


Kenai Peninsula Borough  
Planning Department

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**MEMORANDUM**

**TO:** Ryan Tunseth, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Aaron Hughes, Acting Planning Director 

**DATE:** April 15, 2026

**RE:** Vacates a portion of Augusta National Road; KPB File 2026-013V

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In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of April 13, 2026 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (8-Yes, 1-Vacant) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

April 13, 2026 Planning Commission Draft Meeting Minutes  
April 13, 2026 Agenda Item E6 Meeting Packet Materials

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

|         |   |
|---------|---|
| Yes - 8 | Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti |
|---------|---|

**ITEM #5 - RIGHT OF WAY VACATION**

**VACATE A PORTION OF THE VARIED WIDTH STEIK AVENUE, LYING WITHIN THE FOLLOWING LIMITS: THE PROJECTION OF OIL WELL ROAD AS DEDICATED IN HM 2001-80 WITH THE INTERSECTION OF THE NORTH LINE OF LOT 107 OF US SURVEY 7948 PROJECTED WEST, AND ON THE EAST LIMITED BY THE PROJECTION OF THE WEST LINE OF PROSSER ST ALONG LOT 107 HM84-115 TO THE SOUTH LINE OF LOT 5 US SURVEY 7948 HM AS SHOWN ON THE SUBMITTED SKETCH**

|                                     |   |
|-------------------------------------|---|
| <b>KPB File No.</b>                 | 2023-061V1  |
| <b>Planning Commission Meeting:</b> | April 13, 2026  |
| <b>Applicant / Owner:</b>           | Caribou Hills Cabin Hoppers   |
| <b>Surveyor:</b>                    | Jason Schollenberg; Peninsula Surveying, LLC  |
| <b>General Location:</b>            | Steik Avenue, off Oil Well Road & Gravel Pit Trail REM SW Caribou Hills, Ninilchik  |
| <b>Parcel Numbers:</b>              | 185-508-14 & 185-508-73   |
| <b>Legal Description:</b>           | <p>STEIK AVENUE</p> <ul style="list-style-type: none"> <li>• 185-508-14: T 2S R 12W SEC 2 Seward Meridian HM NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH ROW EXCLUDING STREETS</li> <li>• 185-508-73: T 02S R 12W SEC 02 Seward Meridian HM US SURVEY 7948 LOT 5</li> </ul> |

Staff report given by Platting Manager Vince Piagentini.

Commissioner Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

**MOTION:** Commissioner Whitney moved, seconded by Commissioner Epperheimer granting the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

|         |   |
|---------|---|
| Yes - 8 | Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti |
|---------|---|

**ITEM #6 - RIGHT OF WAY VACATION**

**VACATE THE WESTERN APPROXIMATELY 274.41-FOOT PORTION OF AUGUSTA NATIONAL ROAD AT THE INTERSECTION OF GRANT AVENUE, INCLUDING THE ADJACENT 15-FOOT UTILITY EASEMENT AS SHOWN, ADJACENT TO PARCEL3-B CREATED BY PLAT WAIVER 96-16 AND LOT 4A, BLOCK 3, AS CREATED BY PLAT KN 2002-42**

|                                     |   |
|-------------------------------------|---|
| <b>KPB File No.</b>                 | 2026-013V   |
| <b>Planning Commission Meeting:</b> | April 13, 2026  |
| <b>Applicant / Owner:</b>           | Samuel & Cassie Wood; Best Realty   |
| <b>Surveyor:</b>                    | Jason Young/Mark Aimonetti, Edge Survey and Design, LLC   |
| <b>General Location:</b>            | Augusta National Rd., off River Hills Dr., off Ciechanski Rd. Kalifornsky Area  |
| <b>Legal Description:</b>           | <p>AUGUSTA NATIONAL ROAD</p> <ul style="list-style-type: none"> <li>• T 5N R 11W SEC 23 SEWARD MERIDIAN KN</li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>• KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3</li> <li>• PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318' OF E1260' PER PW RES 96-16 REC @487/70</li> </ul> |
|--|---|

Staff report given by Platting Manager Vince Piagentini.

Commissioner Brantley opened the item for public comment.

- Jason Young, Edge Survey & Design: Mr. Young spoke in support of approving the vacation and made himself available for questions.
- Justin Baldwin; 47677 Grant Avenue: Mr. Baldwin is looking to purchase a piece of property along the vacation and spoke in support of approving the vacation.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

**MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Gillham granting the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

|         |   |
|---------|---|
| Yes - 8 | Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti |
|---------|---|

**AMENDMENT MOTION:** Commissioner Epperheimer moved, seconded by Commission Gillham to attach the following findings in support of approving the vacation:

1. The proposed vacation will have no negative impact to neighboring landowners. Forty-six certified public hearing notices were sent out and no opposition to the vacation was received. The applicant is addressing the one concern expressed by HEA and will grant a 15' utility easement within the area of the vacation.
2. The proposed vacation area is undeveloped and is not being utilized for vehicular or pedestrian access (see photos on pages E6-20 & E6-21 of meeting packet)
3. Grant Avenue, Wispen Avenue & Winridge Avenue are borough maintained ROWs and provide an alternative access to area parcels.
4. The lots west of the intersection of Grant Avenue & the proposed vacation area are too small to provide a 30' dedication to bring Augusta National to a full 60' ROW.

Hearing no objection or further discussion, the motion was carried by the following vote:

**AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:**

|         |   |
|---------|---|
| Yes - 8 | Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti |
|---------|---|

**AGENDA ITEM H.      PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

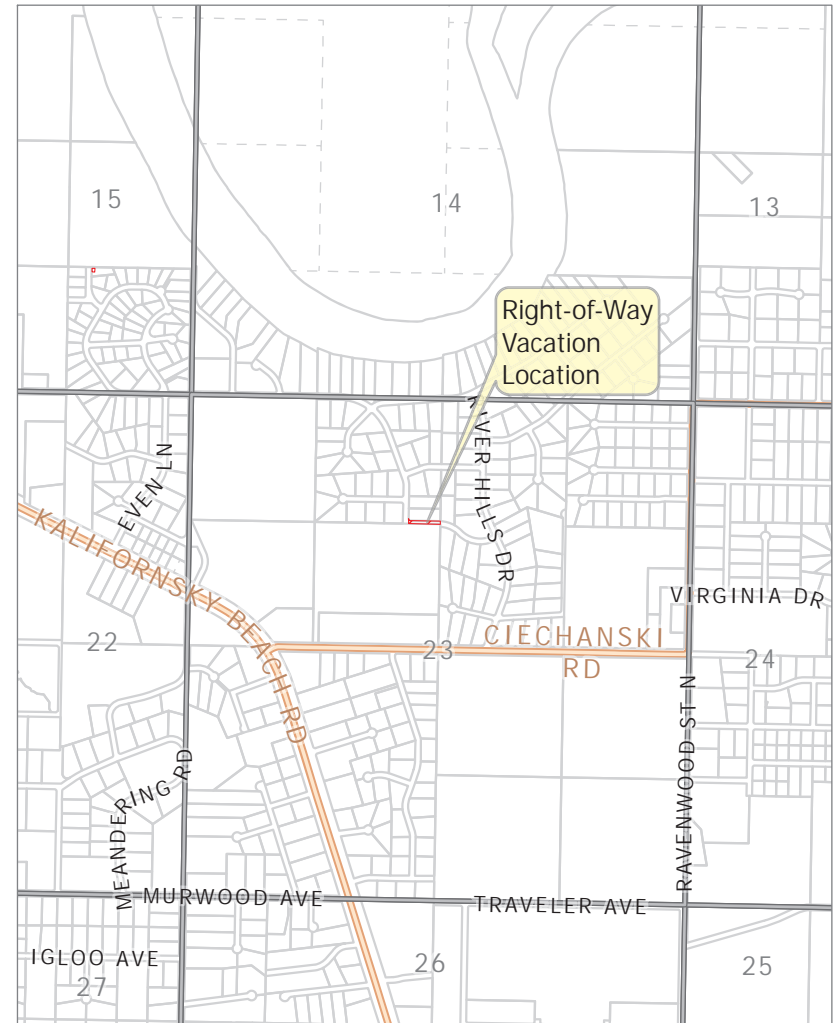
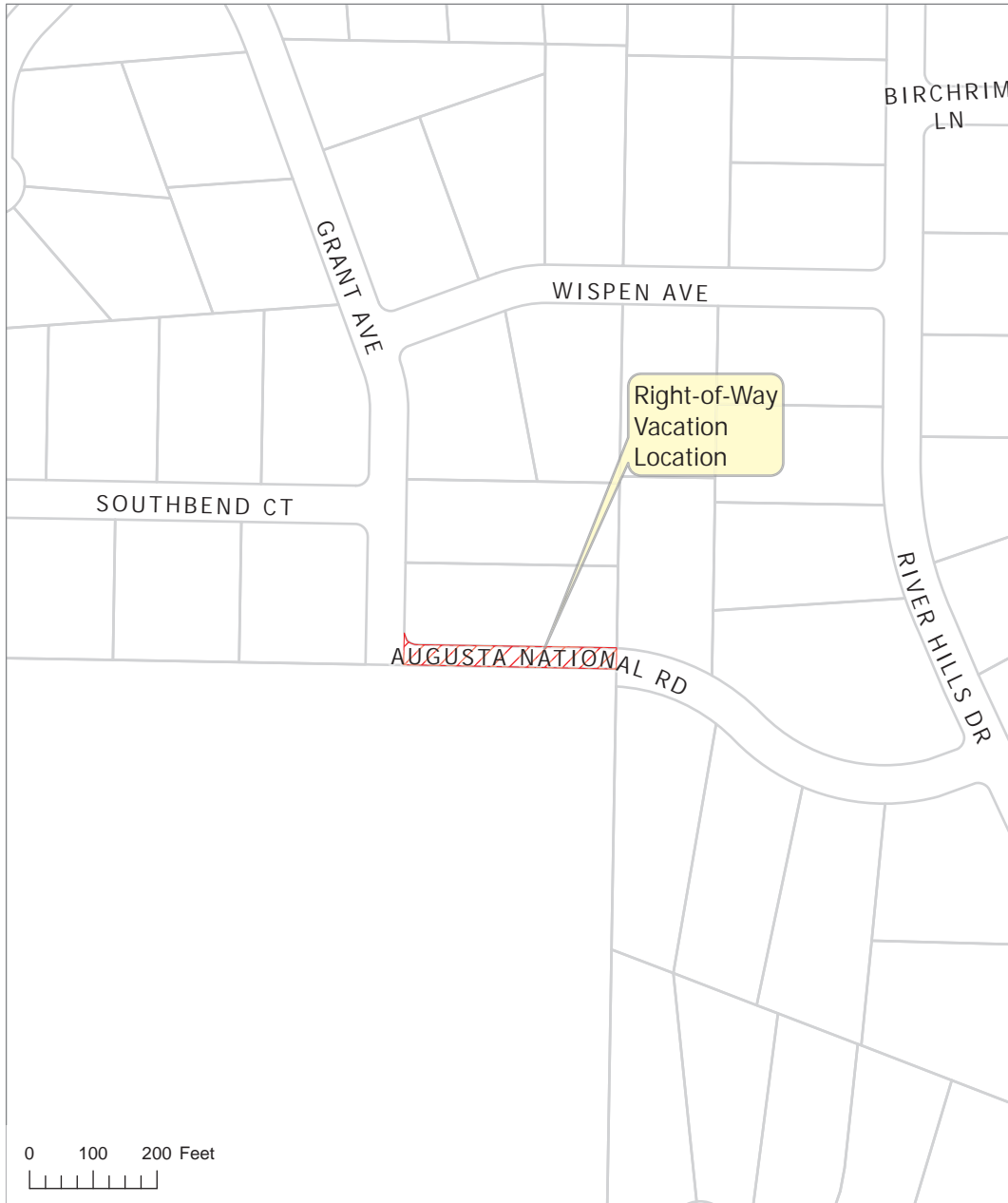
Chair Brantley asked if there was anyone who wished to comment on anything that was not on the agenda. There was no one who wished to comment.

