



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/4/2025 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 plat will subdivide one lot into two lots.

KPB File No. 2025-051

Petitioner(s) / Land Owner(s): State of Alaska DNR of Anchorage, AK

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, April 28, 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.

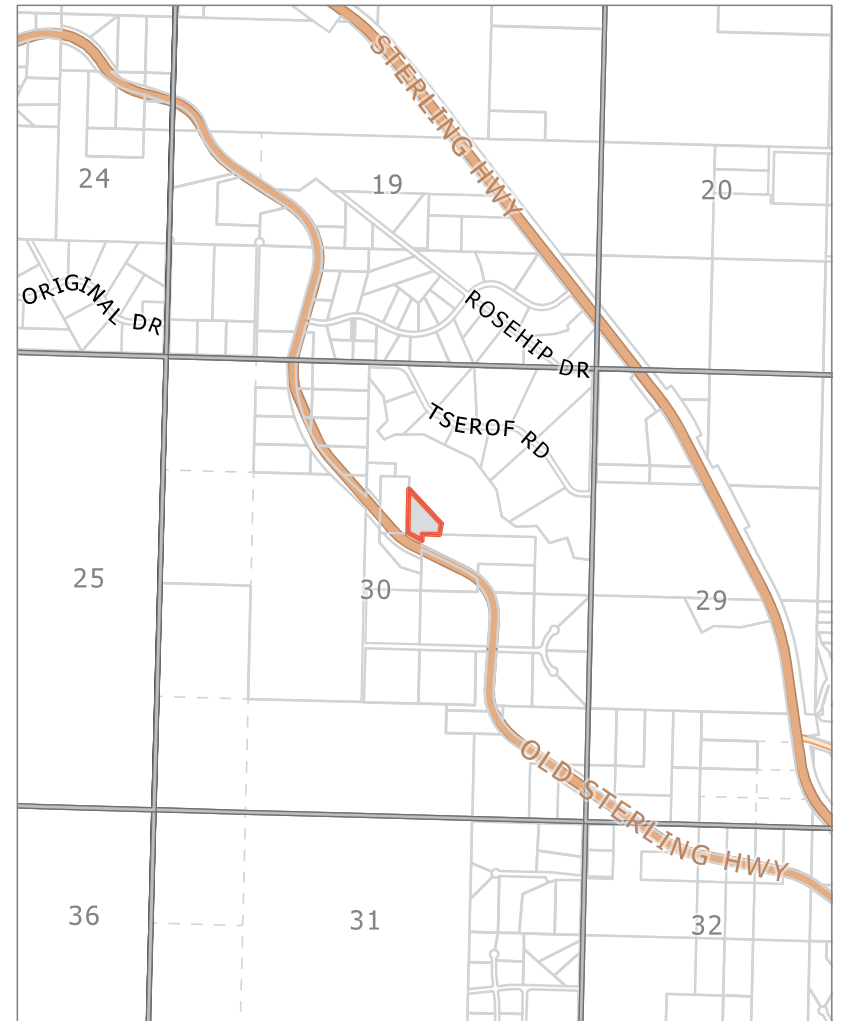
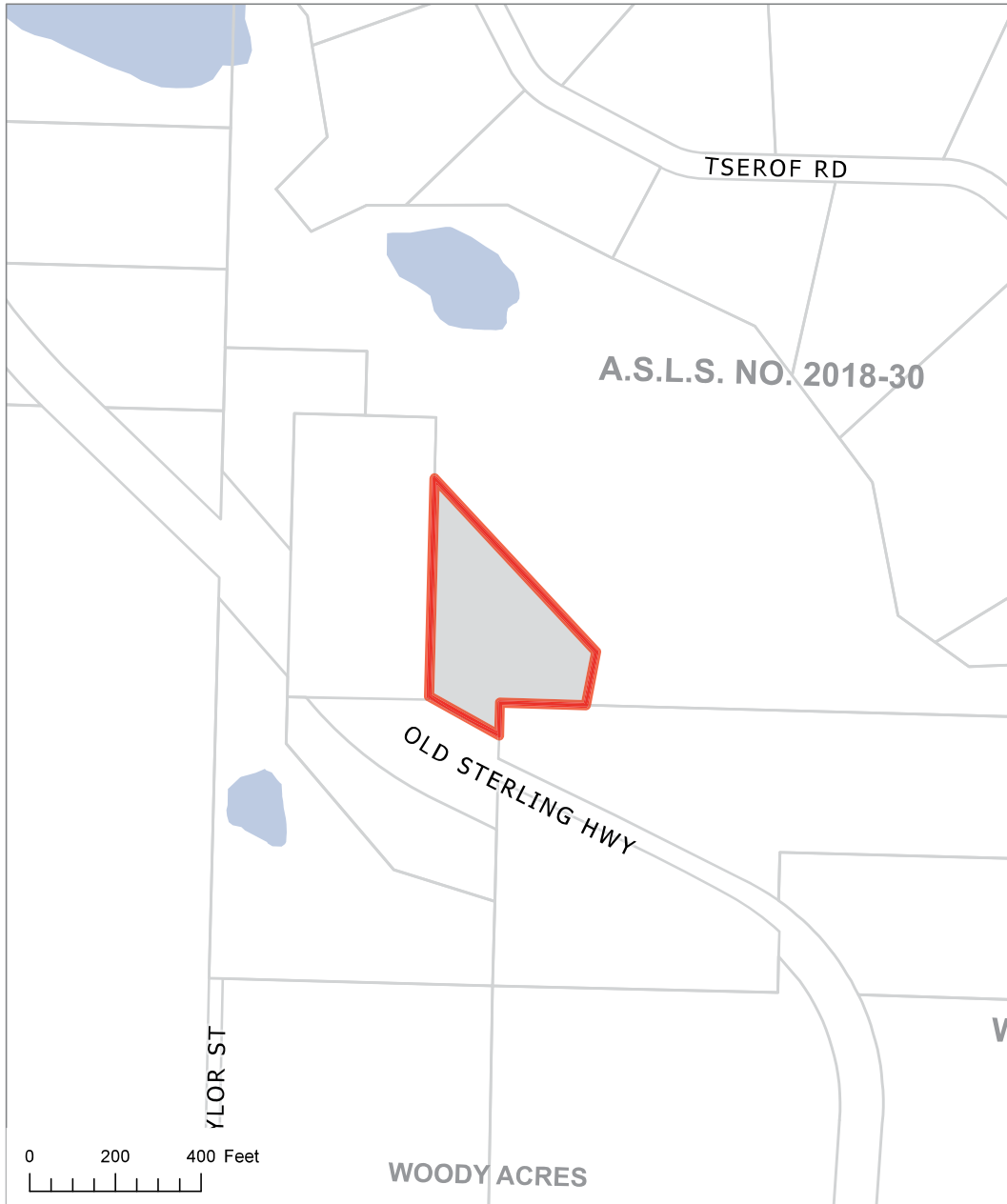
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, 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, April 25, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

