



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 12/30/2025 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 four parcels into two parcels.

KPB File No. 2025-178

Petitioner(s) / Land Owner(s): City of Seward and Travis E Maurer and Robert W Williams of Seward, 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, January 26, 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.

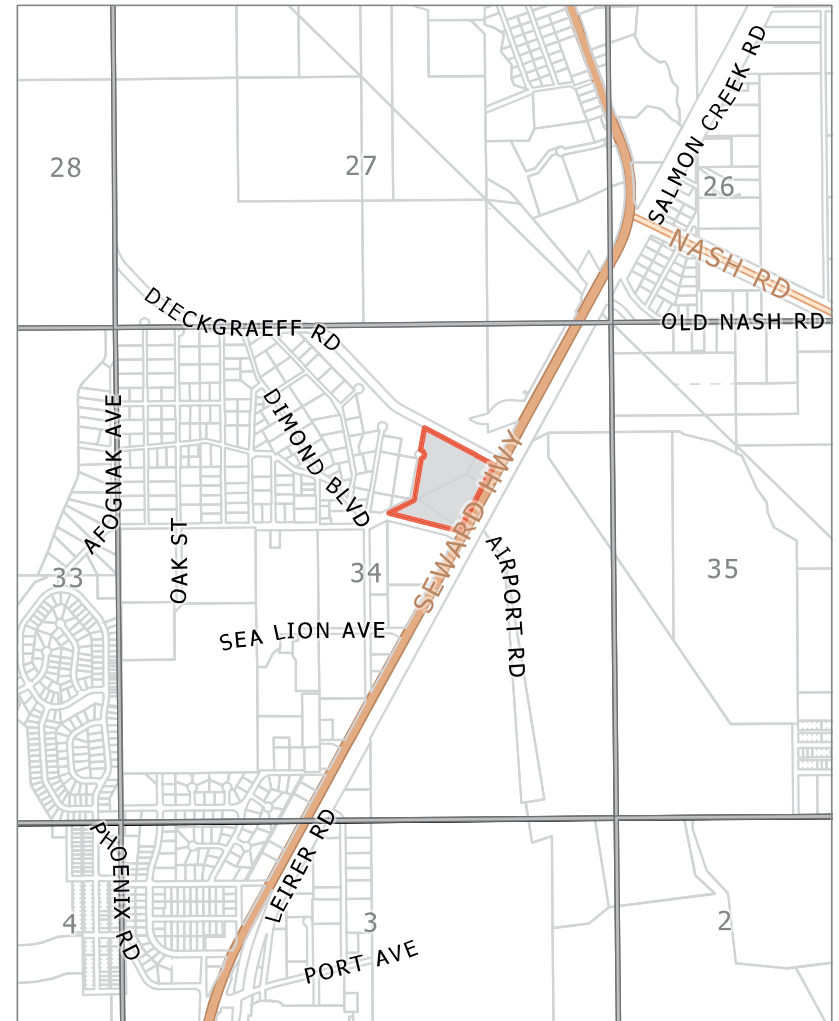
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, January 23, 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 1/2/2026



KPB File 2025-178
T01N R01W SEC34
Seward

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD 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.

OWNER OF LOT 13, FORT RAYMOND SUB. AND TRACT 58, FOREST ACRES SUB. LEVEE REPLAT

CITY OF SEWARD
410 ADAMS STREET CITY HALL BUILDING
SEWARD, AK 99664

AUTHORIZED OFFICIAL SIGNATURE DATE
TITLE PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, TRAVIS E. MAULDER AND ROBERT W. WILLIAMS, 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.

OWNER OF THAT UNSUBDIVIDED PORTION OF US SURVEY NO. 149 AND LOT B1, FOREST ACRES SUB. LEVEE REPLAT

TRAVIS E. MAULDER, OWNER
4301 RED DR. NW
GIG HARBOR, WA 98335

ROBERT W. WILLIAMS, OWNER
7671 SCHUSTER ST.
LAS VEGAS, NV 89139

NOTARY'S ACKNOWLEDGMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SEWARD FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN 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.