**AGENDA ITEM K.      ADJOURNMENT**

Commissioner Whitney moved to adjourn the meeting at 9:17 P.M.

## **E. NEW BUSINESS**

6. Right-Of-Way Vacation; KPB File 2026-013V  
Edge Survey & Design / Wood, Best Realty LLC  
Request: Vacates a 30' wide portion of Augusta National Road ROW and associated utility easement along the southern boundary of the lot  
Location: Lot 4, Block 3, South Bend Bluff Estates, Plat KN 2002-42  
Kalifornsky Area  
Staff Person Responsible: Platting Manager Vince Piagentini



KPB File 2026-013V  
T05N R11W SEC23  
Kalifornsky

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.

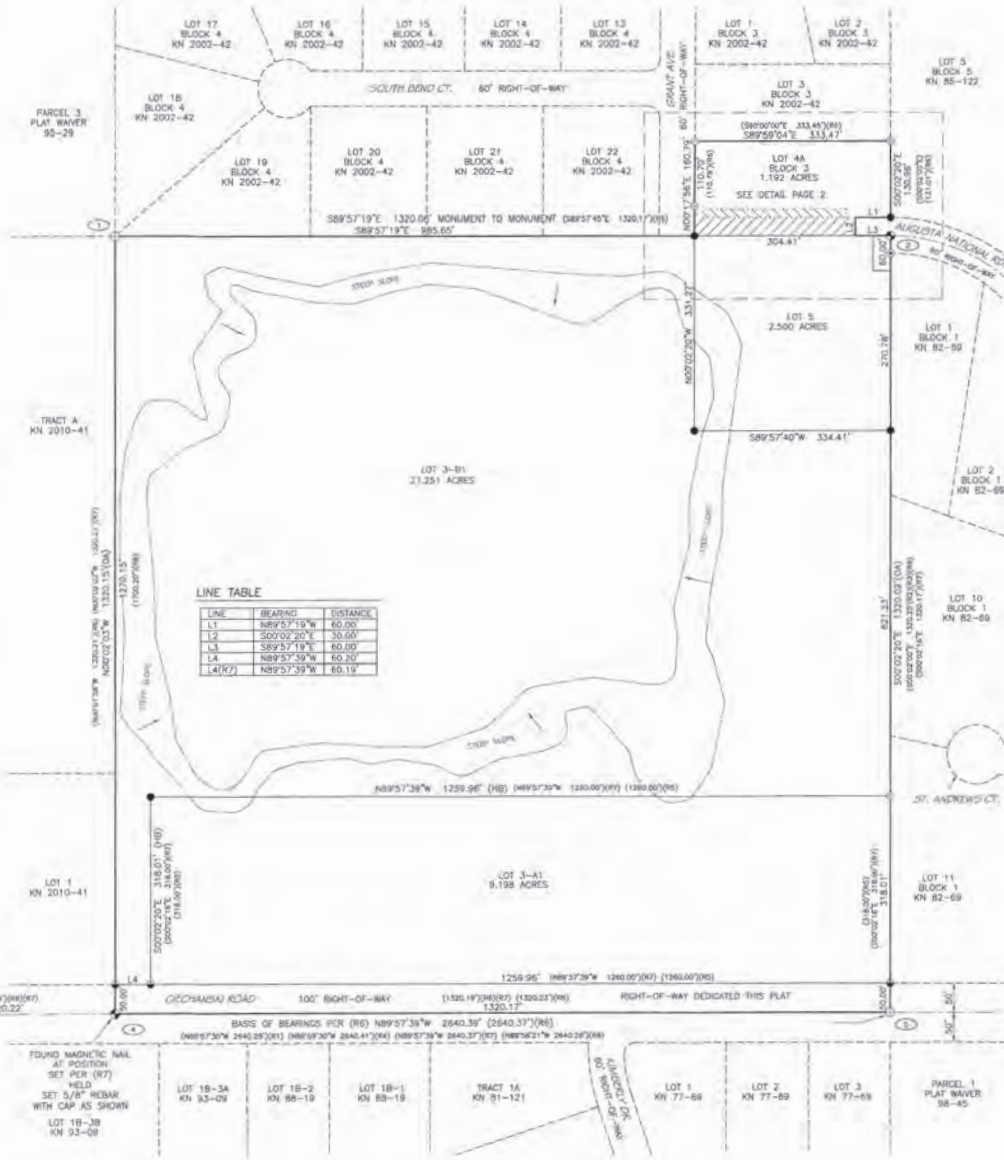


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

MONUMENT SUMMARY

- 1  
15 5152  
1/16  
35  
2002  
FOUND AND HELD  
2-1/2" ALUMINUM  
MONUMENT ON 5/8" REBAR  
0.4' BELOW GRADE
- 2  
ON 1/16  
9 23  
381  
2-1/2" ALUMINUM  
MONUMENT ON 5/8" REBAR  
0.4' BELOW GRADE
- 3  
1/4  
522 = 522  
7840 AND HELD  
5/8" REBAR  
AT POSITION  
SET  
2-1/2" ALUMINUM  
MONUMENT  
0.5' BELOW GRADE
- 4  
ON 1/16  
523  
7840 AND HELD  
MAGNETIC NAIL  
AT POSITION  
SET  
2-1/2" ALUMINUM  
MONUMENT ON 5/8" REBAR  
0.1' BELOW GRADE
- 5  
FOUND AND HELD  
3-1/4" ALUMINUM  
MONUMENT  
IN MARKING CASE  
USABLE
- 6  
FOUND AND HELD  
3-1/4" ALUMINUM  
MONUMENT  
IN MARKING CASE  
USABLE

PRELIMINARY PLAT REVISION 2



LINE TABLE

| LINE   | BEARING     | DISTANCE |
|--------|-------------|----------|
| L1     | N89°57'19"W | 60.00'   |
| L2     | S00°02'20"E | 30.00'   |
| L3     | S89°57'19"W | 60.00'   |
| L4     | N89°57'39"W | 60.30'   |
| L4(R7) | N89°57'39"W | 60.19'   |

REFERENCES

- (R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-69, KENAI RECORDING DISTRICT
- (R2) RIVER HILLS PHASE 1 AMENDED, PLAT 82-69, KENAI RECORDING DISTRICT
- (R3) WINDRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
- (R4) HALL SUBDIVISION NO. 16, PLAT 93-09, KENAI RECORDING DISTRICT
- (R5) PLAT WALKER RESOLUTION 98-16, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
- (R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
- (R7) RECORD OF SURVEY, PLAT WALKER RESOLUTION 98-16 PARCEL 3-A & 3-B, PLAT 2002-126, KENAI RECORDING DISTRICT
- (R8) PHILLIPS STATION SUBDIVISION, PLAT 2010-41, KENAI RECORDING DISTRICT

LEGEND

- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT
- 1-1/2" ALUMINUM CAP ON 3/8" REBAR STAMPED LS 5152-S 6000
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET PROPERTY CORNER
- 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2028
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- FORMER LOT LINE
- MONUMENT TIE LINE
- TOP/TOE OF STEEP SLOPE
- DIRECTION OF SLOPE
- (DA) DYMORAL
- (HD) HELD RECORD DISTANCE
- (HB) HELD BEARING
- /// RIGHT-OF-WAY VACATED
- /// EASEMENT VACATED



CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2026-XXX

**SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION**

A SUBDIVISION OF  
LOT 4 BLOCK 3  
SOUTH BEND BLUFF ESTATES  
PLAT 2002-42  
KENAI RECORDING DISTRICT

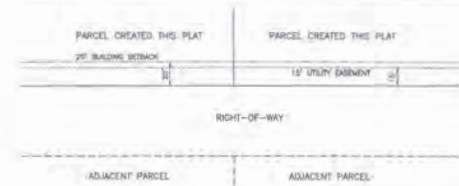
PARCELS 3-A AND 3-B  
PLAT WALKER RESOLUTION 98-16  
BOOK 487 PAGE 70  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 23  
T.5N., R.11W., S.1M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
BEST REALTY LLC,  
43637 KALIFORSKY BEACH ROAD  
SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD  
PO BOX 3298  
SOLDOTNA, ALASKA 99669  
CONTAINING 41.180 ACRES

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'



2063 KING STREET, WENHOVAC, AK 99518  
Phone (907) 244-0290 Fax (907) 244-7794  
AOL# 1392 www.edgesurvey.net

DRAWN BY: JY DATE: 02/18/2026 PROJECT: 25-54E  
CHECKED BY: MA SCALE: 1" = 100' SHEET: 1 OF 2

KPB 2026-013V



**ITEM #6 - RIGHT OF WAY VACATION**

**VACATE THE WESTERN APPROXIMATELY 274.41-FOOT PORTION OF AUGUSTA NATIONAL ROAD AT THE INTERSECTION OF GRANT AVENUE, INCLUDING THE ADJACENT 15-FOOT UTILITY EASEMENT AS SHOWN, ADJACENT TO PARCEL3-B CREATED BY PLAT WAIVER 96-16 AND LOT 4A, BLOCK 3, AS CREATED BY PLAT KN 2002-42**

|                                     |  |
|-------------------------------------|--|
| <b>KPB File No.</b>                 | 2026-013V  |
| <b>Planning Commission Meeting:</b> | April 13, 2026   |
| <b>Applicant / Owner:</b>           | Samuel B. and Cassie L. Wood and Best Realty, LLC of Soldotna, Alaska  |
| <b>Surveyor:</b>                    | Jason Young and Mark Aimonetti, Edge Survey and Design, LLC  |
| <b>General Location:</b>            | Augusta National Road, off River Hills Drive, off Ciechanski Road, Kalifornsky Area  |
| <b>Legal Description:</b>           | AUGUSTA NATIONAL ROAD<br>T 5N R 11W SEC 23 Seward Meridian KN<br>KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3<br>AND<br>PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318'<br>OF E1260' PER PW RES 96-16 REC @487/70 |

**STAFF REPORT**

**Specific Request / Purpose as stated in the petition:** The applicant proposes to vacate a portion of Augusta National Road and adjacent utility easement.

