



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/23/2025 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 subdivide one tract into two tracts.

KPB File No. 2025-033

Petitioner(s) / Land Owner(s): Bella Haven Trust of Kenai, 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, November 17, 2025**, 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.

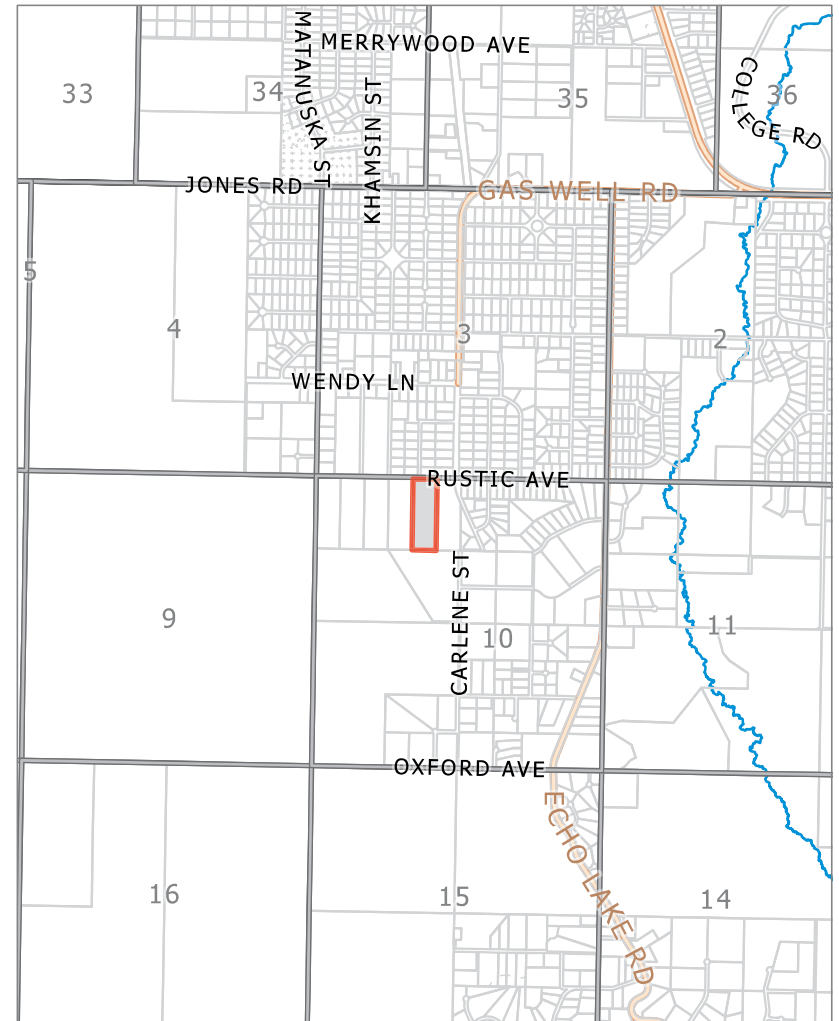
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, November 14, 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 10/27/2025



KPB File 2025-033
T 4N R11W Sec 10
Kalifornsky

LEGEND:

- 3 1/4" ALUM. CAP. MONUMENT 237-S 1975 FOUND
- 2 1/2" ALUM. CAP. MONUMENT ILLEGIBLE FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 20-B-51 KRD
- AREA SUBJECT TO INUNDATION

NOTES:

- 1) Basis of bearing taken from Peterson Forest Subdivision Amended Plat 2018-51, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Covenants, conditions, and restrictions which affect this subdivision are recorded as document number 2018-005558-0, Kenai Recording District. The Borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- 4) This plat is subject to reservations contained in State of Alaska Patent recorded in Book 38 Page 276 Kenai Recording District.
- 5) There is a 50 foot road reservation on both sides of the section line as created by A.S. 19.10.010.
- 6) An exception to KPB 20.30.170, Block length, was granted to the parent plat by the Plat Committee at the meeting of March 13, 2017.
- 7) Front 15 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement per KN 2018-51. 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.
- 8) WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences. An Engineer's Subdivision and Site Report is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

