



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/14/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine three lots into one lot.

KPB File No. 2025-121

Petitioner(s) / Land Owner(s): Cortney Christianson and Edward Christianson of Ben Lomond, CA

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, September 8, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

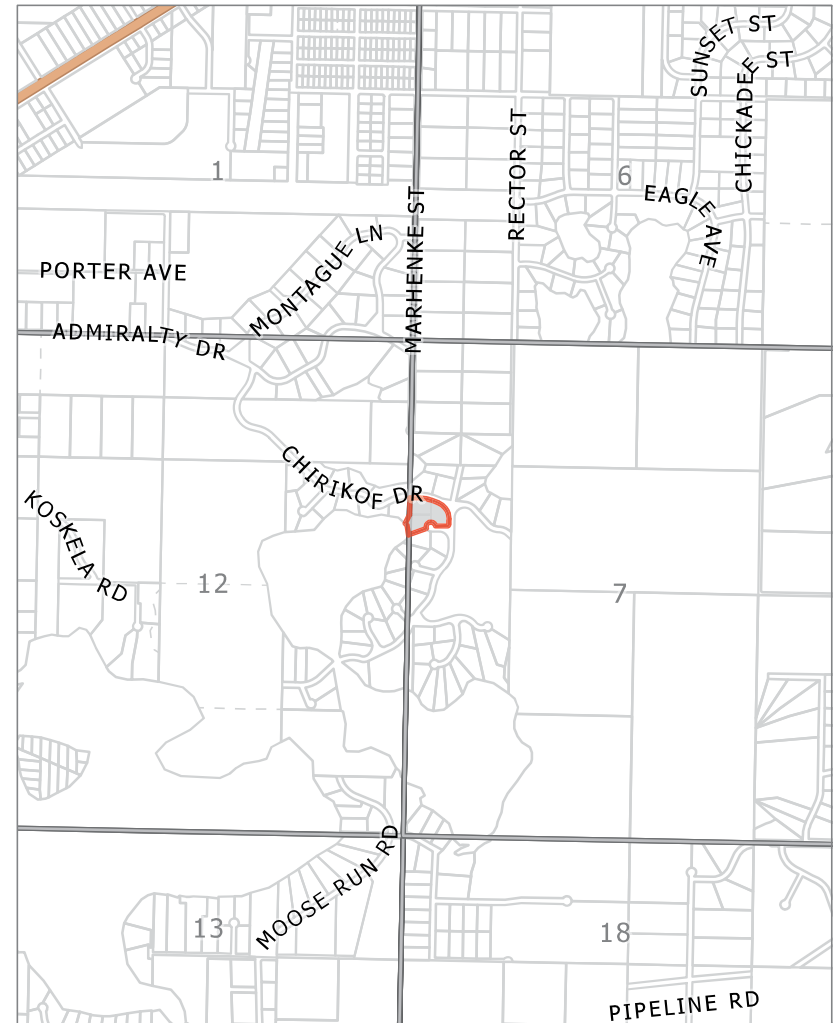
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/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](mailto: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, September 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

