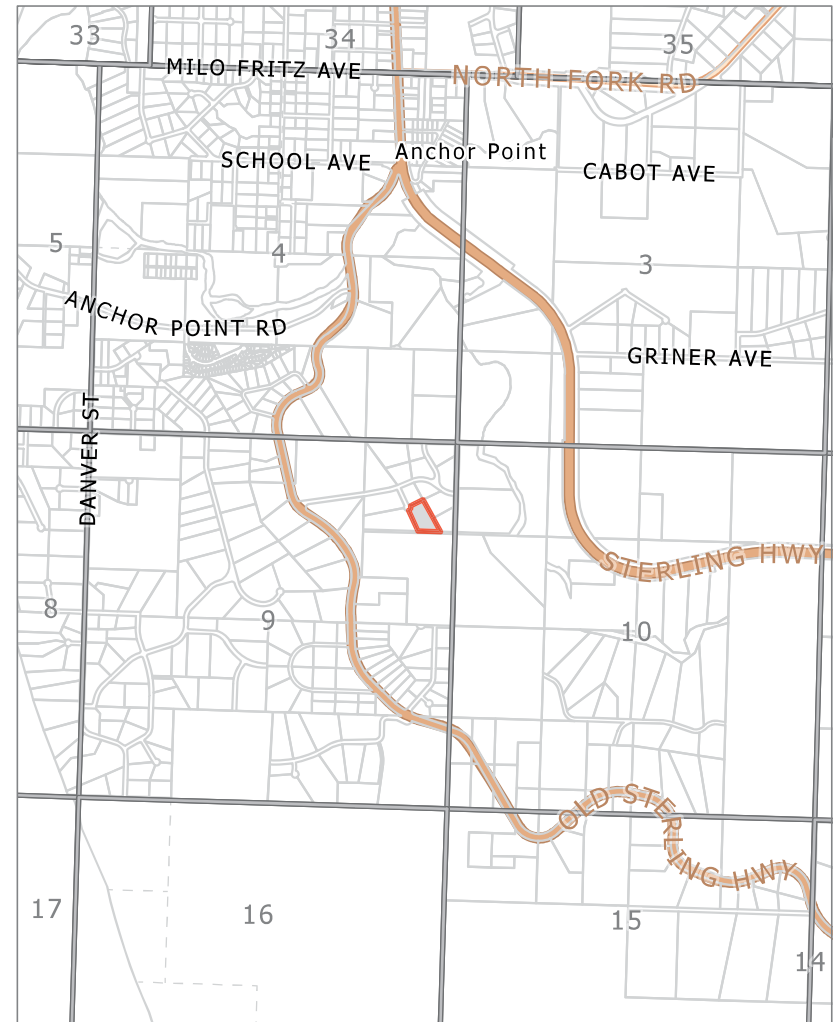


E. NEW BUSINESS

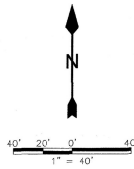
- 2. Christians Corners Knisley Replat; KPB File 2026-051
Peninsula Surveying / Knisely
Location: Nordic Court off Tryagain Avenue
Anchor Point Area**



KPB File 2026-051
T 05S R 15W SEC 09
Anchor Point



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



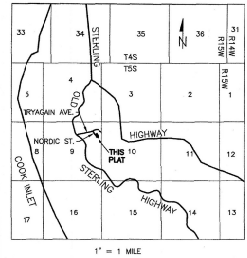
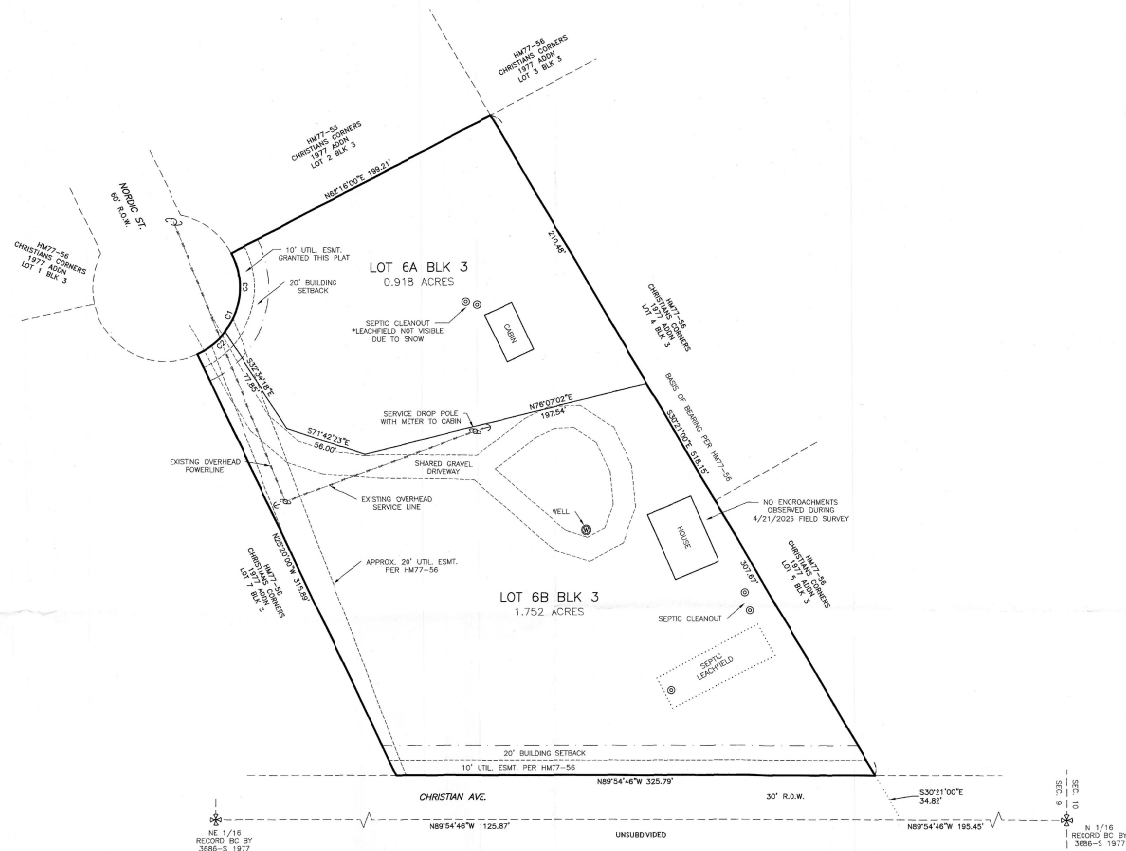
LEGEND

