



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/29/2025 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 parcels.

KPB File No. 2025-131

Petitioner(s) / Land Owner(s): Steven A. Tilbury and Patricia E. Tilbury of Ninilchik, 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, September 22, 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.

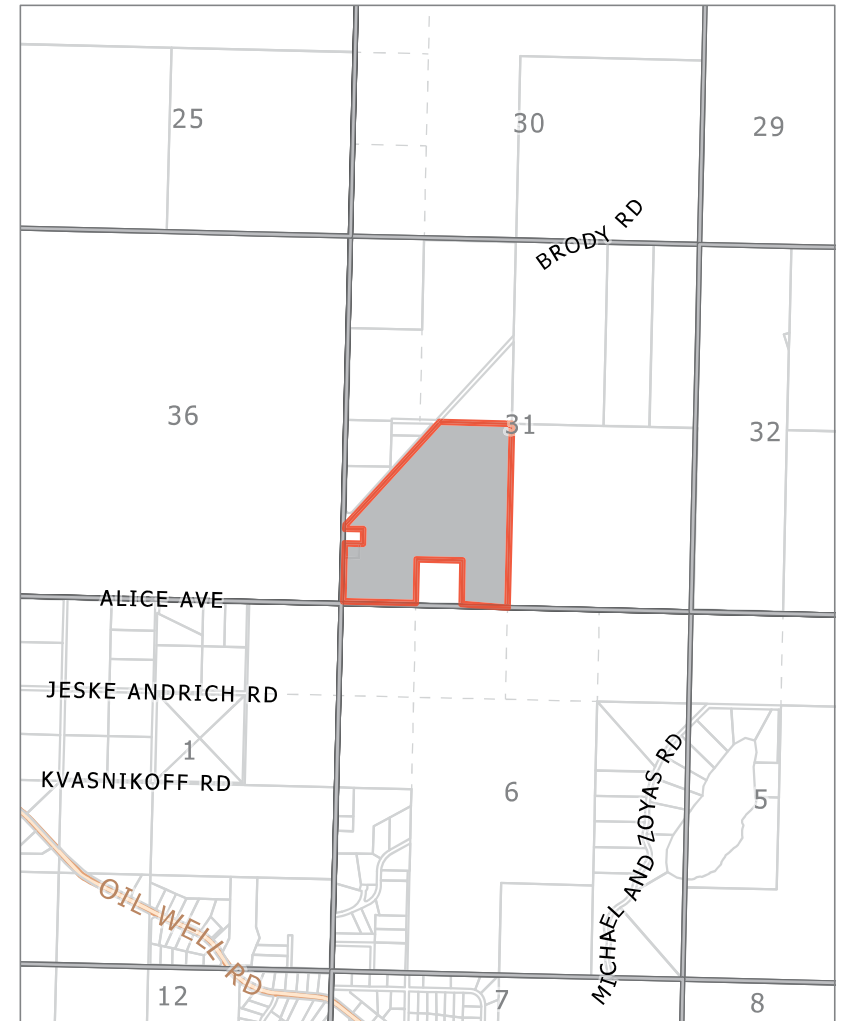
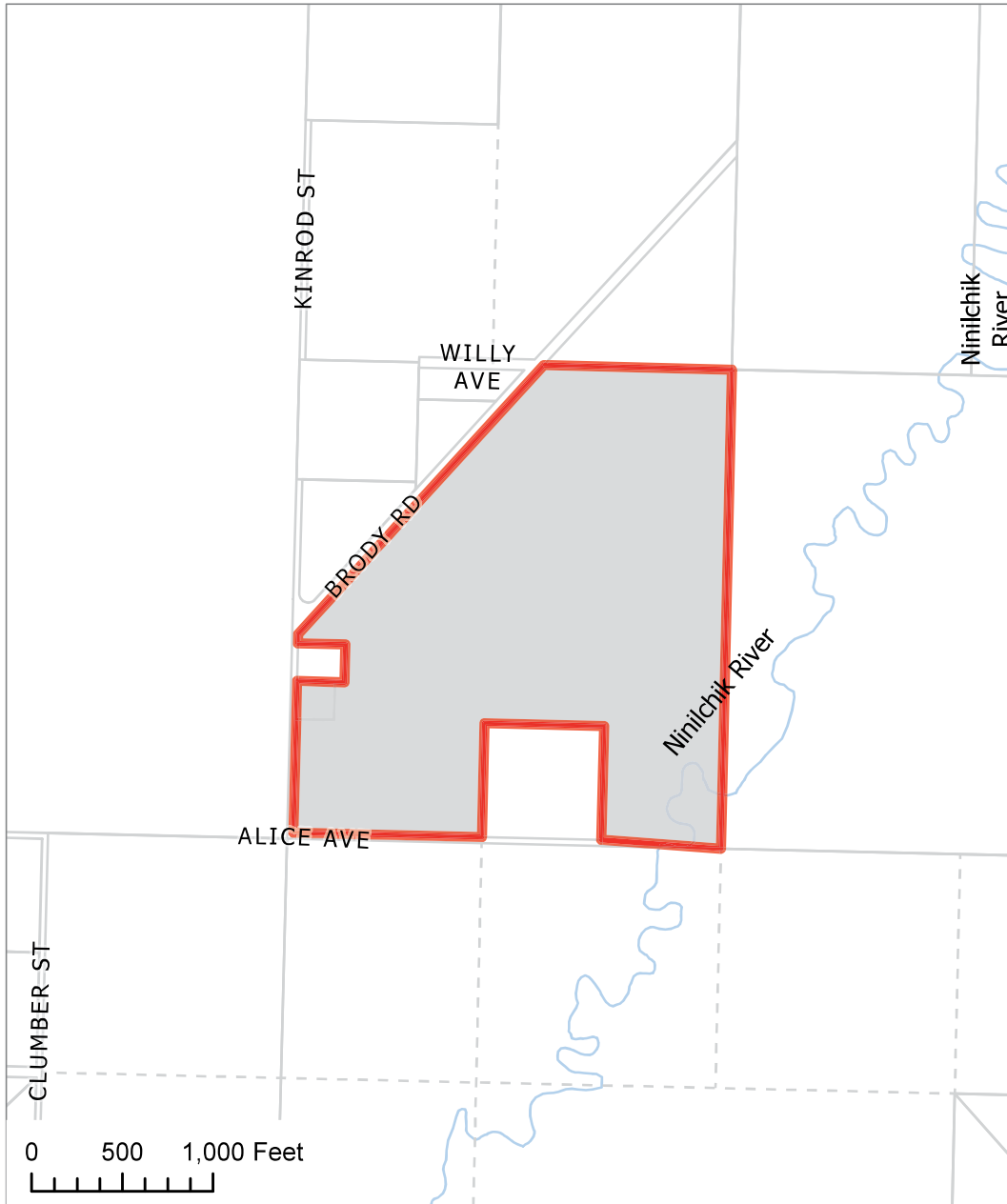
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, September 19, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

