



Correction

Please note that the maps previously sent were incorrect. Enclosed are the updated and accurate maps. We apologize for any confusion and appreciate your understanding.

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

Public notice is hereby given that a preliminary plat was received on 1/17/2025 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 shall subdivide one lot into two lots.

KPB File No. 2025-007

Petitioner(s) / Land Owner(s): Karl Keenan Thomas and Angela Ann Thomas 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, February 10, 2025**, 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.

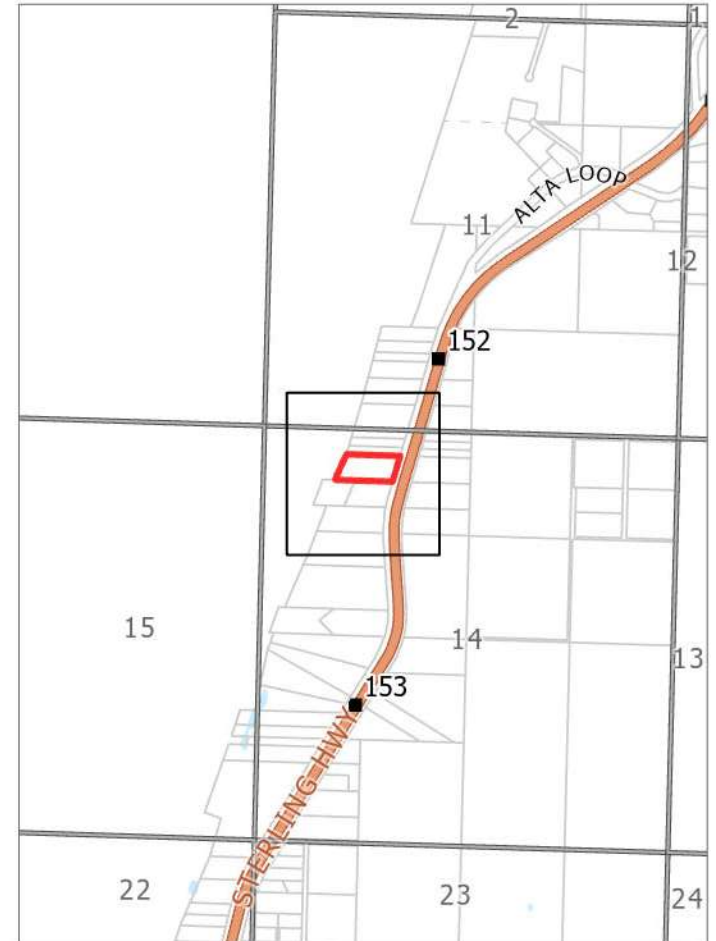
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

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, February 7, 2025**. 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.

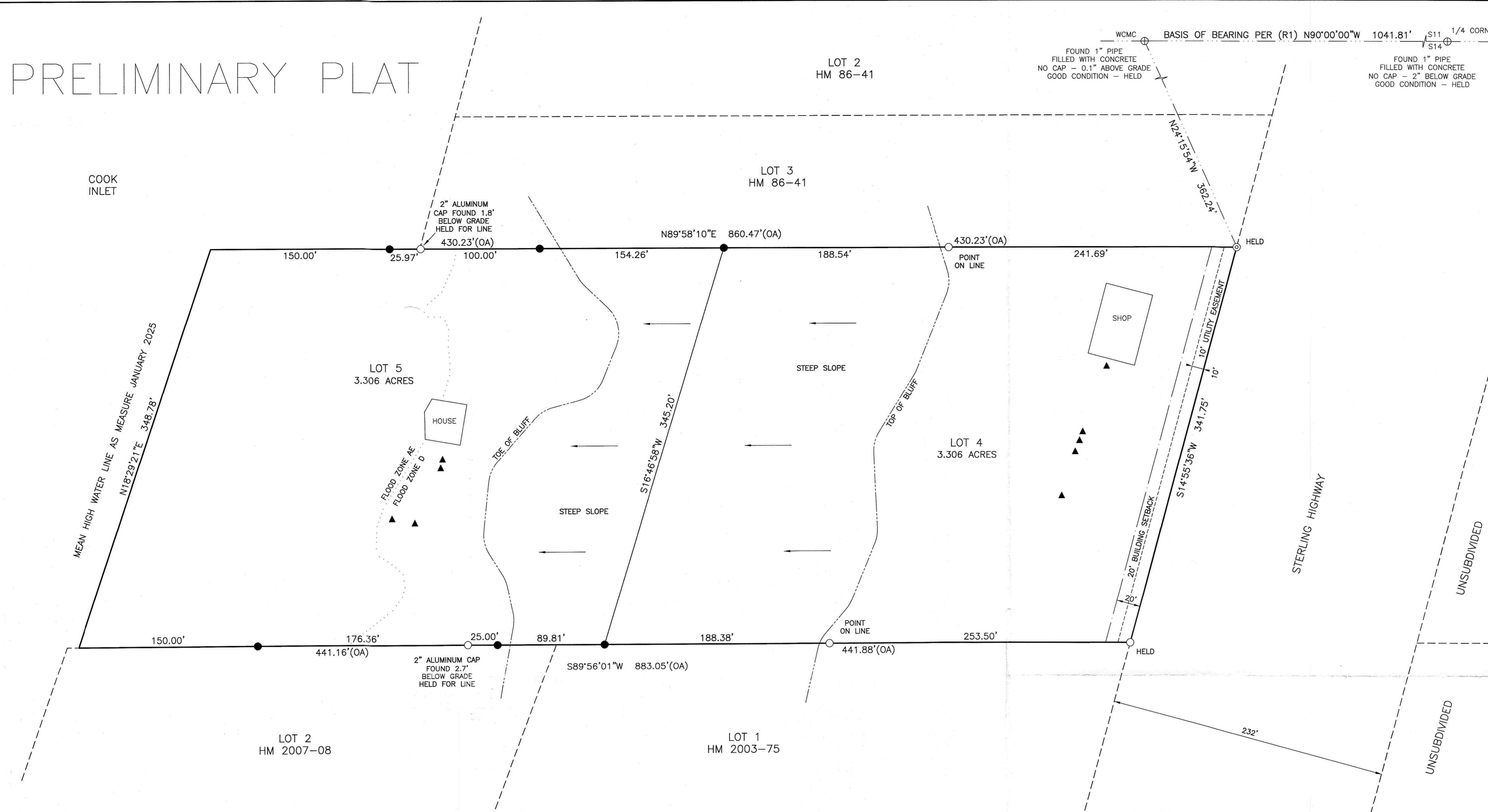
For additional information contact Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 2/4/2025