- ⊗ RECORD PRIMARY MONUMENT AS DESCRIBED
- (R) RECORD DATA PER HM77-56
- ⬮ POWER POLE
- ⊕ GUY ANCHOR

CURVE TABLE				
CURVE	LENGTH	RADIALS	DELTA	CHORD
C1	80.57'	50.00'	092°19'39"	72.13'
C1(R1)	80.63'	50.00'	092°23'43"	72.17'
C2	24.35'	50.00'	027°54'13"	24.11'
C3	56.22'	50.00'	064°25'36"	53.31'

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' OF ADJOINING DEDICATED RIGHTS-OF-WAY 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. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT WITH A FLOOD HAZARD AREA PER FEMA FIRM PANELS 02122C-1810E, EFFECTIVE 10/20/2016.
5. KPB GIS DATA SHOWS THERE ARE NO ANADROMOUS WATERS OR WETLANDS



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.

DAVID D. KNISELY
BOX 723
ANCHOR POINT, AK 99556

NOTARY ACKNOWLEDGMENT

FOR: DAVID D. KNISELY
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

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, 2026.

AUTHORIZED OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC 10535 IATRIKA BOULEVARD, VINILCHIK, AK 99639 (907)306-7065	
PLAT OF CHRISTIANS CORNERS KNISELY REPLAT	
A SUBDIVISION OF LOT 6 BLOCK 3 CHRISTIANS CORNERS 1977 ADDITION, HM77-56 LOCATED WITHIN THE NE1/4 NE1/4 SEC. 9, T5S, R15W, S.M., HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 2.670 ACRES	
OWNERS: DAVID D. KNISELY P.O. BOX 723 ANCHOR POINT, AK 99556	
SCALE: 1" = 40'	DATE: APRIL 21, 2026
DRAWN: BLT	CHECKED: JLS SHEET: 1 OF 1

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 10/03/1977. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



KPB 2026-051

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
CHRISTIANS CORNERS KINSLEY REPLAT**

KPB File No.	2026-051
Plat Committee Meeting:	Kune 8, 2026
Applicant / Owner:	David Kinsley / Anchor Point
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Skyline Dr & East Hill Rd, Homer

Parent Parcel No.:	169-200-13
Legal Description:	T 5S R 15W SEC 9 SEWARD MERIDIAN HM 0770056 CHRISTIANS CORNERS SUB 1977 ADDN LOT 6 BLK 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.40

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 2.670 acres lot into two new lots of sizes 0.918 acres and 1.752 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is by Nordic Ct in the northwest corner. Nordic Ct is a 60' dedication being maintained by the Borough. To get to Nordic Ct, you must drive from Old Seward Highway to Try Again Ave to Nordic Ct. Try Again Ave is a 60' dedication being Borough maintained. To the south side of the plat is Christian Ave, a 30' half dedication currently undeveloped. Proposed Lot 6B has access to Christian Ave.

The plat will not be finalizing a vacation nor is it affected by a section line easement.

The drive shown accessing Lot 6B is labeled as a "shared gravel driveway". Staff recommends the surveyor expand on this notation of shared if this is shared between the two lots. If a joint access easement is needed or will be recorded, please let staff know, as this may be a private type transaction and only identifiable on the plat not created by the plat.

Block length is complete for this plat, being at the end of a cul-de-sac. The plat is unable to provide any relief to any shortage in the block due to its location

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comments
SOA DOT&PF comments	No comments

Site Investigation:

The terrain on the plat is relatively flat with a slight slope to the northwest. There are no steep slopes located on the property.

There are improvements located on the property (Lot 6) that once this platting action is complete, will divide the cabin and house structures between the two new lots.

There are no wetlands, areas of inundations identified by the KWF Wetlands Assessment.

The River Center review did not identify the plat to be in a flood hazard area and has noted no depiction or note needed. The plat is located on a FEMA FIRM Panel and the surveyor has included a plat note identifying a FIRM Panel shown by KPB data. This note may remain at the surveyor's discretion. If it remains, 'Zone Z' should be added.

