



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/15/2025 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 subdivides one parcel into six parcels and dedicates Bayshore Circle.

KPB File No. 2025-125

Petitioner(s) / Land Owner(s): Andrew J. and Julie Wilder of Seward, 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, December 8, 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.

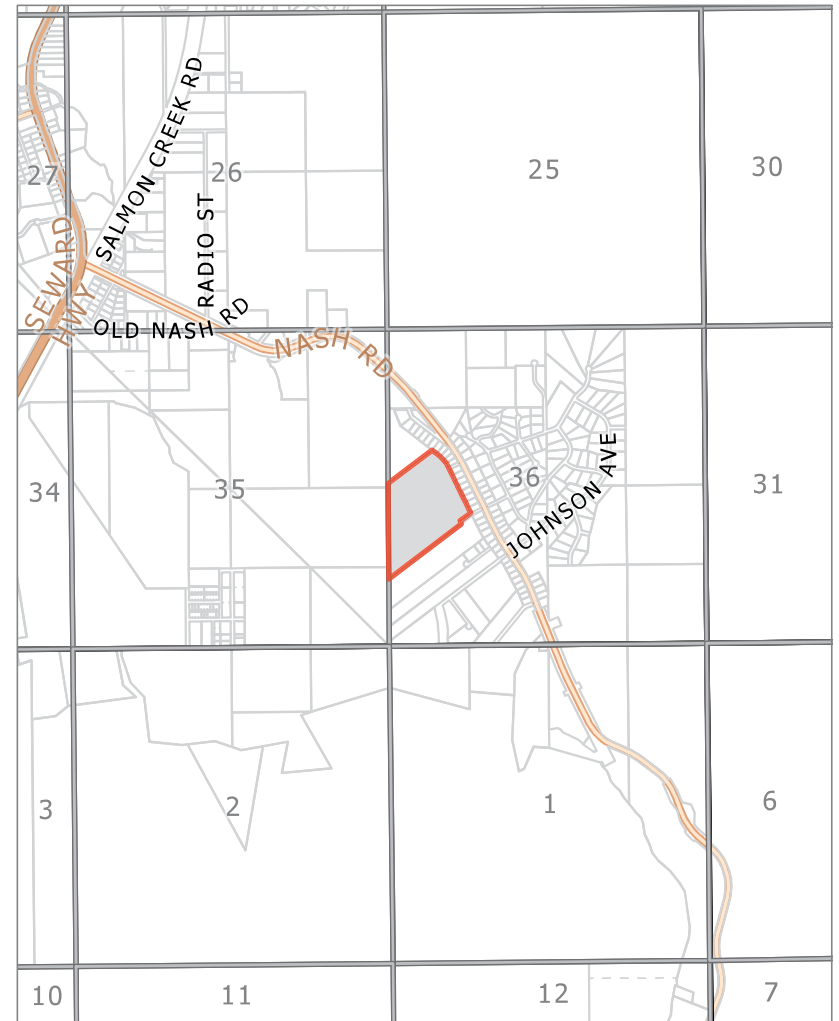
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, December 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

