



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/12/2026 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 lots into six lots.

KPB File No. 2025-116

Petitioner(s) / Land Owner(s): Frank Gwartney of Anchorage, 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.

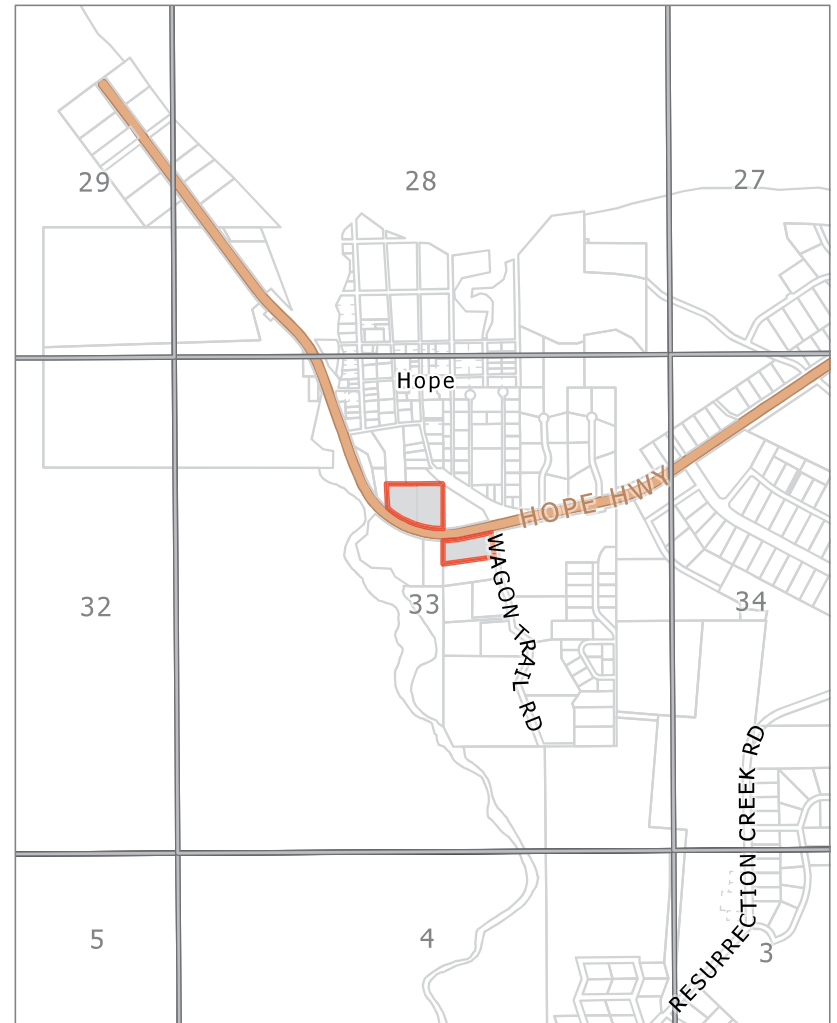
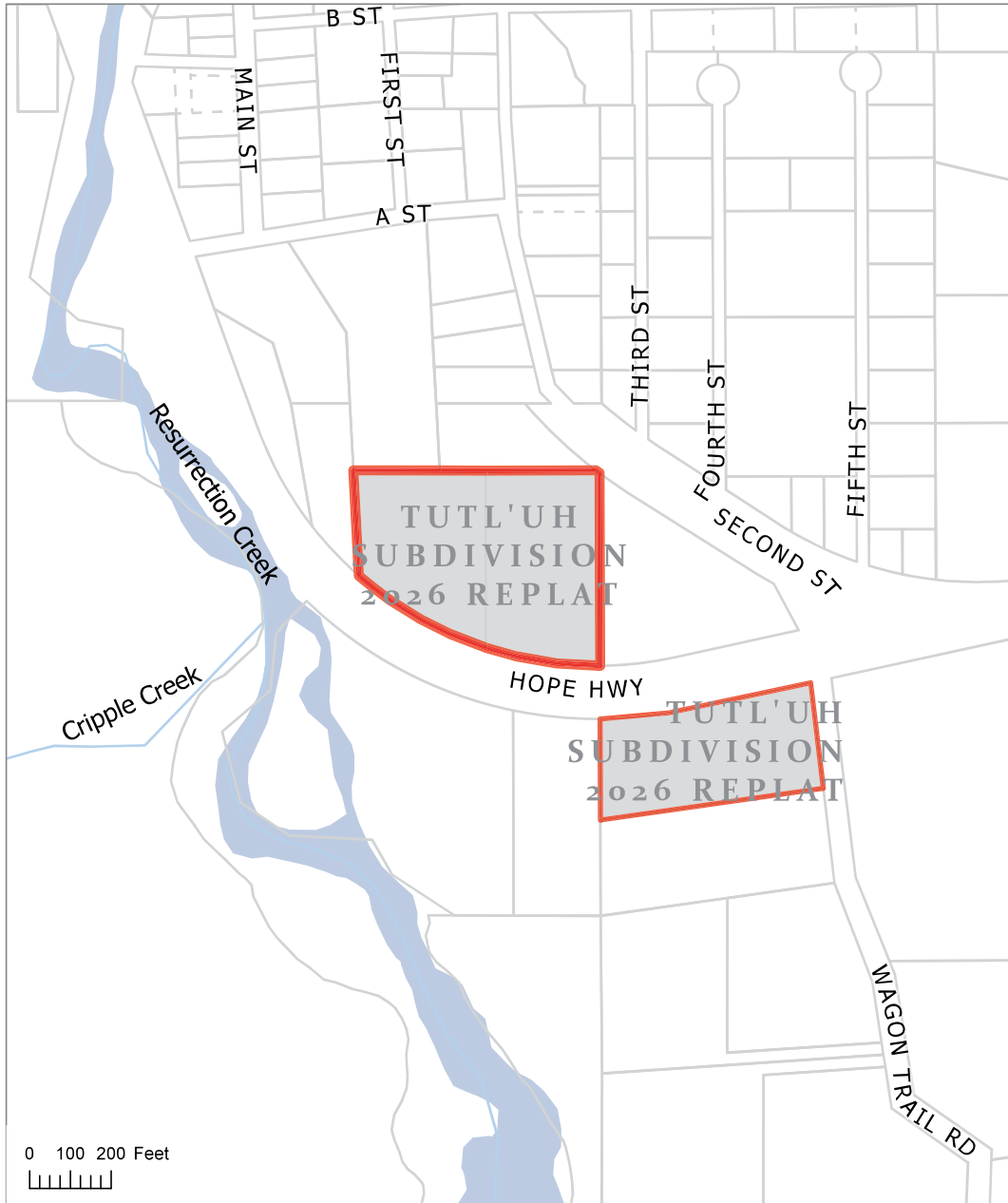
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