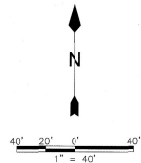
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 4/10/2025



KPB File 2025-051
T 5S R 14W Sec 30
Anchor Point



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 ENTIRE 20' BUILDING SETBACK IS A PUBLIC UTILITY EASEMENT PER HM2021-35.
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. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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.
6. SUBJECT TO A RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 13, 1959; PUBLIC LAND ORDER NO. 163, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
7. THE OUTER MOST 50-FEET ON BOTH SIDES OF THE 30'-FOOT WIDE OLD STERLING HIGHWAY RIGHT-OF-WAY WITHIN ASLS 2018-30 WAS VACATED BY DOTARY COMMISSIONER'S DEED OF VACATION RECORDED IN THE HOMER RECORDING DISTRICT AS DOCUMENT HM2021-002322-0 AS NOTED ON HM2021-35.
8. FLOOD HAZARD: FEMA FIRM PANEL 20012-4330A IS NOT PRINTED. THE ADJACENT FIRM PANEL 20012-4325A SHOWS A FLOOD ZONE D FOR THIS AREA WHICH IS AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARD.
9. BOUNDARY DATA IS PER HM2021-35 (R1).
10. KPB GIS DATA SHOWS THERE IS NO STEEP SLOPES OR ANADROMOUS WATERS.

