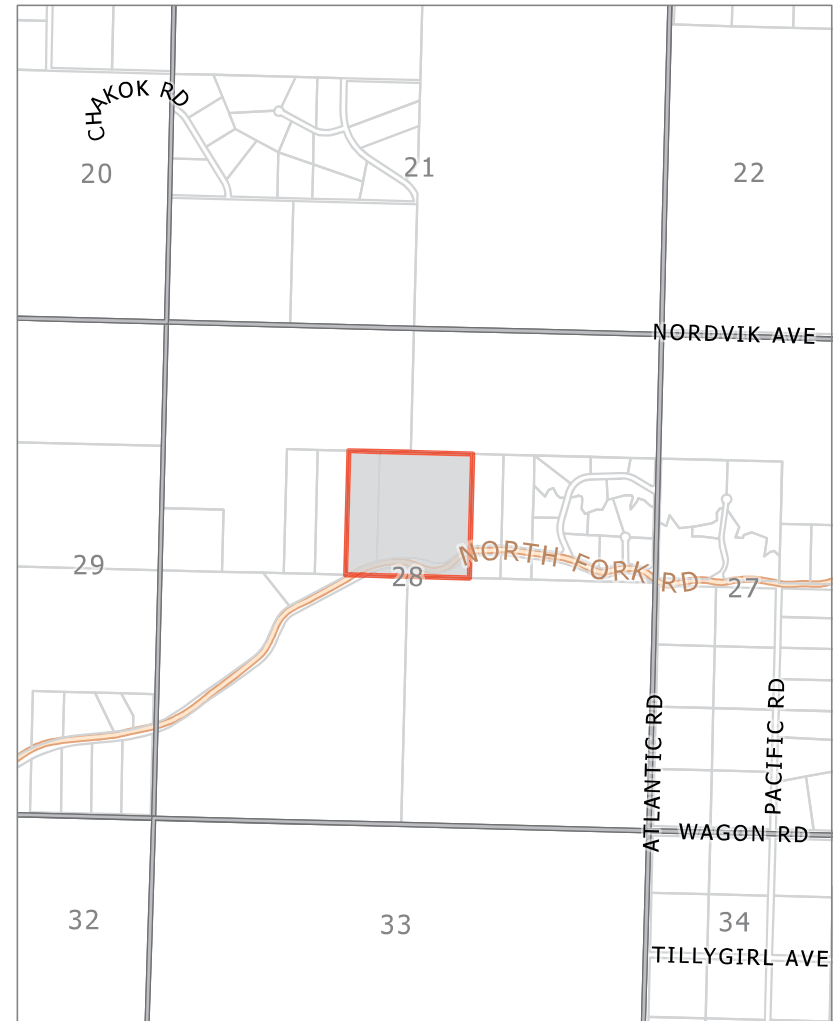


E. NEW BUSINESS

- 7. Hangover Hollow; KPB File 2026-053**
Mullikin Surveys / Mumey, Proctor
Location: North Fork Road
Anchor Point Area



KPB File 2026-053
T04S R14W SEC28
Nikolaevsk and Anchor Point



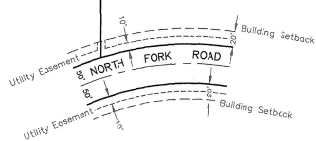
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble F-10 survey grade receivers, differentially corrected and processed using Spectra Geomatics 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. Granted this plat, for North Fork Road, 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. Granted this plat, HEA electric and telephone line are the centerline of a 20' foot wide easement, 10 feet either side of the centerline. Location centered on existing poles, field verified.
5. 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.
6. Subject to reservations and exceptions as
7. Wastewater Disposal: Lots which are at least 200,000 square feet in size may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
8. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
9. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

Typical Setback with Easement: NTS

(See Notes 2 & 3)



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 (KWF) labeled within subdivision.

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18 as may be amended, for restrictions that effect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.04D.