**Notification:**

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Forty-six certified mailings were sent to owners of property within 300 feet of the proposed vacation. 26 receipts had been returned when the staff report was prepared.

Twelve public hearing notices were emailed to agencies and interested parties as shown below;

- |  |   |
|--|---|
| State of Alaska Dept. of Fish and Game | Kenai Peninsula Borough Land Management |
| State of Alaska DNR                    | Alaska Communication Systems (ACS)      |
| State of Alaska DOT                    | ENSTAR Natural Gas                      |
| State of Alaska DNR Forestry           | General Communications Inc, (GCI)       |
| Central Emergency Services             | Homer Electric Association (HEA)        |
| Kenai Peninsula Borough Office         |   |

**Legal Access (existing and proposed):**

Legal access to Lot 4, Block 3, KN 2002-42 is provided by Grant Avenue and Augusta National Road. To get to Augusta National Rd o come from Ciechanski Rd to River Hills Dr to Augusta National Rd. to get to Grant Ave, continue on River Hills Dr to Winridge Ave turn left to Grant Ave.

Legal access to Parcel 3-B PW96-16 is currently provided by Grant Avenue, Augusta National Road, and Ciechanski Road.

The action is proposing to vacate approximately the west 274.41-feet portion of Augusta National Road east of the intersection with Grant Ave as dedicated by South Bend Bluff Estates KN2002-42.

Augusta National Road varies in width from 30 feet in the petitioned vacation area to 60 feet further to the east. Augusta National Road connects Grant Avenue to the west and River Hills Drive to the East. It is currently borough-maintained from the intersection of River Hills Drive westward, transitioning to driveway entrances for the adjacent parcels, and then at the point being undeveloped. The associated plat, South Bend Bluff 2026 Addition will finalize the vacation and proposes to dedicate a hammerhead design. In accordance with KPB 20.30.100 (B), staff emailed CES and KPB RSA Board on February 19 for review of the hammerhead design. No response had been received as of the date this report was prepared. **Staff recommends** that CES and RSA approval of the hammerhead design is required prior to final approval of the plat.

Grant Avenue is a 60-foot right-of-way that is borough-maintained up to the intersection of Southbend Court. South of that point, it appears to transition into a privately maintained gravel road or trail extending to the Parcel 3-B PW96-16 to the south.

Ciechanski Road is a 200-foot state-maintained right-of-way that abuts the southern end of the Parcel 3-B. The associated plat proposes to dedicate the adjacent 100-feet to Ciechanski Road.

With the proposed plat, all parcels involved and all surrounding parcels will continue to have legal access.

No section line easements affect the subject area.

The block is irregularly shaped and loosely defined by Grant Avenue and Augusta National Road to the north, River Hills Drive and St. Andrews Court to the east, Ciechanski Road to the south, and Kalifornsky Beach Road and Phillips Street to the west. The block length along the southern boundary is approximately 2,337 feet, which exceeds the maximum length allowed by KPB 20.30.170. Future development of the southern portion of this subdivision could create a through dedication to break the block length.

|                          |  |
|--------------------------|--|
| KPB Roads Dept. comments | Roads Director: Uhlin, Dil<br>Comments:<br>Augusta National Road does not have the required turn around per KPB Code there must be a turnaround at the end of a terminating road. This is a maintained road as well so a turnaround point is critical. |
| SOA DOT& PF comments     | No comment   |
| SOA DNR Survey comment   | No comments or objections  |

**Site Investigation:**

KPB contours data indicates that the area proposed for vacation is relatively flat with no significant slopes. The parcel to the south contains slopes greater than 20% as identified on the submitted sketch. These steep areas do not appear to affect the conditions along Augusta National Rd proposed for vacation.

No wetlands are present within the subject area according to KPB data. Aerial imagery shows man-made ponds located in the northwest corner of the parcel to the south.

Per the RiverCenter reviewer and KPB records the proposed area for vacation and the lots in the plat are entirely within FEMA flood zone A-U, an area of minimal flood risk (FEMA map panel 02122C0145F).

|                         |  |
|-------------------------|--|
| KPB River Center review | A. Floodplain<br><br>Reviewer: Hindman, Julie<br>Floodplain Status: IS in flood hazard area<br>Comments: Within non-regulatory X-Unshaded zone that has an area of |
|-------------------------|--|

|  |   |
|--|---|
|  | <p>minimal flood hazard. No depictions, plat note should be present.</p> <p>Flood Zone: X (unshaded)<br/> Map Panel: 02122C-0145F<br/> In Floodway: False<br/> Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan<br/> Habitat Protection District Status: Is NOT within HPD<br/> Comments: No comments</p> |
|--|---|

**Staff Analysis:**

South Bend Bluff Estates (KN 2002-42) was the first subdivision of the area previous surveyed as Government Lot 13 and created four blocks, dedicating multiple rights-of-way, including the northern portion of Augusta National Road adjacent to the subject parcels.

The southern parcel was created by KPB PC Plat Waiver Resolution 96-16 as Parcel 3-B.

The Parcel 3-B was formerly used as a gravel pit and the permit has expired. Most of the land to the west and northwest remains undeveloped. Several rights-of-way in the surrounding area to the north and east terminate in cul-de-sacs. Grant Avenue and Augusta National Road are the only through streets in the area. Due to the size of the parcels to the south (privately owned, 38.3 ac.), west (KPB owned, 24.44 ac.), and northwest (privately owned, 40 ac.), future subdivision of the parcels could allow for additional rights-of-way to be dedicated.

Following Planning Commission review, the Assembly will consider the proposed vacation at its April 27 meeting. If approved, the associated plat, South Bend Bluff 2026 Addition, will finalize the vacation and proposes two new dedications. The sketch depicts the portion of right-of-way proposed for vacation and the location of the dedications. The plat is scheduled for review by the Plat Committee on April 13 at 6:30 PM.

**20.65.050 – Action on vacation application**

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;  
**Applicant comments:** The portion of Augusta National Road proposed for vacation is undeveloped and has not been constructed or utilized for vehicular or pedestrian access. The existing right-of-way is approximately 30 feet in width and does not meet Kenai Peninsula Borough right-of-way standards.

**Staff comments:** The portion of Augusta National Road proposed for vacation is a platted 30-foot right-of-way. At the eastern side, it is used as driveway entrances for the affected parcels, and then transitions to undeveloped at the western side.

2. A road is impossible or impractical to construct, and alternative access has been provided;  
**Applicant comments:** The proposed vacation area is located adjacent to a material extraction site and is characterized by steep slopes, which limits its feasibility for future road development.

Construction of Augusta National Road and Grant Avenue would reduce travel distance by approximately 650 feet and approximately 30 seconds of drive time for ten (10) homes. While beneficial, this reduction is minor and does not justify the significant construction cost.

**Staff comments:** A road is not impossible or impractical to construct. KPB contours data indicates that the area proposed for vacation is relatively flat with no significant slopes. No wetlands are present within the subject area according to KPB data. Aerial imagery shows a berm to the south of the proposed vacation. An alternative access cul-de-sac has been proposed for the vacation approval subject to approval by CES and KPB RSA Board.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

**Applicant comments:** Surrounding parcels and adjacent properties have adequate legal access, and development in the area has occurred without use of the proposed right-of-way. Roads within the Windridge neighborhood have recently been improved and paved through the KPB RIAD program. Vacation of the right-of-way and utility easement will increase usable area of the adjacent parcel and is not expected to adversely affect public access, utilities, or circulation. If large parcels are subdivided in the future, additional right-of-way dedication can be required at that time to meet applicable street layout and access standards. The likelihood of residential development within the existing gravel pit areas (proposed Lots 3-B1 and 3-A1) is low due to terrain constraints.

**Staff comments:** Surrounding areas are not fully developed. Parcels directly to the west have potential for development and connection to this parcel with connecting dedications crossing this property. Continuation of Augusta National Rd and Grant Ave into proposed Lot 3-B1 and across the top of proposed Lot 5 would contribute to future expansion.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

**Applicant comments:**

**Staff comments:** No access to a lake, river or public area is being vacated.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

**Applicant comments:** Surrounding parcels and adjacent properties have adequate legal access, and development in the area has occurred without use of the proposed right-of-way. If Augusta National Road and the undeveloped section of Grant Avenue were fully dedicated and constructed to KPB standards, approximately ten (10) homes would experience a shorter route to their parcels. Vacation of the right-of-way and utility easement will increase usable area of the adjacent parcel and is not expected to adversely affect public access, utilities, or circulation.

**Staff comments:** With the vacation of the petitioned Augusta National Rd, this will limit the connection to the east, but not substantially once a connection is created from current Grant Ave through proposed lots 3-B1 and possibly 3-A1 to Ciechanski Rd.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

**Applicant comments:**

**Staff comments:** No other access is available as an option to develop Augusta National Rd once the vacation is approved. To get to Southbend Ct., one would need to continue up River Hills Dr to Wispen Ave on the left to Grant Ave then left to Southbend Ct.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests,

and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

**Applicant comments:** Vacation of the right-of-way and utility easement will increase usable area of the adjacent parcel and is not expected to adversely affect public access, utilities, or circulation.

**Staff comments:** Utilities easements to be vacated and to remain are correctly shown. 15' utility easement to remain or to be granted by the proposed plat should be shown and labeled.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

**Applicant comments:** The cost to construct Augusta National Road and Grant Avenue to KPB standards is not practical relative to the limited benefit to ten (10) homes.

**Staff comments:**

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly. The KPB Assembly, must hear the vacation within thirty days of the Planning Commission decision. KPB Assembly is scheduled to hear this vacation petition at the May 5, 2026 meeting if approved.

