



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 3/31/2025 to vacate a Section Line easement in the Cooper Landing area. Area under consideration is described as follows:

Request / Affected Property: Vacates a 100 foot Section Line Easement- 50 feet in Section 25 Township 5 North and Range 3 West and 50 feet in Section 36 Township 5 North and Range 3 West running East to West through Tract B1 of Plat Number SW 2024-19

KPB File No. 2025-046V.

Petitioner(s) / Land Owner(s): TBA Properties LLC of Wasilla, AK.

Purpose as stated in petition: This request to vacate the Section Line Easement traversing the southwest portion of Tract B-1, Quartz Creek Outfitters Way Replat (2024-19), will enable Three Bears to fully utilize the tract without the limitations imposed by the 100-foot-wide easement's building and usage restrictions.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, April 28, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in 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.

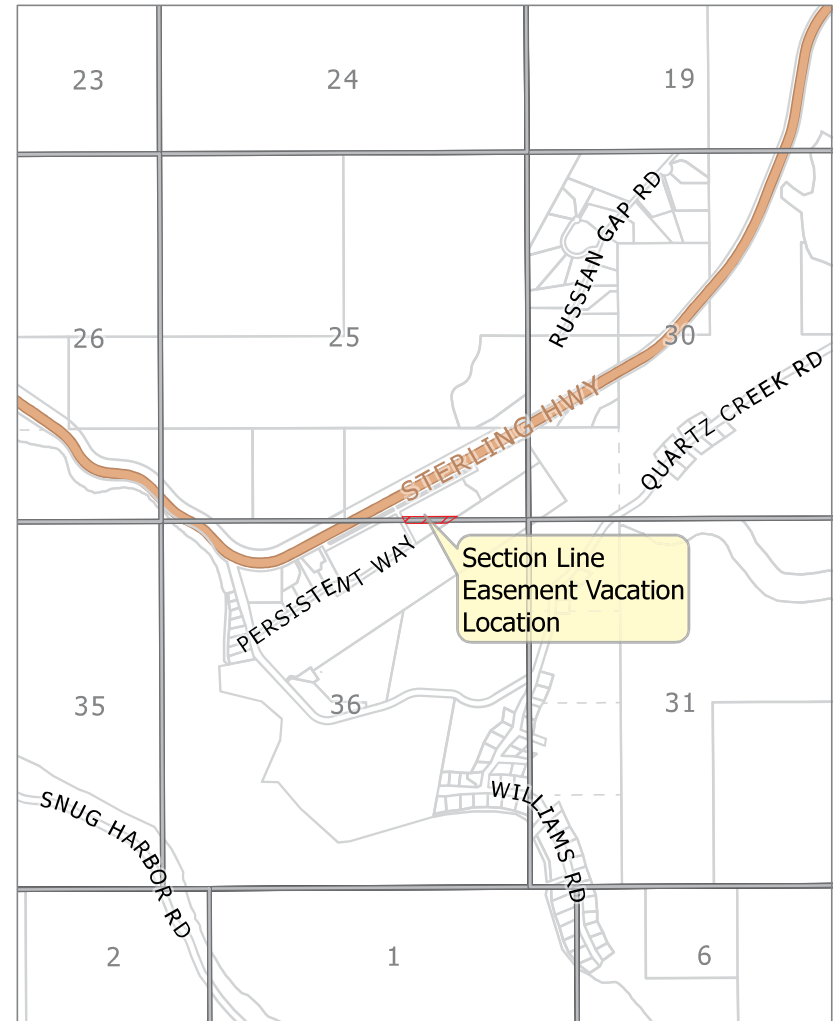
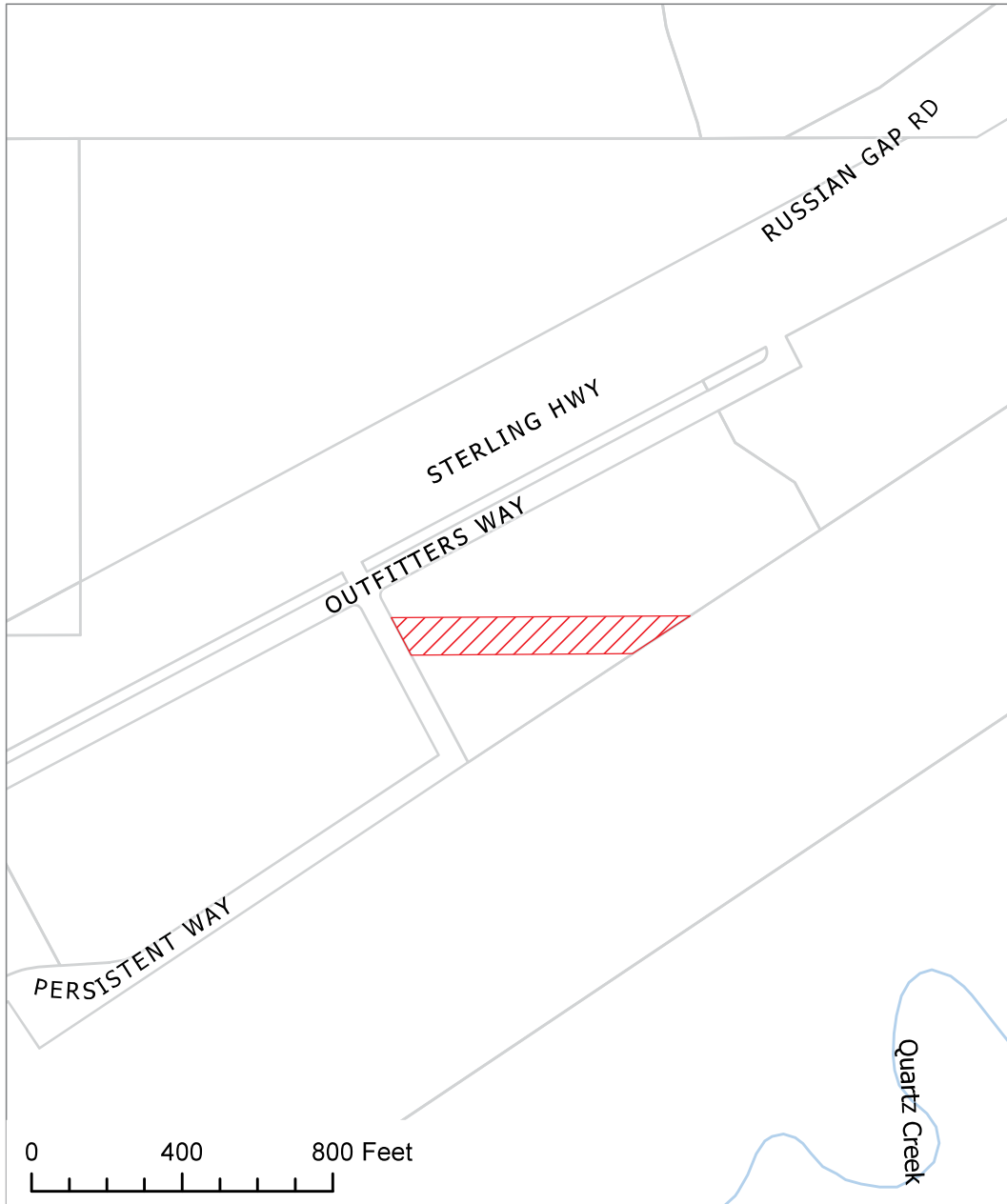
If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

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) or email planning@kpb.us.

Mailed 4/10/2025



KPB File 2025-046V
T 05N R 03W SEC 25 & 36
Cooper Landing

SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATIONS

State of Alaska Department of Transportation & Public Facilities

The vacation statement, as shown hereon, has been reviewed by the Central Region office and is hereby recommended for approval by the commissioner.