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



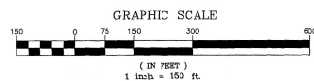
LEGEND

- Found 2 1/2" Brass Cap or 1" Iron Pipe, 3386-S CW 3/8 3-28 1976
- Found 2" Brass Cap or 3/4" Galvanized Pipe, 3686-S CNTR S28 T4S R15W 1975
- Found 1/2" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar 14449-S 2026

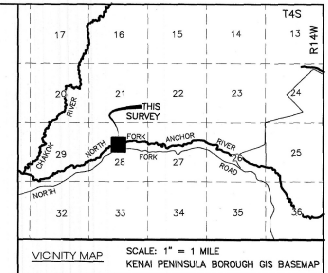
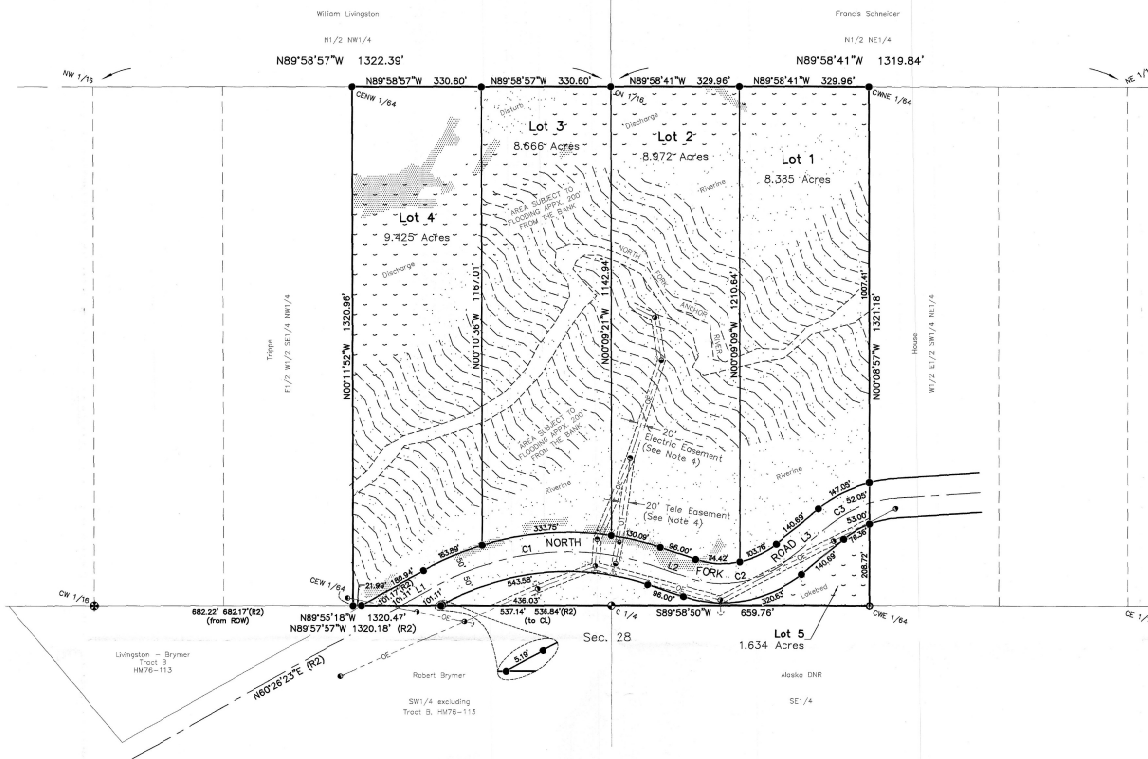
(R1) Record Measurements Per GLO Subdivision of Township 4 South, Range 14 West, Seward Meridian Approved December 10, 1945 and Accepted April 29, 1946.

(R2) Record Measurements Per Livingston - Bryner Tract B, HM76-113

----- Easement Line
----- Setback Line



KPB 2026-053



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 accept 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.

Daniel L. Murray
P.O. Box 28
Anchor Point, AK 99556

Roberta J. Proctor
P.O. Box 28
Anchor Point, AK 99556

NOTARIES 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

SHEET 1 OF 1

HANGOVER HOLLOW

A SUBDIVISION OF THE E1/2 E1/2 SE1/4 NW1/4,
THE W1/2 W1/2 SW1/4 NE1/4,
AND W1/2 E1/2 SE1/4 NW1/4
OF SECTION 28 TOWNSHIP 4 SOUTH, RANGE 14 WEST,
SEWARD MERIDIAN

LOCATED WITHIN
SECTION 28, TOWNSHIP 4 SOUTH, RANGE 14 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 40 ACRES, MORE OR LESS

SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	DANIEL L. MURRAY AND ROBERTA J. PROCTOR P.O. BOX 28 ANCHOR POINT, AK 99556
SURVEY DATE: 3/6 & 3/11/2026	SCALE: 1" = 150'
PLAT DATE: X/X/2026	BOOK No: 2026-1
CHECKED BY: CLM	FILE: HANGOVER HOLLOW SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No: 2026-



