



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/4/2025 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 one parcel into eight parcels.

KPB File No. 2025-113

Petitioner(s) / Land Owner(s): Ike S. Fields of Sterling, 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, August 25, 2025**, commencing at **7:00 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.

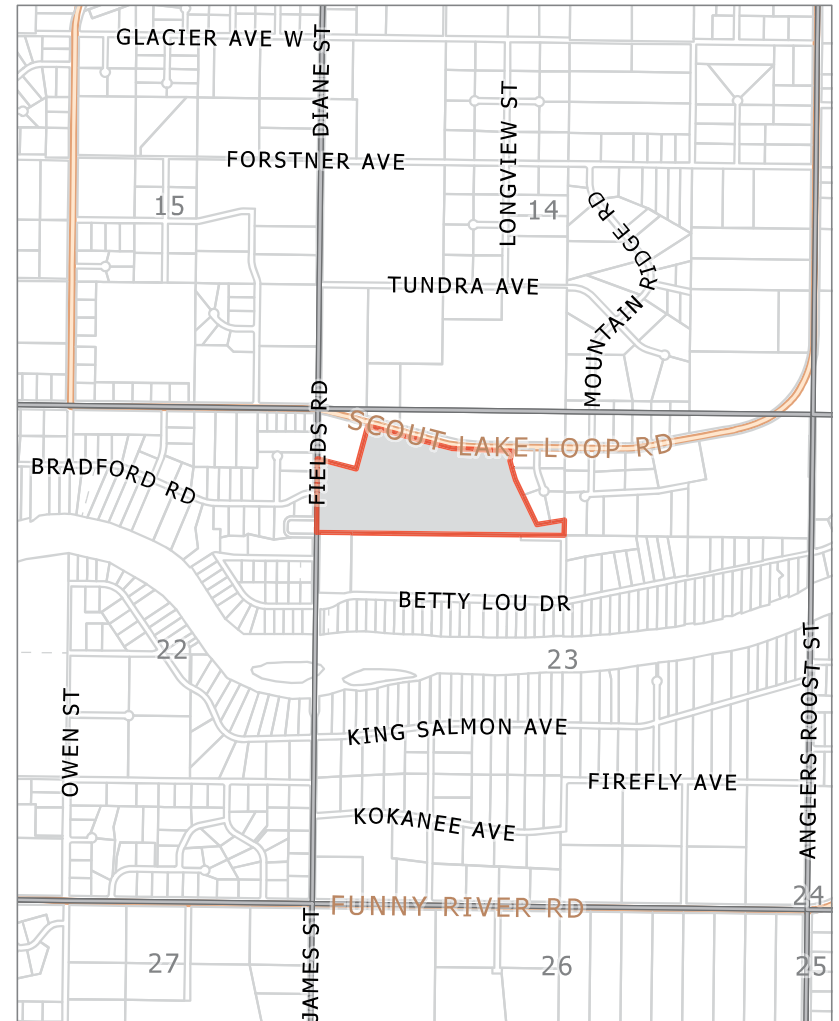
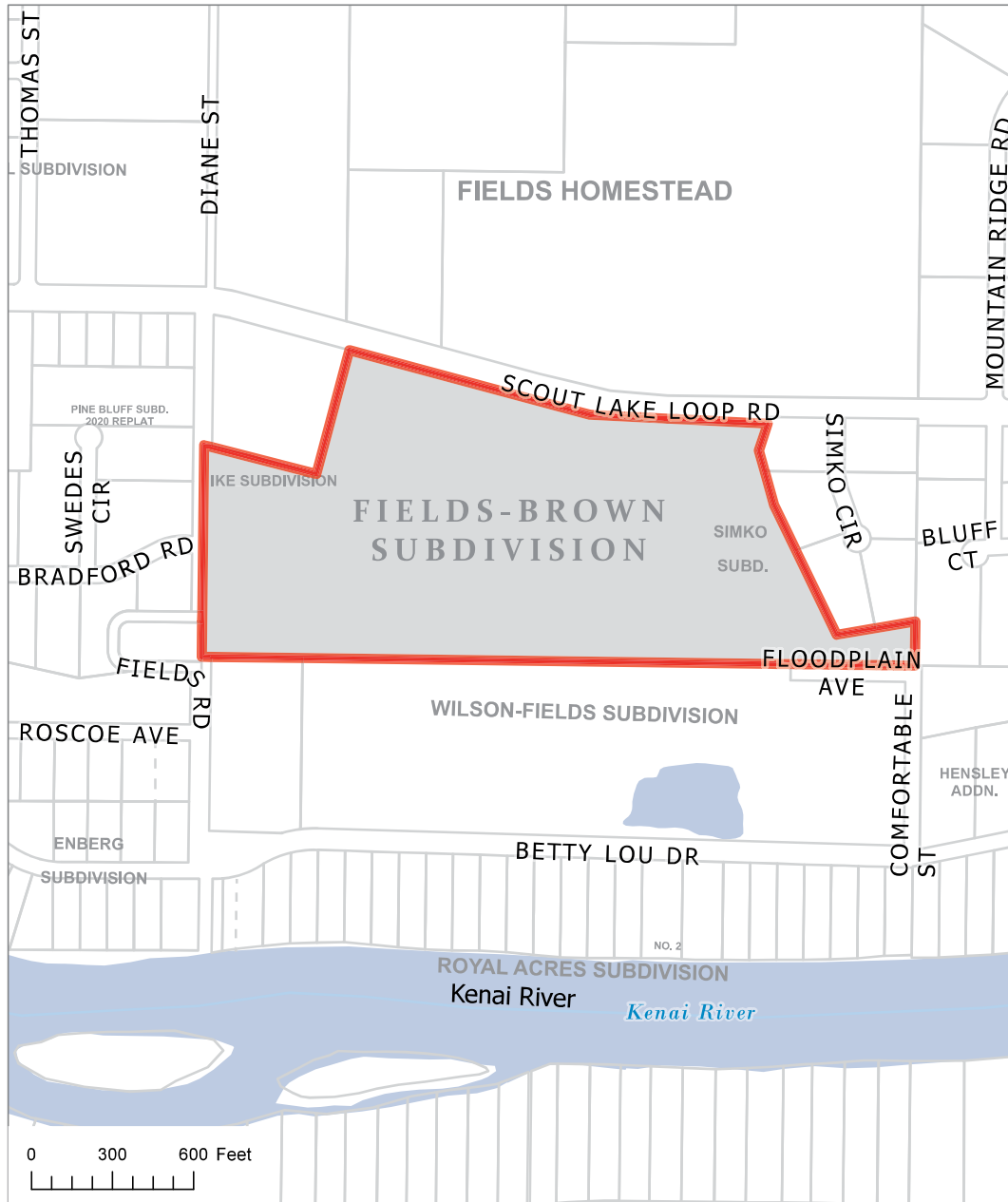
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, August 22, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