Recommended by: _____ Date: _____
Title: Chief, Planning & Administration

State of Alaska Division of Mining, Land & Water

The vacation statement, as shown hereon, has been reviewed by the Division of Mining, Land & Water and is hereby recommended for approval by the commissioner.

Recommended by: _____ Date: _____
Title: Director, Division of Mining, Land & Water

The State of Alaska, acting by and through the commissioner of the Department of Natural Resources and the Commissioner of the Department of Transportation & Public Facilities, does hereby state and declare that the State of Alaska vacates and releases all rights and title to any and all portions of section line easements for public highways reserved to it under A.S. 129.10.010. (Specify: area delineated by diagonal hatching on this plat.)

Approved: _____ Date: _____
Commissioner
Department of Transportation & Public Facilities

Approved: _____ Date: _____
Commissioner
Department of Natural Resources

CERTIFICATE OF CONTRACTEE

I, the undersigned, hereby certify that I am the Contractee for Tract B1 Quartz Creek Subdivision Outfitters Way Replat, Plat 2024-19, Seward Recording District. I hereby approve this survey and plat.

Joan Travostino VP Business Development _____ Date: _____
7362 W Parks Hwy, #814
Wasilla, Alaska 99623

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ day of _____, 2025

For: _____

Notary Public for the State of Alaska _____ My Commission Expires _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director of the Division of Mining, Land & Water, and that Three Bears Alaska Inc. is the owner of Tract B1, Quartz Creek Subdivision Outfitters Way Replat, Plat 2024-19, Seward Recording District, as shown hereon. I hereby approve this section line easement vacation plat for the State of Alaska and dedicate or reserve for public or private use, as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Director, Division of Mining, Land & Water _____ Date: _____

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ day of _____, 2025

For: _____

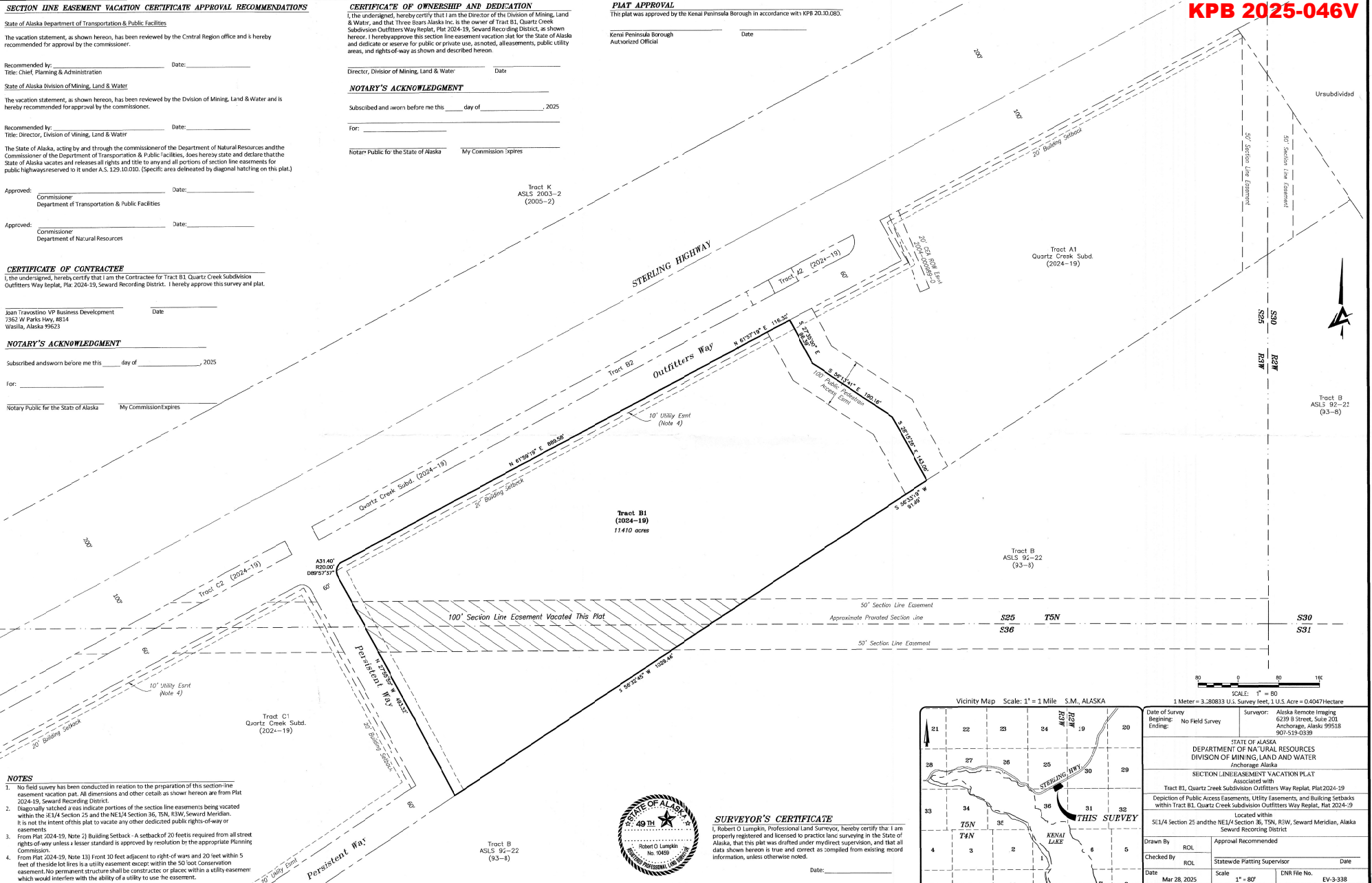
Notary Public for the State of Alaska _____ My Commission Expires _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough in accordance with KP# 20.10.083.