SECTION BREAKDOWN: 1" = 500'

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
HANGOVER HOLLOW**

KPB File No.	2026-053
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Daniel L. Mumey and Roberta J. Proctor of Anchor Point, Alaska
Surveyor:	Christopher Mullikin; Mullikin Surveys LLC
General Location:	North Fork Road, Anchor Point

Parent Parcel No.:	165-180-52 165-520-01
Legal Description:	165-180-52: T 4S R 14W SEC 28 Seward Meridian HM W1/2 E1/2 SE1/4 NW1/4 165-520-01: T 4S R 14W SEC 28 Seward Meridian HM W1/2 SW1/4 NE1/4 & E1/2 E1/2 SE1/4 NW1/4
Assessing Use:	165-180-52: Residential Accessory Building 165-520-01: Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two parcels of approximately 10 acres and 30 acres into five parcels ranging in size from 1.634 acres to 9.425 acres and will dedicate a portion of North Fork Road.

Location and Legal Access (existing and proposed):

The subdivision is located near milepost 6 of North Fork Road.

The plat proposed to dedicate 100 feet to North Fork Road, which will serve as the legal access to all proposed lots. The dedication follows the existing constructed road centerline. North Fork Road is maintained by the State of Alaska and the dedication will be to the State of Alaska.

The SOA DOT&PF has requested shared access points for Lots 1 and 2, and for Lots 3 and 4. **Staff recommends** including a plat note on the final plat indicating these shared access requirements.

No section line easements affect the subject area.

Block length is not compliant along North Fork Rd. North Fork Rd is running along the southerly boundary of the plat. Between roads coming off the north side of North Fork Rd along this stretch they several miles apart. Due to the river, and topography, no additional right-of-way is feasible within the plat. A short stubby cul-de-sac is not a reasonable solution either, with the proposed large lots. **Staff recommends** the Plat Committee concur that an exception request to KPB 20.30.170 (Block Length) is not required at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	○ No objection to proposed plat.

	○ Dedicate a shared access easement for Lot 1 and Lot 2. ○ Dedicate a shared access easement for Lot 3 and Lot 4. ○ Apply for driveway permits at DOT&PF's online ePermits website: http://dot.alaska.gov.row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-6263 to speak with a regional permit officer if you have any questions.
--	--

Site Investigation:

KPB data indicates a driveway located in the southwest corner of proposed Lot 4 being used for access to the adjacent parcel to the west. An additional driveway on proposed lot 4 appears to provide access for proposed Lots 3 and 2. **Staff recommendation:** granting private driveway easements over the existing travel ways to eliminate encroachments and access issues. Because these easements would be private, **staff recommends** they be created by separate document, recorded, and then shown or noted on the final plat.

Multiple structures are located on the subject parcels. **Staff recommends** the surveyor confirm whether any encroachments exist during the field survey.

Slopes greater than 20% are present within the subdivision and are shown as shaded areas on the preliminary plat.

The North Fork Anchor River flows through the middle of the proposed lots.

According to the KWF Wetlands Assessment, most of the subdivision is located within a riverine or discharge slope. The southeast corner of Lot 5 contains a lakebed. These areas have been identified on the preliminary plat. Plat Note 8 and the wetlands note are included on the preliminary plat.

KPB River Center Reviewers notes that this area has not been mapped by FEMA for flood information. The preliminary plat includes notes indicating that areas within approximately 200 feet of the river bank are subject to flooding. **Staff recommends** providing the source of this flood-risk information with the final plat and reduce the shading to a hatch line on the drawing with a note flagged to it and a plat note.

The proposed plat is located within a habitat protection district, and the appropriate plat note has been added.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not been studied by FEMA to provide flooding information. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat fall under the jurisdiction of KPB 21.18 and River Center must be consulted prior to work.
State of Alaska Fish and Game	No response

Staff Analysis

The land originally was surveyed as portions of the SE1/4 NW1/4 and SW1/4 NE1/4 of Section 28, Township 4 South, Range 14 West, Seward Meridian. This plat represents the first subdivision of this area.

A soils report is required for proposed Lot 5, and an engineer must sign the final plat as the new lot is less than 200,000 square feet. The corresponding Wastewater Disposal Note should be added to the final plat and will be reviewed upon submittal of the soils report.

A soils report will not be required for proposed Lots 1 through 4, as each lot exceeds 200,000 square feet. The correct Wastewater Disposal note has been added as plat note 7. **Staff recommends** including the corresponding lot numbers with the wastewater disposal note.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Anchor point Advisory Planning Commission which is inactive at this time.

