



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/5/2026 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 one lot into two lots.

KPB File No. 2026-061

Petitioner(s) / Land Owner(s): Joseph F Wilson Jr and Patricia B Wilson of Chugiak, 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, July 20, 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.

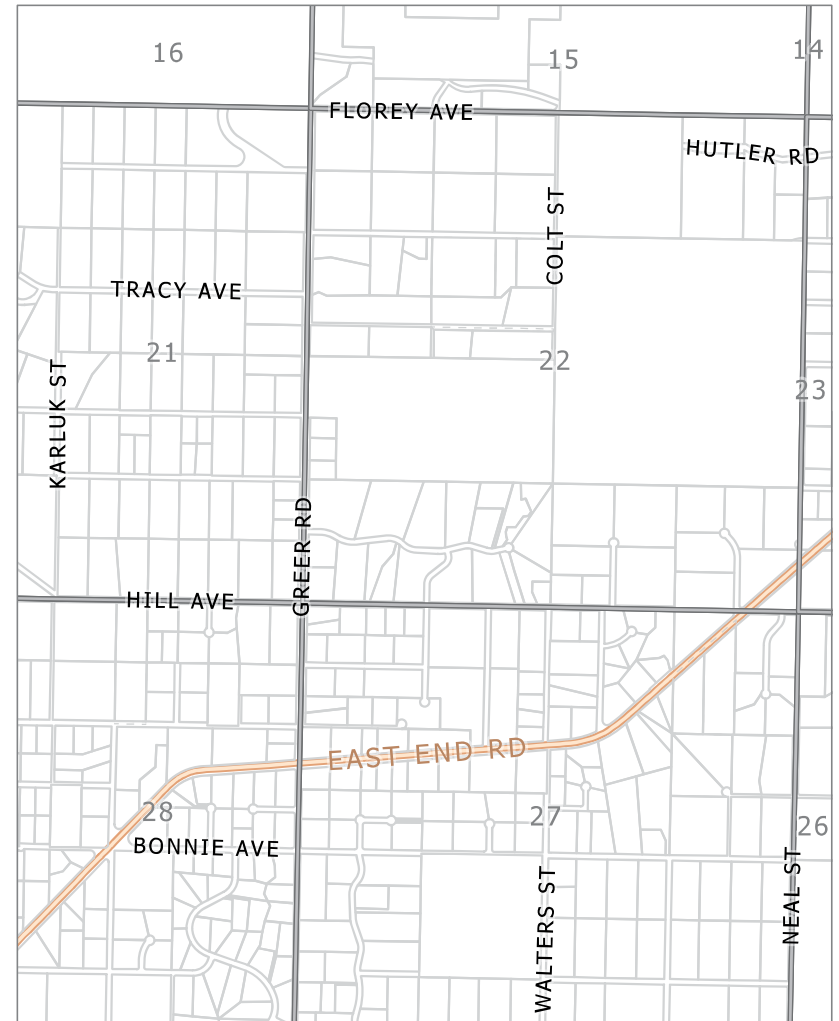
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, July 17, 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 7/2/2026



KPB File 2026-061
T05S R12W SEC22
Fritz Creek

NOTES:

1. The Basis of Bearing for this 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.
2. 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.
3. Per HM 87-21, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
4. 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.
5. The 20' utility easement centered on all lot lines per HM97-21 has been vacated by KPB PO RES 2012-48.
6. Subject to reservations and exceptions as
7. 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.
8. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

(signature of Engineer) License # Date

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 2 1/2" Aluminum Monument, 4469-S 1996
 - Found 2" Aluminum Cap on 5/8" Rebar, 4469-S 1997
 - Found 2" Aluminum Cap on 5/8" Rebar, 4469-S 2001
 - Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 2012
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2026
- (R1) Record Measurements Per Newell Park East, HM97-21
(R2) Record Measurements Per Newell Park East 2012, HM2012-63

