



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

Public notice is hereby given that a preliminary plat was received on 3/4/2026 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 three parcels into four parcels.

KPB File No. 2026-013

Petitioner(s) / Land Owner(s): Samuel & Cassie Wood and Best Realty LLC of Soldotna, 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.

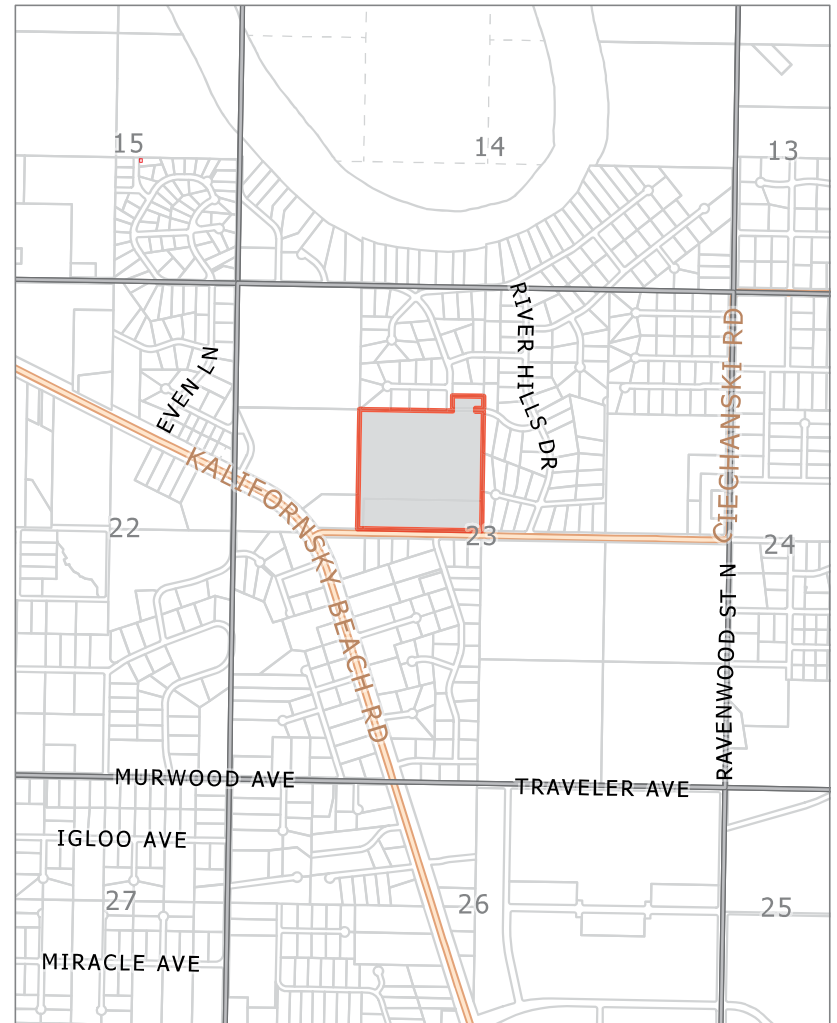
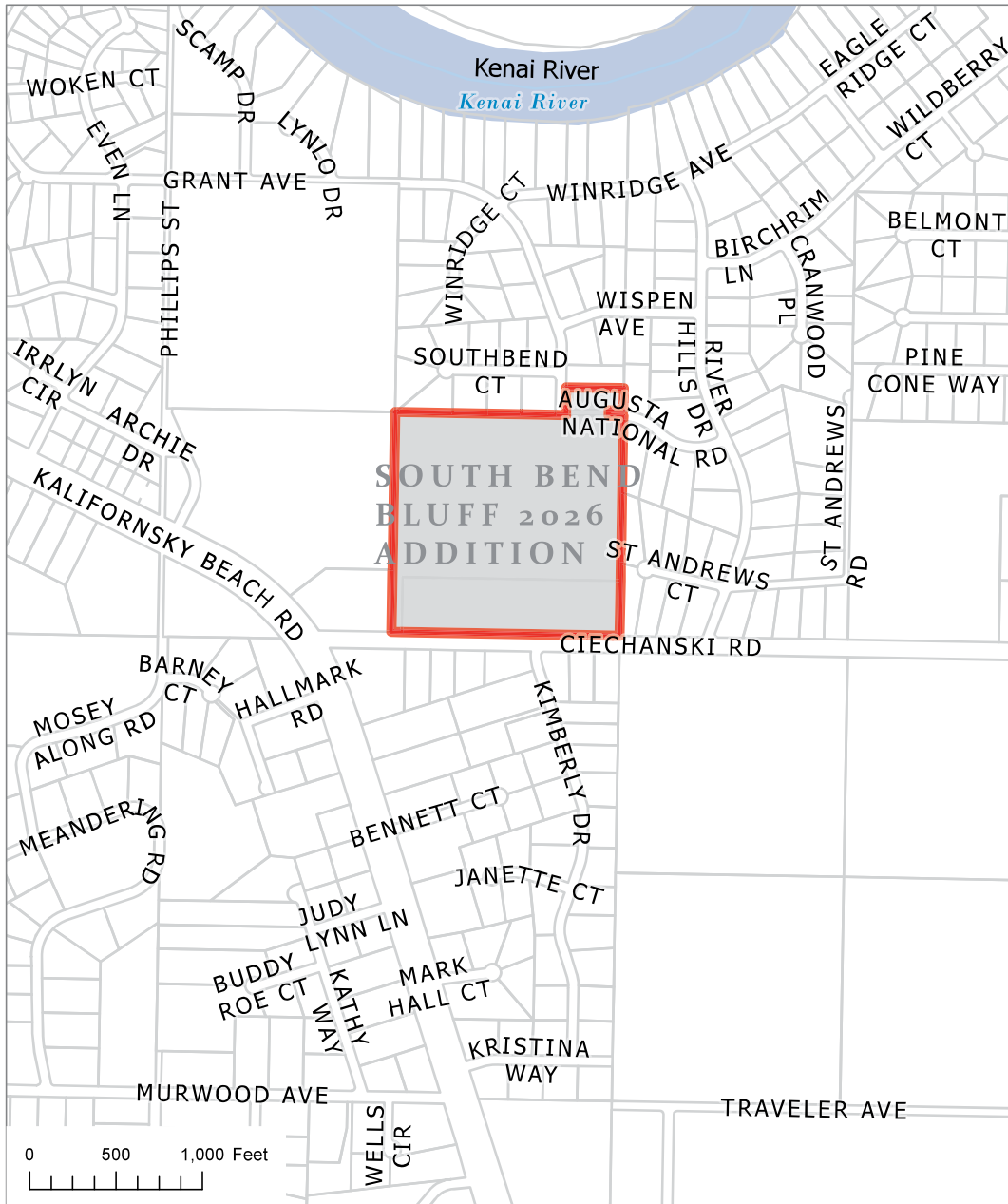
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

