-of-way. The Herndon Drive right-of-way shall be 60' total width.
3. The Herndon Street note shall be revised to Herndon Drive.

According to the City of Homer's staff report, the subdivision is located within the Central Business District and the proposed lot meets minimum lot size requirements. City water and sewer are available, and no additional easements are required by the City. **Staff recommends** modifying plat note 8 to comply with KPB 20.40.070.

Per KPB 20.30.250, building setback requirements within cities are governed by municipal zoning. **Staff recommends** the applicant confirm with the City of Homer whether the 20-foot building setback should remain on the plat and provide confirmation with the next final plat. submittal

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

A 15-foot easement for electric lines and/or telephone lines was granted to HEA (Volume 143, Page 550, HRD). This easement has been depicted and added as plat note 6.

An easement listed in the CTP was granted to HEA (Volume 49, Page 224, HRD). **Staff recommends** verifying whether this easement affects the subdivision.

- **If yes**, add the easement to the final plat.
- **If no**, provide confirmation with the final plat submittal in a cover letter.

The proposed plat grants a 15-foot utility easement adjacent to all rights-of-way. **Staff recommends** the easement label and corresponding plat note include "granted this plat."

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA has requested additional easements to be granted on the plat and the comments can be found in the staff packet. **Staff recommends** complying with HEA's requests.

Utility provider review:

HEA	See comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown.

KPB department / agency review:

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 3927 SVEDLUND ST Existing Street Names are Correct: No List of Correct Street Names: HERNDON DR, SVEDLUND ST Existing Street Name Corrections Needed: PLAT LIST HERNDON ST SHOULD BE HERNDON DR All New Street Names are Approved: No
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	List of Approved Street Names: List of Street Names Denied: Comments: City of Homer will advise on addresses
Code Compliance	Vacant
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- o Modify the Plat Approval date to August 10, 2026
- o Add “aka Sonja Martin-Young” within under the signer in the Certificate of Ownership and Dedication
- o Remove plat note 9, no wetlands identified per KWF Wetlands Assessment.
- o Give distance from northeast corner of Tract 4 to pin found to the north.

PLAT NOTES

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- o Modify KPB File No to 2025-135
- o Include “aka Sonja Martin-Young” within ownership
- o Modify legal description: Tract 4, Pioneer Vistas Unit # 6

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- o Modify ROW label: Herndon Drive

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
o Provide a label for Sterling Highway
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
o Verify if CTP item #6 affects subdivision
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
o Provide labels for the following: Lot 1-A1 HM 2002-22; Lot 5-A, Block 3 (HM 2016-22)

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

20.30.250. Building setbacks-Within cities. The building setback requirements for subdivisions located within cities shall be governed by the provisions of municipal zoning districts.

20.30.280. Floodplain requirements.

Staff recommends *adding the following note to the plat referencing the Floodzone and map panel. No depiction is required.*

Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. The developer is responsible for contacting the city to determine any restrictions prior to any development for areas within a Floodzone and/or Floodway.

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

5. The certificate of ownership and dedication

- o Include "aka Sonja Martin-Young" within ownership

7. A certificate of acceptance for any dedicated right-of-way, easement, or other public area in substantially the following form shall be executed by a government official authorized to bind the governmental entity accepting the dedication.

