



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/9/2025 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 parcel into three parcels.

KPB File No. 2025-090

Petitioner(s) / Land Owner(s): Walt Ward as pers rep for Joy M Ward 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, July 14, 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.

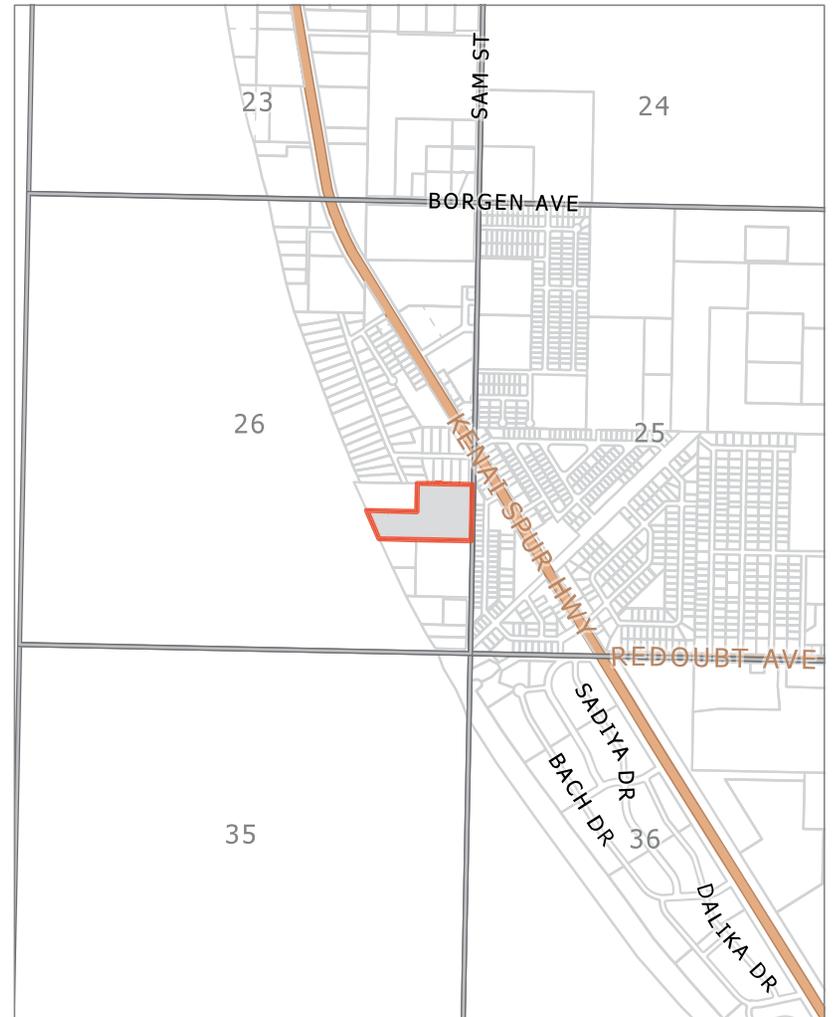
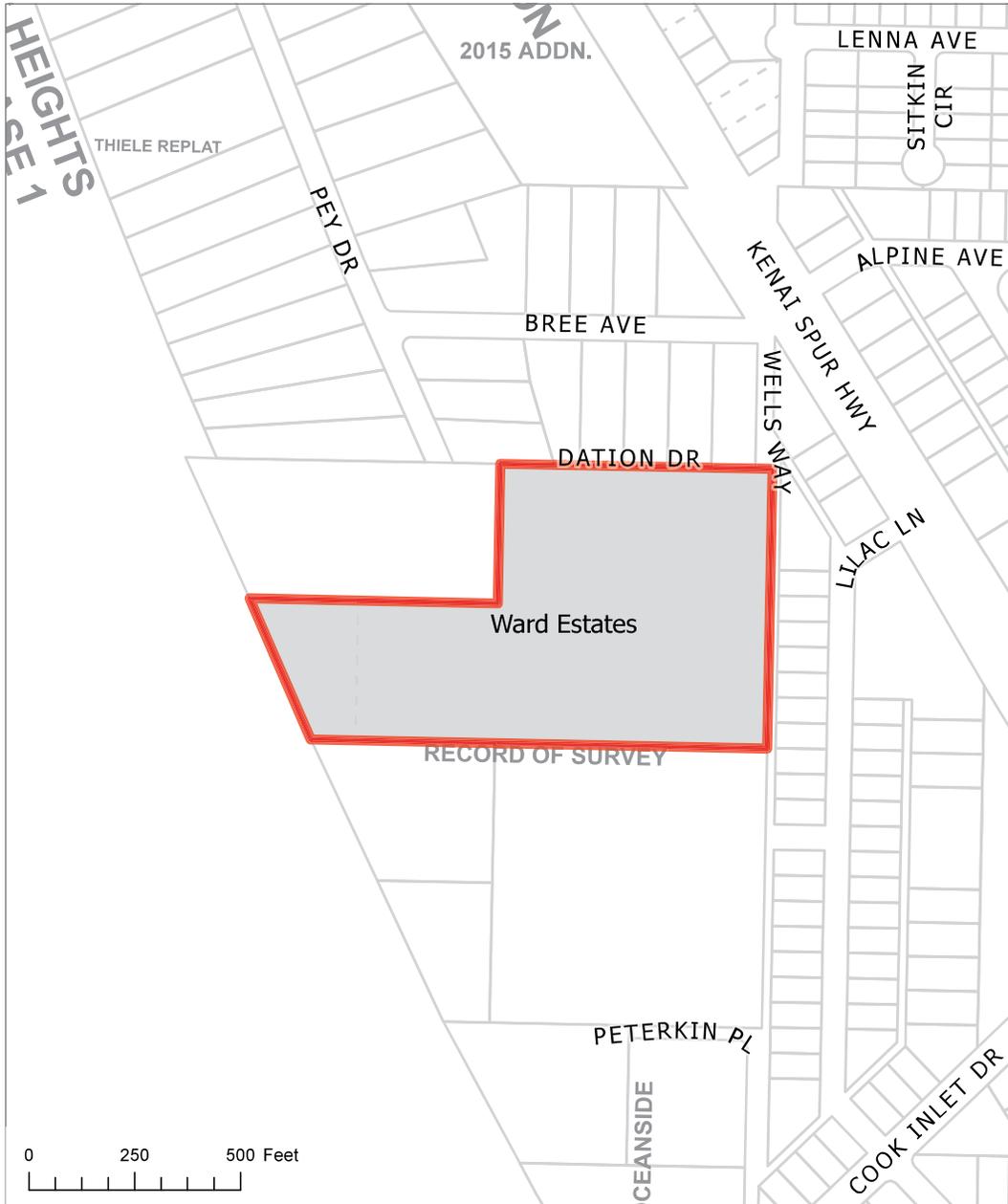
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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 11, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

