



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 1/30/2024 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 thirteen parcels, finalizing in two phases.

KPB File No. 2024-136

Petitioner(s) / Land Owner(s): Poppin Family Revocable Community Property Trust and Jack C Farnsworth Residuary Trust and Dolly M Farnsworth of Soldotna, 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 24, 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.

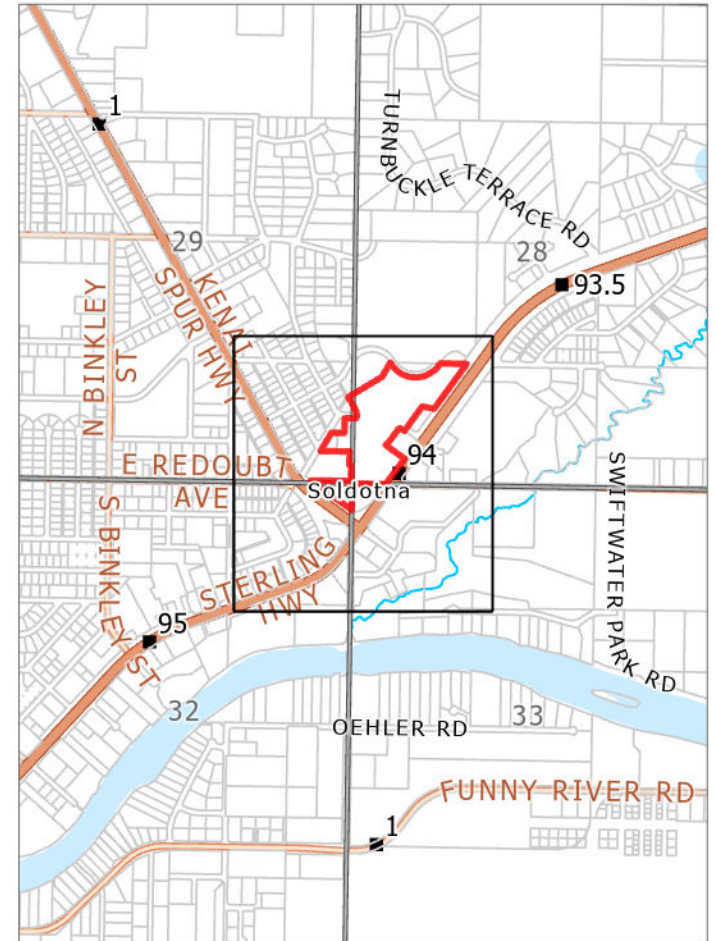
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/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, February 21, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

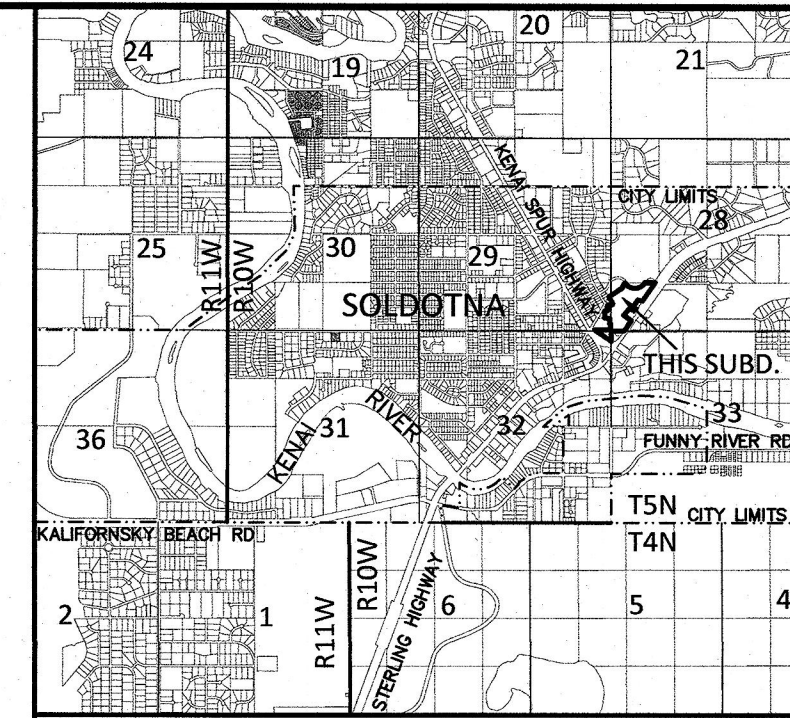
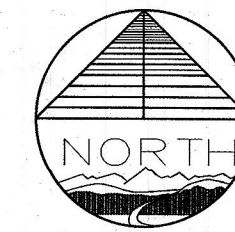
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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