- o Add Certificate of Acceptance to final plat

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



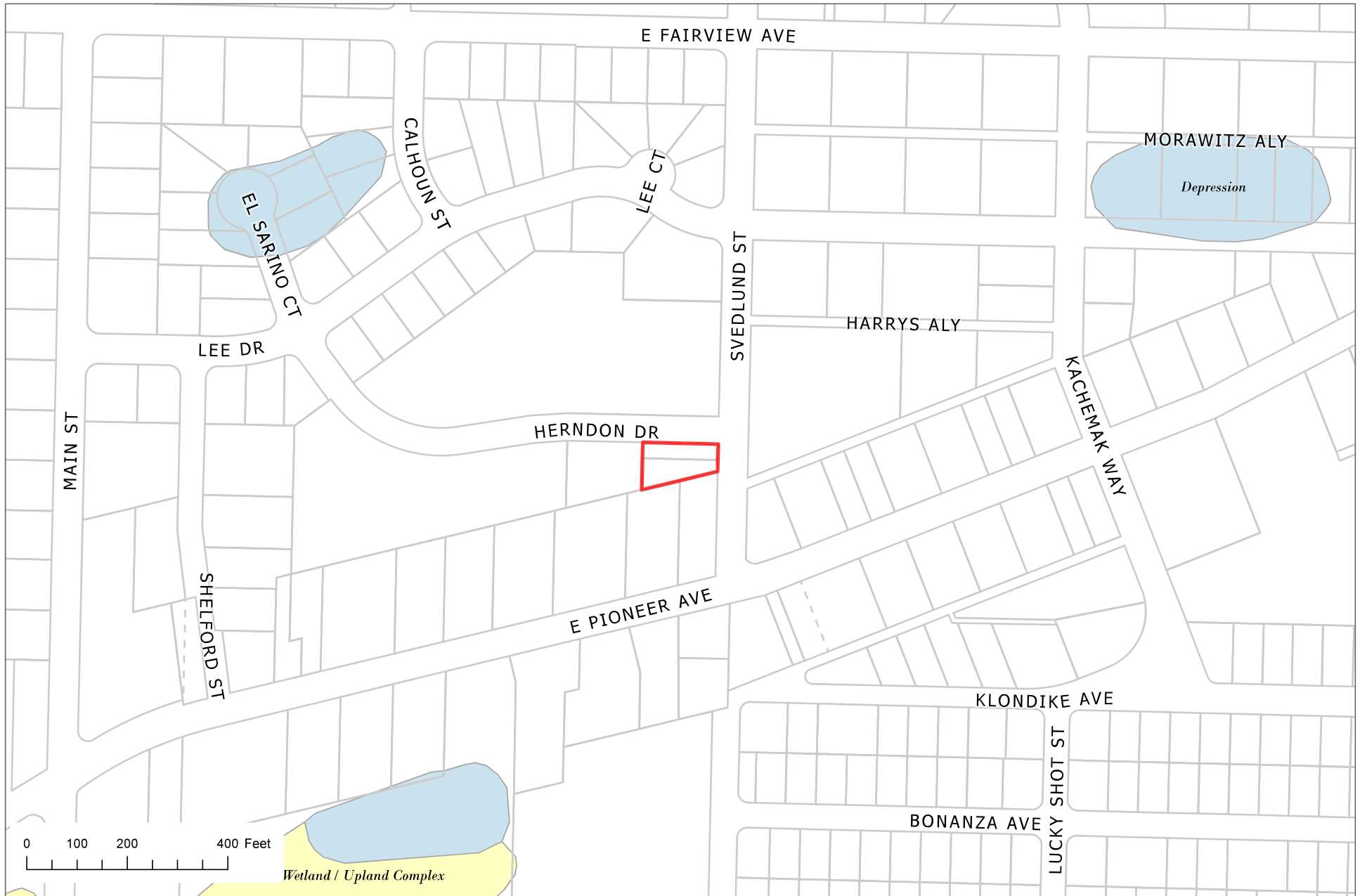
Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



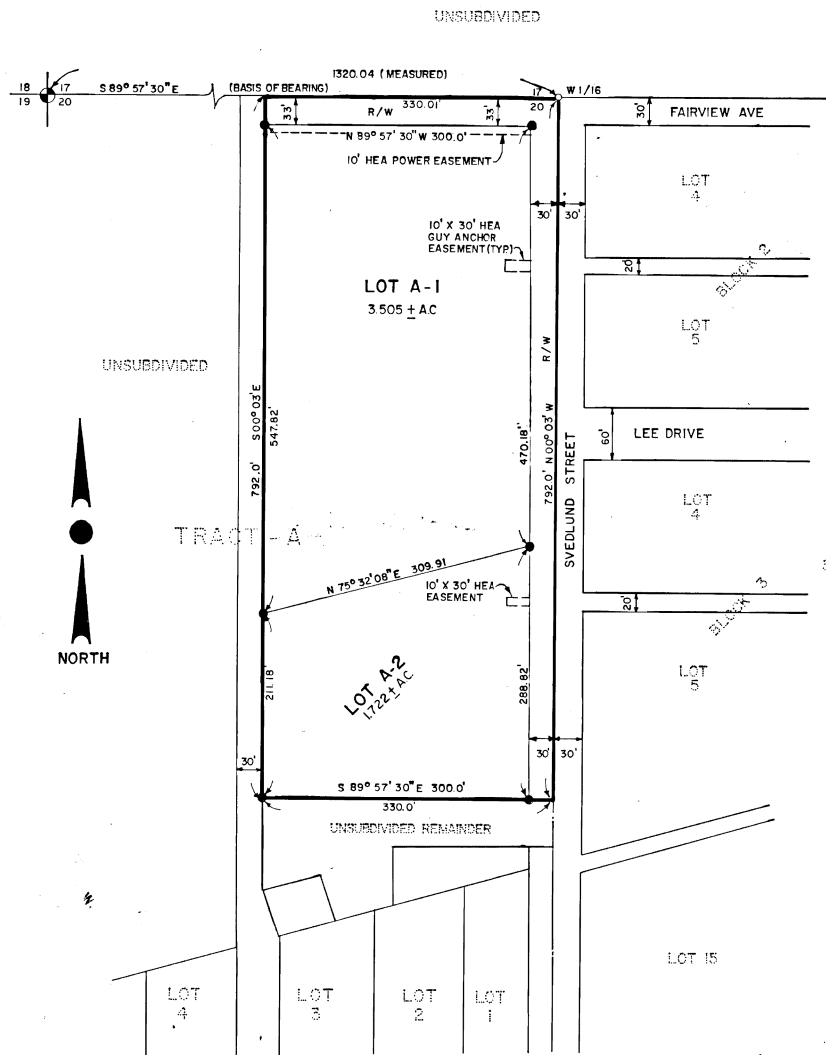
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

