



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/19/2026 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 parcel into thirteen parcels and dedicate a right-of-way.

KPB File No. 2026-068

Petitioner(s) / Land Owner(s): Pavel I. and Alentina N. Kusnetsov of Homer, 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.

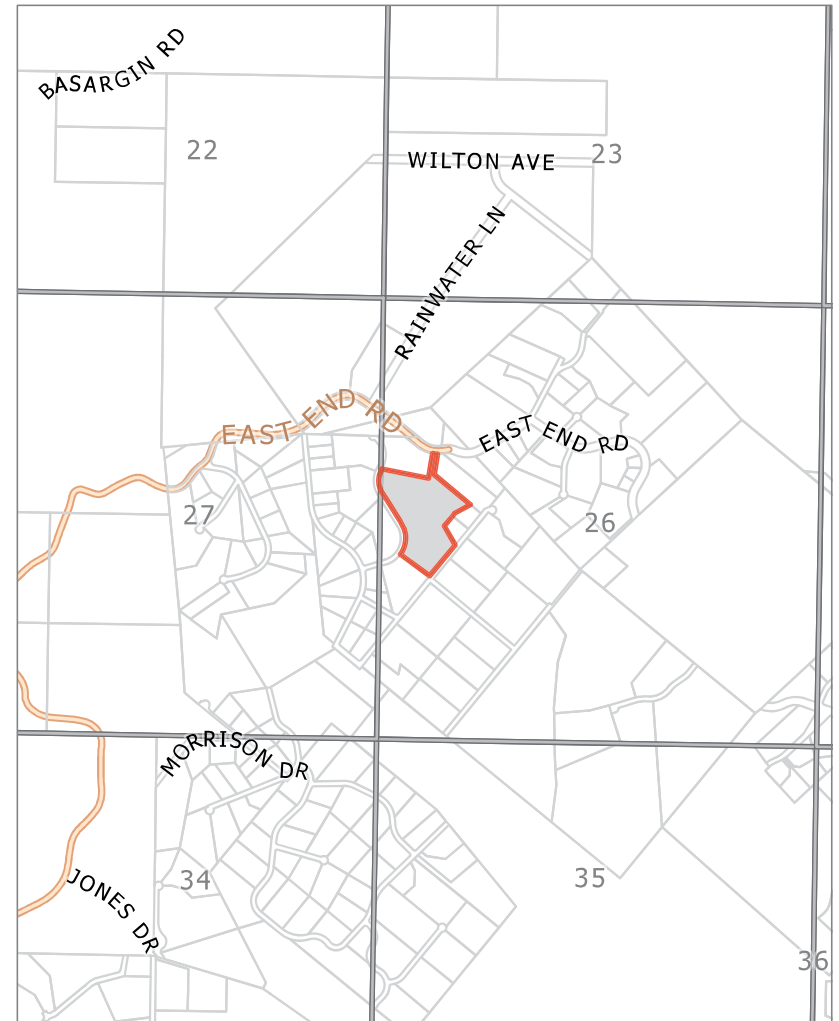
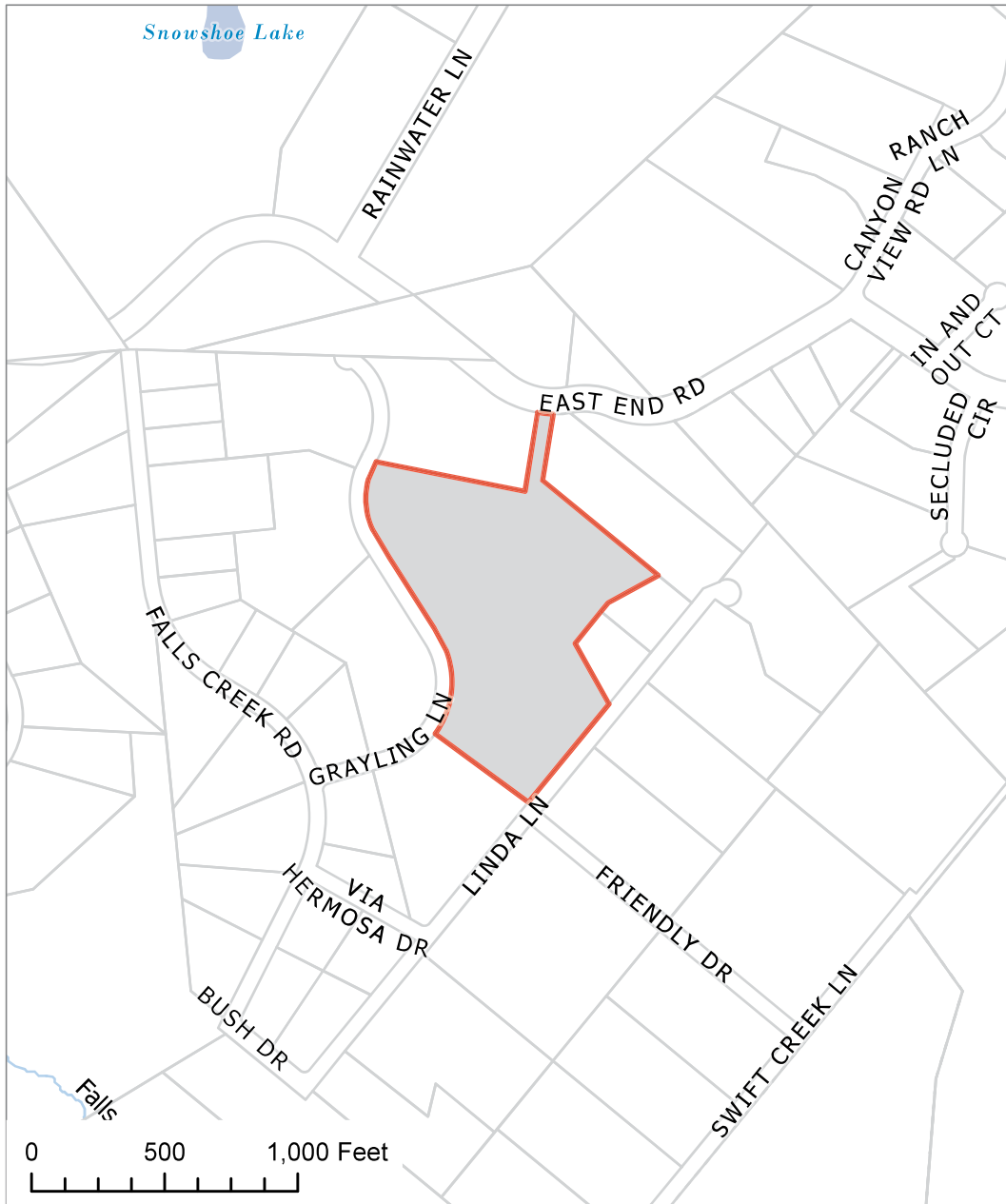
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 2026-068
T 04S R11W SEC 26 AND SEC 27
Fox River