Utility Easements

Easements granted to HEA are listed in the CTP. **Staff recommends** verifying the legal description of these easements.

- If an easement affects the proposed subdivision, include on the final plat.
- If it does not affect the subdivision, provide confirmation to the Platting Department with the final plat submittal.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The proposed plat grants a 10-foot utility easement that increase to 20 feet within 5 feet of side lot lines.

The HEA Land Management Officer has requested modifications to the easements depicted and noted on the plat, as well as additional easements. **Staff recommends** complying with the requests on the final plat. The comment is included in the packet for review.

Utility provider review:

HEA	See comments in packet
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 34970 North Fork Rd, 34976 North Fork Rd, 34990 North Fork Rd Existing Street Names are Correct: Yes List of Correct Street Names: North Fork Rd Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:
------------	--

	Comments: Addresses will remain
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify the KPB File No to 2026-053
- Modify the Plat Approval date to July 20, 2026
- Correct the minor typo in the Anadromous Water Habitat Protection District Note: "... within the KPB Anadromous Waters Habitat..."
- Add Certificate of Acceptance of North Fork Road to the State of Alaska
-

Add the following Plat Notes:

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- *No access to state-maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.*

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
- Provide labels for the following: Sections 18, 19, 30, and 31, and Nikolaevsk Road.
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Verify HEA easements listed in CTP.
ROW easement to SOA
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
- Remove ownership labels from adjacent parcels

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Provide source of areas subject to flooding
- I. Approximate locations of areas subject to tidal inundation and the mean high-water line;
Staff recommendation:
Provide MHW line

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.**

- HEA requested modifications to plat and additional easements.
- Confirm if easements listed within CTP affect subdivision.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190.

7. A certificate of acceptance for any dedicated right-of-way, easement, or other public area in substantially the following form shall be executed by a government official authorized to bind the governmental entity accepting the dedication. Nothing in this paragraph impairs the authorized official from refusing a dedication for reasonable public cause, consistent with applicable law or ordinance.

Certificate of Acceptance

The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of _____ 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 this plat identified as follows:

The acceptance of lands for public use or public purpose does not obligate the public or any governing body to construct, operate, or maintain improvements.

By: _____ Date: _____

(Name and title of authorized official)

City of (insert name)

RECOMMENDATION:

STAFF RECOMMENDS:

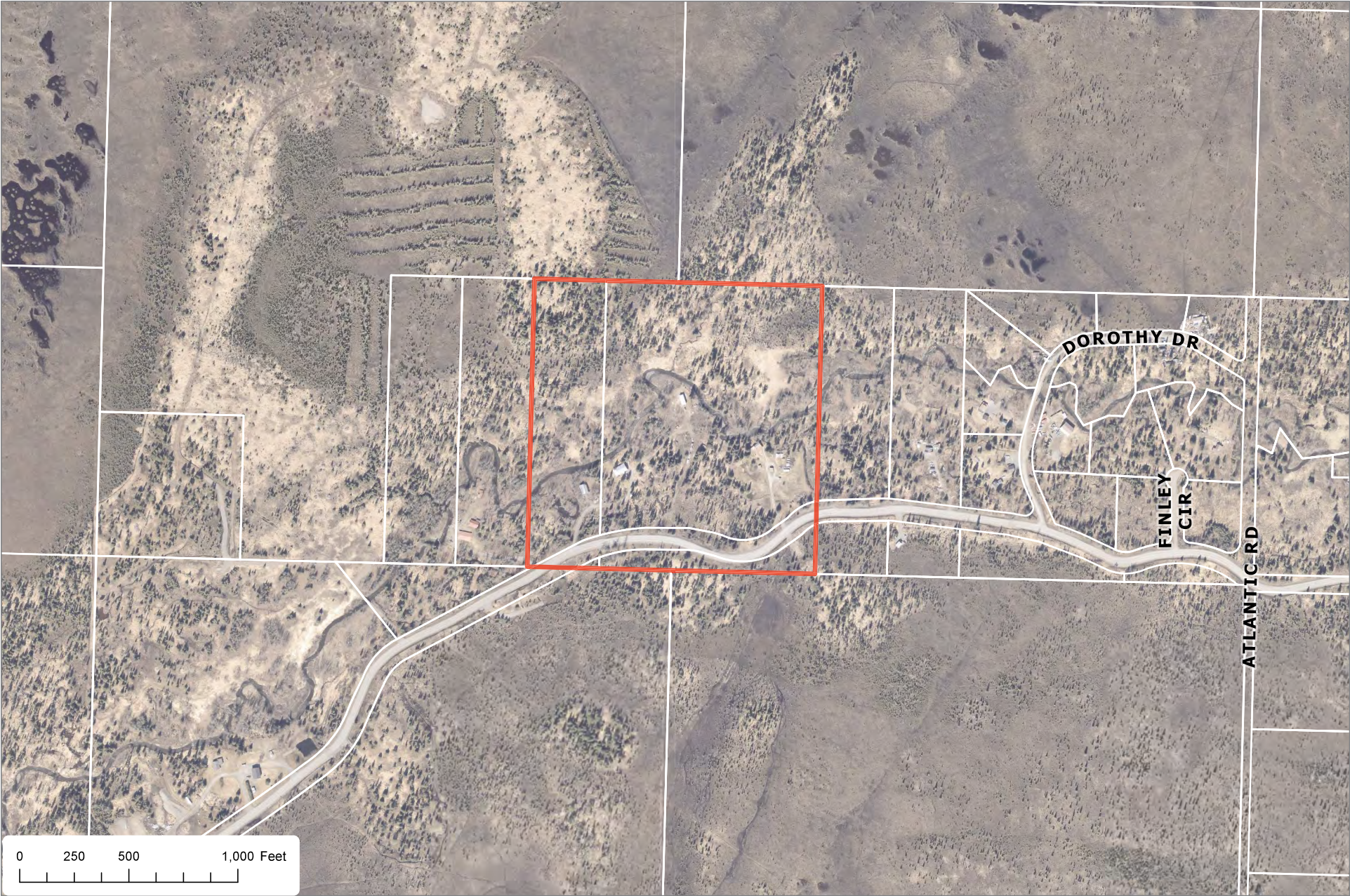
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