The plat is not located in a habitat protection district either.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No depiction or note requested. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as the NE1/4 NE1/4 Section 9, Township 5 South, Range 15 West Seward Meridian, Alaska. In 1977 Christians Corners HM 77-5 was plated, which created 2 lots of the 1/4 1/4 section. Then later in the year Christians Corners 1977 Addition HM77-56 resubdivided the two lots of HM77-5 into three blocks with fourteen lots, including Lot 6 of Block 3. This platting action is creating two lots. Lot 6B is a flag lot. **Staff recommends** placing the standard note on the plat for the flag lot(s): No structures or wastewater disposal are permitted within the panhandle portion of the flag lot(s).

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. The applicant and surveyor have requested an exception to KPB 20.40 Wastewater Review. Staff recommends the wastewater disposal note be modified, as the parent did not approve the plat on 10/3/77, that was the recording date. The note should be modified to be more representative in the note indicating the exception granted by the Plat Committee with the meeting date and the wastewater note in 20.40.020(B)2.

Per KPB 20.30.200(B) lots shall contain at least 40,000 square feet if both well and wastewater disposal are to be located on the lot. Lot 6A when computed has 39,967 sq ft. Staff recommends the Plat Committee concur an exception is not needed for 20.30.200(B) as the lot is short only 33 sq ft of the requirement.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Anchor point Advisory Planning Commission which is inactive at this time.

Utility Easements

The parent plat Christian Corners 1977 Addition granted a 10' utility easement on the south line of the plat along Christian Ave as shown and noted.

Also carried forward from the parent plat is a 20' utility easement on the west side of the plat as shown and noted.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA has requested and a 15' easement over the overhead service line headed east to the drop pole and a note be added. The comment is added to the packet for viewing.

The plat is granting a 10' utility easement along Nordic Ct as shown and noted.

Utility provider review:

HEA	See comment in packet
ENSTAR	
ACS	No objections
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 35196 Nordic Ct. Existing Street Names are Correct: No List of Correct Street Names: Nordic Ct, Christian Ave Existing Street Name Corrections Needed: Please correct suffix to Nordic Ct All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 35196 Nordic Ct will remain.
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Conditional Land Use Permit CLUP Resolution Number: 2005-10 CLUP Approval Date: 3/28/2005 Material Site Comments:

	There is an existing material site, MS2005-001, PID: 169-102-37, that is south of the subject parcel, on the other side of Christian Ave.
Assessing	Reviewer: Windsor, Heather Comments: No comment

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Update the Plat Approval with the date of June 8, 2026

Modify the KPB File no to 2026-051

PLAT NOTES TO ADD

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- o Modify label of Nordic Street to Nordic Court
- o Add to Christian Ave that it was dedicated by HM77-5 for this north portion of 30'

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- o Depict and label the Anchor River and North Fork Anchor River
- o Correct Nordic Street to Nordic Court

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

Staff recommendation:

The existing drive is noted as a shared drive. Please provide more information

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

EXCEPTIONS REQUESTED:

A. KPB 20.40 Wastewater Review

Surveyor's Discussion:

This subdivision is proposing to subdivide a 2.670-acre lot. There are currently two residences on the property. This platting action will provide each with their own lot.

Surveyor's Findings:

1. Each of the proposed lots has a current functional septic system. Both of these were professionally installed.
2. Further subdivision of these lots is unlikely. Any additional lots would fall under the required size to meet KPB code.
3. An as-built was completed on the property to confirm the locations of the septic systems.

Staff Discussion:

20.40.010. - Wastewater disposal.

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Staff Findings:

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-3 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-3 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

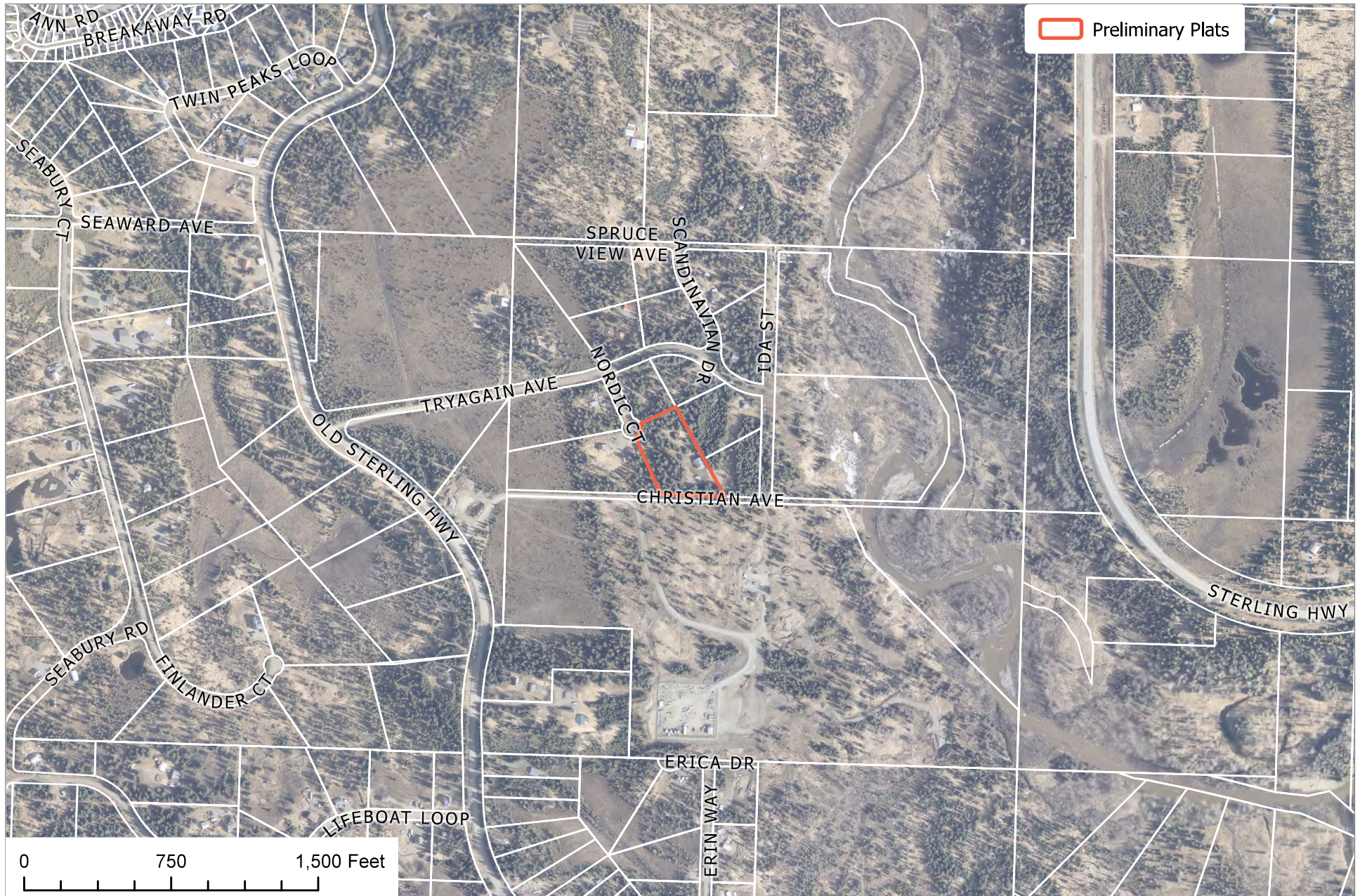
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