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#301

FILED For Recording
Mok. #2 Page 49 June 4, 1951

Office Of at 10:20 A. M.
U. S. COMMISSIONER
Homer, Alaska

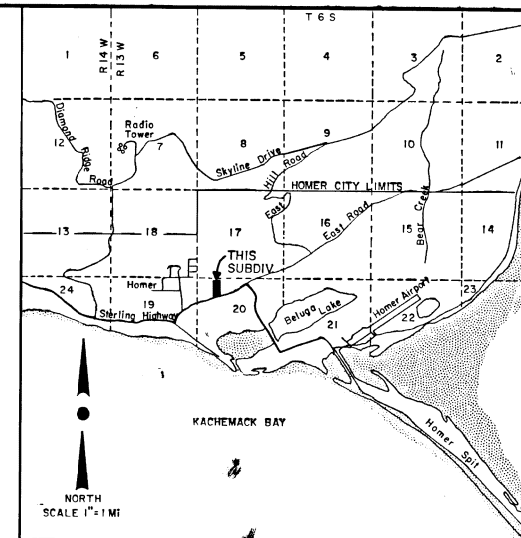


- LEGEND**
- EXIST. BRASS CAP MONUMENT
 - USGS SECTION CORNER
 - 5/8" REBAR SET THIS SURVEY

- NOTES**
1. BUILDING SETBACK -- A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF APPROPRIATE PLANNING COMMISSION.
 2. ALL WASTE WATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION

80-47

FILED 10-
Homer REC. DIST.
DATE 5-13-80
TIME 9:58 AM
Witnessed by R.P. Baranoff
L.S. 3262-5



GLACIER
VIEW
SUBDIVISION

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY OFFER THIS PLAN OF SUBDIVISION & DEDICATE ALL STREETS, ALLEYS, AND OTHER OPEN SPACES TO PUBLIC USE AND EASEMENTS TO THE USE SHOWN.

HOWDIE HOMES INC.
LARRY HERNDON
BOX 1507 HOMER, ALASKA 99603

PLAT APPROVAL

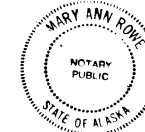
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF March 5, 1980

KENAI PENINSULA BOROUGH

BY Paul W. Waring

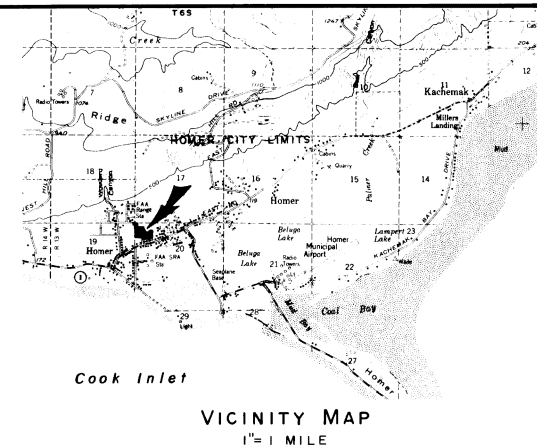
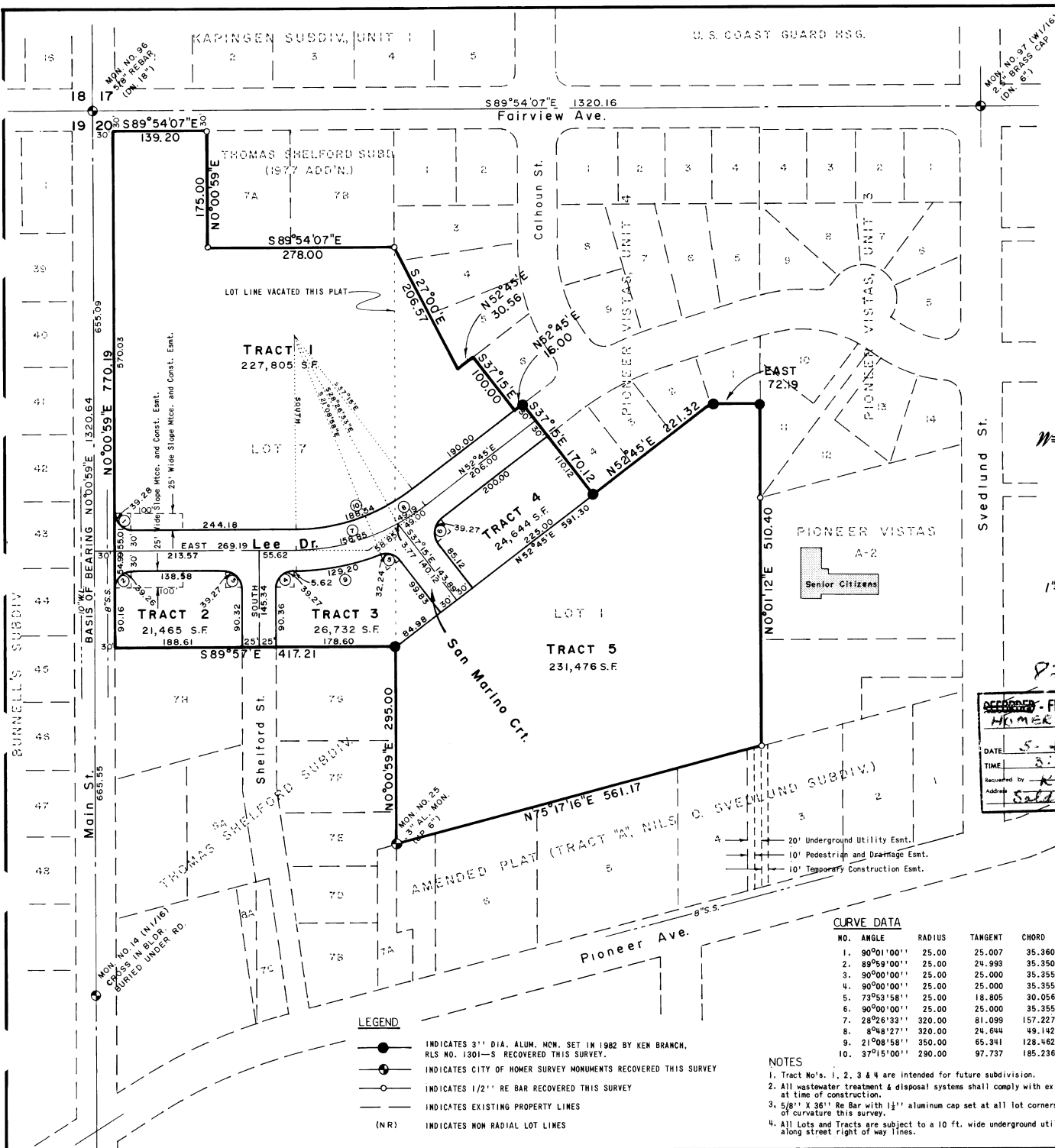
NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY OF May 1980



