



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/4/2025 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 reconfigure the lot lines between two lots and finalize the vacation of a portion of Erlwein Road.

KPB File No. 2025-047

Petitioner(s) / Land Owner(s): Brian L. Davis and Gary L. and Lela K. Muller and Gary L. and Susan M. Davis of Anchorage, 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, April 28, 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.

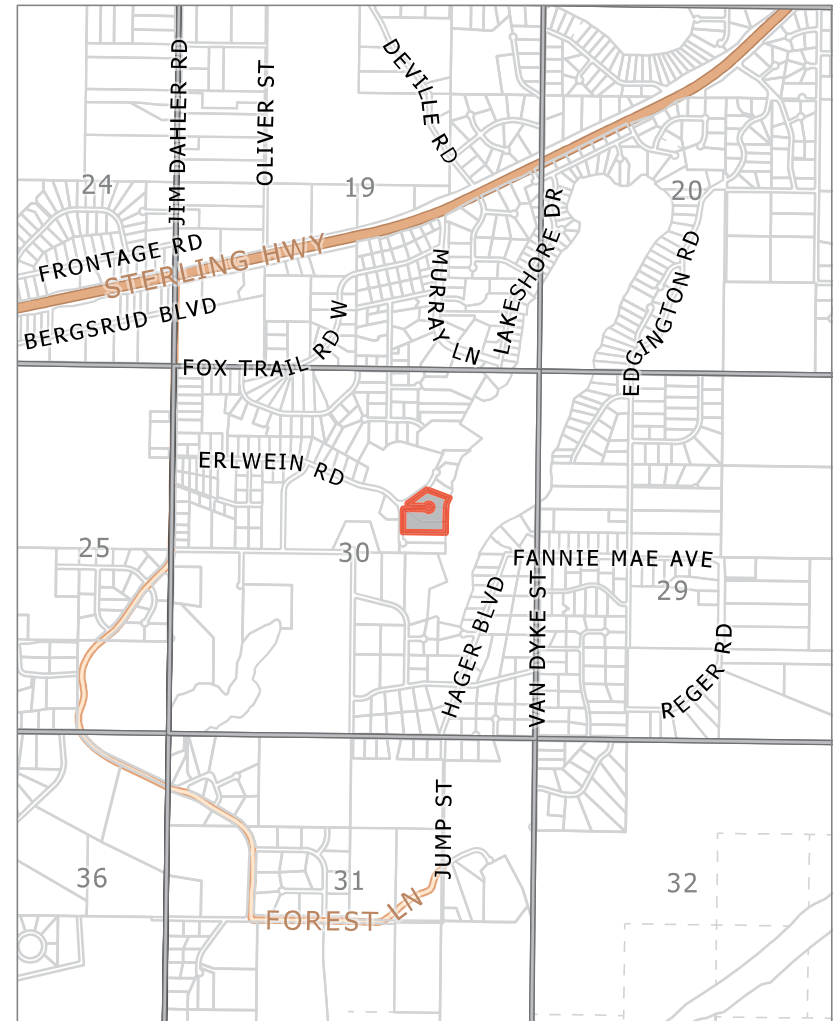
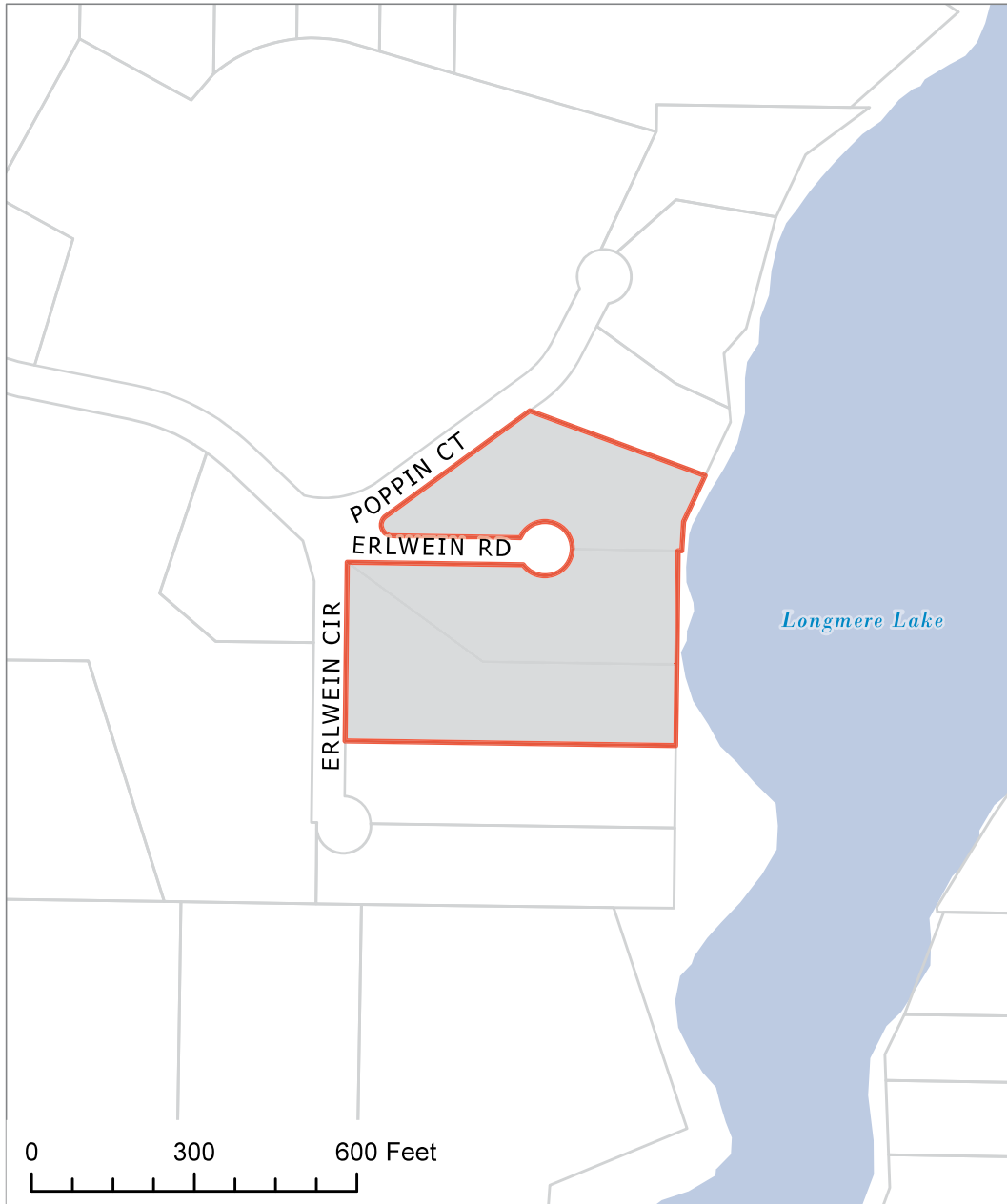
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, April 25, 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 4/10/2025