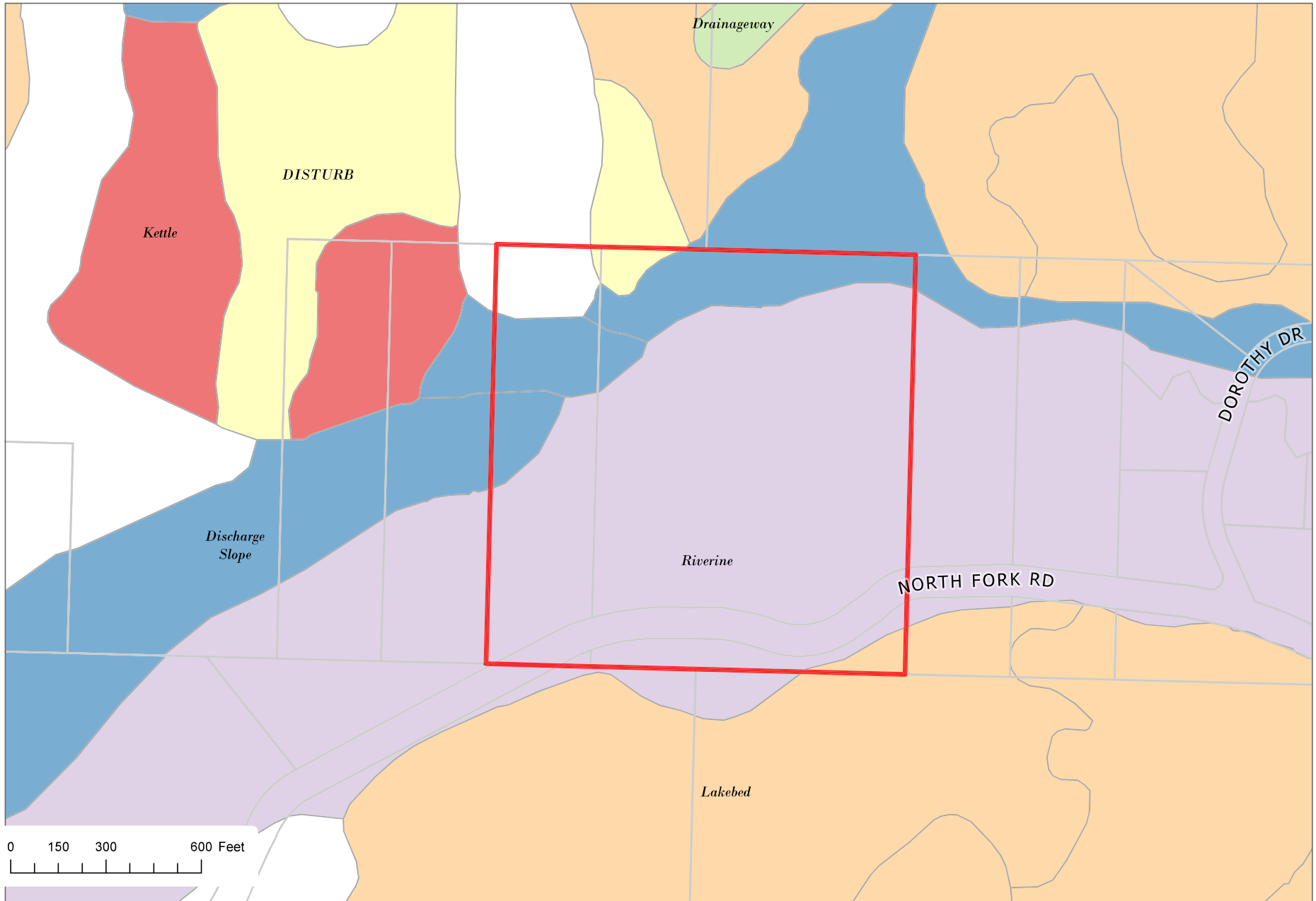
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

