



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/18/2026 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 four parcels into four parcels.

KPB File No. 2025-178R1

Petitioner(s) / Land Owner(s): City of Seward, Travis E Maurer & Robert W Williams of Seward, 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, July 20, 2026**, 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.

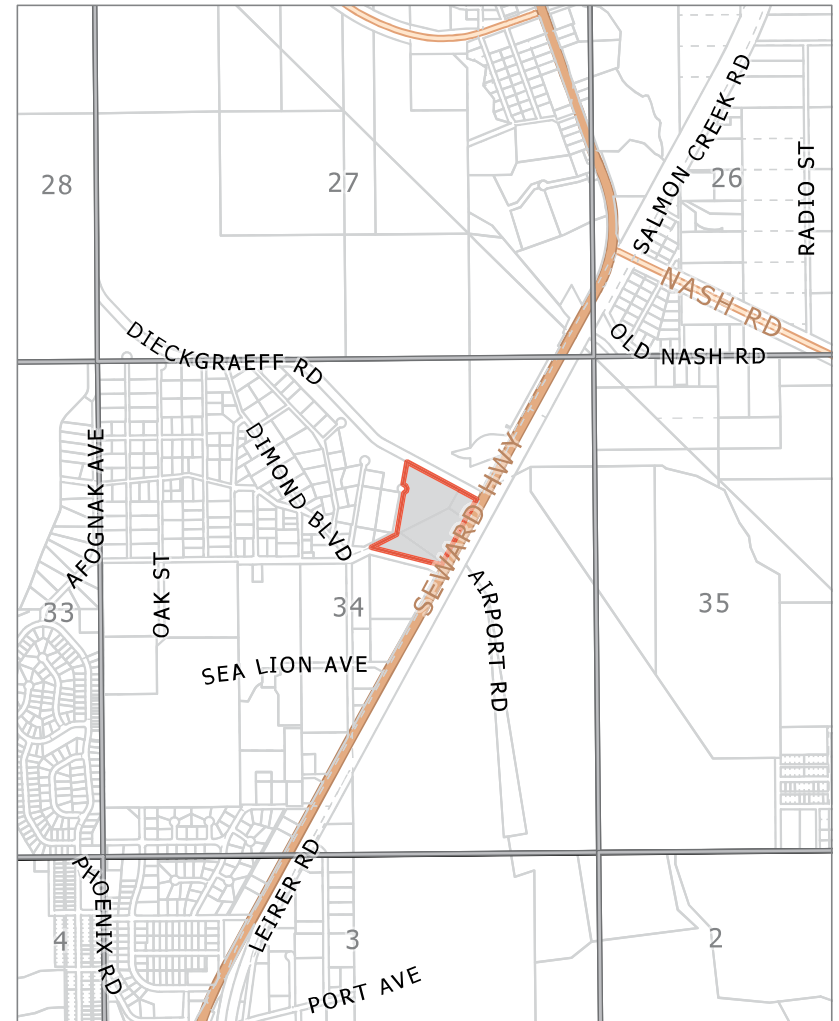
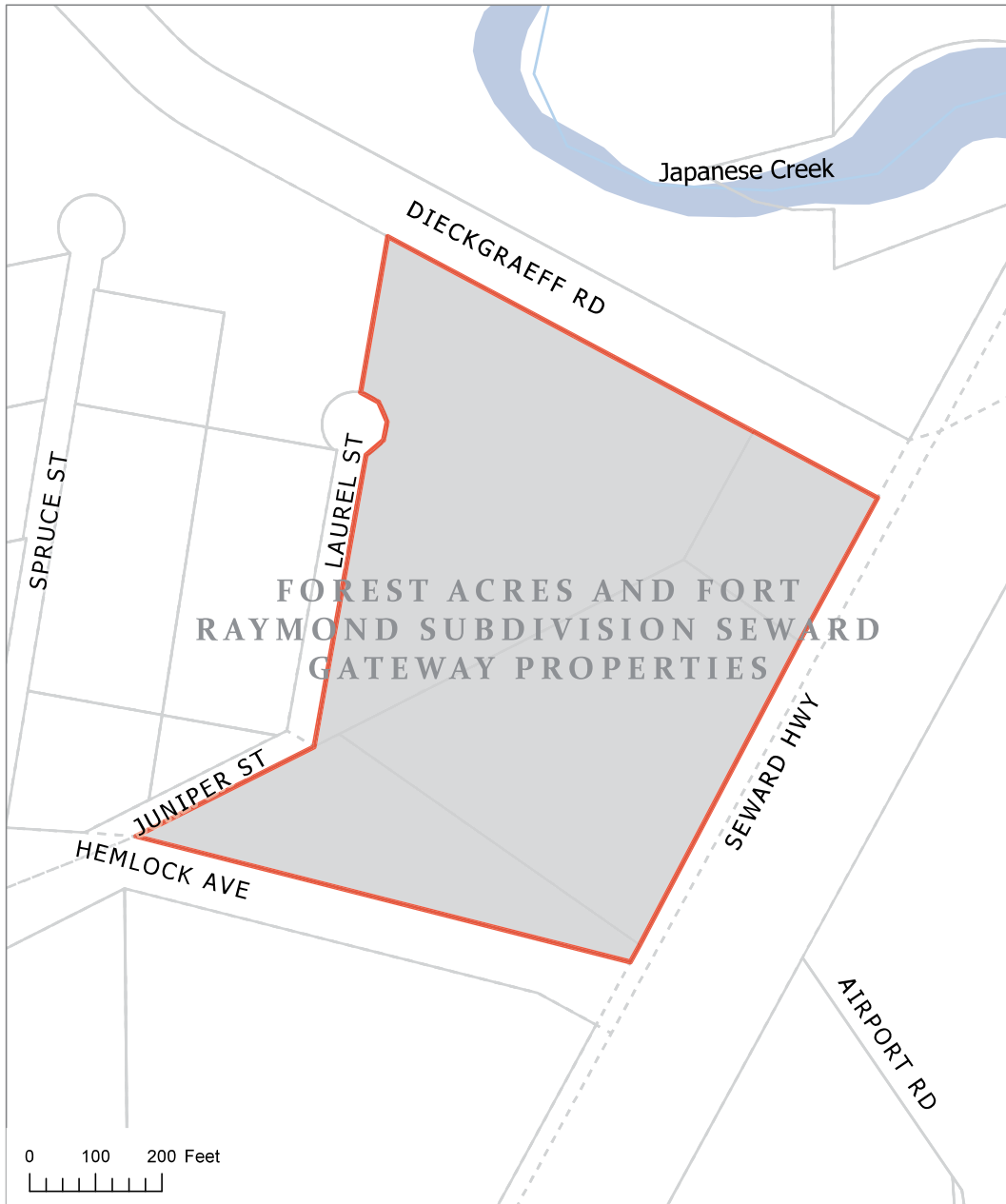
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, July 17, 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 Kenai Peninsula Borough).

