



NOTICE OF PROPOSED UTILITY EASEMENT VACATION

Notice is hereby given that an application to vacate a utility easement in the Diamond Ridge area was received on 1/26/2026 by the Planning Department of the Kenai Peninsula Borough.

In accordance with Chapter 20 of the Borough Code of Ordinances, all owners of properties within a 300-foot radius must be notified of the proposed vacation. According to Borough records, you are an owner of property within that radius or you are an affected party.

Request / Affected Property: Vacate a 15-foot-wide utility easement located on the southern boundary of Lots 1-A and 2-A, Plat HM 2015-21

KPB File No. 2025-184V

Petitioner(s)/ Land owner(s): Deborah Limacher and Michael Limacher of Homer, AK.

Purpose as stated in petition: Vacate an unnecessary 15' easement on Lofty Estates Sub, Lot 1 and 2 on the south line of the lots.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, February 23, 2026** commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

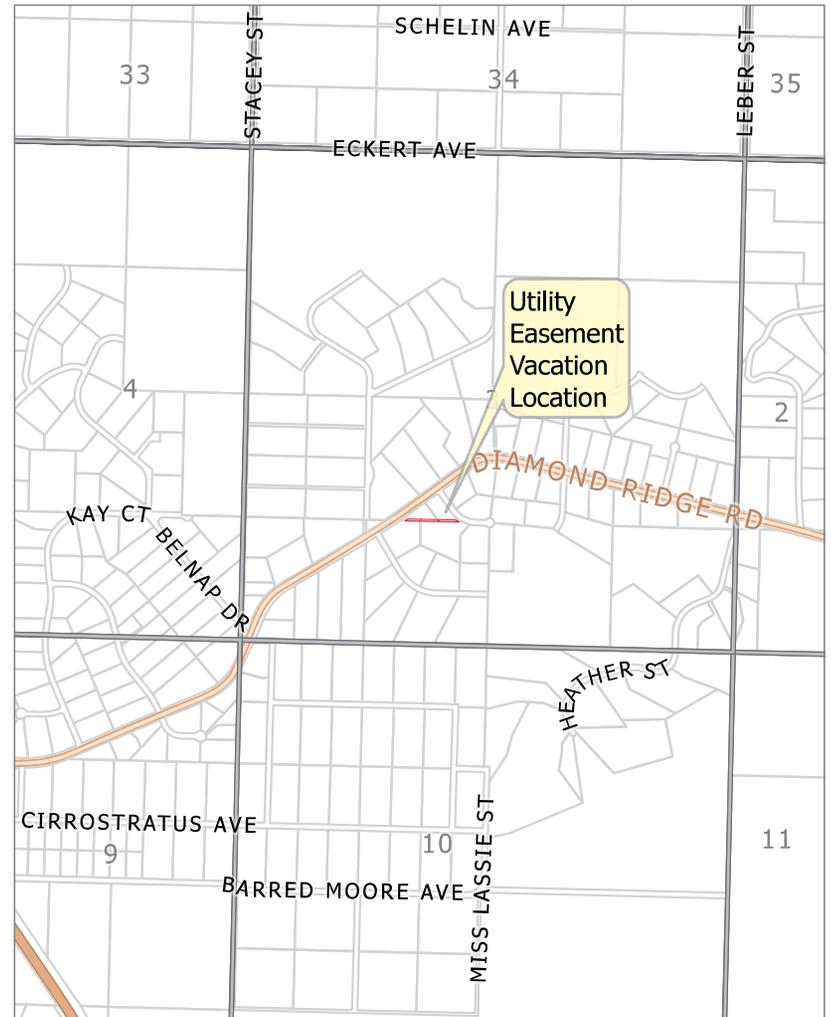
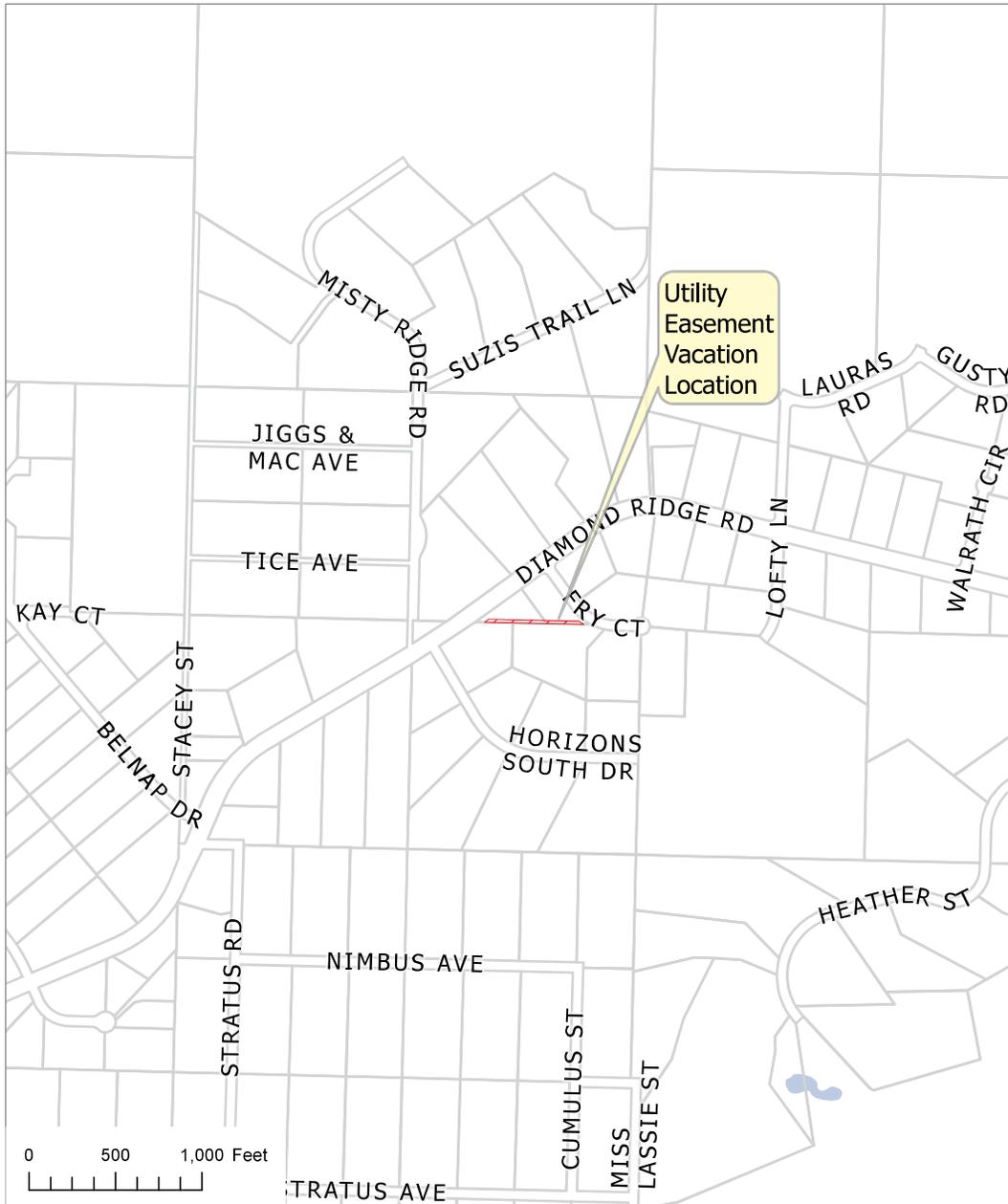
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, February 20, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

