



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/8/2026 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 one parcel into three parcels and dedicate Lauver Circle.

KPB File No. 2026-047

Petitioner(s) / Land Owner(s): Kevin and Lani Lauver 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, June 8, 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.

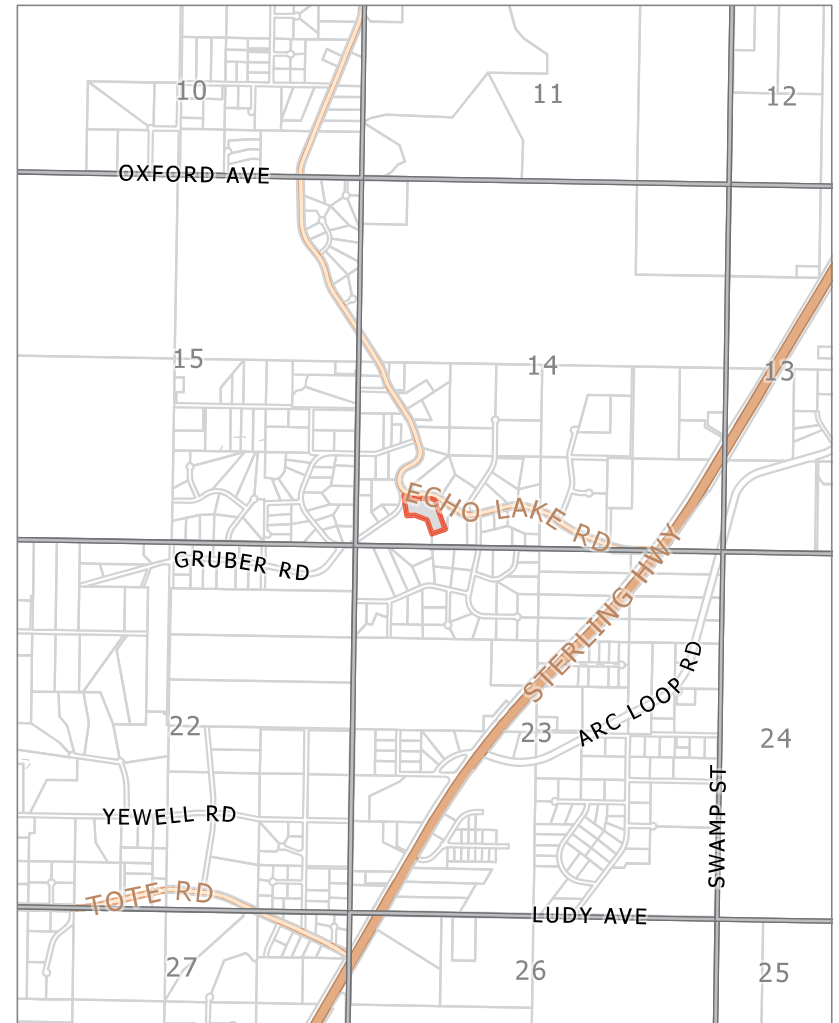
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, June 5, 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.

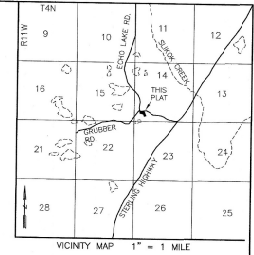
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 5/19/2026



KPB File 2026-047
T 04N R 11W SEC 14
Kalifornsky

PRELIMINARY



CERTIFICATE OF SURVEYOR

I, MARK AMORETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



LEGEND

- FOUND BLM MONUMENT AS SHOWN
- ⊙ FOUND 1-1/2" ALUMINUM CAP STAMPED PARKER RLS 237
- ⊙ FOUND 1-1/2" ALUMINUM CAP ILLEGIBLE
- FOUND REBAR AS SHOWN- NO CAP
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13922 2026
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - MONUMENT TIE LINE
- (OA) OVER-ALL
- (M) MEASURED AND HELD
- (HRD) HELD RECORD DISTANCE
- (RF) RECORD DATA, SEE REFERENCE
- (UE) UTILITY EASEMENT
- (GTP) GRANTED THIS PLAT
- (BLD. SB.) BUILDING SETBACK

KPB FILE No. 2026-XXX

L. CREARY SUBDIVISION LAUVER ADDITION

A SUBDIVISION OF TRACT 3A L. CREARY SUBDIVISION JONES REPLAT PLAT 2610-78 KENAI RECORDING DISTRICT

LOCATED WITHIN: SW 1/4 SECTION 14, T.4N., R.11W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