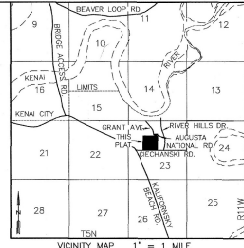
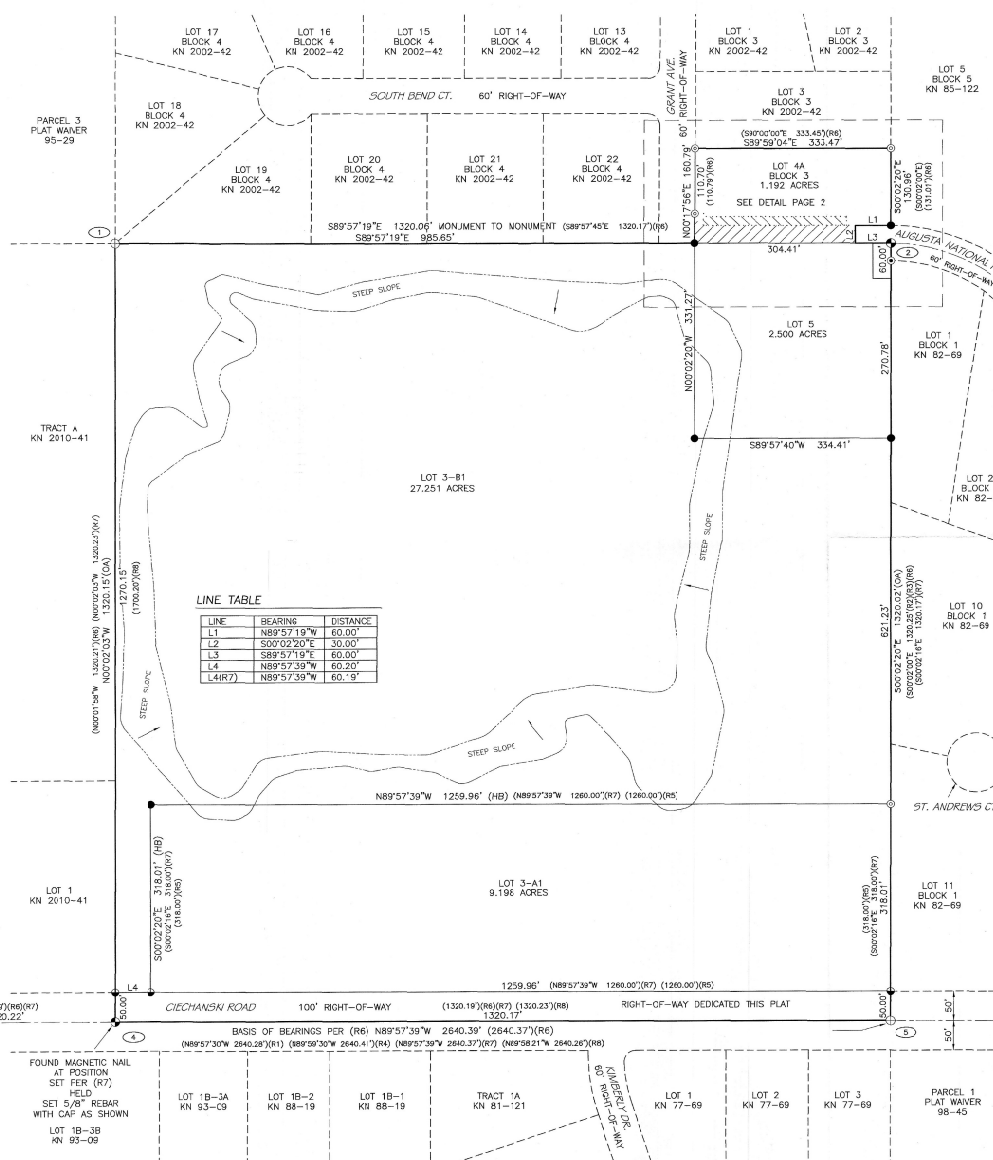