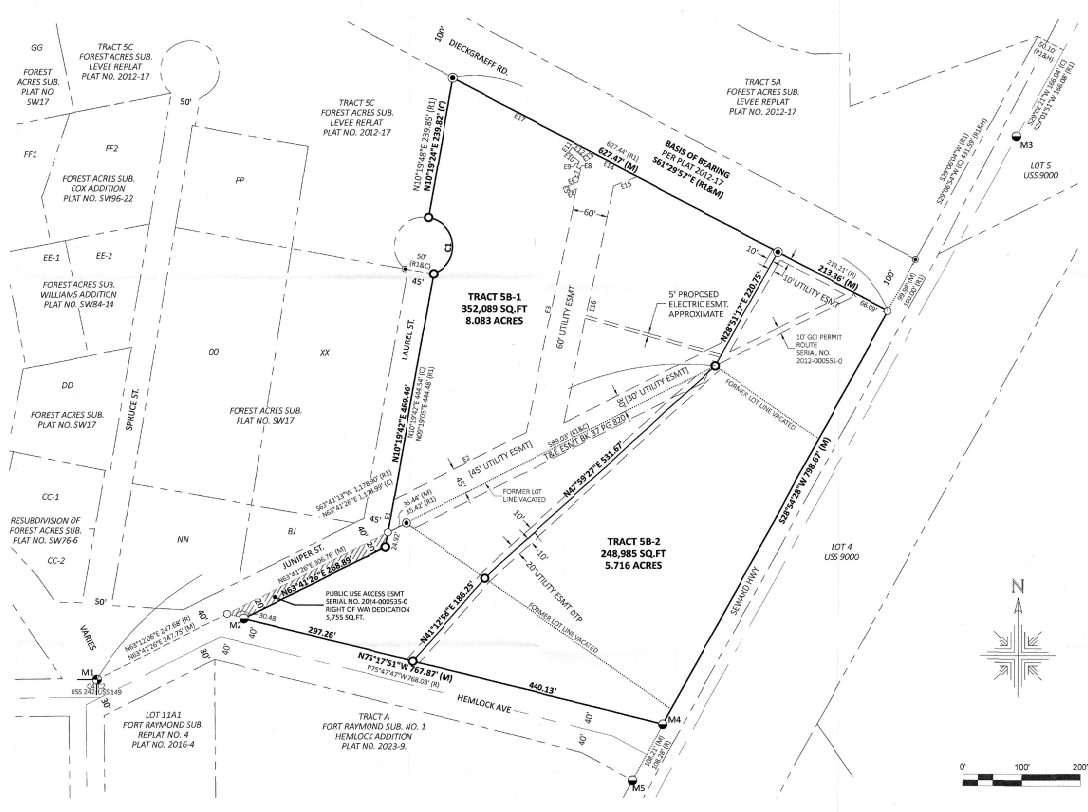
AUTHORIZED OFFICIAL SIGNATURE DATE
TITLE PRINTED NAME

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL SIGNATURE



LEGEND

- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO POE
- FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED CUNE L57569
- ▲ NOTHING FOUND OR SET
- SET 1-1/4" YELLOW PLASTIC CAP, STAMPED ALAND 107877 FLUSH WITH GRADE
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) COMPUTED BEARING AND/OR DISTANCE
- (H) HILD BEARING AND/OR DISTANCE
- (R) RECORD PER PLAT SW1986-10
- (M) RECORD PER PLAT NO. 2012-17
- (R) RECOVERED MONUMENT
- DTT DEDICATED THIS PLAT

CURVE DATA

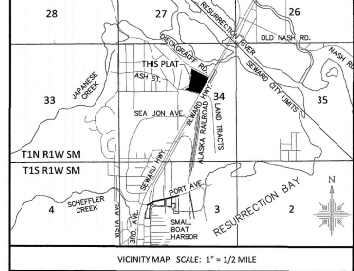
	RADIUS (ARC LENGTH)	DELTA	CHORD BEARING	CHORD LENGTH
C1 (M)	130.00'	130.85'	149°56'28"	N04°37'31"W 96.58'
C1 (R)	130.00'	130.79'	149°52'24"	N04°37'07"W 96.56'

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	N10°19'04"E	54.08' (R)
E2	N03°41'26"E	232.00'
E3	S61°41'13"W	211.96' (R1)
E4	N12°14'48"E	422.60'
E5	S12°14'48"W	422.67' (R1)
E6	S69°32'11"W	12.67'
E7	N09°32'11"E	15.67' (R1)
E8	N20°27'29"W	16.00'
E9	S20°27'29"E	16.00' (R1)
E10	N09°43'31"E	16.00'
E11	N09°32'11"E	15.09' (R1)
E12	N12°14'48"E	21.88'
E13	N12°14'48"E	21.88' (R1)
E14	N03°52'38"W	7.19'
E15	S61°32'38"E	7.19' (R1)
E16	N26°07'52"E	11.54' (R1)
E17	N50°32'13"W	25.98'
E18	S50°32'13"E	25.98' (R1)
E19	S39°27'47"E	11.00' (R1)
E20	S50°32'13"E	25.98'
E21	N50°32'13"E	25.98' (R1)
E22	N59°49'09"E	11.55'
E23	S57°49'13"W	11.55' (R1)
E24	S61°29'37"E	85.77'
E25	S61°29'37"E	85.77' (R1)
E26	S69°33'17"W	43.71'
E27	S69°33'17"E	43.72' (R1)
E28	S12°14'48"W	431.05'
E29	S12°14'48"E	431.05' (R1)
E30	N03°29'57"W	267.44'
E31	S61°29'57"W	267.44' (R1)