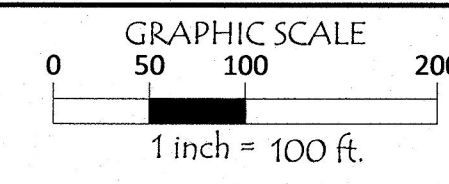
Mailed 2/7/2025



KPB FILE 2024-136
T05N ROW
Sec 28,29 & 32
SOLDOTNA



VICINITY MAP
Scale 1" = 1 Mile



NOTES

- DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
- THE FRONT 10' OF THE LOTS ADJACENT TO RIGHTS OF WAY IS ALSO A UTILITY EASEMENT AND THE FRONT 20' OF THE LOTS ADJACENT TO RIGHTS OF WAYS WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT PER KN2007-29.
- 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.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- THIS SUBDIVISION MAY BE AFFECTED BY:
 - COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED WITHIN THE DECLARATION OF PROTECTIVE RESTRICTIONS IN KN BOOK 33 PAGE 69 AND KN BOOK 3 PAGE 137 MAY AFFECT THESE PARCELS.
 - CITY OF SOLDOTNA RESOLUTION NO. 90-14 RECORDED IN KN BOOK 367 PAGE 920 AFFECTS THESE PARCELS.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 21, 1954 RECORDED IN BOOK 1 PAGE 32, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 8, 1957 RECORDED IN BOOK 3 PAGE 55, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - A WATER AND SEWER EASEMENT GRANTED TO THE CITY OF SOLDOTNA ON AUGUST 27, 1991 RECORDED IN BOOK 388, PAGE 312 & 316.
 - A UTILITY EASEMENT GRANTED TO THE CITY OF SOLDOTNA ON DECEMBER 20, 2004 RECORDED AS DOCUMENT NUMBER 2004-012793-0, KENAI RECORDING DISTRICT.
 - A INGRESS AND EGRESS EASEMENT GRANTED TO CHRIST LUTHERAN CHURCH ON JUNE 4, 2007 RECORDED AS DOCUMENT NUMBER 2007-005731-0, KENAI RECORDING DISTRICT.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1963 RECORDED IN MISC. BOOK 10 PAGE 167, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - A 20' WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT CENTERED ON EXISTING POWERLINE PER KN2007-29

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	120°04'02"	312.00'	653.82'	541.13'	S 89° 58' 17" E	540.58'
C2	90°01'51"	30.00'	47.14'	30.02'	S 80° 08' 48" W	42.44'
C3	15°02'08"	330.00'	86.60'	43.55'	S 42° 38' 58" W	86.35'
C4	34°34'10"	230.00'	138.77'	71.57'	S 17° 17' 05" W	136.68'
C5	91°17'45"	20.00'	31.87'	20.46'	S 11° 04' 42" E	28.60'
C6	33°16'44"	99.98'	58.07'	29.88'	S 73° 21' 57" E	57.26'
C7	119°09'50"	20.00'	41.60'	34.06'	N 30° 25' 02" W	34.49'
C8	40°30'57"	160.00'	113.14'	59.05'	N 69° 44' 28" W	110.80'
C9	72°36'23"	20.00'	25.34'	14.69'	N 85° 47' 12" W	23.68'
C10	12°34'34"	230.00'	50.48'	25.34'	S 64° 11' 54" W	50.38'
C11	40°30'57"	160.00'	113.14'	59.05'	S 54° 53' 36" W	145.15'
C12	4°10'09"	270.00'	19.65'	9.83'	S 37° 12' 57" W	19.64'
C13	100°51'49"	20.00'	35.21'	24.20'	S 15° 18' 02" E	30.83'
C14	6°58'34"	570.00'	69.40'	34.74'	S 69° 13' 13" E	69.36'
C15	46°54'44"	20.00'	16.38'	8.68'	N 83° 50' 07" E	15.92'
C16	53°26'08"	50.00'	46.63'	25.17'	N 87° 05' 49" E	44.96'
C17	47°31'54"	50.00'	41.48'	22.02'	S 42° 25' 10" E	40.30'
C20	42°12'45"	20.00'	14.73'	7.72'	N 51° 59' 39" W	14.40'
C21	18°15'40"	630.00'	200.79'	101.25'	N 63° 58' 11" W	199.94'
C22	20°18'43"	330.00'	117.02'	59.13'	N 60° 19' 44" E	116.41'
C23	27°20'42"	170.00'	81.13'	41.35'	N 56° 48' 50" E	80.37'
C24	46°03'22"	170.00'	136.65'	72.26'	N 20° 06' 48" E	133.00'
C25	79°01'59"	20.00'	27.59'	16.50'	N 42° 25' 52" W	25.45'
C26	81°59'22"	65.00'	93.01'	56.49'	N 40° 57' 11" W	85.28'
C27	268°43'58"	50.00'	234.51'	51.12'	S 14° 44' 44" W	71.49'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°59'57" W	19.20'
L2	N 31°17'52" E	35.11'
L3	N 16°46'28" W	55.16'
L4	N 54°51'09" W	34.99'
L5	S 33°49'05" E	36.11'
L8	S 89°59'46" W	45.88'
L9	N 54°50'21" W	41.02'
L11	N 0°02'30" E	31.11'
L12	N 4°12'49" E	52.34'
L14	S 89°59'58" E	29.69'