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

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

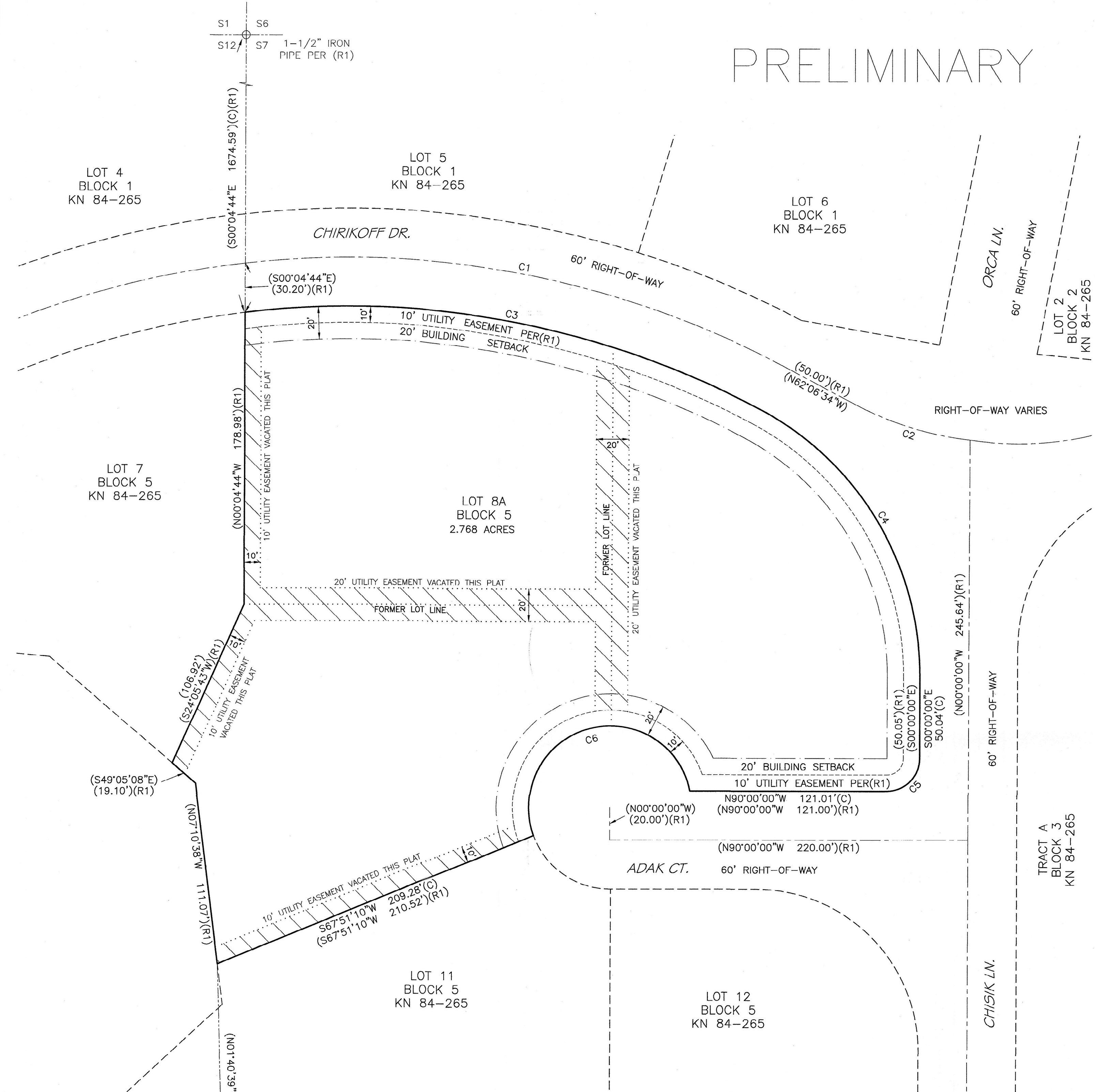
Mailed 8/18/2025



KPB File 2025-121  
T 07N R 11W S07 & T07N R12W S12  
Nikiski

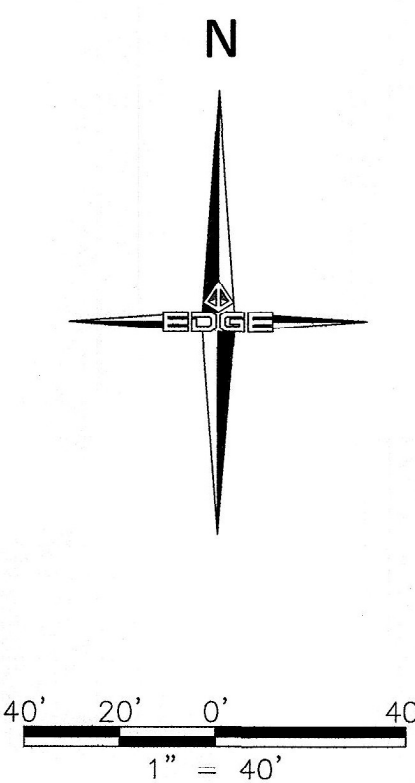


PRELIMINARY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(C1)	569.22'	341.73'			
(C2)	198.01'	74.43'			
(C3)	539.22'	327.17'			
C3(C)	539.22'	330.65'	34°45'52"	N79°29'02"W	322.18'
(C4)	185.82'	198.14'			
C4(C)	185.82'	201.41'	62°06'06"	S31°03'03"E	191.69'
(C5)	20.00'	31.42'	90°00'00"	N45°00'00"E	28.28'
(C6)	50.00'	166.34'			
C6(C)	50.00'	164.71'	188°44'45"	N74°05'25"E	99.71'



NOTES

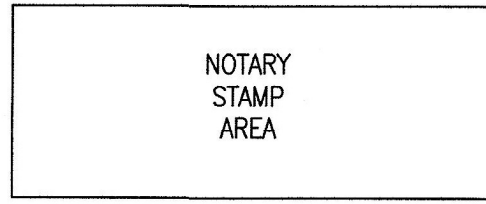
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, PER (R1). NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
- THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED DECEMBER 21, 1984, VOLUME 253, PAGE 175, KR.D.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF ST. PAUL LAKE AND ANY QUESTIONS OF RIGHTS OF ACCESS TO THE LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
- THIS SUBDIVISION IS SUBJECT TO ANY PROHIBITIONS OR LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
- WASTEWATER DISPOSAL THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON NOVEMBER 16, 1981. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY'S ACKNOWLEDGEMENT