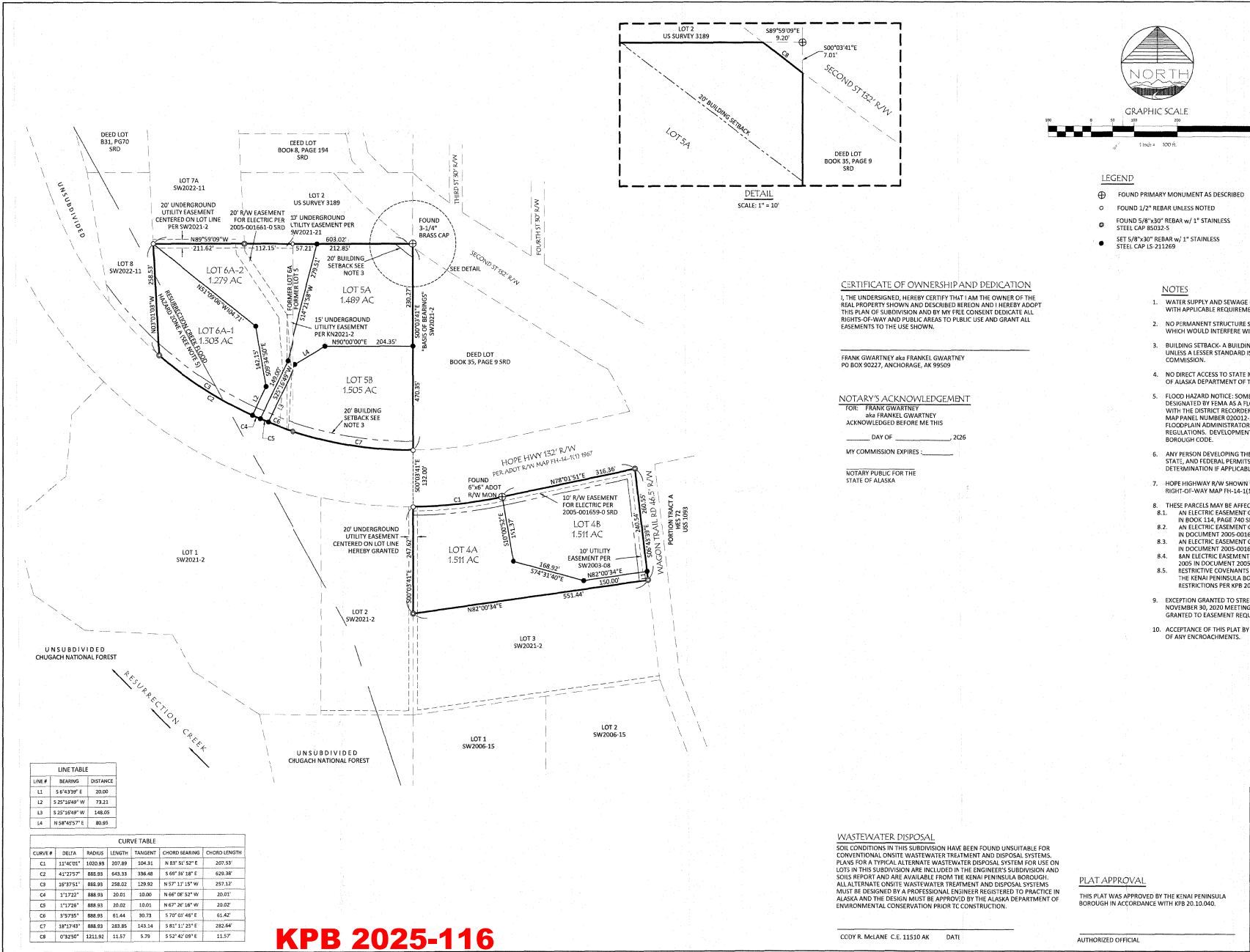
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 2025-116
T10N R02W SEC33
Hope



