



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/10/2026 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 would subdivide one parcel into four parcels.

KPB File No. 2026-023

Petitioner(s) / Land Owner(s): Whistlebait LLC of Sterling, 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, April 13, 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.

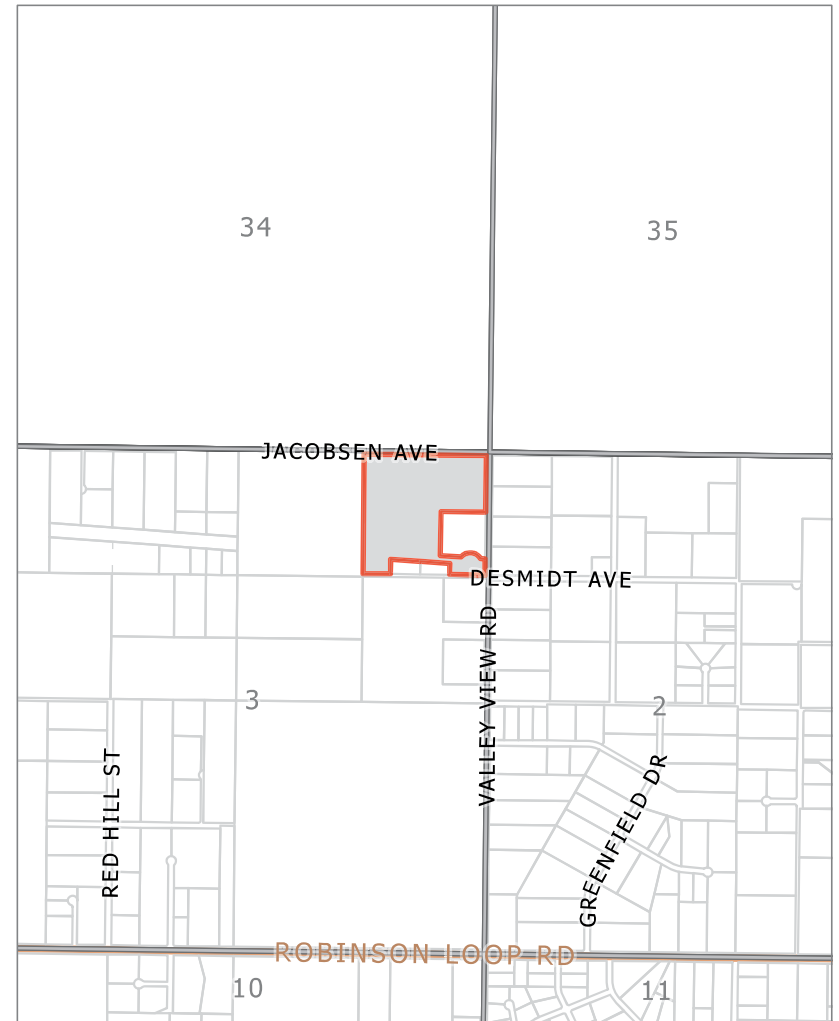
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, April 10, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