KPB FILE 2025-007
T04S R15W
Sec 14
ANCHOR POINT

PRELIMINARY PLAT

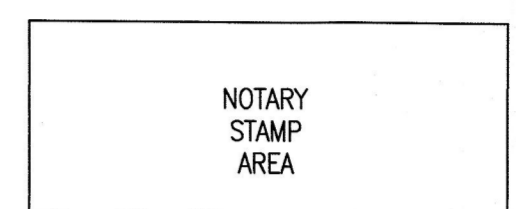


NOTARY ACKNOWLEDGEMENT

FOR: ANGELA ANN THOMAS
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

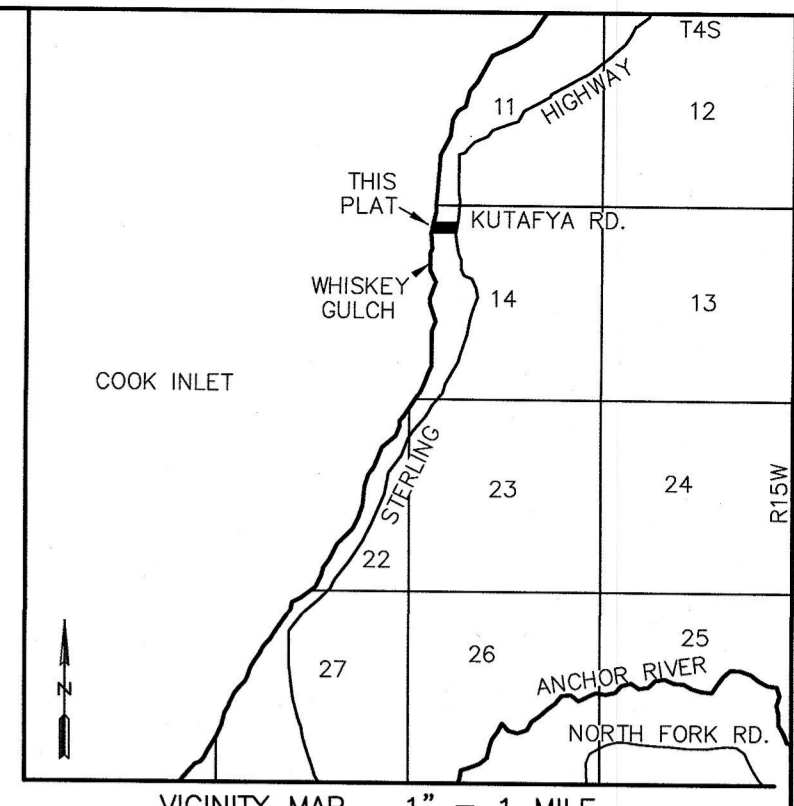
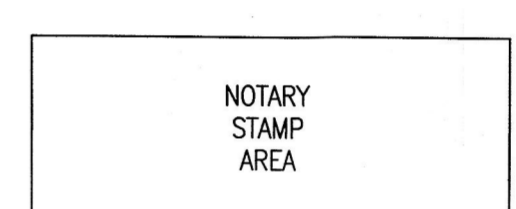