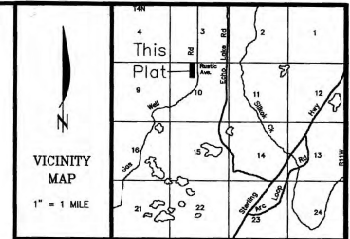
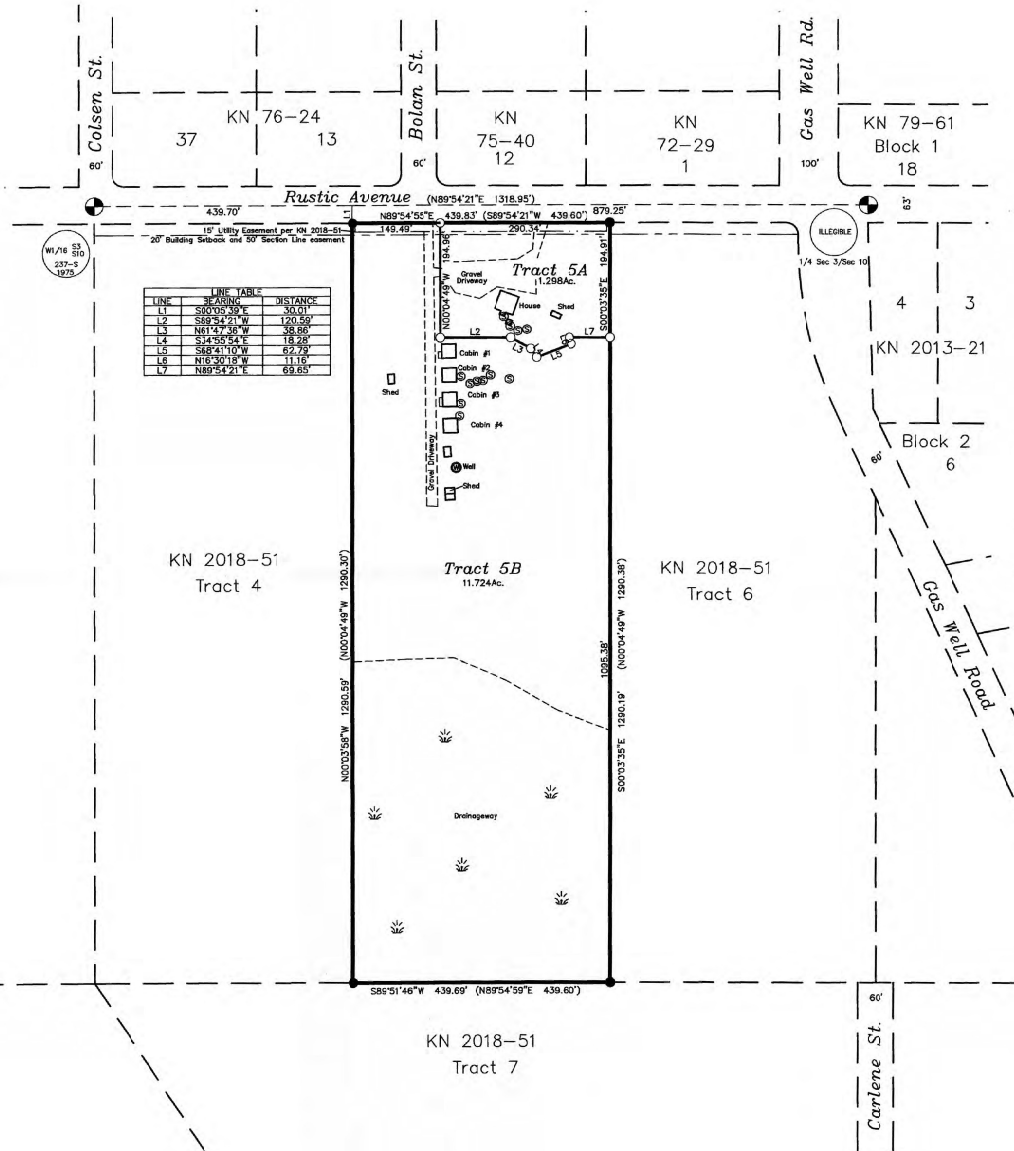
Engineer License No. date



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 herein actually exist as described, and all dimensions and other details are correct.

Date



CERTIFICATE of OWNERSHIP and DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE BELLA HAVEN TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE BELLA HAVEN TRUST, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GEOFFREY E. KNUTH, TRUSTEE MELISSA M. KNUTH, TRUSTEE
BELLA HAVEN TRUST
2241 BEAVER LOOP ROAD
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR
ACKNOWLEDGED BEFORE ME THIS DAY OF 20

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGEMENT

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MY COMMISSION EXPIRES

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No. 2025-033

Peterson Forest Subdivision Bella Addition

A resubdivision of Tract 5 Peterson Forest Subdivision Amended Plat 2018-51, Kenai Recording District.

Located within the NE1/4 NW1/4 Section 10, T4N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 13.027 Ac.

Surveyor Segesser Surveys 30435 Reiland St. Soldotna, AK 99669 (907) 262-3909	Owner Bella Haven Trust 2241 Beaver Loop Rd. Kenai, Alaska 99611
JOB NO. 25008	DRAWN: 9-29-25
SURVEYED: May, 2025	SCALE: 1"=100'
FIELD BOOK: 24-4	SHEET: 1 of 1

KPB 2025-033