



**Meeting Agenda
Plat Committee**

Monday, July 20, 2026

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL**C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7843](#) June 22, 2026 Plat Committee Meeting Minutes

Attachments: [C3. 062226 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-7844](#) July 20, 2026 Grouped Plats Staff Report

Attachments: [C4. 072026 Grouped Plats Staff Report](#)

D. OLD BUSINESS - None**E. NEW BUSINESS**

1. [KPB-7845](#) Forest Acres & Fort Raymond Sub Seward Gateway Properties
KPB File 2025-178R1
AK Lands / City of Seward, Maurer, Williams
Location: Laurel Street, Juniper Street, Hemlock Avenue, Seward Hwy, Dieckgraeff Road
City of Seward
Attachments: [E1. Forest Acres & Fort Raymond Sub Seward Gateway Properties Packet PHN Forest Acres...](#)

2. [KPB-7846](#) Garnet Subdivision 2026 Addition; KPB File 2026-070
Johnson Surveying / Hawker
Location: Diamond Street, Gemstone Street & Dempsey Woods Way
Nikiski Area / Nikiski APC

Attachments: [E2. Garnet Sub 2026 Addn Packet](#)
 [PHN_Garnet Sub 2026 Addn](#)
3. [KPB-7847](#) Van Ryzin Subdivision 2026 Addition; KPB File 2026-065
McLane Consulting Group / Van Ryzin
Location: Foraker Court, Naff Street, Coursen Street N & Van Ryzin
Avenue
Sterling Area

Attachments: [E3. Van Ryzin Sub 2026 Addn Packet](#)
 [PHN_Van Ryzin Sub 2026 Addn](#)
4. [KPB-7848](#) Kenai LNG Subdivision; KPB File 2026-071
McLane Consulting Group
Kenai LNG LLC; Kenai Pipe Line Company LLC
Location: Rig Tenders Dock Road & Salamatof Road
Nikiski Area / Nikiski APC

Attachments: [E4. Kenai LNG Sub Packet](#)
 [E4. Kenai LNG Subdivision Desk Packet](#)
 [PHN_Kenai LNG Sub](#)
5. [KPB-7849](#) Grayling Subdivision; KPB File 2026-068
Seabright Survey & Design / Kusnetsov
Location: grayling Lane, Linda Lane & East End Road
Fox River Area

Attachments: [E5. Grayling Subdivision Packet](#)
 [PHN_Grayling Sub](#)
6. [KPB-7850](#) Webber Subdivision Bluff Park Schneider 2026 Addition
KPB File 2026-067
Seabright Survey & Design / Schneider, Jason
Location: Hidden Way
City of Homer

Attachments: [E6. Webber Sub Bluff Park Schneider 2026 Addn Packet](#)
 [PHN_Webber Sub Bluff Park Schneider 2026 Addn](#)

7. [KPB-7851](#) Hangover Hollow; KPB File 2026-053
 Mullikin Surveys / Mumey, Proctor
 Location: North Fork Road
 Anchor Point Area

 Attachments: [E7. Hangover Hollow Packet](#)
 [PHN_Handover Hollow](#)
8. [KPB-7852](#) Newell Park East Wilson Replat; KPB File 2026-061
 Mullikin Surveys / Wilson
 Location: Newell Court
 Fritz Creek Area

 Attachments: [E8. Newell Park East Wilson Replat Packet](#)
 [PHN_Newell Park East Wilson Replat](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, August 10, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215
Phone: toll free within the Borough 1-800-478-4441, extension 2215
e-mail address: planning@kpb.us
website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

***3. Minutes**

a. June 22, 2026 Plat Committee Meeting Minutes

Kenai Peninsula Borough

Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

JUNE 22, 2026
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Jeffrey Epperheimer, Nikiski District

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Wayne Cary, Deputy Borough Attorney

Vince Piagentini, Platting Manager

Elizabeth Wilder, Land Management Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 4 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Minutes

- a. June 8, 2026 Plat Committee Meeting Minutes

*4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

E2. Fritz Creek Drive No. 2 Sorensen

E4. Forest Hills Lookout Lunari Acres

Commissioner Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to approve the agenda, the minutes from the June 8, 2026 Plat Committee meeting and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Whitney
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E. NEW BUSINESS**ITEM #1 - PRELIMINARY PLAT
CARL & EMMA CLARK ESTATE #2**

KPB File No.	2026-056
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Ronald W. Wilson
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Hope Highway Near MP 17 / Hope Area
Parent Parcel No.:	035-040-16
Legal Description:	T 10N R 2W SEC 32 & 33 SEWARD MERIDIAN SW 2001008 CARL & EMMA CLARK ESTATE TRACT B
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.280 (A) – Base Flood Elevation Source

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Carl & Emma Clark Estate #2 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST : Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.208(A) – Base Flood Elevation Source, citing findings 1-3 in support of standard one, findings 1, 5 & 6 in support of standard two and findings 2, 5 & 6 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST PASSED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Whitney
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**ITEM #2 - PRELIMINARY PLAT
FRITZ CREEK DRIVE SUBD NO 2 SORENSEN**

KPB File No.	2026-044
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Albert E. Sorensen III
Surveyor:	Christopher Mullikin; Mullikin Surveys, LLC
General Location:	Sorensen Street & Stuart Avenue / Fritz Creek area
Parent Parcel No.:	172-390-02, 172-390-03, & 172-390-04
Legal Description:	T 5S R 12W SEC 28 SEWARD MERIDIAN HM 0800101 FRITZ CREEK DRIVE SUB NO 2 LOTS 7-B, 7-C, AND 7-D
Assessing Use:	172-390-02: Residential Accessory Building 172-390-03 & 172-390-04: Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved Under Consent Agenda*

**ITEM #3 - PRELIMINARY PLAT
DOYLE ESTATES SUBDIVISION SEVENTH ADDITION**

KPB File No.	2026-055
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Doyle Family Revocable Trust
Surveyor:	Andrew Hamilton, McLane Consulting Inc
General Location:	Dalton Street S & Karluk Avenue / Kalifornsky Area
Parent Parcel No.:	055-181-16
Legal Description:	T 05N R 11W SEC 20 SEWARD MERIDIAN KN 2019052 DOYLE ESTATES SUB FIFTH ADDN TRACT C-1-D
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.40.040 – Conventional Onsite Soils Absorption Systems 20.30.200 – Lots Minimum Size

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant preliminary approval to Doyle Estates subdivision Seventh Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A : Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.40.040 Conventional onsite soils absorption systems for Lots 1 & 2, citing findings 1-5, 9 & 12 in support of standard one, findings 1-5 in support of standard two and findings 1, 2, 4, 5, 9, 10 & 12 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Whitney
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EXCEPTION REQUEST B: Commissioner Whitney moved, seconded by Commissioner Epperheimer to grant the exception request to KPB 20.30.200 - Lots minimum size for Lot 2, citing findings 1-3 in support of standards one and two and findings 1-4 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST B PASSED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Whitney
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**ITEM #4 - PRELIMINARY PLAT
FOREST HILLS LOOKOUT LUNARI ACRES**

KPB File No.	2026-058
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	Rawley Atkinson
Surveyor:	Andrew Hamilton, McLane Consulting, Inc.
General Location:	Foster Avenue & Diamond Willow Lane off Forest Lane / Sterling Area

Parent Parcel No.:	058-360-16
Legal Description:	T 5N R 10W SEC 36 SEWARD MERIDIAN KN 0860204 FOREST HILLS LOOKOUT SUB AMENDED LOT 16
Assessing Use:	Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Approved Under Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
PATSON PROPERTIES CUDE ADDITION NO. 2**

KPB File No.	2026-059
Plat Committee Meeting:	June 22, 2026
Applicant / Owner:	The SBS 2012 Family Trust
Surveyor:	Andrew Hamilton/ McLane Consulting Inc
General Location:	Patson Drive off Funny River Rd / Funny River Area

Parent Parcel No.:	135-243-35
Legal Description:	T 5N R 10W SEC 34 SEWARD MERIDIAN KN 2024013 PATSON PROPERTIES CUDE ADDN LOT 5
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190(A) – Lot Dimensions

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Patson Properties Cude Addition No. 2 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST : Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.190(A) – Lot Dimension for Lot 5-A, citing findings 1-6, 9 & 11 in support of standards one, two and three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST PASSED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Epperheimer, Gillham, Morgan, Whitney
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G. ADJOURNMENT

Commissioner Epperheimer moved to adjourn the meeting at 6:53 P.M.

Ann E. Shirnberg
Administrative Assistant

C. CONSENT AGENDA

***4. 07-20-26 Grouped Plats Report**



July 20, 2026

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2029

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2029

Jeffrey Epperheimer
Nikiski District
Term Expires 2029

Dawson Slaughter
South Peninsula District
Term Expires 2028

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (plats found under agenda item E – New Business)**. They are grouped as:

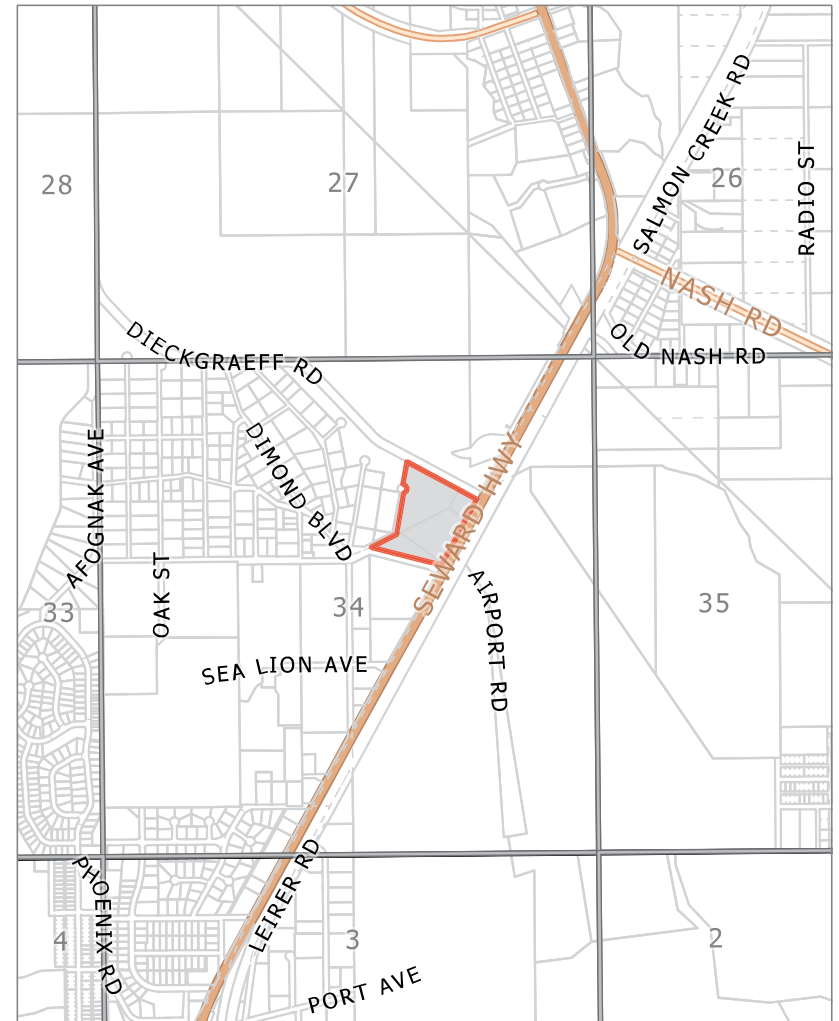
- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 5 Plats
- E1. Forest Acres & Fort Raymond Sub Seward Gateway Properties
 - E3. Van Ryzin Subdivision 2026 Addition
 - E5. Grayling Subdivision
 - E6. Webber Subdivision Bluff Park Schneider 2026 Addition
 - E7. Hangover Hollow

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 3 Plats
- E2. Garnet subdivision 2026 Addition
 - E4. Kenai LNG Subdivision
 - E8. Newell Park East Wilson Replat

E. NEW BUSINESS

- 1. Forest Acres & Fort Raymond Sub Seward Gateway Properties
KPB File 2025-178R1
AK Lands / City of Seward, Maurer, Williams
Location: Laurel St, Juniper St, Hemlock Ave, Seward Hwy,
Dieckgraeff Rd
City of Seward**



KPB File 2025-178R1
T01N R01W SEC34
Seward



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

OWNER OF LOT 13, FORT RAYMOND SUB. AND TRACT 5B, FOREST ACRES SUB. LEVEE REPLAT
CITY OF SEWARD
PO BOX 167
SEWARD, AK 99664

AUTHORIZED OFFICIAL SIGNATURE DATE
TITLE PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 UNDIVIDED PORTION OF US SURVEY NO. 149 AND LOT 81, FOREST ACRES SUB. LEVEE REPLAT
TRAVIS E MAURER, OWNER
4302 RED OIL HWY
GIG HARBOR, WA 98335

ROBERT W WILLIAMS, OWNER
7071 SCHWITZER ST
LAS VEGAS, NV 89139

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ACCEPTANCE

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 PLAN AND FURTHER SUBJECT TO DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND AND WATER MANAGEMENT RELEASE OF CONDITION IN DEED RECORDED OCTOBER 4, 1992 IN BOOK 27 AT PAGE 75, STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND DIRECTORS FINAL DECISION, RECORDED OCTOBER 3, 1997 IN BOOK 87 AT PAGE 885, AND STATE OF ALASKA OUTCLAIM RELEASE NO. 2, RECORDED APRIL 8, 2004 UNDER SERIAL NO. 2004-0000545.

107 UTILITY EASEMENT LOCATED ON TRACT 6L PER PLAT 2012-17 HAS BEEN LOCATED PER KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2019-25. 7. THIS PROPERTY IS SUBJECT TO A PERMIT AGREEMENT RECORDED MAY 22, 2012 AS SERIAL NO. 2012-000510-0. THIS PERMIT EXPIRED ON DECEMBER 31, 2020.

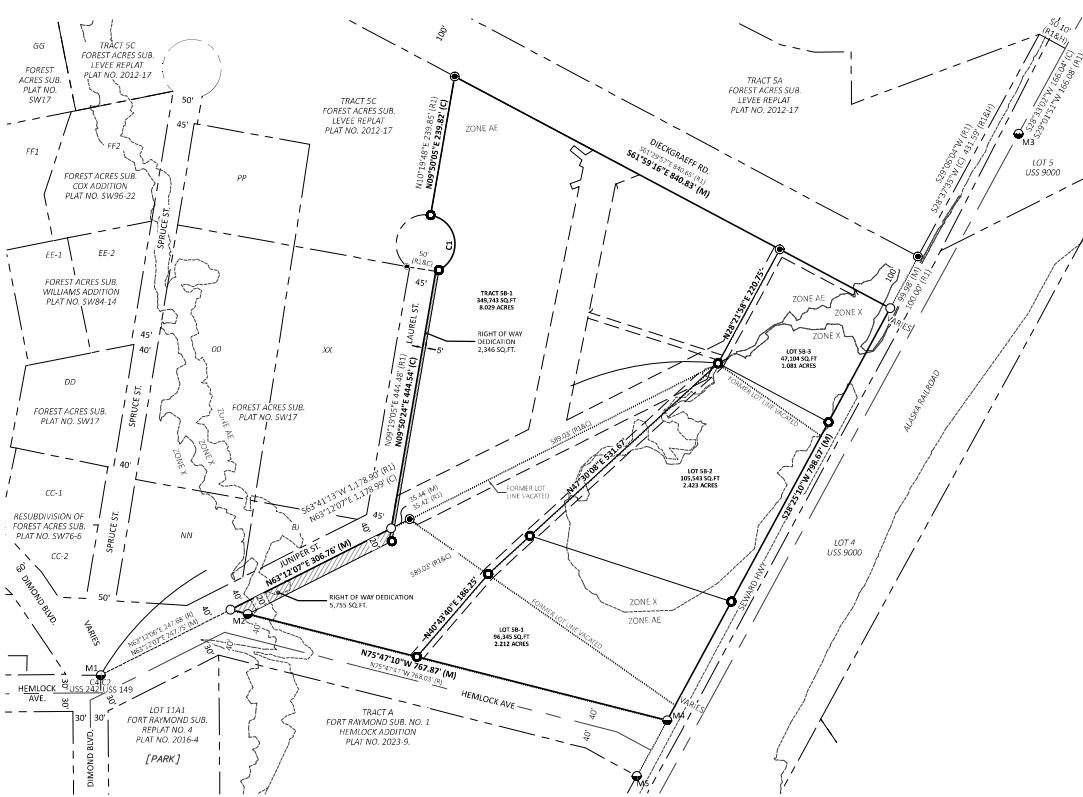
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL SIGNATURE DATE
TITLE PRINTED NAME

PLAT APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 26, 2026.

KENAI PENINSULA BOROUGH
BY: _____
AUTHORIZED OFFICIAL SIGNATURE DATE



LEGEND

- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO POE
- FOUND 1 1/4" YELLOW PLASTIC CAP, STAMPED CLINE L57569
- ▲ NOTHING FOUND OR SET
- SET 1 1/4" YELLOW PLASTIC CAP, STAMPED A/LAND 107877
- AND
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) COMPUTED BEARING AND/OR DISTANCE
- (H) HELD BEARING AND/OR DISTANCE
- (R) RECORD PER PLAT SW1986-10
- (U) RECORD PER PLAT NO. 2012-17
- (I) EASEMENT PER PLAT NO. 2012-17
- (DP) RECOVERED MONUMENT
- (DT) DEDICATED THIS PLAT

AK LAND
LS107877

MONUMENT DETAILS

- M1 FOUND 2-1/2" ALCAP IN MONUMENT CASE 1.7' BELOW R.M. SCARRED
- M2 SET 1.5" ALCAP ON 5/8" X 30" REBAR FLUSH WITH GRADE
- M3 FOUND 3-1/4" ALCAP IN MONUMENT CASE 0.4' BELOW R.M. GOOD CONDITION
- M4 FOUND 1.5" ALCAP ON 5/8" REBAR 1.3' BELOW GRADE. ILLIGIBLE
- M5 FOUND 1.5" ALCAP ON 5/8" REBAR 0.1' BELOW GRADE. ILLIGIBLE

CURVE DATA

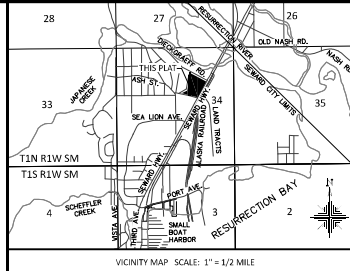
CURVE TABLE	
RADIUS (AR)	LENGTH
C1 (M)	50.00'
C1 (R)	50.00'

CURVE TABLE	
DELTA	CHORD BEARING
130.85'	149°56'28"
130.79'	149°52'24"

CURVE TABLE	
CHORD LENGTH	CHORD BEARING
96.58'	N05°06'50"W
96.56'	N04°37'07"W

SURVEYOR'S CERTIFICATE

I, STACY MAURER, PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAN OF SUBDIVISION FOR THE CITY OF SEWARD, ALASKA, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON IS TRUE AND CORRECT. I HEREBY CERTIFY THAT THE SURVEY AND OTHER DETAILS ARE CORRECT.



NOTES:

- THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE ZONE 4 NAD 83. ALL DISTANCES ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.000091535 EXPRESSED IN U.S. SURVEY FEET.
- NO EASEMENTS VACATED THIS PLAT.
- A PORTION OF THIS PROPERTY IS SUBJECT TO A CLAR ZONE EASEMENT IN FAVOR OF THE STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF AVIATION, RECORDED ON MARCH 5, 1963 AT BOOK 35R PAGE 192 AND RECORDED ON OCTOBER 14, 1963 AT BOOK 36R AT PAGE 237.
- THIS PROPERTY IS SUBJECT TO A ELECTRIC TRANSMISSION LINE EASEMENT RECORDED AUGUST 20, 1986 PER BOOK 44 PAGE 456.
- THIS PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN DEED, EXECUTED BY THE STATE OF ALASKA, RECORDED ON MARCH 2, 1967 IN BOOK 110 PAGE 5, AND FURTHER SUBJECT TO DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND AND WATER MANAGEMENT RELEASE OF CONDITION IN DEED RECORDED OCTOBER 4, 1992 IN BOOK 27 AT PAGE 75, STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND DIRECTORS FINAL DECISION, RECORDED OCTOBER 3, 1997 IN BOOK 87 AT PAGE 885, AND STATE OF ALASKA OUTCLAIM RELEASE NO. 2, RECORDED APRIL 8, 2004 UNDER SERIAL NO. 2004-0000545.
- 107 UTILITY EASEMENT LOCATED ON TRACT 6L PER PLAT 2012-17 HAS BEEN LOCATED PER KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2019-25. 7. THIS PROPERTY IS SUBJECT TO A PERMIT AGREEMENT RECORDED MAY 22, 2012 AS SERIAL NO. 2012-000510-0. THIS PERMIT EXPIRED ON DECEMBER 31, 2020.
- THE PUBLIC USE EASEMENT RECORDED UNDER SERIAL NO. 2024-000535-0 IS LOCATED WITHIN THE DEDICATED RIGHT-OF-WAY OF JUNIPER STREET.
- THIS PLAT WAS GRANTED EXCEPTIONS TO APR 20 30 120 (STREET) - WIDTH REQUIREMENTS BY THE KPB PLAT COMMITTEE MEETING OF JANUARY 26, 2026.
- DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF SEWARD'S ZONING REGULATIONS.
- 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.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. THE DEVELOPER IS RESPONSIBLE FOR CONTACTING THE CITY TO DETERMINE ANY RESTRICTIONS PRIOR TO ANY DEVELOPMENT FOR AREAS WITHIN A FLOODZONE AND/OR FLOODWAY.
- FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE AND ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 22222C-A-01E, WHICH BEARS AN EFFECTIVE DATE OF (10/20/2016). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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.

Plat of:

FOREST ACRES AND FORT RAYMOND
SUBDIVISION
SEWARD GATEWAY PROPERTIES

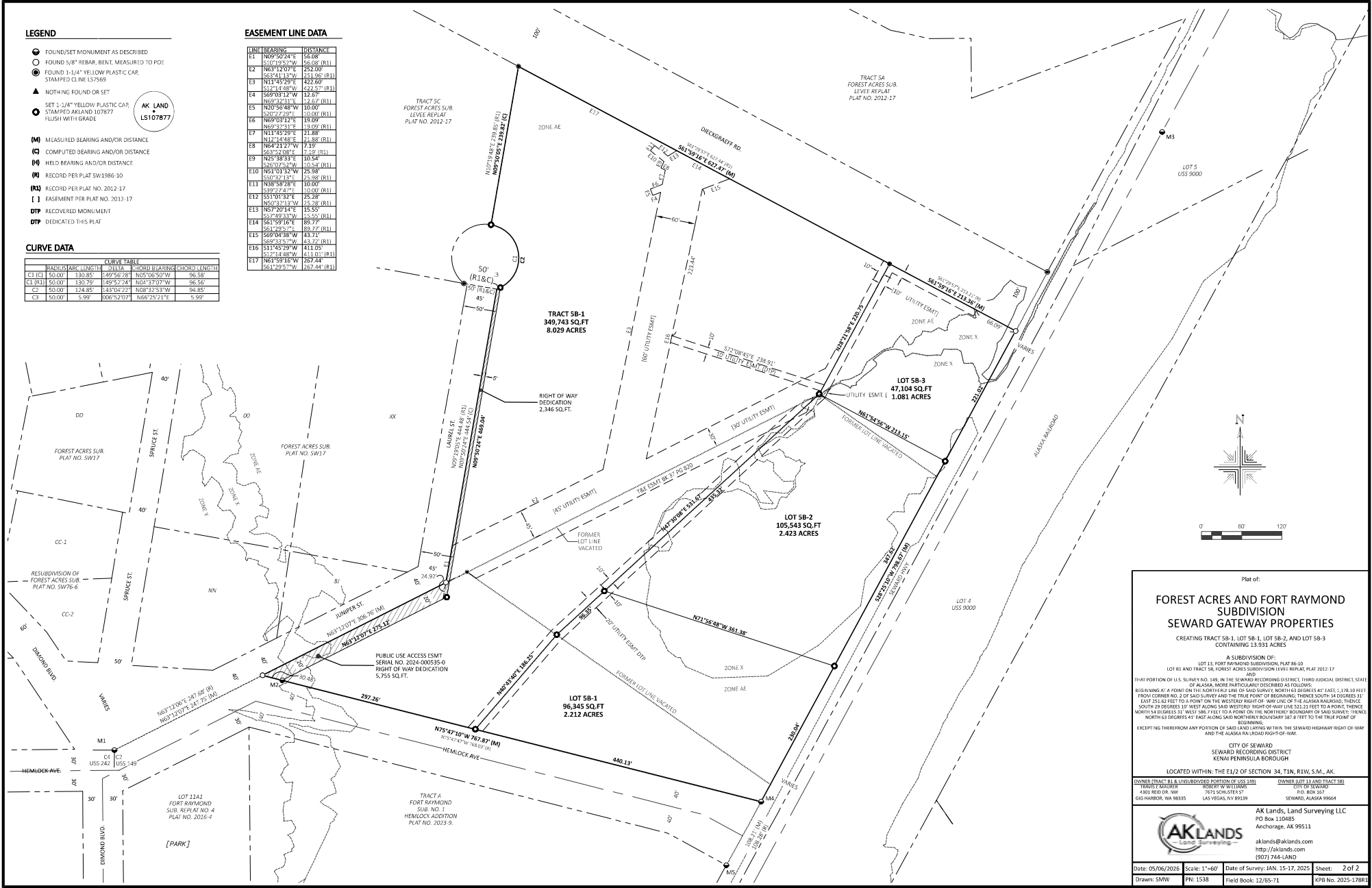
CREATING TRACT 5B-1, LOT 5B-1, LOT 5B-2, AND LOT 5B-3
CONTAINING 13.933 ACRES