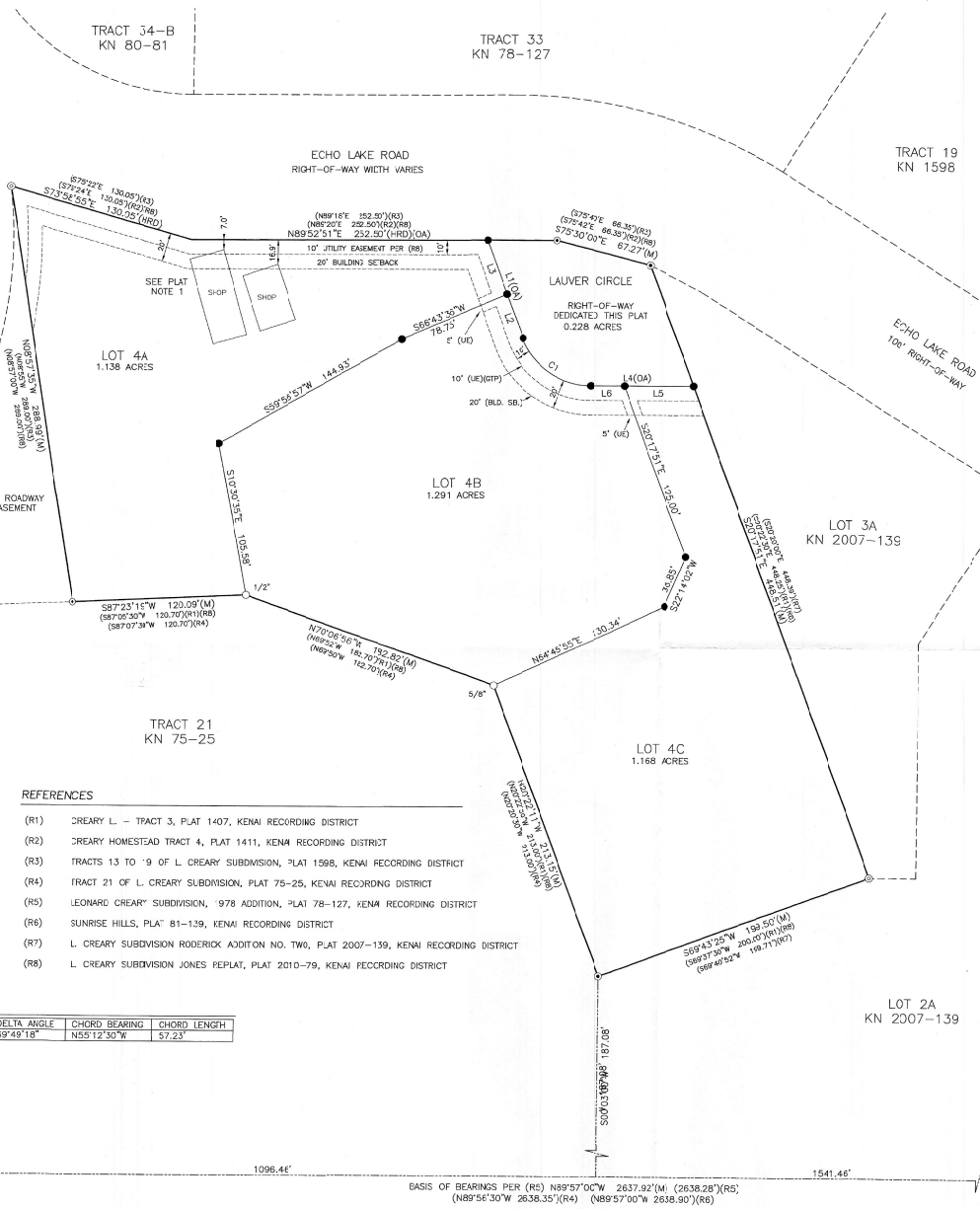
OWNERS: LANI AND KEVIN LAUVER PO BOX 226 SOLDOTNA, ALASKA 99669

CONTAINING 3.825 ACRES



8000 KING STREET ANCHORAGE, AK 99516 Phone (907) 944-5050 Fax (907) 944-7734 JECLE# 1392 www.edgesurvey.net

DRAWN BY: JH	DATE: 05/07/2026	PROJECT: 26-517
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 2



REFERENCES

- (R1) CREARY L. - TRACT 3, PLAT 1407, KENAI RECORDING DISTRICT
- (R2) CREARY HOMESTEAD TRACT 4, PLAT 1411, KENAI RECORDING DISTRICT
- (R3) TRACTS 13 TO '9 OF L. CREARY SUBDIVISION, PLAT 1598, KENAI RECORDING DISTRICT
- (R4) TRACT 21 OF L. CREARY SUBDIVISION, PLAT 75-25, KENAI RECORDING DISTRICT
- (R5) LEONARD CREARY SUBDIVISION, '978 ADDITION, PLAT 78-127, KENAI RECORDING DISTRICT
- (R6) SUNRISE HILLS, PLAT 81-129, KENAI RECORDING DISTRICT
- (R7) L. CREARY SUBDIVISION RODERICK ADDITION NO. TWO, PLAT 2007-139, KENAI RECORDING DISTRICT
- (R8) L. CREARY SUBDIVISION JONES REPLAT, PLAT 2010-79, KENAI RECORDING DISTRICT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N80°17'51"W	71.65'
L2	N10°17'51"W	35.17'
L3	N20°17'51"W	36.48'
L4	S89°52'51"W	71.64'
L5	S89°52'51"W	43.84'
L6	S89°52'51"W	23.70'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	60.53'	69°49'18"	N55°12'50"W	57.23'



KPB 2026-047

**CERTIFICATE OF OWNERSHIP
AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HAVE OBTAINED THE NECESSARY CONSENTS FROM ALL APPLICABLE AGENCIES AND PUBLIC AGENCIES TO GRANT ALL EASEMENTS TO THE USE SHOWN.