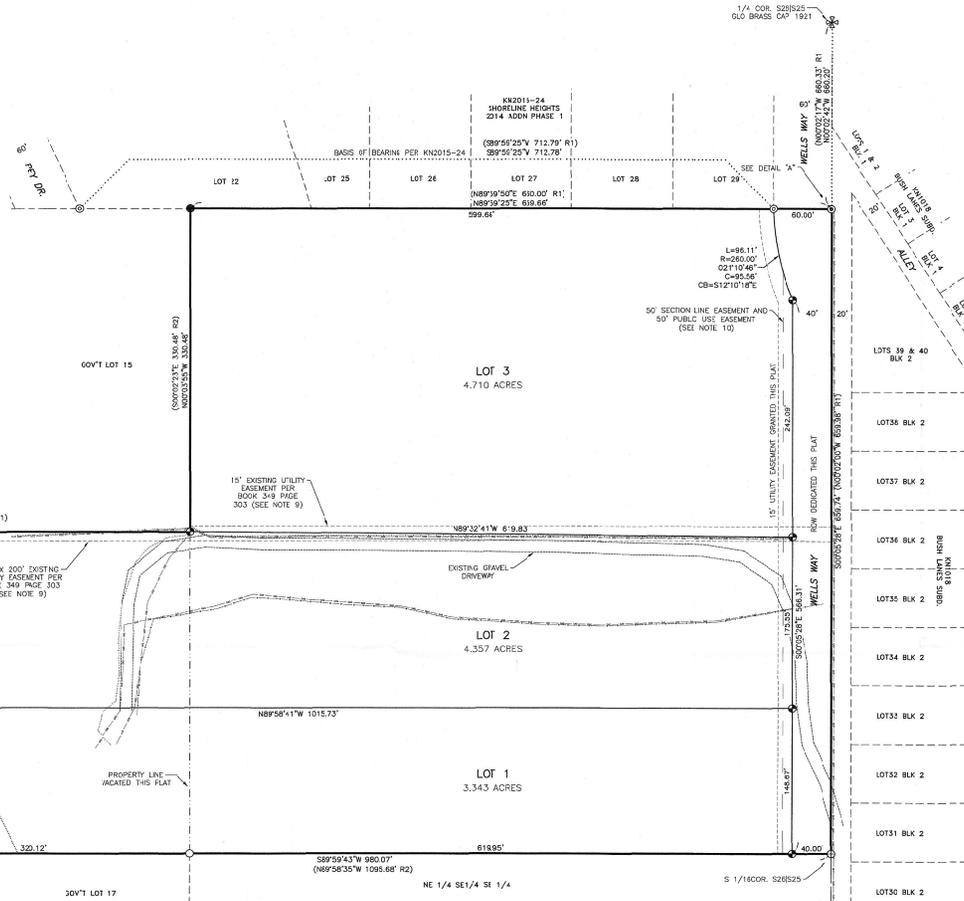
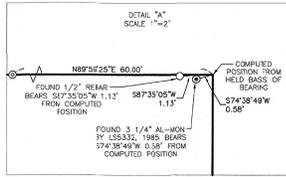
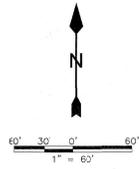
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 6/23/2025