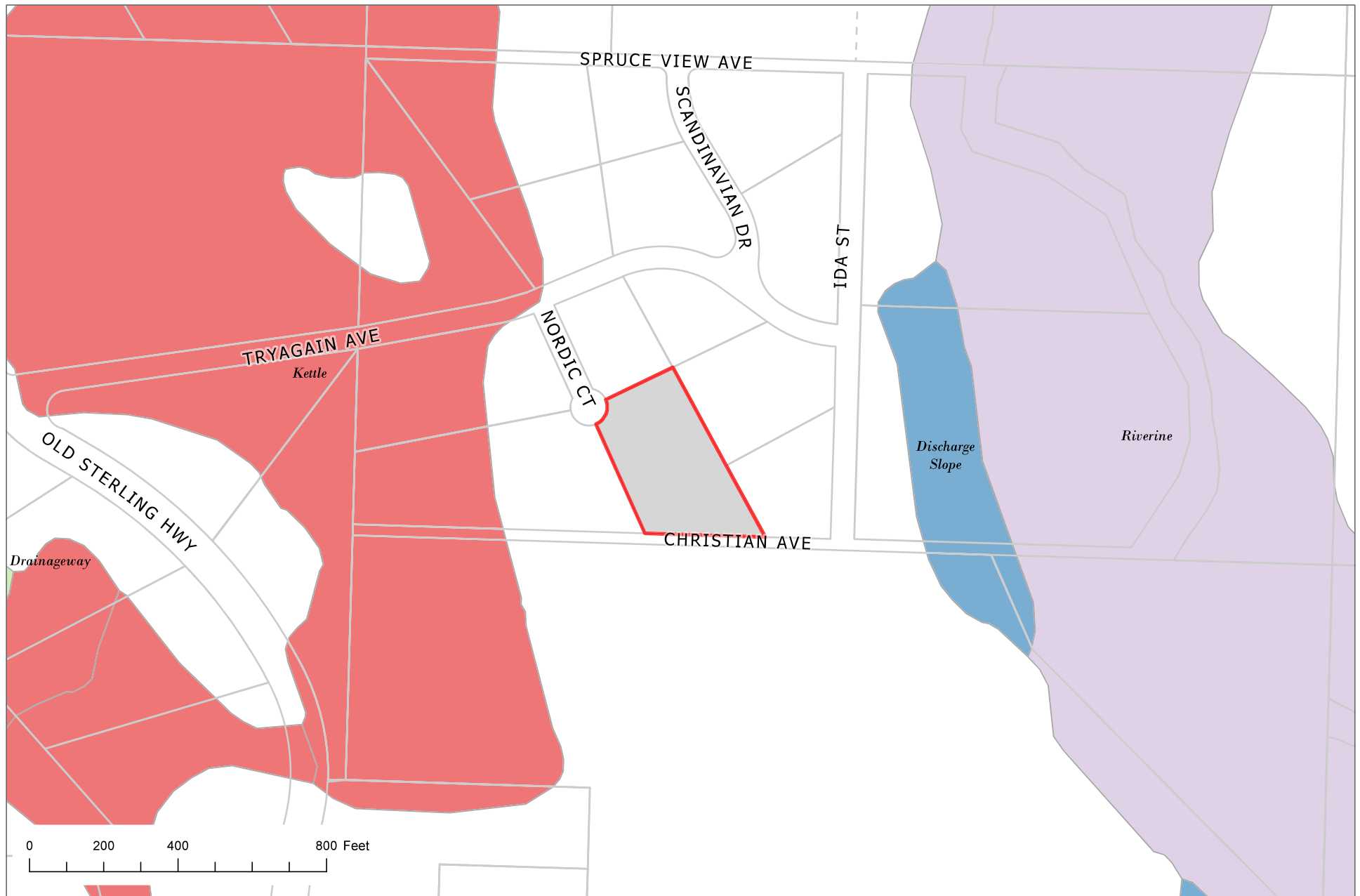
END OF STAFF REPORT