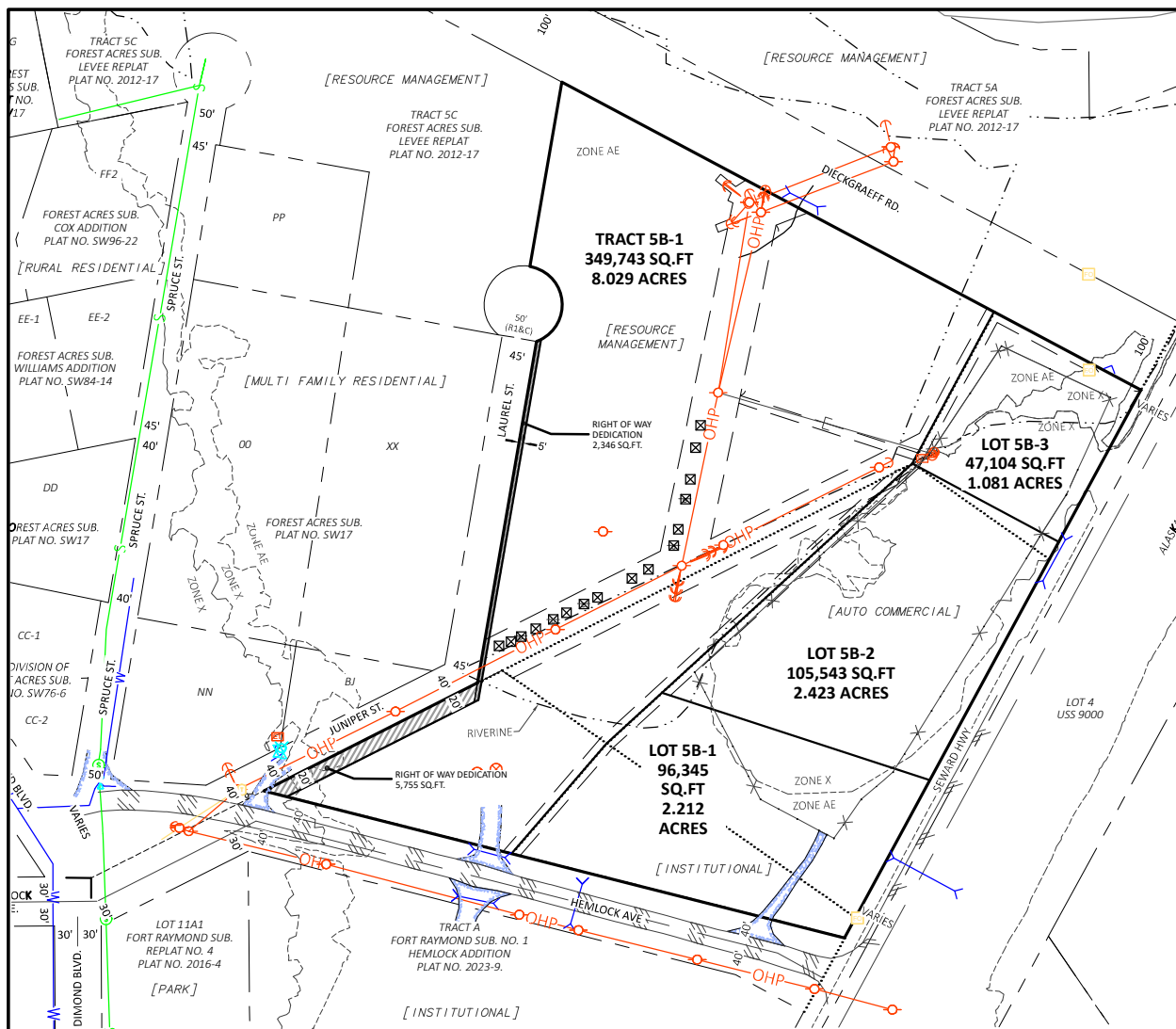
A SUBDIVISION OF:
LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10
LOT 81 AND TRACT 5B, FOREST ACRES SUBDIVISION, LEVEE REPLAT, PLAT 2012-17
THAT PORTION OF U.S. SURVEY NO. 149, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 45 DEGREES 47' EAST, 1,138.10 FEET FROM CORNER NO. 2 OF SAID SURVEY, AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 54 DEGREES 31' EAST 251.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA RAILROADS; THENCE SOUTH 24 DEGREES 17' WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 521.21 FEET TO A POINT, THENCE NORTH 54 DEGREES 31' WEST 586.71 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SURVEY; THENCE NORTH 65 DEGREES 47' EAST ALONG SAID NORTHERLY BOUNDARY 587.67 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM ANY PORTION OF SAID LAND LIES WITHIN THE SEWARD HIGHWAY RIGHT-OF-WAY 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, S1M, AK.
OWNER (TRACT 6L & UNDIVIDED PORTION OF US SURV) TRAVIS MAURER
4302 RED OIL HWY
GIG HARBOR, WA 98335
OWNER (LOT 13 AND TRACT 5B) ROBERT W WILLIAMS
7071 SCHWITZER ST
LAS VEGAS, NV 98339
CITY OF SEWARD
PO BOX 167
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: SWM PR: 1538 Field Book: 12/65-71 KPB No. 2025-17801



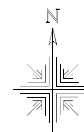


LEGEND

	POWER POLE		FENCE
	GUY ANCHOR		EDGE OF ASPHALT
	ELECTRICAL METER		FEMA FLOOD ONE
	ELECTRICAL TRANSFORMER		AREA OF RIVERINE
	UTILITY VAULT		OVER HEAD POWER
	TELECOM. PEDISTAL		UNDERGROUND ELECTRIC APPROXIMATE
	FIRE HYDRANT		UNDERGROUND SEWER LINE GIS
	WOOD POST (18"X18"X5' +/-)		UNDERGROUND WATER LINE GIS
	SEWER MANHOLE		
	SIGN		

NOTES:

- 1) SURVEY PERFORMED IN WINTER CONDITIONS; NOT ALL SITE FEATURES WERE LOCATED OR VISIBLE. THIS SURVEY WAS NOT INTENDED TO DOCUMENT ALL SITE IMPROVEMENTS.
- 2) ZONING INFORMATION, UNDERGROUND WATER, AND SEWER LINES ARE FROM THE CITY OF SEWARD GIS INTERACTIVE MAP. FEMA FLOOD ZONES ARE BASED ON THE FEMA NFHL (NATIONAL FLOOD HAZARD LAYER WEB MAP SERVICE) DOWNLOADED ON APRIL 4, 2025 AND BEST FIT TO THE KENAI PENINSULA BOROUGH PARCEL DATA. AREA OF RIVERINE IS BASED ON THE KENAI PENINSULA GIS DATABASE DOWNLOADED AS A SHAPEFILE ON MAY 5, 2026.
- 3) OTHER UNDERGROUND UTILITIES, NOT SHOWN HEREON, MAY EXIST WITHIN THE PROPOSED SUBDIVISION.
- 4) AK LANDS, LAND SURVEYING LLC MAKES NO WARRANTY, REPRESENTATION, OR GUARANTY REGARDING THE ACCURACY OR COMPLETENESS OF EXISTING SITE IMPROVEMENTS, UTILITIES, GIS DATA OR OTHER FEATURES SHOWN.



PROPOSED SUBDIVISION
TRACT 5B-1 AND LOT 5B-1, 5B-2, & 5B-3
FOREST ACRES SUBDIVISION
SEWARD GATEWAY PROPERTIES

EXHIBIT

PROJECT NO. 1538	DATE OF FIELD SURVEY JAN. 15-17, 2025
DATE MAY 6, 2025	FIELD BK. AND PG. 12/65-71

PO BOX 110485
ANCHORAGE, AK 99511
aklands@aklands.com
(907) 744-LAND
<https://aklands.com>



AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	• City of Seward • Robert W. Williams of Las Vegas, Nevada • Travis E. Maurer of Gig Harbor, Washington
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	Seward south of Resurrection River

Parent Parcel No.:	145-021-33; 145-021-40; 145-021-42; and 145-026-01
Legal Description:	145-021-33: T 1N R 1W SEC 34 Seward Meridian SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW. 145-021-40: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1 145-021-42: T 1N R 1W SEC 34 Seward Meridian SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B 145-026-01: T 1N R 1W SEC 34 Seward Meridian SW 0860010 FORT RAYMOND SUB LOT 13
Assessing Use:	145-021-33; 145-021-40; and 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will reconfigure four existing parcels into three new lots and a new tract. In addition, the plat is proposing two dedications to Juniper Street and Laurel Street.

The Plat Committee previously approved this plat during its regular meeting of January 26, 2026. The plat has been revised by changing the number of lots fronting the Seward Highway from one lot to three lots.

Location and Legal Access (existing and proposed):

Proposed Tract 5B-1 will have legal access from Hemlock Avenue and Dieckgraeff Road, both 80-foot-wide dedications maintained by the City of Seward, coming off the state-maintained Seward Highway.

Connecting from Hemlock Avenue, Juniper Street is a 40-foot dedication that transitions into Laurel Street, a 45-foot dedication. Juniper Street and Laurel Street are both city-maintained and provide legal access to proposed Tract 5B-1.

Proposed Tract 5B-1 will have legal access by Hemlock Street via a gravel drive.

Proposed lots 5B-1, 5B-2, and 5B-3 all front the Seward Highway on the eastern boundary. The SOA DOT&PF has stated that there is to be no direct access to the Seward Highway for proposed Lots 5B-1 and 5B-3. Proposed Lot 5B-1 will be required to access Hemlock Avenue and proposed Lot 5B-3 will be required to access Dieckgraeff Road. Lot 5B-2 will need to apply for a driveway permit. **Staff recommends** a plat note be added to the final plat submittal indicating the restricted access for the proposed lots.

Available data indicates an access point from proposed Lot 5B-3 to the Seward Highway. According to the SOA DOT&PF, any previously issued access permits become invalid once the property undergoes a platting action and must be reissued. This platting action voids the previous permit.

The only legal and physical access for proposed Lot 5B-2 apparent is the Seward Highway.

The plat is proposing a 20-foot dedication to Juniper Street and a 5-foot dedication to Laurel Street.

Block length is compliant with the Seward Highway, Hemlock Avenue, Dimond Boulevard, Dieckgraeff Road and the various cul-de-sacs in the area make for complete block circulation and breaks.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: Please ensure that the utility easement and setbacks are included on this plat
SOA DOT ROW	
SOA DOT& PF	○ No objection to the proposed plat. ○ No direct access to Seward Highway from lots 5B-1 and 5B-3. ○ These two lots must take access through Hemlock Avenue and Dieckgraeff Road. ○ Apply for driveway permit for Lot 5B-2. ○ Apply for driveway permits at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. ○ All future utility connections must be taken through Hemlock Avenue.
Seward Fire Dept	No concerns

Site Investigation:

The terrain of the plat is relatively flat throughout the property. The contour map shows a consistent elevation of 35 feet mostly with a few high spots of 40 feet on the east side of the property near the highway. With the terrain being flat, drainage will need to be maintained with development of the property.

There are no structures on the property according to the KPB GIS data. There are two parking lots on the property that will be split between the two tracts when done.

The City of Seward did review the plat at the City of Seward Planning and Zoning meeting on May 6, 2025 and noted the plat to be located in a special flood hazard area, FEMA mapped Flood Zone AE, a high-risk flood zone area. With the revision submitted, the City of Seward issued a Memorandum that additional review or approval by the Planning and Zoning Commission and City Council is not required. The memorandum is included as is the previous city review.

The City of Seward is considered an independent community by the National Flood Insurance Program (NFIP) and is not within the jurisdiction of the KPB Floodplain Management Program. Seward administers their own

floodplain management programs under City Code 15.25 Floodplain Management. For information on the floodplain regulations and requirements in Seward, please contact the Seward Planning and Zoning Department at 907-224-4020 or at planning@cityofseward.net **Staff recommends the surveyor include the following note:** The developer is responsible for contacting the city to determine the restrictions prior to any development for areas within a Flood zone and/or Floodway.

KPB River Center review has determined that the plat is not in a habitat protection district

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Seward Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

A majority of the parcel on the to the east of Juniper St and its projection north was located in the claim of the Alaska Central Railway Company that was surveyed as US Survey No 149 in 1906. The portion on the west was part of Government Lot 1 of Section 34, Township 1 North, Range 1 West, S. Alaska. The east portion was divided by various deed descriptions and Fort Raymond Subdivision SW86-10 platted the east part including Lot13. Forest Acres Subdivision SW17 subdivided the west portion showing Tract 5. Forest Acres Subdivision Levee Replat SW2012-17 further subdivided Tract 5 creating Tract 5B. and B1. This platting action is combing Tract 5B, B1 of SW2012-17, Lot 13 of SW86-10 and an unplatted part of USS 149 between the three to then divide into two new Tracts.

The plat is located within the City of Seward but does not have access to sewer or water. At the City of Seward Planning and Zoning meeting of May 6, 2025 city staff noted that a subdivision agreement would be required. A Memorandum from the City of Seward Planner dated December 3, 2025 that an agreement has been executed outlining the public improvements and obligations the developer must fulfill to complete the subdivision and that the City of Seward recommends final approval of the preliminary plat before the Plat Committee.

Notice of the proposed plat was mailed to the beneficial interest holder on April 21, 2026. The beneficial interest holder replied with a letter requesting further review and approve the replat. Staff considers this to be a letter of objection and requires the owner to supply to staff before final approval can be given, a letter of non-objection from the beneficial interest holder.

Utility Easements

Several easements are noted in the plat notes and shown if possible. Staff recommends those shown on the drawing be tied to the plat notes associated to them.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The plat is not indicated a utility easement adjacent to road rights-of-way. The plat is subject to City of Seward Zoning regulations. Unless the City has any set width, **staff recommends** the surveyor confirm with the City of Seward a utility easement and add a note with width or use KPB 20.30.060 as a standard width of 10'.

The SOA DOT&PF stated in their review that all future utility connections must be taken through Hemlock Avenue. **Staff recommends** adding a plat note referencing the restriction to access for the lots and recommendation for a permit.

Utility provider review:

HEA	Out of service area
ENSTAR	No comment or recommendation
ACS	No objections
GCI	No comment
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 2500 Laurel St, 1000 Hemlock Ave, 2405 Seward Hwy, 2413 Seward Hwy. Existing Street Names are Correct: Yes List of Correct Street Names: Dieckgraeff Rd, Seward Hwy, Hemlock Ave, Juniper St, Laurel St. Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: City of Seward will advise on addresses
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Assessing	Reviewer: Windsor, Heather Comments: No comments

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

Modify the date in the Plat Approval to May 26, 2026.

Add measurement to the lots.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

Label the new and proposed easements crossing the plat.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

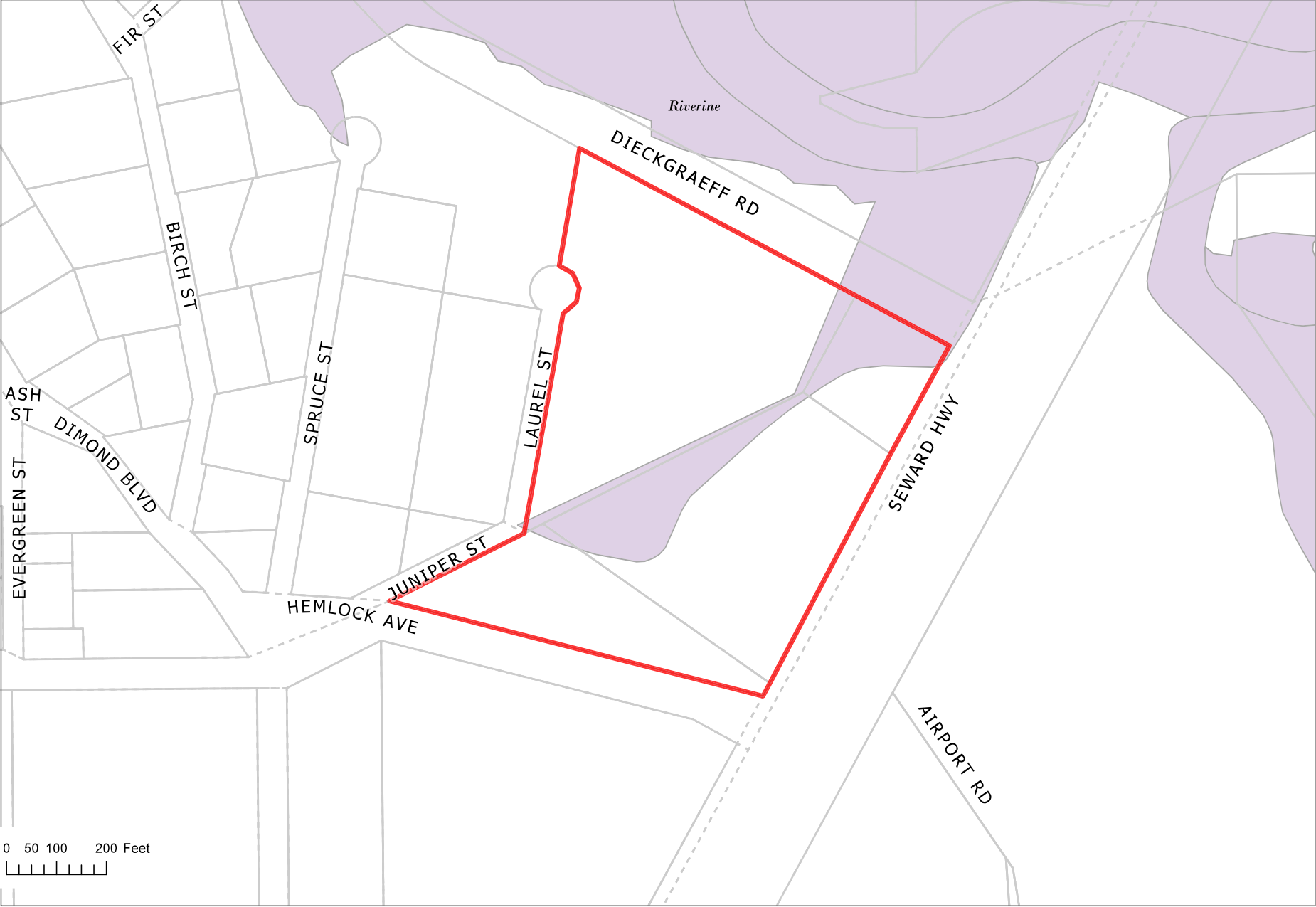
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



KPB Parcel ID(s):

**14502133, 14502140,
14502601, 14502142**

 Selected Parcel
Boundary or Boundaries

Regulatory Floodplain

SMFDA



FIRM_Panels



Regulatory_Floodway



Floodplain

 AE

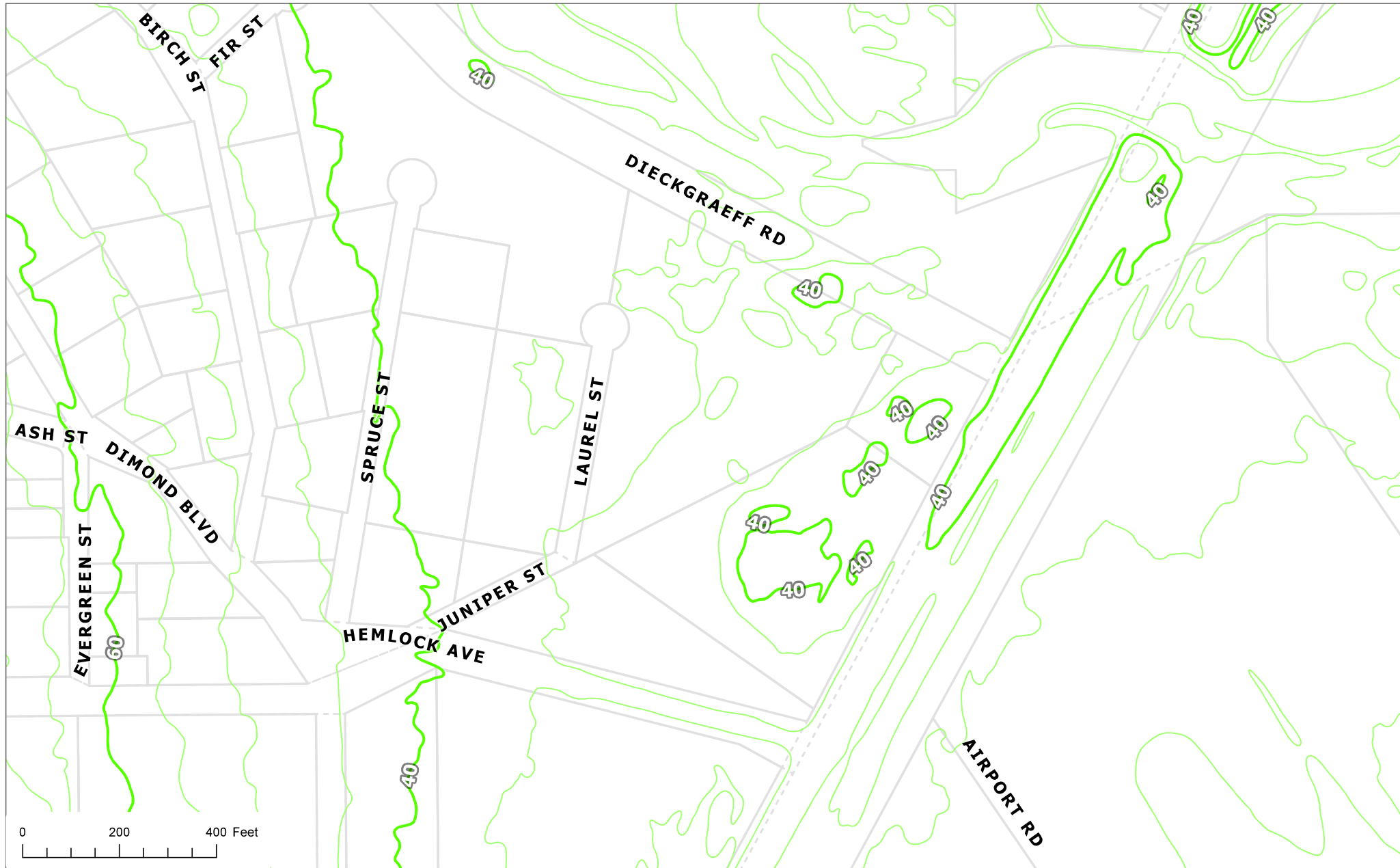
 X

**Community Flood Insurance
Rate Map (FIRM) Panel(s):**

02122C4543E

0 1000 2000
ft

For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

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 grant all easements and public right-of-ways by this plan.

James Hunt
 James Hunt, City Manager
 City of Seward
 P.O. Box 1817
 Seward, AK 99664
 OWNER OF FORMER LOTS DB, DC, DE, DF, DG, SE, SO AND TRACTS 1,2,3,4 & 5 EXCEPTING R.O.W. DEED BOOK 121, PAGE 485
 FOREST ACRES SUBDIVISION, PLAT 78-4
 LOT RR, FOREST ACRES SUBDIVISION, PLAT 17

NOTARY'S ACKNOWLEDGMENT
 FOR *James Hunt*
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2012

James Hunt 2-14-2013
 Notary for Alaska, My Commission Expires



Thomas W. Gillespie
 Thomas W. Gillespie
 P.O. Box 1514
 Seward, AK 99664
 OWNER OF FORMER TRACT B
 DIECKGRAEFF-GILLESPIE REPLAT, PLAT 94-12

NOTARY'S ACKNOWLEDGMENT
 FOR *Thomas W. Gillespie*
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2012

Kevin P. Borch 4/10/15
 Notary for Alaska, My Commission Expires



Catherine A. Welford
 Catherine A. Welford
 P.O. Box 1514
 Seward, AK 99664
 OWNER OF FORMER TRACT B
 DIECKGRAEFF-GILLESPIE REPLAT, PLAT 94-12

NOTARY'S ACKNOWLEDGMENT
 FOR *Catherine A. Welford*
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2012

Kevin P. Borch 4/10/15
 Notary for Alaska, My Commission Expires



Raymond A. Gillespie
 Raymond A. Gillespie
 1231 W Northern Lights Blvd. # 819
 Anchorage, AK 99503-2337
 OWNER OF FORMER TRACT B
 DIECKGRAEFF-GILLESPIE REPLAT, PLAT 94-12

NOTARY'S ACKNOWLEDGMENT
 FOR *Raymond A. Gillespie*
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2012

Kevin P. Borch 4/10/15
 Notary for Alaska, My Commission Expires

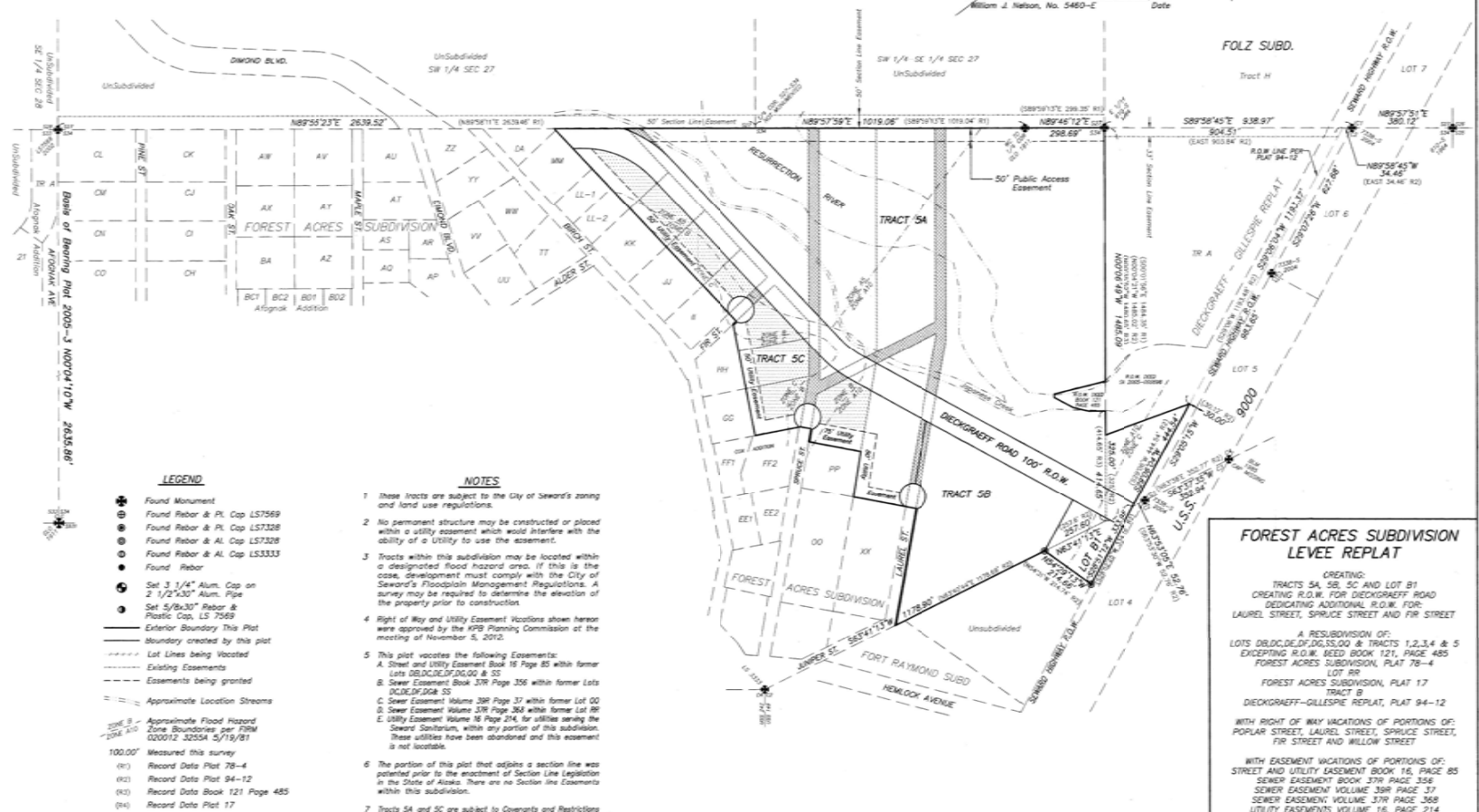
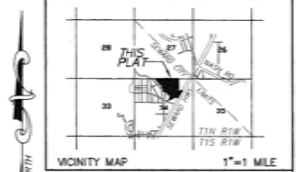


WASTEWATER DISPOSAL TRACT SC
 Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

WASTEWATER DISPOSAL TRACTS SA & SB
 These tracts are at least 200,000 square feet or nominal 5 Acres in size and conditions may not be suitable for small wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

PROJECT LOCATION MAP **FOREST ACRES SUBDIVISION** **LEVEE REPLAT** **WITH RIGHT OF WAY AND** **EASEMENT VACATIONS** **SEE SHEET 2 FOR BOUNDARY AND EASEMENT DETAILS**

WASTEWATER DISPOSAL LOT B1
 Soil conditions, water table levels, and soil slopes for this tract have been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family and duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of on-site wastewater treatment and disposal system must be designed by a professional Engineer, registered to practice in the State of Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.



