



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/2/2026 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 two parcels into five parcels.

KPB File No. 2026-053

Petitioner(s) / Land Owner(s): Daniel L Mumey and Roberta J Proctor of Anchor Point, 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 20, 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.

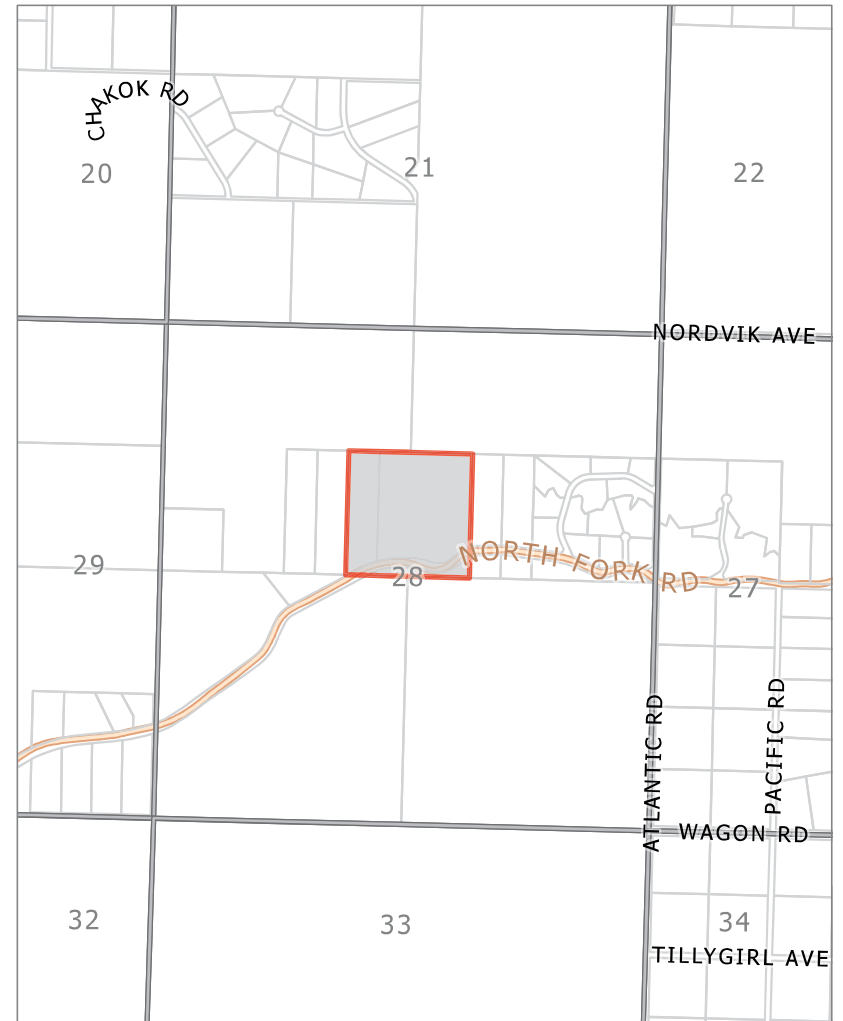
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, July 17, 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 7/2/2026



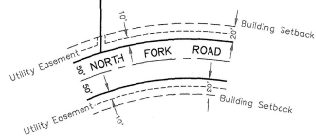
KPB File 2026-053
T04S R14W SEC28
Nikolaevsk and Anchor Point

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.

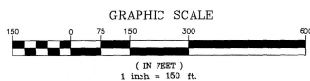
(R2) Record Measurements Per Livingston - Byrner Tract B, HM76-113

----- Easement Line

----- Setback Line

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	585.63'	995.95'	48'13"	N84° 32' 52"E	588.53'
C2	259.41'	262.98'	58'42"	N79° 19' 33"E	257.78'
C3	111.85'	286.68'	22'21"	N61° 08' 11"E	111.15'

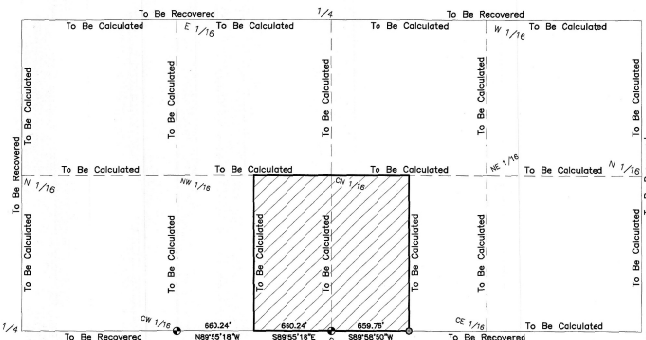
Line Table		
Line #	Length	Direction
L1	93.07'	N60° 26' 23"E
L2	96.00'	S71° 20' 38"E
L3	140.69'	N49° 57' 39"E



Sec. 20

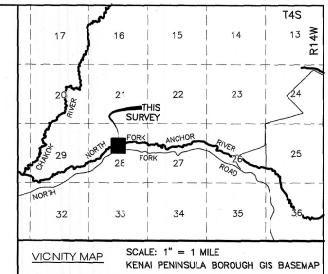
Sec. 21

Sec. 22



Sec. 28

SECTION BREAKDOWN: 1" = 500'



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 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, THIRDC 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-

KPB 2026-053