KPB File 2026-013  
T05N R11W SEC23  
Kalifornsky

MONUMENT SUMMARY

- 1  
LS 5152  
NW 1/16  
SEC 23  
2002  
FOUND AND HELD  
2-1/2" ALUMINUM  
MONUMENT  
0.1" ABOVE GRADE  
GOOD CONDITION
- 2  
EDGE SURVEY  
CN 1/16  
S 23  
1822-5 2018  
SET  
2-1/2" ALUMINUM  
MONUMENT ON 5/8" REBAR  
0.4" BELOW GRADE
- 3  
EDGE SURVEY  
S 22 + S 23  
1822-5 2018  
FOUND AND HELD  
5/8" REBAR  
AT POSITION  
SET  
2-1/2" ALUMINUM  
MONUMENT  
0.3" BELOW GRADE
- 4  
EDGE SURVEY  
CN 1/16  
S 23  
1822-5 2018  
FOUND AND HELD  
MAGNETIC NAIL  
AT POSITION  
SET  
2-1/2" ALUMINUM  
MONUMENT ON 5/8" REBAR  
0.1" BELOW GRADE
- 5  
FOUND AND HELD  
3-1/4" ALUMINUM  
MONUMENT  
IN MONUMENT CASE  
ELIGIBLE

# PRELIMINARY PLAT REVISION 2



REFERENCES

- (R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-69 KENAI RECORDING DISTRICT
- (R2) RIVER HILLS PHASE 1 AMENDED, PLAT 82-69, KENAI RECORDING DISTRICT
- (R3) WINBRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
- (R4) HALL SUBDIVISION NO. 16, PLAT 93-09, KENAI RECORDING DISTRICT
- (R5) PLAT WAMER RESOLUTION 96-16, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
- (R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
- (R7) RECORD OF SURVEY, PLAT WAMER RESOLUTION 96-16 PARCEL 5-A & 3-B, PLAT 2007-25, KENAI RECORDING DISTRICT
- (R8) PHILLIPS STATION SUBDIVISION, PLAT 2010-41, KENAI RECORDING DISTRICT

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND SECONDARY MONUMENT  
1-1/2" ALUMINUM CAP ON 5/8" REBAR  
STAMPED LS 5 52-S GOOD
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND 1/2" REBAR
- SET PROPERTY CORNER  
5/8" X 30" REBAR WITH 2" ALUMINUM CAP  
STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- FORMER LOT LINE
- MONUMENT THE LINE
- TOP/TCE OF STEEP SLOPE
- DIRECTION OF SLOPE
- (OA) OVERALL
- (HR) HELD RECORD DISTANCE
- (HB) HELD BEARING
- ▨ RIGHT-OF-WAY VACATED
- ▨ EASEMENT VACATED