- LEGEND**
- Found Monument
 - Found Rebar & Pl. Cap. L57569
 - Found Rebar & Pl. Cap. L57328
 - Found Rebar & Al. Cap. L57328
 - Found Rebar & Al. Cap. L53333
 - Found Rebar
 - Set 3 1/4" Alum. Cap on 2 1/2" x 30" Alum. Pipe
 - Set 5/8x30" Rebar & Plastic Cap, L5 7569
 - Exterior Boundary This Plat
 - Boundary created by this plat
 - Lot Lines being Vacated
 - Existing Easements
 - Easements being granted
 - Approximate Location Streams
 - Approximate Flood Hazard Zone Boundaries per FEMA 020012, 22054 5/19/01
 - Measured this survey
 - (N1) Record Data Plot 78-4
 - (N2) Record Data Plot 94-12
 - (N3) Record Data Book 121 Page 485
 - (N4) Record Data Plot 17
 - (N5) Record Data Plot 96-22
 - (N6) Record Data Plot 84-9
 - Right of Ways Vacated By this Plat
 - Easements Vacated By this Plat

- NOTES**
- These tracts are subject to the City of Seward's zoning and land use regulations.
 - No permanent structure may be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
 - Tracts within this subdivision may be located within a designated flood hazard area. If this is the case, development must comply with the City of Seward's Floodplain Management Regulations. A survey may be required to determine the elevation of the property prior to construction.
 - Right of Way and Utility Easement Vacations shown herein were approved by the KPB Planning Commission at the meeting of November 5, 2012.
 - This plat vacates the following Easements:
 A. Street and Utility Easement Book 18 Page 81 with former Lots DB,DC,DE,DF,DG,DO & SE
 B. Sewer Easement Book 37R Page 356 with former Lots DC,DE,DF,DG,DO & SE
 C. Sewer Easement Volume 39R Page 37 with former Lot DO
 D. Sewer Easement Volume 37R Page 384 with former Lot SE
 E. Utility Easement Volume 16 Page 214, for utilities serving the Seward Sanitarium, within any portion of this subdivision. These utilities have been abandoned and this easement is not locatable.
 - The portion of this plat that adjusts a section line was patented prior to the enactment of Section Line Legislation in the State of Alaska. There are no Section Line Easements within this subdivision.
 - Tracts SA and SC are subject to Covenants and Restrictions recorded as Serial Numbers 2009-000280-0 and 2009-000760-0.
 - No access to State maintained right-of-ways is permitted unless approved by the State of Alaska Department of Transportation.
 - The 50' Public Access Easement being granted within Tract SA by this plat will be administered by the City of Seward. The Kenai Peninsula Borough accepts no responsibility for the maintenance or administration of this easement.

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of OCTOBER 8, 2012
Mark J. Borch 10-10-2012
 Borough Official

SURVEYOR'S CERTIFICATE
 I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.
DEC 5, 2012
 Date



FOREST ACRES SUBDIVISION LEVEE REPLAT

CREATING:
 TRACTS SA, SB, SC AND LOT B1
 CREATING R.O.W. FOR DIECKGRAEFF ROAD
 DEDICATING ADDITIONAL R.O.W. FOR:
 LAUREL STREET, SPRUCE STREET AND FIR STREET

A RESUBDIVISION OF:
 LOTS DB,DC,DE,DF,DG,DO & TRACTS 1,2,3,4 & 5
 EXCEPTING R.O.W. DEED BOOK 121, PAGE 485
 FOREST ACRES SUBDIVISION, PLAT 78-4
 LOT RR
 FOREST ACRES SUBDIVISION, PLAT 17
 DIECKGRAEFF-GILLESPIE REPLAT, PLAT 94-12

WITH RIGHT OF WAY VACATIONS OF PORTIONS OF:
 POPLAR STREET, LAUREL STREET, SPRUCE STREET,
 FIR STREET AND WILLOW STREET

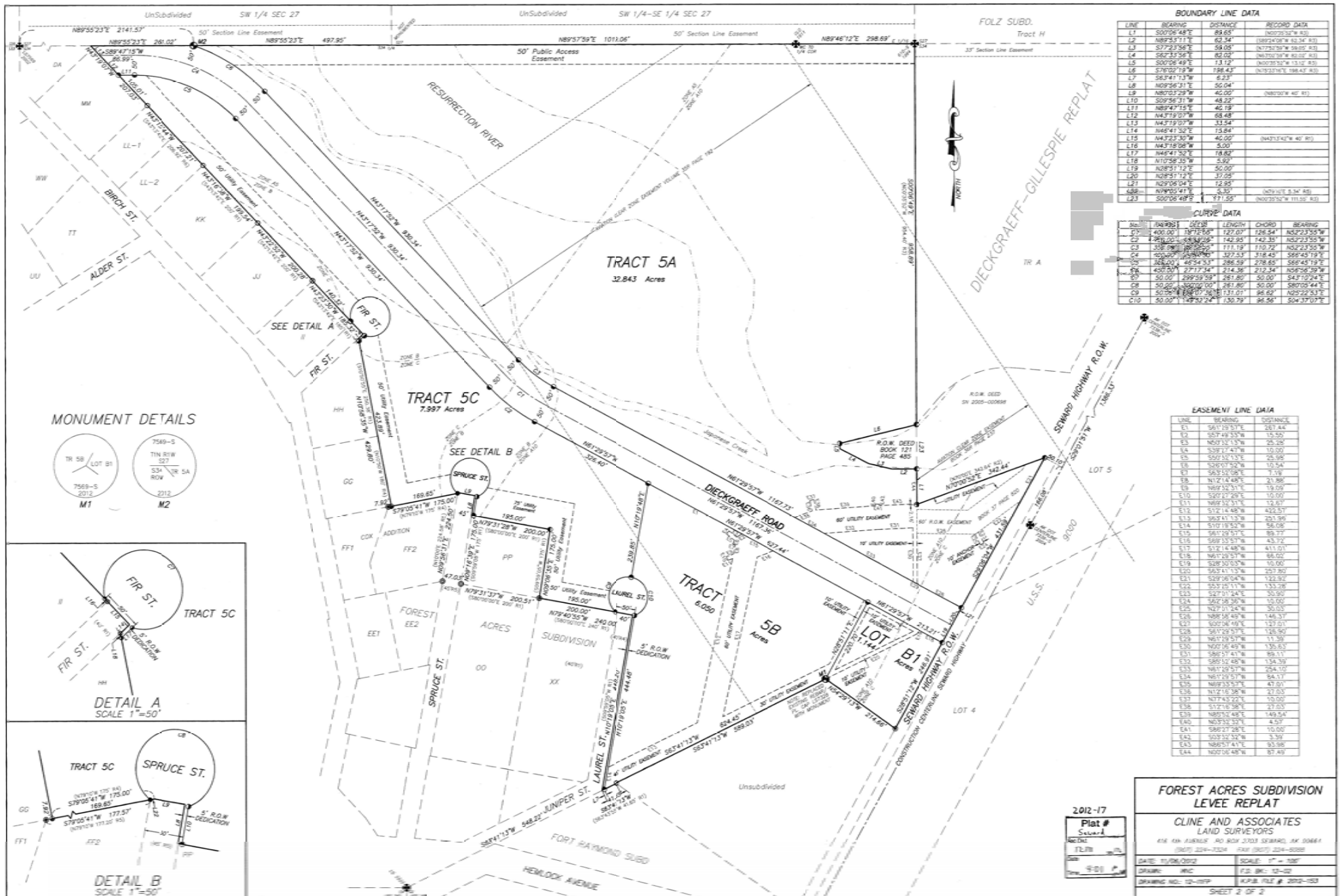
WITH EASEMENT VACATIONS OF PORTIONS OF:
 STREET AND UTILITY EASEMENT BOOK 16, PAGE 85
 SEWER EASEMENT BOOK 37R PAGE 356
 SEWER EASEMENT VOLUME 39R PAGE 37
 UTILITY EASEMENTS VOLUME 16, PAGE 214

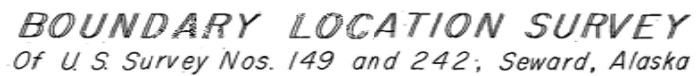
WITHIN THE NE 1/4 AND NW 1/4 OF SECTION 34,
 T1N, R1W, SEWARD MERIDIAN, ALASKA
 KENAI PENINSULA BOROUGH
 CITY OF SEWARD
 SEWARD RECORDING DISTRICT
 CONTAINING 54,543 ACRES

CLINE AND ASSOCIATES
 LAND SURVEYORS
 415 4TH AVENUE, P.O. BOX 21032 SEWARD, AK 99664
 (907) 224-7524 FAX (907) 224-6888

DATE: 10/10/2012 SCALE: 1" = 200'
 DRAWN: HMC P.D. SHEET: 12-102
 DRAWING NO.: 12-102P K.P.B. FILE # 2012-103

SHEET 1 OF 2





COPY
RECORDED-FILED
Seasoned REC DIST.
DATE Dec 3
TIME 1:10 PM
Inscribed by John D. [illegible]
INDEXED 544 63-595
Reidway, Alton
BOOK PAGE
Serial No. 63-595

STATE	TRACT-OR LOTS BUILDING AND/OR ADJACENT TO LOTS	OWN
T/V/U	TRACT-OR LOTS LOTS (A,B,C) AND ADJACENT TRACTS	OWN
DATE	REVISION	BY
DATE OF SURVEY	NAME OF SURVEYOR	
Beginning <u>6/18/86</u>	<u>C. M. HOFFMAN</u>	
Ending <u>6/18/86</u>	<u>FIELD BOOK NO. 8</u>	
STATE OF ALASKA		
DEPARTMENT OF NATURAL RESOURCES		
DIVISION OF LANDS		
ANCHORAGE, ALASKA		
BOUNDARY LOCATION SURVEY OF U.S. SURVEY NOS. 149 AND 242		
DRAWN BY: <u>C. M. H.</u>	APPROVAL: RECOMMENDED: <u>[Signature]</u> <u>[Signature]</u>	
DATE APPROVED: <u>Nov. 18, 1986</u>	APPROVED: <u>[Signature]</u> Director of Lands	
SCALE: <u>1"=200 FT.</u>	CHECKED: _____	FILE NO. <u>3-20</u>

JAN 20 1985



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.

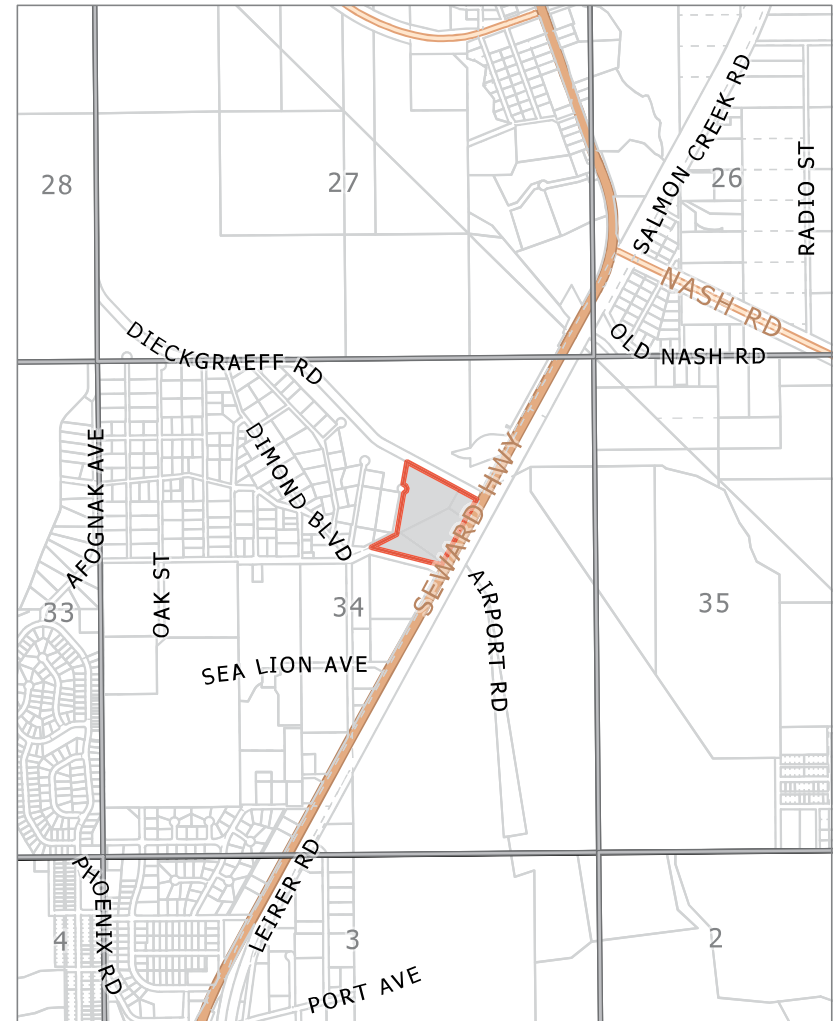
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

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.

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.

MY COMMISSION EXPIRES:

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026.

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:

AUTHORIZED OFFICIAL SIGNATURE

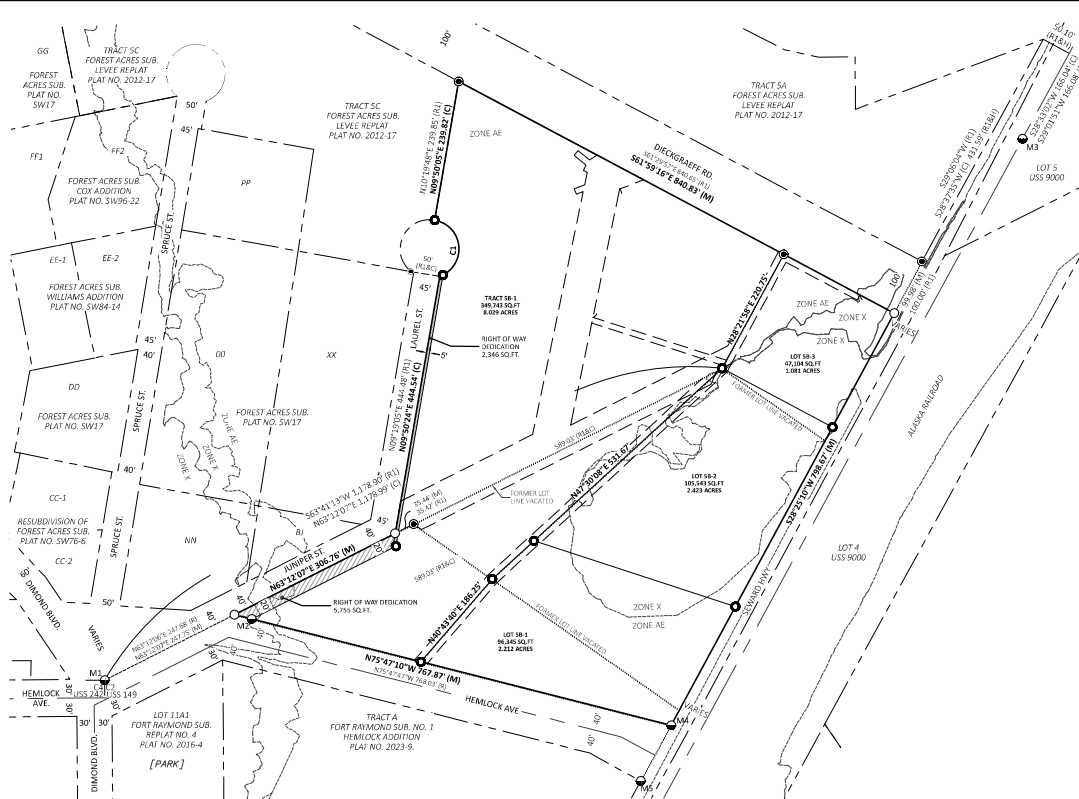
DATE

TITLE

PRINTED NAME

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 26, 2026.

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 CUNE LS7569
 NOTHING FOUND OR SET
 SET 1-1/4" YELLOW PLASTIC CAP,
 STAMPED AKLAND 107877
 FLUSH WITH GRADE

AK LAND
LS10787

(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
() 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

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

M3

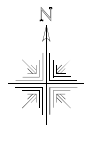
FOUND 3-1/4" ALCAP
IN MONUMENT CASE
0.4" BELOW RIM
GOOD CONDITION

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



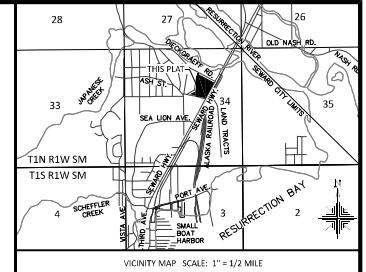
I, STACY M. WENZEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PROPERTY HEREIN DESCRIBED IS MY PRACTICE AND SURVEYED IN THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MEASUREMENTS SHOWN ARE TRUE TO THE DIMENSIONS AND DESCRIPTION, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT.

Stacy M. Wenzel
No. 107877

PROFESSIONAL LAND SURVEYOR

49th

19



THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE ZONE 4 AND A R3 ALL DISTRICTS. THE PROJECT AREA IS LOCATED WITHIN THE COMBINED SCALE OF 1:600000.5 EXPRESSED IN U.S. SURVEY FEET.

NO FASIM/IN WAS LOCATED THIS PLAT.

A FASIM/IN WAS LOCATED IN SUBJECT TO A CLEAR ZONE CONSIDERATION IN FAVOR OF THE STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF AVIATION, RECORDING MAPS, 5, 1963. THE PROJECT 35R PAGE 192 AND RECORDING ON OCTOBER 14, 1963 AT BOOK 36R AT PLAT 2.

THIS PROJECT IS SUBJECT TO A ELECTRIC TRANSMISSION LINE EASEMENT 1963-1964, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614,

Plat of:

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 58, FOREST ACRES SUBDIVISION (EVEE REPLAT, PLAT 2012-17)

AND
THAT PORTION OF U.S. SURVEY NO. 349, IN THE SEVENTH RECORDING 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, 1,378.10 FEET
FROM CORNER NO. 2 OF SAID SURVEY AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 21'
EAST 251.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA RAILROAD; THENCE
SOUTH 79 DEGREES 10' WEST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 582.22 FEET TO A POINT; THENCE
NORTH 54 DEGREES 31' WEST 586.7 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SURVEY; THENCE
NORTH 63 DEGREES 41' EAST ALONG SAID BOUNDARY 587.2 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 349)	OWNER (LOT 13 AND TRACT 58)
TRAVIS E MAUREH	CITY OF SEWARD
4301 REID DR. NW	P.O. BOX 367
GIG HARBOR, WA 98335	SEWARD, ALASKA 99664
ROBERT W WILLIAMS	
7671 SCHUSTER ST	
LAS VEGAS, NV 89139	

AKLANDS
— Land Surveying —

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. 2025-178R1

LEGEND

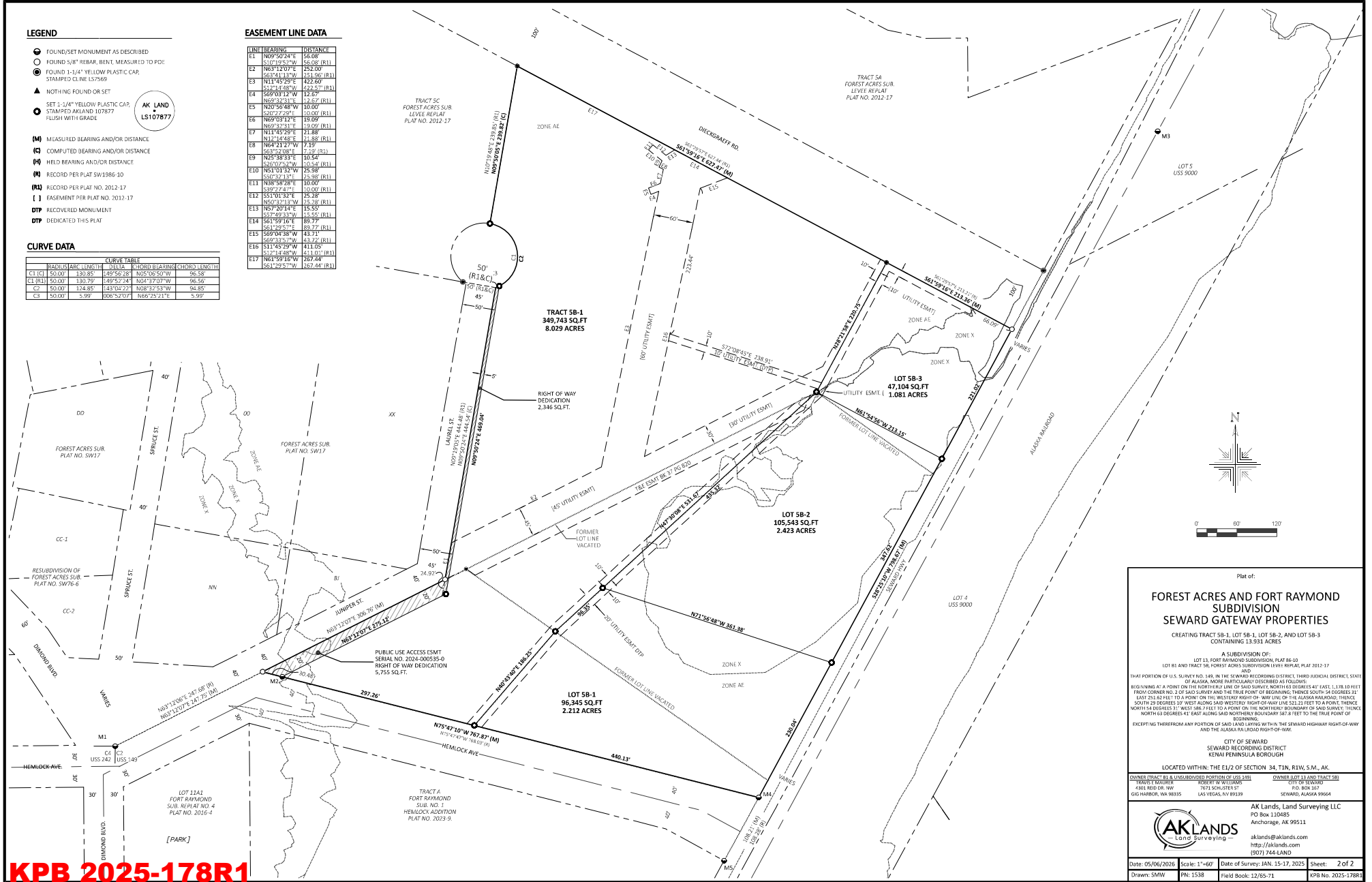
- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO PDE
- FOUND 1 1/4" YELLOW PLASTIC CAP, STAMPED CLINE LS15768
- ▲ NOTHING FOUND OR SET
- SET 1 1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 FLUSH WITH GRADE
- AK LAND LS107877
- [M] MEASURED BEARING AND/OR DISTANCE
- [C] COMPUTED BEARING AND/OR DISTANCE
- [H] HELD BEARING AND/OR DISTANCE
- [R] RECORD PER PLAT SW1986-10
- [RL] RECORD PER PLAT NO. 2012-17
- [] EASEMENT PER PLAT NO. 2012-17
- [DT] RECOVERED MONUMENT
- [DT] DEDICATED THIS PLAT

CURVE DATA

CURVE TABLE	
RADIUS (ARC LENGTH)	CHORD BEARING CHORD LENGTH
CL (C) 50.00 130.85	N49°56'28" E N05°06'50" W 96.58
CL (RL) 50.00 130.79	N49°52'24" E N04°57'07" W 96.56
C2 50.00 134.85	N43°02'27" E N08°52'33" W 96.85
C3 50.00 5.99	N06°52'07" E N06°52'21" E 5.99

