



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 1/1/0001 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 six lots into one lot.

KPB File No. 2025-005

Petitioner(s) / Land Owner(s): Matthew Roster of Wasilla, AK

Purpose as stated in petition: [Purpose_from_Petition]

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, February 10, 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/planning-dept/planning-commission>.

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 **Friday, February 7, 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 Heidi Anderson (handerson@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 1/21/2025

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WHISTLEBAIT LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF WHISTLEBAIT LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

MATTHEW ROSTER
2745 N. LAGOON DRIVE
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2024.

FOR: _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SOILS/GEOTECHNICAL

THE PURPOSE OF THIS PLAT IS TO REMOVE LOT LINES, WHICH WILL PROVIDE A LARGER AVAILABLE WASTEWATER DISPOSAL AREA AS DESCRIBED BY KENAI PENINSULA BOROUGH CODE 20.40.020(A)(2).

PLAT APPROVAL

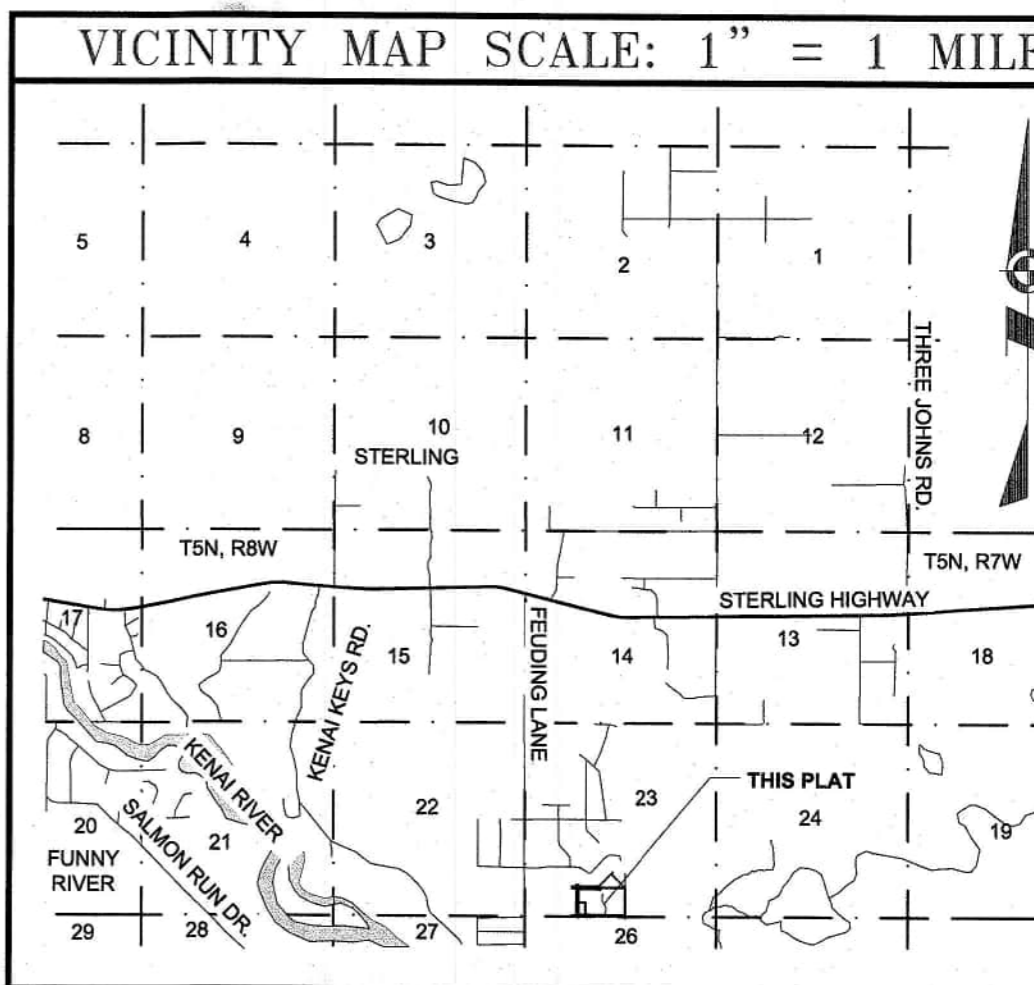
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2024.

PLATTING OFFICIAL _____

DATE _____

REFERENCES

- (R1) STERLING VISTA SUBDIVISION UNIT 2 PLAT 84-209, KENAI, R.D.
- (R2) STERLING VISTA SUBDIVISION EQUESTRIAN REPLAT UNIT 2, LOTS 57-79 PLAT 93-28, KENAI, R.D.