MONUMENT DETAILS

- M1: FOUND 2-1/2" ALCAP IN MONUMENT CASE 1.7' BELOW RIM, SCARRED
- M2: SET 1.5" ALCAP ON 5/8" X 30" REBAR FLUSH WITH GRADE
- M3: FOUND 3-1/4" ALCAP IN MONUMENT CASE 0.4' BELOW RIM GOOD CONDITION
- M4: FOUND 1.5" ALCAP ON 5/8" REBAR 1.2' BELOW GRADE, ILLIGIBLE
- M5: FOUND 1.5" ALCAP ON 5/8" REBAR 0.1' BELOW GRADE, ILLIGIBLE



NOTES:

- NO EASEMENTS VACATED THIS PLAT.
- A PORTION OF THIS PROPERTY IS SUBJECT TO A CLEAR ZONE EASEMENT IN FAVOR OF THE STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF AVIATION, RECORDED ON MARCH 5, 1963 AT BOOK 33R PAGE 192 AND RECORDED ON OCTOBER 14, 1963 AT BOOK 36R PAGE 257.
- THIS PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN DEED, EXECUTED BY THE STATE OF ALASKA, RECORDED ON MARCH 2, 1967 IN BOOK 31C PAGE 5, AND FURTHER SUBJECT TO DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND AND WATER MANAGEMENT RELEASE OF CONDITION IN DEED, RECORDED OCTOBER 4, 1982 IN BOOK 27 AT PAGE 75, STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND DIRECTORIAL DECISION, RECORDED OCTOBER 2, 1997 IN BOOK 87 AT PAGE 853, AND STATE OF ALASKA QUILCLAIM RELEASE NO. 2, RECORDED APRIL 8, 2004, UNDER SERIAL NO. 2004-000626-0.
- 10' UTILITY EASEMENT (OCCUPIED ON TRACT B1, PER PLAT 2012-17 HAS BEEN VACATED PER KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2019-25.
- THIS PROPERTY IS SUBJECT TO A PERMIT AGREEMENT RECORDED MAY 22, 2012 AS SERIAL NO. 2012-00051-0. THIS PERMIT EXPIRED ON DECEMBER 31, 2020.
- THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT _____ AT _____.
- DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF SEWARD'S ZONING REGULATIONS.
- 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.
- LOTS WITHIN THIS SUBDIVISION MAY BE LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA. IF SUCH IS THE CASE, DEVELOPMENT MUST COMPLY WITH TITLE 15 OF THE CITY OF SEWARD'S CHARTER AND CODE OF LAWS. A SURVEY TO DETERMINE THE ELEVATION OF THE PROPERTY MAY BE REQUIRED PRIOR TO CONSTRUCTION.
- THIS PLAT WAS GRANTED EXCEPTIONS TO §§ 22.30.120 (STREET WIDTH REQUIREMENTS), BY THE KPB PLAT COMMITTEE MEETING OF _____, 2026.

SURVEYOR'S CERTIFICATE

I, STACY M. WESSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM A 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 DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

PRELIMINARY PLAT



Pat of

**FOREST ACRES SUBDIVISION
SEWARD GATEWAY PROPERTIES**

CREATING TRACT 58-1 AND TRACT 58-2
CONTAINING 13.799 ACRES

A SUBDIVISION OF:
LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10
LOT B1, FOREST ACRES SUBDIVISION LEVEE REPLAT, PLAT 2012-17

THAT PORTION OF US SURVEY NO. 149 DESCRIBED AS PARCEL NO. 2
PER WARRANTY DEED RECORDED ON SEPTEMBER 19, 2022 AT SERIAL NO. 2022-0009656-0

CITY OF SEWARD
SEWARD RECORDING DISTRICT
KENAI PENINSULA BOROUGH

LOCATED WITHIN: THE E12 OF SECTION 34, T1N, R1W, S1M, AK.

OWNER (TRACT 1 & UNSUBDIVIDED PORTION OF LOTS 149)
TRAVIS E. MAULDER
4301 RED DR. NW
GIG HARBOR, WA 98335

OWNER (LOT 13 AND TRACT 58)
ROBERT W. WILLIAMS
7671 SCHUSTER ST.
LAS VEGAS, NV 89139

CITY OF SEWARD
P.O. BOX 18
SEWARD, ALASKA 99664

AK Lands, Land Surveying LLC
PO Box 110485
Anchorage, AK 99511
aklands@aklands.com
http://aklands.com
(907) 744-LAND

Date: 12/22/2025 Scale: 1"=100' Date of Survey: JAN. 15-17, 2025 Sheet: 1 of 1
Drawn: SWM PN: 153# Field Book: 12/65-71 EPB No. N/A

KPB 2025-178