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	N09°50'24" E	58.68 (R)
E2	N10°15'07" E	252.00 (R)
E3	S67°41'11" W	251.96 (R)
E4	N11°45'29" E	422.60 (R)
E5	S17°14'48" W	422.57 (R)
E6	N09°50'24" E	12.69 (R)
E7	N09°50'24" E	12.69 (R)
E8	N20°58'48" W	10.00 (R)
E9	S07°27'09" W	10.00 (R)
E10	N09°09'12" E	19.69 (R)
E11	N09°50'24" E	19.69 (R)
E12	N11°45'29" E	21.88 (R)
E13	N17°14'48" E	11.48 (R)
E14	N04°13'27" W	7.59 (R)
E15	S67°40'08" E	7.59 (R)
E16	N09°50'24" E	10.54 (R)
E17	S26°07'54" W	10.54 (R)
E18	S50°32'13" E	25.98 (R)
E19	N04°01'52" W	25.98 (R)
E20	N38°58'28" E	10.00 (R)
E21	S59°27'47" E	10.00 (R)
E22	S51°01'32" E	25.28 (R)
E23	N50°27'11" W	15.38 (R)
E24	N07°20'14" E	15.55 (R)
E25	S27°49'33" W	15.35 (R)
E26	S61°59'16" E	89.79 (R)
E27	S61°20'27" E	89.77 (R)
E28	S69°04'08" W	43.21 (R)
E29	S69°13'57" W	43.22 (R)
E30	S11°49'59" W	41.01 (R)
E31	S17°14'48" W	41.01 (R)
E32	N01°59'10" W	267.44 (R)
E33	S61°29'57" W	267.44 (R)



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 AND TRACT 5B, FOREST ACRES SUBDIVISION LEVEE REPAIR, PLAT 2012-17

THAT PORTION OF U.S. SURVEY NO. 148, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 43 DEGREES 44' EAST, 1,138.18 FEET FROM CORNER NO. 2 OF SAID SURVEY AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 54 DEGREES 31' EAST 251.62 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE ALASKA RAILROAD, THENCE SOUTH 24 DEGREES 10' WEST ALONG SAID WESTERN RIGHT-OF-WAY LINE 521.21 FEET TO A POINT, THENCE NORTH 54 DEGREES 11' WEST 581.7 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SURVEY, THENCE NORTH 63 DEGREES 41' EAST ALONG SAID NORTHERLY BOUNDARY 367.8 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION OF SAID LAND LIES WITHIN THE SEWARD HIGHWAY RIGHT-OF-WAY 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 5B-1 & UNDIVIDED PORTION OF LOT 5B-1) OWNER (LOT 1 AND TRACT 5B)
TRAVEL EXCURSION ROBERT W. WELLS CITY OF SEWARD
4185 BELL DR. NW 7675 SCHULTZ ST. P.O. BOX 317
GIG HARBOR, WA 98135 LAS VEGAS, NV 89139 SEWARD, ALASKA 99564

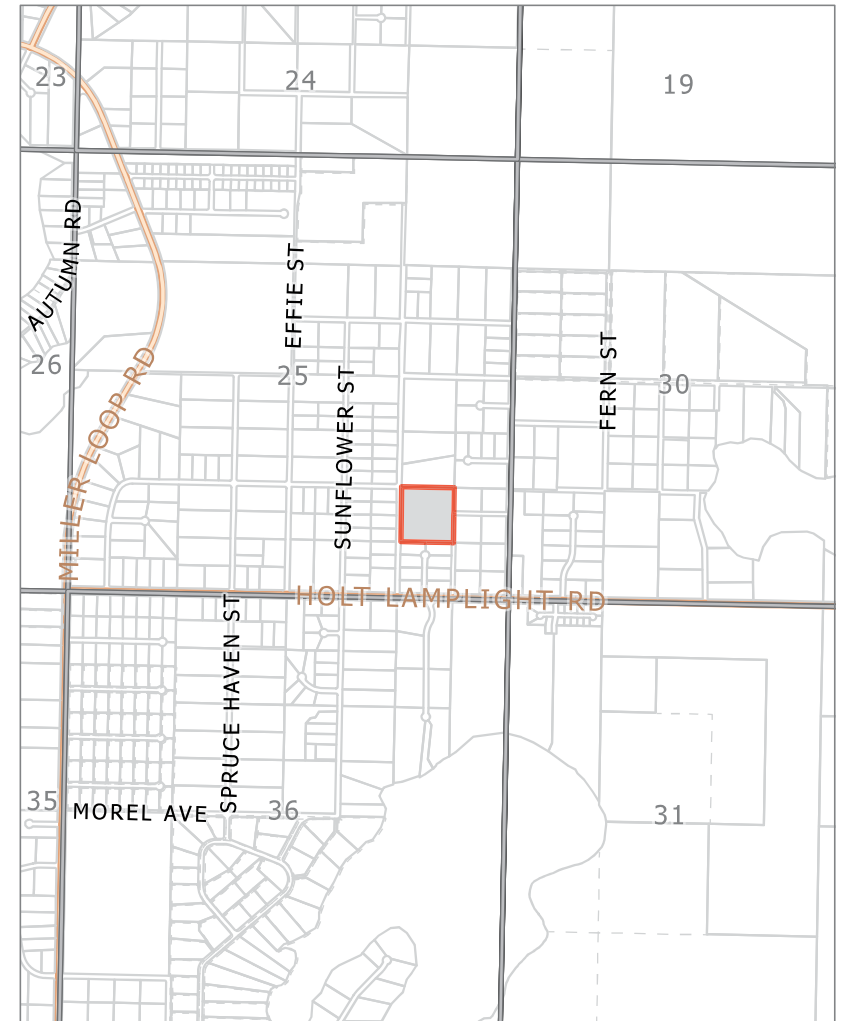
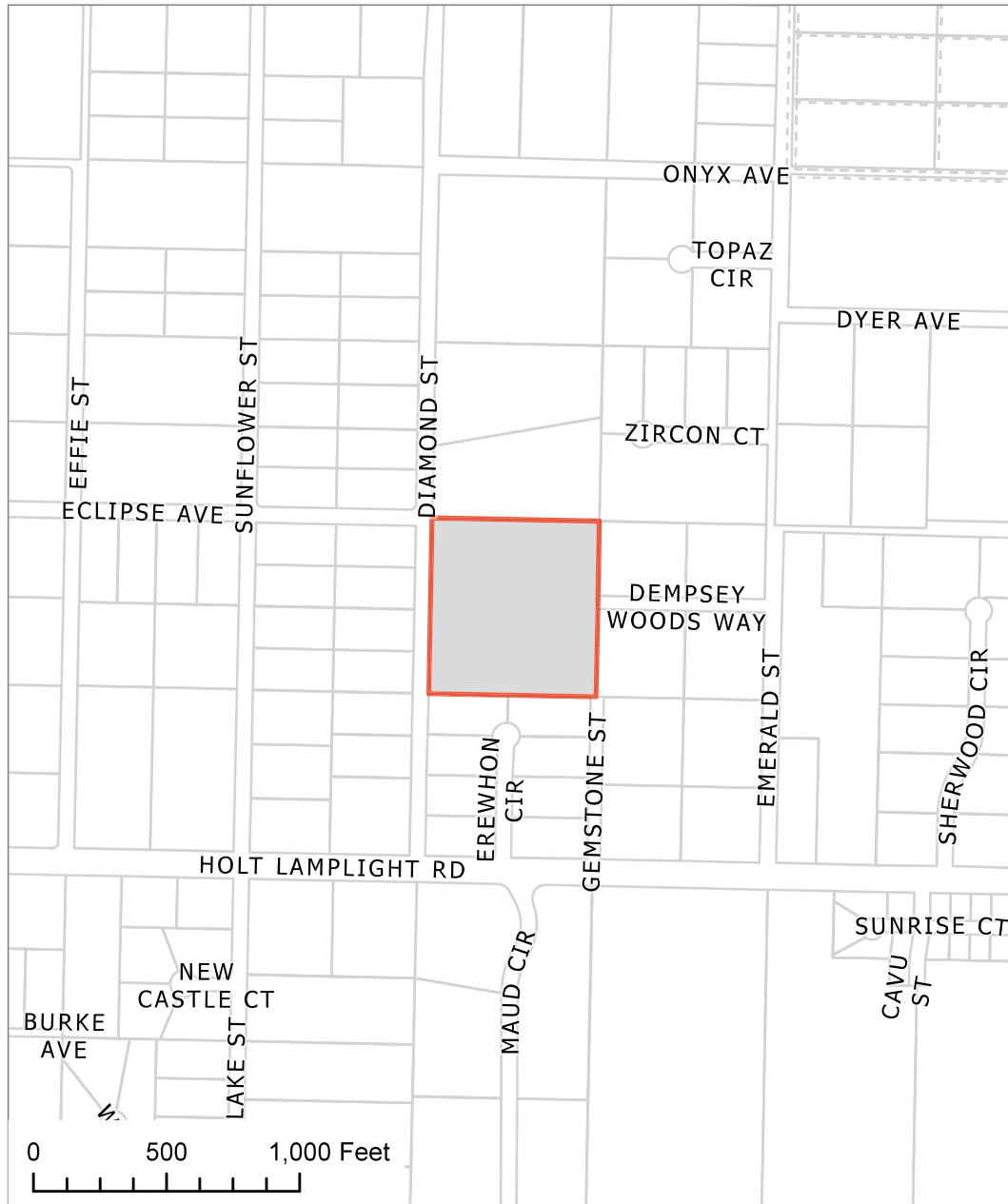
AK Lands, Land Surveying LLC
PO Box 110485
Anchorage, AK 99511
aklands@aklands.com
http://aklands.com
(907) 744-LAND

Date: 05/06/2025 Scale: 1"=60' Date of Survey: JAN. 15-17, 2025 Sheet: 2 of 2
Drawn: SMW PR: 1538 Field Book: 12/65-71 KPB NO. 2025-178R1

KPB 2025-178R1

E. NEW BUSINESS

- 2. Garnet Subdivision 2026 Addition; KPB File 2026-070
Johnson Surveying / Hawker
Location: Diamond St, Gemstone St & Dempsey Woods Way
Nikiski Area / Nikiski APC**



KPB File 2026-070
T 07N R12W SEC 25
Nikiski



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

Garnet Subdivision 2026 Addition

PRELIMINARY
PLAT

A subdivision of Tract C Garnet Subd, KRD 74-106.
Located in the SE1/4 Section 25, T7N R12W, SM.
Kenai Recording District Kenai Peninsula Borough File

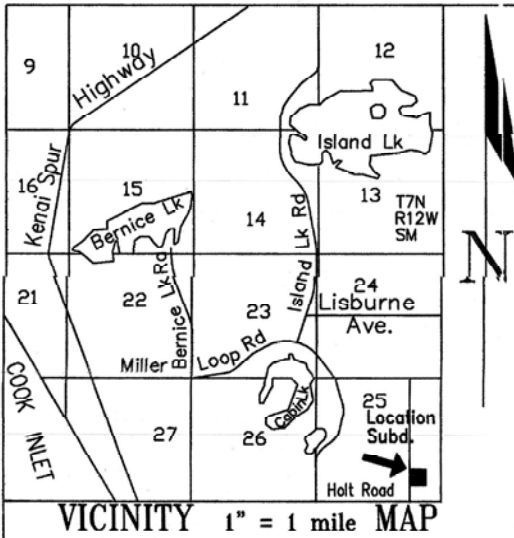
Prepared for
Wayne E & Susan Hawker
P.O. Box 1934
Kenai, AK 99611

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772

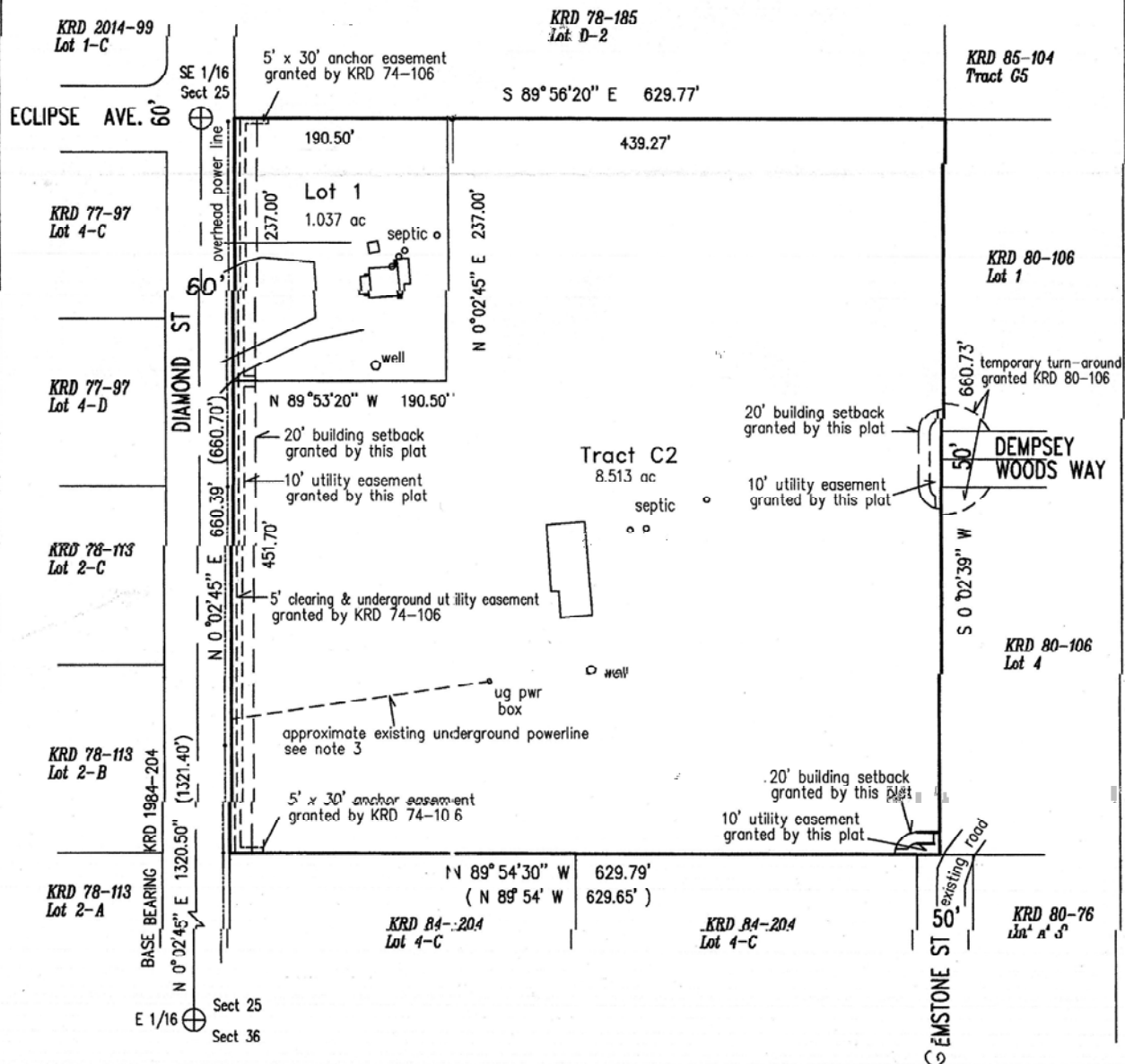
SCALE 1" = 100' AREA = 9.550 acres 13 June, 2026

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Existing underground powerline shown is the centerline of a 15' wide electrical distribution line easement granted to Homer Electric Association, Inc. by KRD book 462 page 361.
4. Kenai Records Misc. book 3 page 87 granted an electrical easement to Homer Electric Association, Inc. This is a general easement, no specific location given.
5. Subdivision topography is flat, no grades over 3% grade.
There are no wet areas on the property.



VICINITY 1" = 1 mile MAP



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION**

KPB File No.	2026-070
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Wayne E. and Susan Hawker of Kenai, Alaska
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Diamond Street, Gemstone Street, and Dempsey Woods Way, Nikiski

Parent Parcel No.:	015-173-17
Legal Description:	T 7N R 12W SEC 25 Seward Meridian KN 0740106 GARNET SUB TRACT C
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030 Proposed Street Layout 20.30.100 Cul-de-sacs 20.30.170 Block Length

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.55-acre parcel into two lots of size 1.037 acres and 8.513 acres.

Location and Access (existing and proposed):

Access to the subdivision is provided by Diamond Street, Gemstone Street and Dempsey Woods Way.

Diamond Street is a 60-foot borough-maintained right-of-way located on the west boundary.

Gemstone Street is a 50-foot right-of-way that is indicated to be borough-maintained to just beyond the southwest corner of Lot A-3 Garnett – Thomas Subdivision (KN 80-76), after which it transitions to privately maintained. The road terminates at the southeast corner of the proposed subdivision and as a driveway at Lot 4 Far West Subdivision (KN 80-106).

Dempsey Woods Way is a 50-foot platted right-of-way that currently undeveloped according to KPB imagery. It connects from Emerald Street to the west boundary of the proposed subdivision. A portion appears to be used as parking for Lot 4 (KN 80-106).

Diamond Street, Gemstone Street, and Emerald Street all access Holt Lamplight Road to the south, a state-maintained right-of-way.

No right-of-way dedication or vacation is proposed with this plat. The applicant has requested an exception to KPB 20.30.30 (Proposed Street Layout), which is discussed later in the staff report.

The block consists of Diamond Street to the west; Erewhon Circle, Gemstone Street, and Holt Lamplight Road to the south; Dempsey Woods Way and Emerald Street to the west; and Eclipse Avenue to the north. An exception to KPB 20.30.170 (Block Length) has been requested and will be discussed later in the staff report.

No section line easements affect the subject area.

The Roads Director has concern with the end of Dempsey Woods Way that ends on the east side of the plat. In his review he notes that a road ending in termination should have a cul-de-sac bulb for purpose of emergency service

vehicle turn around. There is currently no road developed on Dempsey Wood Way but the future could see the road developed and that is what should be considered.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Dempsey Woods Way terminates on the east property line of the original parcel. Code requires that a cul-de-sac be plated on a terminating road. Please require the cul-de-sac to be added to this plat.
SOA DOT&PF comments	No comments

Site Investigation:

The terrain of the property is relatively flat with the elevations staying within 5 feet across the property.

KPB data indicates two dwellings exist on the subject parcel along with several small structures. If approved, each proposed parcel will contain one dwelling. No apparent encroachments were identified.

Available data shows no areas of inundation within the subdivision.

KPB River Center Reviewers confirm the area has not been mapped in a FEMA flood hazard area and is not located within a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not had a flood study performed by FEMA B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

The land was originally an aliquot portion of the SE1/4 of Section 25, Township 7 North, Range 12 West, Seward Meridian, was subdivided into eight tracts by Garnet Subdivision is 1974 (KN 74-106). Several of the tracts have already been subdivided. This proposed plat will further subdivide Tract C into Lot 1 and Tract C2.

A soils report is required for Lot 1, and an engineer must sign the final plat as the new lot is approximately 45,171.72 square feet. **Staff recommends** adding the appropriate Waste Water Disposal Note to the final plat. The note will be reviewed upon submittal of the soils report.

A soils report is not required for proposed Tract C2, which is approximately 370,826.28 square feet. **Staff recommends** Adding the 20.40.030 Wastewater Disposal Note for Tract C2 to the final plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

A 10-foot by 30-foot anchor easement was granted by the parent plat (KN 74-106) along the common lot line of former Tracts B and C. This easement is shown on the preliminary plat.

A 5-foot clearing and underground utility easement along Diamond Street was granted by the parent plat (KN 74-106) and has been depicted and labeled on the submitted plat.

Easements granted by Misc. Book 3, Page 87, KRD, and Book 462, Page 361, KRD, have been added to the preliminary plat. **Staff recommends** Including the dimensions for the underground powerline easement granted by Book 462 Page 361, KRD.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The proposed plat grants a 10-foot utility easement along all road rights-of-way.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 47190 Diamond St Existing Street Names are Correct: No List of Correct Street Names: Diamond St, Gemstone St, Dempsey Woods Way, Eclipse Ave Existing Street Name Corrections Needed: Vicinity map, Holt Lamplight Rd All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 47190 Diamond St will be removed and two new addresses assigned.
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.

Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB File No to 2026-070
- There is a line near the northeast corner of Lot 1 needs removed.

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- Provide a label for section 28
- Center the subject plat on the map area.
- Modify road label “Holt Lamplight Road”
- Provide a label for Diamond Street

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Correctly label parcels to the west and south.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.030- Proposed Street Layout-Requirements (A)

Surveyor's Discussion:

Requesting an exception to KPB 20.30.030 Proposed Street Layout Requirements for Eclipse Avenue and Gemstone Street. Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Surveyor's Findings:

1. Any dedication would dead end.
2. No dedications have been provided to the east.
3. The owners of Lots 1 and 4 (KN 80-106) have expressed opposition to any type of additional right-of-way dedication in those locations.

Staff Discussion:

KPB 20.30.030- Proposed Street Layout-Requirements

- A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff Findings:

4. Garnet Subdivision Tract B Addition (84-204) and Garnet-Thomas Subdivision (KN 80-76) dedicated 50 feet to Gemstone Street.
5. Gemstone Street is borough-maintained to just beyond the southeast corner of Lot 6 (KN 84-204), after which it transitions to privately maintained.
6. Gemstones St terminates at the southeast corner of the proposed subdivision and is then used as a driveway at Lot 4 (KN 80-106).
7. The parcels along the west side of Gemstone Street appear to utilize the right-of-way for primary access.
8. The parent plat (KN 74-106) did not dedicate along the interior of the subdivision.
9. The subdivision to the east (KN 80-106) dedicated Dempsey Woods Way, intersecting in the middle of Tract C rather than the top as an extension of Eclipse Ave.
10. Dedicating Eclipse Avenue would alleviate block length for the plat.
11. Extending Eclipse Ave would result in a dead-end road on the east, with no expectation of future dedication from Lots 1 or 2 KN80-106.
12. Granting of this exception will not deny the public access to adjacent roads.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-3, 8, 9 & 11 appear to support this standard.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-3 & 11 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-3 & 12 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

B. KPB 20.30.100-Cul-de-sacs

Surveyor's Discussion:

Requesting an exception to KPB 20.30.030 Cul-de-sacs for Gemstone Street and Dempsey Woods Way
Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Surveyor's Findings:

1. The owners of Lots 1 and 4 (KN 80-106) have expressed opposition to any type of additional right-of-way dedication in those locations.
2. Granting the exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, and will not create any hazardous situations.

Staff Discussion:

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

Staff Findings:

3. The Roads Department has requested a cul-de-sac be dedicated for Dempsey Woods Way for safety purposes and emergency vehicle turn around.
4. Far West Subdivision (KN 80-106) dedicated 50-feet to Dempsey Woods Way.
5. Dempsey Woods Way appears to be currently undeveloped according to KPB imagery.
6. A portion of Dempsey Woods Way appears to be used as parking for Lot 4 (KN 80-106). All surrounding developed parcels appear to use Gemstone Street and Emerald Street for access.
7. Garnet Subdivision Tract B Addition (84-204) and Garnet-Thomas Subdivision (KN 80-76) dedicated 25 feet each to Gemstone Street, which lines up on the east line of the subject plat.
8. Gemstone Street is borough-maintained to just beyond the southeast corner of Lot 6 (KN 84-204), after which it transitions to privately maintained.
9. The road terminates at the southeast corner of the proposed subdivision and becomes a driveway for Lot 4 (KN 80-106).
10. Parcels along the west side of Gemstone Street are utilizing the right-of-way for access.

Staff reviewed the exception request and recommends granting approval the exception for Gemstone Street and denial of the exception request for Dempsey Woods Way. Staff feels a cul-de-sac bulb should be recommended at the end of Dempsey Woods Way as noted by the Roads Director.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be

requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception: These findings shall be for the approval of exception KPB 20.30.030 for Gemstone St.

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1 & 7-9 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 & 7-9 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1, 2 & 7-9 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

C. KPB 20.30.170- Blocks-Length Requirements

Applicant's Discussion:

Requesting an exception to KPB 20.30.030 Blocks-Length Requirements. Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Applicant's Findings:

1. Any dedication would dead end.
2. No dedications have been provided to the east.
3. Granting the exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, and will not create any hazardous situations.