Mailed 7/2/2026



KPB File 2025-178R1
T01N R01W SEC34
Seward

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD 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.

AUTHORIZED OFFICIAL SIGNATURE _____ DATE _____

TITLE _____ PRINTED NAME _____

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

WE, TRAVIS E. MAURER AND ROBERT W. WILLIAMS, 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.

OWNER OF THAT UNSUBDIVIDED PORTION OF US SURVEY NO. 149 AND LOT B1, FOREST ACRES SUB LEVEE REPEAT	
TRAVIS E MAURER, OWNER 4301 REID DR. NW GIG HARBOR, WA 98335	ROBERT W WILLIAMS, OWNER 7671 SCHUSTER ST LAS VEGAS, NV 89139

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SEWARD FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

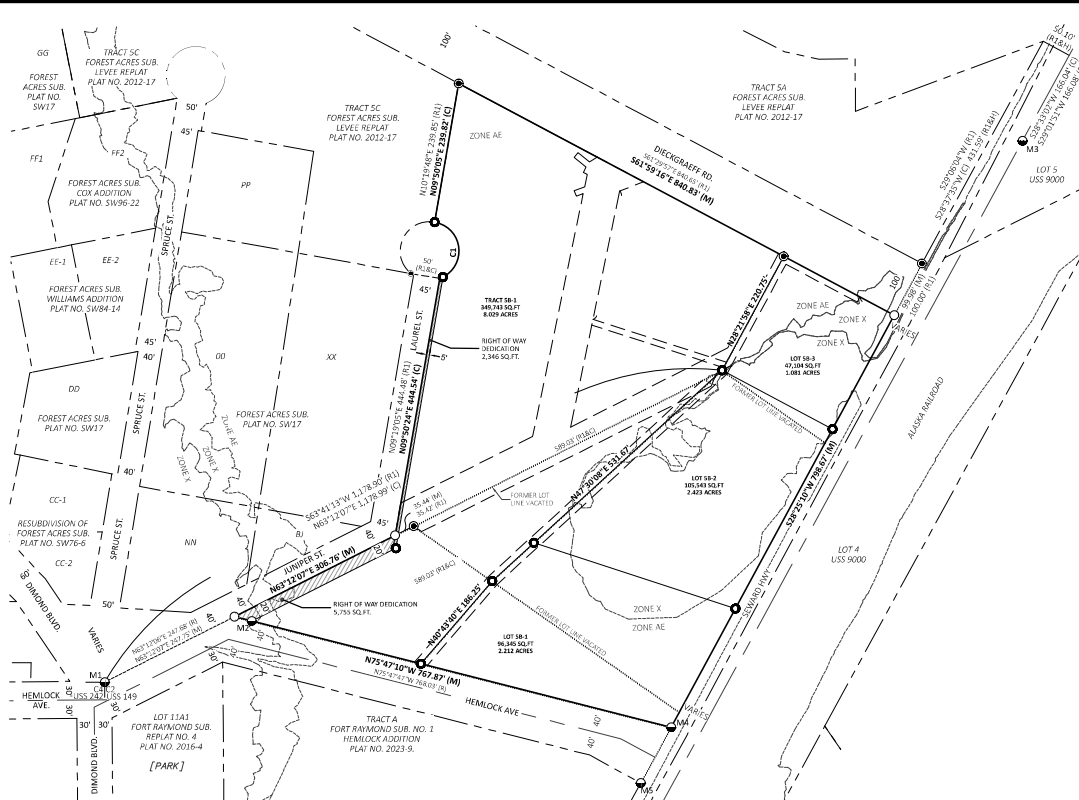
AUTHORIZED OFFICIAL SIGNATURE _____ DATE _____

TITLE _____ PRINTED NAME _____

THIS PLAT WAS APPROVED BY THE KENAI PI
COMMISSION AT THE MEETING OF JANUARY 26, 2026

KENAI PENINSULA BOROUGH

BY: _____
 AUTHORIZED OFFICIAL SIGNATURE DATE _____



- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO POE
- FOUND 1-1/4" YELLOW PLASTIC CAP, STAMPED CLINE LS7569
- ▲ NOTHING FOUND OR SET
- SET 1-1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 FLUSH WITH GRADE

(M) MEASURED BEARING AND/OR DISTANCE
(C) COMPUTED BEARING AND/OR DISTANCE
(H) HELD BEARING AND/OR DISTANCE
(R) RECORD PER PLAT SW1986-10
(R1) RECORD PER PLAT NO. 2012-17
(I) EASEMENT PER PLAT NO. 2012-17
DTP RECOVERED MONUMENT
DTP DEDICATED THIS PLAT

CURVE TABLE					
	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1 (M)	50.00'	130.85'	149°56'28"	N05°06'50"W	96.58'
C1 (R1)	50.00'	130.79'	149°52'24"	N04°37'07"W	96.56'

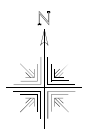
M1 FOUND 2-1/2" ALCAP
IN MONUMENT CASE
1.7' BELOW RIM.
SCARRED

M2 FOUND 1.5" ALCAP
ON 5/8" X 30" REBAR
FLUSH WITH GRADE

M3 FOUND 3-1/4" ALCAP
IN MONUMENT CASE
0.4' BELOW RIM
GOOD CONDITION

M4 FOUND 1.5" ALCAP
ON 5/8" REBAR
1.3' BELOW GRADE.
ILLEGIBLE

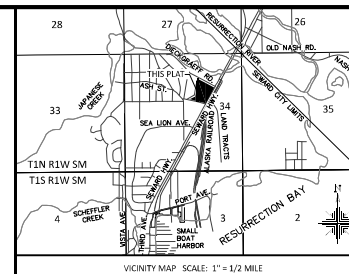
M5 FOUND 1.5" ALCAP
ON 5/8" REBAR
0.1' BELOW GRADE.
ILLEGIBLE



I, STACY M. WENZEL, PROFESSIONAL LAND SURVEYOR, STATE OF ALASKA, CERTIFY THAT THE PROPRIORETOR OF THE PLATING AND THE PRACTICE AND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MEASUREMENTS SHOWN ON THIS PLAT ARE ACCORDING TO THE DESCRIPTION, AND THAT THE MEASUREMENTS AND OTHER DETAILS ARE CORRECT.