NOTARY ACKNOWLEDGEMENT

FOR: KARL KEENAN THOMAS
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

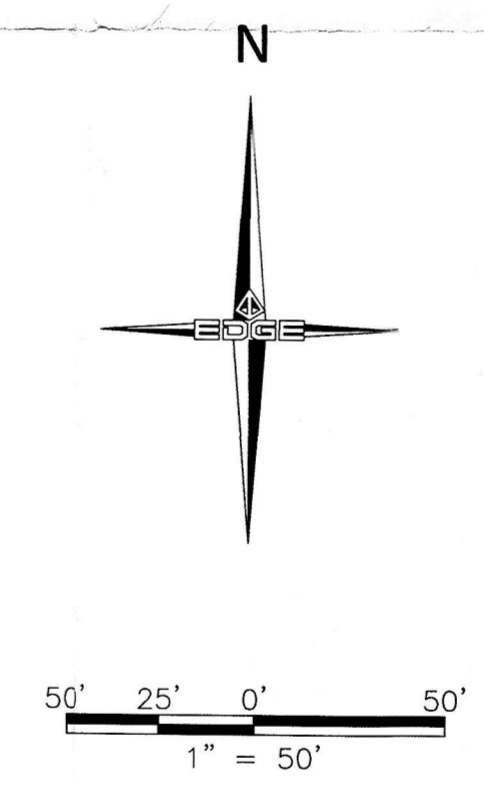


CERTIFICATE OF OWNERSHIP AND DEDICATION

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 OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ANGELA ANN THOMAS
PO BOX 1142
ANCHOR POINT, ALASKA 99556

KARL KEENAN THOMAS
PO BOX 1142
ANCHOR POINT, ALASKA 99556



KPB FILE No. 2024-130

LEGEND	
⊕	FOUND PRIMARY MONUMENT AS REFERENCED
⊙	FOUND PROPERTY CORNER -1/2" REBAR NO CAP
○	FOUND PROPERTY CORNER -2" ALUMINIUM CAP STAMPED 5780-S 2003
●	SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINIUM CAP STAMPED EDGE SURVEY LS-13022 2024
GTP	GRANTED THIS PLAT
—	SUBDIVISION BOUNDARY
—	INTERIOR LOT LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	EASEMENT
- - - - -	20 FOOT BUILDING SETBACK
- - - - -	TOP/TOE OF BLUFF
- - - - -	FLOOD ZONES

- ### 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 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, GRANTED THIS PLAT. 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.
 - 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.
 - NO PRIVATE ACCESS TO STATE MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - ACCESS TO LOT 1 IS BY WAY OF COOK INLET OR BEACH BELOW MEAN HIDE WATER LINE.
 - THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
 - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTIES SHOWN ON THIS PLAT HAVE 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 AE AND D, PER MAP PANEL 02122C1880E.
 - THESE PARCELS SUBJECT TO ANY PROHIBITIONS OR LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
 - THESE PARCELS SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF COOK INLET AND ANY QUESTIONS OF RIGHTS OF ACCESS TO COOK INLET IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE COOK INLET.
 - THESE PARCELS SUBJECT TO AN EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED AUGUST 13, 1963, BOOK 30 PAGE 53, KENAI RECORDING DISTRICT. RELEASE OF GENERAL RIGHT-OF-WAY, RECORDED APRIL 23, 2003, SERIAL NO. 2003-001884-0.
 - WASTEWATER DISPOSAL ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ENGINEERED APPROVED SEPTIC SYSTEM IN USE AT TIME OF THIS PLATTING ACTION, ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

REFERENCES

(R1) STATE OF ALASKA LAND SURVEY 2004-57, PLAT 2007-08, HOMER RECORDING DISTRICT

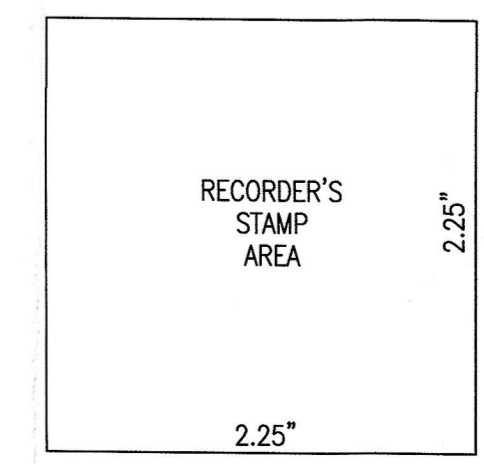
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 3, 2025. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, 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.



WHISKEY GULCH BEACH SUBDIVISION

A SUBDIVISION OF SOUTH 1/2 NORTH 1/2 OF GOVERNMENT LOT 1 LYING WEST OF STERLING HIGHWAY

LOCATED WITHIN:
NW 1/4 SECTION 14,
T.4S., R.15W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
HOMER RECORDING DISTRICT

OWNERS:
KARL KEENAN THOMAS
AND ANGELA ANN THOMAS
PO BOX 1142
ANCHOR POINT, ALASKA 99556

CONTAINING 5.98 ACRES

8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392

DRAWN BY: JY	DATE: 01/15/2025	PROJECT: 24-636
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1