LEGEND

- PRIMARY MONUMENT, PER PER (R1) AND (R2)
- 5/8" REBAR, PER (R1)
- ⊕ 5/8" REBAR, PER (R1)
- (C) CALCULATED
- (R1) REFERENCED RECORD MAP
- ROW RIGHT OF WAY
- AC ACRES
- S.F. SQUARE FEET
- DOC. DOCUMENT
- Wetland symbol PER NATIONAL WETLANDS INVENTORY, AREA MAY BE SUBJECT TO SEASONAL SURFACE WATER. NOT FIELD VERIFIED IN LIEU OF THIS RECORD.
- BOUNDARY LINE/PROPERTY LINE
- ADJACENT BOUNDARY LINE
- REMOVED BOUNDARY/LOT LINE
- CENTERLINE RIGHT OF WAY
- 275' KPB GIS 5' CONTOUR LINE (MAPPING QUALITY)

BASIS OF BEARINGS

THE CALCULATED BEARING SOUTH 89°57'09" EAST BETWEEN RECORD PRIMARY MONUMENTS AS SHOWN UPON THAT CERTAIN RECORD MAP, RECORDED AND FILED AS PLAT NUMBER 84-209 OFFICIAL RECORDS OF THE KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. A BUILDING SET BACK OF 20 FEET IS REQUIRED FROM ALL RIGHTS OF WAYS, UNLESS APPROVED BY THE KENAI PENINSULA BOROUGH.
3. THE FRONT 20 FEET ADJOINING DEDICATED RIGHTS OF WAYS IS ALSO A UTILITY EASEMENT DEDICATED PER RECORD REFERENCE (R1).
4. 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.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WELAND DETERMINATION, IF APPLICABLE.
6. THIS PLAT WAS PREPARED FROM RECORD PLAT 84-209 AND PLAT 93-28, RECORDS OF THE KENAI RECORDING DISTRICT, STATE OF ALASKA.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____ REGISTRATION NUMBER 131102

preliminary

AARON T. BROWN, PLS, PSM
REGISTERED LAND SURVEYOR



**STERLING VISTA SUBDIVISION
ROSTER REPLAT**

A REPLAT OF STERLING VISTA SUBDIVISION NO. 1, LOT 46, LOT 50, LOT 52, LOT 54, LOT 55 LOCATED WITHIN THE SOUTHWEST 1/4, SECTION 23, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, ALASKA
THE LANDS OF MATTHEW ROSTER WHOSE ADDRESS IS 2745 N. LAGOON DRIVE, WASILLA, ALASKA 99654

STERLING
SCALE: 1"= 60'