Stacy M. Wenzel
 No. 107877

PROFESSIONAL LAND SURVEYOR
 STATE OF ALASKA



THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLAT 160, 161 AND 162, 4TH AND 5TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD, 54TH, 55TH, 56TH, 57TH, 58TH, 59TH, 60TH, 61ST, 62ND, 63RD, 64TH, 65TH, 66TH, 67TH, 68TH, 69TH, 70TH, 71ST, 72ND, 73RD, 74TH, 75TH, 76TH, 77TH, 78TH, 79TH, 80TH, 81ST, 82ND, 83RD, 84TH, 85TH, 86TH, 87TH, 88TH, 89TH, 90TH, 91ST, 92ND, 93RD, 94TH, 95TH, 96TH, 97TH, 98TH, 99TH, 100TH, 101ST, 102ND, 103RD, 104TH, 105TH, 106TH, 107TH, 108TH, 109TH, 110TH, 111TH, 112TH, 113TH, 114TH, 115TH, 116TH, 117TH, 118TH, 119TH, 120TH, 121ST, 122ND, 123RD, 124TH, 125TH, 126TH, 127TH, 128TH, 129TH, 130TH, 131ST, 132ND, 133RD, 134TH, 135TH, 136TH, 137TH, 138TH, 139TH, 140TH, 141ST, 142ND, 143RD, 144TH, 145TH, 146TH, 147TH, 148TH, 149TH, 150TH, 151ST, 152ND, 153RD, 154TH, 155TH, 156TH, 157TH, 158TH, 159TH, 160TH, 161ST, 162ND, 163RD, 164TH, 165TH, 166TH, 167TH, 168TH, 169TH, 170TH, 171ST, 172ND, 173RD, 174TH, 175TH, 176TH, 177TH, 178TH, 179TH, 180TH, 181ST, 182ND, 183RD, 184TH, 185TH, 186TH, 187TH, 188TH, 189TH, 190TH, 191ST, 192ND, 193RD, 194TH, 195TH, 196TH, 197TH, 198TH, 199TH, 200TH, 201ST, 202ND, 203RD, 204TH, 205TH, 206TH, 207TH, 208TH, 209TH, 210TH, 211ST, 212ND, 213RD, 214TH, 215TH, 216TH, 217TH, 218TH, 219TH, 220TH, 221ST, 222ND, 223RD, 224TH, 225TH, 226TH, 227TH, 228TH, 229TH, 230TH, 231ST, 232ND, 233RD, 234TH, 235TH, 236TH, 237TH, 238TH, 239TH, 240TH, 241ST, 242ND, 243RD, 244TH, 245TH, 246TH, 247TH, 248TH, 249TH, 250TH, 251ST, 252ND, 253RD, 254TH, 255TH, 256TH, 257TH, 258TH, 259TH, 260TH, 261ST, 262ND, 263RD, 264TH, 265TH, 266TH, 267TH, 268TH, 269TH, 270TH, 271ST, 272ND, 273RD, 274TH, 275TH, 276TH, 277TH, 278TH, 279TH, 280TH, 281ST, 282ND, 283RD, 284TH, 285TH, 286TH, 287TH, 288TH, 289TH, 290TH, 291ST, 292ND, 293RD, 294TH, 295TH, 296TH, 297TH, 298TH, 299TH, 300TH, 301ST, 302ND, 303RD, 304TH, 305TH, 306TH, 307TH, 308TH, 309TH, 310TH, 311ST, 312ND, 313RD, 314TH, 315TH, 316TH, 317TH, 318TH, 319TH, 320TH, 321ST, 322ND, 323RD, 324TH, 325TH, 326TH, 327TH, 328TH, 329TH, 330TH, 331ST, 332ND, 333RD, 334TH, 335TH, 336TH, 337TH, 338TH, 339TH, 340TH, 341ST, 342ND, 343RD, 344TH, 345TH, 346TH, 347TH, 348TH, 349TH, 350TH, 351ST, 352ND, 353RD, 354TH, 355TH, 356TH, 357TH, 358TH, 359TH, 360TH, 361ST, 362ND, 363RD, 364TH, 