CERTIFICATE OF OWNERSHIP AND DEDICATION

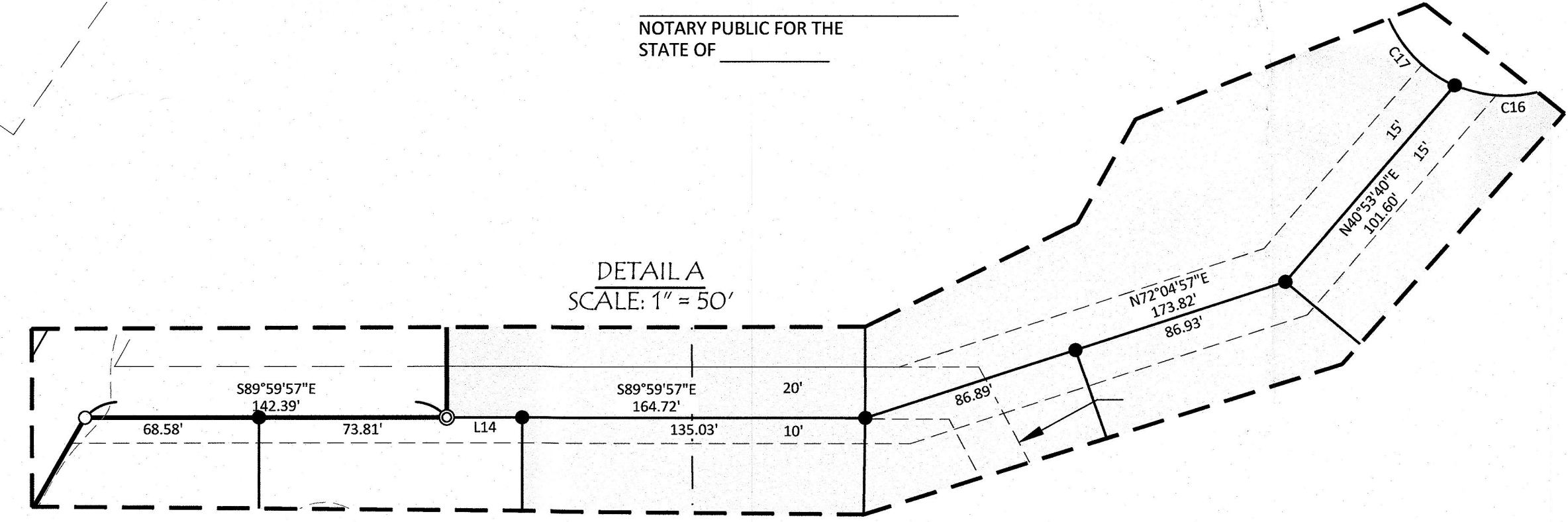
I, THE UNDERSIGNED, HEREBY CERTIFY THAT POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DANIEL JOHN POPPIN, TRUSTEE
POPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 796, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL JOHN POPPIN
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2024
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF _____



CERTIFICATE OF ACCEPTANCE

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

NOTARY'S ACKNOWLEDGEMENT

FOR: NINA F. KERSTEN
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF _____

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR w/ 2" ALCAP 4928-S 2007
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP LS-211269
- SLE SECTION LINE EASEMENT
- CONTOUR INTERVAL = 4'
- ▭ TO BE SUBDIVIDED IN PHASE TWO