Mary Ann Rowe
NOTARY PUBLIC FOR ALASKA,
MY COMMISSION EXPIRES 7-30-82

WINCE • CORTHELL • BRYSON & FREAS KENAI-ANCHORAGE, AK.		
PIONEER VISTAS SUBDIVISION		
A RESUBDIVISION OF A PORTION OF NILS O. SVEDLUND SUBD.		
A RESUBDIVISION OF A PORTION OF NILS O. SVEDLUND SUBDIVISION LYING WITHIN THE NW 1/4 OF THE NW 1/4 OF S 20, T 6 S, R 13 W S.M. ALASKA, AND ALSO WITHIN THE CITY LIMITS OF HOMER, AK.		
SCALE 1"=100'	DRAWN V.V.	FILE NO.
DATE 2/1/80	CHECKED W.L.W.	SHEET NO. 1 OF 1



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT OF WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Date 5/21/82
 PIONEER INVESTMENT By: Dayton Child (General Partner)
 Box 1568
 Homer, Alaska 99603

NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF MAY, 1982.

Notary Public in and for the STATE OF ALASKA
My Comm. Expires 12/31/83

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION (AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Date 5/17/82
 Rep Branch, R.L.S. No. 1301-S
 Box 1295
 Homer, Alaska 99603

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 19 1982

KENAI PENINSULA BOROUGH
 By: [Signature]
 Authorized Official

PIONEER VISTAS UNIT 5

Located Within The City Of Homer

A SUBDIVISION OF THE REMAINDER OF LOT 1 PIONEER VISTAS, UNIT 2, TOGETHER WITH THE REMAINDER OF LOT 7 OF THE THOMAS SHELFORD SUBDIVISION (1977 ADDITION) SITUATED WITHIN A PORTION OF THE NW 1/4 NW 1/4 OF SECTION 20, T6S, R13W, S.M., HOMER RECORDING DISTRICT, ALASKA.
 Containing 13.468 Acres

Prepared For PIONEER INVESTMENT BOX 1568 HOMER, ALASKA
 Prepared By KEN BRANCH, R.L.S. BOX 1295 HOMER, ALASKA
 Date APRIL 5, 1982
 Scale: 1"=100'



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 26-010

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: May 6, 2026
SUBJECT: Pioneer Vista Unit #6 Young Replat

Requested Action: Approval of a preliminary plat to vacate the lot lines between Pioneer Vistas Unit #6 Tract 4 and the long legal tract to the south. Dedicate a 30' portion of the Svedlund Street Right-of-Way. Dedicate the first 5' of Unit #6 Tract 4 as Herndon Drive Right-of-Way, to increase the 55' Right-of-Way width to 60'.