365TH, 366TH, 367TH, 368TH, 369TH, 370TH, 371ST, 372ND, 373RD, 374TH, 375TH, 376TH, 377TH, 378TH, 379TH, 380TH, 381ST, 382ND, 383RD, 384TH, 385TH, 386TH, 387TH, 388TH, 389TH, 390TH, 391ST, 392ND, 393RD, 394TH, 395TH, 396TH, 397TH, 398TH, 399TH, 400TH, 401ST, 402ND, 403RD, 404TH, 405TH, 406TH, 407TH, 408TH, 409TH, 410TH, 411ST, 412ND, 413RD, 414TH, 415TH, 416TH, 417TH, 418TH, 419TH, 420TH, 421ST, 422ND, 423RD, 424TH, 425TH, 426TH, 427TH, 428TH, 429TH, 430TH, 431ST, 432ND, 433RD, 434TH, 435TH, 436TH, 437TH, 438TH, 439TH, 440TH, 441ST, 442ND, 443RD, 444TH, 445TH, 446TH, 447TH, 448TH, 449TH, 450TH, 451ST, 452ND, 453RD, 454TH, 455TH, 456TH, 457TH, 458TH, 459TH, 460TH, 461ST, 462ND, 463RD, 464TH, 465TH, 466TH, 467TH, 468TH, 469TH, 470TH, 471ST, 472ND, 473RD, 474TH, 475TH, 476TH, 477TH, 478TH, 479TH, 480TH, 481ST, 482ND, 483RD, 484TH, 485TH, 486TH, 487TH, 488TH, 489TH, 490TH, 491ST, 492ND, 493RD, 494TH, 495TH, 496TH, 497TH, 498TH, 499TH, 500TH, 501ST, 502ND, 503RD, 504TH, 505TH, 506TH, 507TH, 508TH, 509TH, 510TH, 511ST, 512ND, 513RD, 514TH, 515TH, 516TH, 517TH, 518TH, 519TH, 520TH, 521ST, 522ND, 523RD, 524TH, 525TH, 526TH, 527TH, 528TH, 529TH, 530TH, 531ST, 532ND, 533RD, 534TH, 535TH, 536TH, 537TH, 538TH, 539TH, 540TH, 541ST, 542ND, 543RD, 544TH, 545TH, 546TH, 547TH, 548TH, 549TH, 550TH, 551ST, 552ND, 553RD, 554TH, 555TH, 556TH, 557TH, 558TH, 559TH, 560TH, 561ST, 562ND, 563RD, 564TH, 565TH, 566TH, 567TH, 568TH, 569TH, 570TH, 571ST, 572ND, 573RD, 574TH, 575TH, 576TH, 577TH, 578TH, 579TH, 580TH, 581ST, 582ND, 583RD, 584TH, 585TH, 586TH, 587TH, 588TH, 589TH, 590TH, 591ST, 592ND, 593RD, 594TH, 595TH, 596TH, 597TH, 598TH, 599TH, 600TH, 601ST, 602ND, 603RD, 604TH, 605TH, 606TH, 607TH, 608TH, 609TH, 610TH, 611ST, 612ND, 613RD, 614TH, 615TH, 616TH, 617TH, 618TH, 619TH, 620TH, 621ST, 622ND, 623RD, 624TH, 625TH, 626TH, 627TH, 628TH, 629TH, 630TH, 631ST, 632ND, 633RD, 634TH, 635TH, 636TH, 637TH, 638TH, 639TH, 640TH, 641ST, 642ND, 643RD, 644TH, 645TH, 646TH, 647TH, 648TH, 649TH, 650TH, 651ST, 652ND, 653RD, 654TH, 655TH, 656TH, 657TH, 658TH, 659TH, 660TH, 661ST, 662ND, 663RD, 664TH, 665TH, 666TH, 667TH, 668TH, 669TH, 670TH, 671ST, 672ND, 673RD, 674TH, 675TH, 676TH, 677TH, 678TH, 679TH, 680TH, 681ST, 682ND, 683RD, 684TH, 685TH, 686TH, 687TH, 688TH, 689TH, 690TH, 691ST, 692ND, 693RD, 694TH, 695TH, 696TH, 697TH, 698TH, 699TH,

