



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/29/2025 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 subdivide one lot into two lots.

KPB File No. 2025-130

Petitioner(s) / Land Owner(s): Mark H. and Danielina M. Conway of Soldotna, 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, September 22, 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.

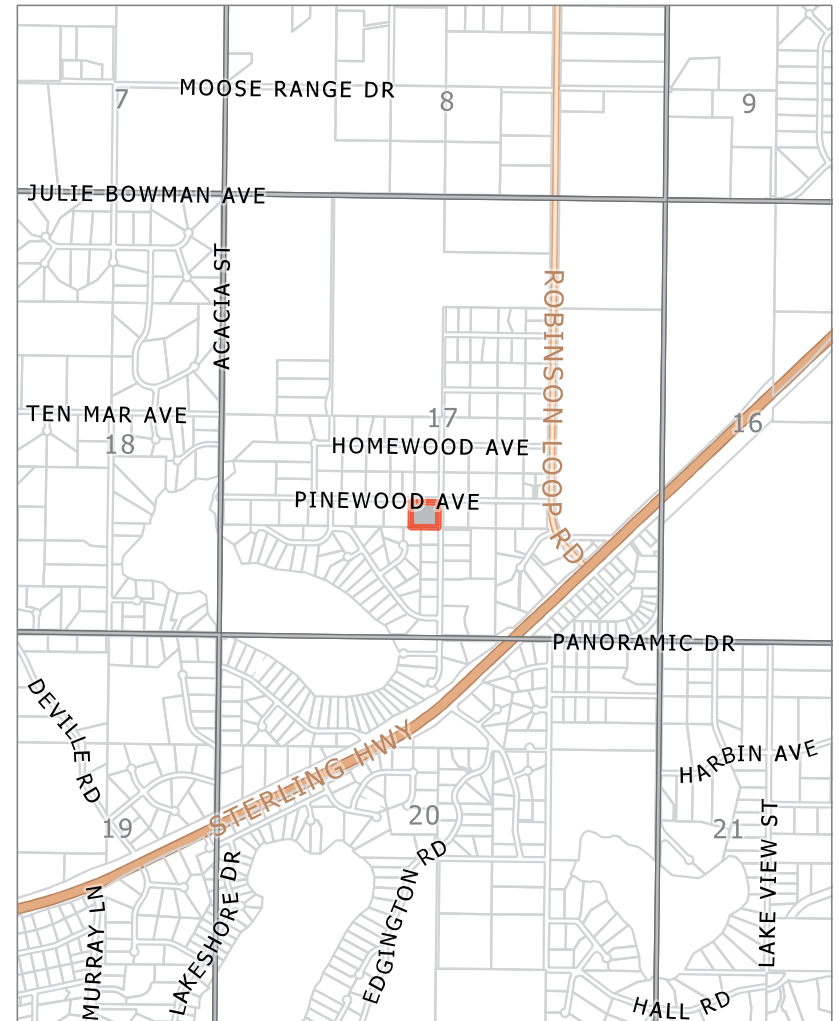
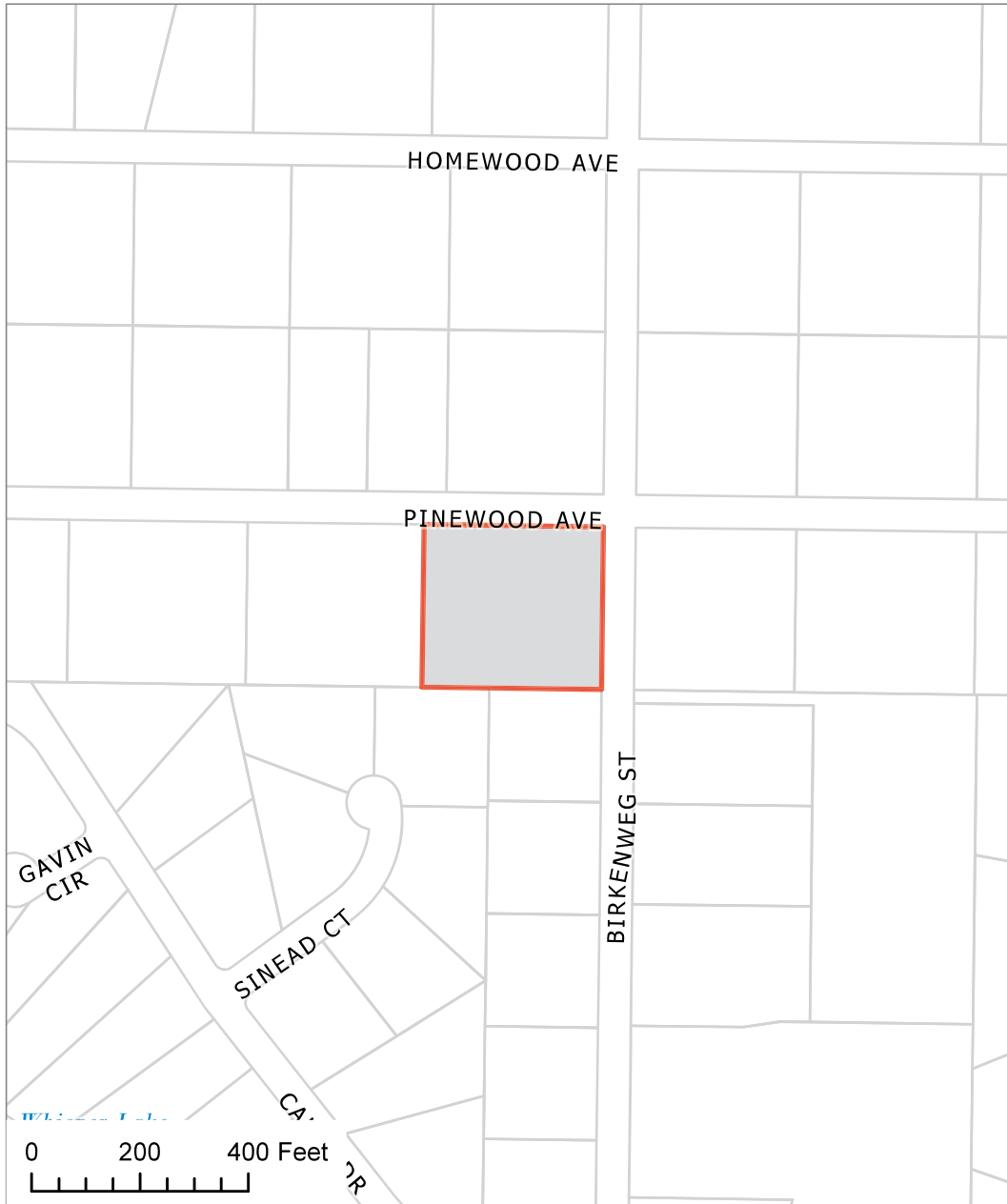
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, September 19, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