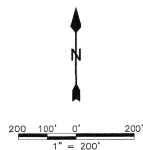
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 9/4/2025



KPB File 2025-131
T 01S R 13W SEC 31
Ninilchik

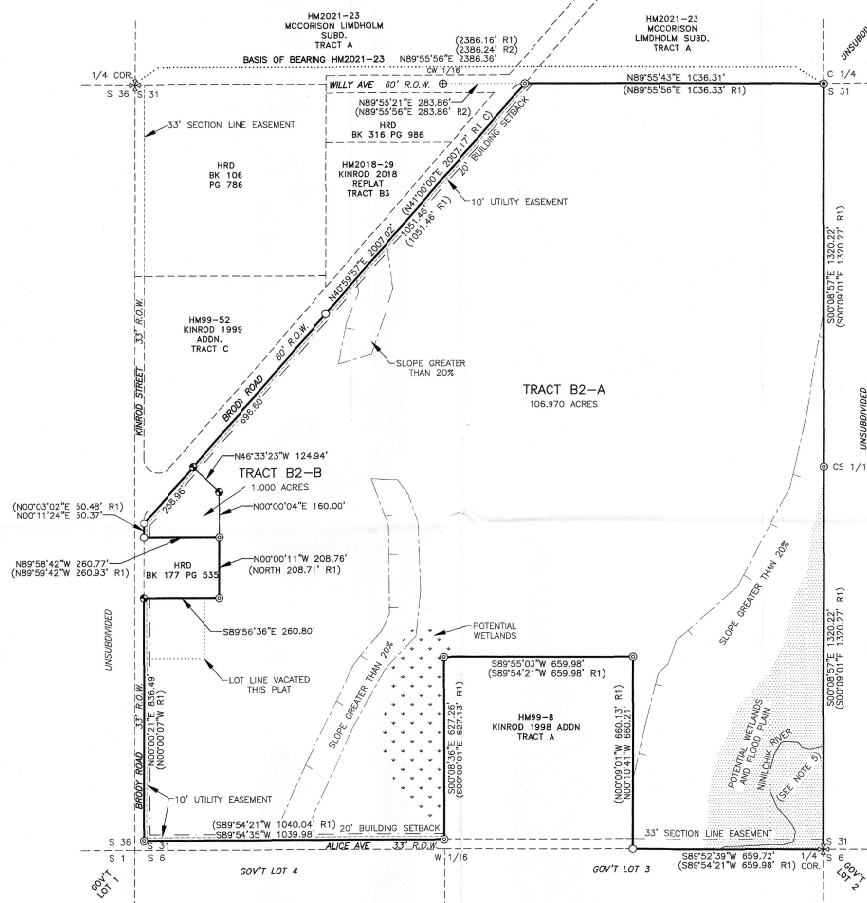


NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF THE BUILDING SETBACK 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. HOMER ELECTRIC ASSOCIATION HAS A GENERAL EASEMENT, RECORDED JANUARY 25, 1974 IN BOOK 74 PAGE 99, HRD.
5. SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF WILDLAKE RIVER AND ANY QUESTIONS OF RIGHT OF ACCESS TO WILDLAKE RIVER IN THE EVENT SAID LANDS DO NOT IN FACT ADJUT THE WILDLAKE RIVER.
6. ANY PERSON DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. THE KPB PLAT COMMITTEE GRANTED AN EXCEPTION TO KPB 20.30.030, PROPOSED STREET LAYOUT REQUIREMENTS AND AN EXCEPTION TO KPB 20.30.170, BLOCK LENGTH AT THE MEETING OF JANUARY 22, 2018.
8. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
9. SUBJECT TO A RIGHT-OF-WAY EASEMENT, RECORDED SEPTEMBER 24, 1973 IN BOOK 72 PAGE 11, HRD. THIS 60 FOOT WIDE EASEMENT IS CENTERED ON THE HISTORIC SEISMIC LINE WHICH IS NOW DEDICATED AS 3RD JY ROAD.

LEGEND

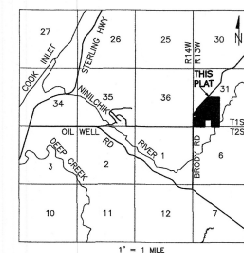
- ⊕ FOUND USGLS BRASS CAP MONUMENT, 1919
- ⊙ FOUND 2.5" ALUMINUM MONUMENT BY 7328-S, 2003
- ⊙ FOUND 2 1/2" AL-CAP BY 14488-S, 2018
- FOUND 1/2" REBAR
- ⊙ FOUND 1 1/2" AL-CAP BY 13022-S, 2021
- ⊙ TO SET RPC ON 5/8" X 36" REBAR BY LS14488
- (R1) RECORD DATA PER HM2C18-29
- (R2) RECORD DATA PER HM2C21-23



WASTEWATER DISPOSAL

TRACT B2-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.

TRACT B2-B: TBD



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

PATRICIA E. TILBURY, OWNER TRACT B2
P.O. BOX 39061
NINILCHIK, AK 99639

STEVEN A. TILBURY,
AKA STEVEN TILBURY OWNER TRACT B2 & LOT 1
P.O. BOX 39061
NINILCHIK, AK 99639

NOTARY ACKNOWLEDGMENT

FOR: PATRICIA E. TILBURY
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: STEVEN A. TILBURY, AKA STEVEN TILBURY
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 COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____

DATE _____

KPB FILE NUMBER: 2025-200

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)356-7065

PLAT OF
KINROD 2025 REPLAT

A SUBDIVISION OF
TRACT B2, KINROD 2018 REPLAT, HM2018-29
& LOT 1, KINROD ADDITION, HM81-18

LOCATED WITHIN
3W1/4 SEC. 31, T1S, R13W, S.M.
HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT/KENAI PENINSULA
BOROUGH, ALASKA, CONTAINING 107.970 ACRES

OWNERS: PATRICIA E. TILBURY STEVEN A. TILBURY, AKA STEVEN TILBURY
P.O. BOX 39061
NINILCHIK, AK 99639 NINILCHIK, AK 99639

SCALE: 1" = 200' DATE: AUGUST 27, 2025

DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

KPB 2025-131