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

For additional information, contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 Toll Free within the Kenai Peninsula Borough).

Mailed 2/3/2026

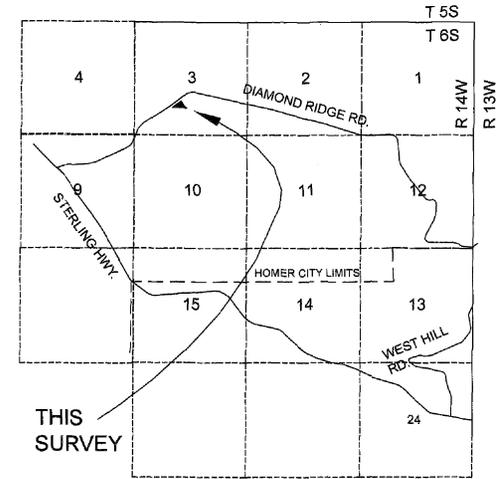
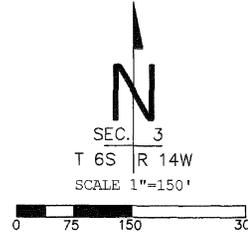


KPB File 2025-184V
T06S R14W SEC03
Diamond Ridge

NOTES:

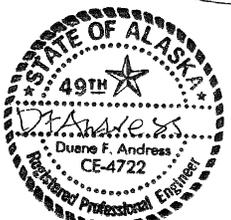
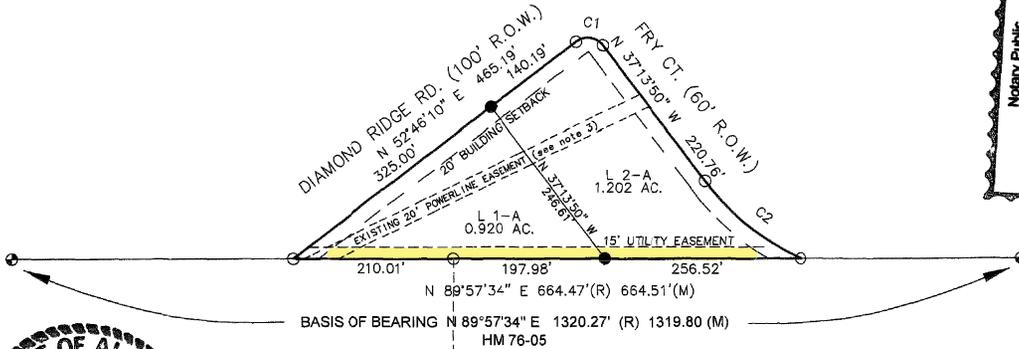
1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SET BACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. THERE EXISTS A 20' UTILITY EASEMENT CENTERED ON THE EXISTING POWERLINE. (HM 76-5)
4. A BLANKET EASEMENT WAS GRANTED TO HOMER ELECTRIC ASSOCIATION (RECORDING INFORMATION 28/430 5/15/1963)
5. A 20' CONSTRUCTION AND MAINTENANCE EASEMENT EXISTS ALONG ALL ROAD RIGHTS-OF-WAY EXCEPT ALONG DIAMOND RIDGE ROAD.
6. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'01"	N 82°13'50" W	35.36'
C2	162.37'	330.00'	28°11'29"	S 51°9'34" E	160.74'



THIS SURVEY

VICINITY MAP SCALE 1"= 1 MILE



HORIZONS SOUTH SUBDIVISION AMENDED
L1 BLK 2 | L2 BLK 2

WASTEWATER DISPOSAL:
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 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 QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN THE STATE OF ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

D. Andrews CE-4722 7/23/2015
SIGNATURE OF ENGINEER LICENSE # DATE

- LEGEND
- RECOVERED 3 1/2 IN. BRASS CAP MONUMENT. (J. ANDERSON 1976)
 - RECOVERED 1/2" REBAR
 - SET 1/2" REBAR WITH 2 IN. ALUMINUM CAP.

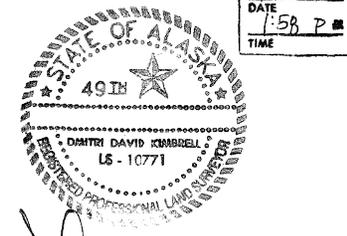
Notary Public
ALITA A. MAHAN
State of Alaska
My Commission Expires May 16, 2016

NOTARY'S ACKNOWLEDGEMENT:
FOR: DEBORAH LIMBACHER
ACKNOWLEDGED BEFORE ME THIS 27 2015
DAY OF July
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 5-16-2016

NOTARY'S ACKNOWLEDGEMENT:
FOR: MICHAEL LIMBACHER
ACKNOWLEDGED BEFORE ME THIS 27 2015
DAY OF July
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 5-16-2016

CERTIFICATE OF OWNERSHIP:
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.
Deborah Limbacher, Michael Limbacher
DEBORAH LIMBACHER AND MICHAEL LIMBACHER
PO BOX 3001 HOMER, AK 99603
Notary Public
ALITA A. MAHAN
State of Alaska
My Commission Expires May 16, 2016

PLAT APPROVAL:
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE K.P.B. 20.10.040
BOROUGH OFFICIAL: *Max J. Gust*
DATE: 8-18-2015



D. Kimbrell 7/8/15
SIGNATURE OF SURVEYOR DATE

Homer DIST 8/27 2015 DATE 1:58 P M TIME

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LOFTY ESTATES SUBDIVISION UNIT 2 2014 ADDITION,
K.P.B. FILE # 2014-170
A SUBDIVISION OF LOT 1, BLOCK 5,
LOFTY ESTATES SUBDIVISION UNIT 2 (HM 76-5),
SECTION 3, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN,
KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT,
containing 2.122 acres.

FINELINE SURVEYS, INC.
P.O. BOX 774
ANCHOR POINT, ALASKA 99556
DMITRI D. KIMBRELL, RLS (907) 360 6362

SCALE: 1"=150' DATE: 6/15/2015

KPB 2025-184V