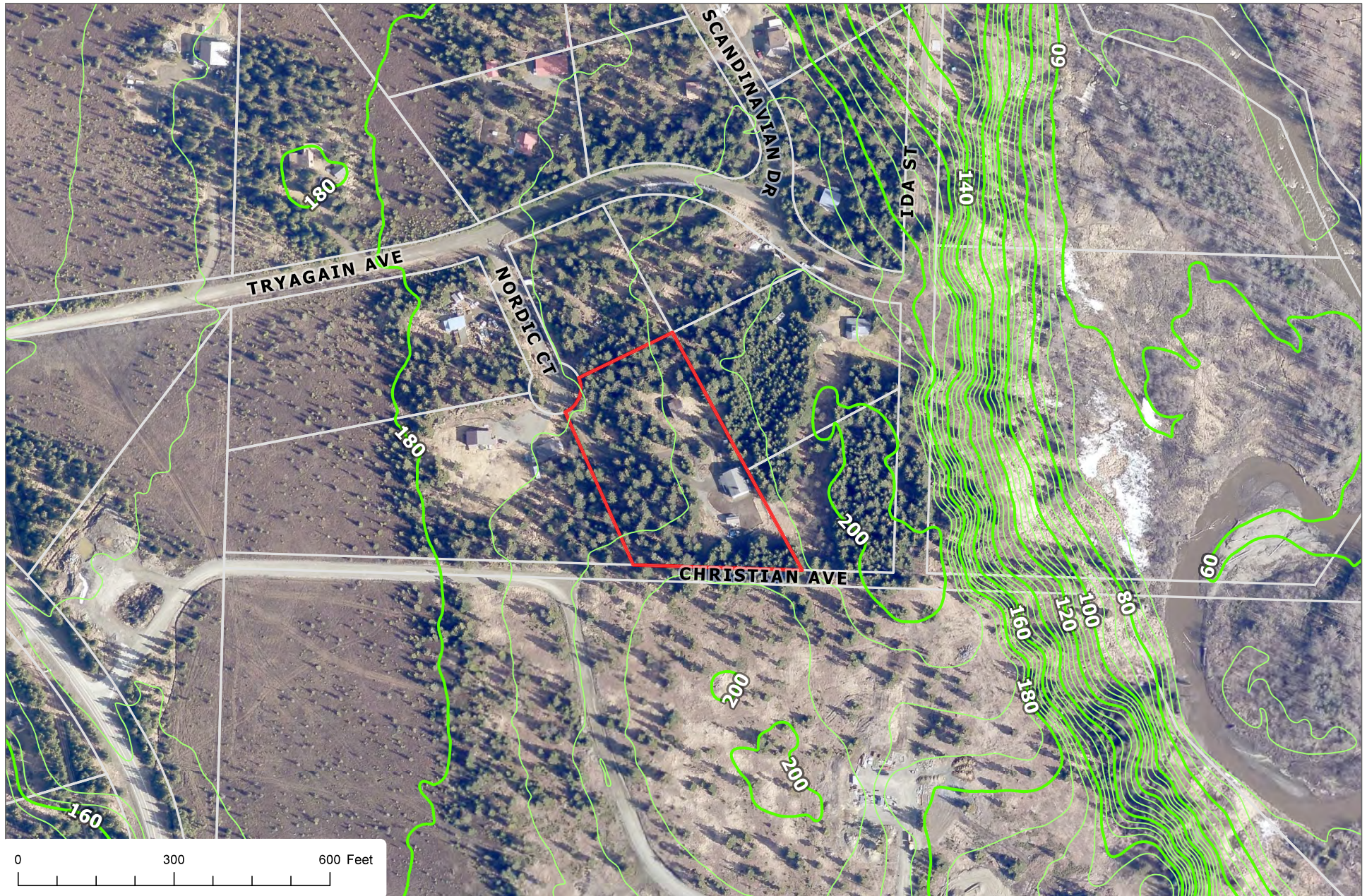
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