**KPB department / agency review:**

|                 |  |
|-----------------|--|
| Addressing      | <p>Reviewer: Pace, Rhealyn<br/> Affected Addresses: 47488 Augusta National Rd, 47734 Ciechanski Rd.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:<br/> Ciechanski Rd, Augusta National Rd, Grant Ave</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: This action will not affect addresses.</p> |
| Code Compliance | <p>Reviewer: Ogren, Eric<br/> Comments: No comments</p>  |
| Planner         | <p>Reviewer: Raidmae, Ryan<br/> There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Conditional Land Use Permit<br/> CLUP Resolution Number: 2011-08, 2011-09<br/> CLUP Approval Date: 4/25/2011<br/> Material Site Comments:<br/> Parcels 055-031-55 and 055-031-56 were both part of a CLUP material site, permit MS2011-001. The material site expired on 04/24/2016 and has not been fully reclaimed.</p>                              |

|           |  |
|-----------|--|
| Assessing | Reviewer: Windsor, Heather<br>Comments: No comment |
|-----------|--|

**Utility provider review:**

|        |  |
|--------|--|
| HEA    |  |
| ENSTAR | Add, ROW vacation portion of Augusta National Rd |
| ACS    | No objections                                    |
| GCI    | Approved as shown                                |

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- o Revise the drawing to show the new and existing (not vacated) 15' utility easement around Augusta National Rd turn around and Grant Ave if approved.

**RECOMMENDATION:**

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, **Staff recommends DENIAL** as petitioned:

- the above means of evaluating public right-of-way established by KPB 20.65
- the merits of the proposed vacations
- and staff comments.

=====

Staff recommends that if the planning commission approves the vacation as petitioned, it be subject to:

1. Consent by KPB Assembly.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
3. Grant utility easements requested by utility providers.
4. Approval of the turn around by CES and KPB RSA Board prior to final approval or designed to recommendations given.
5. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).

**KPB 20.65.050 – Action on vacation application**

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.

- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
    - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
    - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
    - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

*Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough*

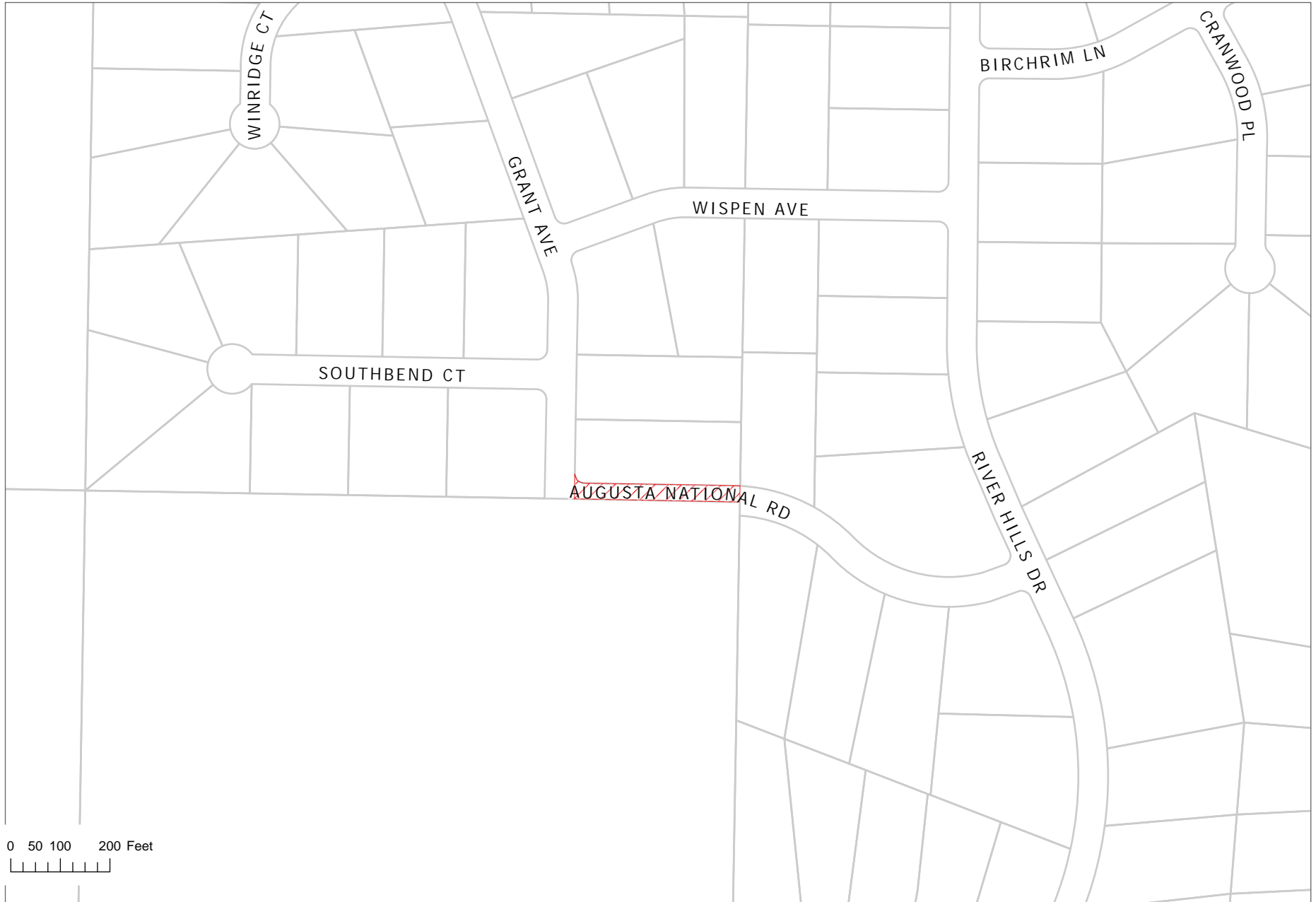
- *Focus Area: Transportation*
  - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
    - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
    - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

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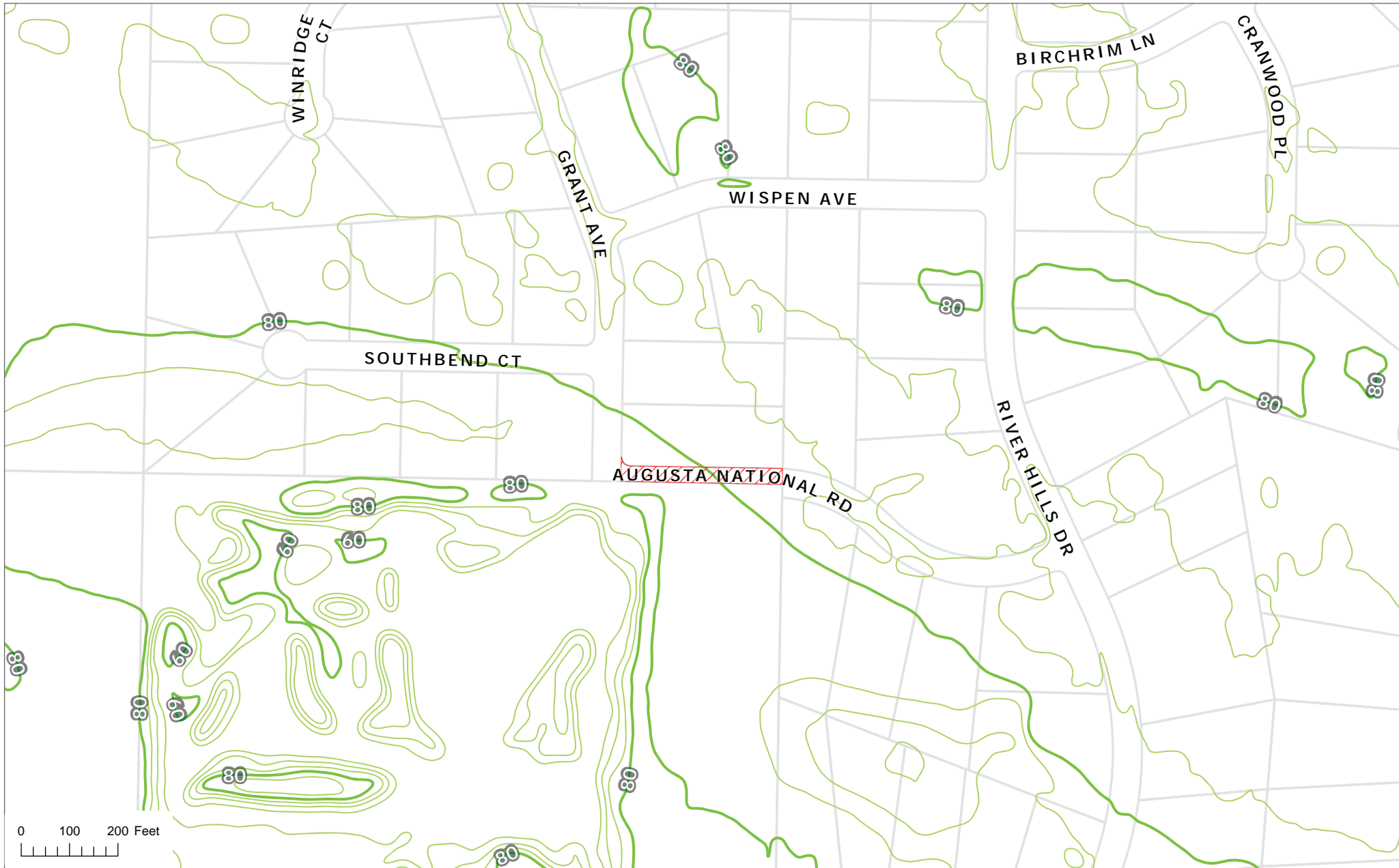
**END OF STAFF REPORT**



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.



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**See PC Resolutions 2011-25 and 2012-04 and 2020-04 and 2024-07**

- NOTES:**
- Proposed land uses are recreational, residential, picnicking, and commercial.
  - Building setbacks - A setback of 20 feet is required from all street rights-of-way unless a lesser setback is approved by resolution of the appropriate Planning Commission.
  - Front 15 ft. of the building setback adjacent to rights-of-way is also a utility 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.
  - Roads must meet the design and construction standards established by the Alaska Department of Transportation and Public Safety.
  - An exception was granted to KPB 20.20.180 for Lots 1-8 Block 1 by the Plat Committee at the meeting of April 22, 2002.
  - The natural meanders of the line of Mean High Water or Ordinary High Water forms the true bounds of the subdivision. The approximate line of Mean High Water or Ordinary High Water, as shown, is for compilation only. The TRUE property corners being at the extension of the side lot lines and their intersection with the natural meanders.
  - Portions of the subdivision are within the Kenai Peninsula Borough 50.71 Anadromous Stream Habitat Protection Area. Development may be restricted under Chapter 21.16 Borough Code of Ordinances.
  - No structures shall be constructed or placed within the drainage easement that would hinder the natural drainage.
  - The mapped Road limits shown on RFP No. 2045 dated July 5, 1987 falls along a steep bluff near the MHW line shown and does not affect the usable area of the lots within this subdivision.
  - Development within this subdivision is subject to covenants recorded in the Kenai Recording District.
  - WASTEWATER DISPOSAL:** Soil conditions, water table levels, and top slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Dept of Environmental Conservation.

