



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/4/2026 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 three parcels into four parcels.

KPB File No. 2026-013

Petitioner(s) / Land Owner(s): Samuel & Cassie Wood and Best Realty LLC of Soldotna, 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, May 11, 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.

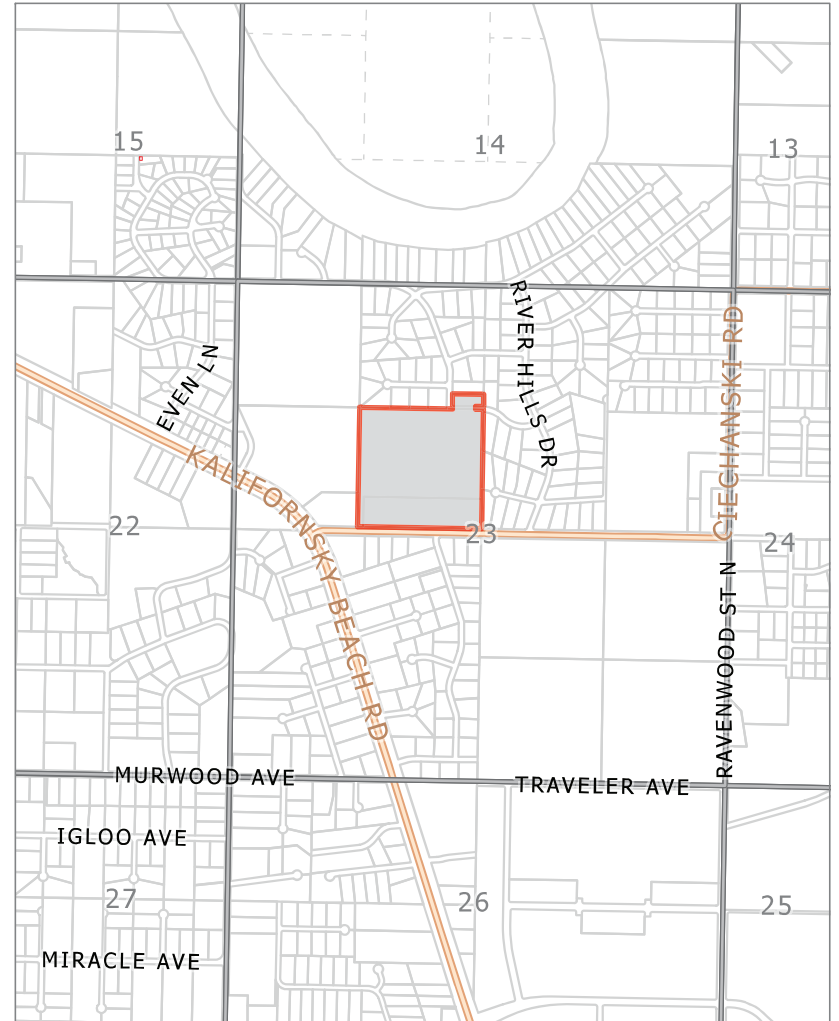
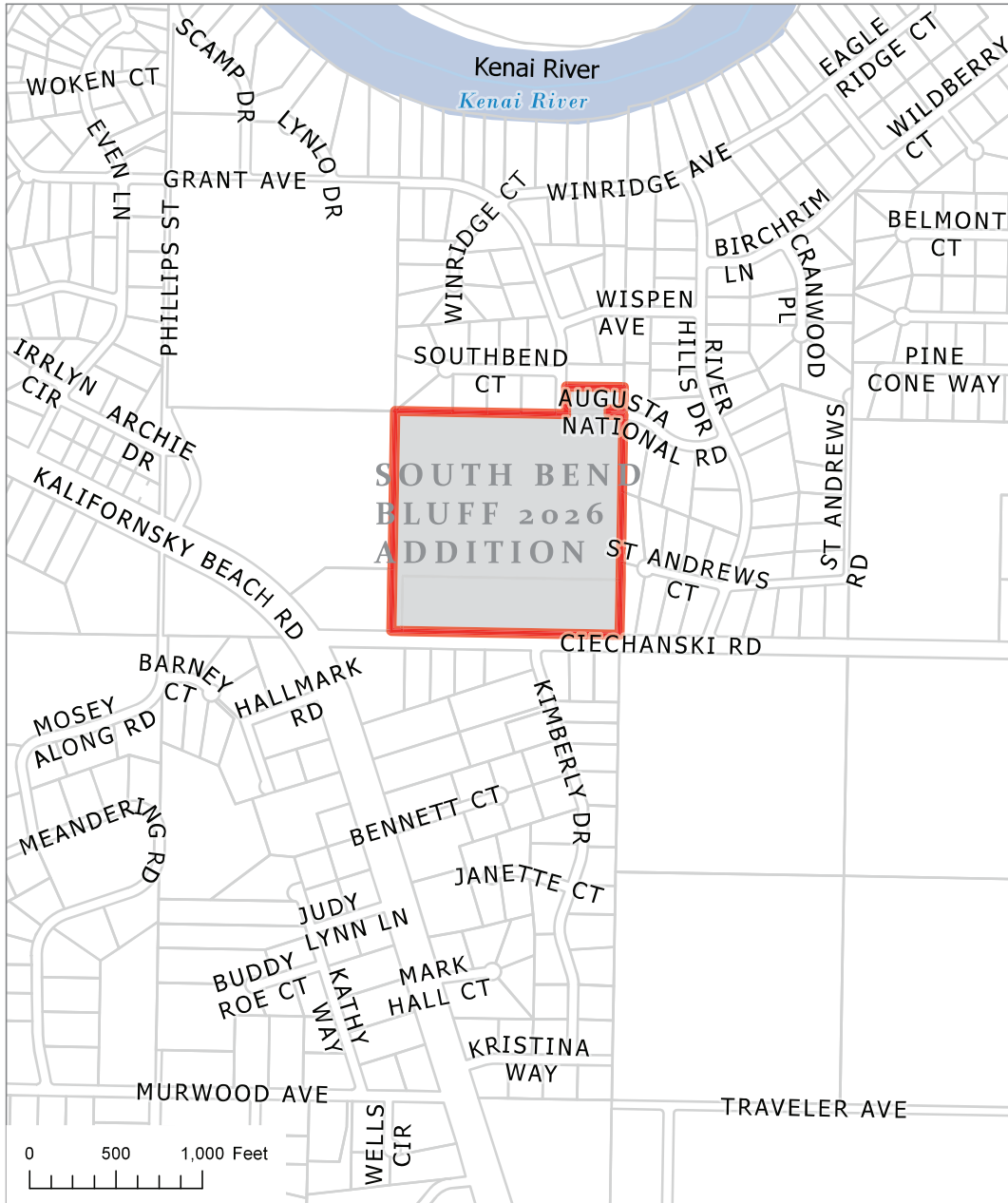
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, May 8, 2026**. 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 4/21/2026