WASTEWATER DISPOSAL
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

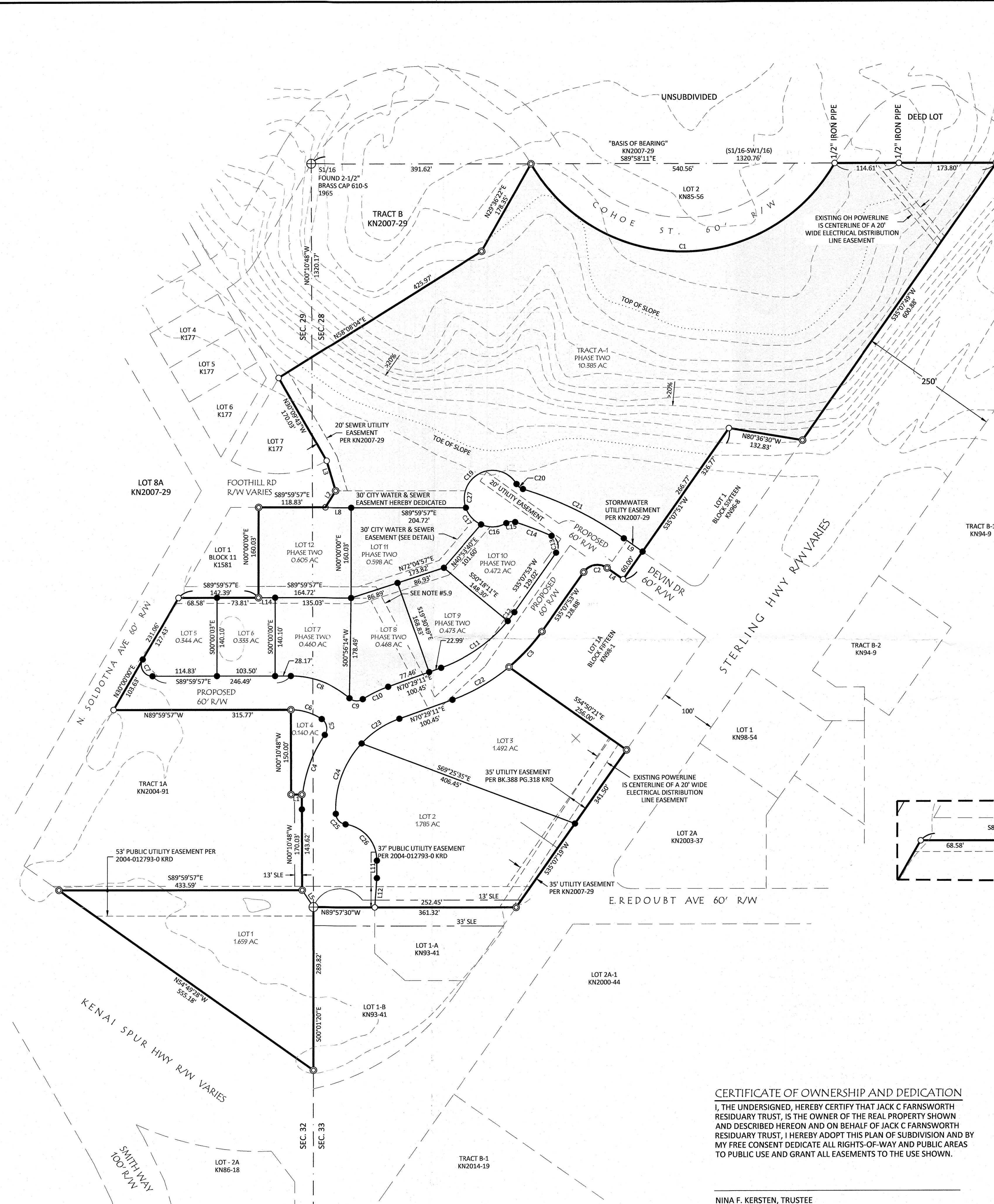
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2025.

AUTHORIZED OFFICIAL _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT JACK C FARNSWORTH RESIDUARY TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF JACK C FARNSWORTH RESIDUARY TRUST, 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.

NINA F. KERSTEN, TRUSTEE
JACK C FARNSWORTH RESIDUARY TRUST
PO BOX 330, SOLDOTNA, AK 99669



KPB 2024-136



Plat #	
Rec Dist	_____
Date	____/____/20____
Time	____:____ M

SOLDOTNA JUNCTION SUBDIVISION
ADDITION NO. 24
REPLAT OF TRACT A & LOT 8A SOLDOTNA JUNCTION SUBDIVISION
ADDITION NUMBER TWENTY-THREE (KN2007-29)

JACK C FARNSWORTH RESIDUARY TRUST
PO BOX 330
SOLDOTNA, AK 99669

POPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 330
SOLDOTNA, AK 99669

21.693 AC. M/L SITUATED IN SECTION 28, 29 & 32, TOWNSHIP 5 NORTH,
RANGE 10 WEST, SEWARD MERIDIAN, CITY OF SOLDOTNA, KENAI
PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECG.COM	KPB File No. 2024-xxx
Project No. 222007	

Scale 1" = 100' Date: JAN 2025 FB # xxx Drawn by: AHH