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FROM 10' ADJACENT TO RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
5. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
6. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20' FOOT WIDE EASEMENT PER HM 2002-54.
7. THE ENTIRETY OF THIS SUBDIVISION IS IDENTIFIED AS WETLAND/UPLAND COMPLEX OF RIVERINE WETLANDS PER KPB DIS. WATCHING HAS BEEN OBTAINED FOR CLARITY.
8. THERE ARE RIGHT-OF-WAY EASEMENTS OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED BK 90 PG 168 HRD & BK 157 PG 501 WRD.
9. THERE IS A PRIVATE RIGHT-OF-WAY EASEMENT GRANTED OVER THE EXISTING DRIVEWAY, NOT TO EXCEED 20' FOOT IN WIDTH FOR PURPOSES OF ACCESS AND INGRESS TO AND FROM LOTS 1 & 2 SEANLEY'S MEADOW NO. 19 (HM 2002-54) PER RECORDED DOCUMENT #007-003325-0 WRD.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	43.05	S38°55'50"W
L1(R1)	42.85	S38°22'52"W
L2	154.53	S38°28'45"W
L2(R1)	154.48	S38°22'52"W
L3	30.00	N33°14'41"W
L4	10.02	N33°14'41"W
L5	30.00	N61°3'45"W
L6	30.00	N2°46'08"E
L7	0.54	S31°37'43"E
L8	60.00	S38°45'55"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING
11(R1)	60.36	350.00	9°52'52"	S85°20'05"E
12(R1)	394.38	330.00	68°28'24"	N0°58'12"E
C3	298.43	270.00	63°19'42"	N1°54'47"E
13(R1)	298.41	270.00	63°19'42"	N1°54'47"E
C4	119.17	330.00	19°29'33"	N29°36'16"E
C5	139.17	330.00	24°09'50"	N43°37'04"E
C7	40.26	330.00	6°54'24"	N39°47'08"W
C8	59.48	240.00	14°17'00"	N0°53'15"E
C9	35.44	250.00	8°17'35"	N32°09'07"E
C10	35.32	300.00	8°06'33"	N68°45'39"W
C11	34.47	250.00	7°59'40"	N33°16'10"W
C12	74.35	300.00	14°17'00"	N0°52'15"W
C13	172.24	350.00	28°11'45"	S66°28'11"E
(13/62)	172.59	350.00	28°15'12"	S66°20'54"E
C14	500.41	270.00	106°11'24"	S18°48'54"W
C15	334.61	330.00	58°05'48"	N41°11'11"E