CERTIFICATE OF SURVEY

I, MARK AMONETTI 13022-5, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2026-XXX

## SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

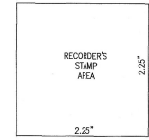
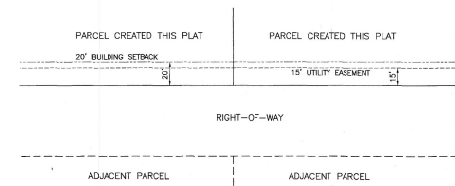
A SUBDIVISION OF LOT 4 BLOCK 3 SOUTH BEND BLUFF ESTATES PLAT 2002-42 KENAI RECORDING DISTRICT  
PARCELS 3-A AND 3-B PLAT WAMER RESOLUTION 96-16 BOOK 487 PAGE 70 KENAI RECORDING DISTRICT

LOCATED WITHIN: NW 1/4 SECTION 23 T.5N., R.11W. S.4M. STATE OF ALASKA KENAI PENINSULA CIRCUMFERENCE KENAI RECORDING DISTRICT

OWNERS: BEST REALTY LLC. 43637 KALIFORNIA BEACH ROAD SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD PO 30X 3298 SOLDOTNA, ALASKA 99669  
CONTAINING 41.180 ACRES

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'



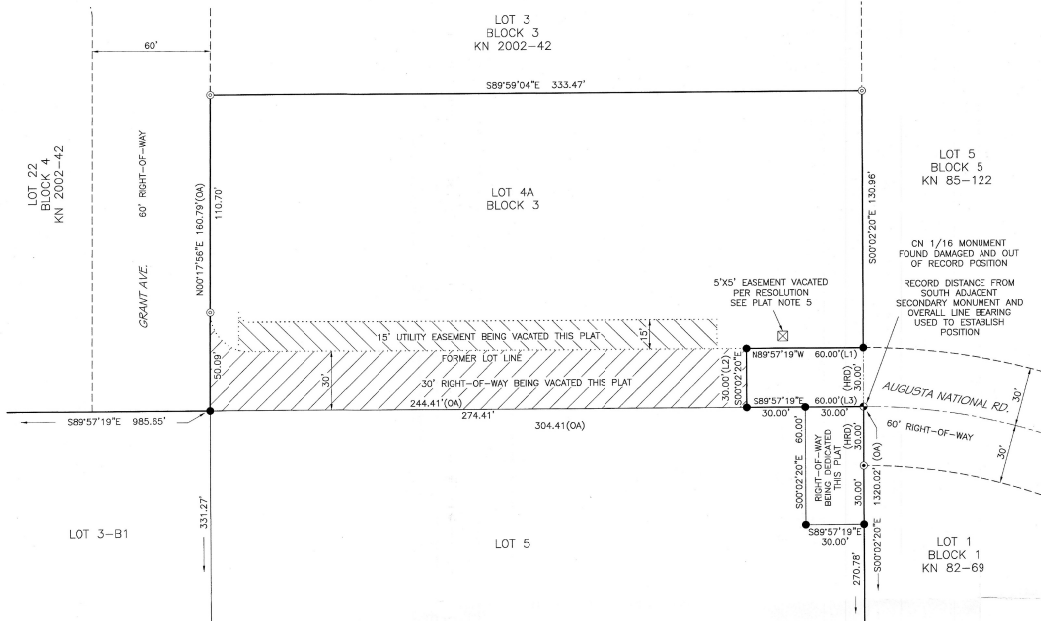
**KPB 2026-013**

DRAWN BY: JY  
CHECKED BY: MA  
DATE: 02/15/2026  
SCALE: 1" = 100'  
PROJECT: 25-648  
SHEET: 1 OF 2

**EDGE SURVEY AND DESIGN, LLC**  
2000 KING STREET ANCHORAGE, AK 99516  
Phone (907) 344-5990 Fax (907) 344-7794  
ALJ# 1391 www.edgesurvey.net

