



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

Public notice is hereby given that a preliminary plat was received on 9/23/2025 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 combine two lots into one lot.

KPB File No. 2025-133

Petitioner(s) / Land Owner(s): Peter Lunoe & Svea Lunoe 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, October 27, 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.

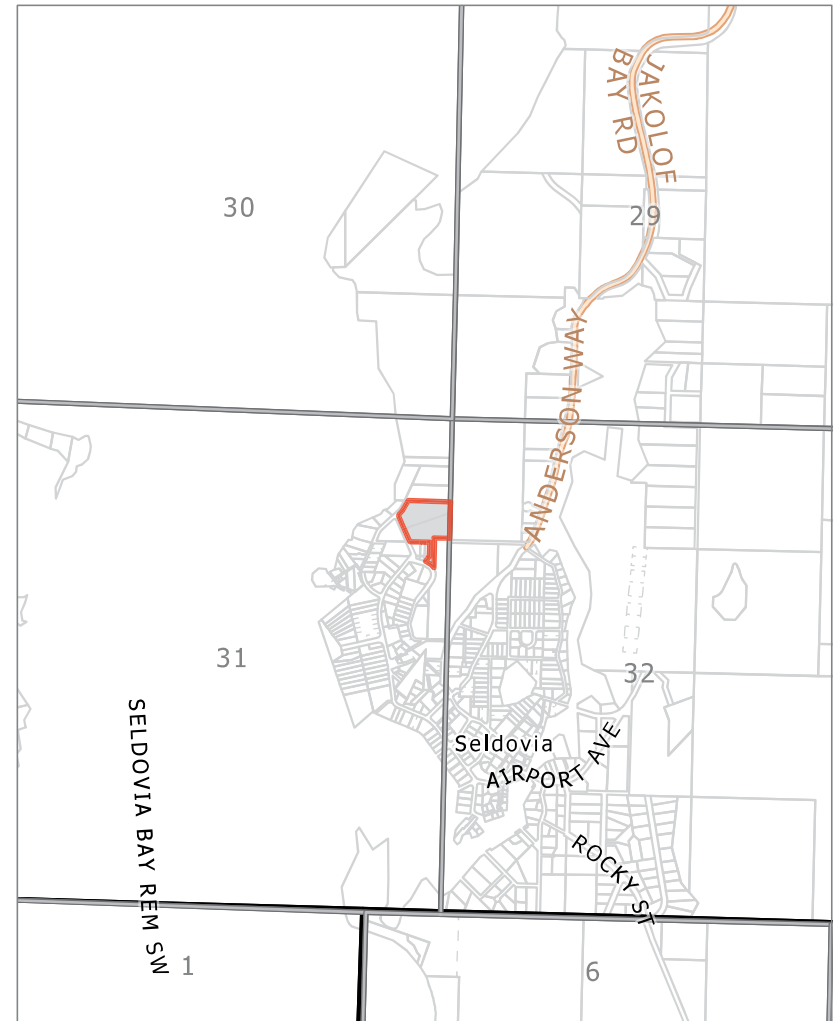
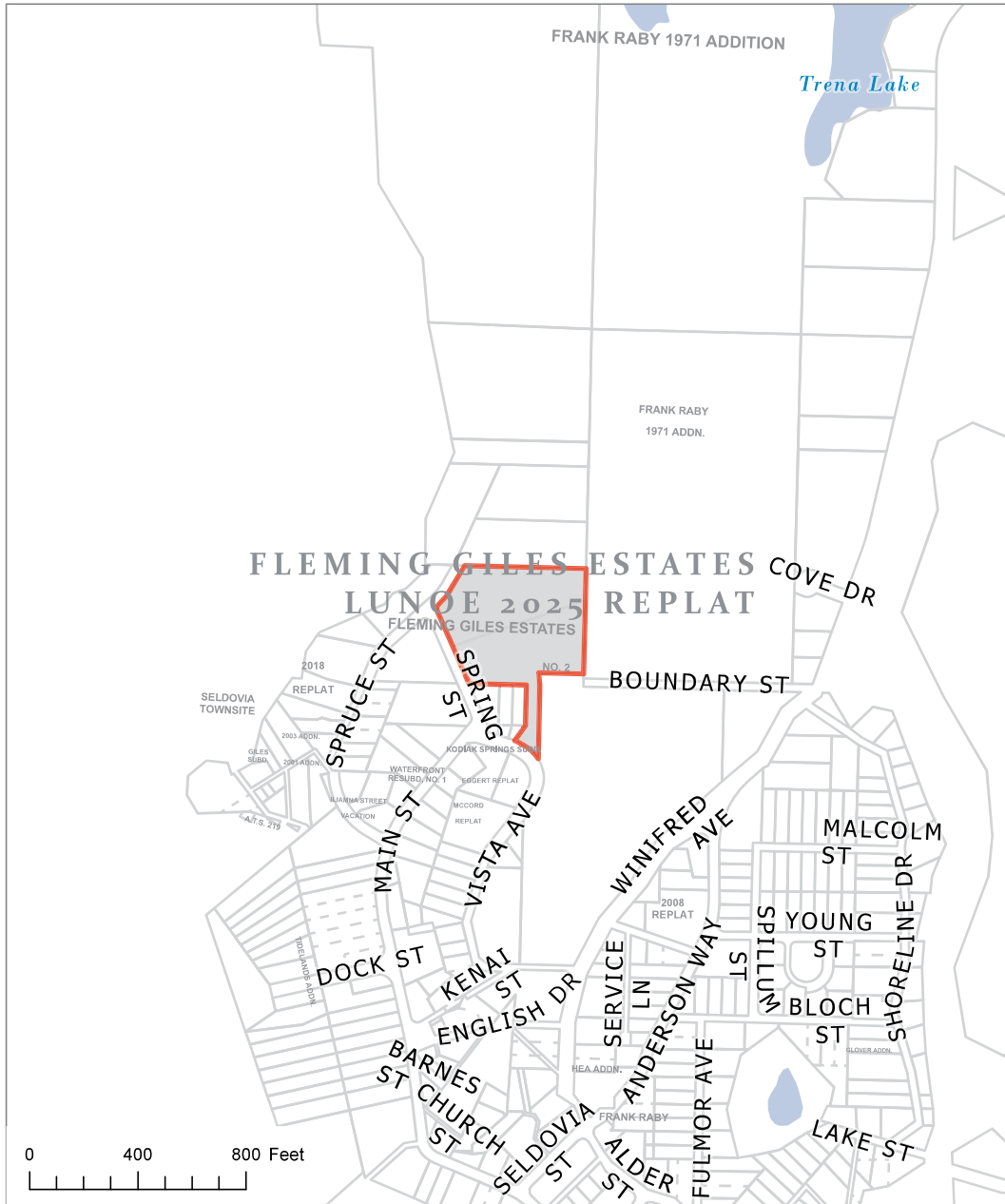
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, October 24, 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 10/6/2025