Staff Discussion:

KPB 20.30.170- Blocks-Length Requirements

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff Findings:

4. The parent plat (KN 74-106) did not dedicate along the interior of the subdivision.
5. The subdivision to the east (KN 80-106) dedicated Dempsey Woods Way, intersecting in the middle of Tract C rather than the top as an extension of Eclipse Ave.
6. Dedicating Eclipse Avenue would alleviate block length along the northern boundary.
7. The distance from Holt Lamplight Road to Eclipse Avenue on the west is approximately 1,321 feet.
8. The distance from Eclipse Avenue on the east to Dempsey Woods Way is approximately 1,065 feet.
9. Along the east side of Diamond St, the distance from Holt Lamplight Road to Onyx Ave (the next road) is approximately 2640 feet.
10. Granting this exception, will not deny neighboring properties access to their land.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in

this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1, & 3-5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 & 3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 3 & 10 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

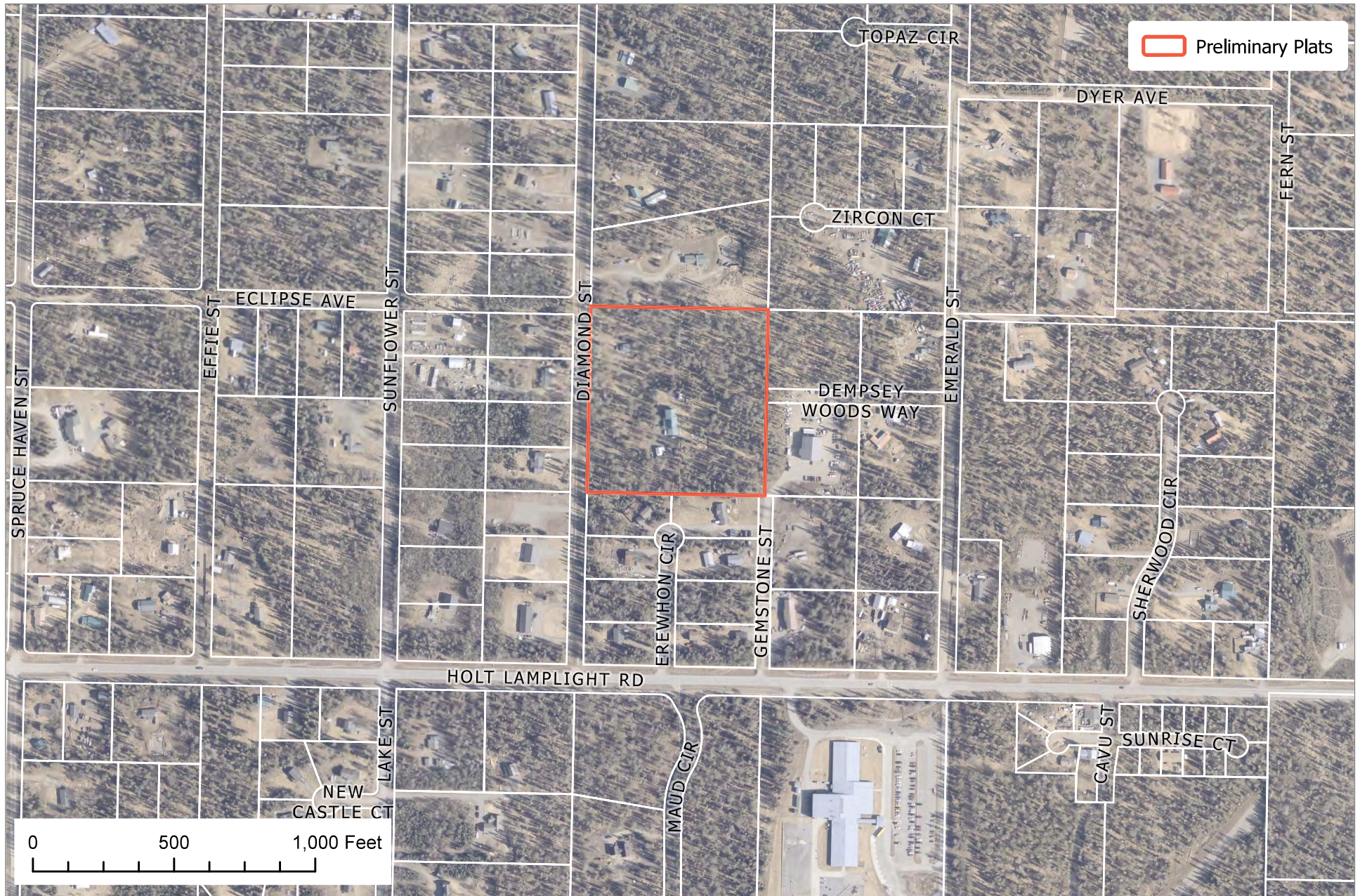
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



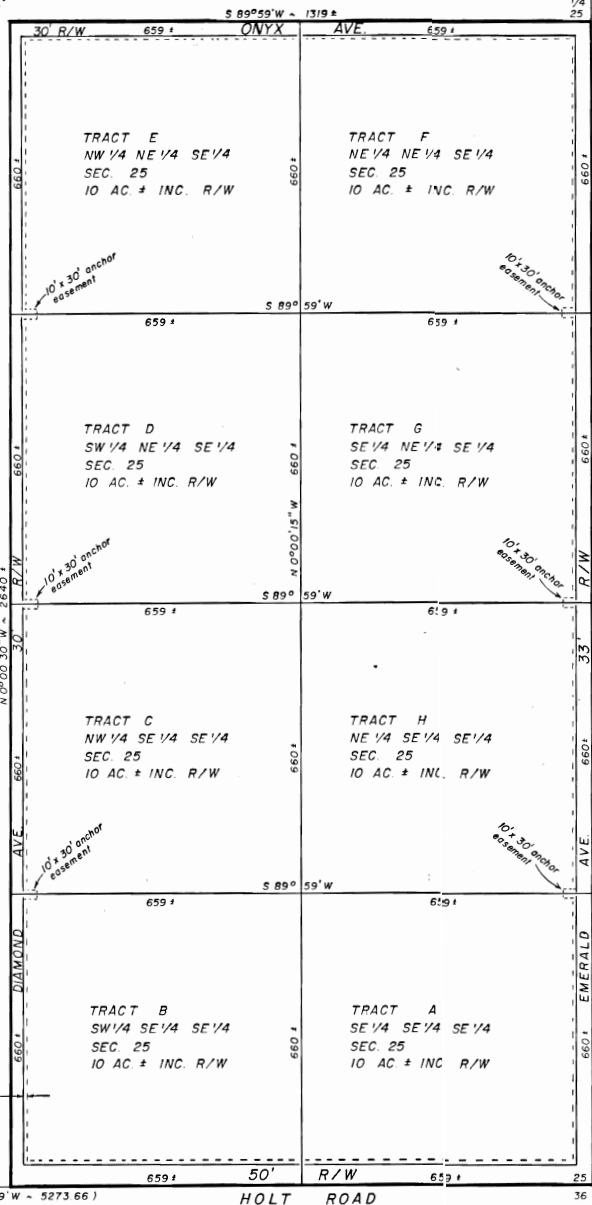
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26 25

(S 89°55'W - 5275.71)

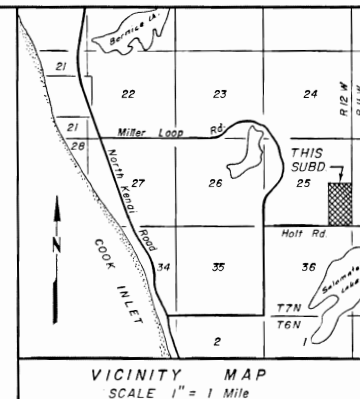
24 19
25 30
1/4 30
25 30

UNSUBDIVIDED



5' clearing or underground utility easements to include pedestals, utility boxes, and other necessary appurtenances.

JEFFERY PARK SUBD.



NOTES:

This is a paper plat of the E1/2 SE1/4 Section 25, T7N, R12W, S.M., AK; described by aliquot parts.

The G.L.O datum of record shown thus ().

No field survey was done this date.

CERTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date August 20, 1974

Edward L. Garnett
owner
Robert L. Shields
owner

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 20th day of August, 1974.

My commission expires September 7, 1977

Marjorie Shields
Notary Public
State of Alaska

Marjorie Shields
notary public for Alaska

74-106
RECORDED - FILED
Kenai REC. DIST.
DATE 11/29 1974
TIME 1:25 P
Submitted by KPD
Address _____

PLAT APPROVAL.

Plat approved by the Commission this 6th day of May, 1974.

John L. Thompson
Mayor

GARNET SUBDIVISION

Edward L. Garnett (owner)
3513 W 13th; Anchorage, Ak. 99501

DESCRIPTION

E1/2 SE1/4 SECTION 25, T7N, R12W, S.M., AK.,
CONTAINING 80 ± ACRES WITHIN THE KENAI
PENINSULA BOROUGH.

Prepared by: S.S. McInane, R.L.S.
Soldotna, Ak. 99669

DATE Jan. 8, 1973 SCALE 1" = 200'





KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/22/2026 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 two parcels.

KPB File No. 2026-070

Petitioner(s) / Land Owner(s): Wayne E and Susan Hawker of Kenai, 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.

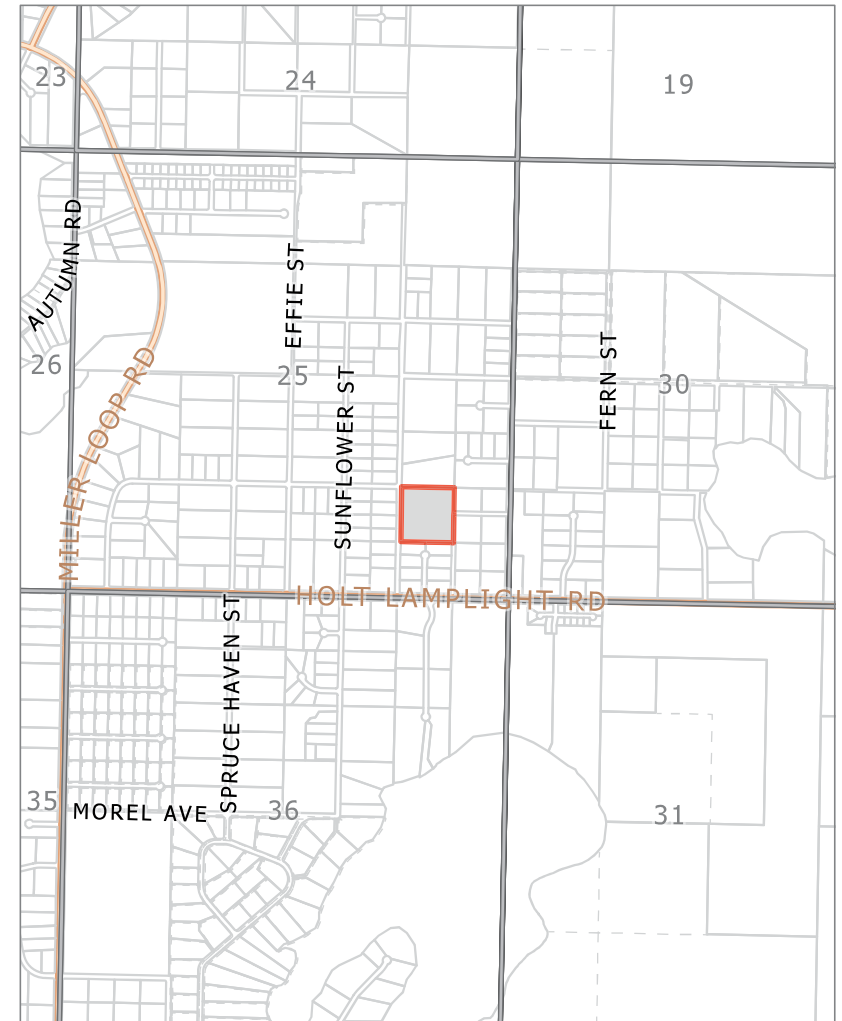
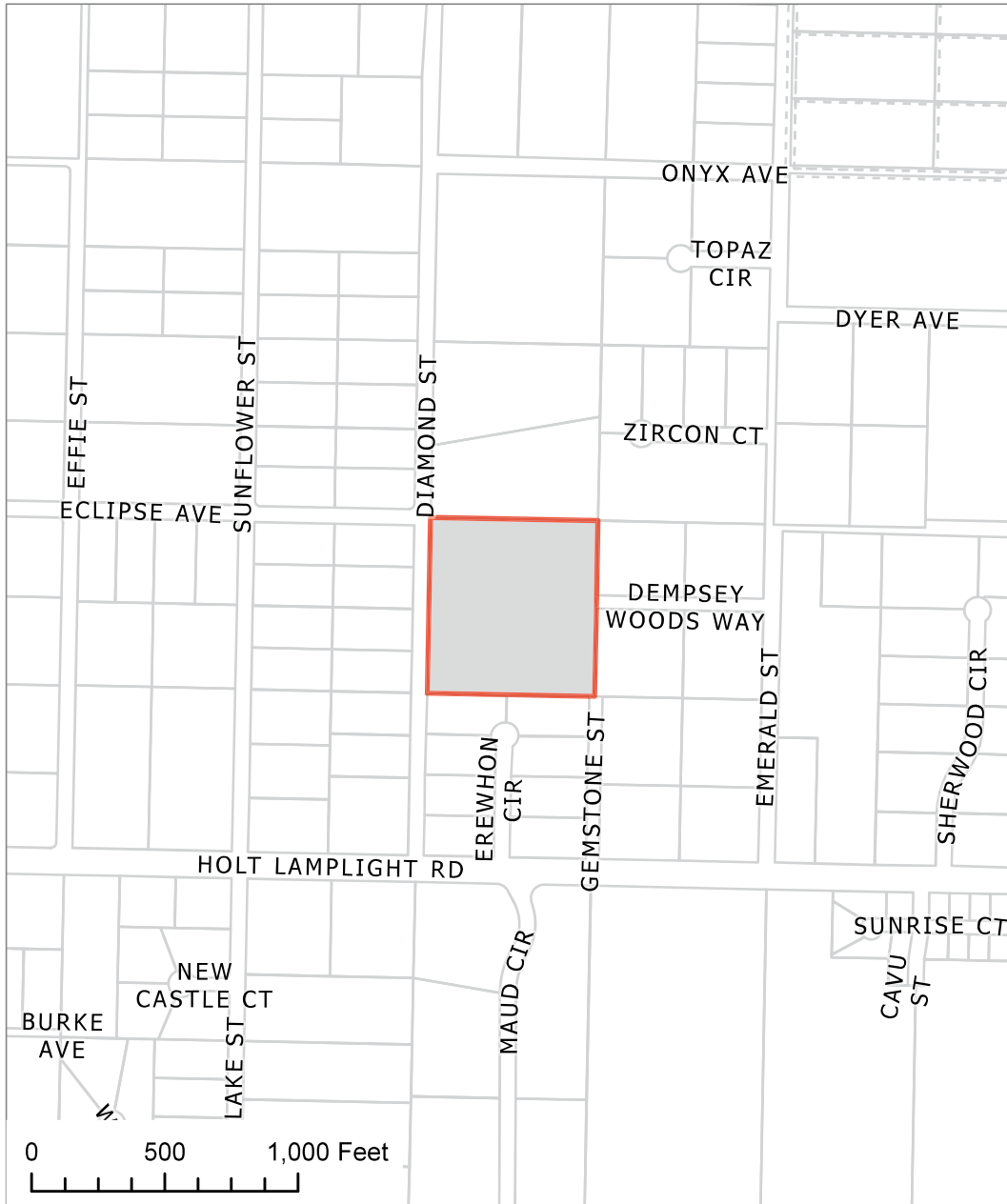
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 2026-070
T 07N R12W SEC 25
Nikiski

PRELIMINARY
PLAT

A subdivision of Tract C Garnet Subd, KRD 74-106.
Located in the SE1/4 Section 25, T7N R12W, SM.
Kenai Recording District Kenai Peninsula Borough File

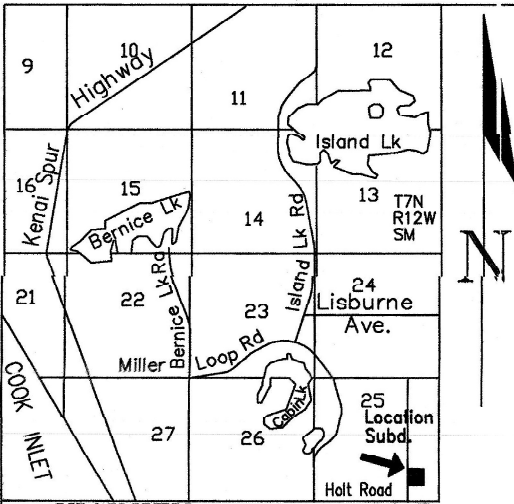
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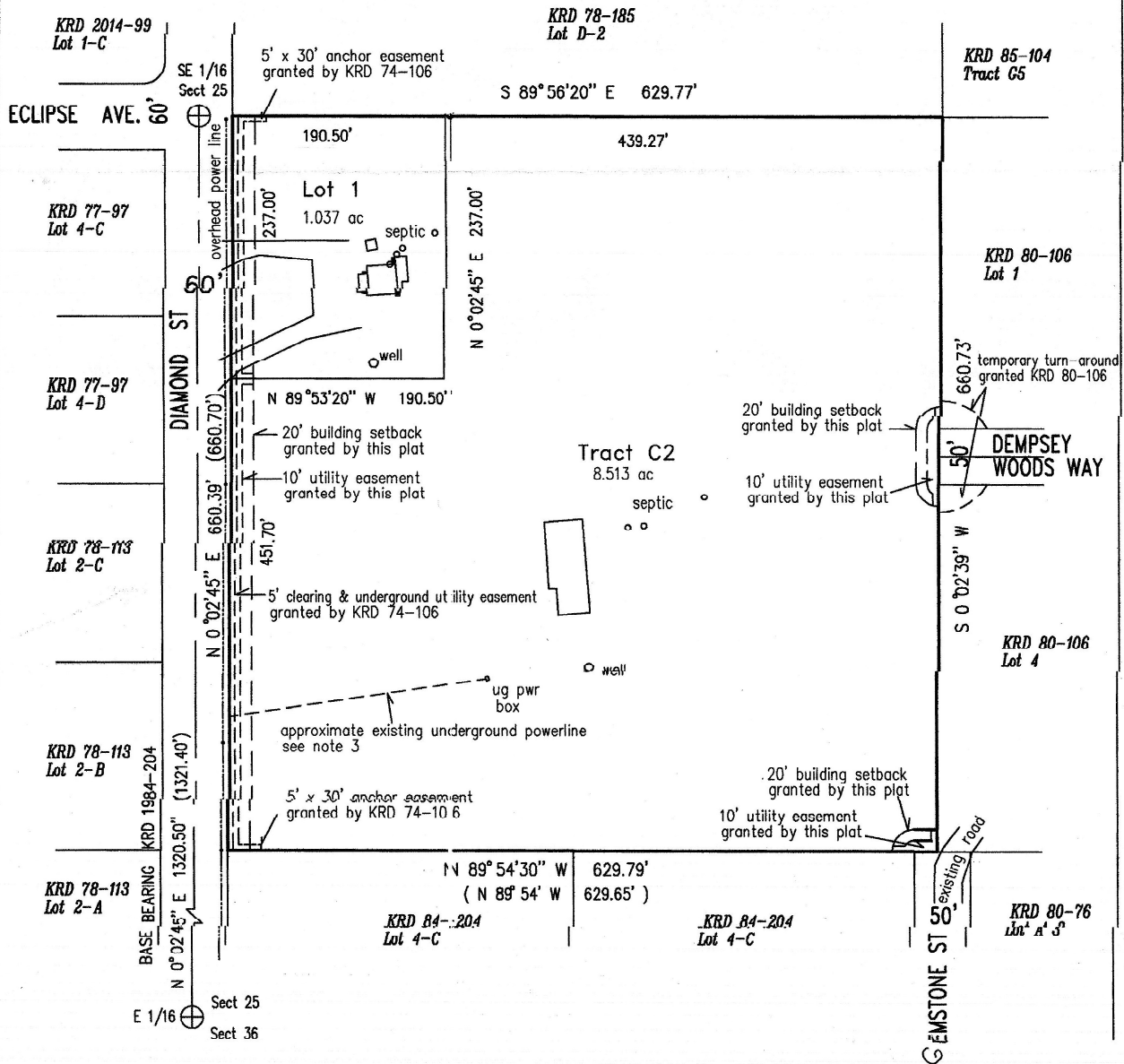
SCALE 1" = 100' AREA = 9.550 acres 13 June, 2026

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1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easment which would interfere with the ability of a utility to use the easement.
3. Existing underground powerline shown is the centerline of a 15' wide electrical distribution line easement granted to Homer Electric Association, Inc. by KRD book 462 page 361.
4. Kenai Records Misc. book 3 page 87 granted an electrical easement to Homer Electric Association, Inc.. *This is a general easement, no specific location given.*
5. Subdivision topography is flat, no grades over 3% grade.
There are no wet areas on the property.

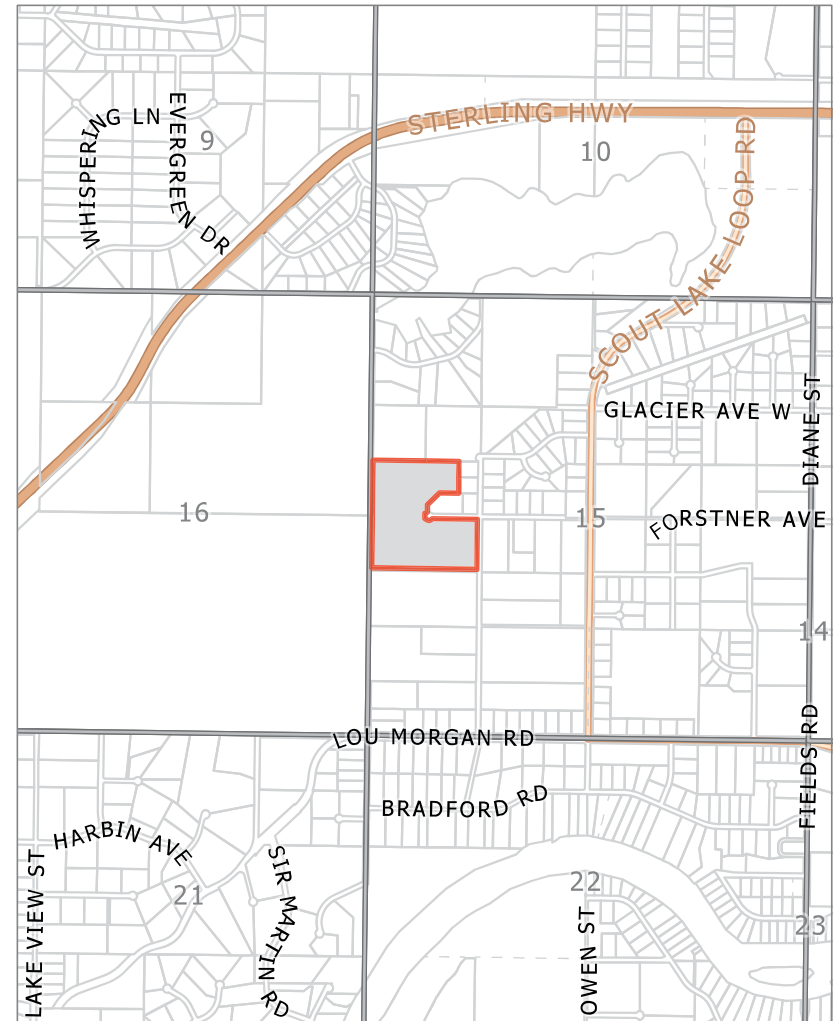
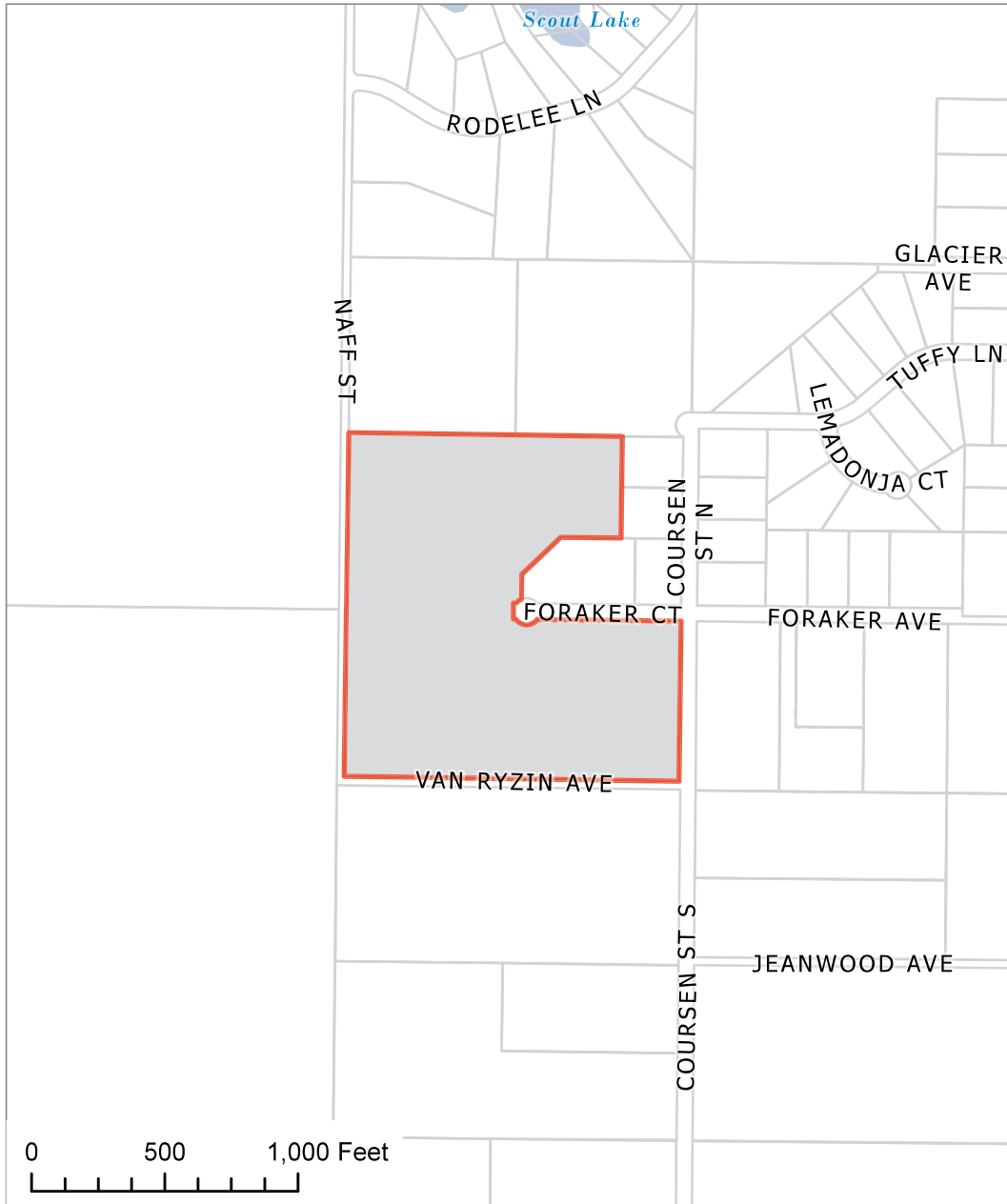