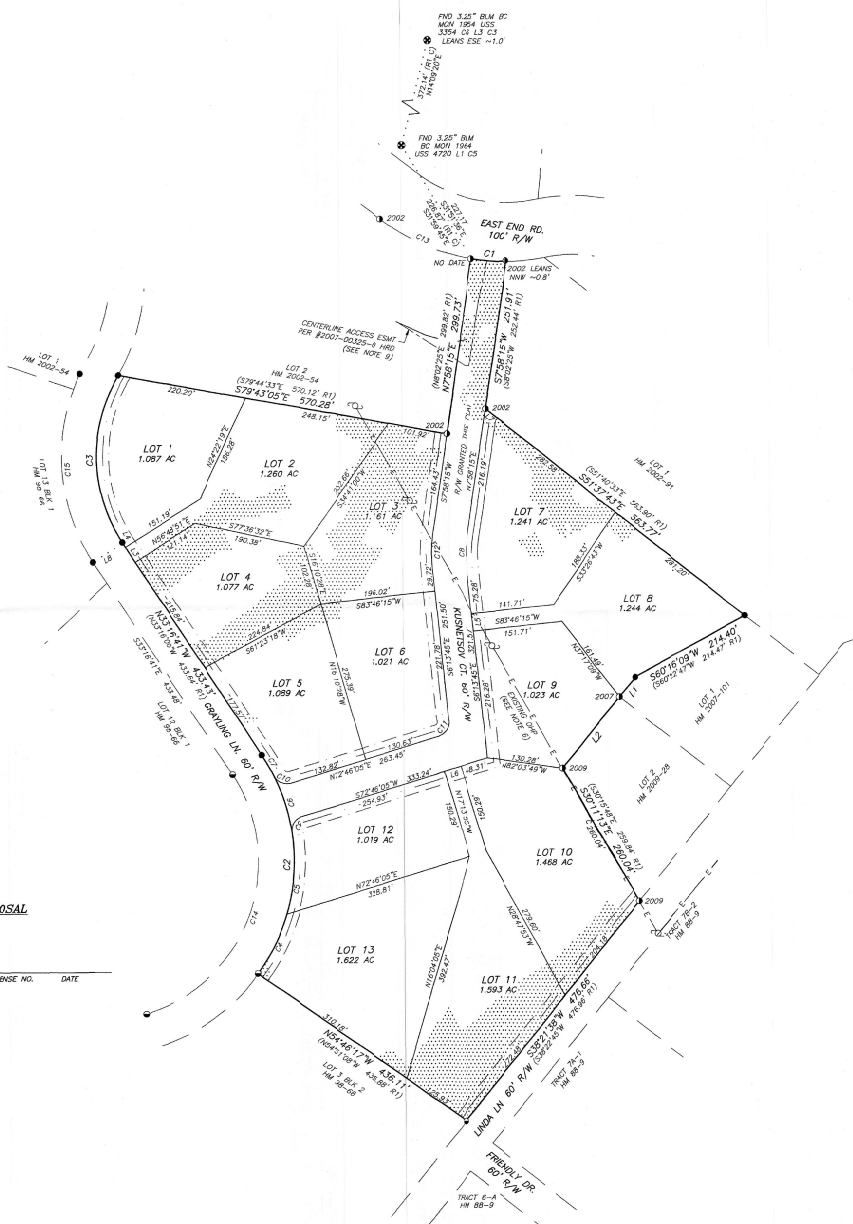
LEGEND

- FND PRIMARY MONUMENT AS DESCRIBED
- FND 2" AC BY 57805, DATE SHOWN
- FND 2" AC BY 44695, 1998
- FND 5/8" REBAR
- SET 2" AC 204390-S 2026 ON 30" x 5/8" REBAR
- (C) COMPUTED DATA PER RECORD PLAT
- (R1) RECORD DATA PER HM 2009-28
- (R2) RECORD DATA PER HM 2002-54
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)

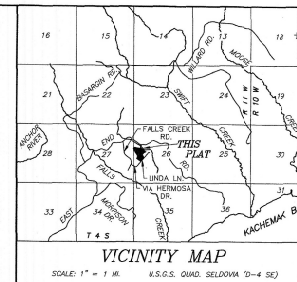
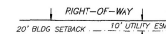
WASTEWATER DISPOSAL

180

ENGINEER LICENSE NO. DATE



R/W TYPICAL DETAIL



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

PAVEL I. KUSNETSOV
P.O. BOX 2627
HOMER, AK 99603

ALEKSEY N. KUSNETSOV
P.O. BOX 2627
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: PAVEL I. KUSNETSOV
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR: ALEKSEY N. KUSNETSOV
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 MAY/00/2026.

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

GRAYLING SUBDIVISION

A SUBDIVISION OF A PORTION OF THE UNSUBDIVIDED REMAINDER OF LOT 1, U.S.S. 4720 LOCATED WITHIN THE SE1/4 NE1/4 SECTION 27 & SW1/4 NW1/4 & NW1/4 SW1/4 SECTION 26, T. 4 S., R. 11 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 17.510 ACRES

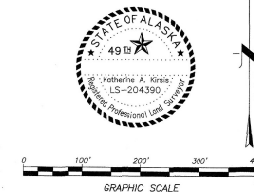
SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(207) 259-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: PAVEL I. KUSNETSOV ALEKSEY N. KUSNETSOV
P.O. BOX 2627 P.O. BOX 2627
HOMER, AK 99603 HOMER, AK 99603

DRAWN BY: BT CHKD BY: KK JOB #2026016

DATE: 06/2026 SCALE: 1"=100' SHEET #1 OF 1



0 100' 200' 300' 400'

KPB 2026-068