KPB File 2025-133  
T 08N R 14W S31  
Seldovia

# NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF SELDOVIA MUNICIPAL CODE. CONTACT THE CITY OF SELDOVIA FOR CURRENT BUILDING SETBACK REQUIREMENTS PRIOR TO DEVELOPMENT.
2. THIS SUBDIVISION IS SERVED BY CITY OF SELDOVIA SEWER AND WATER.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD PLATS SL 94-02 AND SL 96-01.

## LEGEND

- 1/2" REBAR PER SL 94-02
- 1/2" REBAR T328-S PER SL 96-01
- 1/2" REBAR PER SL 96-01

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

## WASTEWATER DISPOSAL

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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.76'	S34°38'00"W
L2	16.41'	S59°38'00"E

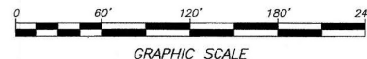
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	36.30'	28.53'	72°54'21"	S11°13'10"W	33.90'
C2	69.95'	220.03'	18°13'00"	S37°06'30"W	69.65'
C3	46.77'	220.03'	12°10'48"	N6°14'09"W	46.68'
C4	60.27'	134.00'	25°46'08"	S46°44'34"E	59.76'
C5	34.90'	225.03'	8°53'13"	S64°05'22"E	34.86'