FOR: CORTNEY CHRISTIANSON  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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

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

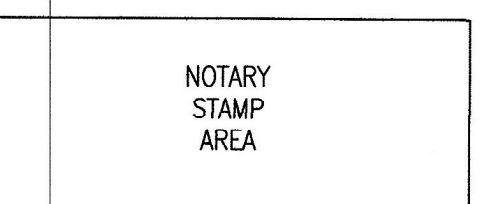


NOTARY'S ACKNOWLEDGEMENT

FOR: EDWARD CHRISTIANSON  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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

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



LEGEND

⊕	RECORD PRIMARY MONUMENT	_____	REPLAT BOUNDARY
( )	RECORD DATA PER (R1)	_____	FORMER LOT/ EASEMENT LINE
(C)	COMPUTED DATA	_____	ADJACENT PROPERTY LINE
▨	UTILITY EASEMENT VACATED THIS PLAT	_____	EASEMENT
		_____	BUILDING SETBACK
		_____	CENTERLINE
		_____	MONUMENT TIE LINE

REFERENCES

(R1) LAKE HILLS PART 3, PLAT 84-265, KENAI RECORDING DISTRICT

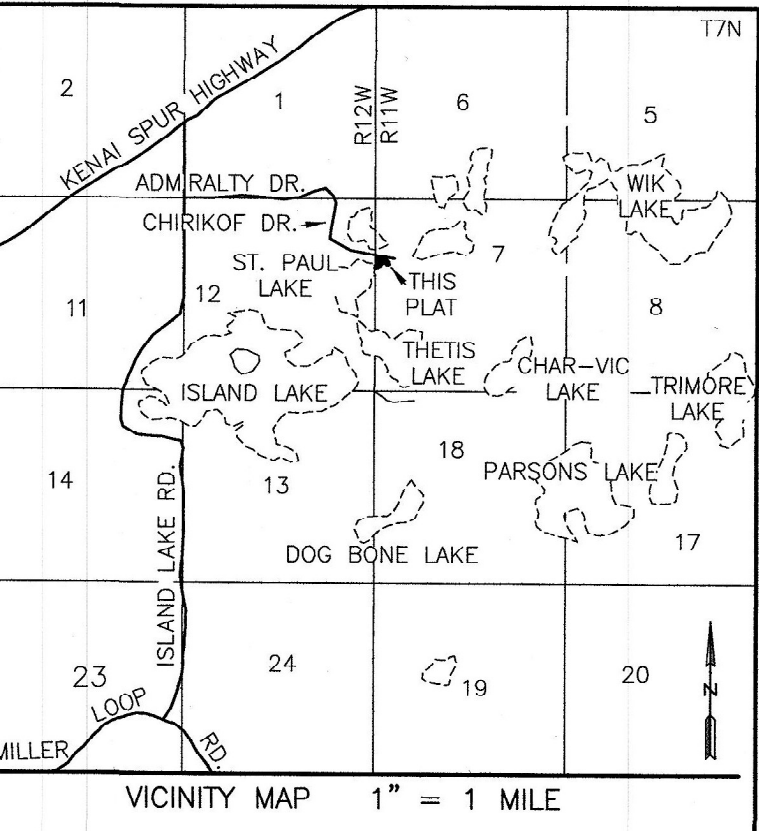
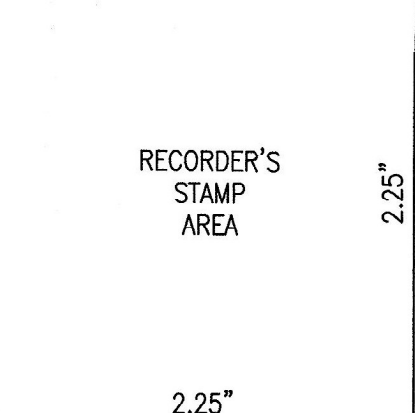
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 8, 2025. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 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.



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.

CORTNEY CHRISTIANSON  
2718 HERMIT RANCH RD.  
BEN LOMOND, CA 95005

EDWARD CHRISTIANSON  
2718 HERMIT RANCH RD.  
BEN LOMOND, CA 950

KPB FILE No. 2025-XXX

LAKEHILLS  
SUBDIVISION  
CHRISTIANSON  
ADDITION

A REPLAT OF  
LOTS 8, 9 AND 10 BLOCK 5  
LAKEHILLS ESTATES PART 3  
PLAT 84-265  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 7 T7N R11W  
AND NE 1/4 SECTION 12 T7N R12W  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
CORTNEY CHRISTIANSON  
AND  
EDWARD CHRISTIANSON  
2718 HERMIT RANCH RD  
BEN LOMOND, CA 95005

CONTAINING 2.768 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7794  
AECL# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 08/05/2025	PROJECT: 25-562
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1

KPB 2025-121