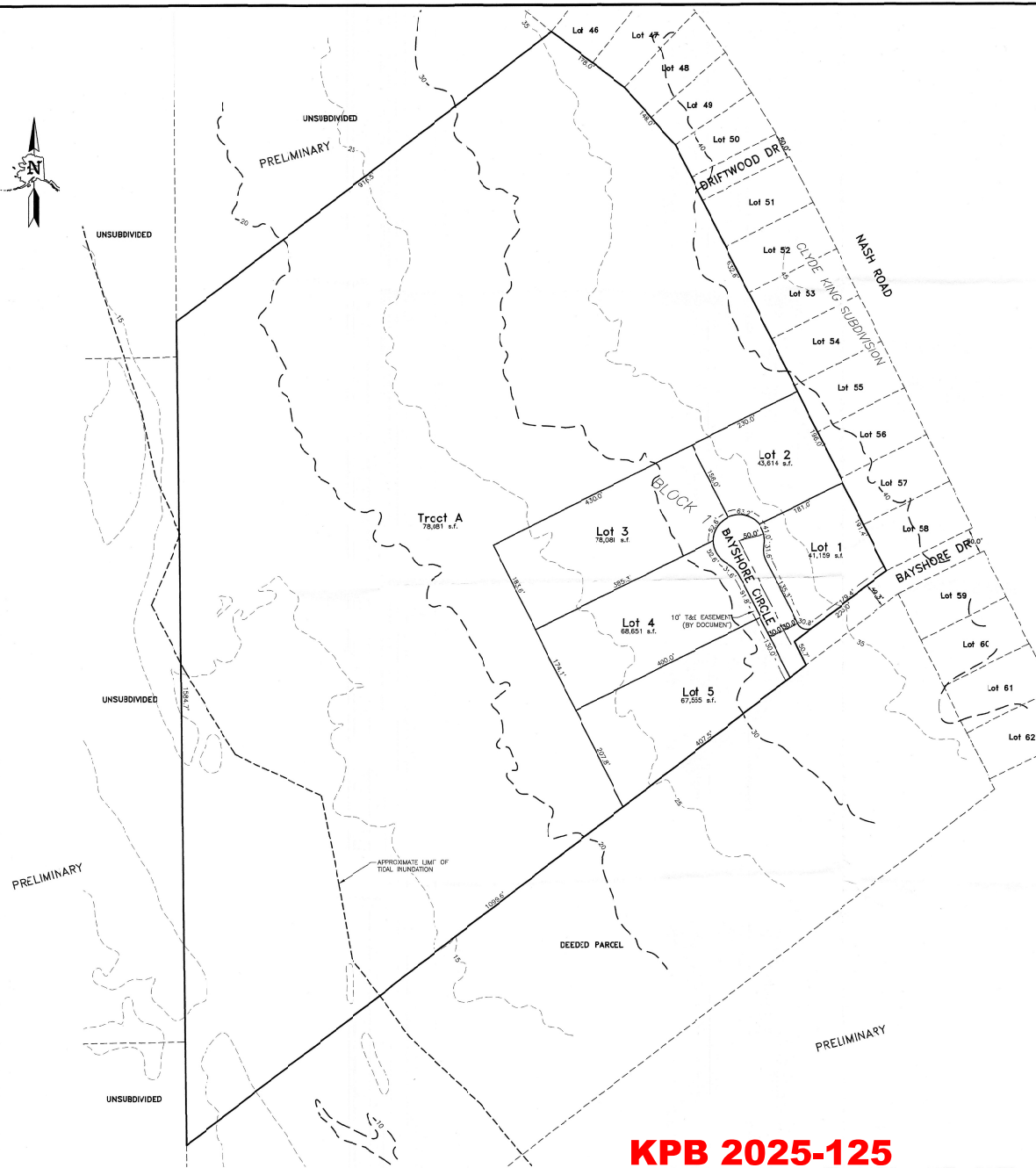
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 11/18/2025



KPB File 2025-125
T 01N R 01W S36
Bear Creek



CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we), hereby certify that I (we) am the owner of the real property shown and described hereon and that I hereby do hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-ways and public areas to public use and grant all easements to the use shown.

Owner

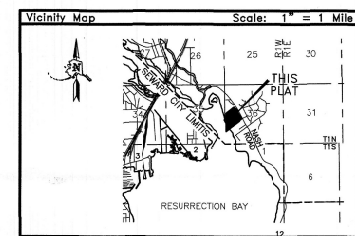
ANDREW J WILDER
P.O. Box 2905
Seward, Alaska 99664

Notary Acknowledgement

for _____ Subscribed and
sworn to before me this _____ day _____

Notary Public for the State of Alaska My Commission Expires _____

NOTES
TOPOGRAPHY SHOWN IS RECORD KENAI PENINSULA BOROUGH
LIDAR 4' CONTOURS EXPORTED FROM THE KPB TERRAIN VIEWER.



WASTEWATER DISPOSAL
Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

PLAT APPROVAL
Plat approved by the Kenai Peninsula Borough Planning Commission at the
meeting of _____
Borough Official _____

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



PLAT OF
HARBOR VIEW ESTATES - WILDER ADDITION
Lots 1 thru 5, Block 1 and Tracts A-2
39.3 Acres
A RESUBDIVISION OF Tract A-1, HARBOR VIEW ESTATES (Plat No. 97-26)
LOCATED WITHIN W 1/2, SECTION 36, T1N, R1W,
SEWARD MERIDIAN, ALASKA
KENAI PENINSULA BOROUGH
SEWARD RECORDING DISTRICT

Kenneth G. Lang
Professional Land Surveyor
1731 George Bell Circle
Anchorage, Alaska 99515
(907) 351-9110
ken@kingsurvey.com

Owners
ANDREW J WILDER
P.O. Box 2905
Seward, Alaska 99664

GRID: N/A	SCALE: 1" = 100'	DATE: 18 AUGUST 2025
DRAWN: JCL	SHEET 1 OF 1	PROJECT #: 24-197
JOB FILE: J24197pp.dwg		

KPB 2025-125