



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/16/2025 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: Thi subdivision will reconfigure lot lines between two parcels.

KPB File No. 2025-056

Petitioner(s) / Land Owner(s): Susan M Malone and Casper Von of Homer, 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, May 12, 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.

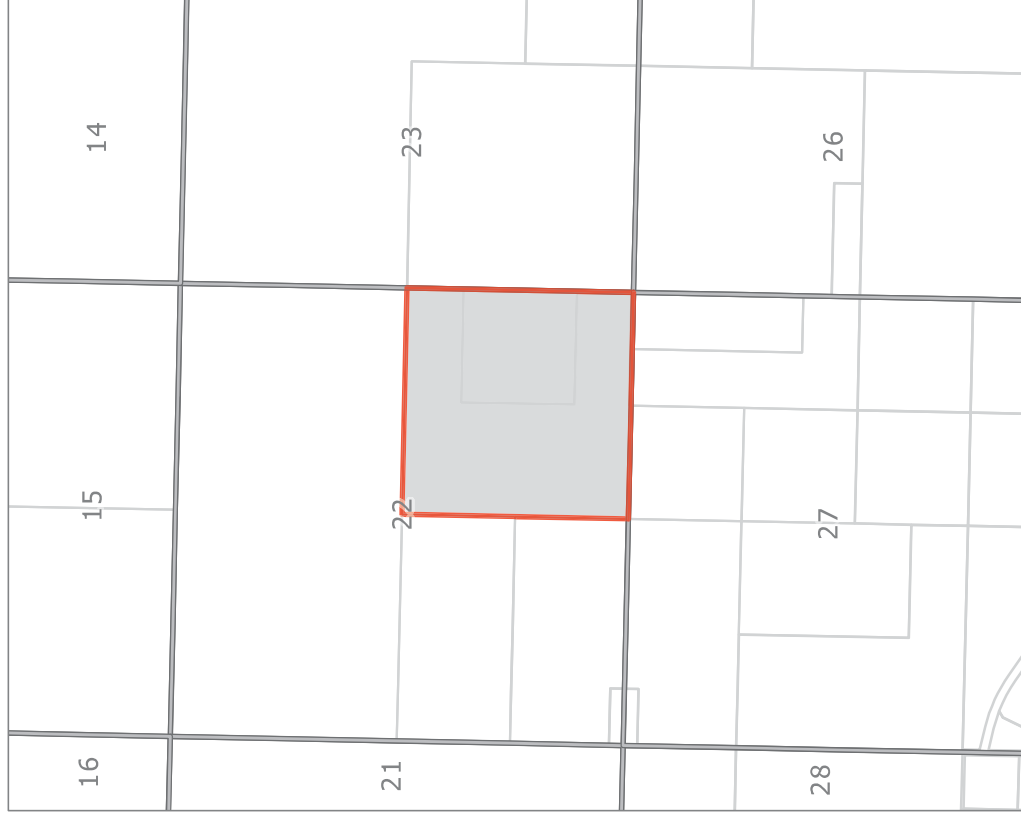
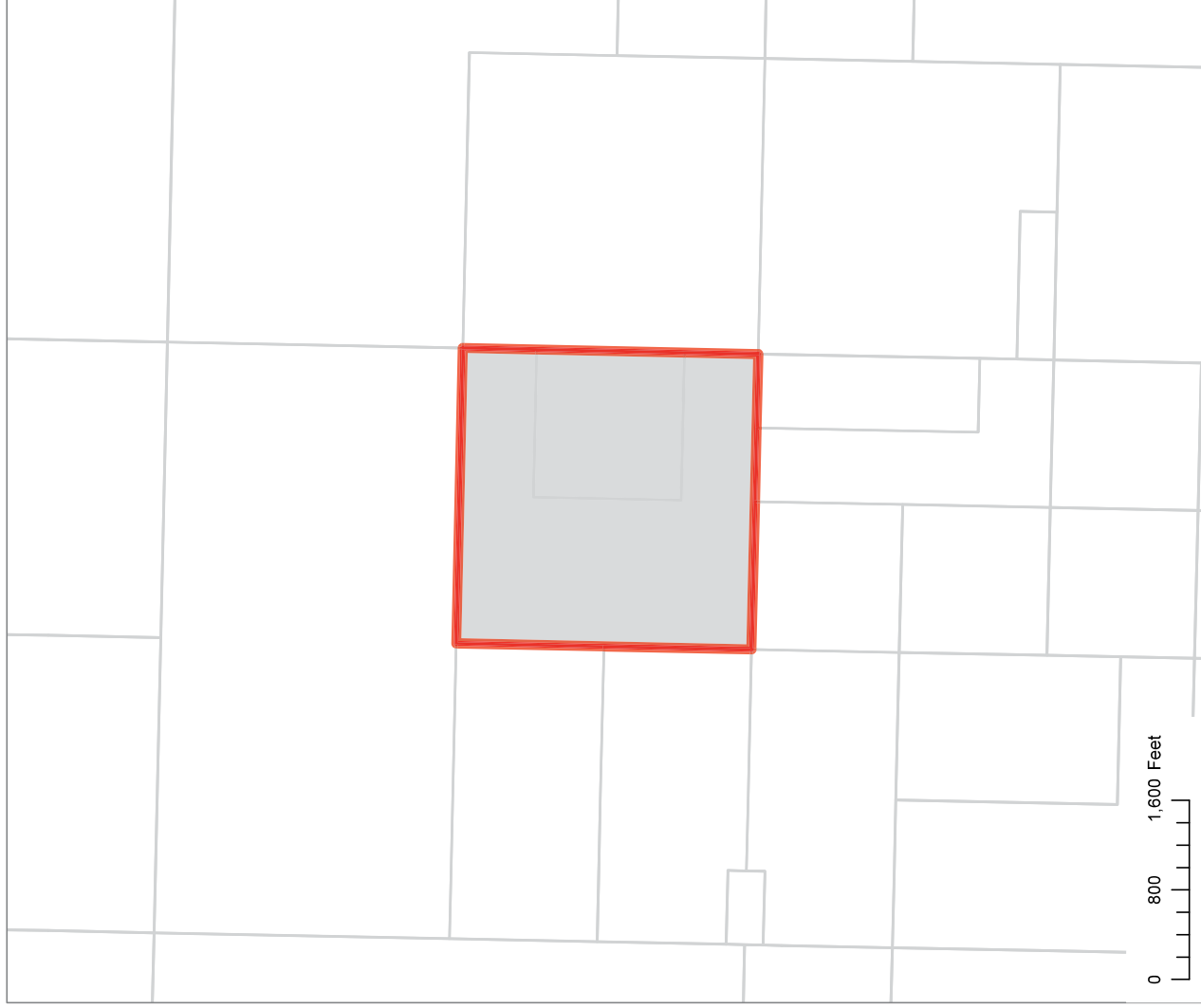
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, May 9, 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 4/21/2025