KPB File 2025-047
T 05N R 09W SEC 30
Sterling

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 2-A

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

GARY L. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. DAVIS AND SUSAN M. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	53°02'30"	30.00'	27.77'	14.97'	S 26° 24' 40" E	35.79'
C2	25°50'57"	30.00'	13.58'	6.91'	S12° 51' 30" W	3.46'
C3	27°00'30"	30.00'	14.20'	7.23'	S39° 27' 44" W	4.06'

WASTEWATER DISPOSAL

THE EXISTING RAINWATER SUBDIVISIONS WERE APPROVED BY THE KENAI PENINSULA BOROUGH (JUNE 23, 1981 & JUNE 24, 2010) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 10.40.040(A)(4)(A) FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 10.40.020(I)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

FOUND 2-1/2" ALUMINUM CAP SEC. 30

FOUND 2-1/2" BRASS CAP SEC. 30
227.5 1968

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1-A

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

GARY L. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. MULLER AND LELA K. MULLER
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

LEGEND

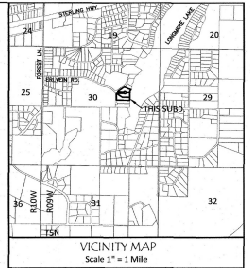
- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-211269
- AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%
- R/W HEREBY VACATED

PLAT APPROVAL

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



GRAPHIC SCALE
1 inch = 40 ft.



NOTES

- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FOR LONGMEER LAKE FORM THE TRUE BOUNDS OF THE SUBDIVISION. 2025 MEASUREMENTS WERE USED FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20'-00" BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT EXCEPT WHERE SHOWN OTHERWISE.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF ERLWEIN RD. 50 R/W AND THE ASSOCIATED UTILITY EASEMENT AT THE MEETING OF 2025.
- EXCEPTIONS TO KPB 20.30.190(A)-LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF 2025.
- ACCEPTANCE OF THIS PLAT DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
- THE PARCELS WITHIN THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION JULY 10, 1961, RECORDED IN BOOK 7 PAGE 13, KRD, LOCATION NOT DEFINED.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1961, RECORDED IN BOOK 7 PAGE 36, KRD, LOCATION NOT DEFINED.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1961, RECORDED IN BOOK 7 PAGE 37, KRD, LOCATION NOT DEFINED.
 - A PRIVATE INGRESS AND EGRESS EASEMENT RECORDED JUNE 17, 1971 IN BOOK 62 PAGE 20R AND SEPTEMBER 16, 1971 IN BOOK 63 PAGE 262 KRD.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1-B

WE HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

NOTARY'S ACKNOWLEDGEMENT

FOR: BRIAN L. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #	Rec. Dt.
	Date
	Time



ERLWEIN SUBDIVISION NO. 4

REPLAT OF LOTS 1 & 2 ERLWEIN SUBDIVISION NO. 3 (KPB-1344) & LOT 1 BLOCK TWO BIRCH FORESTING, 2 (KPB2018-80) & RIGHT-OF-WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS OF ERLWEIN ROAD.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

GARY L. MULLER & LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

GARY L. DAVIS & SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

6.959 AC. M.A. SITUATED IN THE N 1/2 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: 907.262.4718 FAX: 907.262.3268 WWW.MULLENANDCO.COM	KPB File No. 1025-XXXX
Project No. 242029	

Scale: 1" = 40' Plotted: 8/20/2025 Printed: 8/20/25