VICINITY 1" = 1 mile MAP

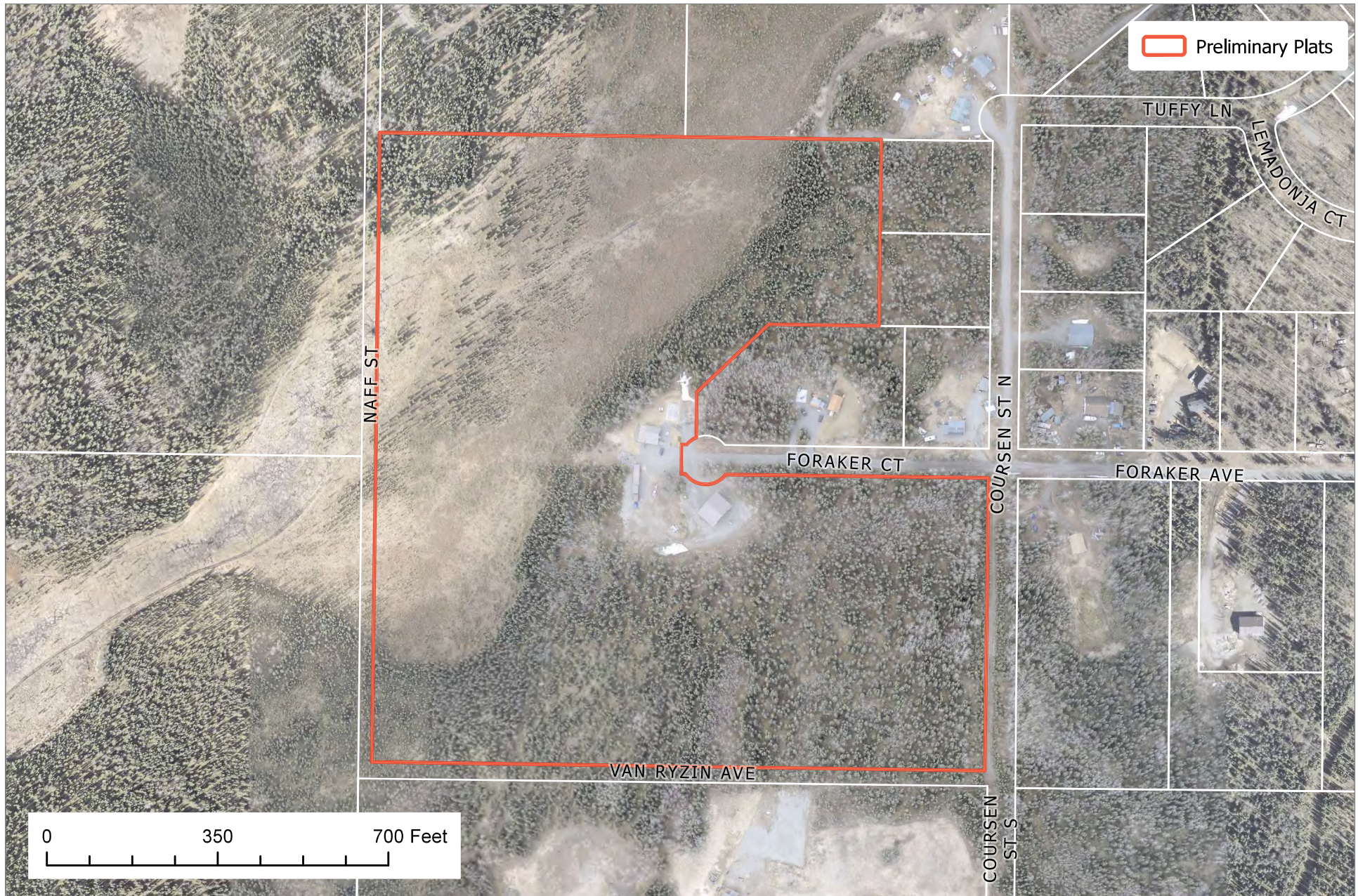


E. NEW BUSINESS

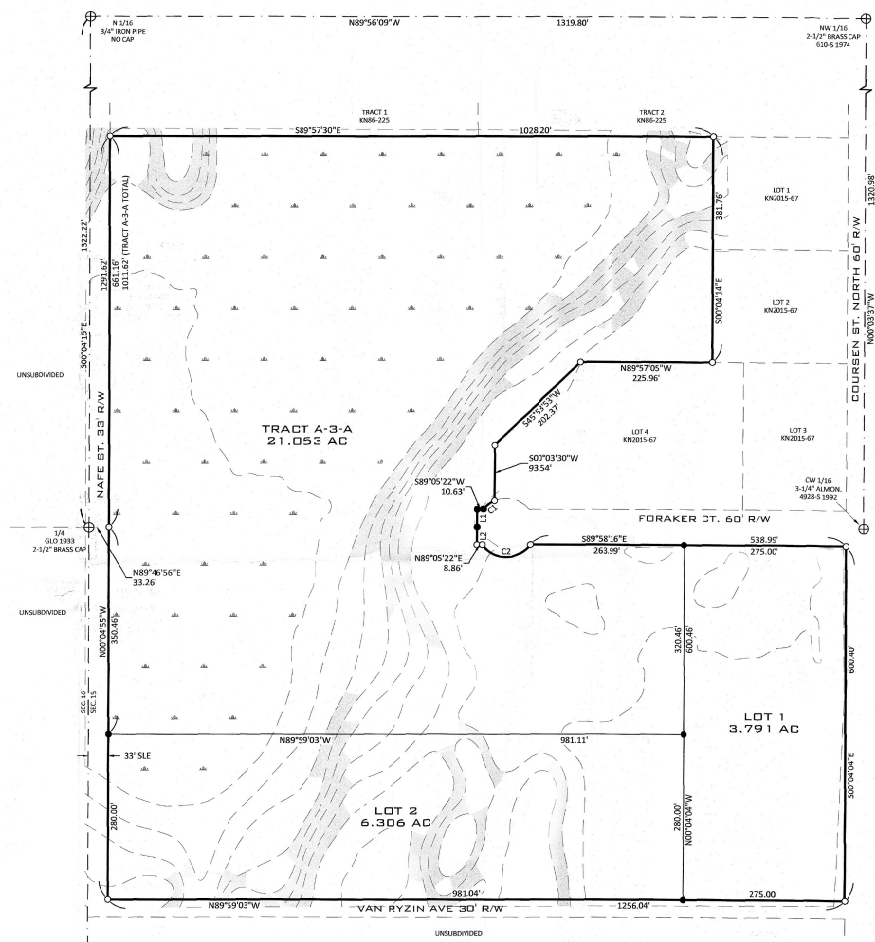
- 3. Van Ryzin Subdivision 2026 Addition; KPB File 2026-065
McLane Consulting Group / Van Ryzin
Location: Foraker Court, Naff St, Coursen St N & Van Ryzin Ave
Sterling Area**



KPB File 2026-065
T 05N R09W SEC 15
Sterling



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



WASTEWATER DISPOSAL LOT 1

SOIL CONDITIONS, WATER TABLE LEVELS AND SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL LOT 2, TRACT A-3-A

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

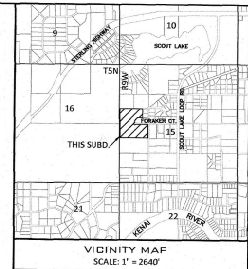
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR w/ BLUE PLASTIC CAPS-11795
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-111269
- AREA SUBJECT TO INUNDATION PER KPW WETLANDS ASSESSMENT
- - - CONTOUR INTERVAL = 5'
- ▨ SLOPES GREATER THAN 20%
- SECTION LINE EASEMENT

CODY R. McLANE C.E. 11530 AK DATE

KPB 2026-065



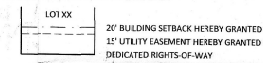
GRAPHIC SCALE
1 inch = 100 feet



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
4. 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.
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. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - a. A RIGHT-OF-WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED JUNE 5, 1968, BOOK 31, PAGE 132, KPD, LOCATION NOT DEFINED.

TYPICAL SETBACK DETAIL (NTS)



CERTIFICATE OF OWNERSHIP

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

CHRISTOPHER K. VAN RYZIN
PO BOX 315
STERLING, AK 99672

KIM A. VAN RYZIN
PO BOX 315
STERLING, AK 99672

NOTARY'S ACKNOWLEDGEMENT

FOR: CHRISTOPHER K. VAN RYZIN
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: KIM A. VAN RYZIN
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #	
Rec. Dist.	Sec.
Corr.	Time



VAN RYZIN SUBDIVISION 2026 ADDITION
A SUBDIVISION OF TRACT A-3 VAN RYZIN SUBDIVISION 2016 REPLAT

OWNER:
CHRISTOPHER K. VAN RYZIN & KIM A. VAN RYZIN
PO BOX 315, STERLING, AK 99672
31.1489 AC. M/A SITUATED IN THE SW 1/4 & NW 1/4 OF SECTION 15,
TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI
PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.C. 804 468
SUSCUTAIL AK 99669
VOICE: (907) 383-4218
FAX: (907) 383-3356
WWW.MCLANECONS.COM

KPB File No. 2026-00X
Project No. 2E2027

Scale: 1" = 100' Date: MAY 2026 BOOK: 26-03 Drawn by: JHM

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026

AUTHORIZED OFFICIAL

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
VAN RYZIN SUBDIVISION 2026 ADDITION**

KPB File No.	2026-065
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Christopher K. and Kim A. Van Ryzin of Sterling, Alaska
Surveyor:	Andrew Hamilton; McLane Consulting Inc.
General Location:	Foraker Court, Naff Street, Coursen Street N, and Van Ryzin Avenue, Sterling Area

Parent Parcel No.:	063-870-73
Legal Description:	T 05N R 09W SEC 15 Seward Meridian KN 2016013 VAN RYZIN SUB 2016 REPLAT TRACT A-3
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 31.15-acre parcel into three parcels being sized 3.791 acres, 6.306 acres, and 21.053 acres.

Location and Access (existing and proposed):

Access to the subdivision is provided by Naff Street to the west, Foraker Court and Coursen Street N on the east, and Van Ryzin Avenue to the south.

Foraker Court is a 60-foot borough-maintained right-of-way. It accesses Coursen Street N to the east and terminates in a cul-de-sac to the west at the boundary of the proposed subdivision.

Coursen Street N is a 60-foot dedicated right-of-way. Portions of the right-of-way are developed from the southeast corner of the proposed subdivision northward to the partial cul-de-sac at the intersection with Tuffy Lane. Coursen St N is privately maintained.

Van Ryzin Avenue is a 30-foot platted right-of-way that is currently unconstructed according to KPB imagery. The parent plat Van Ryzin Subdivision KN99-80 dedicated the northern 30 feet, and it is reasonable to expect additional width from the adjacent unsubdivided parcel to the south in the future if ever subdivided.

By way of Foraker Ave, all the roads connect out to Scout Lake Loop Road to the east, a state-maintained right-of-way.

KPB records indicate a 66-foot section line easement exists along the west boundary of the plat. This easement has been depicted and labeled within Naff Street on the submitted plat. **Staff recommends** the surveyor verify the SLE and tie it to a plat note. Have the SLE added to the CTP.

The block is defined by Naff Street to the west, Van Ryzin Avenue on the south, and Coursen Street N on the east. The northern portion of the block is incomplete due to Foraker Court and Coursen Street N terminating in cul-de-sacs. The parent plat was previously granted an exception to block length requirements. **Staff recommends** the Plat Committee concur that an exception request is not required for this plat due to the existing right-of-way layout and the potential for future subdivision of the larger parcels.

No right-of-way dedications or vacations are proposed with this plat.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	No comments.

Site Investigation:

Publicly available imagery indicates structures located on the subject parcel. Upon finalization, these structures will be situated on proposed Tract A-3-A. No apparent encroachments to property lines were identified. There does appear to be a structure that may be within the 20' building setback on the south side of the cul-de-sac bulb of Foraker Ct. **Staff recommends** the surveyor confirm if there is an issue and report findings back to staff. If found to be an issue an exception to KPB 20.30.240 Building Setback will need to be requested.

Slopes greater than 20% are present within the subject area, as depicted on the preliminary plat.

According to KWF Wetlands Assessment and National Wetland Inventory layers on KPB imagery, areas subject to inundation are present within the subdivision. These areas are shown on the preliminary plat.

The proposed plat is located within a non-regulatory flood zone, an area of unknown flood risk. No depiction is required; however, **staff recommends** including the requested Flood Hazard note in KPB 20.30.280 on the final plat.

The subject area is not within a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: Non-regulatory floodplains are present. No depiction required. Recommended plat note "Some or all of the property shown on this plat may have areas subject to inundation. Per FEMA FIRM panel 02122C-0290F, the flood risk is currently unknown. Flooding potential should be considered with development. Contact the Kenai Peninsula Borough floodplain administrator for additional information." B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

The land originally consisted of an aliquot portion of the NW1/4 and SW1/4 of Section 15, Township 5 North, Range 9 West, Seward Meridian. Multiple subdivisions have been recorded over the years, with the most recent being Van Ryzin Subdivision 2016 Replat (KN 2016-013). The proposed plat will subdivide Tract A-3 into Tract A-3-A and Lots 1 and 2.

Proposed Lot 2 exceeds the 3:1 average with the depth of 981.11 exceeding three times width at 840 feet: from Naff Street to the east boundary. **Staff recommends** that an exception to KPB 20.30.190 (3:1 depth-to-width ration)

is not required, due to steep slopes and wetlands limiting the buildable area. It is possible the frontage of the lot could be from Van Ryzin Ave also, which the 3:1 is compliant.

A soils report is required for Lot 1, and an engineer must sign the final plat as the new lot is less than 200,000 square feet. The wastewater disposal note will be reviewed upon submittal of the soils report. The Wastewater Disposal note should match the recommendation in the Soils Report.

A soils report is not required for proposed Tract A-3-A and Lot 2, as both parcels exceed 200,000 square feet. The appropriate 20.40.030 Wastewater Disposal note has been added to the preliminary plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

Utility Easements

A 20-foot utility easement was granted along the common lot line of Tracts 3 and 4 (KN 86-225). **Staff recommends** depicting and labeling this easement on the final plat and showing the source.

Two 10-foot by 30-foot anchor easements were granted by parent plat KN 99-80. **Staff recommends** depicting and labeling these easements on the final plat and showing the source.

Parent plats KN 2015-67 and KN 2016-13 granted a 15-foot utility easement along all dedicated rights-of-way. These easements encompass previously granted 5-foot and 10-foot utility easements. **Staff recommends** labeling these with their granting source on the final plat.

An easement granted to HEA is listed in the CTP as item number 9 (Book 11, Page 119, KRD). **Staff recommends** verifying the legal description of this easement.

- If the easement affects the proposed subdivision, include on the final plat.
- If it does not affect the subdivision, provide confirmation to the Platting Department with the final plat submittal.

A blanket easement granted to HEA by Book 31, Page 132, KRD, affects the subject parcel and has been included on the preliminary plat as plat note 6.1.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

No new easements have been requested or are being proposed.

Utility provider review:

HEA	No comments.
ENSTAR	No comments or recommendations.
ACS	No response.
GCI	Approved as shown.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 37000 Foraker Ct Existing Street Names are Correct: No
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	List of Correct Street Names: Van Ryzin Ave, Coursen St N, Foraker Ct, Naff St Existing Street Name Corrections Needed: Please correct spelling of Naff St. All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 37000 Foraker Ct will remain.
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

- Remove “herby granted” from the 20’ building setback within the typical setback detail.
- Modify the plat approval date to July 20, 2026
- Correct plat note 3 to 15’
- On the typical detail, provide the granting plats for both the setback and utility easement.

PLAT NOTES

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Modify KPB File No to 2026-065
- Include Plat Number in legal description (KN 2016-13)

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation:
 o Correct ROW names: Naff St. and Coursen St. N
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
Staff recommendation:
 o Add CTP #9
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
 Add the utility easement and anchor easements coming down from the north to the west end of Foraker Ct.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
 o Provide a label to the east for Lot 1, KN 2013-6 and Lot 15 KN 84-275 north if that.
 o Depict and label the 66' SLE on the west boundary with 33' within Naff St. and 33' located west of Naff St.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
 Add curve and line table

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation:

- o 15-foot easement granted by parent plats. Modify plat note 2.

20.30.120. Streets-Width requirements.

1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

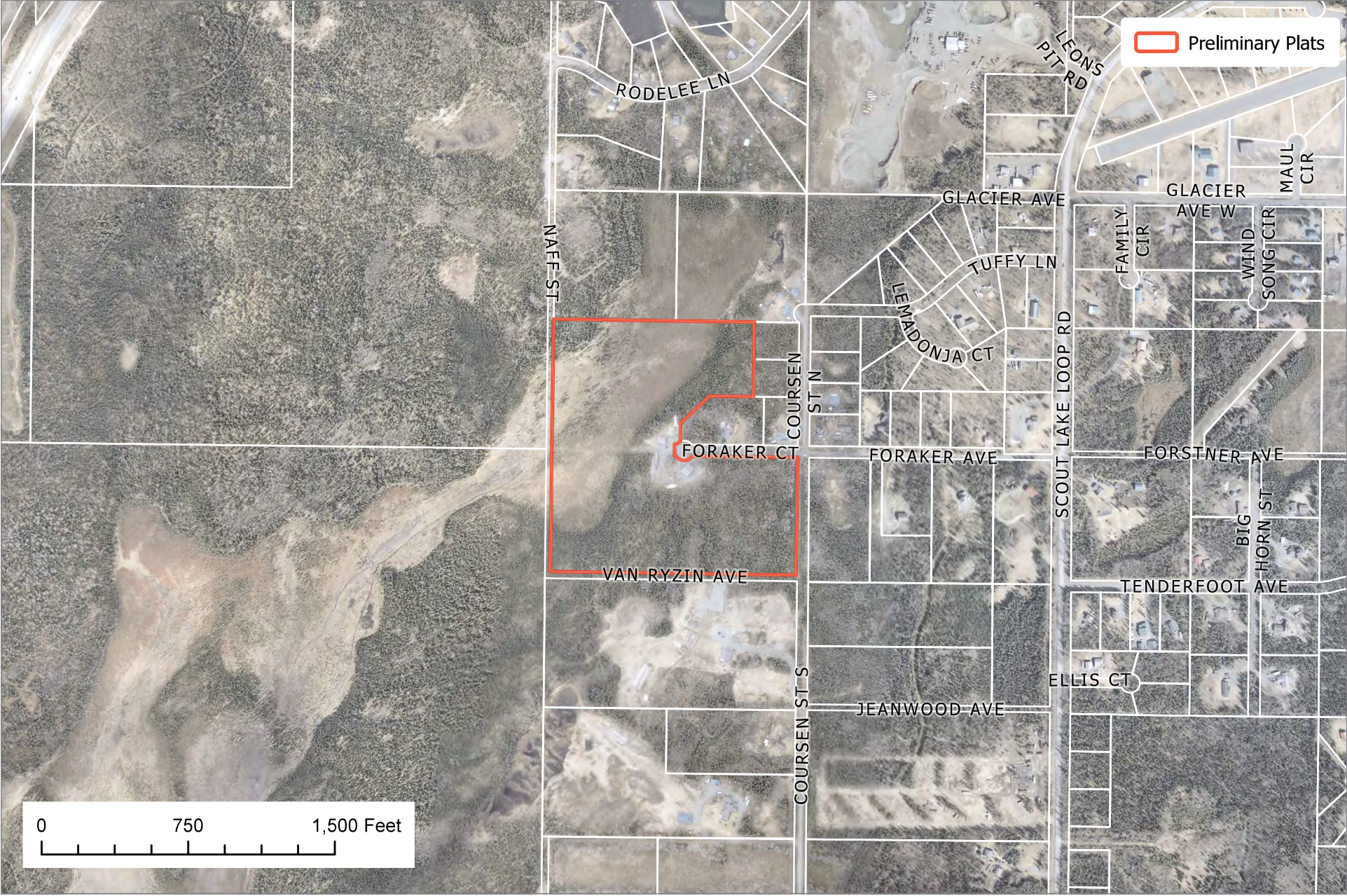
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



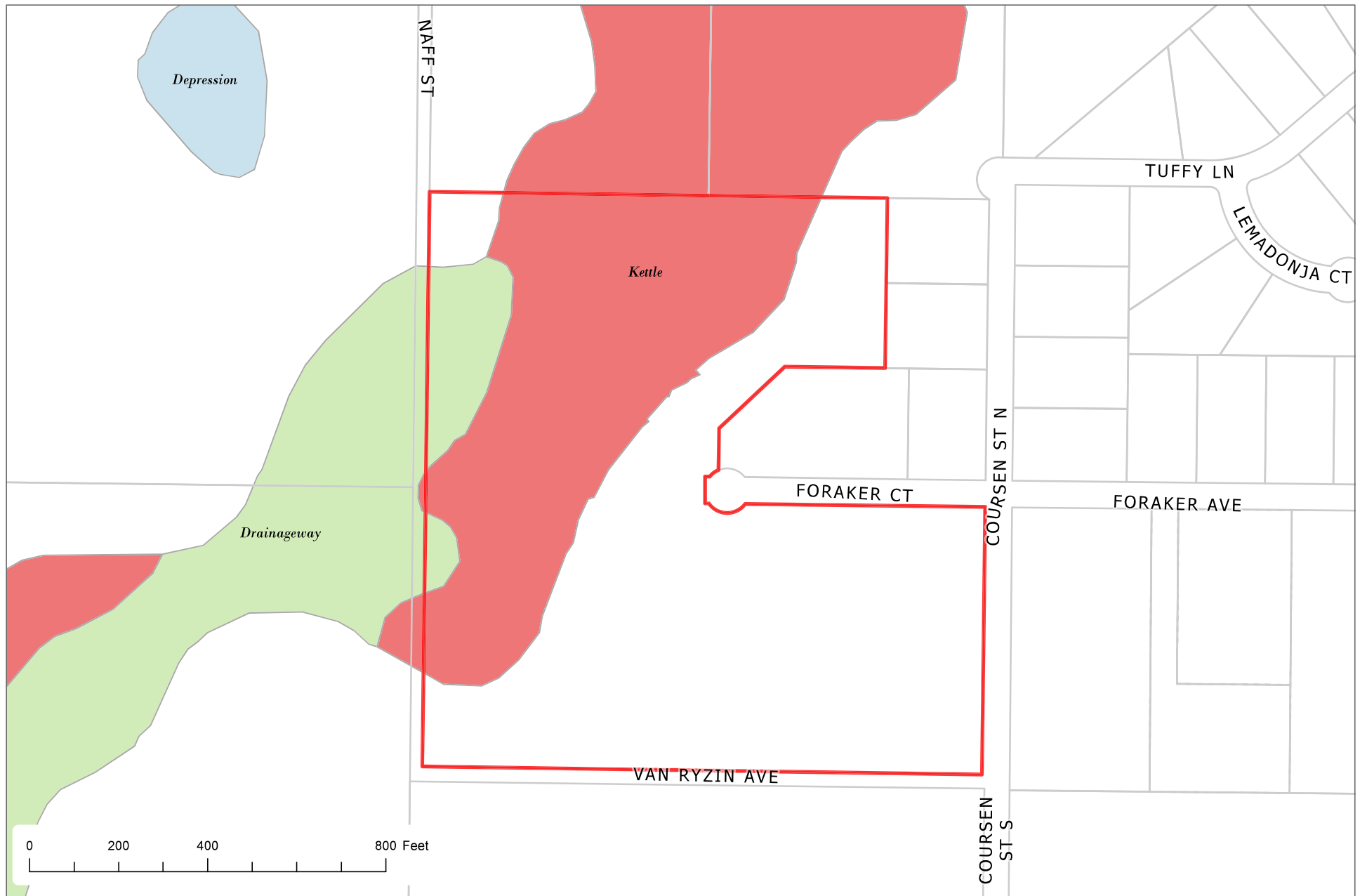
Aerial Map



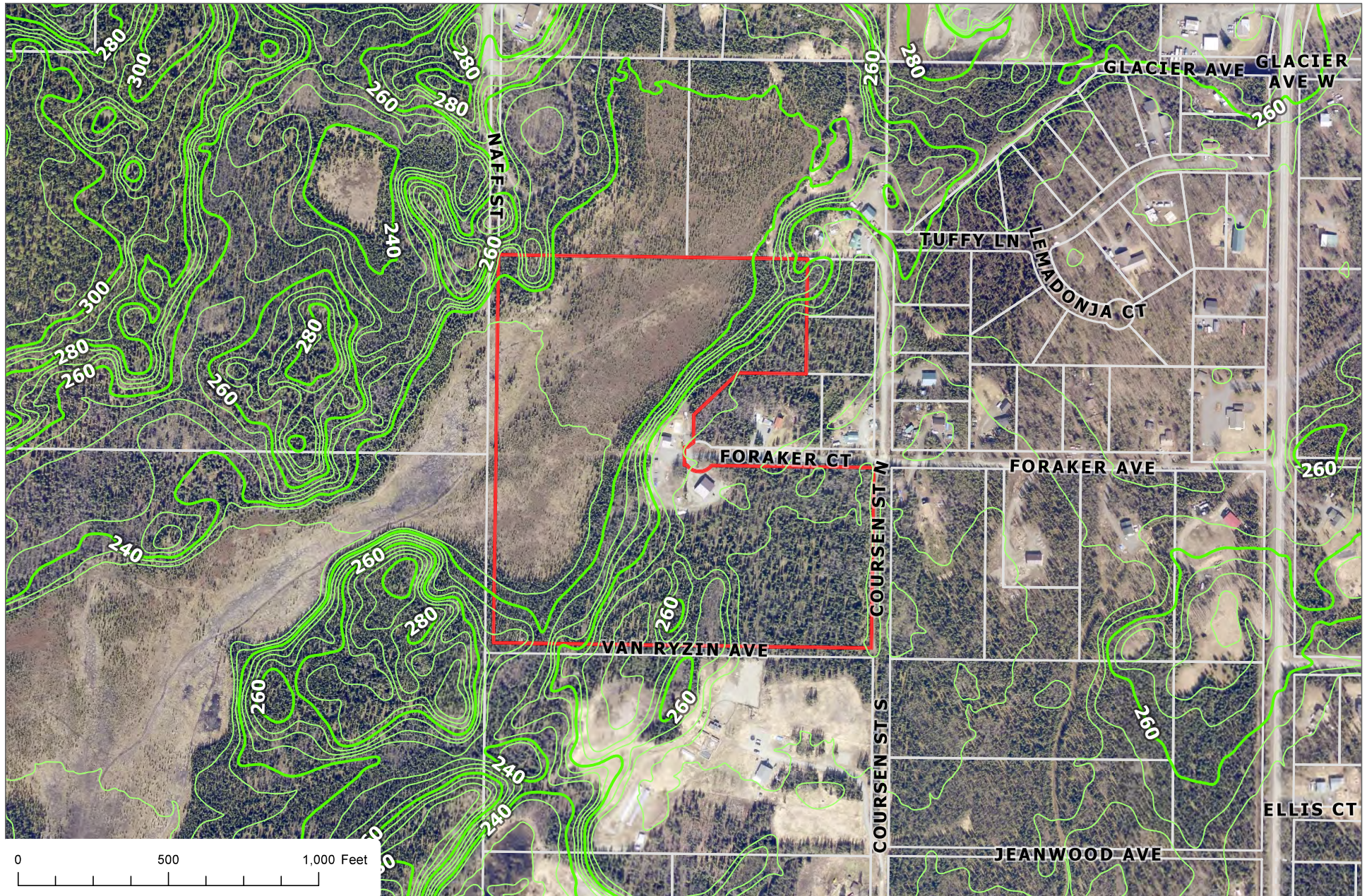
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES:

- 1) BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 2) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. 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.
- 3) THIS PROPERTY MAY BE AFFECTED BY LOW WET AREAS. 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.
- 4) AN EXCEPTION TO RPD 20.30.170 - BLOCK LENGTH WAS GRANTED BY THE KPZ PLAT COMMITTEE AT THE MEETING OF FEBRUARY 22, 2016.
- 5) THIS IS A PAPER PLAT. A FIELD SURVEY WAS NOT CONDUCTED FOR THIS REPLATING ACTION. THE FIELD SURVEY THAT ESTABLISHED THE SHOWN SURVEY MARKERS WAS CONDUCTED BY INTEGRITY SURVEYS INC. IN SEPT. 2015 AND JUNE 2014.
- 6) THIS PROPERTY MAY BE AFFECTED BY THE FOLLOWING EASEMENTS: GENERAL ELECTRIC EASEMENT RECORDED ON NOV. 5, 1963 IN BK 11 PG 115 KRD; GENERAL ELECTRIC EASEMENT RECORDED ON JAN. 5, 1968 IN BK 31 PG 32 KRD.
- 7) WASTEWATER DISPOSAL: THIS PARCEL IS AT LEAST 300,000 SQUARE FEET OR A NOMINAL 2 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE WASTEWATER REPORT FOR FORMER LOT 5 OF NAFT SUBDIVISION RENCH-E-1-DINK ADDN WAS APPROVED ON SEPT. 14, 2015.