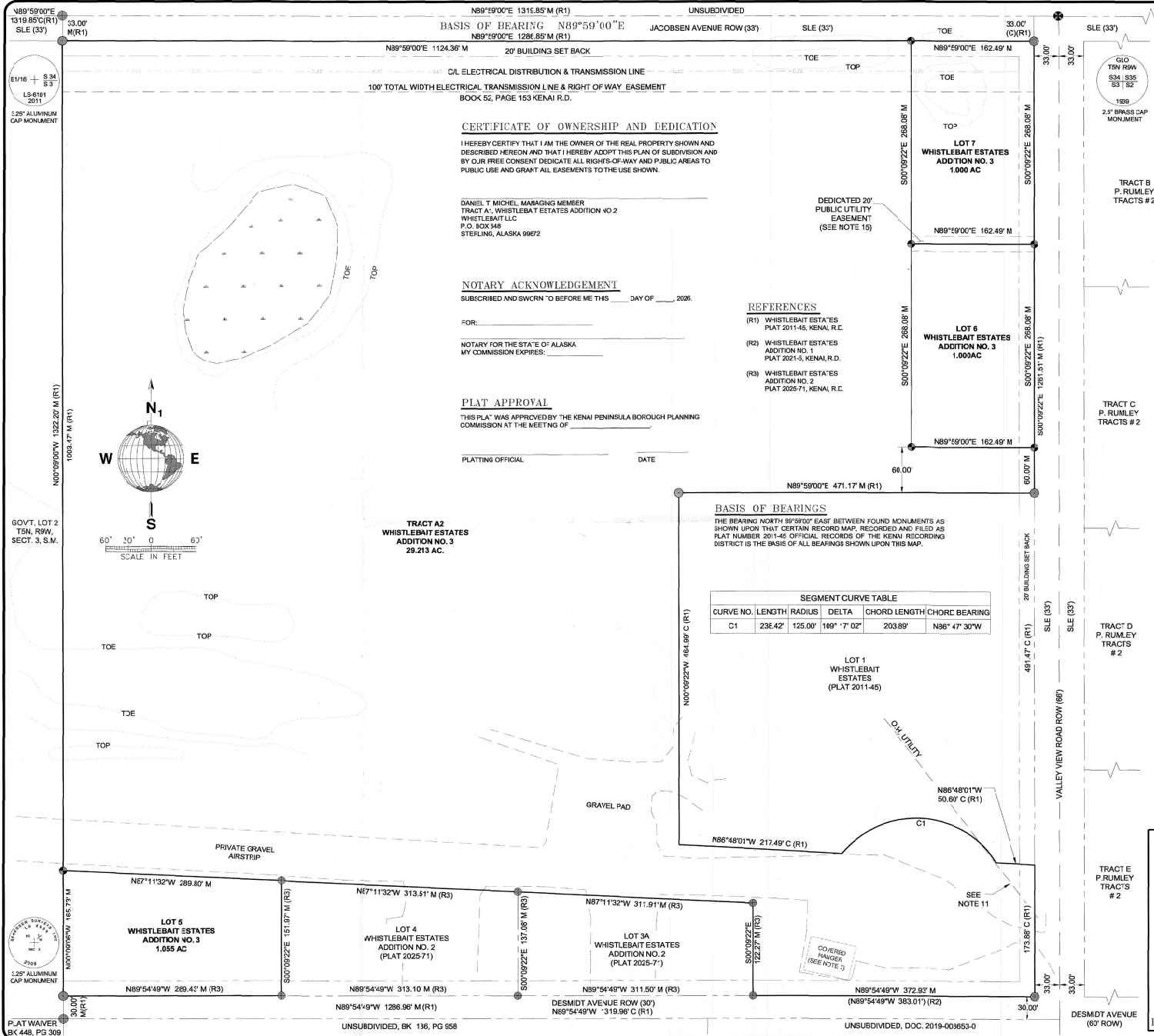
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 3/23/2026



KPB File 2026-023
T05N R09W SEC03
Sterling



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DANIEL T. MICHEL, MARAGING MEMBER
 TRACT A, WHISTLEBAIT ESTATES ADDITION NO. 2
 WHISTLEBAIT LLC
 P.O. BOX 548
 STERLING, ALASKA 99672

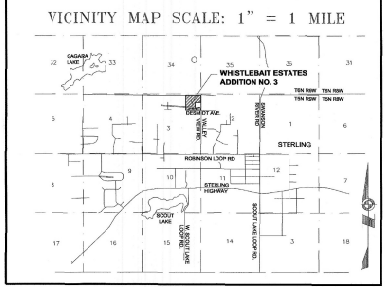
NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2026.

NOTARY APPROVAL
 THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ____

- REFERENCES**
- (R1) WHISTLEBAIT ESTATES PLAT 2011-45, KENAI, R.C.
 - (R2) WHISTLEBAIT ESTATES ADDITION NO. 1 PLAT 2025-71, KENAI, R.D.
 - (R3) WHISTLEBAIT ESTATES ADDITION NO. 2 PLAT 2025-71, KENAI, R.C.