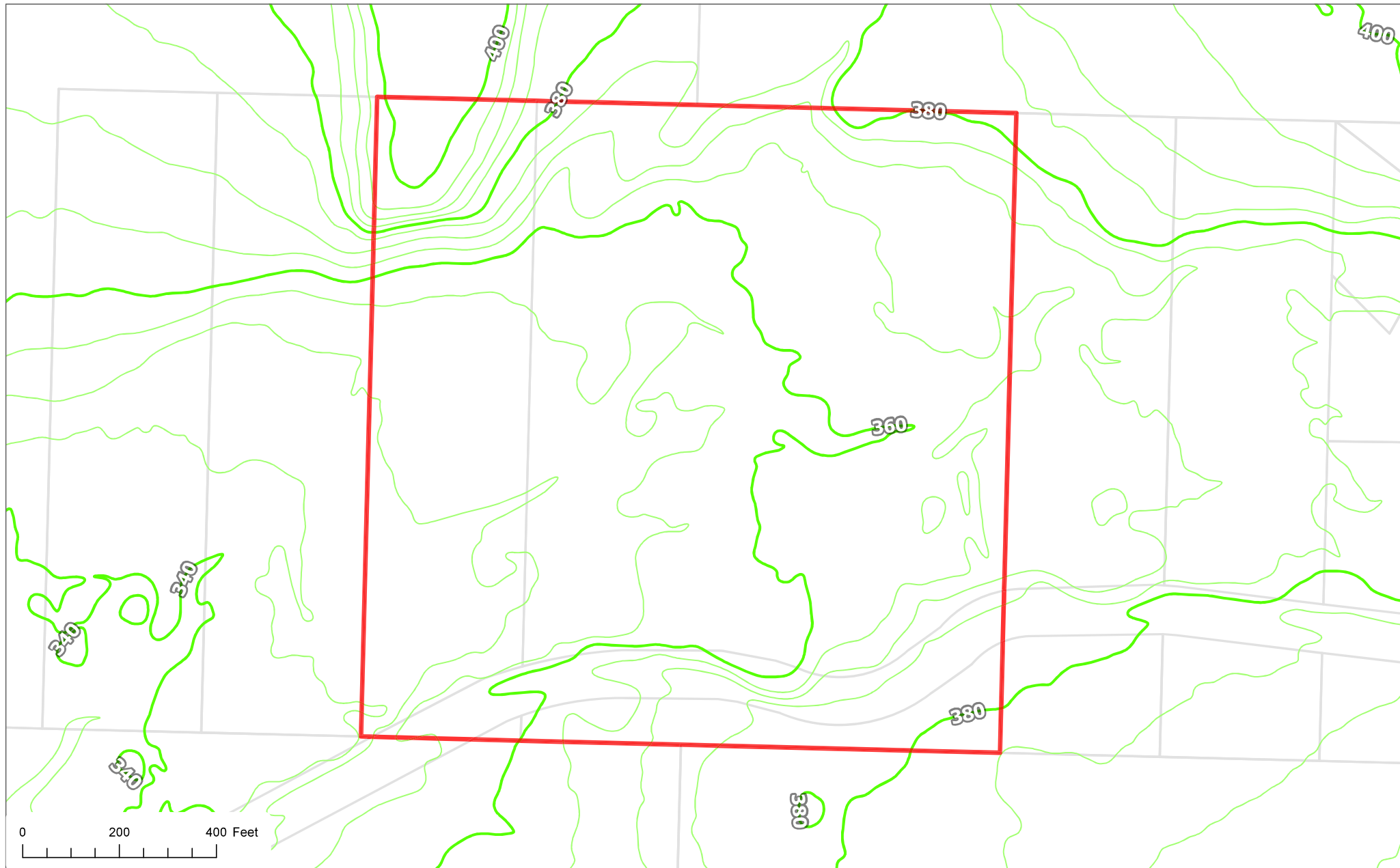
END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