M. J. Turcotte  
 3380-6  
 12 Jun 02  
 License #  
 Date

**LEGEND:**

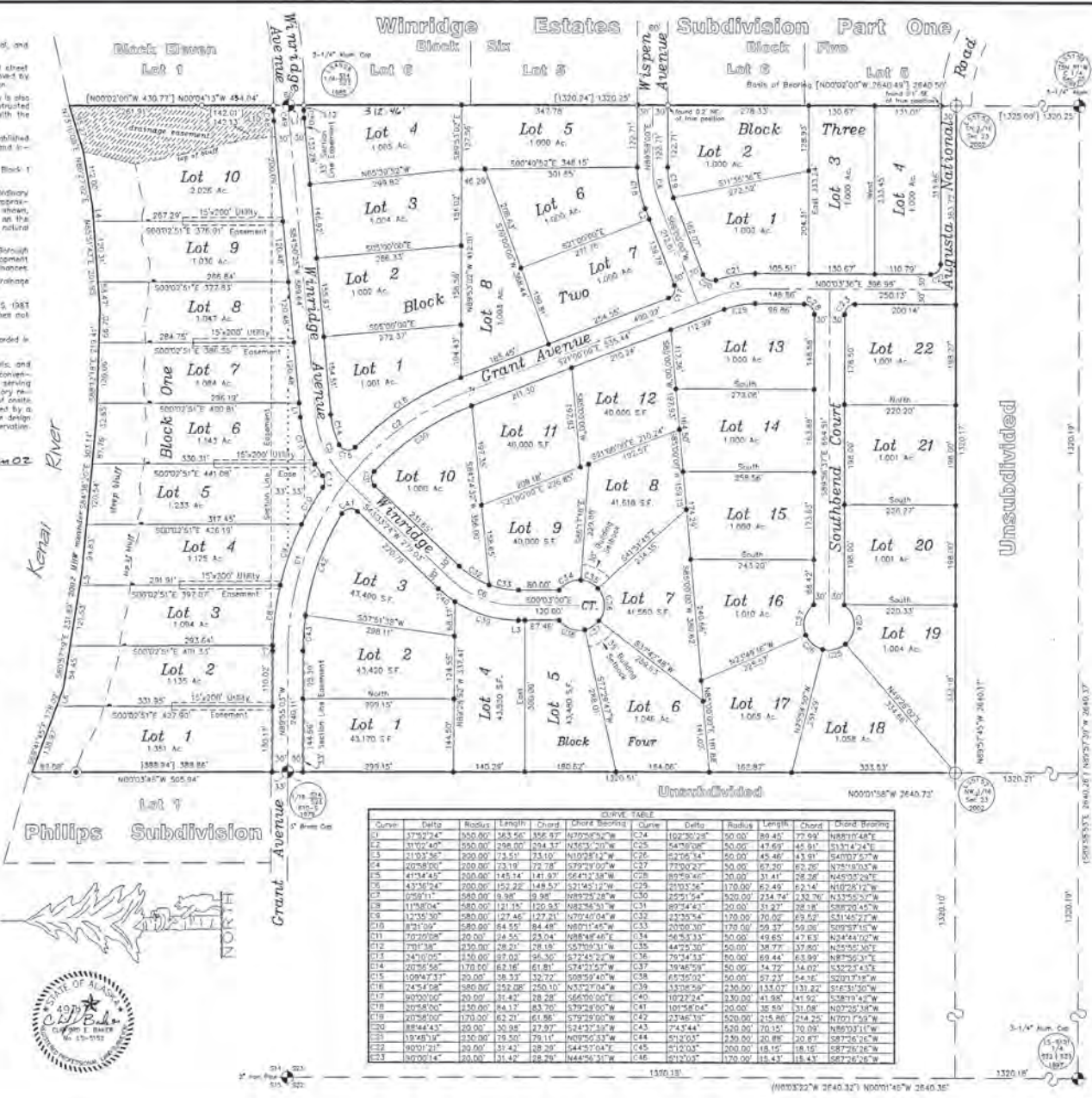
- Monument (Found)
- 2-1/2" Alum. Cap Monument (Set)
- Iron Pipe (Found)
- Rebar with Yellow Plastic Cap (Found)
- 1/2" Rebar (Found)
- 5/8" Rebar (Set)
- Witness Corner Marker Corner
- 5/8" Rebar (Set)
- Record Datum - Winridge Estates Subd. Plat # 85-122-KRD
- Record Datum - Municipal Branch Plat # 85-1-KRD
- Record Datum - Phillips Subdivision Plat # 79-190-KRD

| Line | Bearing     | Length |
|------|-------------|--------|
| 1    | S89°50'22"E | 28.12' |
| 2    | S50°02'00"E | 23.22' |
| 3    | S00°03'00"E | 12.54' |
| 4    | N82°51'43"E | 28.12' |
| 5    | S89°51'51"E | 25.97' |
| 6    | S89°44'43"E | 19.95' |
| 7    | S89°52'52"E | 19.85' |
| 8    | S89°52'32"E | 19.84' |
| 9    | S89°52'32"E | 19.84' |

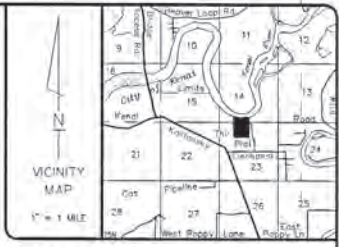
**CERTIFICATE OF SURVEYOR**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision. The monuments shown herein actually exist as described, and all dimensions and other data are correct to the normal standards of practice of land surveyors in the State of Alaska.

11 June, 2002



| Curve | Delta        | Radius  | Length  | Chord   | Chord Bearing | Curve | Delta      | Radius  | Length  | Chord   | Chord Bearing |
|-------|--------------|---------|---------|---------|---------------|-------|------------|---------|---------|---------|---------------|
| C1    | 272°27'24"   | 300.00' | 263.56' | 352.97' | N77°02'32"W   | C24   | 102°30'23" | 500.00' | 89.43'  | 29.99'  | N88°17'48"E   |
| C2    | 117°02'40"   | 500.00' | 238.00' | 294.93' | N55°31'29"W   | C25   | 54°09'38"  | 500.00' | 147.87' | 54.93'  | S33°34'24"E   |
| C3    | 210°32'56"   | 200.00' | 73.51'  | 23.10'  | N102°28'12"W  | C26   | 82°06'14"  | 500.00' | 45.46'  | 15.81'  | S47°02'52"W   |
| C4    | 40°58'30"    | 200.00' | 23.19'  | 72.78'  | S79°21'09"W   | C27   | 77°00'27"  | 500.00' | 67.20'  | 62.26'  | N75°00'34"W   |
| C5    | 41°14'43"    | 200.00' | 149.74' | 141.93' | S64°31'18"W   | C28   | 89°59'40"  | 500.00' | 31.41'  | 26.26'  | N45°03'20"E   |
| C6    | 43°25'04"    | 200.00' | 163.29' | 149.93' | S74°45'27"W   | C29   | 76°03'54"  | 170.00' | 63.42'  | 63.44'  | N52°28'12"E   |
| C7    | 05°02'11"    | 580.00' | 9.38'   | 9.94'   | N89°25'28"W   | C30   | 25°51'54"  | 500.00' | 234.74' | 232.70' | N33°56'50"W   |
| C8    | 11°38'04"    | 580.00' | 121.15' | 120.93' | N82°36'30"W   | C31   | 82°34'42"  | 300.00' | 31.27'  | 28.18'  | S89°20'45"W   |
| C9    | 17°09'30"    | 580.00' | 127.46' | 127.21' | N79°40'54"W   | C32   | 42°33'54"  | 170.00' | 20.02'  | 43.52'  | N45°45'27"E   |
| C10   | 8°19'30"     | 580.00' | 144.93' | 144.49' | N89°11'45"W   | C33   | 20°00'30"  | 170.00' | 59.37'  | 59.06'  | S09°57'14"W   |
| C11   | 50°30'00"    | 200.00' | 28.55'  | 23.04'  | N88°48'40"E   | C34   | 58°35'33"  | 500.00' | 49.65'  | 47.63'  | N24°44'10"E   |
| C12   | 7°01'38"     | 250.00' | 28.21'  | 28.19'  | N57°00'31"W   | C35   | 44°25'30"  | 500.00' | 78.77'  | 37.80'  | N55°55'00"E   |
| C13   | 14°10'00"    | 250.00' | 30.00'  | 28.28'  | S66°00'20"E   | C40   | 102°22'24" | 230.00' | 41.88'  | 41.52'  | S88°11'48"E   |
| C14   | 20°59'56"    | 170.00' | 63.16'  | 61.81'  | N71°45'27"W   | C36   | 68°24'53"  | 500.00' | 69.44'  | 63.89'  | N67°30'31"E   |
| C15   | 10°59'47'31" | 200.00' | 38.33'  | 32.72'  | S08°59'40"W   | C37   | 65°35'02"  | 500.00' | 57.23'  | 54.76'  | S20°17'18"E   |
| C16   | 24°42'08"    | 380.00' | 152.08' | 250.10' | N57°37'04"W   | C38   | 53°02'50"  | 230.00' | 133.07' | 131.82' | S16°31'50"W   |
| C17   | 80°00'00"    | 200.00' | 11.41'  | 28.28'  | S66°00'20"E   | C41   | 102°22'24" | 230.00' | 41.88'  | 41.52'  | S88°11'48"E   |
| C18   | 20°58'50"    | 170.00' | 24.17'  | 45.20'  | S79°40'54"W   | C42   | 101°54'04" | 200.00' | 36.80'  | 33.06'  | N02°05'10"W   |
| C19   | 20°58'50"    | 170.00' | 62.21'  | 61.86'  | S79°40'54"W   | C43   | 27°36'10"  | 520.00' | 215.86' | 214.20' | N70°17'59"W   |
| C20   | 88°44'43"    | 200.00' | 30.28'  | 27.07'  | S24°32'13"W   | C45   | 24°54'44"  | 520.00' | 101.15' | 70.09'  | N89°03'10"E   |
| C21   | 112°48'18"   | 250.00' | 39.20'  | 78.11'  | N09°59'37"W   | C44   | 41°20'11"  | 250.00' | 10.88'  | 23.82'  | S89°26'16"W   |
| C22   | 80°01'31"    | 200.00' | 31.42'  | 28.20'  | S44°57'04"E   | C45   | 41°20'11"  | 200.00' | 18.15'  | 18.16'  | S87°28'48"W   |
| C23   | 10°00'14"    | 200.00' | 31.42'  | 28.20'  | N44°56'31"W   | C46   | 40°12'09"  | 170.00' | 115.43' | 115.43' | S87°26'16"W   |



**CERTIFICATE of OWNERSHIP and DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER(S) 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.