General Information:

Applicants:	Thomas M. Young P.O. Box 537 Homer, AK 99603	Sonja M. Martin-Young P.O. Box 537 Homer, AK 99603	Mullikin Surveys, LLC Christopher Mullikin, PLS P.O. Box 1023 Homer, AK 99603
Location:	Pioneer Vistas Unit #6 Tract 4 & Long lot to the south		
Parcel ID:	17707017 and 17709118		
Size of Existing Lot(s):	4,816 square feet and 6,348 square feet.		
Size of Proposed Lots(s):	11,164 square feet (.256 acres)		
Zoning Designation:	Central Business District		
Existing Land Use:	Vacant and Residential		
Surrounding Land Use:	North: Institutional South: Commercial East: Commercial West: Vacant		
Comprehensive Plan:	1-C-1 Promote infill development in all housing districts.		
Wetland Status:	No Wetlands		
Flood Plain Status:	Not in a floodplain.		
BCWPD:	Not within the Bridge Creek Watershed Protection District.		
Utilities:	City water and sewer are available		
Public Notice:	Notice was sent to 54 property owners of 51 parcels as shown on the KPB tax assessor rolls.		

Analysis: This subdivision is within the Central Business District (CBD). This plat vacates the lot line between Pioneer Vistas Unit #6 Tract 4 and the long legal lot to the south. The lot line vacation will eliminate a nonconforming lot of less than 6,000 square feet, which is the minimum lot size in the CBD, and create one lot, 11,164 square feet. The lot line vacation will also eliminate a known building setback encroachment. Kenai Peninsula Borough records show the home was constructed in 1940. Nonconformity for the encroachment has not been established, but the surveyor states the encroachment issue can be resolved with the vacation of the lot line. This plat will also dedicate a 30' portion of the Svedlund Street Right-of-Way. This plat will also dedicate the northern 5' of Unit #6 Tract 4 as Right-of-Way to the Herndon Drive Right-of-Way, increasing that Right-of-Way width from 55' to 60'

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets this requirement.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat does not meet these requirements. The Herndon Street note shall be revised to Herndon Drive.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. A 30' portion of the Svedlund Street Right-of-Way shall be dedicated. The northern 5' portion of Unit #6 Tract 4 will be dedicated as part of the Herndon Drive Right-of-Way

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat does not meet these requirements. The Herndon Street note shall be revised to Herndon Drive. The City of Homer has no objection to the 60' Herndon Drive Right-of-Way.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No new roads are dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets this requirement.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements. Apparent building setback encroachments will be removed with the lot line vacation.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

Public Works commented that the additional 5' of Right-of-Way will allow for needed Herndon Drive and Svedlund Street drainage and intersection improvements.

Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with the following additional comments.

1. Dedicate the 30' Svedlund Street Right-of-Way.
2. Dedicate the northern 5' of Unit #6 Tract 4 as Right-of-Way. The Herndon Drive Right-of-Way shall be 60' total width.
3. The Herndon Street note shall be revised to Herndon Drive.

Attachments:

1. Preliminary Plat
2. Surveyors Letter
3. KPB Letter to Surveyor Recommending 30' Svedlund St Right-of-Way Dedication
4. KPB Email to Planning Staff recommending the 5' Right-of-Way dedication along Herndon Drive.
5. Public Notice
6. Aerial Map

NOTES:

- The purpose of this plat is to create Tract 4-A by vacating the southerly lot line of Tract 4, Pioneer Vistas Unit 5, HM 82-60.
- No field survey was conducted as provided in KPB Code 20.6C.200(a). All dimensions shown are according to the Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198, and Pioneer Vistas Unit 6, HM 82-60.
- The Basis of Bearing for the 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.
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved for resolution of the appropriate planning commission. The front 15 feet of the 20-foot building setback is a utility easement.
- A 30-foot right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 90, Page 72, Homer Recording District.
- This subdivision is subject to a 15-foot easement for underground distribution lines, with right to construct, reconstruct, move, operate, and maintain, over, under, along or across, granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, 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 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.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setbacks and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
- 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.

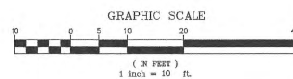
Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