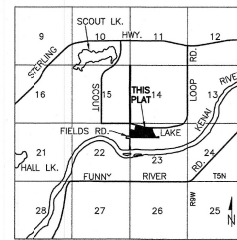
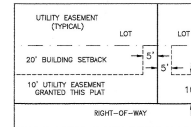
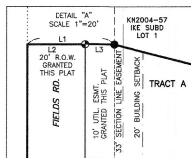
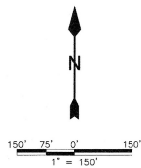
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact 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 8/5/2025

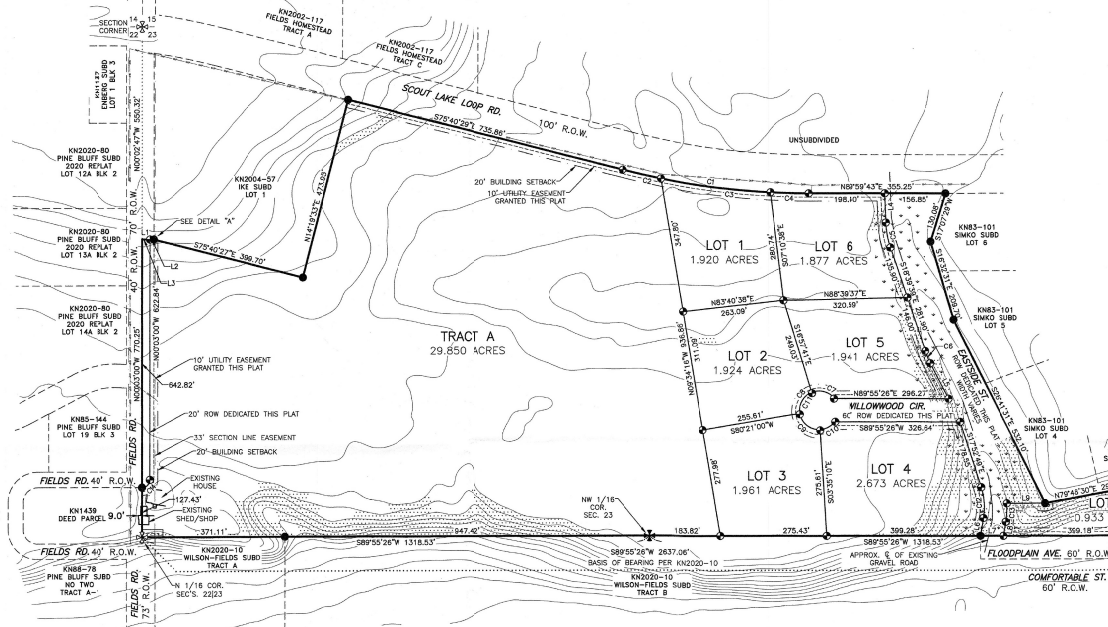


KPB File 2025-113
T 05N R 09W S23
Sterling



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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.
6. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
7. SUBJECT TO A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
8. SUBJECT TO A GENERAL EASEMENT 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 PER BOOK 5, PAGE 100, KENAI RECORDING DISTRICT, RECORDED ON DECEMBER 11, 1959, WITH NO DEFINITE LOCATION DISCLOSED.
9. SUBJECT TO A PRIVATE NON-EXCLUSIVE EASEMENT GRANTED TO SEMCO ENERGY, INC., FORMERLY ENSTAR NATURAL GAS COMPANY, A DIVISION OF SEMCO, TO INSTALL AND SURVEY A NATURAL GAS PIPELINE WITHIN SECTION 23 AND 24, T5N, R5W, S4M, PER INSTRUMENT SERIAL NUMBER 2023-020836-0, RECORDED APRIL 25, 2023, KENAI RECORDING DISTRICT.
11. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA 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. SEE UPDATED FEMA FIRM PANEL 02122C-0290F, EFFECTIVE 2/28/2025 FOR INFORMATION ON FLOODPLAIN ZONES X-1.
12. THE CENTERLINE OF SCOUT LAKE ROAD WAS AS-BUILT AND DIMENSIONED PER KN2002-117 AND WILL BE HELD BASED ON FIELD SURVEY VERIFICATION.
13. KPB GIS SHOWS NO ANADROMOUS WATERS.
14. CONTOUR ARE 5 FOOT INTERVALS EXPORTED FROM KPB GIS DATA.
15. DIMENSIONS SHOWN ARE BEST FIT FROM REFERENCE PLATS AND ARE TO BE UPDATED FOLLOWING FIELD SURVEY.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE PUBLIC SHOWN.

CHRISTOPHER J. BROWN, ATTORNEY-IN-FACT FOR
IKE S. FIELDS
36764 FIELDS RD.
STERLING, AK 99672

NOTARY ACKNOWLEDGMENT

FOR:
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR:
MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL

TBD
TRACT A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.04C.

BOROUGH OFFICIAL

DATE

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC

10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

PLAT OF
FIELDS-BROWN SUBDIVISION

A SUBDIVISION OF
THAT PORTION OF THE N1/2, NW1/4, N SEC. 23, T5N, R5W, S4M, LYING SOUTH OF SCOUT LAKE LOOP ROAD, EXCEPT THEREFROM THAT PORTION WHICH WAS CONVEYED BY WARRANTY DEED RECORDED ON JANUARY 28, 1975 IN BOOK 6 OF PAGE 248, FURTHER EXCEPTING THEREFROM ANY PORTION LYING IN THE ICE SUBDIVISION, ACCORDING TO PLAT KN2004-57, LOCATED WITHIN
NW1/4 SEC. 23, T5N, R5W, S4M,
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 46.298 ACRES

OWNERS: IKE S. FIELDS
36764 FIELDS RD.
STERLING, AK 99672

SCALE: 1" = 150'

DATE: JULY 30, 2025

DRAWN: BLT

CHECKED: JLS

SHEET: 1 OF 1



LEGEND

- RECORD PRIMARY MONUMENT
- PRIMARY MONUMENT TO SET
- RECORD SECONDARY MONUMENT
- TO SET RPC ON 5/8" X 3/8" REBAR BY LS14488
- (R1) RECORD DATA PER KN2020-10
- (R2) RECORD DATA PER KN2002-117
- (R3) RECORD DATA PER KN2004-57
- (R4) RECORD DATA PER KN63-101
- RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

KPB 2025-113