



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 04/04/2025 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 lot into two lots.

KPB File No. 2025-032

Petitioner(s) / Land Owner(s): Liliana DeFatima Giraldo of Valle Del Cauca Colombia

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.

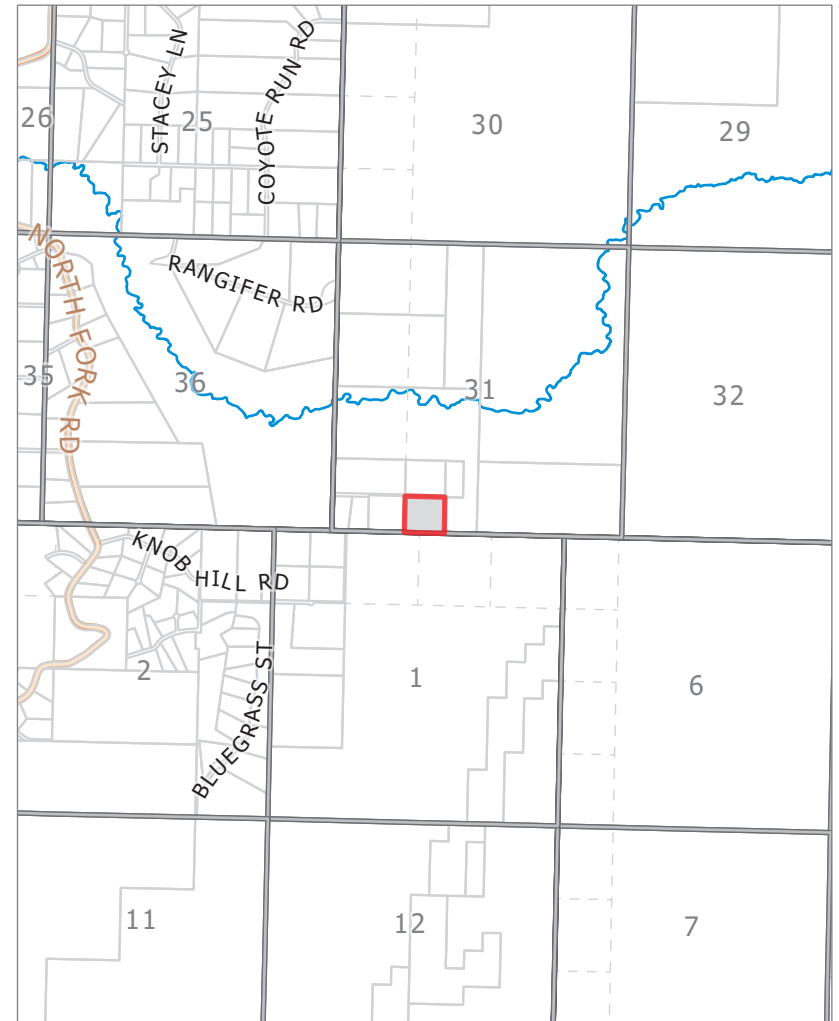
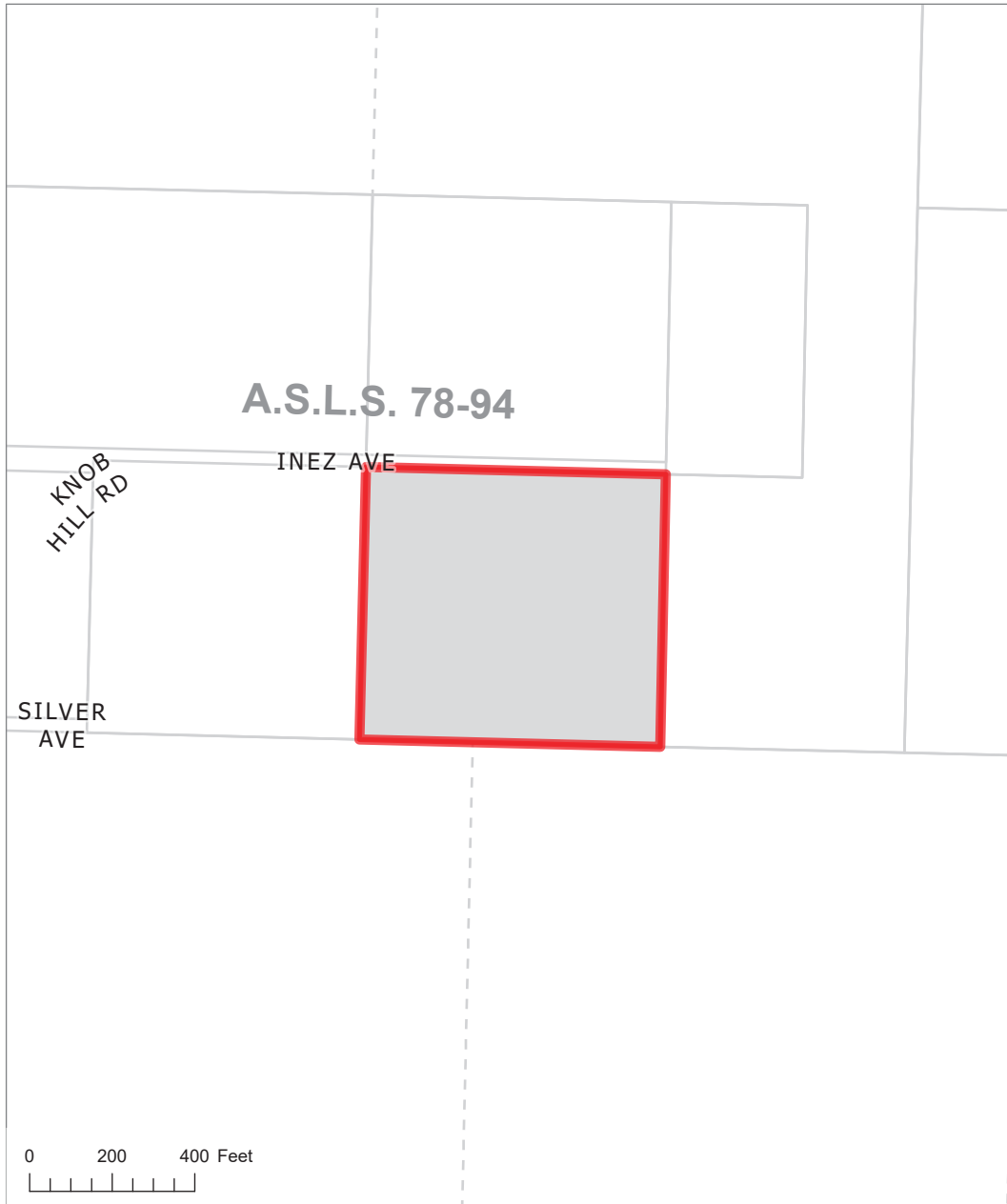
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

