



NOTICE OF PROPOSED UTILITY EASEMENT VACATION

Notice is hereby given that an application to vacate a utility easement in the Sterling area was received on 9/17/2025 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 20-foot wide utility easement near the midpoint of the west lot line and running diagonally to the southern lot line

KPB File No. 2025-047V1

Petitioner(s)/ Land owner(s): Gary L and Susan M Davis of Soldotna, AK.

Purpose as stated in petition: Per HEA the utility easement is no longer being used. This plat will grant a 30 foot wide easement over the existing overhead electric..

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 13, 2025** 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.

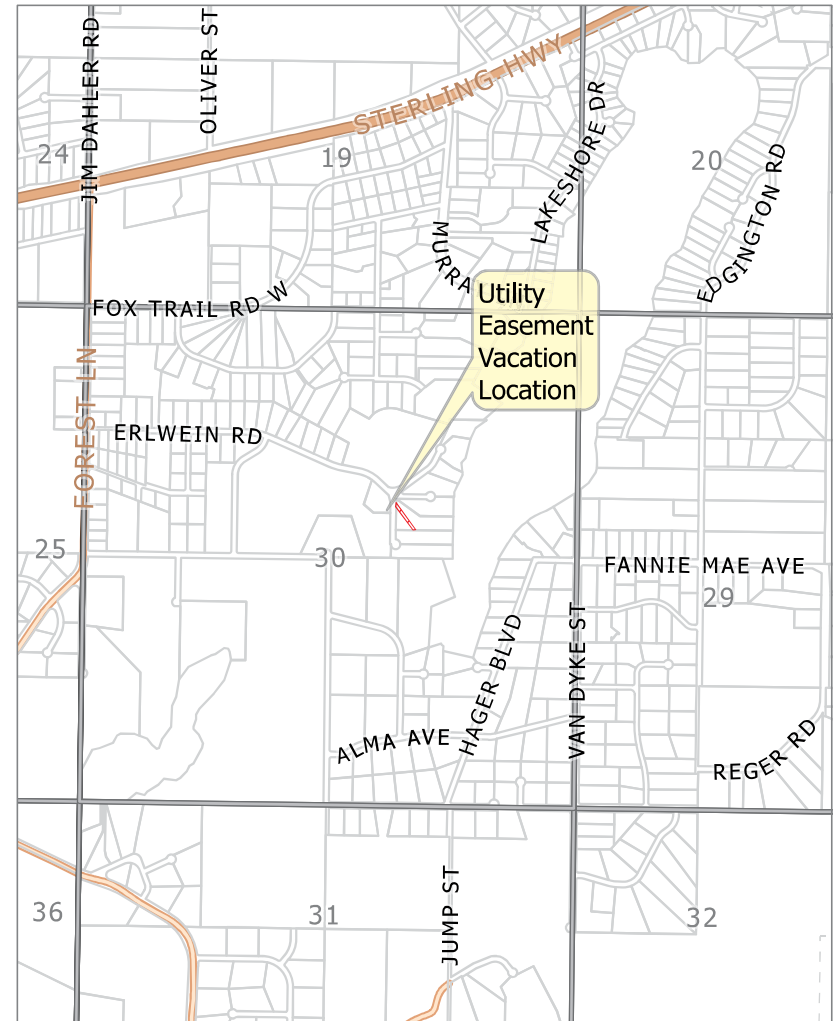
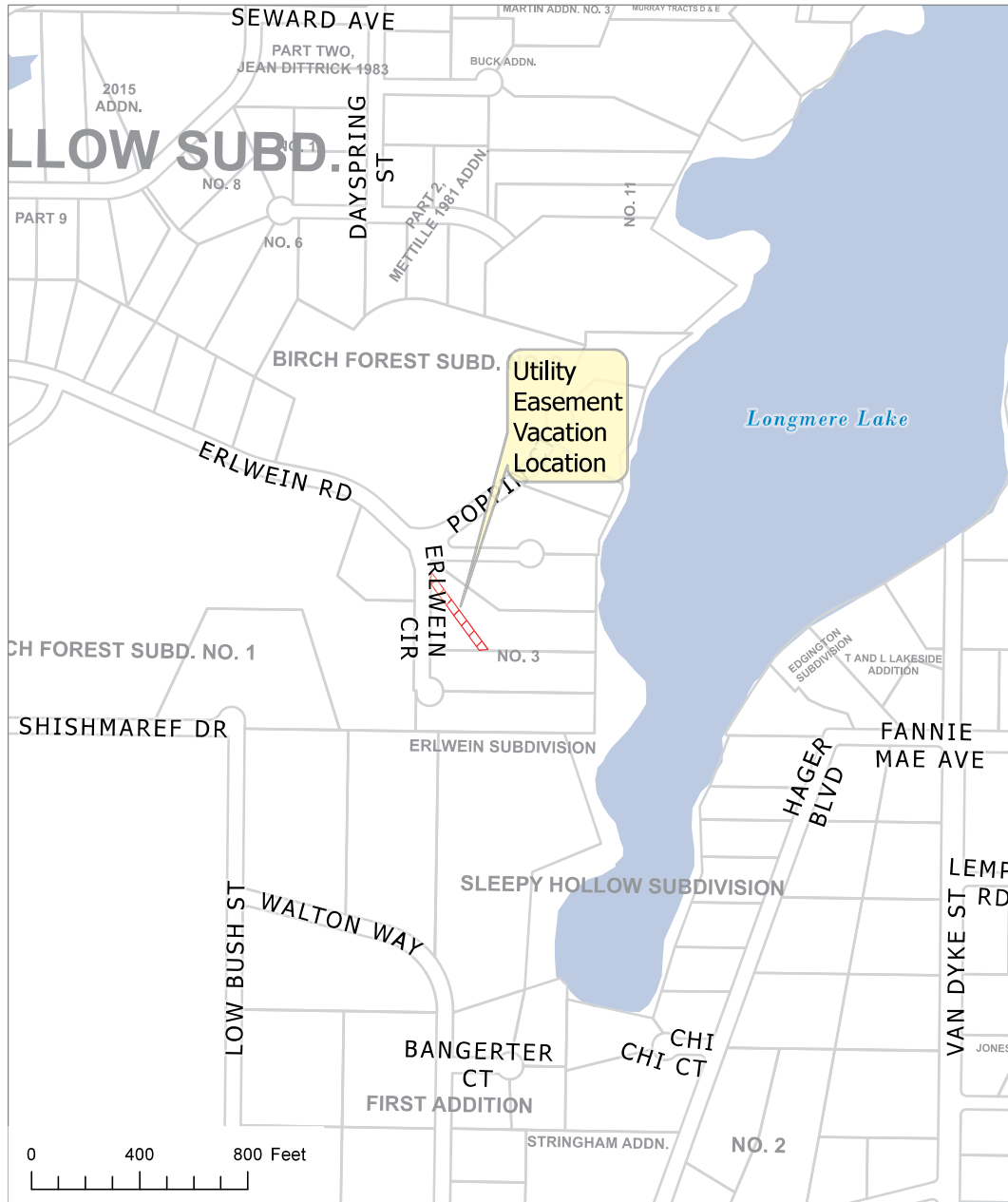
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, October 10, 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 the Kenai Peninsula Borough).