Kenai Peninsula Borough _____ Date: _____
Authorized Official

KPB 2025-046V



NOTES

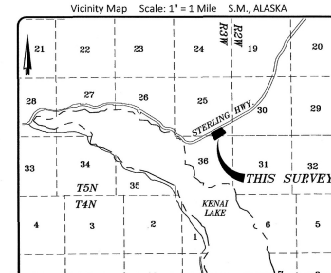
- No field survey has been conducted in relation to the preparation of this section-line easement vacation plat. All dimensions and other details as shown hereon are from Plat 2024-19, Seward Recording District.
- Diagonally hatched areas indicate portions of the section line easements being vacated within the NE1/4 Section 25 and the NE1/4 Section 36, T5N, R3W, Seward Meridian. It is not the intent of this plat to vacate any other dedicated public rights-of-way or easements.
- From Plat 2024-19, Note 2) Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- From Plat 2024-19, Note 12) Front 30 feet adjacent to right-of-way and 20 feet within 5 feet of the side lot lines is a utility easement except within the 50 foot Conservation easement. 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.



SURVEYOR'S CERTIFICATE

I, Robert O. Lumpkin, Professional Land Surveyor, hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat was drafted under my direct supervision, and that all data shown hereon is true and correct as compiled from existing record information, unless otherwise noted.

Date: _____



Date of Survey Beginning: No Field Survey Ending:	Surveyor: Alaska Remote Imaging 6239 B Street, Suite 201 Anchorage, Alaska 99518 907-519-9339
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER Inchorage, Alaska	
SECTION LINE EASEMENT VACATION PLAT Associated with Tract B1, Quartz Creek Subdivision Outfitters Way Replat, Plat 2024-19 Depiction of Public Access Easements, Utility Easements, and Building Setbacks within Tract B1, Quartz Creek Subdivision Outfitters Way Replat, Plat 2024-19 Located within SE1/4 Section 25 and the NE1/4 Section 36, T5N, R3W, Seward Meridian, Alaska Seward Recording District	
Drawn By ROL	Approval Recommended
Checked By ROL	Statewide Platting Supervisor _____ Date _____
Date Mar 28, 2025	Scale 1" = 80'
	CNR File No. EV-3-338