RECEIVED

APR 17 2026

CITY OF HOMER
PLANNING/ZONING



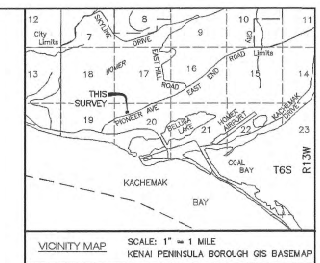
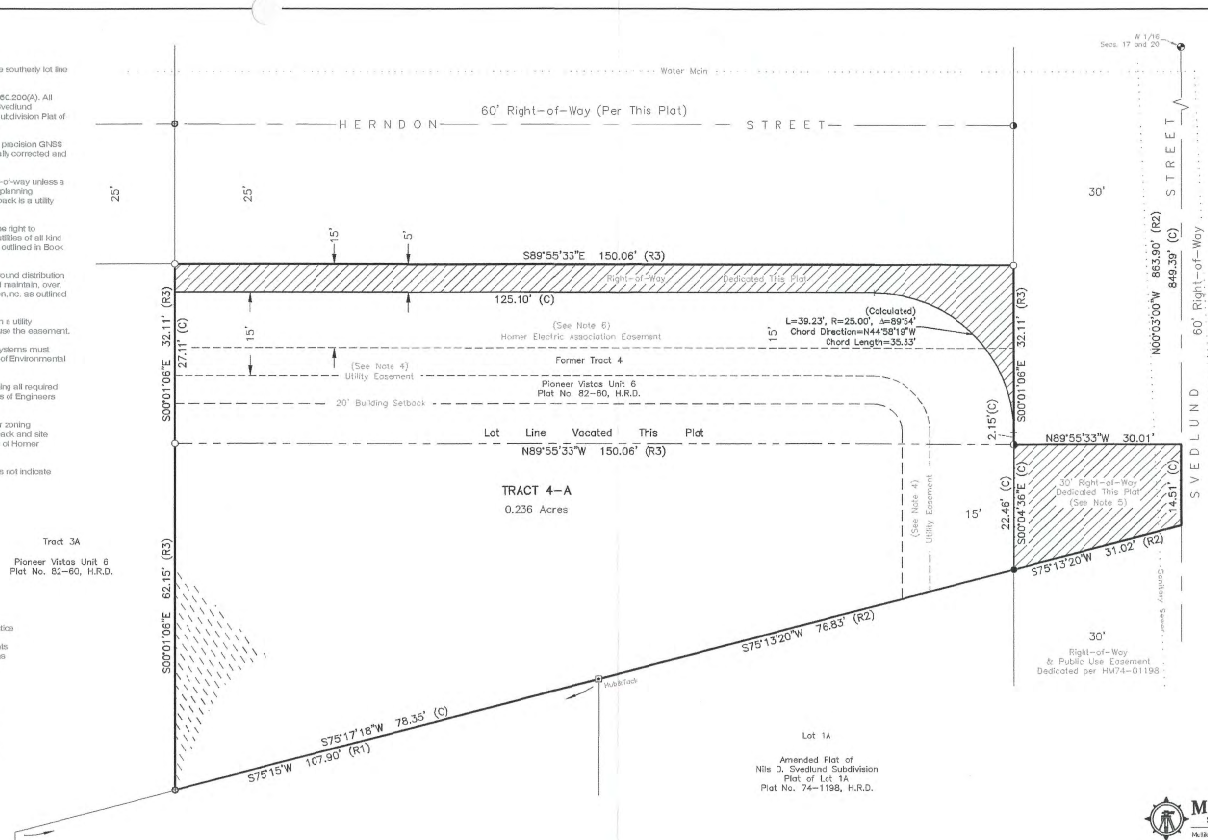
LEGEND

- Record Brass Capped Iron Pipe, 268-S
- Found 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- Found Iron Pipe
- Found 5/8" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
- (R2) Record Measurements Per HM 74-1198, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
- (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6

Lot Line Vacated This Plat
Easement Line
Building Setback Line

Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The survey does not contain Wetlands per the Kenai Watershed Forum (KWF)



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt the plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas M. Young
P.O. Box 537
Homer, AK 99603

Sonja M. Martin-Young
P.O. Box 537
Homer, AK 99603

NOTARYS 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 June 4th, 2025

Kenai Peninsula Borough Authorized Official



PIONEER VISTAS UNIT 6-YOUNG SUE DIVISION

A SUBDIVISION/REPLAT OF TRACT 4, PIONEER VISTAS UNIT 6, PLAT No. 82-60; AND THAT PORTION OF THE NW 1/4 NW 1/4 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TRACT 4, AS SHOWN ON THE AMENDED PLAT OF NILS O. SVEDLUND SUBDIVISION; SAID POINT OF BEGINNING BEING 4561 FEET NORTH OF THE NORTHWEST 1/4 SECTION CORNER OF SECTION 20, THENCE N00°3'W, 15 FEET ALONG THE CENTERLINE OF THE NW 1/4 OF SECTION 20; THENCE N89°57'30"W, 180 FEET; THENCE S00°3'E, 62.5 FEET; THENCE N75°15'E, 186.2 FEET TO THE POINT OF BEGINNING, SECTION 20, T. 6 S. R. 15 W., HOMER RECORDING DISTRICT.

LOCATED WITHIN THE NW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA, CONTAINING 0.236 ACRES.

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1003 HOMER, AK 99603	THOMAS M. YOUNG SONJA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 10'
PLAT DATE: 4/13/2026	BOOK No.: N/A
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: WRS	KPB FILE No.: 2025-###

MAY 6, 2026

Planner Foster noted that because the plat involves vacation of a right-of-way, a public hearing is required, which was not noticed for May 6th meeting. He recommended that the commission allow for public comment at this meeting and postpone to the May 20th meeting.

Chair S. Smith opened the public comment portion of the application.

Kenneth Castner, City Resident, commented that notice is required on an action that is going to take away a public right. He encouraged the Planning Commission to extend comments to the next meeting with public notice.

Jan Keiser, City Resident, commented that she had no objection to the vacation. She noted that the right-of-way is the pathway for a major flow of water from the Sterling Highway down to a property that is flooded by that water. She recommended that the planning commission leave the utility easement in place and term it a drainage easement as a part of this action.