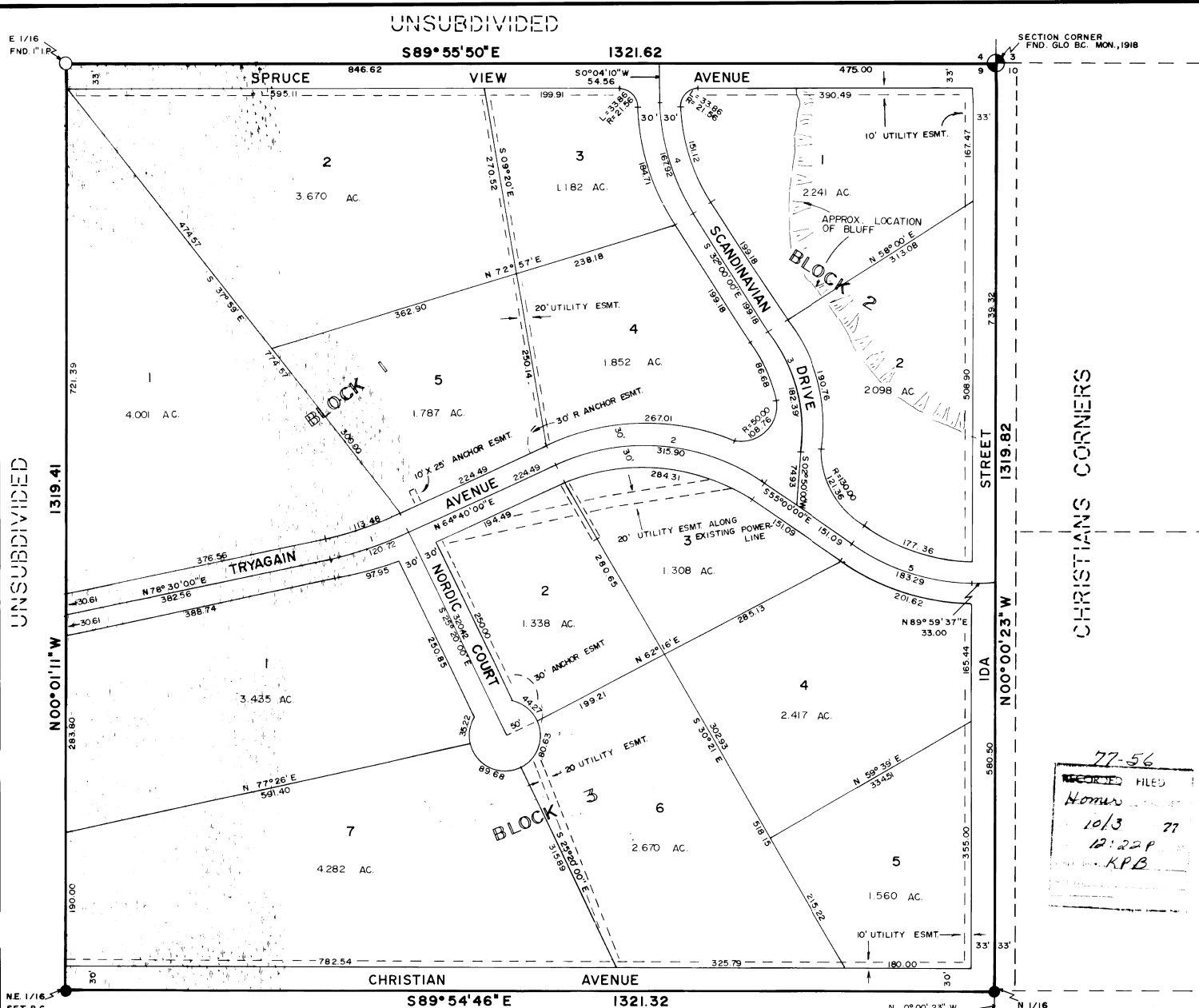
Wetlands



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS, DEDICATED BY ME FOR PUBLIC USE.

JERRY K. JEPPESEN BOX 108 ANCHOR POINT, ALASKA

IDA LEE JEPPESEN BOX 108 ANCHOR POINT, ALASKA

ALEX WILCOX JR. GEN. DEL. ANCHOR POINT, ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF Sept 1977. *Virginia L. Wilson* Notary Public for Alaska. My Commission Expires 8-26-80

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

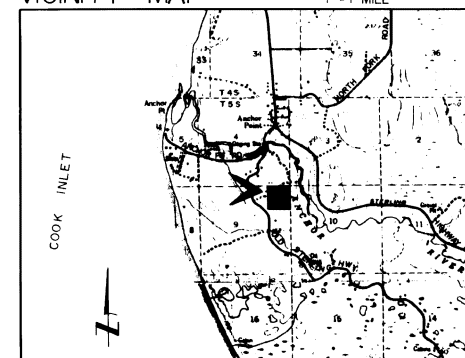
JERRY ANDERSON, 3686-S DATE 8-27-77

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF 9-11-1977, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO. KENAI PENINSULA BOROUGH

BY *Donald J. Selinger*

VICINITY MAP



DATE: JUNE, 1977

SCALE: 1" = 100'

DESIGNED BY: J.A.

CHECKED BY: W.D.

DRAWN BY: J.H. & S.W.

FLD. BK. NO.:



CHRISTIANS CORNERS 1977 ADDITION

A RESUBDIVISION OF TRACTS 1 & 2, CHRISTIANS CORNERS, SITUATED IN THE NE 1/4 NE 1/4, S 9, T 5 S, R 15 W, S.M. CONTAINING 40.033 ACRES