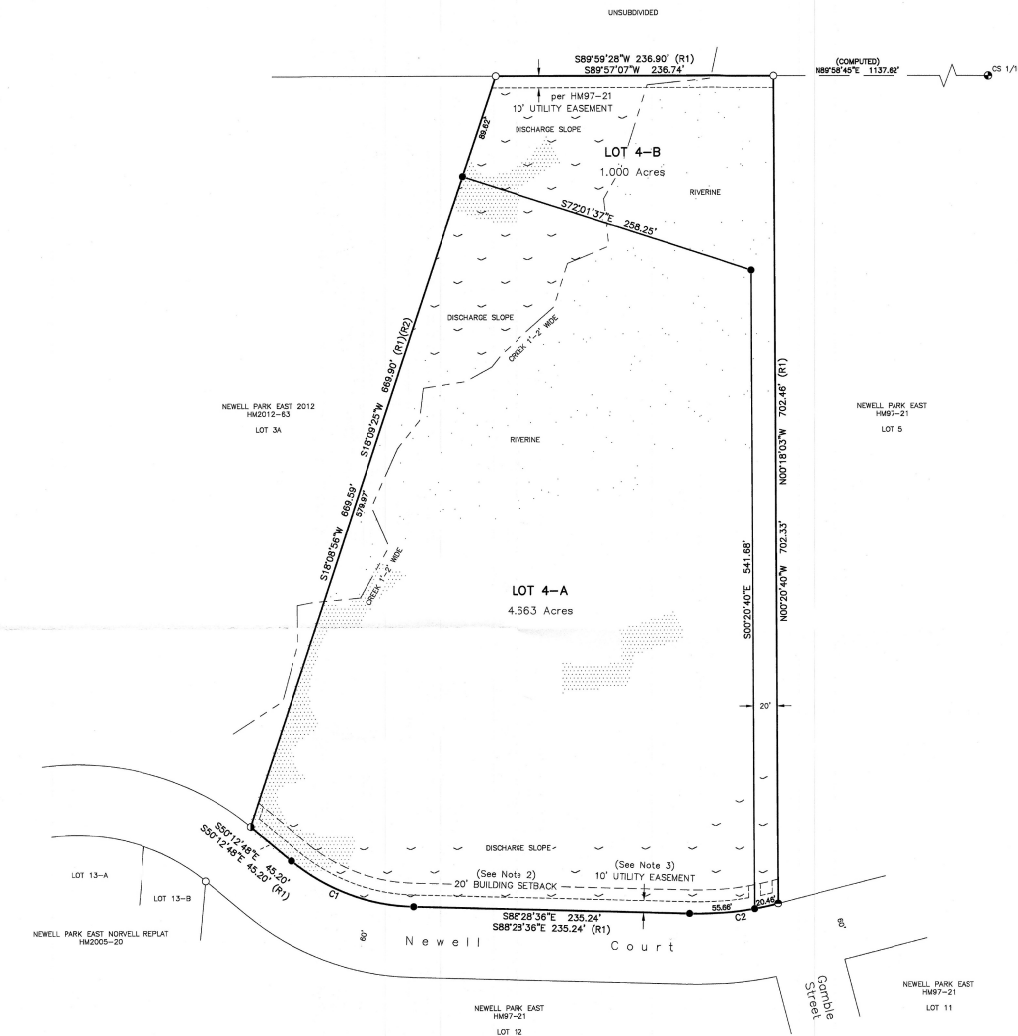
----- Easement Line

----- Setback Line

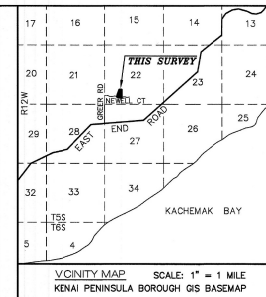
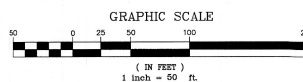
..... Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: areas defined as Wetlands found within the subdivision per the Kenai Watershed Forum (KWTF) labeled within subdivision.

KPB 2026-061



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	113.53' 113.53'(R1)	170.00' 170.00'(R1)	38°16' 38°16'(R1)	S69° 20' 42"E	111.43'
C2	76.12' 75.92'(R1)	270.00' 270.00'(R1)	16°09' 16°07'(R1)	N83° 27' 04"E	75.87'



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.

Joseph F. Wilson, Jr.
Thunderbird Drive
Chugiak, AK 99567

Patricia B. Wilson
Thunderbird Drive
Chugiak, AK 99567

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 Month Day, 2026.

Kenai Peninsula Borough Authorized Official

NEWELL PARK EAST LOT 4 SUBDIVISION

A SUBDIVISION OF LOT 4, NEWELL PARK EAST,
PLAT No. 97-21, HOMER RECORDING DISTRICT

LOCATED WITHIN
S1/2 SW1/4 OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 12 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 5.663 ACRES

SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	JOSEPH F. WILSON, JR. PATRICIA B. WILSON THUNDERBIRD DRIVE CHUGIAK, AK 99567
SURVEY DATE: 4/24/2026	SCALE: 1" = 50'
PLAT DATE: 5/24/2026	BOOK No.: 2026-1
CHECKED BY: CLM	FILE: NEWELL PARK SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2026--