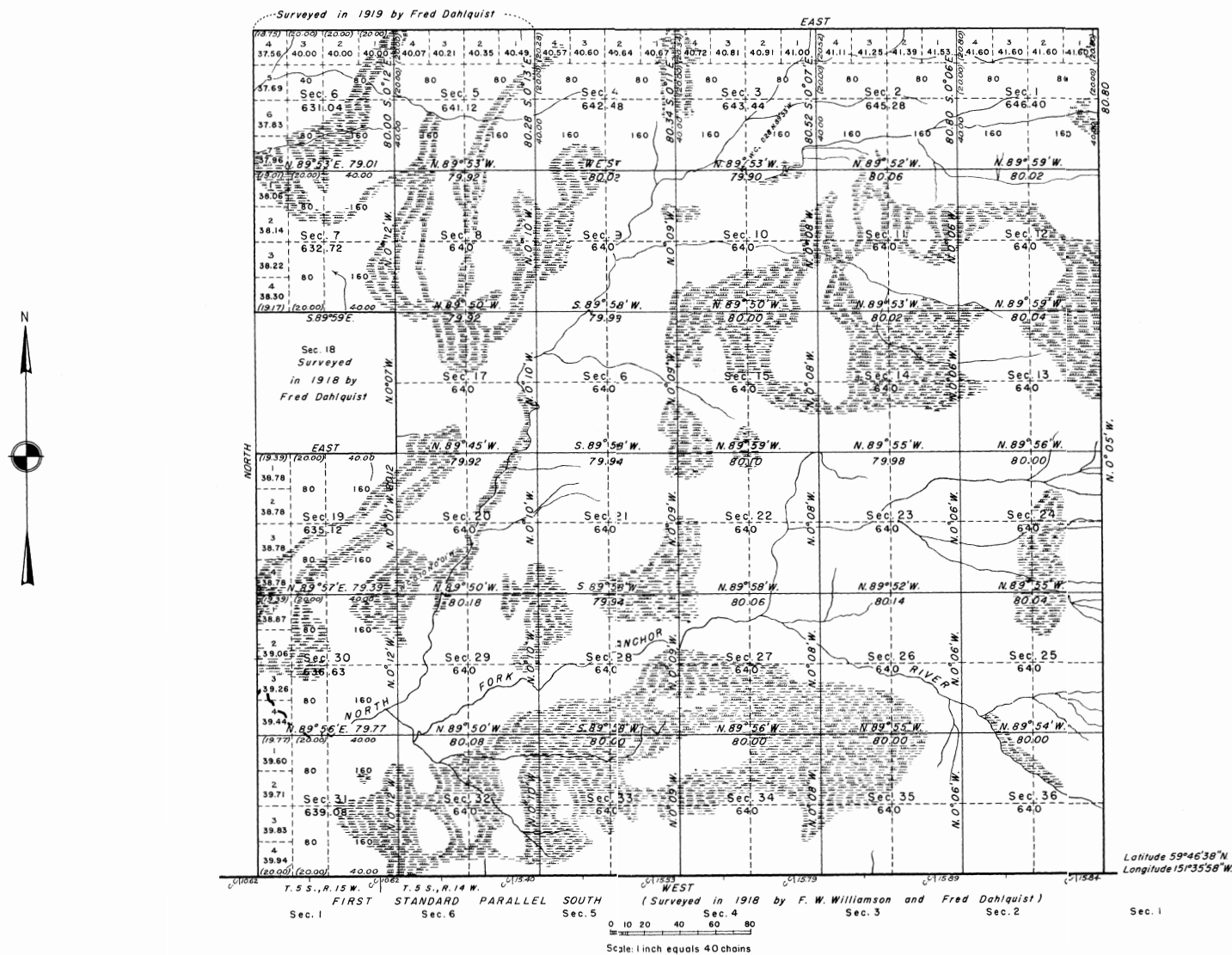
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

