



## **NOTICE OF PROPOSED UTILITY EASEMENT VACATION**

Notice is hereby given that an application to vacate a utility easement in the Ninilchik area was received on 2/18/2026 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: Vacates a 10' wide utility easement along the southern border of Lot 1, Kinrod Addition HM 81-18

KPB File No. 2025-131V

Petitioner(s)/ Land owner(s): Steven Tilbury of Ninilchik, AK.

Purpose as stated in petition: The proposed replat would vacate the lot line that this easement follows. If the proposed plat is approved, this easement would cut through the middle of the property, limiting use and development. The owners would like to be able to freely use their entire lot. Alternate utility easements are in place along the sides of the property.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, March 16, 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>.

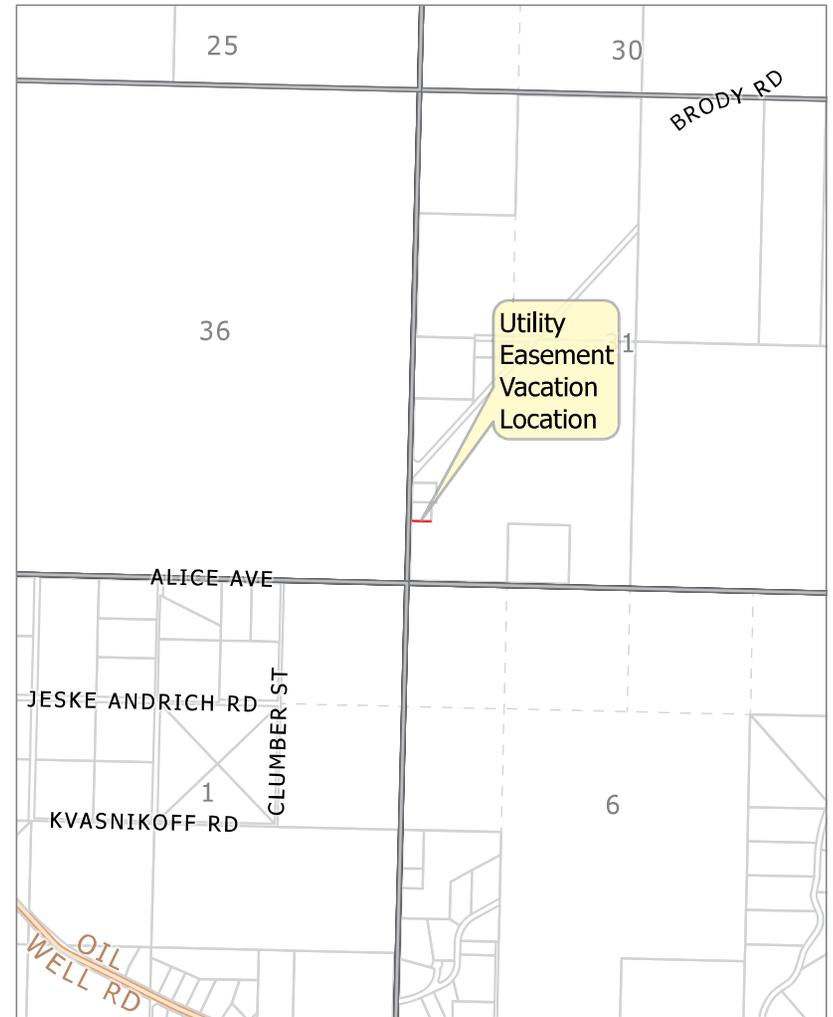
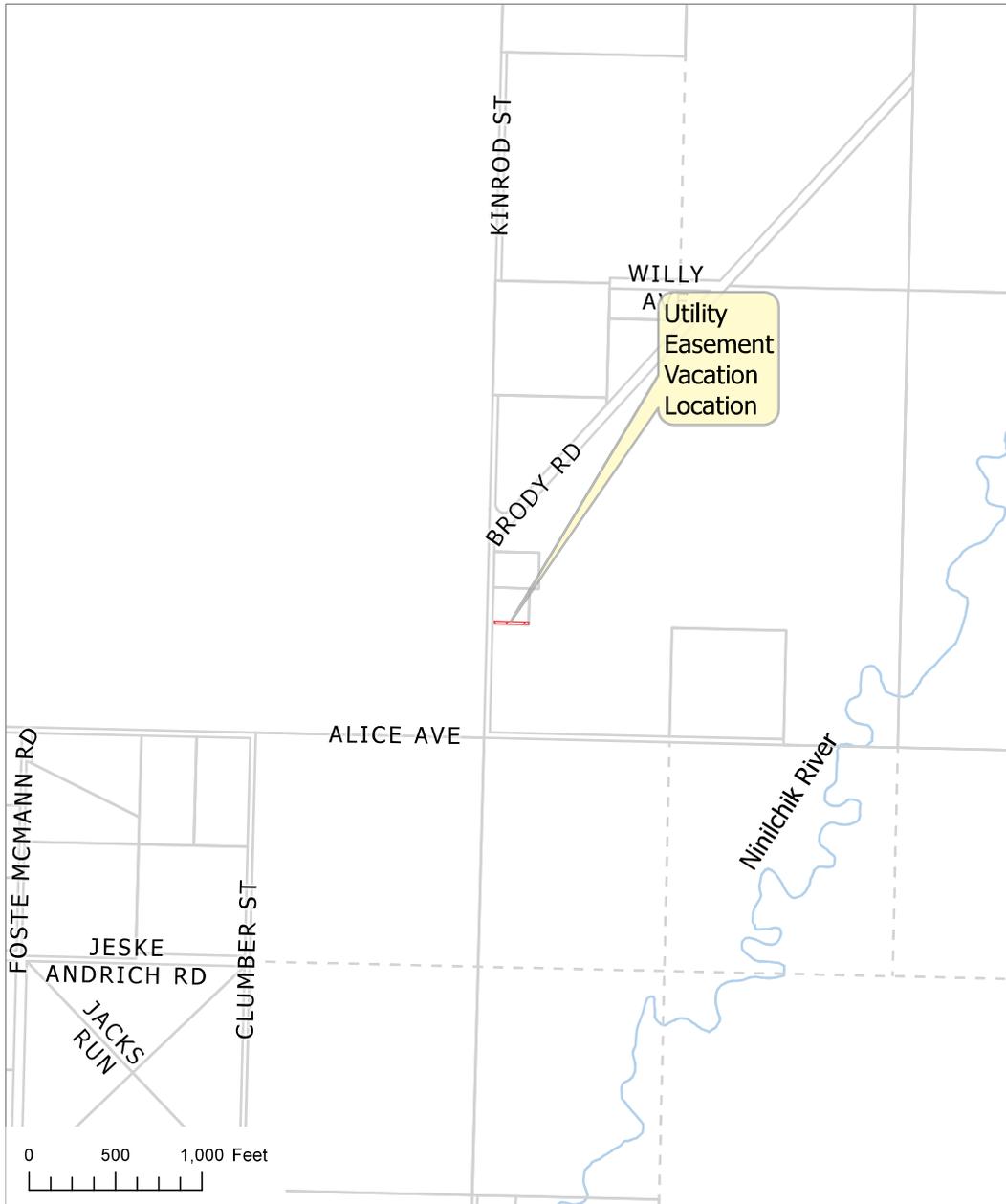
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [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, March 13, 2026**. The deadline to submit written