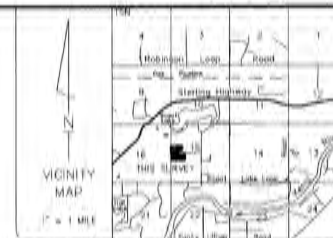
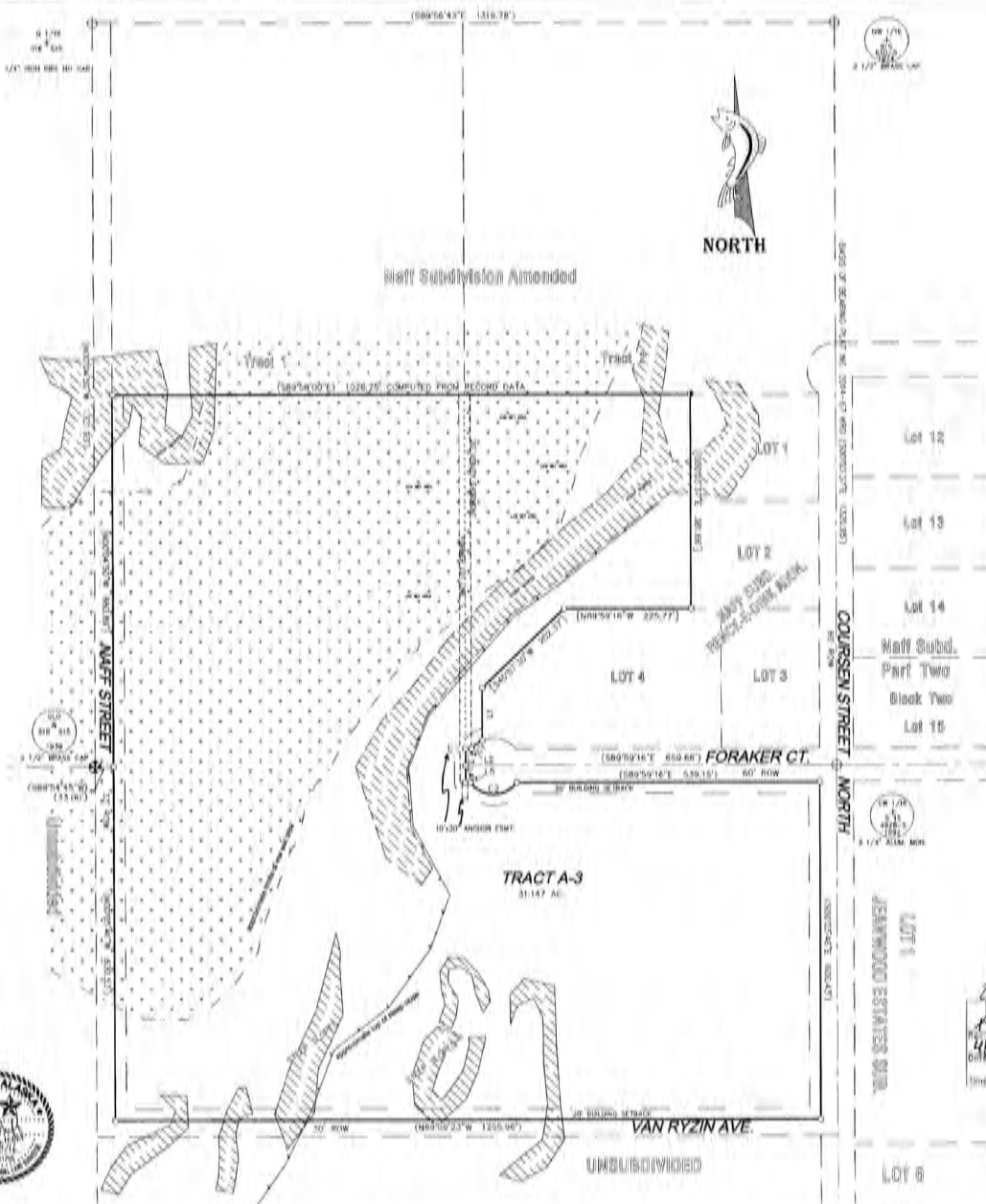
LINE	BEARING	DISTANCE			
(1)	S00°04'13"E	83.83			
(2)	N89°59'16"W	10.00			
(3)	S00°04'13"E	10.00			
(4)	S00°04'43"E	10.00			
(5)	N89°59'16"W	10.00			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
(C1)	50.00'	24.88	24.33	S04°48'18"W	100°00'00"
(C2)	50.00'	25.69	25.68	S89°52'18"E	100°00'00"

LEGEND

- ✕ GLOBE MONUMENT OF RECORD AS NOTED
- ⊕ PRIMARY MONUMENT OF RECORD AS NOTED
- SECONDARY MONUMENT OF RECORD
- 5/8" RBR. W/ PLASTIC CAP LS 11 RPS
- SECONDARY MONUMENT OF RECORD
- 5/8" RBR.
- () RECORD PER VAN RYZIN SUBDIVISION 2014 REPLAT PLAT NO. 2014-67 KRD
- [] RECORD PER NAFT SUBDIVISION RENCH-E-1-DINK ADDN PLAT NO. 2015-67 KRD

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE SUPERVISION. THE REQUIREMENTS THEREIN ACCURATELY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE 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.

Kim A. Van Ryzin
KIM A. VAN RYZIN
AKA KIM VAN RYZIN
Christopher H. Van Ryzin
CHRISTOPHER H. VAN RYZIN
AKA CHRIS VAN RYZIN
PO BOX 315
STERLING, AK 99672

NOTARY'S ACKNOWLEDGMENT

FOR: KIM A. VAN RYZIN & CHRISTOPHER H. VAN RYZIN
AKA KIM VAN RYZIN & AKA CHRIS VAN RYZIN
ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF April, 2016
Notary Public for Alaska
MY COMMISSION EXPIRES 2018



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF February 22, 2016

KENAI PENINSULA BOROUGH

Maureen
AUTHORIZED OFFICIAL

KPB FILE NO. 2016-020

VAN RYZIN SUBDIVISION 2016 REPLAT

A REPLAT OF TRACT A-2 VAN RYZIN SUBDIVISION 2014 REPLAT (PLAT NO. 2014-67 KRD) AND LOT 5 NAFT SUBDIVISION RENCH-E-1-DINK ADDN (PLAT NO. 2015-67 KRD)

OWNER: KIM A. VAN RYZIN & CHRISTOPHER H. VAN RYZIN
PO BOX 315
STERLING, AK 99672

LOCATED WITHIN THE 061/3 AND 061/4 SECTION 15, TOWN 30N, RANGE 60W, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 31.147 ACRES

INTEGRITY SURVEYS INC.

830 SE 1ST DRIVE KENAI AK 99611

PHONE: (907) 983-0887 FAX: (907) 983-0871
E-MAIL: info@integritysurveys.com

JOB NO.	216015	DRAWN	APRIL 5, 2016 SH
SURVEYED	6/2014 AND 9/2015	SCALE	1" = 100'
FIELD BR.	2014-9-10-14	FILE	216015.FP.DWG

Doc 141



NORTH

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT THE PROPERTY
RECORDED AND LICENSED TO PRACTICE LAND
SURVEYING IN THE STATE OF ALASKA, THIS PLAT
REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION, THE MEASUREMENTS SHOWN
HEREIN ACTUALLY EXIST AS DESCRIBED, AND ALL
DIMENSIONS AND OTHER DETAILS ARE CONFORM TO
THE NORMAL STANDARDS OF PRACTICE OF LAND
SURVEYING IN THE STATE OF ALASKA.



NOTES:

- 1) BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 2) FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. 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.
- 3) ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BUREAU IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
- 4) AN EXCEPTION TO RPD 20.30.170 BLDG EXEMPT WAS GRANTED BY THE RPD PLAT COMMITTEE AT THE MEETING OF SEPTEMBER 14, 2015.
- 5) ANY PERSON DEVELOPING THIS 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) FURTHER SUBDIVISION OF LOT 5 MAY BE LIMITED BASED ON AGENCIES' FUTURE DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
- 7) NO STRUCTURES ARE PERMITTED WITHIN THE FARMABLE PORTION OF PLAT LOTS.
- 8) THESE PARCELS MAY BE AFFECTED BY A BULKHEAD EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. ON NOVEMBER 4, 1985 IN BK 11 PG 119 KENAI RECORDING DISTRICT.
- 9) WASTEWATER DISPOSAL, SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-LINE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-LINE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

James Ray King
ENGINEER
CN 6346
10-27-15
DATE

LEGEND

- (P) PRIMARY MONUMENT RECOVERED AS NOTED
- (S) SECONDARY MONUMENT SET THIS SURVEY
- (R) 6" X 30" REBAR WITH PLASTIC CAP
- (C) SECONDARY MONUMENT RECOVERED AS NOTED
- (M) RECORD AND MEASURED PER VAN HYZEN SUBDIVISION 2014 REPLAT
- (B) BLS NO. 3014-87

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	18.85'	18.85'	N 85° 14' 24" E	106° 45' 36"
C2	50.00'	18.85'	18.85'	N 85° 14' 24" E	106° 45' 36"

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 14, 2015

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY AGREE THIS PLAT OF SUBDIVISION AND BY CONSENT CONVEY TO THE PUBLIC ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

James Ray King
JAMES RAY KING
20014 FORAKER AVE
STERLING, AK 99672-2461

James Ray King
JAMES RAY KING
46326 ROOSEVELT CIR
SOLDOTNA, AK 99669

James Ray King
JAMES RAY KING
46326 ROOSEVELT CIR
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGMENT

FOR JAMES RAY KING, THE STATE OF ALASKA, I, *James Ray King*, NOTARY PUBLIC, DO HEREBY ACKNOWLEDGE BEFORE ME THIS 12 DAY OF Oct, 2015.

James Ray King
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/31/17



NOTARY'S ACKNOWLEDGMENT

FOR JAMES RAY KING, ACKNOWLEDGED BEFORE ME THIS 14 DAY OF Oct, 2015.

James Ray King
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 10/31/17



KP FILE NO. 2015-102

**NAPE SUBDIVISION
RENCK - E - DINK ADDITION**

A SUBDIVISION OF TRACT 3 NAPE SUBDIVISION (AMENDED) PLAT NO. 88-038

OWNER: JAMES RAY KING
20014 FORAKER AVE
STERLING, AK 99672

JAMES RAY KING
46326 ROOSEVELT CIR
SOLDOTNA, AK 99669

ESTATE OF WILLIAM RAY KING SR.
46326 ROOSEVELT CIR
SOLDOTNA, AK 99669

LOCATED WITHIN THE RW1/4 SECTION 10, T46N, R09W, BEAVER MOUNTAIN, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 0.116 ACRES

INTENSITY SURVEYS INC.

820 1ST ST NW, KENAI, AK 99611

PHONE: (907) 984-8847 FAX: (907) 984-8847

EMAIL: info@intensitysurveys.com

DATE: 10/29/15

JOB NO: 21513

SURVEYED: SEPT 17, 2015

FIELD DC: 2015-7 PG. 46-47

SCALE: 1" = 50'

FILE: 21513.FP.DWG

- (1) BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- (2) THE FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS RESERVED FOR PUBLIC UTILITY EASEMENT WHICH SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WILL NOT INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- (3) THIS PARCEL MAY BE AFFECTED BY LOW WETLANDS. ANY PERSON DEVELOPING THE LAND MUST OBTAIN NECESSARY PERMITS FROM THE REQUIRED LOCAL, STATE AND FEDERAL PERMITTING AGENCIES, INCLUDING THE CORPS OF ENGINEERS WETLAND DETERMINATION.
- (4) A 10 FOOT UTILITY EASEMENT IS CENTERED ON AND EXTENDS 5 FEET WEST OF THE EXISTING POWER LINE. THERE IS NO RIGHT OF FIRST REFUSAL FOR THE EXISTING POWER LINE OWNER.
- (5) THIS PARCEL MAY BE AFFECTED BY ELECTRIC TRANSMISSION RECORDATIONS BOOK #1 PAGE 119 ON NOVEMBER 5, 1963 AND RECORDED ON JUNE 9, 1968 IN THE KENAI RECORDS OFFICE.
- (6) WASTEWATER DISPOSAL - THIS PARCEL IS AT LEAST 2000 FEET FROM WATER OR SURFACE WATER. THERE ARE NO REQUIREMENTS FOR WASTEWATER TREATMENT OR DISPOSAL SYSTEMS THAT MEET THE ENVIRONMENTAL PROTECTION AGENCY'S REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	95.59'	81.68'	109.0418°	109.3221°

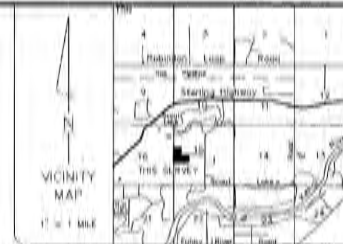
LINE	BEARING	DISTANCE
L1	S00°04'43"E	30.00'
L2	N89°59'16"W	8.82'

✱	GLO/BLM MONUMENT RECOVERED
⊕	PRIMARY MONUMENT RECOVERED AS NOTED
●	SECONDARY MONUMENT SET THIS SURVEY
	5/8" X 30" REBAR WITH PLASTIC CAP
○	SECONDARY MONUMENT RECOVERED AS NOTED
YPC	YELLOW PLASTIC CAP ON REBAR
()	RECORD PER VAN RYZIN SURVEYING
	PLAT NO. 99-80
I	RECORD PER RECORD OF SURVEY BOOK 0318 PAGE 88A
	PLAT NO. 92-39 R/S
[]	RECORD PER NAFF SUBDIVISION
	PLAT NO. 78-156

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT I AM PROPERLY
REGISTERED AND LICENSED TO PRACTICE LAND
SURVEYING IN THE STATE OF ALASKA. THIS PLAN
REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION. THE MONUMENTS SHOWN
HEREON ACTUALLY EXIST AS DESCRIBED, AND ALL
DIMENSIONS AND OTHER DETAILS ARE CORRECT TO
THE NORMAL STANDARDS OF PRACTICE OF LAND
SURVEYORS IN THE STATE OF ALASKA.



NORTH



WE 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 URGENTLY ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JOHN A. VAN RYZEN

PO BOX 315
STERLING, AR 68087

FILED: SIM A. VAN RYZIN & CHRISTOPHER E. VAN RYZIN
ADMINISTRATED BEFORE ME THIS 19th DAY OF January, 2014

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 1/17



THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 18, 2019

DENISE PERINZANI & ESTHER LEE

[Signature]
AUTHORITY OFFICIAL

KPB FILE No. 2014-071

A REPLAT OF TRACT A-1 AND TRACT B-1A OF VAN DYKE SUBDIVISION,
PLAT NO. 59, 60 AND 61

LOCATED WITHIN THE SW/4 NW/4 & NW/4 SW/4 SECTION 16, TOWN
R09W, RANGE MEDHAN, DENALI RECREATION DISTRICT, DENALI PENINSULA
BOROUGH, ALASKA

CONTAINING 27.284 ACRES

INTEGRITY SURVEYS INC.

020 SET NEW DRIVE SERIAL AS 9901

SAFETY VERBS

2018-03-31 14:07:00 DRAWN BY: 18-03-31 14:07:00

2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	2059-2060	2060-2061	2061-2062	2062-2063	2063-2064	2064-2065	2065-2066	2066-2067	2067-2068	2068-2069	2069-2070	2070-2071	2071-2072	2072-2073	2073-2074	2074-2075	2075-2076	2076-2077	2077-2078	2078-2079	2079-2080	2080-2081	2081-2082	2082-2083	2083-2084	2084-2085	2085-2086	2086-2087	2087-2088	2088-2089	2089-2090	2090-2091	2091-2092	2092-2093	2093-2094	2094-2095	2095-2096	2096-2097	2097-2098	2098-2099	2099-2100	2100-2101	2101-2102	2102-2103	2103-2104	2104-2105	2105-2106	2106-2107	2107-2108	2108-2109	2109-2110	2110-2111	2111-2112	2112-2113	2113-2114	2114-2115	2115-2116	2116-2117	2117-2118	2118-2119	2119-2120	2120-2121	2121-2122	2122-2123	2123-2124	2124-2125	2125-2126	2126-2127	2127-2128	2128-2129	2129-2130	2130-2131	2131-2132	2132-2133	2133-2134	2134-2135	2135-2136	2136-2137	2137-2138	2138-2139	2139-2140	2140-2141	2141-2142	2142-2143	2143-2144	2144-2145	2145-2146	2146-2147	2147-2148	2148-2149	2149-2150	2150-2151	2151-2152	2152-2153	2153-2154	2154-2155	2155-2156	2156-2157	2157-2158	2158-2159	2159-2160	2160-2161	2161-2162	2162-2163	2163-2164	2164-2165	2165-2166	2166-2167	2167-2168	2168-2169	2169-2170	2170-2171	2171-2172	2172-2173	2173-2174	2174-2175	2175-2176	2176-2177	2177-2178	2178-2179	2179-2180	2180-2181	2181-2182	2182-2183	2183-2184	2184-2185	2185-2186	2186-2187	2187-2188	2188-2189	2189-2190	2190-2191	2191-2192	2192-2193	2193-2194	2194-2195	2195-2196	2196-2197	2197-2198	2198-2199	2199-2200	2200-2201	2201-2202	2202-2203	2203-2204	2204-2205	2205-2206	2206-2207	2207-2208	2208-2209	2209-2210	2210-2211	2211-2212	2212-2213	2213-2214	2214-2215	2215-2216	2216-2217	2217-2218	2218-2219	2219-2220	2220-2221	2221-2222	2222-2223	2223-2224	2224-2225	2225-2226	2226-2227	2227-2228	2228-2229	2229-2230	2230-2231	2231-2232	2232-2233	2233-2234	2234-2235	2235-2236	2236-2237	2237-2238	2238-2239	2239-2240	2240-2241	2241-2242	2242-2243	2243-2244	2244-2245	2245-2246	2246-2247	2247-2248	2248-2249	2249-2250	2250-2251	2251-2252	2252-2253	2253-2254	2254-2255	2255-2256	2256-2257	2257-2258	2258-2259	2259-2260	2260-2261	2261-2262	2262-2263	2263-2264	2264-2265	2265-2266	2266-2267	2267-2268	2268-2269	2269-2270	2270-2271	2271-2272	2272-
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Survive Year	Rate	95% CI	Survive Year	Rate	95% CI
1990-1994	1.00	1.00-1.00	2000-2004	1.00	1.00-1.00
1995-1999	1.00	1.00-1.00	2005-2009	1.00	1.00-1.00
2000-2004	1.00	1.00-1.00	2010-2014	1.00	1.00-1.00
2005-2009	1.00	1.00-1.00	2015-2019	1.00	1.00-1.00
2010-2014	1.00	1.00-1.00	2020-2024	1.00	1.00-1.00
2015-2019	1.00	1.00-1.00	2025-2029	1.00	1.00-1.00
2020-2024	1.00	1.00-1.00	2030-2034	1.00	1.00-1.00
2025-2029	1.00	1.00-1.00	2035-2039	1.00	1.00-1.00
2030-2034	1.00	1.00-1.00	2040-2044	1.00	1.00-1.00
2035-2039	1.00	1.00-1.00	2045-2049	1.00	1.00-1.00
2040-2044	1.00	1.00-1.00	2050-2054	1.00	1.00-1.00
2045-2049	1.00	1.00-1.00	2055-2059	1.00	1.00-1.00
2050-2054	1.00	1.00-1.00	2060-2064	1.00	1.00-1.00
2055-2059	1.00	1.00-1.00	2065-2069	1.00	1.00-1.00
2060-2064	1.00	1.00-1.00	2070-2074	1.00	1.00-1.00
2065-2069	1.00	1.00-1.00	2075-2079	1.00	1.00-1.00
2070-2074	1.00	1.00-1.00	2080-2084	1.00	1.00-1.00
2075-2079	1.00	1.00-1.00	2085-2089	1.00	1.00-1.00
2080-2084	1.00	1.00-1.00	2090-2094	1.00	1.00-1.00
2085-2089	1.00	1.00-1.00	2095-2099	1.00	1.00-1.00
2090-2094	1.00	1.00-1.00	2100-2104	1.00	1.00-1.00
2095-2099	1.00	1.00-1.00	2105-2109	1.00	1.00-1.00
2100-2104	1.00	1.00-1.00	2110-2114	1.00	1.00-1.00
2105-2109	1.00	1.00-1.00	2115-2119	1.00	1.00-1.00
2110-2114	1.00	1.00-1.00	2120-2124	1.00	1.00-1.00
2115-2119	1.00	1.00-1.00	2125-2129	1.00	1.00-1.00
2120-2124	1.00	1.00-1.00	2130-2134	1.00	1.00-1.00
2125-2129	1.00	1.00-1.00	2135-2139	1.00	1.00-1.00
2130-2134	1.00	1.00-1.00	2140-2144	1.00	1.00-1.00
2135-2139	1.00	1.00-1.00	2145-2149	1.00	1.00-1.00
2140-2144	1.00	1.00-1.00	2150-2154	1.00	1.00-1.00
2145-2149	1.00	1.00-1.00	2155-2159	1.00	1.00-1.00
2150-2154	1.00	1.00-1.00	2160-2164	1.00	1.00-1.00
2155-2159	1.00	1.00-1.00	2165-2169	1.00	1.00-1.00
2160-2164	1.00	1.00-1.00	2170-2174	1.00	1.00-1.00
2165-2169	1.00	1.00-1.00	2175-2179	1.00	1.00-1.00
2170-2174	1.00	1.00-1.00	2180-2184	1.00	1.00-1.00
2175-2179	1.00	1.00-1.00	2185-2189	1.00	1.00-1.00
2180-2184	1.00	1.00-1.00	2190-2194	1.00	1.00-1.00
2185-2189	1.00	1.00-1.00	2195-2199	1.00	1.00-1.00
2190-2194	1.00	1.00-1.00	2200-2204	1.00	1.00-1.00
2195-2199	1.00	1.00-1.00	2205-2209	1.00	1.00-1.00
2200-2204	1.00	1.00-1.00	2210-2214	1.00	1.00-1.00
2205-2209	1.00	1.00-1.00	2215-2219	1.00	1.00-1.00
2210-2214	1.00	1.00-1.00	2220-2224	1.00	1.00-1.00
2215-2219	1.00	1.00-1.00	2225-2229	1.00	1.00-1.00
2220-2224					



NOTES:

- 1) Proposed land uses are recreational, residential, agricultural, and commercial.
- 2) Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is required by resolution of the appropriate Planning Commission.
- 3) Front 10 ft. of the building setback adjacent to right-of-way is also a utility easement. 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) WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 5) This is a paper plat, NO FIELD SURVEY was performed. All data shown was obtained or derived from the recorded plats of Courteen Subdivision and Naff Subdivision.
- 6) A 10 ft. utility easement is centered on the existing phone line and extends 5 ft. west of the existing phone pedestal, which has not been field located.

LEGEND:

- ⊙ GLO Brass Cap Monument of Record
- ⊕ 3-1/4" Alum. Cap Monument of Record
- () Record Subdivision - Naff Subdivision Plat # 78-156 KRD
- [] Record Datum - Courteen Subdivision Plat # 78-39 KRD
- [] Record Datum - Courteen St. Vacation & Dedication & A Replat of Tract II Plat # 80-78 KRD

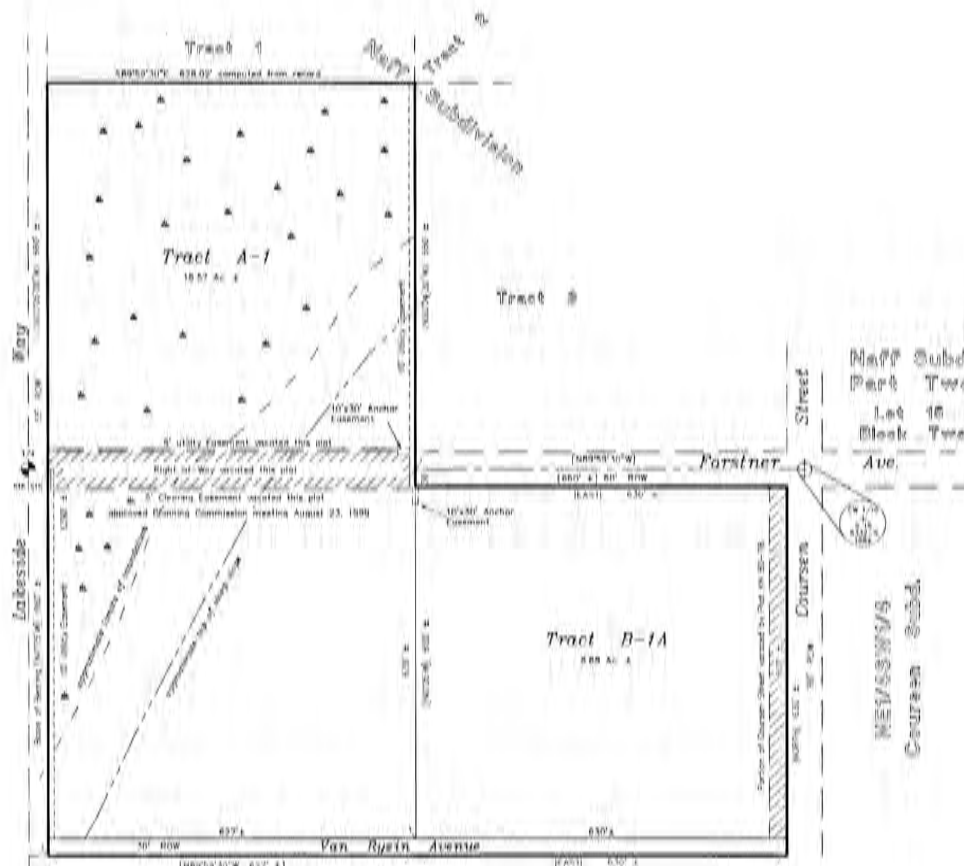


SURVEYOR'S CERTIFICATE

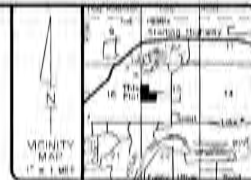
I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska; this plat represents a survey made by me or under my direct supervision; the monuments shown herein actually exist as described; and all dimensions and other details are correct to the nominal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

Date 8/24/99

Unsubdivided



31/32NW1/4SW1/4
Courteen Subd.