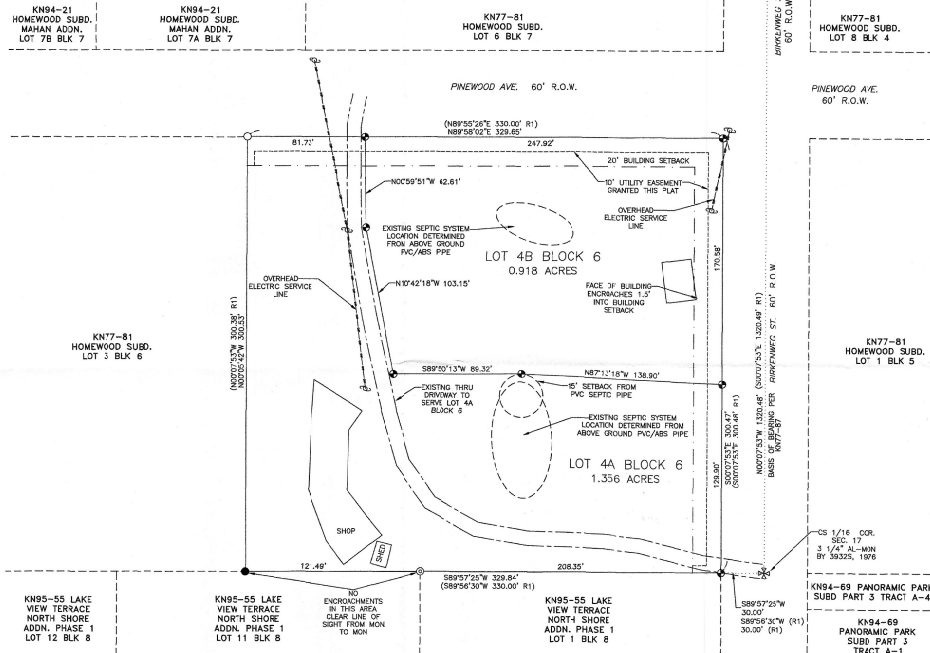
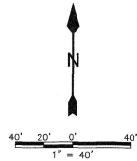
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 9/4/2025



KPB File 2025-130
T 05N R 09W SEC 17
Sterling



NOTES

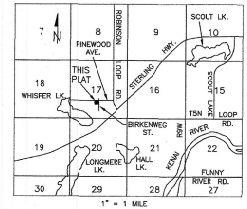
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMEY ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 17, 1957, PER BOOK 31, PAGE 170, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS PER BOOK 115, PAGE 636, RECORDED OCTOBER 17, 1977, HOMER RECORDING DISTRICT.
6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.
7. FLOOD HAZARD NOTICE: FEMA FIRM PANEL 02122-055A, EFFECTIVE 5/19/198 HAS NOT BEEN PRINTED ACCORDING TO FEMA'S NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER. NO INFORMATION IS AVAILABLE REGARDING THE FLOOD HAZARD FOR THIS PARCEL.
8. KPB QS INDICATES THERE ARE NO STEEP SLOPES, NO WETLANDS AND NO ANAEROBIC WATERS.

LEGEND

- ✱ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ⊙ FOUND 1.5" AL-CAP BY L55152, 1995
- ◆ TO SET RPC ON 5/8" X 36" REBAR BY L514488
- (R1) RECORD DATA PER KN77-81
- ⚡ POWER POLE

WASTEWATER DISPOSAL

TB2



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DANIELA M. CONWAY
P.O. BOX 2441
SOLDOTNA, AK 99669

MARK H. CONWAY
P.O. BOX 2441
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: DANIELA M. CONWAY
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: MARK H. CONWAY
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-XXXX

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)356-7063

PLAT OF HOMWOOD SUBDIVISION 2025 REPLAT

A SUBDIVISION OF
LOT 4 BLOCK 6
HOMWOOD SUBDIVISION, KN77-81
LOCATED WITHIN
NE1/4 SW1/4, SEC. 17, T5N, R9W, S.M.
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA,
CONTAINING 2.275 ACRES

OWNERS: DANIELA M. CONWAY
P.O. BOX 2441
SOLDOTNA, AK 99669

MARK H. CONWAY
P.O. BOX 2441
SOLDOTNA, AK 99669

SCALE: 1" = 40' DATE: AUGUST 28, 2025

DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



KPB 2025-130