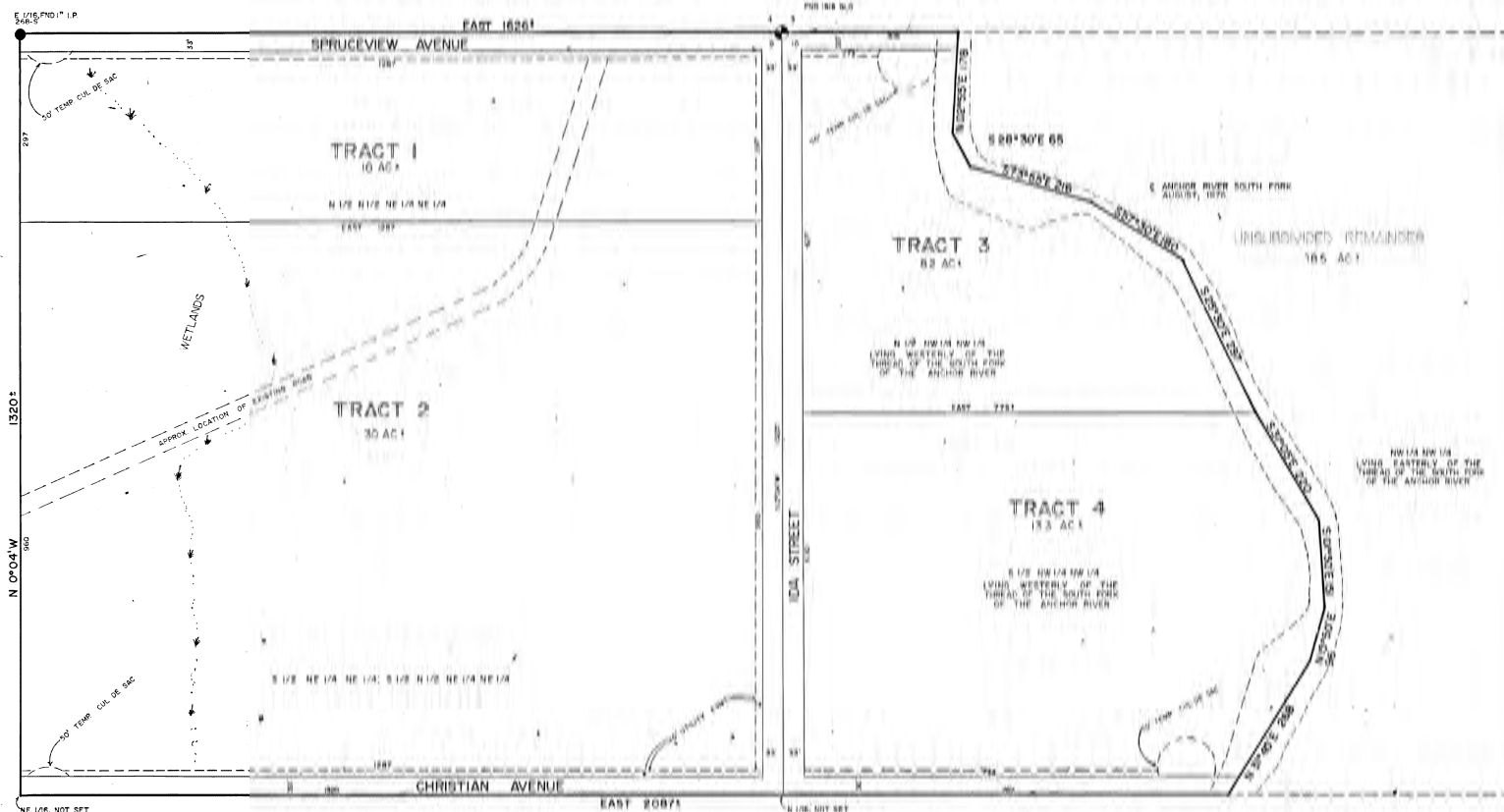
ABILITY SURVEYS

JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA

- NOTES:
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.
 - A 20' BUILDING SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY.
 - THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SYSTEM.
 - BASIS OF BEARING IS THE GLO BEARING EAST BETWEEN THE 1/4 COR COMMON TO SECTIONS 26 & 35 AND THE 1/4 COR COMMON TO SECTIONS 25 & 36, T 4 S, R 15 W, S.M. AND WAS CARRIED TO THIS SURVEY THROUGH PREVIOUS SURVEYS IN THE AREA.

CURVE DATA:

NO	RADIUS	ANGLE	LENGTH	TANGENT
1	500.00	13°50'00"	120.72	60.65
2	30000	60°20'00"	315.90	174.37
3	30000	34°50'00"	182.39	94.41
4	30000	32°04'10"	167.92	86.22
5	30000	35°00'23"	183.29	94.61



NOTES

1. ALL WATER-RELATED DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAW AT TIME OF CONSTRUCTION.
2. A 20' BLDG. SETBACK LINE EXISTS ALONG ALL R.O.W.
3. NO SURVEY WAS MADE NOR WERE ANY STAKES OR NAIL SET.
4. A 30' ESMT. EXISTS ALONG THE EXISTING ROAD AND WILL BE FURNISHED. IRON CONSTRUCTION OF THE DEDICATED "STREETS" TO BE EQUAL OR BETTER ROAD.
5. ALL ADJACENT LANDS ARE UNRESERVED.
6. ALL ADJACENTS INCLUDE ROAD RIGHTS OF WAY.
7. A 10' MAINTENANCE AND DRAINAGE ESMT. EXISTS ALONG EITHER SIDE OF ANCHOR RIVER.
8. THE ST. OF AK. REQUIRES ALL WATER-RELATED DISPOSAL SYSTEMS TO BE A MINIMUM OF 100 FEET FROM ANY WATER SOURCE.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN. I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN. I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN. I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN.

NOTARY'S ACKNOWLEDGEMENT

FORWARDED AND SIGNED TO BEFORE ME THIS 12th DAY OF SEPTEMBER, 1976, BY THE UNDERSIGNED, THE NOTARY PUBLIC FOR ALABAMA.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS BASED UPON THE BEST AVAILABLE DATA IN THE POSSESSION OF THE SURVEYOR AND THAT NO FIELD SURVEY WAS PERFORMED.

PLAT APPROVAL

PLAT APPROVED BY THE ALABAMA PLANNING COMMISSION THIS 12th DAY OF SEPTEMBER, 1976.

VICINITY MAP



DATE: SEPTEMBER, 1976

SCALE: 1" = 100'

DESIGNED BY: J. J.