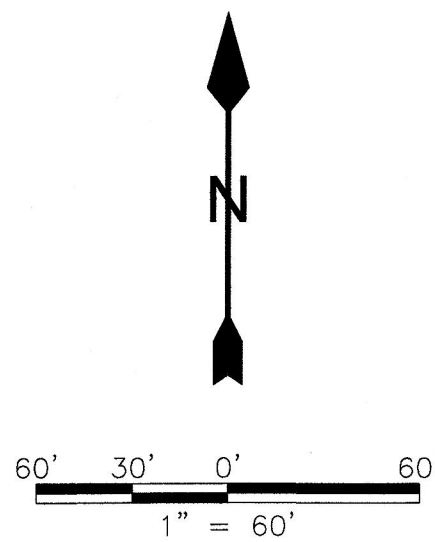
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 2025-032
T 4S R 13W Sec 31
Anchor Point



S 1/16 COR
2 1/2" AL-CAP
BY LS14463, 2022
PER HM2024-17

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' 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 A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 28 PAGE 231 RECORDED APRIL 2, 1963, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
7. SUBJECT TO RESERVATIONS AND RESTRICTIONS CONTAINED IN BOOK 109 PAGE 437 RECORDED SEPTEMBER 17, 1979, AND BOOK 141 PAGE 112 RECORDED OCTOBER 28, 1983, HOMER RECORDING DISTRICT.
8. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.
9. STIPPLED HATCH PATTERN REPRESENTS SLOPES GREATER THAN 20% PER KPB GIS CONTOUR DATA.
10. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS WETLAND DATA.
11. NO FLOOD ZONE, FLOODWAY OR ANADROMOUS WATERS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS DATA.