*George O'Guin*  
 George O'Guin  
 810 Hwy 400  
 Soldotna, Alaska 99581

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN BEFORE ME this 11th day of June 2002 for George O'Guin

*D. B. Roca*  
 D. B. Roca  
 Notary Public for Alaska  
 My Commission Expires 2-28-13

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 22, 2002

KENAI PENINSULA BOROUGH  
*Maury Burt*  
 MAJORITY OFFICIAL



2002-42  
 RECORDED  
 Kenai REC. DIST.  
 DATE: 10-21-2002  
 TIME: 2:20 P.M.

KPB FILE No. 2002-066

**South Bend Bluff Estates**

A Sub-division of Government Lot 13 located within SE 1/4 SW 1/4 Sec. 14 and the NE 1/4 NW 1/4 of Sec. 23, T5N, R19E, S4E, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 52.945 Acres

**Integrity Surveys**

605 Swires Drive Kenai, Alaska 99511-8363  
 SURVEYORS PHONE = 1099-285-9447 FAX = (907) 381-8971 PLANNERS

JOB NO. 22013 DRAWN: 7 May 2002 CB  
 SURVEYED: March - May 2002 SCALE: 1" = 100'  
 FIELD NO. 2002-3, Pg. 1-1 DATE: South Bend Bluff

KENAI PENINSULA BOROUGH  
PLANNING COMMISSION

BOOK 0487 PAGE 070

PLAT WAIVER RESOLUTION 96-16

KENAI RECORDING DISTRICT

GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 23, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA

WHEREAS, Brad Phillips has petitioned for a waiver of platting requirements for the following described parcel:

Parcel 3, Planning Commission Resolution 95-29 described as a portion of the SE1/4 NW1/4, Section 23, Township 5 North, Range 11, West, Seward Meridian, Alaska lying north of Ciechanski Road right-of-way, cntg 38.3 acres more or less.

WHEREAS, 29.40.090 of Alaska Statutes provides that the platting authority shall waive the preparation, submission for approval, and recording of a plat upon satisfactory evidence that certain conditions exist.

WHEREAS, it has been determined that all requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1: That a waiver of platting requirements is hereby granted for the above described parcel.

Section 2: That the plat waiver is being granted for the purpose of creating two parcels described as follows:

Parcel 3-A: The south 318' of the east 1260' of that portion of the SE1/4 of the NW1/4 of Section 23, Township 5 North, Range 11 West, Seward Meridian, Alaska lying north of Ciechanski Road, cntg 9.2 acres.

Parcel 3-B: That portion of the SE1/4 of the NW1/4 of Section 23, Township 5 North, Range 11 West, Seward Meridian, Alaska lying north of Ciechanski Road, except for the south 318' of the east 1260', cntg 29.1 acres.

Section 3. That this resolution is void if not recorded in the appropriate Recording District within thirty days of adoption.

Section 4. That this resolution becomes effective upon being properly recorded.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 10 DAY OF June, 1996.

*Philip Bryson*  
Philip Bryson, Vice Chairperson  
Planning Commission

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn before me this 10 day of June, 1996.

*Maria E. Sweppy*  
Notary Public for State of Alaska  
My Commission Expires: 1-16-99

NOTARY PUBLIC  
STATE OF ALASKA  
MARIA E. SWEPPY

Please return to:  
Planning Department  
Kenai Peninsula Borough  
144 North Binkley  
Soldotna, Alaska 99669-7599