ORIGINAL

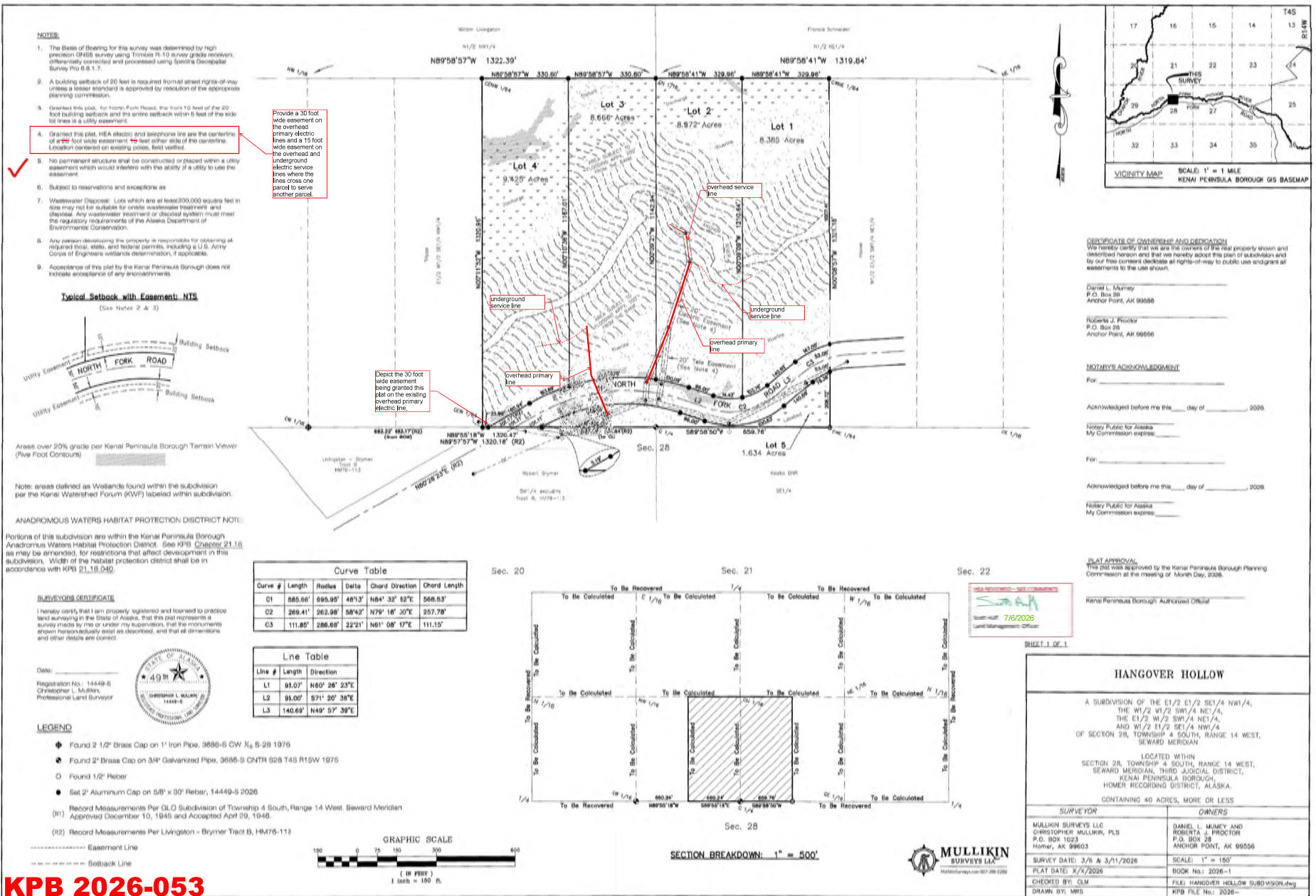
TOWNSHIP NO. 4 SOUTH, RANGE NO. 14 WEST OF THE SEWARD MERIDIAN, ALASKA



Mean Magnetic Declination 24°30'E.

Area Surveyed 22,393.31 Acres

LINES DESIGNATED	BY WHOM SURVEYED	GROUP NO.	DATE OF SPECIAL INSTRUCTIONS	WHEN SURVEYED	
				BEGUN	COMPLETED
EXTERIOR	E. D. CALVIN	52	July 24, 1935	June 12, 1940	July 17, 1940
SUBDIVISIONAL	LAURIE A. DAUPHINY				



KPB 2026-053