BASIS OF BEARING PER HM2024-17
(N00°11'37"E 1317.18' R1)

R14W R13W
S 36 | S 31
RANGE COR. SEC.
COR. 3 1/2" GLO
BRASS CAP, 1918

HM79-7
ALASKA STATE LAND
SURVEY 78-94
LOT 2

HM79-7
ALASKA STATE LAND
SURVEY 78-94
LOT 1

W1/2 NE1/4
SE1/4 SW1/4

SE1/4 SW1/4
SW1/4

LOT 1
4.773 ACRES

LOT 2
4.773 ACRES

UNSUBDIVIDED

1320.00'
N89°59'49"W

T4S

T5S

33' SECTION LINE EASEMENT

N89°59'49"W 660.00'

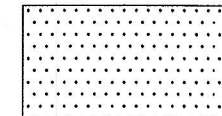
UNSUBDIVIDED

LEGEND



(R1) RECORD DATA PER HM2024-17

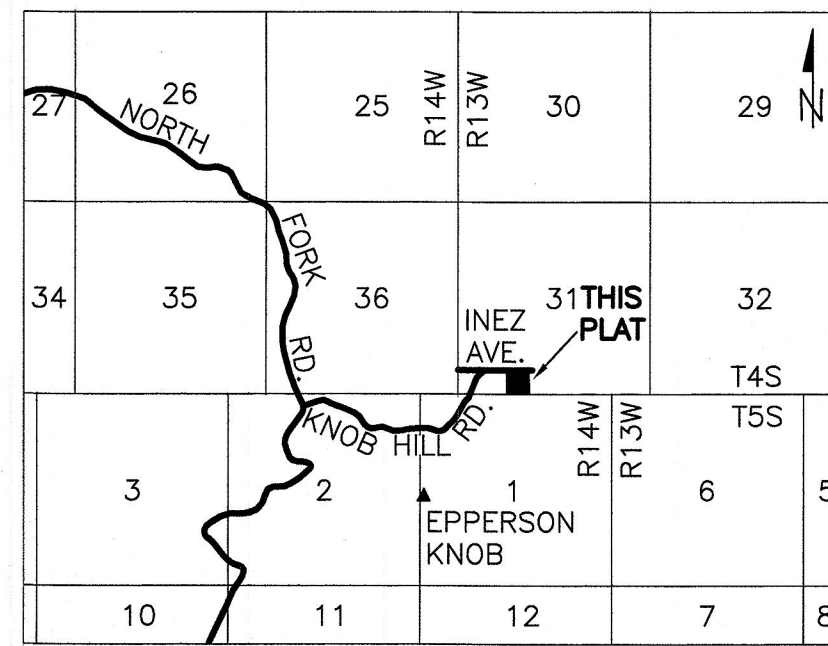
DESCRIBED



APPROXIMATE SLOPES GREATER THAN 20% FROM
KPB CONTOUR GIS DATA

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



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

LILIANA DEFATIMA GIRALDO
CALLE B #6-75 YATACO
VALLE DEL CAUCA, COLUMBIA

NOTARY ACKNOWLEDGMENT

FOR: LILIANA DEFATIMA GIRALDO
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC

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

PLAT OF MEYERS ESTATES

A SUBDIVISION OF
THE SW1/4 SE1/4 SW1/4 OF
SECTION 31, T4S, R13W
LOCATED WITHIN
THE SW1/4 SE1/4 SW1/4 OF SECTION 31, T4S, R13W, S.M.
HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA,
CONTAINING 10.000± ACRES

OWNERS: LILIANA DEFATIMA GIRALDO
CALLE B #6-75 YATACO
VALLE DEL CAUCA, COLUMBIA

SCALE: 1" = 60' DATE: FEBRUARY 18, 2025
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



KPB 2025-032