HARNESS/SCHNEIDER MOVED TO POSTPONE STAFF REPORT 26-008 AND KEEP PUBLIC HEARING OPEN

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat, Staff Report 26-009

H. SMITH/HARNESS MOVED TO POSTPONE STAFF REPORT 26-009 TO THE MAY 20TH MEETING

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. Pioneer Vistas Unit #6 – Young Replat Preliminary Plat, Staff Report 26-010

Chair S. Smith introduced the item.

Commissioner H. Smith noted that he would need to depart soon and requested that the clerk confirm that Commissioner Venuti was able to participate fully in the meeting via teleconference to ensure that the commission did not lose quorum. Commissioner Venuti could be seen on video but not heard, so the commission decided to take a brief recess to resolve the issue.

Chair S. Smith called for a 10 minute recess at 6:51 p.m.

Commissioner H. Smith departed during the recess for a personal engagement.

The meeting reconvened at 6:55 p.m. with Commissioner Venuti attending via zoom.

Chair S. Smith deferred to City Planner Foster, who presented his staff report.

Chair S. Smith invited the applicant or representative to speak to the commission. The applicant did not present himself.

Chair S. Smith opened public comment. There were no public comments.

Chair S. Smith called for questions of the commission to the Planner. There were no questions.

HARNESS/SCHNEIDER MOVED TO APPROVE PIONEER VISTA UNIT #6 WITH THE THREE COMMENTS ON THE STAFF REPORT RELATED TO DEDICATING A 30-FOOT SVEDLUND STREET RIGHT-OF-WAY, DEDICATING THE NORTH 5 FEET OF UNIT 6, TRACT 4 AS RIGHT OF WAY, AND THE RIGHT OF WAY SHALL BE 60 FEET TOTAL, AND THE HERNDON STREET NOTE SHALL BE REVISED TO HERNDON DRIVE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Memorandum 2026-06, HART Policy Review

Chair S. Smith introduced the business item. Commissioners reviewed notes from their worksession including comments made by Commissioner H. Smith as follows:

- Under point 1 of purpose, it should be indicated that HART is designed to contribute to maintenance, not necessarily serve as an exclusive fund
- Under item 3, Road Qualifying and Project Criteria, it should be specified that the HART fund contributes to maintenance but is not an exclusive fund.
- Should the HART fund policy be reviewed by the Planning Commission annually?

Discussion included that changes or amendments could be considered by the planning commission but annual review feels like overkill.

SCHNEIDER/VENUTI MOVED TO FORWARD COMMENTS FROM THE DISCUSSION TO CITY COUNCIL FOR CONSIDERATION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. 2026 Planning Commission Meeting Calendar

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

Ken Castner, City resident, commented to thank outgoing Commissioner Barnwell for his service. He expressed his opposition to reauthorization of the HART fund.

Jan Keiser, City resident, referred to her nine pages of comments submitted for the Title 21 public comment draft and expressed frustration that prior comments had not been incorporated. She spoke in support of establishing new code related to drainage and stormwater.

Shirley Evans, non-resident, commented to express frustration that her previous comments have not been incorporated into the public comment draft of Title 21.

Kathy Carssow, City resident, expressed frustration that her comments related to short-term rentals have not been taken into account in the public comment draft of Title 21.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

June 19, 2026

Homer Advisory Planning Commission

Notice of Action

Request: Approval of Pioneer Vistas No 6 Young Replat 5' Herndon Dr ROW Acquisition Preliminary Plat

Applicants:

Thomas Young & Sonja Martin-Young
PO Box 537
Homer, AK 99603

Christopher Mullikin
Mullikin Surveys, LLC
PO Box 1023
Homer, AK 99603

At the regular meeting of May 6, 2026 the Homer Advisory Planning Commission forwarded a **recommendation for approval** of the preliminary plat with staff recommendations and the attached minutes to the Kenai Peninsula Borough Planning Commission.

Should you have any questions, please contact the planning office at 907-235-3106.