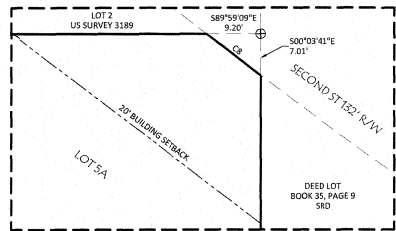
LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 6°43'39" E	20.00
L2	S 25°16'49" W	73.21
L3	S 25°16'49" W	148.05
L4	N 38°45'57" E	80.95

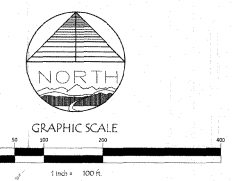
CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11°42'01"	1020.99	207.89	104.31	N 83°51'52" E	207.93
C2	41°27'57"	888.93	643.38	336.48	S 66°31'18" E	626.38
C3	18°37'51"	888.93	258.02	129.92	N 93°11'15" W	257.17
C4	11°72'21"	888.93	20.01	10.00	N 66°08'52" W	20.01
C5	11°72'21"	888.93	20.02	10.01	N 67°28'18" W	20.02
C6	3°57'55"	888.93	61.64	30.79	S 70°01'46" E	61.62
C7	18°17'48"	888.93	283.86	143.16	S 61°11'23" E	283.94
C8	0°32'36"	2221.92	11.57	5.79	S 52°41'09" E	11.57

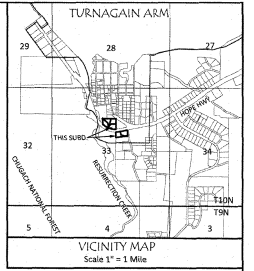
KPB 2025-116



DETAIL
SCALE: 1" = 10'



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 1/2" REBAR UNLESS NOTED
 - FOUND 5/8" x 30" REBAR w/ 1" STAINLESS STEEL CAP 85032-5
 - SET 5/8" x 30" REBAR w/ 1" STAINLESS STEEL CAP 15-211269



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

FRANK GWARTNEY aka FRANKEL GWARTNEY
PO BOX 90227, ANCHORAGE, AK 99509

NOTARY'S ACKNOWLEDGEMENT

FOR: FRANK GWARTNEY aka FRANKEL GWARTNEY
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. 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.
3. BUILDING SETBACK - A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
5. FLOOD HAZARD NOTICE - SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN IS DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A PER FEMA MAP PANEL NUMBER 020022-1126A. 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.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. HOPE HIGHWAY R/W SHOWN PER STATE OF ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FH-14-1(1).
8. THESE PARCELS MAY BE AFFECTED BY THE FOLLOWING:
 - 8.1. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON OCTOBER 17, 2002 IN BOOK 114, PAGE 746 SRD.
 - 8.2. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001659-0 SRD.
 - 8.3. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001660-0 SRD.
 - 8.4. 8AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001661-0 SRD.
 - 8.5. RESTRICTIVE COVENANTS RECORDED FEBRUARY 26, 2021 IN DOCUMENT NO. 2021-000225-0. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. EXCEPTION GRANTED TO STREET WIDTH (KPB 20.30.120) BY THE PLANNING COMMISSION AT THE NOVEMBER 30, 2020 MEETING WAS CARRIED OVER AT THE JUNE 15, 2022 MEETING. EXCEPTION GRANTED TO EASEMENT REQUIREMENTS (KPB 20.30.0600) AT THE JUNE 13, 2022 MEETING.
10. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

Plat #

Rec Dat _____

Date _____

Time _____



WASTEWATER DISPOSAL

SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR A TYPICAL ALTERNATE WASTEWATER DISPOSAL SYSTEM FOR USE ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOIS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

CCDY R. McLANE C.E. 11550 AK DATE _____

AUTHORIZED OFFICIAL

TL/TL/HH SUBDIVISION 2025 REPLAT
A SUBDIVISION OF LOTS 4 & 5 OF PLAT 2021-02 & LOT 6A OF PLAT 2022-11 SEWARD RECORDING DISTRICT (SRD)

FRANK GWARTNEY aka FRANKEL GWARTNEY, (OWNER)
PO BOX 90227, ANCHORAGE, AK 99509
8.598 AC. M/L, SITUATED IN SECTION 33, TOWNSHIP 30 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 466 SUITE 200, ANCHORAGE, AK 99509 VOICE: (907) 283-4118 FAX: (907) 283-5565 WWW.MCLANEC.COM	KPB File No. 2026-XX
Project No. 252020	

Scale 1" = 100' Date: MAR 2026 Book No.: 25-95 Drawn by: BGR