## NOTARY'S ACKNOWLEDGMENT

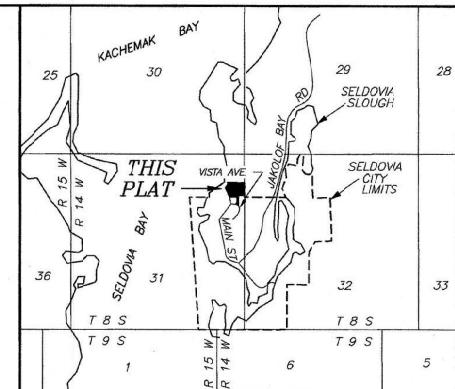
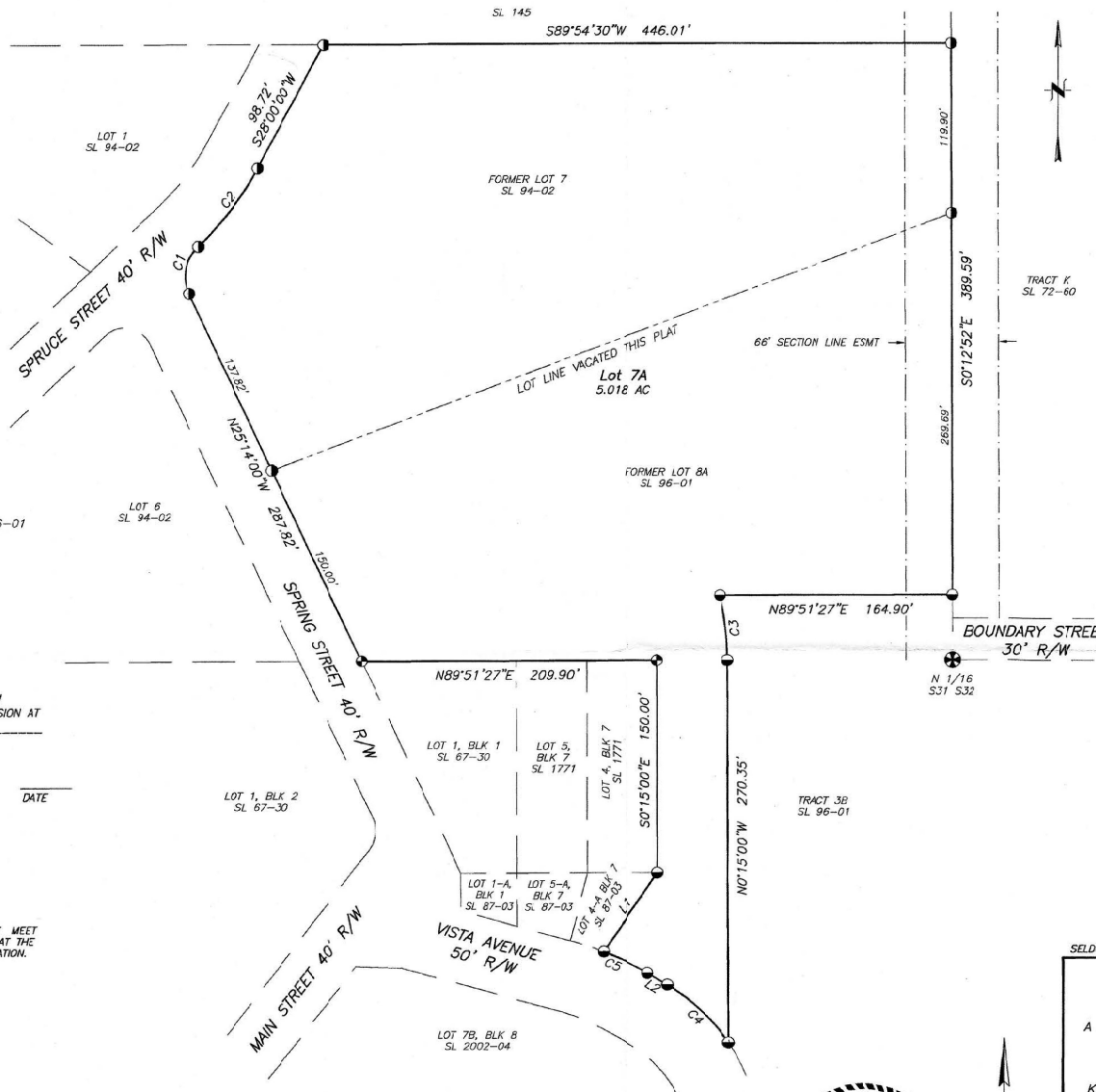
FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_



**KPB 2025-133**



## VICINITY MAP

SCALE: 1" = 500 FEET U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

PETER LUNDE  
13000 MOUNTAIN PLACE  
ANCHORAGE, AK 99516

SVEA LUNDE  
13000 MOUNTAIN PLACE  
ANCHORAGE, AK 99516

## NOTARY'S ACKNOWLEDGMENT

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

SELDOVIA RECORDING DISTRICT KPB FILE NO. 2025-XXX

## FLEMING GILES ESTATES LUNOE 2025 REPLAT

A SUBDIVISION OF LOT 7, FLEMING GILES ESTATES (SL 94-02) AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01), LOCATED IN THE NE1/4 SEC. 31 AND THE NW1/4 SEC. 32, T. 8 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.019 ACRES

## SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580  
seabrightsurvey@gmail.com

CLIENTS: PETER & SVEA LUNOE  
13000 MOUNTAIN PL., ANCHORAGE, AK 99516

DRAWN BY: KK CHKD BY: KK JOB #2025-44  
DATE: 06/2025 SCALE: 1"=60' SHEET #1 OF 1