Plat of:

FOREST ACRES AND FORT RAYMOND
SUBDIVISION
SEWARD GATEWAY PROPERTIES

CREATING TRACT 5B-1, LOT 5B-1, LOT 5B-2, AND LOT 5B-3
CONTAINING 13.931 ACRES

A SUBDIVISION OF:
LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10
LOT B1 AND TRACT 5B, FOREST ACRES SUBDIVISION (LEVEE REPLAT, PLAT 2012-17)

AND
THAT PORTION OF U.S. SURVEY NO. 149, IN THE SEVENTH DEGREES DISTRICT, THIRD JUDICIAL DISTRICT, STATE
OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' EAST, 1.178.10 FEET
FROM CORNER NO. 2 OF SAID SURVEY AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 54 DEGREES 31
EAST 253.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA RAILROAD, THENCE
SOUTH 25 DEGREES 10' WEST 100.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA RAILROAD,
THENCE NORTH 63 DEGREES 41' WEST 586.77 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SURVEY,
NORTH 54 DEGREES 31' EAST ALONG SAID NORTHERLY BOUNDARY 587.8 FEET TO THE TRUE POINT OF
BEGINNING.

AND THE ALASKA RAILROAD RIGHT-OF-WAY.

CITY OF SEWARD
SEWARD RECORDING DISTRICT
KENAI PENINSULA BOROUGH

LOCATED WITHIN: THE E1/2 OF SECTION 34, T1N, R1W, S.M., AK

OWNER (TRACT B1 & UNSUBDIVIDED PORTION OF USS 149)	OWNER (LOT 13 AND TRACT 58)
TRAVIS E MAURER	CITY OF SEWARD
4301 REID DR. NW	P.O. BOX 167
GIG HARBOR, WA 98335	SEWARD, ALASKA 99664



AK Lands, Land Surveying LLC
PO Box 110485
Anchorage, AK 99511

aklands@aklands.com
<http://aklands.com>
(907) 744-LAND

Date: 05/06/2026	Scale: 1"= 100'	Date of Survey: JAN. 15-17, 2025	Sheet: 1 of 1
Drawn: SMW	PN: 1538	Field Book: 12/65-71	KPB No. 2025-178

KPB 2025-178R1

LEGEND

- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO PDE
- FOUND 3/4" YELLOW PLASTIC CAP, STAMPED CLINE LS15768
- NOTHING FOUND OR SET
- SET 1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 FLUSH WITH GRADE
- MEASURED BEARING AND/OR DISTANCE
- COMPUTED BEARING AND/OR DISTANCE
- HELD BEARING AND/OR DISTANCE
- RECORD PER PLAT SW1386-10
- RECORD PER PLAT NO. 2012-17
- EASEMENT PER PLAT NO. 2012-17
- RECOVERED MONUMENT
- DEDICATED THIS PLAT

CURVE DATA

	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1 (C)	50.00	130.85	149°56'28"	N05°06'50"W	96.58
C1 (R1)	50.00	130.79	149°52'24"	N04°57'07"W	96.56
C2	50.00	134.85	143°02'27"	N08°52'53"W	96.85
C3	50.00	5.99	006°52'07"	N08°52'21"E	5.99

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	N09°50'24"E	58.68
E2	S10°19'57"W	58.68 (R1)
E3	N09°14'07"E	252.00
E4	S67°41'11"W	251.96 (R1)
E5	N11°45'29"E	422.60
E6	S17°14'48"W	422.57 (R1)
E7	N09°07'12"E	12.69
E8	N09°32'31"E	12.67 (R1)
E9	N20°58'48"W	10.00
E10	S20°27'29"E	10.00 (R1)
E11	N09°07'12"E	19.69
E12	N09°32'31"E	19.69 (R1)
E13	N11°45'29"E	21.88
E14	N17°14'48"E	21.88 (R1)
E15	N09°14'07"E	7.59
E16	S67°40'08"E	7.59 (R1)
E17	N09°38'43"E	10.54
E18	S26°07'54"W	10.54 (R1)
E19	N09°07'12"E	25.98
E20	S20°27'29"E	25.98 (R1)
E21	N09°07'12"E	10.00
E22	S20°27'29"E	10.00 (R1)
E23	S51°01'32"E	25.28
E24	N09°32'31"E	15.38 (R1)
E25	N07°20'14"E	15.59
E26	S27°49'33"W	15.59 (R1)
E27	S61°59'16"E	89.79
E28	S61°20'27"E	89.77 (R1)
E29	S69°04'38"W	43.21
E30	S69°13'57"W	43.22 (R1)
E31	S11°49'59"W	41.08
E32	S17°14'48"W	41.07 (R1)
E33	N01°59'10"W	267.44
E34	S61°29'57"W	267.44 (R1)