LAW LAUER
SOLDOTNA, ALASKA 99669

KEVIN LAUER
SOLDOTNA, ALASKA 99669

NOTARY ACKNOWLEDGEMENT

FOR: KEVIN LAUER
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:



NOTARY ACKNOWLEDGEMENT

FOR: KEVIN LAUER
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:



NOTES

- BUILDING SETBACK: A SETBACK OF 10 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER SETBACK IS APPROVED BY RECORDATION OF THE APPROVED PLANNING COMMISSION MARKING ON MAPSHEET 44. PRELIMINARY 20 FOOT BUILDING SETBACK CREATED BY THIS PLATTING ACTION AND ARE NOT SUBJECT TO THE 20 FOOT BUILDING SETBACK REQUIREMENT OR IMPROVEMENT, TO THE BUILDING MUST COMPLY WITH THE 20 FOOT BUILDING SETBACK AS SHOWN ON THIS PLAT.
- THE FRONT 10 FEET ADJOINING RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES SHALL BE DESIGNATED AS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT. SEE TYPICAL.
- NO ACCESS TO STATE-MANNED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM, PER MPR 14.06.
- EXCEPTIONS TO MPR CODE 20.40.040 - CONVENTIONAL ON-SITE SOIL ABSORPTION SYSTEM, AND 20.20.240 BUILDING SETBACK WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLATTING COMMITTEE AT THE JUNE 8, 2026 MEETING.
- NO WASTE-WATER DISPOSAL OR STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT 4C.
- THESE PARCELS ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED JULY 21, 1978, VOLUME 128, PAGE 159, 160, AND AMENDMENTS THERE TO RECORDED FEBRUARY 8, 1980, VOLUME 153, PAGE 238, 239, 240, MPR 20.60.70(8).
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER MPR 20.60.70(8).
- THESE PARCELS ARE SUBJECT TO RIGHT-OF-WAY EASEMENT GRANTED TO STATE OF ALASKA DIVISION OF HIGHWAYS, 2006, MPR 20.60.70(8). NO EASEMENT CANNOT BE DETERMINED FROM PUBLIC RECORD. RECORDED JULY 31, 1988, VOLUME 159, PAGE 346, MPR.
- THESE PARCELS SUBJECT TO EASEMENTS, WITH NO DEFINED LOCATION, GRANTED TO HONOR ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 4, 1991, VOLUME 7, PAGE 30, AND RECORDED SEPTEMBER 17, 1983 VOLUME 19, PAGE 216, MPR.
- THE EXISTING OVERHEAD POWER LINE IS THE CENTERLINE OF A 20 FOOT WEE ELECTRICAL DISTRIBUTION EASEMENT INCLUDING GUYS AND ANCHORS, PER (98).
- WASTE-WATER DISPOSAL: THIS PLAT WAS GRANTED EXCEPTION TO MPR CODE 20.40.040, ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. ANY WASTE-WATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE, IS AUTHORIZED TO ACCEPT AND VERIFY OFFERS OR DEEDS OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES OF THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - LAUER CIRCLE CUL-DE-SAC
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

DATE
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BRAWLEY STREET
SOLDOTNA, ALASKA 99669

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION
ON _____, 2026.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

PRELIMINARY

KPB FILE No. 2026-XXX

**L. CREARY
SUBDIVISION
LAUER
ADDITION**

A SUBDIVISION OF
TRACT 3A
L. CREARY SUBDIVISION JONES REPLAT
PLAT 2010-29

KENAI RECORDING DISTRICT

LOCATED WITHIN:

SW 1/4 SECTION 14,

T4S, R10E, S1W

STATE OF ALASKA

KENAI PENINSULA BOROUGH

KENAI RECORDING DISTRICT

OWNERS:

LAW AND KEVIN LAUER

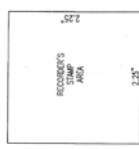
SOLDOTNA, ALASKA 99669

CONTAINING 3.826 ACRES



EDGE
SURVEY AND TITLE, LLC
6000 GARDNER ROAD, SUITE 100
PO BOX 20771 244-2590 AKC
AKC Lic # 20071-244-2754
AKC Lic # 1395 www.edgeurvey.net

PROJECT:
SHEET:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:
1" = 40'



KPB 2026-047