comments or documents does not impact the ability to provide verbal testimony at the public hearing.

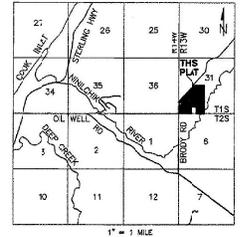
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 2/24/2026



KPB File 2025-131V  
T01S R13W SEC31  
Ninilchik



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE, THE UNDERSIGNED, 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.

PATRICIA E. TILBURY, OWNER TRACT B2  
P.O. BOX 30081  
NINILCHIK, AK 99639

STEVEN A. TILBURY, AKA STEVEN TILBURY OWNER TRACT B2 & LOT 1  
P.O. BOX 30081  
NINILCHIK, AK 99639

**NOTARY ACKNOWLEDGMENT**

FOR: PATRICIA E. TILBURY  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

FOR: STEVEN A. TILBURY, AKA STEVEN TILBURY  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF SEPTEMBER 22, 2025.

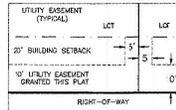
BOROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

KPB FILE NUMBER: 2025-131

PENNSULA SURVEYING, LLC 10335 KATINA SOLIVKHOV, NINILCHIK, AK 99638 (907)306-7055	
PLAT OF <b>KINROD 2025 REPLAT</b>	
A SUBDIVISION OF TRACT B2, KINROD 2018 REPLAT, HM2018-28 & LOT 1, KINROD ADDITION, HM81-19	
LOCATED WITHIN SW1/4 SEC. 31, T1S, R1W, S4M, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, ALASKA, CONTAINING 107.970 ACRES	
OWNERS: PATRICIA E. TILBURY P.O. BOX 30081 NINILCHIK, AK 99639	STEVEN A. TILBURY, AKA STEVEN TILBURY P.O. BOX 30081 NINILCHIK, AK 99639
SCALE: 1" = 200' DRAWN: BLT	DATE: FEBRUARY 2, 2026 CHECKER: JLS SHEET: 1 OF 1



**WASTEWATER DISPOSAL**  
 TRACT B1-A: 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.



**NOTES**

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES 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. HOMER ELECTRIC ASSOCIATION HAS A GENERAL EASEMENT, RECORDED JANUARY 25, 1974 IN BOOK 74 PAGE 99, HRD.
5. SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF NINILCHIK RIVER AND ANY CUSTOMERS 30' RIGHT OF ACCESS TO NINILCHIK RIVER IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE NINILCHIK RIVER.
6. ANY PERSON DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. THE KPB PLAT COMMITTEE GRANTED AN EXCEPTION TO KPB 20.30.050, PROPOSED STREET LAYOUT REQUIREMENTS AND AN EXCEPTION TO KPB 20.30.120, BLOCK LENGTH AT THE MEETING OF JANUARY 22, 2018, ON SEPTEMBER 22, 2025 THE PLANNING COMMISSION CONCURRED TO CARRY FORWARD THESE EXCEPTIONS TO THIS PLAT.
8. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
9. SUBJECT TO A RIGHT-OF-WAY EASEMENT, RECORDED SEPTEMBER 24 1973 IN BOOK 72 PAGE 11, HRD, THIS 60 FOOT WIDE EASEMENT IS CENTERED ON THE HISTORIC SEISMIC LINE WHICH IS NOW INDICATED AS THE DIAGONAL PORTION OF ERODY ROAD.
10. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.

**LEGEND**

- ⊕ FOUND US20L BRASS CAP MONUMENT, 1913
- ⊙ FOUND 2.5" ALUMINUM MONUMENT BY 7328-S, 2003
- ⊙ FOUND 2 1/2" AL-CAP @ 14488-S, 2016
- FOUND 1/2" REBAR
- ⊕ FOUND 2 1/2" AL-CAP @ 13022-S, 2021
- ⊕ SET RPO ON 5/8" X 3/8" REBAR BY L514488
- (R1) RECORD DATA PER HM2018-29
- (R2) RECORD DATA PER HM2021-23
- (R3) RECORD DATA PER HM99-8

**KPB 2025-131V**