Mailed 9/23/2025



KPB File 2025-047V1
T 05N R 09W S30
Sterling

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 2 KN81-144

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

GARY L. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. DAVIS AND SUSAN M. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	53°02'53"	30.00'	27.77'	14.90'	N 26° 24' 48" E
C2	23°55'57"	30.00'	13.58'	6.93'	S 12° 51' 28" W
C3	27°06'39"	30.00'	14.20'	7.32'	S 39° 22' 44" W

WASTEWATER DISPOSAL

THIS PLAN INCREASES LOT SIZES BY 1,000 SQUARE FEET OR MORE OF AREA SUITABLE FOR CONVENTIONAL DEVELOPMENT. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

108°57'30"W (130.13°)
CW 1/16 N89°57'53"W
1320.20'
FOUND 2-1/2" ALUMINUM SEC. 30 7328-5 2019
C 1/4
FOUND 2-1/2" BRASS CAP SEC. 30 237-5 1968

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1 BLOCK TWO KN2019-80

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

GARY L. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. MULLER AND LELA K. MULLER
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

RECORD PLAT REFERENCE

- () ERLWEIN SUBDIVISION NO. 3 (KN81-144)
- () BIRCH FOREST NO. 2 KN2019-80
- () BIRCH FOREST NO. 3 PHASE 1 KN2024-78

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" w/ ORANGE PLASTIC CAP IS-13022
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-211269
- DEPRESSION
- R/W/UTILITY EASEMENT VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 28, 2025.

AUTHORIZED OFFICIAL _____



GRAPHIC SCALE
1 inch = 40 ft.

NOTES

- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FOR LONGMERE LAKE FORM THE TRUE BOUNDS OF THE SUBDIVISION. 2025 MEANDER LINE IS SHOWN FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- BUILDING SET BACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT EXCEPT WHERE SHOWN OTHERWISE.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF ERLWEIN RD. 50' R/W AND THE ASSOCIATED UTILITY EASEMENT AT THE MEETING OF APRIL 28, 2025.
- EXCEPTIONS TO KPB 20.30.180(A) LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF APRIL 28, 2025.
- ACCEPTANCE OF THIS PLAT DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
- 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 23.06 OF THE KENAI PENINSULA BOROUGH CODE.
- FEMA MAP PANEL: 22122C-00519
- FLOOD ZONE: X (NOT DEPICTED)
- THE PARCELS WITHIN THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION JULY 10, 1961, RECORDED IN BOOK 7 PAGE 10, KRD, LOCATION NOT DEFINED.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1961, RECORDED IN BOOK 7 PAGE 16, KRD, LOCATION NOT DEFINED.
 - A PRIVATE INGRESS AND EGRESS EASEMENT RECORDED JUNE 17, 1971 IN BOOK 62 PAGE 294 AND SEPTEMBER 16, 1971 IN BOOK 63 PAGE 242, KRD.
 - A RIGHT OF WAY ACCESS EASEMENT RELATED TO GRAVEL EXTRACTION GRANTED TO THE DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS RECORDED APRIL 20, 1962, KRD.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1 KN81-144

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

NOTARY'S ACKNOWLEDGEMENT

FOR: BRIAN L. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #

Rec. Dist. _____
Date _____
Time _____



ERLWEIN SUBDIVISION NO. 4 BIRCH FOREST ADDITION
REPLAT OF LOTS 1 & 2 ERLWEIN SUBDIVISION NO. 3 (KN81-144) & LOT 1 BLOCK TWO BIRCH FOREST NO. 2 (KN2019-80) & RIGHT OF WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS OF ERLWEIN ROAD.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507
GARY L. MULLER & LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

GARY L. DAVIS & SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669
7.605 AC. NW/4 SITUATED IN THE NE1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99669
VOICE: (907) 263-4218
FAX: (907) 263-4205
WWW.MCLANES2G.COM

KPB File No. 2025-047

Project No. 242025

Scale: 1" = 40' Date: APR. 2025 BOOK: 24-10 Drawn by: ABH

KPB 2025-047V1