Cc: Beverly Carpenter, Platting Technician, Kenai Peninsula Borough

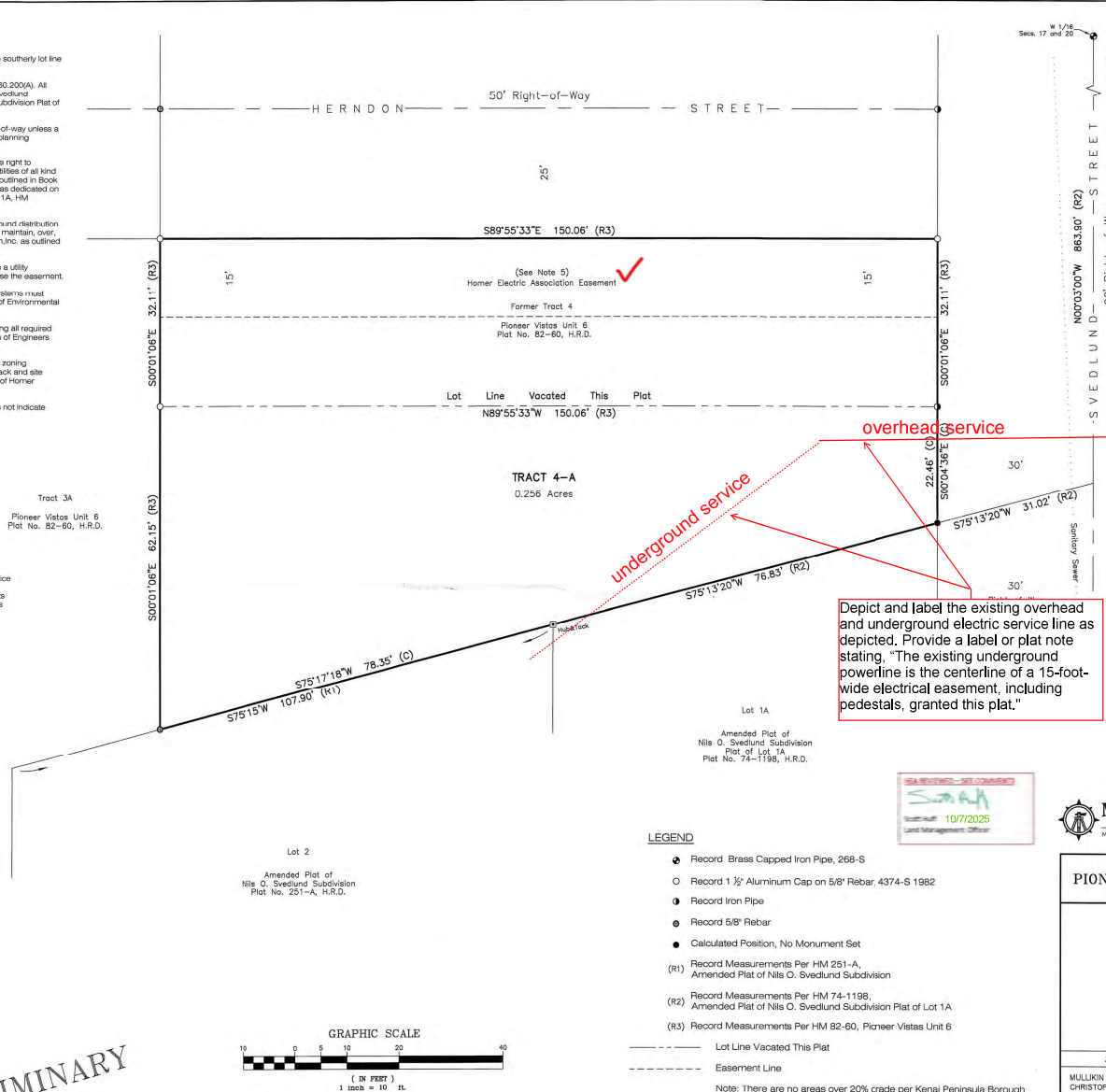
NOTES

1. The purpose of this plat is to create Tract 4-A by vacating the southerly lot line of Tract 4, Pioneer Vistas Unit 6, HM 82-60.
2. No field survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198, and Pioneer Vistas Unit 6, HM 82-60.
3. A building setback of 50 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
4. A 30 feet right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 99, Page 472, Homer Recording District. Said right-of-way was dedicated on the Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198.
5. This subdivision is subject to a 15 foot easement for underground distribution lines, with right to construct, reconstruct, repair, operate, and maintain, over, under, along or across, granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, Homer Recording District.
6. 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.
7. Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
8. 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.
9. All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department prior to development activities.
10. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYORS CERTIFICATE

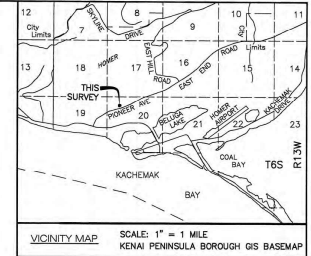
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

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



LEGEND

- Record Brass Capped Iron Pipe, 268-S
 - Record 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
 - Record Iron Pipe
 - Record 5/8" Rebar
 - Calculated Position, No Monument Set
 - (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
 - (R2) Record Measurements Per HM 74-1198, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
 - (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6
 - Lot Line Vacated This Plat
 - Easement Line
- Note: There are no areas over 20% grade per Kenai Peninsula Borough Web Map View/KPB (Five Foot Contours)
- Note: The survey does not contain Wetlands per the Kenai Watershed Forum (KWF)



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas M. Young
P.O. Box 537
Homer, AK 99603

Sonia M. Martin-Young
P.O. Box 537
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this ____ day of _____, 2006.

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 June ##, 2025

Kenai Peninsula Borough Authorized Official



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4
PIONEER VISTAS UNIT 6, PLAT No. 82-60
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NW1/4 NW1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.256 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	THOMAS M. YOUNG SONIA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 20'
PLAT DATE: 5/30/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###

KPB 2025-135

**PRELIMINARY
PLAT**