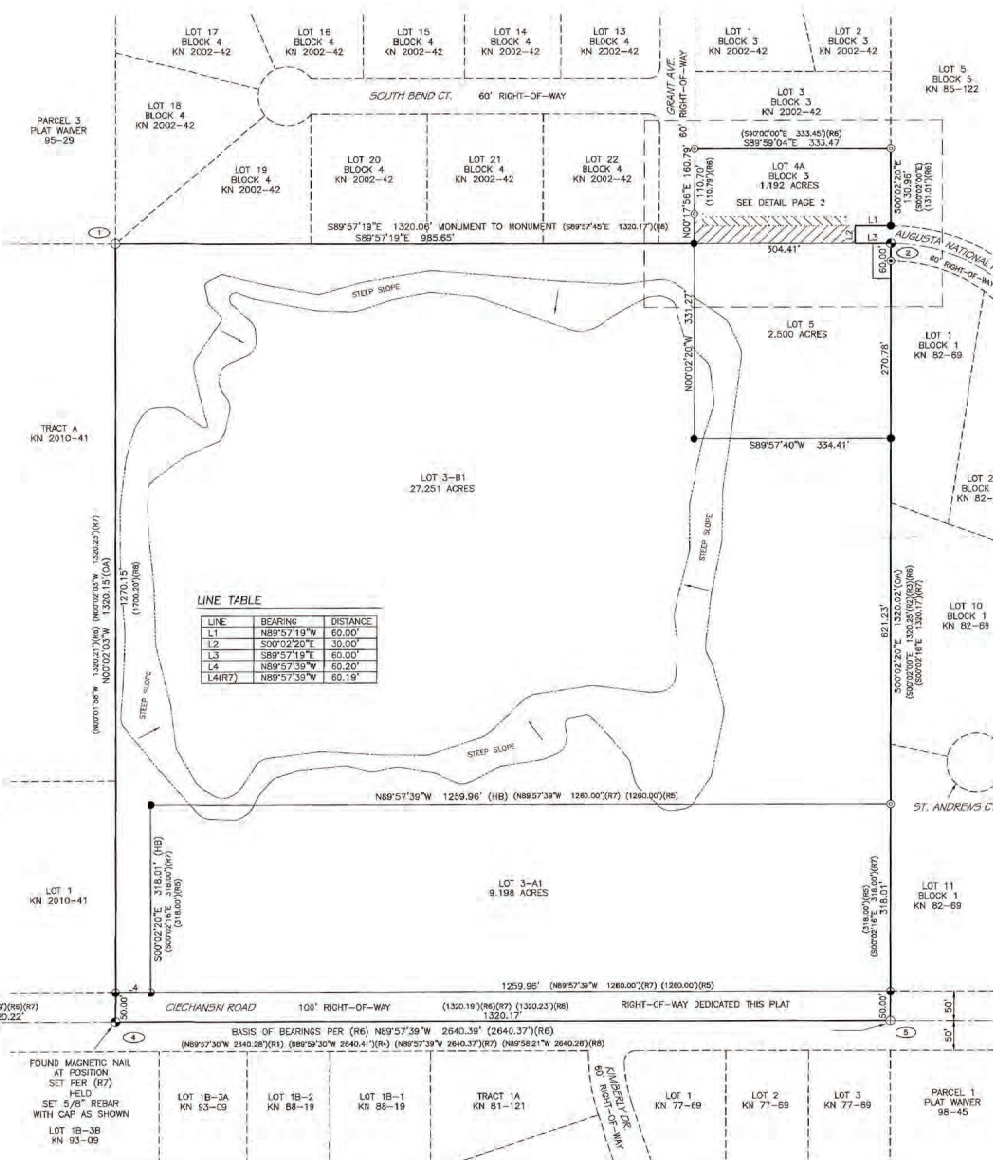


KPB File 2026-013
T05N R11W SEC23
Kalifornsky

MONUMENT SUMMARY

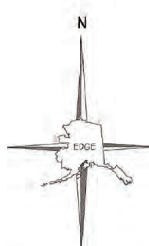
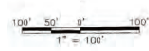
- 1
LS 512
NW 1/4 SEC 23
2002
FOUND AND HELD
2-1/2" ALUMINUM
MONUMENT
0.1" ABOVE GRADE
GOOD CONDITION
- 2
CROSS SURVEY
CN 1/16
S 1/2 S
1922-5 2016
SET
2-1/2" ALUMINUM
MONUMENT ON 1/8" REBAR
0.1" BELOW GRADE
- 3
CROSS SURVEY
S22 + S13
1922-5 2016
FOUND AND HELD
6/8" REBAR
AT POSITION
SET
2-1/2" ALUMINUM
MONUMENT
0.3" BELOW GRADE
- 4
CROSS SURVEY
CN 1/16
S23
1922-5 2016
FOUND AND HELD
MAGNETIC NAIL
AT POSITION
SET
2-1/2" ALUMINUM
MONUMENT ON 1/8" REBAR
0.1" BELOW GRADE
- 5
FOUND AND HELD
3-1/4" ALUMINUM
MONUMENT
IN MONUMENT CASE
BEFORE
- 6
FOUND 5/8" REBAR
AT POSITION
OR GOOD CONDITION,
HELD
AND ADDED CAP AS SHOWN
- 7
FOUND MAGNETIC NAIL
AT POSITION
SET PER (R7)
HELD
5/8" REBAR
WITH CAP AS SHOWN
- 8
LOT 1B-3B
KN 93-09