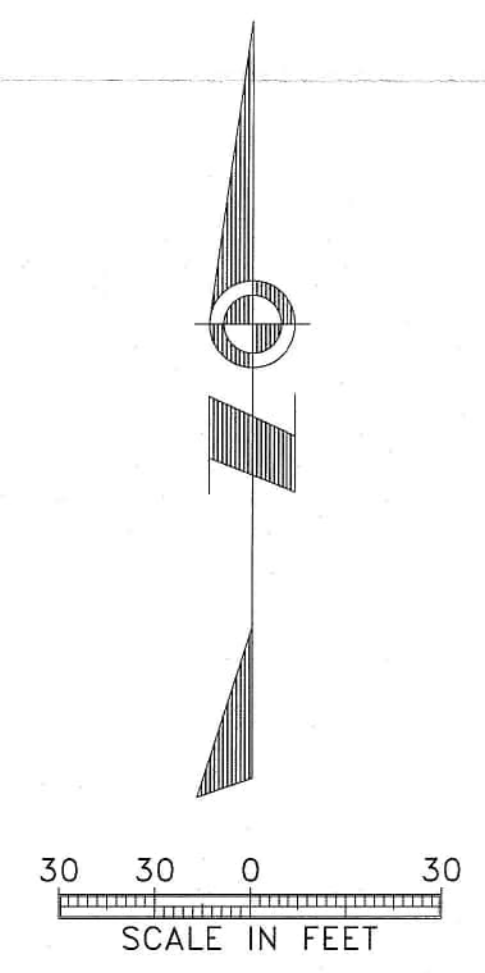
ALASKA
DECEMBER 2024



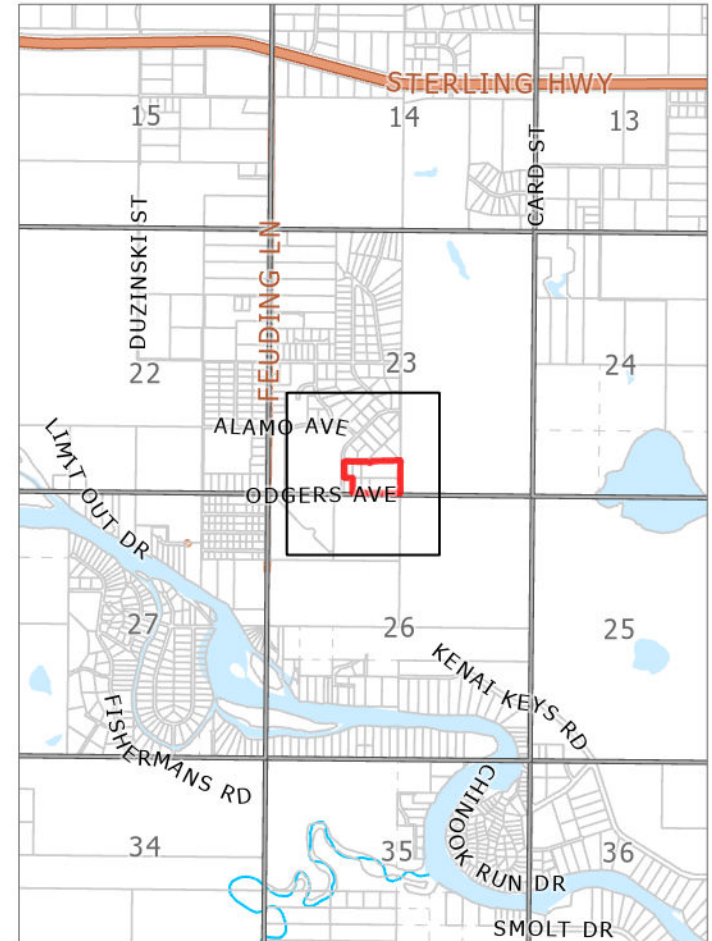
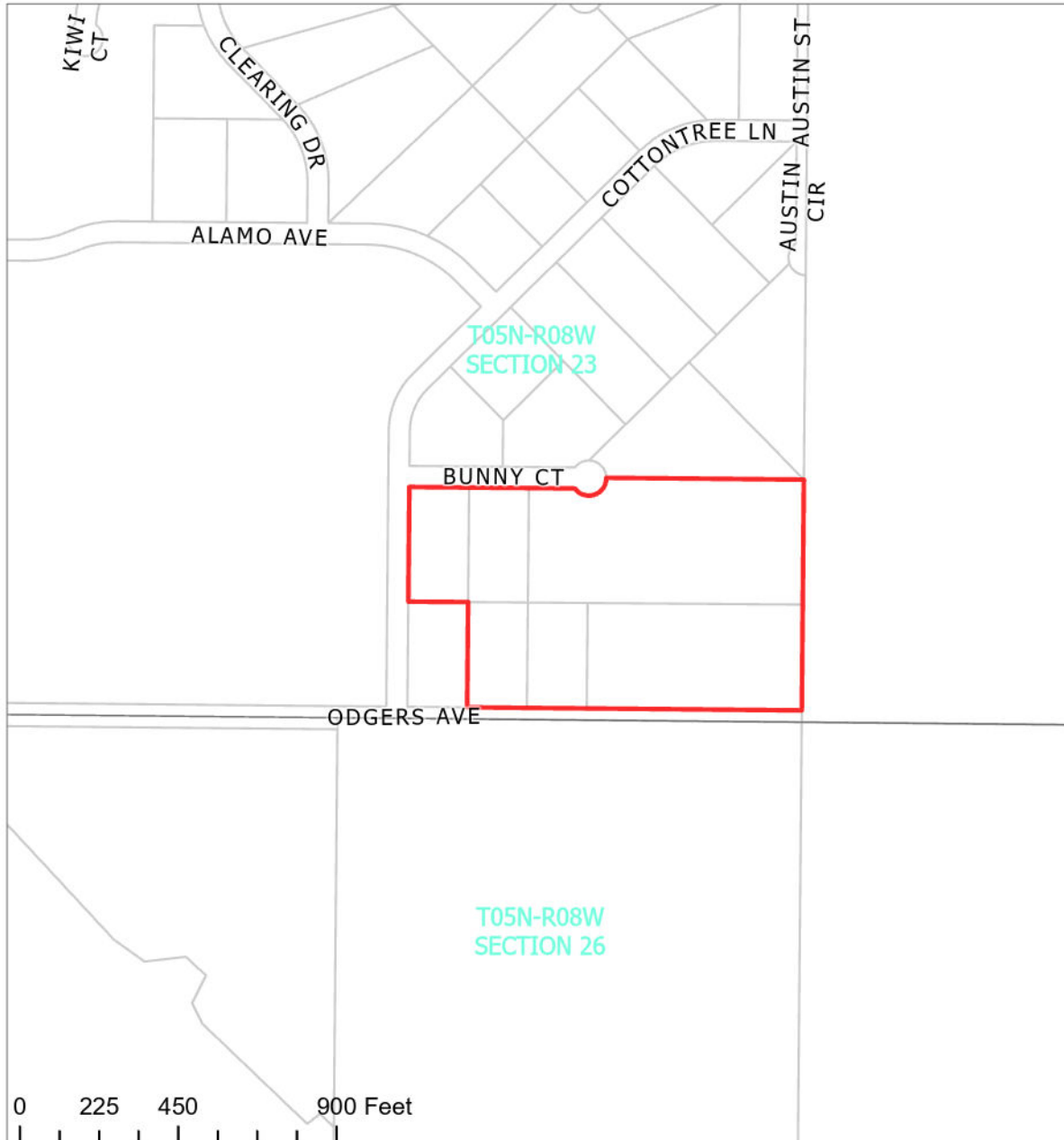
LAND AND CONSTRUCTION SURVEYORS
ANCHORAGE, ALASKA 99517
(907) 519-4553

KPB FILE _____

SHEET 1 OF 1



KPB 2025-005



KPB FILE 2025-005
T05N R08W
Sec 23
STERLING