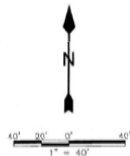
DRAWN BY: J. J.

CHECKED BY: J. J.

FLD. BK. NO. 18

CHRISTIANS CORNERS
AN ALBERT PARTS PLAT
1000' WITHIN THE N.E. 1/4, N.E. 1/4, S.E. 1/4, AND S.W. 1/4 OF THE SECTION 10, T.14N, R.14E, S.14E, CONTAINING 813 AC. 1

ABILITY SURVEYS
200 JEFFERSON 200 LEB 200 LEB 200 LEB



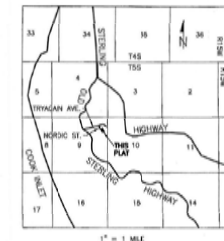
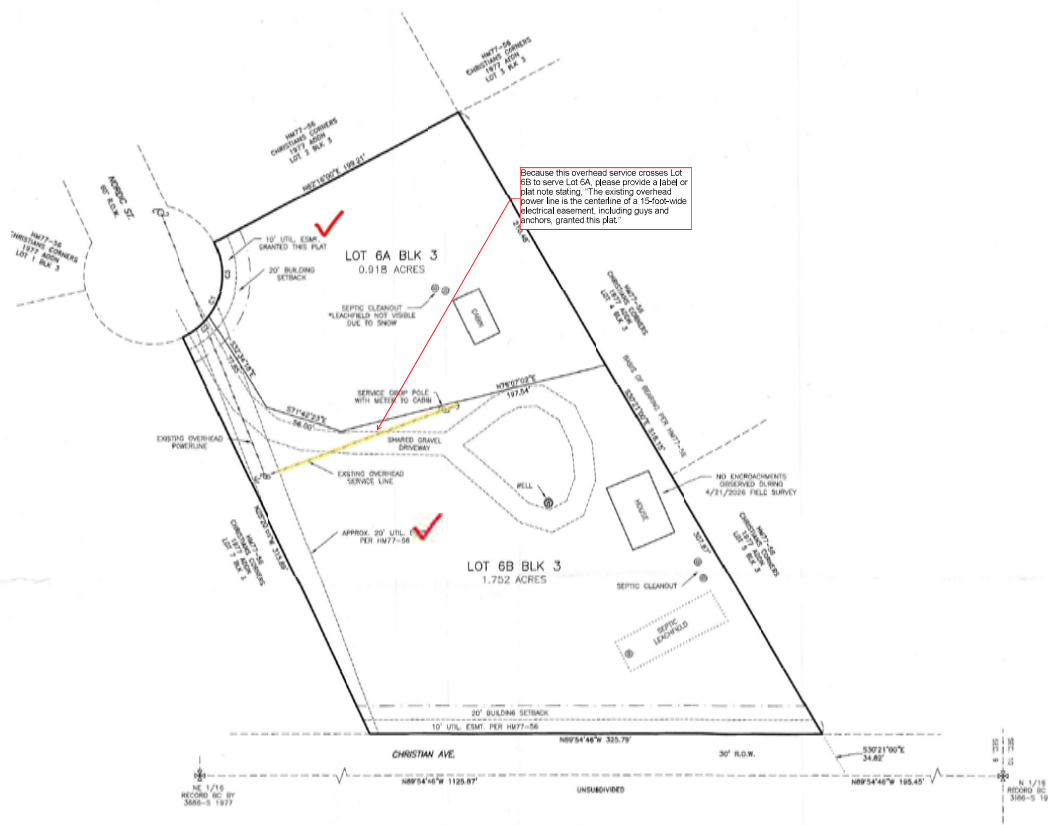
LEGEND

- ☛ RECORD PRIMARY MONUMENT AS DESCRIBED
- (R1) RECORD DATA PER HM77-56
- ☛ POWER POLE
- ☛ GUY ANCHOR

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	80.57'	50.00'	99°19'39"	72.13'	N18°28'22"E
C1(R1)	80.63'	50.00'	99°23'43"	72.17'	N18°27'50"E
C2	24.35'	50.00'	32°54'03"	24.11'	S59°39'15"W
C3	56.22'	50.00'	36°42'36"	53.31'	S04°29'25"W

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' OF ADJOINING DEDICATED RIGHTS-OF-WAY 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. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT WITH A FLOOD HAZARD AREA PER FEMA FIRM PANELS 02122C-1890C, EFFECTIVE 10/20/2016.
5. KPB GIS DATA SHOWS THERE ARE NO ANADROMOUS WATERS OR WETLANDS



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.

DAVID D. KNISELY
BOX 723
ANCHOR POINT, AK 99556

NOTARY ACKNOWLEDGMENT

FOR: DAVID D. KNISELY
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

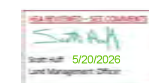
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD, 2026.

AUTHORIZED OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NIKOLAI, AK 99630 (907)306-7063	
PLAT OF CHRISTIANS CORNERS KNISELY REPLAT	
A SUBDIVISION OF LOT 6 BLOCK 3 CHRISTIANS CORNERS 1977 ADDITION, HM77-56	
LOCATED WITHIN THE NE1/4 NE1/4 SEC. 9, T5S, R15W, S.M., HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 2.670 ACRES	
OWNERS: DAVID D. KNISELY P.O. BOX 723 ANCHOR POINT, AK 99556	
SCALE: 1" = 40'	DATE: APRIL 21, 2026
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	



WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH OR 10/03/1977. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

KPB 2026-051