KPB File 2025-090  
T 6N R 12W Sec 26  
Kenai



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, THE UNDERSIGNED, 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 MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JOY M. WARD, AKA. JOY MAXINE WARD  
 PO BOX 3414  
 KENAI, AK 99511

**NOTARY ACKNOWLEDGMENT**  
 FOR: JOY M. WARD, AKA. JOY MAXINE WARD  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**WASTEWATER DISPOSAL**  
 LOTS 1 & 2: THESE LOTS ARE CURRENTLY SERVED BY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS THAT MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.  
 LOT 3: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

KPB FILE NUMBER: 2025-XXXX

<b>PENINSULA SURVEYING, LLC</b> 10535 CATRINA BOULEVARD, HINLECHIK, AK 99639 (907)306-7065	
PLAT OF <b>WARD ESTATES</b>	
A SUBDIVISION OF <b>GOVERNMENT LOT 16 &amp; SE 1/4 SW 1/4 NE 1/4 SE 1/4 &amp; SE 1/4 NE 1/4 NE 1/4 SE 1/4</b> LOCATED WITHIN <b>SE 1/4 SEC. 26, T6N, R12W, S1M, KENAI PENINSULA BOROUGH, ALASKA</b> CONTAINING 13.044 M/L ACRES	
OWNERS: JOY M. WARD, AKA. JOY MAXINE WARD PO BOX 3414 KENAI, AK 99611	
SCALE: 1" = 30'	DATE: MAY 30, 2025
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	



- LEGEND**
- ⊙ FOUND PRIMARY MONUMENT AS DESCRIBED
  - ⊙ FOUND 3 1/4" AL-NON BY LS5332, 1985
  - ⊙ FOUND 1.5" AL-CAP BY LS8895, 1998
  - ⊙ FOUND BLUE PLASTIC C/P BY LS11995
  - FOUND YPC MCCLANE
  - FOUND 1/2" REBAR
  - TO SET RPC ON 5/8" x 36" REBAR BY LS14488
  - (R1) RECORD DATA PER KN2015-24
  - (R2) RECORD DATA PER KN83-3785
- WETLANDS PER THE KENAI WATERSHED FORM 2013 COOK INLET WETLANDS MAPPING
  - APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
  - APPROXIMATE LOCATION OF EXISTING UNDERGROUND ELECTRIC
  - APPROXIMATE LOCATION OF EXISTING UNDERGROUND TELEPHONE
  - APPROXIMATE LOCATION OF EXISTING UNDERGROUND GAS
  - APPROXIMATE LOCATION OF EXISTING UNDERGROUND WATER

- NOTES**
- THIS SUBDIVISION IS SUBJECT TO CITY OF KENAI ZONING REGULATIONS. PER KPB 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE MUNICIPAL ZONING REQUIREMENTS.
  - NO PRIVATE ACCESS TO CITY MAINTAINED ROWS PERMITTED UNLESS APPROVED BY THE CITY OF KENAI.
  - THE FRONT 15' ADJACENT TO RIGHTS-OF-WAYS IS A UTILITY EASEMENT.
  - 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.
  - NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
  - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SENIOR MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 0122C-0109E FOR INFORMATION ON FLOODPLAIN ZONES D AND E.
  - THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
  - SUBJECT TO EASEMENTS FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 282 PAGE 543 RECORDED MARCH 10, 1986 AND BOOK 349 PAGE 303 RECORDED JUNE 19, 1999, KENAI RECORDING DISTRICT.
  - SUBJECT TO A PUBLIC USE EASEMENT ALONG THE EAST 50 FEET OF THE SE1/4NE1/4SE1/4 SECTION 26, T6N R12W S.M. PER BOOK 390 PAGE 729 RECORDED OCTOBER 15, 1991, KENAI RECORDING DISTRICT. THE LOCATION IS IDENTICAL TO A 50' SECTION LINE EASEMENT CREATED BY A.S. 13.10.0.D.
  - SUBJECT TO RIGHTS AND EASEMENTS OF THE UNITED STATES OVER AND ACROSS LANDS LYING BENEATH NAVIGABLE WATERS, TIDE LANDS NECESSARY TO ITS JURISDICTION OVER COMMERCE, NAVIGATION AND FISHERIES.
  - SUBJECT TO RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF COOK INLET AND ANY QUESTIONS OF RIGHT OF ACCESS TO COOK INLET IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE INLET.
  - KPB GIS DATA SHOWS THERE IS NO ANADROMOUS WATERS.
  - AN EXCEPTION REQUEST FOR LOT DIMENSIONS EXCEEDING 3:1 LENGTH TO WIDTH IS BEING MADE CONSIDERING ACCESS AND THE CHANGING BLUFF ON THE WEST BOUNDARY FOR PROPOSED LOTS 1 AND 2.

**KPB 2025-090**