KPB File 2025-056
T 5S R 13W Sec22
Diamond Ridge

PRELIMINARY
PLAT

KPB 2025-056

1. The Bales of Garbage for this survey was determined by high resolution GIS/Survey using Trimble 500 survey grade receivers, differential corrected and processed using Spectra Geospatial Survey Plus 6.0.1.17.
2. Subject to a restriction of section 35(1) of the Access to Information Act, the information is provided by 43 USC 932 and is restricted by 7121 CLA 1933.
3. Subject to restrictions and exceptions as contained in Native Agreement received September 9, 1977, Book 94, Page 206, Second Amendment received November 19, 1980, Book 94, Page 206, Native Agreement received November 19, 1980, Book 94, Page 206 - Homer Recording District.
4. Wastewater Disposal: Lots which are at least 2000 square feet in size may not be suitable for onsite wastewater treatment and disposal. The lots are subject to the requirements of the Alaska Department of Environmental Conservation.
5. Any person developing the property is responsible for obtaining required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.

Acceptance of this plat by the Kona Peninsula Board does not

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.



- Found GLO 3 1/2" Brass Cap on Iron Pipe, 1918
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per GLO Subdivision of Township 5 South, Range 13 West, Seward Meridian, Approved May 12, 1919 and Accepted June 21, 1919.

Section 110a, Element

Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer
(Five Foot Contours)

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CERTIFICATE OF OWNERSHIP AND DEDICATION

Susan M. Malone
P.O. Box 2415
 Homer, AK 99603

Casper Von
P.O. Box 2415
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this _____ day of _____, 2025.

Notary Public for Alaska

For:

acknowledged before me this day of 2025

Secretary Public for Alaska

my continuing expense.

PLAT APPROVAL
This plat was approved by the Kenal Peninsula Borough Planning Commission at the meeting of April 22, 2025

Kenai Peninsula Borough Authorized Official



LOOKOUT VALLEY SUBDIVISION

A SUBDIVISION OF THE SE1/4 OF
SECTION 22, TOWNSHIP 5 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN

LOCATED WITHIN

THE SET 1/4 OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CON

CLIENT

MULLIKIN SURVEYS LLC
CHRISTOPHER MULLIKIN, PLS
P.O. BOX 1023

SUSAN M. MALONE AND CASPER VON
P.O. BOX 2415
HOMER, AK 99603

<p>PROPERTY NOT BEING SURVEYED</p>	<p>SURVEY DATE: 4/22/2025</p>	<p>SCALE: 1" = 40'</p>
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PLAT DATE: 4/7/2025	BOOK No.: NA
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CHECKED BY: CLM	FILE: KHLT SUBDIVISION.dwg
DRAWN BY: MRS	KDR EITC No. 2025-444