LEGEND

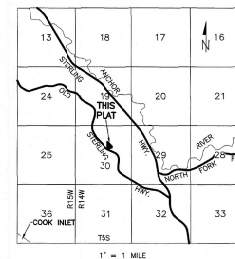
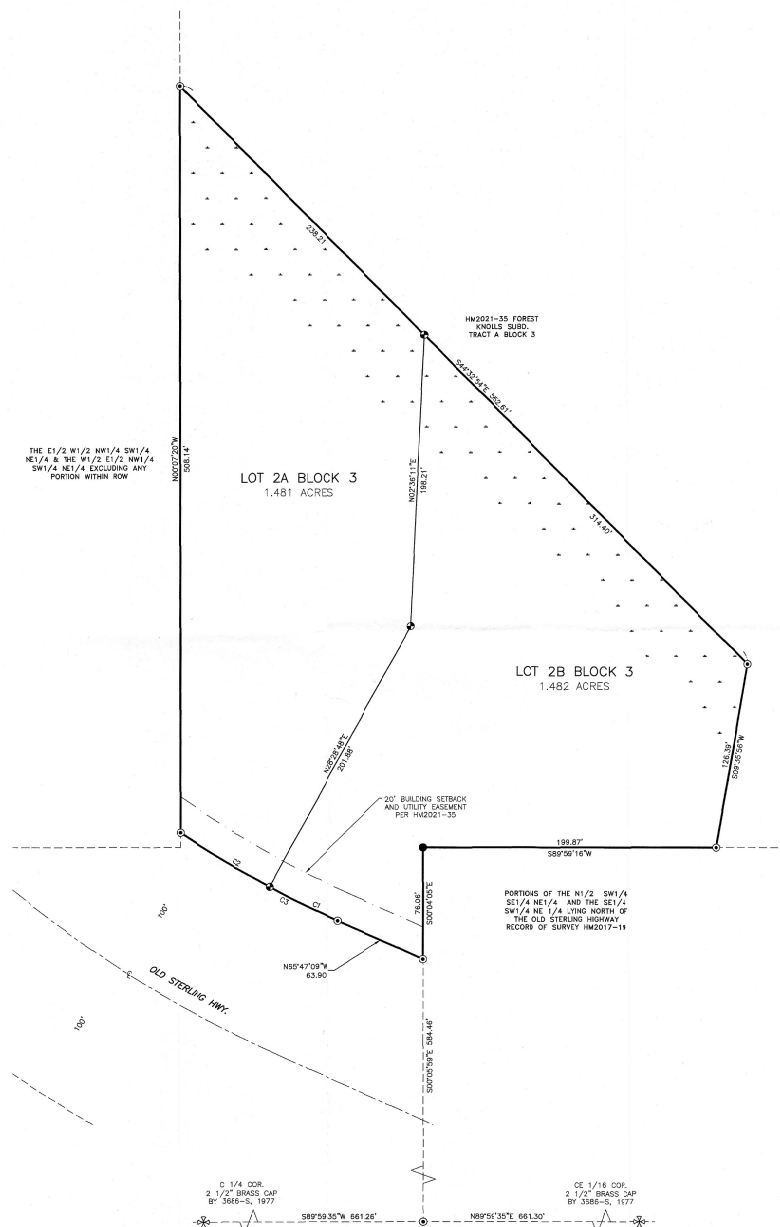
- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD PLASTIC CAP BY LS8859
- RECORD 2 1/2" AL-CAP BY 7558-S, 2219
- TO SET RPC ON 5/8" X 30" REBAR BY LS14488
- (R1) RECORD DATA PER HM2021-35

* KETTLE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.12'	700.00'	004°15'57"	52.10'	N63°39'11"W
C2	71.20'	700.00'	005°49'41"	71.17'	N58°36'22"W
C3	123.32'	700.00'	010°05'38"	123.16'	N60°44'20"W

WASTEWATER DISPOSAL

THE PARCEL SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON SEPTEMBER 21, 2021. WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THE STATE OF ALASKA, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF THE STATE OF ALASKA, 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.

SIGNATORY
STATE OF ALASKA
550 W. 7TH AVE., STE 650
ANCHORAGE, AK 99501

NOTARY ACKNOWLEDGMENT

FOR SIGNATORY
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 MM/DD/YYYY.

BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC
10535 CATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

PLAT OF FOREST KNOLLS SUBDIVISION 2025 ADDITION

A SUBDIVISION OF
LOT 2, BLOCK 3, ALASKA STATE LAND SURVEY NO. 2018-30
FOREST KNOLLS SUBDIVISION, HM2021-35
LOCATED WITHIN
THE NE1/4 SEC. 20, T55, R14W, S.M.,
HOMER RECORDING DISTRICT, KENAI
PENINSULA BOROUGH, ALASKA
CONTAINING 2.963 ACRES

OWNERS: STATE OF ALASKA
550 W. 7TH AVE., STE 650
ANCHORAGE, AK 99501

SCALE: 1" = 40' DATE: APRIL 1, 2025
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



KPB 2025-051