# PRELIMINARY PLAT REVISION 2

DETAIL A



### NOTES

- BUILDING SETBACK - A 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.
  - THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY 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.
  - 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, PER KPB 14.06.
  - EXCEPTION TO KPB CODES 20.30.170 - BLOCK LENGTH, 20.30.030 - PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MARCH 16, 2026 MEETING.
  - FORMER LOT 4 IS SUBJECT TO KENAI PENINSULA BOROUGH RESOLUTION 2020-04, VACATING A 5 FOOT BY 5 FOOT PORTION OF THE 15 FOOT UTILITY EASEMENT, CENTERED ON EXISTING WELL, RECORDED ON FEBRUARY 11, 2020, SERIAL NUMBER 2020-001127-0, KENAI RECORDING DISTRICT.
  - FORMER LOT 4 LOT 4 IS SUBJECT TO A ELECTRICAL LINE EASEMENTS WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 20, 1959 IN MISC. VOLUME 4, PAGE 46, AND RECORDED ON APRIL 14, 1970 IN VOLUME 37, PAGE 31, KENAI RECORDING DISTRICT.
  - FORMER LOT LOT 4 IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 26, 2002 SERIAL NUMBER 2002-005876-0, AND AMENDMENT THEREOF RECORDED ON APRIL 20, 2010 SERIAL NUMBER 2010-003393-0-0, KENAI RECORDING DISTRICT.
  - THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(b).
  - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA 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. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 021220-0145F.
  - WASTEWATER DISPOSAL LOT 4A: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 22, 2002. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- WASTEWATER DISPOSAL LOTS 3-A1 AND 3-B1: 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.
- WASTEWATER DISPOSAL LOT 5: 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 SOILS 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 NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 16, 2026. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

### CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - HAMMER HEAD TURN AROUND AREA AT END OF AUGUSTA NATIONAL ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
 KENAI PENINSULA BOROUGH  
 144 NORTH BARKLEY STREET  
 SOLDOTNA, ALASKA 99669

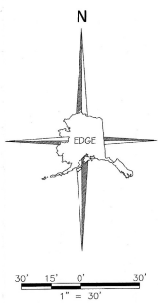
### CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT: NORTH 50 FEET OF CIECHANSKI AVENUE

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLDS, P.E. ROW CHIEF  
 STATE OF ALASKA  
 DEPARTMENT OF TRANSPORTATION  
 AND PUBLIC FACILITIES



AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

KPB FILE No. 2026-XXX

## SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF  
 LOT 3 BLOCK 3  
 SOUTH BEND BLUFF ESTATES  
 PLAT 2002-42  
 KENAI RECORDING DISTRICT

PARCELS 3-A AND 3-B  
 PLAT WAIVER RESOLUTION 96-16  
 BOOK 487 PAGE 70  
 KENAI RECORDING DISTRICT

LOCATED WITHIN:  
 NW 1/4 SECTION 23  
 T.5N., R.11W. S.M.  
 STATE OF ALASKA  
 KENAI PENINSULA BOROUGH  
 KENAI RECORDING DISTRICT

OWNERS:  
 BEST REALTY LLC,  
 43637 KALIFORNISKY BEACH ROAD  
 SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD  
 PO BOX 3298  
 SOLDOTNA, ALASKA 99669

CONTAINING 41.180 ACRES



8000 KING STREET ANCHORAGE, AK 99510  
 Phone (907) 344-5990 Fax (907) 344-7734  
 ACLUE 1392 www.edgesurvey.net

|                   |                     |                    |
|-------------------|---------------------|--------------------|
| DRAWN BY:<br>JY   | DATE:<br>02/16/2025 | PROJECT:<br>25-648 |
| CHECKED BY:<br>MA | SCALE:<br>1" = 30'  | SHEET:<br>2 OF 2   |

### 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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CASSIE L. WOOD  
 PO BOX 3298  
 SOLDOTNA, ALASKA 99669  
 FORMER LOTS 4

SAMUEL B. WOOD  
 PO BOX 3298  
 SOLDOTNA, ALASKA 99669  
 FORMER LOTS 4

JULIE A. BEST, MEMBER  
 43637 KALIFORNISKY BEACH ROAD  
 SOLDOTNA, AK 99669

TERRY D. BEST, MEMBER  
 43637 KALIFORNISKY BEACH ROAD  
 SOLDOTNA, AK 99669

### NOTARY'S ACKNOWLEDGEMENT

FOR: CASSIE L. WOOD  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



### NOTARY'S ACKNOWLEDGEMENT

FOR: JULIE A. BEST  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



### NOTARY'S ACKNOWLEDGEMENT

FOR: SAMUEL B. WOOD  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



### NOTARY'S ACKNOWLEDGEMENT

FOR: TERRY D. BEST  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



**KPB 2026-013**