964861

KENAI REC'D  
DISTRICT  
REQUESTED BY *S. Phillips*

'96 JUN 21 PM 12 31



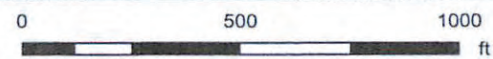
### Legend

Transportation

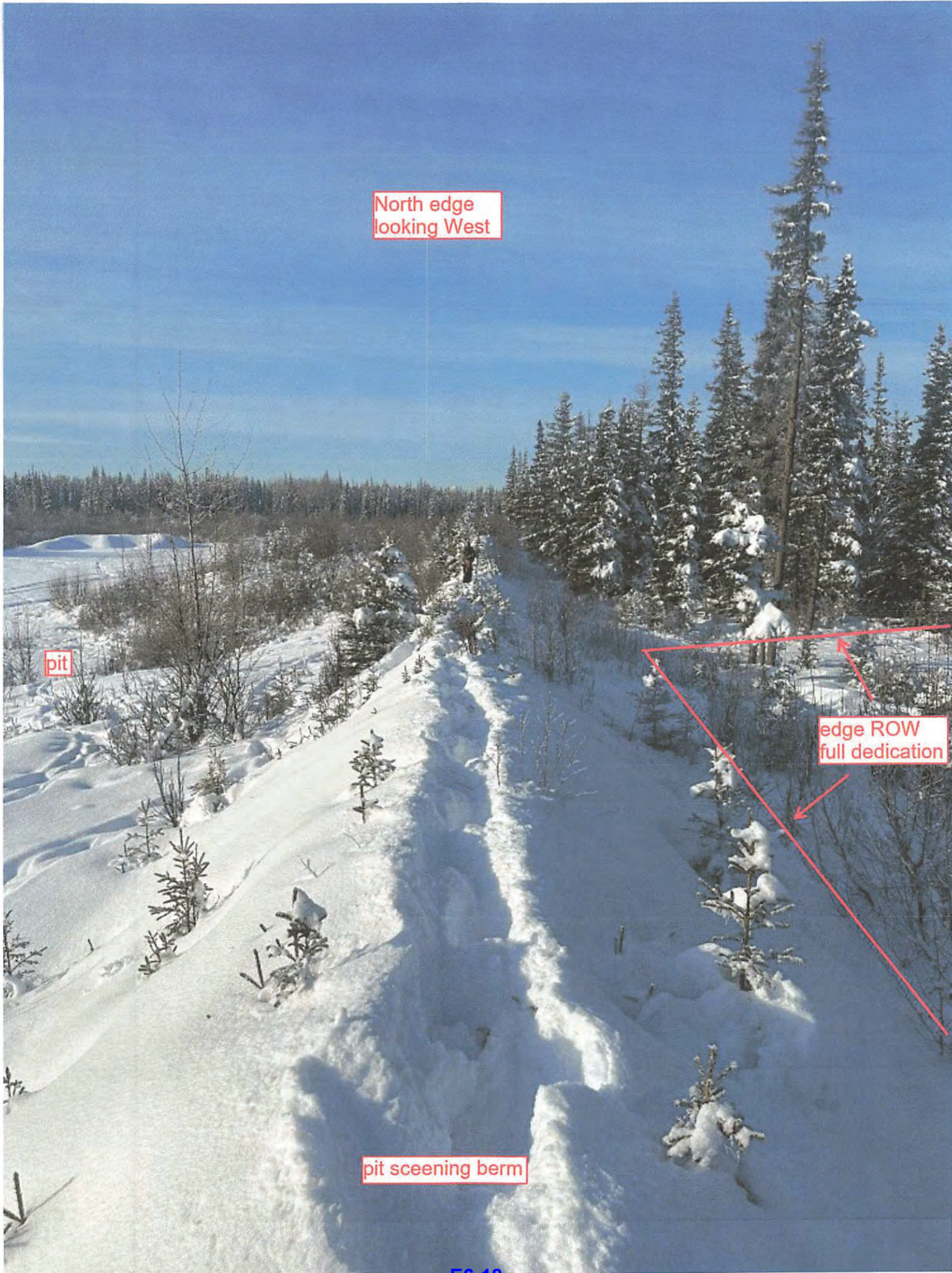
Mileposts

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



North edge  
looking West

pit

edge ROW  
full dedication

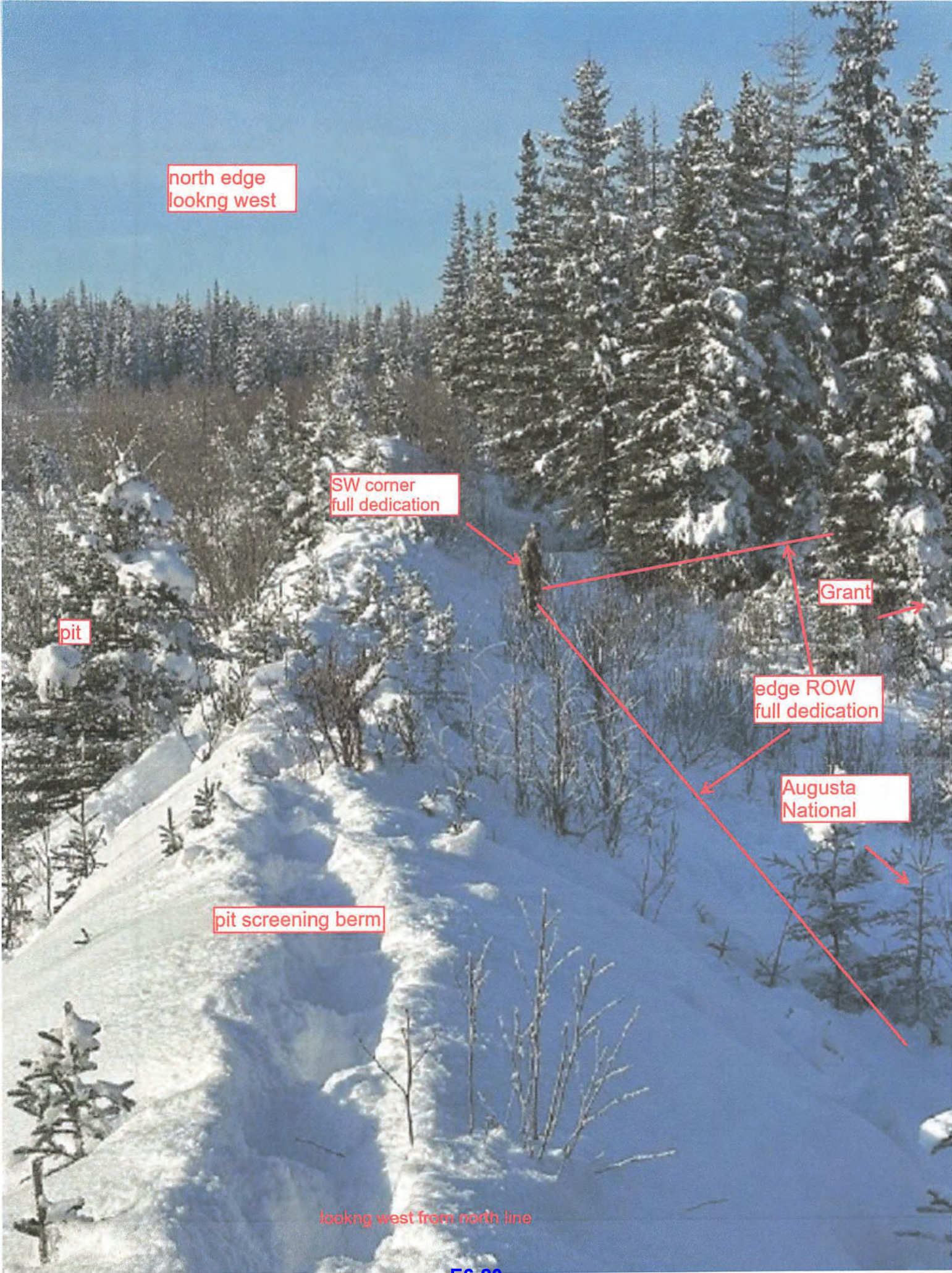
pit sceening berm



Lot 22

Grant

North edge  
looking North  
up Grant



north edge  
lookng west

SW corner  
full dedication

pit

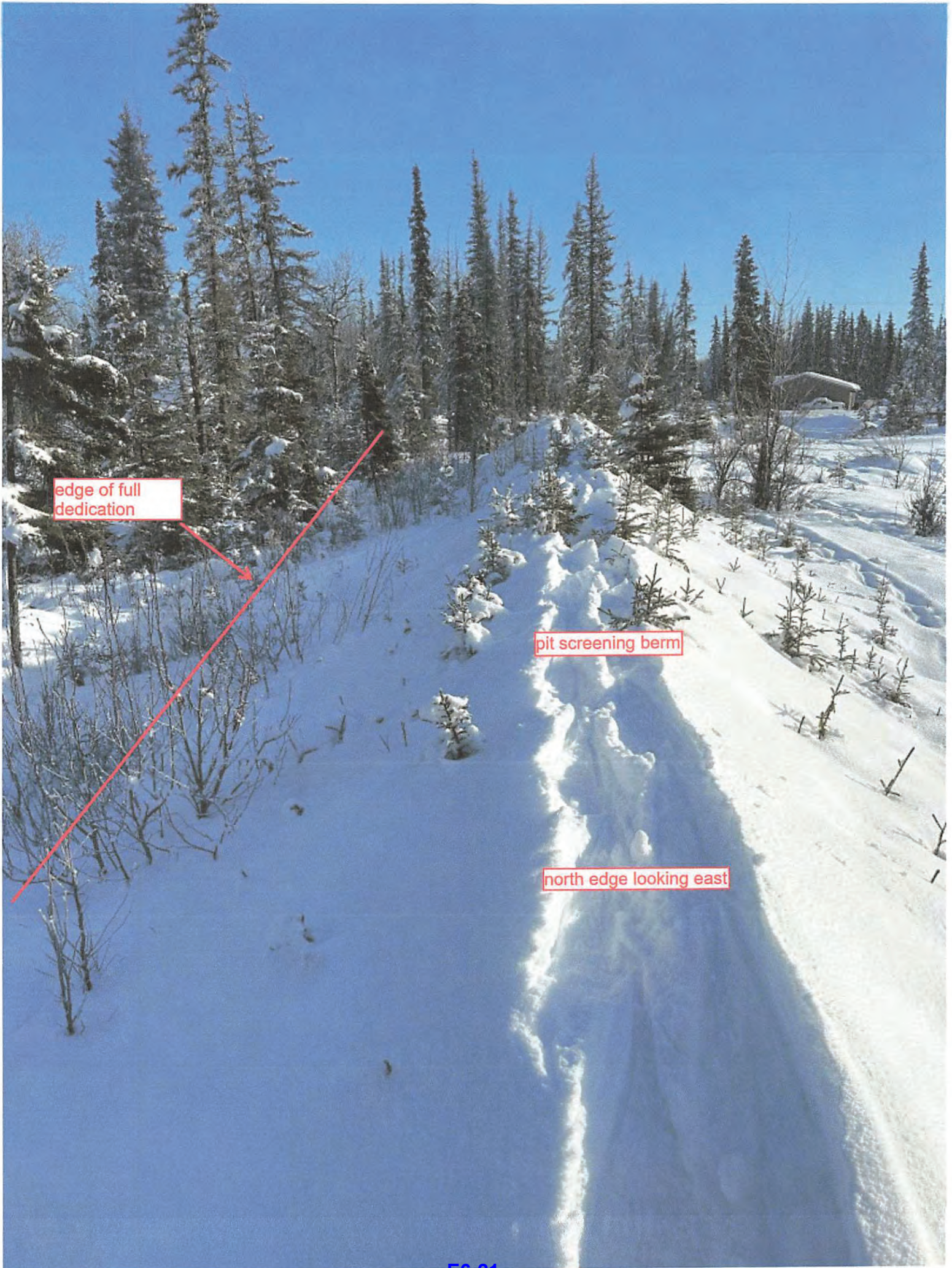
Grant

edge ROW  
full dedication

Augusta  
National

pit screening berm

looking west from north line



edge of full dedication

pit screening berm

north edge looking east

# DESK PACKET

(MATERIALS SUBMITTED AFTER 4/6/26)

6. Right-Of-Way Vacation; KPB File 2026-013V  
Edge Survey & Design / Wood, Best Realty LLC  
Request: Vacates a 30' wide portion of Augusta National Road ROW and associated utility easement along the southern boundary of the lot  
Location: Lot 4, Block 3, South Bend Bluff Estates, Plat KN 2002-42  
Kalifornsky Area

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 RIGHT OF WAY VACATION**

**VACATE THE WESTERN APPROXIMATELY 274.41-FOOT PORTION OF AUGUSTA NATIONAL ROAD AT THE INTERSECTION OF GRANT AVENUE, INCLUDING THE ADJACENT 15-FOOT UTILITY EASEMENT AS SHOWN, ADJACENT TO PARCEL3-B CREATED BY PLAT WAIVER 96-16 AND LOT 4A, BLOCK 3, AS CREATED BY PLAT KN 2002-42**

|                                     |  |
|-------------------------------------|--|
| <b>KPB File No.</b>                 | 2026-013V  |
| <b>Planning Commission Meeting:</b> | April 13, 2026   |
| <b>Applicant / Owner:</b>           | Samuel B. and Cassie L. Wood and Best Realty, LLC of Soldotna, Alaska  |
| <b>Surveyor:</b>                    | Jason Young and Mark Aimonetti, Edge Survey and Design, LLC  |
| <b>General Location:</b>            | Augusta National Road, off River Hills Drive, off Ciechanski Road, Kalifornsky Area  |
| <b>Legal Description:</b>           | AUGUSTA NATIONAL ROAD<br>T 5N R 11W SEC 23 Seward Meridian KN<br>KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3<br>AND<br>PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318'<br>OF E1260' PER PW RES 96-16 REC @487/70 |

**STAFF REPORT - ADDENDUM**

HEA submitted a review comment for the right-of-way vacation requesting a reservation of a 15 foot utility easement within the area of the vacation. The HEA comment is in the packet also.

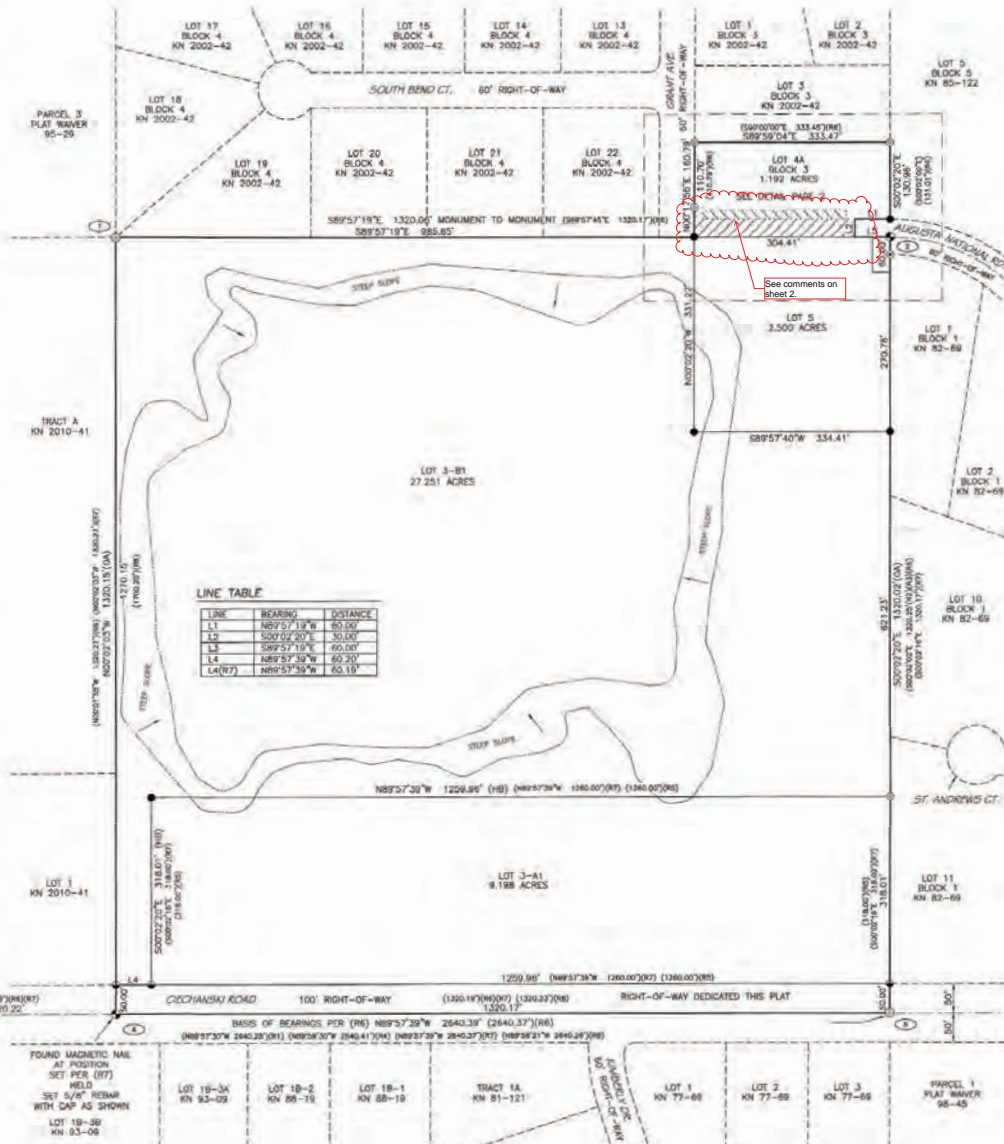
**END OF STAFF REPORT ADDENDUM**

---

MONUMENT SUMMARY

- 1  
LS 5152  
MP 1/18  
2007  
FOUND AND HELD  
2-1/2" ALUMINUM  
MONUMENT IN GOOD  
CONDITION  
0.1" BELOW GRADE
- 2  
CH 1/4  
8" 33  
SET  
2-1/2" ALUMINUM  
MONUMENT ON 5/8" REBAR  
0.4" BELOW GRADE
- 3  
S 1/4  
322 = 323  
FOUND AND HELD  
5/8" REBAR  
AT POSITION  
SET  
2-1/2" ALUMINUM  
MONUMENT  
0.3" BELOW GRADE
- 4  
CH 1/16  
821  
FOUND AND HELD  
MAGNETIC NAIL  
AT POSITION  
SET  
2-1/2" ALUMINUM  
MONUMENT ON 5/8" REBAR  
0.1" BELOW GRADE
- 5  
FOUND AND HELD  
5-1/4" ALUMINUM  
MONUMENT  
IN MONUMENT CASE  
SLOTTED