PRELIMINARY PLAT REVISION 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°57'19"W	60.00'
L2	S00°02'20"E	30.00'
L3	S89°57'19"E	60.00'
L4	N89°57'39"W	60.20'
L4(R7)	N89°57'39"W	60.9'

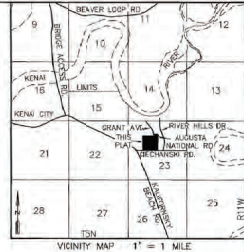


REFERENCES

- (R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-69, KENAI RECORDING DISTRICT
- (R2) RIVER HILLS PHASE I AMENDED, PLAT 82-69, KENAI RECORDING DISTRICT
- (R3) WINRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
- (R4) HALL SUBDIVISION NO. 15, PLAT 93-09, KENAI RECORDING DISTRICT
- (R5) PLAT WAMER RESOLUTION 96-16, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
- (R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
- (R7) RECORD OF SURVEY, PLAT WAMER RESOLUTION 96-16 PARCEL 3-A & 3-B, PLAT 2007-25, KENAI RECORDING DISTRICT
- (R8) PHILLIPS STATION SUBDIVISION, PLAT 2010-41, KENAI RECORDING DISTRICT

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND SECONDARY MONUMENT
1-1/2" ALUMINUM CAP ON 5/8" REBAR
STAMPED LS 5 52-5 GOOD
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND 1/2" REBAR
- SET PROPERTY CORNER
5/8" X 3/8" REBAR WITH 2" ALUMINUM CAP
STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- FORMER LOT LINE
- MONUMENT THE LINE
- TOP/TCE OF STEEP SLOPE
- DIRECTION OF SLOPE
- (OA) OVERALL
- (HR) HELD RECORD DISTANCE
- (HB) HELD BEARING
- ▨ RIGHT-OF-WAY VACATED
- ▨ EASEMENT VACATED



DEPOTIFICATE OF SURVEYOR

I, MARK AMONETT (3022-5), HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2026-XXX

SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF
LOT 4 BLOCK 3
SOUTH BEND BLUFF ESTATES
PLAT 2002-42
KENAI RECORDING DISTRICT

PARCELS 3-A AND 3-B
PLAT WAMER RESOLUTION 96-16
BOOK 487 PAGE 70
KENAI RECORDING DISTRICT

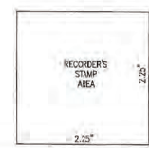
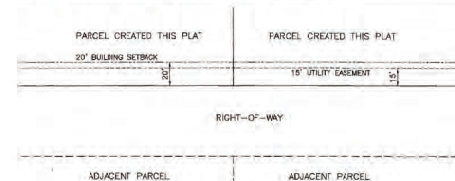
LOCATED WITHIN:
NW 1/4 SECTION 23
T.5N., R.11W., S.M.
STATE OF ALASKA
KENAI PENINSULA CDP
KENAI RECORDING DISTRICT

OWNERS:
BEST REALTY LLC,
43637 KALIFORSKY BEACH ROAD
SOLDOTNA, AK 99668

JASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669

CONTAINING 41.180 ACRES

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'



KPB 2026-013

EDGE
SURVEY AND DESIGN, LLC
8000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5393 Fax (907) 344-7794
AOL# 1392 www.edgesurvey.net

DRAWN BY: JY
CHECKED BY: MA

DATE: 02/15/2026
SCALE: 1" = 100'

PROJECT: 25-648
SHEET: 1 OF 2