BASIS OF BEARINGS
 THE BEARING NORTH 89°59'00" EAST BETWEEN FOUND MONUMENTS AS SHOWN UPON THAT CERTAIN RECORD MAP, RECORDED AND FILED AS PLAT NUMBER 2011-45 OFFICIAL RECORDS OF THE KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

SEGMENT	CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1		236.42'	125.00'	169° 7' 02"	203.89'	N86° 47' 30"W



- LEGEND**
- FOUND OLD BRASS CAP SURVEY MONUMENT AS DETAILED
 - FOUND ALUMINUM CAP SURVEY MONUMENT AS DETAILED AND PER (R3)
 - FOUND PLASTIC CAP SURVEY MONUMENT, LS 3101, PER (R1), 02/2011
 - FOUND 5/8" BRASS CAP MISSING, LS 3101, PER (R1), 02/2011
 - SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR, LS 311-102 PER NATIONAL CAP SURVEY INVENTORY, AREA MAY BE SUBJECT TO SEASONAL SURFACE WATER, NOT FIELD VERIFIED IN VIEW OF THIS RECORD.
 - (M) MEASURED
 - (C) CALCULATED
 - (R1) REFERENCED RECORD MAP
 - (R2) RIGHT OF WAY
 - AC ACRES
 - DOC. DOCUMENT
 - SLE SECTION LINE EASEMENT
 - KPB KENAI PENINSULA BOROUGH
 - BOUNDARY LINE/PROPERTY LINE
 - ADJACENT BOUNDARY LINE/PROPERTY LINE
 - REMOVED BOUNDARY/LOT LINE
 - 20' BUILDING SET BACK LINE
 - CENTER LINE OF RIGHT OF WAY EASEMENT EXTENS
 - TOP OR TOE OF SLOPE, AS NOTED

- NOTES**
- DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING.
 - AN EASEMENT FOR ELECTRICAL LINES OR SYSTEM AND TELEPHONE LINES GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED AT BOOK 32, PAGE 153, KENAI RECORDING DISTRICT ALONG THE NORTH BOUNDARY OF TRACT A1 AND NOT TO EXCEED 100' IN CLEARING WIDTH, PER THE OPERATIVE EASEMENT DOCUMENT.
 - PLAT 2011-45, KENAI RECORDING DISTRICT GRANTS THE FRONT 10' OF THE 20' BUILDING SET BACK LINE AND 6' FEET OF THE SIDE LOT LINES AS UTILITY EASEMENTS. 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.
 - ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
 - VEHICULAR INGRESS AND EGRESS TO LOTS 3, LOT 4, AND LOTS IS LIMITED TO DESMIDT AVENUE.
 - WASTEWATER DISPOSAL: TRACT A2 IS GREATER THAN 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN AREA AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - WASTEWATER DISPOSAL: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 21, 2021. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - THE EXISTING OVER-HEAD POWERLINE IS THE CENTERLINE OF A 30 FOOT WIDE ELECTRICAL EASEMENT, INCLUDING POLES, GUNS, AND ANCHORS IS HEREBY GRANTED WITH THIS PLAT.
 - THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60-70(b).
 - BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - ACCEPTANCE OF THIS PLAT BY THE KPB DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
 - 20 FOOT TOTAL WIDTH PUBLIC UTILITY EASEMENT DEDICATED THIS PLAT, CENTERED UPON THE LOT LINE IN COMMON BETWEEN LOTS 6 AND LOT 7.

SURVEYOR'S STATEMENT
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____ REGISTRATION No. 13112
REVISED SUBMITTAL NO. 1
 AARON T. BROWN, PLS PSM
 REGISTERED AND SURVEYOR



WHISTLEBAIT ESTATES ADDITION NO. 3
 A SUBDIVISION OF TRACT A1, WHISTLEBAIT ESTATES ADDITION NO. 2, RECORDED AS PLAT 2025-71, OFFICIAL RECORDS OF THE KENAI PENINSULA BOROUGH AND RECORDED AT THE KENAI RECORDING DISTRICT

CREATING LOTS 3, LOT 4, LOT 5, LOT 6, LOT 7 AND TRACT A2
 CONTAINING 1,514,551.50 SQUARE FEET OR 34,269 ACRES
 MORE OR LESS

LOCATED WITHIN THE NORTH EAST | NORTH EAST | SECTION 3, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA

OWNER: WHISTLEBAIT, LLC
 PO BOX 648
 STERLING, AK 99672

STERLING SCALE 1" = 60'

VECTOR SURVEYING LLC
 LAND AND CONSTRUCTION SURVEYORS
 PO BOX 156
 SLEIGHTON, ALASKA 99569

ALASKA 2268

KPB FILE 2026-_____ SHEET 1 OF 1

KPB 2026-023