# PRELIMINARY PLAT REVISION 2



LINE TABLE

| LINE   | BEARING     | DISTANCE |
|--------|-------------|----------|
| L1     | S89°57'19"W | 80.00'   |
| L2     | S00°02'20"E | 50.00'   |
| L3     | S89°57'19"W | 60.00'   |
| L4     | S89°57'19"W | 60.00'   |
| L4(R7) | N89°57'59"W | 60.19'   |

REFERENCES

- (R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-89, KENAI RECORDING DISTRICT
- (R2) RIVER HILLS PHASE 1 AMENDED, PLAT 85-86, KENAI RECORDING DISTRICT
- (R3) WINRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
- (R4) HALL SUBDIVISION NO. 16, PLAT 93-09, KENAI RECORDING DISTRICT
- (R5) PLAT WAIVER RESOLUTION 96-18, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
- (R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
- (R7) RECORD OF SURVEY, PLAT WAIVER RESOLUTION 96-18 PARCEL 3-A & 3-B, PLAT 2007-125, KENAI RECORDING DISTRICT
- (R8) PHILLIPS STATION SUBDIVISION, PLAT 2010-41, KENAI RECORDING DISTRICT

LEGEND

- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET PROPERTY CORNER
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- FORMER LOT LINE
- MONUMENT THE LINE
- TOP/TOR OF STEEP SLOPE
- DIRECTION OF SLOPE
- (O4) OVERALL
- (H6) HELD BEARING DISTANCE
- (H8) HELD BEARING
- ▨ RIGHT-OF-WAY VACATED
- ▨ EASEMENT VACATED



CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

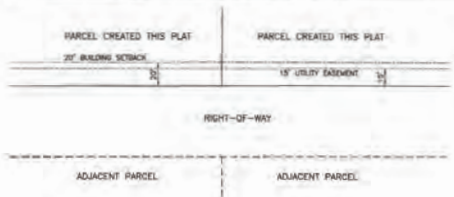


KPB FILE No. 2026-XXX

## SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF LOT 4 BLOCK 3 SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT. PARCELS 3-A AND 3-B, PLAT WAIVER RESOLUTION 96-18, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT. LOCATED WITHIN NW 1/4 SECTION 23, T.5N., R.11W., S.4M., STATE OF ALASKA, KENAI PENINSULA BOROUGH, KENAI RECORDING DISTRICT. OWNERS: BEST REALTY LLC, 43637 KALIFORNIA BEACH ROAD, SOLDOTNA, AK 99609. CASSIE L. AND SAMUEL B. WOOD, PO BOX 3298, SOLDOTNA, ALASKA 99669. CONTAINING 41.180 ACRES.

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'

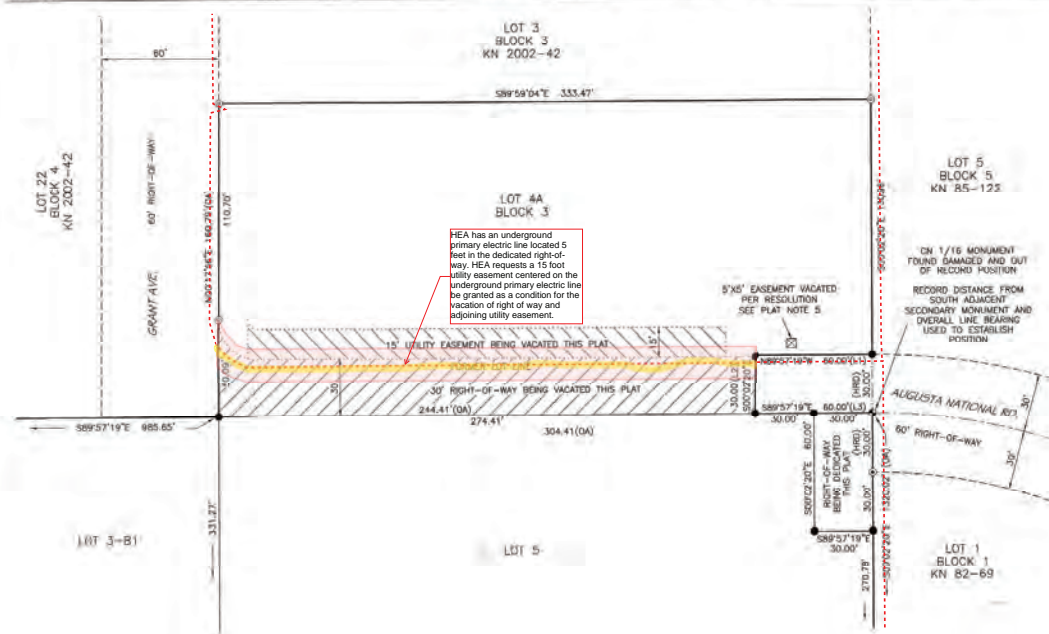


HEA REVIEWED - SEE COMMENTS  
Scott Huff 4/1/2026  
Land Management Officer

KPB 2026-013

# PRELIMINARY PLAT REVISION 2

DETAIL A



## NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY 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.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM, PER KPB 14-06.
- EXCEPTION TO KPB CODES 20.30.170 - BLOCK LENGTH, 20.30.030 - PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MARCH 16, 2026 MEETING.
- FORMER LOT 4 IS SUBJECT TO KENAI PENINSULA BOROUGH RESOLUTION 2020-04, VACATING A 5 FOOT BY 3 FOOT PORTION OF THE 15 FOOT UTILITY EASEMENT, CENTERED ON EXISTING WELL, RECORDED ON FEBRUARY 11, 2020, SERIAL NUMBER 2020-001197-0, KENAI RECORDING DISTRICT.
- FORMER LOT 4 IS SUBJECT TO ELECTRICAL LINE EASEMENTS WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 20, 1999 IN ASS. VOLUME 4, PAGE 48, AND RECORDED ON APRIL 14, 1970 IN VOLUME 37, PAGE 81, KENAI RECORDING DISTRICT.
- FORMER LOT 4 IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 26, 2002 SERIAL NUMBER 2002-005876-0, AND AMENDMENT THERETO RECORDED ON APRIL 20, 2010 SERIAL NUMBER 2010-003393-0-0, KENAI RECORDING DISTRICT.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(b).
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES N PER MAP PANEL 021200-0148F.
- WASTEWATER DISPOSAL LOT 4A: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 22, 2002. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. WASTEWATER DISPOSAL LOTS 3-A1 AND 3-B1: 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. WASTEWATER DISPOSAL LOT 5: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER \_\_\_\_\_ LICENSE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 16, 2026. KENAI PENINSULA BOROUGH

## AUTHORIZED OFFICIAL

## CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - HAMMER HEAD TURN AROUND AREA AT END OF AUGUSTA NATIONAL ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH  
144 NORTH BRIDLEY STREET  
SOLDOTNA, ALASKA 99669

## CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT: NORTH 50 FEET OF GEORGE AVENUE

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLD, P.E. ROW CHIEF  
STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES

DATE \_\_\_\_\_



## CERTIFICATE OF OWNERSHIP AND DEDICATION

WE 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.

CASSIE L. WOOD  
PO BOX 3298  
SOLDOTNA, ALASKA 99669  
FORMER LOTS 4

SAMUEL B. WOOD  
PO BOX 3298  
SOLDOTNA, ALASKA 99669  
FORMER LOTS 4

JULIE A. BEST, MEMBER  
BEST REALTY LLC  
43637 KALIFORNISKY BEACH ROAD  
SOLDOTNA, AK 99669

TERRY D. BEST, MEMBER  
BEST REALTY LLC  
43637 KALIFORNISKY BEACH ROAD  
SOLDOTNA, AK 99669

## NOTARY'S ACKNOWLEDGEMENT

FOR: CASSIE L. WOOD  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

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



## NOTARY'S ACKNOWLEDGEMENT

FOR: JULIE A. BEST  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

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



## NOTARY'S ACKNOWLEDGEMENT

FOR: SAMUEL B. WOOD  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

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



## NOTARY'S ACKNOWLEDGEMENT

FOR: TERRY D. BEST  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

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



KPB FILE NO. 2026-XXX

## SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF  
LOT 3 BLOCK 3  
SOUTH BEND BLUFF ESTATES  
PLAT 2002-42  
KENAI RECORDING DISTRICT  
PARCELS 3-A AND 3-B  
PLAT WAYER RESOLUTION 96-16  
BOOK 487 PAGE 70  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 23  
T.5N., R.11W., S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
BEST REALTY LLC,  
43637 KALIFORNISKY BEACH ROAD  
SOLDOTNA, AK 99669  
CASSIE L. AND SAMUEL B. WOOD  
PO BOX 3298  
SOLDOTNA, ALASKA 99669  
CONTAINING 41.180 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-0590 Fax (907) 344-7794  
ADL# 1302 www.edgesurvey.net

|                |                  |                 |
|----------------|------------------|-----------------|
| DRAWN BY: JT   | DATE: 02/16/2026 | PROJECT: 25-648 |
| CHECKED BY: MA | SCALE: 1" = 30'  | SHEET: 2 OF 2   |