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND BY OUR THIS CERTIFICATE PRESENT ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WE FURTHER CERTIFY THAT DEEDS OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PREVENT THE REPEAT OR REPEATED SPLITTING AND APPROVAL OF REDEVELOPMENT(S).

P. D. Box 316
Sitka, Alaska 99572

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY of November, 1999 FOR Christopher K. VanRysen and Ron A. VanRysen

Christopher K. VanRysen
My Commission Expires June 30, 2004



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 26, 1999

KENAI PENINSULA BOROUGH

Richard Reed



KPD FILE No. 05-111

Van Rysin Subdivision

A Replat of Tract A Courteen Subdivision (Plat 78-39), Tract B-1 Courteen Street Vacation and Dedication and Replat of Tract B Courteen Subdivision (Plat 80-78), Tract A Naff Subdivision Amended (Plat 80-23) and a partial vacation of Forstner Avenue.

Located within the SW 1/4 NW 1/4 & NW 1/4 NW 1/4 Section 15 T4S, R4W, S4M, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 28.15 Acres ±

Integrity Surveys

400 Seward Drive Sitka, Alaska 99501-8565
SURVEYORS PHONE (907) 581-8811 FAX (907) 581-8810

23rd	2004	23rd	2004
SUBMITTED	8/24	SCALE	1" = 100'
DRAWN BY	8/24	DATE	Van Rysin

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

Eugenia L. Hayes

Eugenia L. Hayes, Cape George Highlands, Box 12, Port Townsend, WA 98368

Joe Chumley
Joe Chumley, Box 171, Soldotna, AK Jacky Chumley

NOTARY'S ACKNOWLEDGEMENT

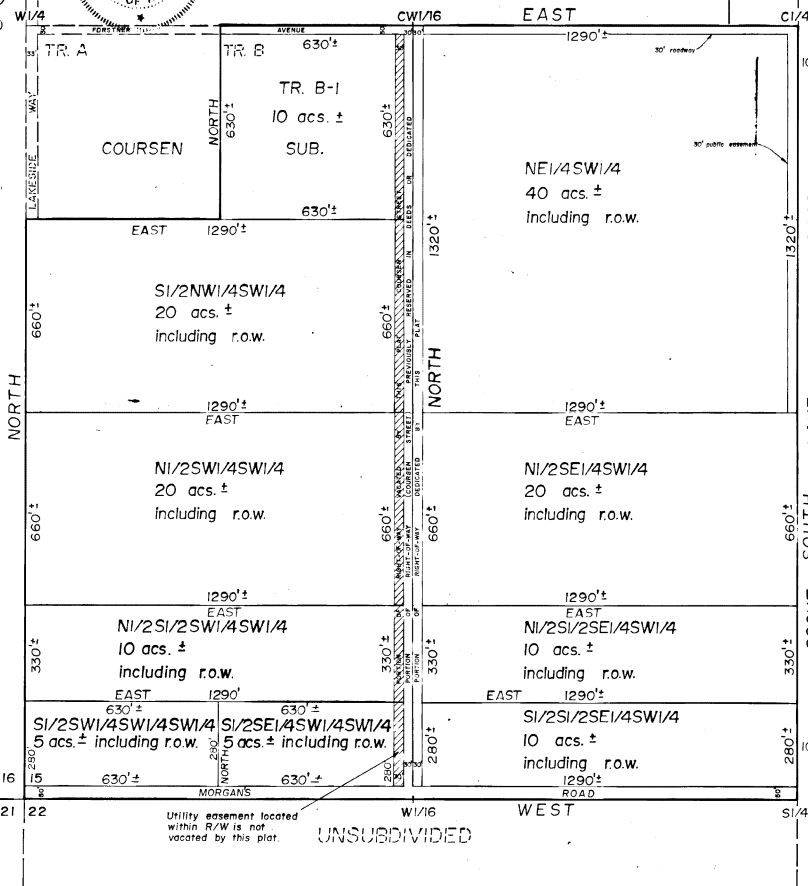
Subscribed and sworn to before me this 5th day of June, 1980.

Carolyn L. Thompson

Notary Public for Alaska
My Commission Expires 9-21-80



UNSUBDIVIDED



NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 15th day of June, 1979.

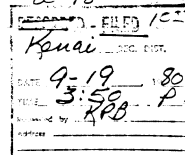
Harlow A. Van Slake

Notary Public for Washington, residing at Port Townsend
My Commission Expires June 6, 1983

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

Edgar A. Griffin
Edgar A. Griffin, Box 298, Nome, AK 99762



TR. H
VALERIE
ACRES

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 3rd day of March, 1980.

Richard J. Dill

Notary Public for Alaska
My Commission Expires 5-23-82

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

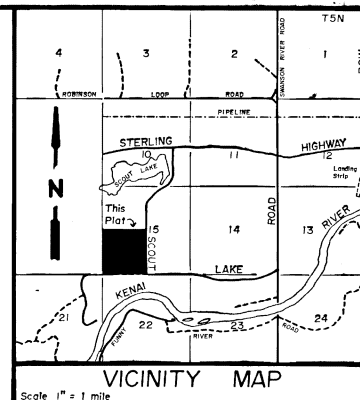
Edna M. Lyon
Edna M. Lyon, Box 92, Anchorage, AK 99502

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 19th day of November, 1979.

Carolyn L. Thompson

Notary Public for Alaska
My Commission Expires 9-21-80



NOTES

A 20' building setback exists along all dedicated rights-of-way.

No field survey was performed nor were any stakes or monuments set this date.



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

Bryce F. Noah
Bryce F. Noah, Box 1593, Soldotna, AK 99669

Ronald M. Haakenson
Ronald M. Haakenson, Box 42, Anchor Point, AK 99556

Phil R. Harvey
Phil R. Harvey, Box 42, Sterling, AK 99672

Eleanor B. Harvey
Eleanor B. Harvey

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 25th day of October, 1978.

Carolyn L. Thompson

Notary Public for Alaska
My Commission Expires 9-21-80



PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of November 6, 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By Philip Waring

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

Leonard F. Strehlow
Leonard F. Strehlow, Box 3325, Kenai, AK 99611

John F. Strehlow
John F. Strehlow

Reed Bradford
Reed Bradford, Box 99, Sterling, AK 99672

Lana Bradford
Lana Bradford

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 25th day of October, 1979.

Carolyn L. Thompson

Notary Public for Alaska
My Commission Expires 9-21-80



COURSEN STREET VACATION AND DEDICATION AND A REPLAT OF TRACT B, COURSEN SUBDIVISION

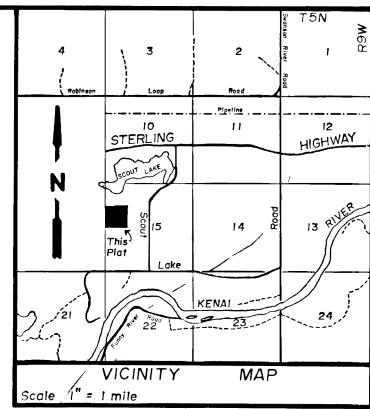
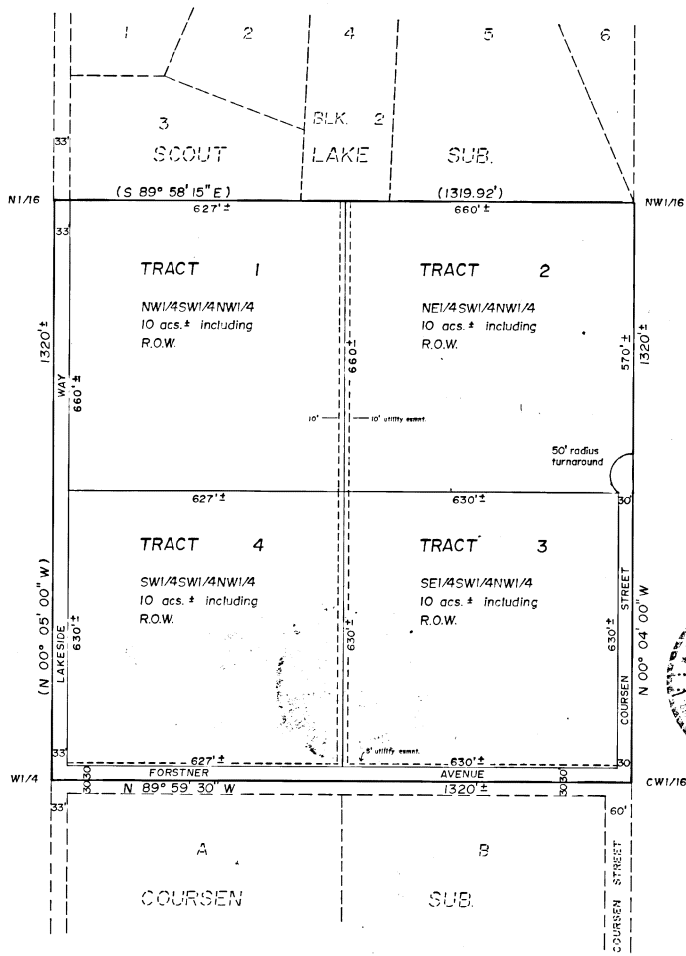
DESCRIPTION: Located within the SW1/4, Sec. 15, T5N, R9W, S.M., AK and the Kenai Peninsula Borough and being a replat of Tract B, Coursen Sub., plat 76-39 K.R.D., and the vacation and dedication of a portion of Coursen Street

P.O. Box 476 Soldotna, AK 99669

G. S. Best

Geologist, Registered Land Surveyor

Date October 1978 Scale 1" = 300' Bk No



LEGEND AND NOTES

- All lots are subject to a 20' building setback along all dedicated rights-of-way.
- All wastewater disposal systems shall comply with existing law at time of construction.
- No survey was performed nor were any stakes or monuments set.
- All datum of record shown thus ().

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

Leslie B. Naff
 Leslie B. Naff, Box 1681, Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 21st day of August, 1978.

Carolyn L. Thompson
 Notary Public for Alaska
 My Commission Expires 9-21-80



AMENDED PLAT

NAFF SUBDIVISION

DESCRIPTION: An aliquot part subdivision of the SW1/4NW1/4, Sec. 15, T5N, R9W, S.M., Alaska and within the Kenai Peninsula Borough containing 40 acres more or less

OWNER: Leslie B. Naff
 Box 1681
 Soldotna, Alaska 99669
 P.O. Box 476
 G. S. Best
 Soldotna, Ak 99669

Geologist, Registered Land Surveyor

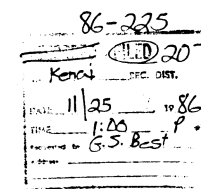
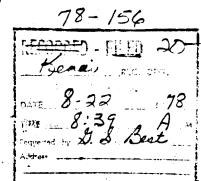
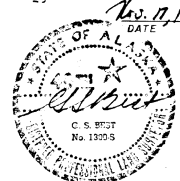
Date: 7/78 Scale: 1" = 200' Bk No. 78-156

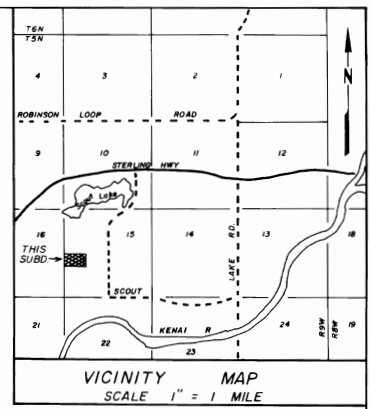
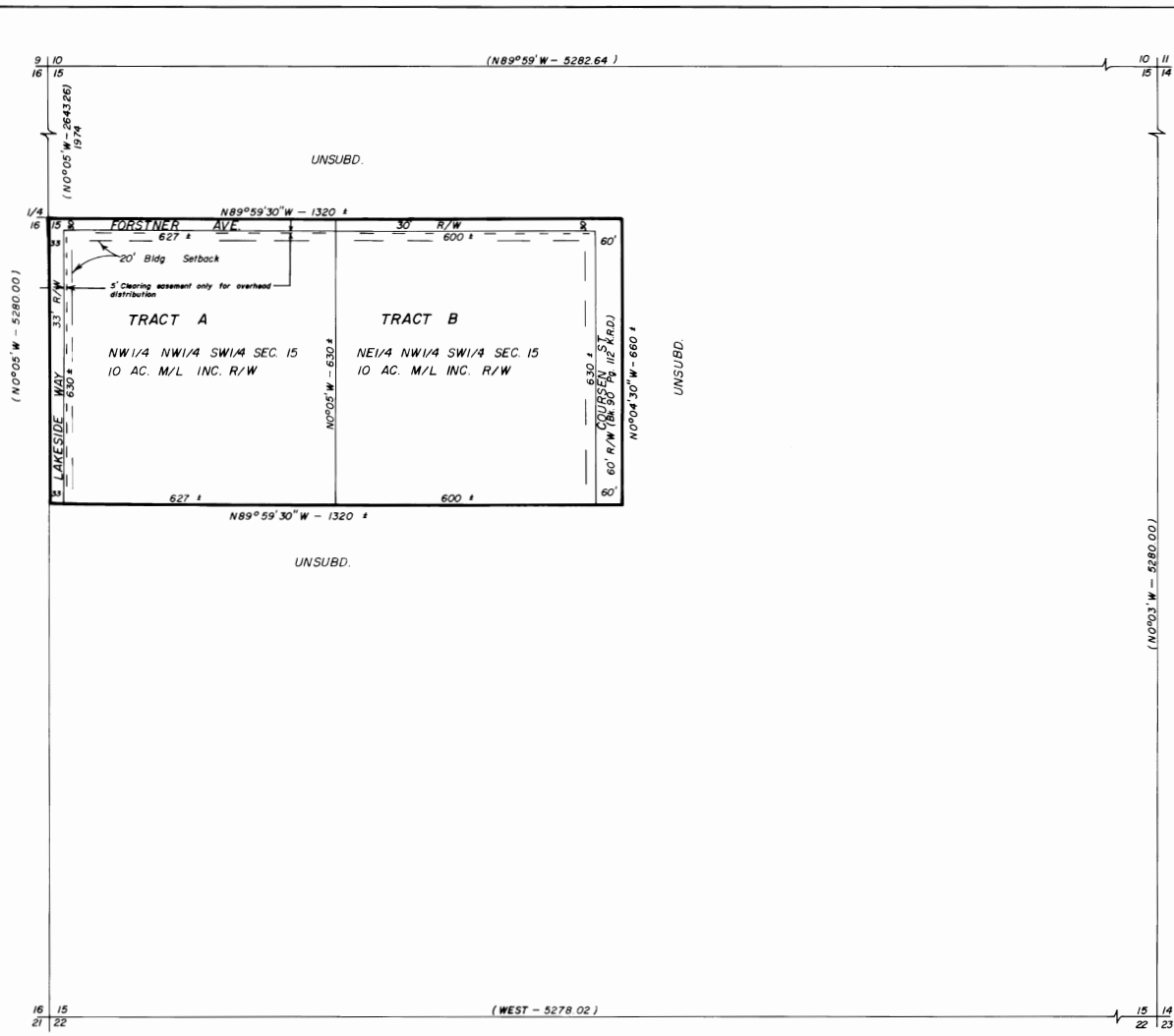
PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 7, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By *Paul Waring*





NOTES

This is a paper plat of the NW 1/2 NW 1/4 SW 1/4 Sec. 15 subdivided by aliquot parts.

All bearings and distances refer to the official township plat and other data of record.

Data of record shown in ().

No field survey was made this date and no stakes, monuments and etc. were set.

76-39

RECORDED - FILED

Kenai

4-16 1976

2:03 P.

KPB

CERTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date April 1, 1976 Thomas Coursen
Thomas Coursen — owner — Box 250, Soldotna, Ak.

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 1 day of April, 1976.

My commission expires September 1979.

Diana McNamee
notary public for Alaska

PLAT APPROVAL.

Plat approved by the Commission this 22 day of March, 1976.

Donald E. Carson
Mayor

COURSEN SUBDIVISION

Thomas Coursen — owner
Box 250, Soldotna, Ak. 99669

DESCRIPTION
NW 1/2 NW 1/4 SW 1/4 SEC. 15, T5N, R9W, S.M.,
A.K. CONTAINING 20 ACRES M/L IN THE
KENAI PENINSULA BOROUGH.

Prepared by — McLane and Assoc.
Soldotna, Ak.

DATE 2/19/76 SCALE 1" = 200'



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/18/2026 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 one parcel into three parcels.

KPB File No. 2026-065

Petitioner(s) / Land Owner(s): Christopher K. and Kim A. Van Ryzin of Sterling, 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.

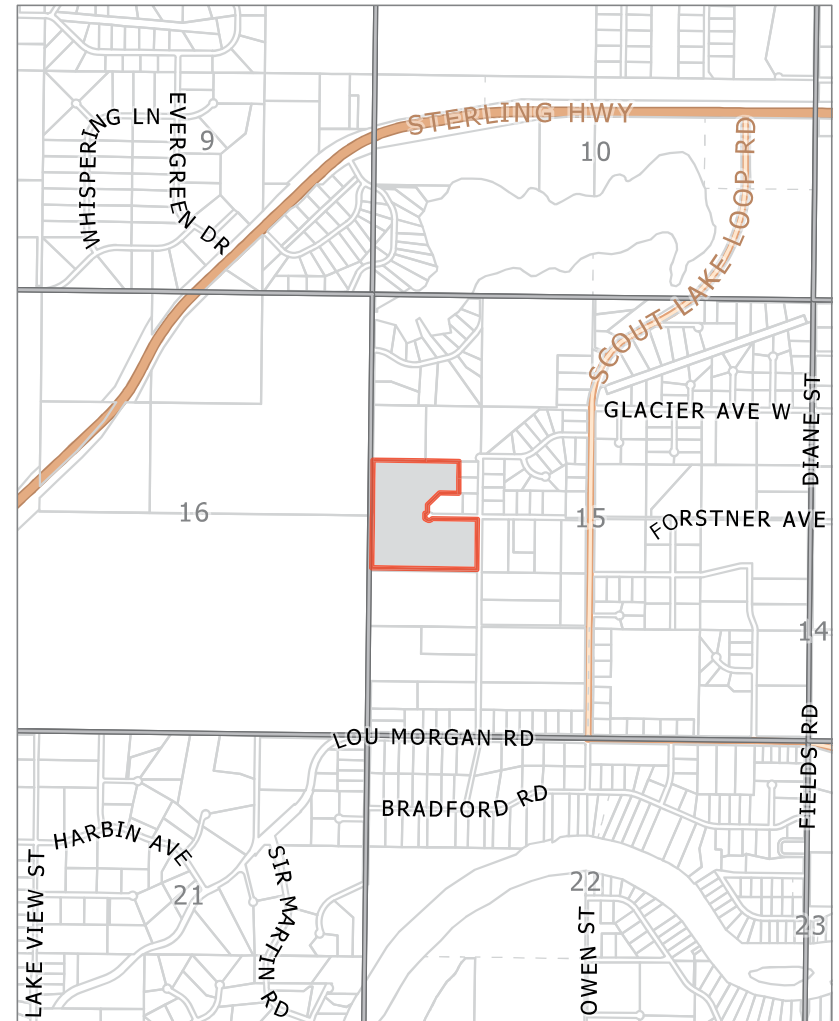
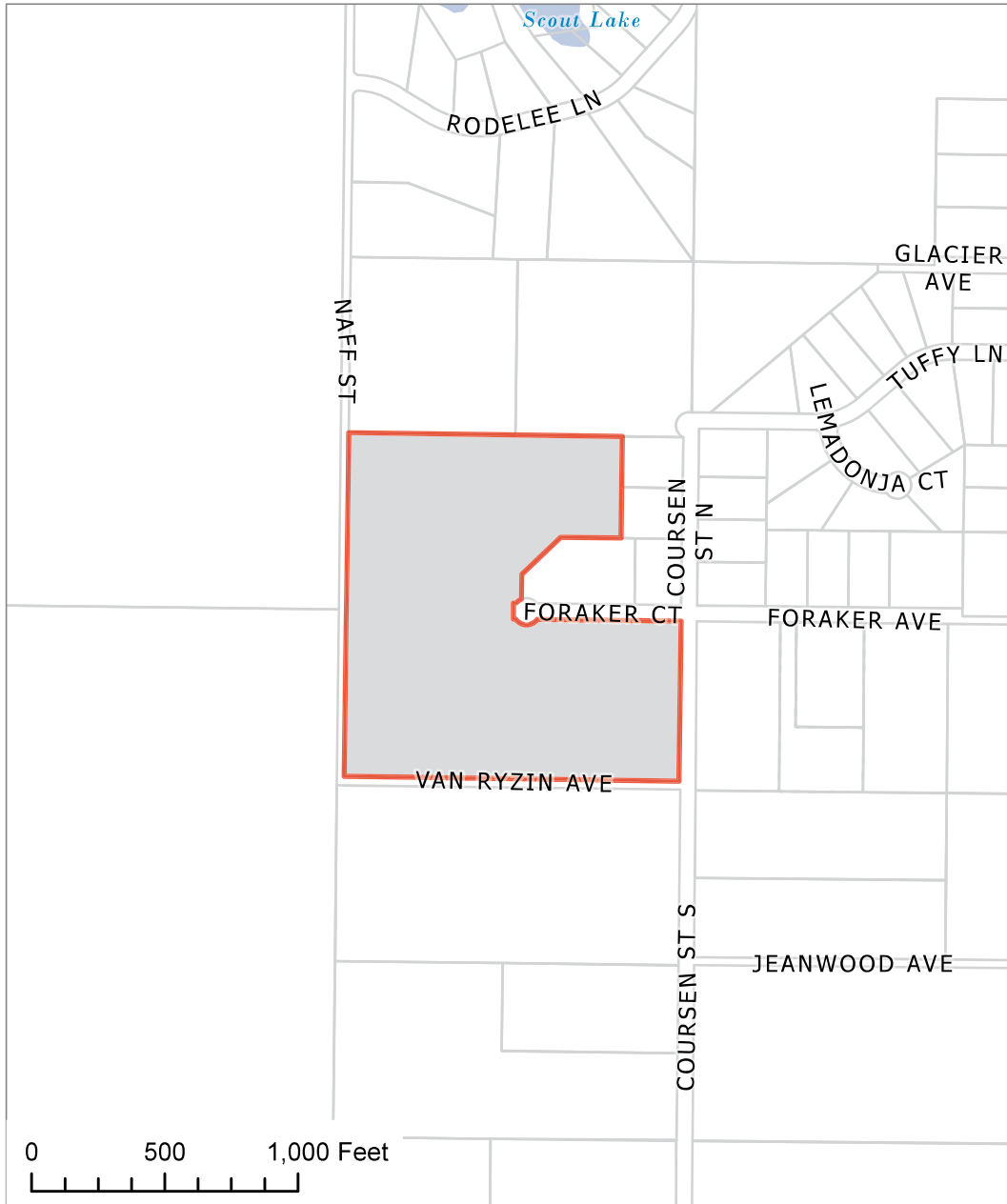
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

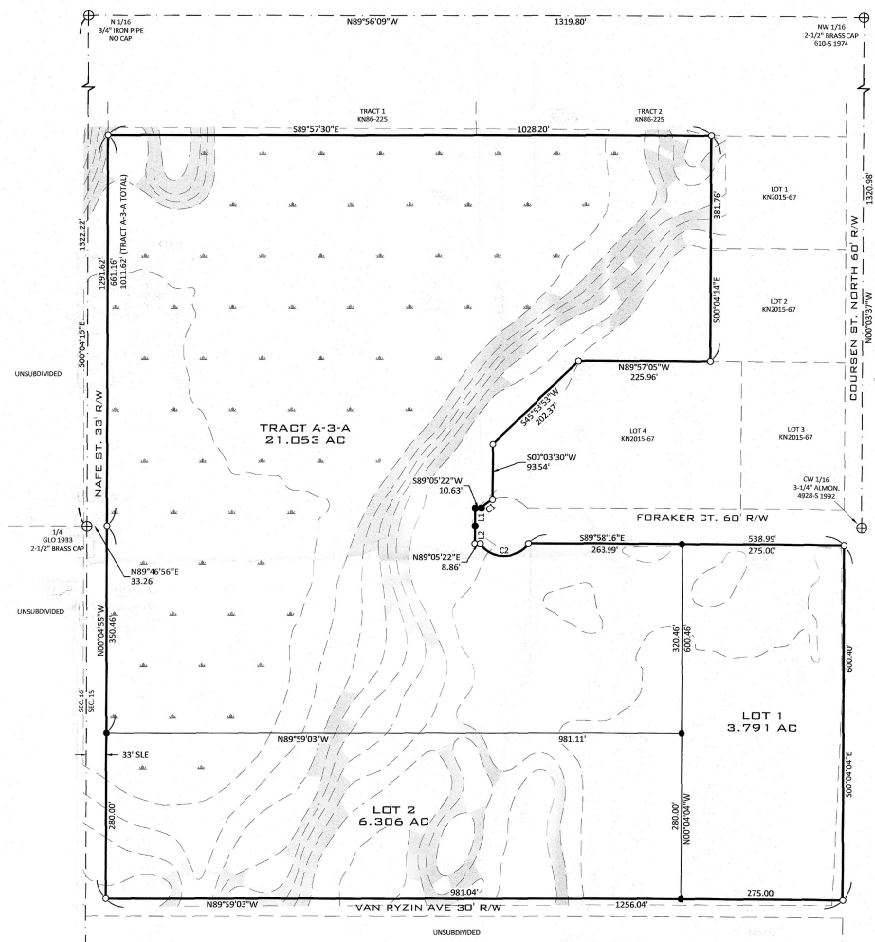
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 2026-065
T 05N R09W SEC 15
Sterling



WASTEWATER DISPOSAL LOT 1
SOIL CONDITIONS, WATER TABLE LEVELS AND SOI SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL LOT 2, TRACT A-3-A
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

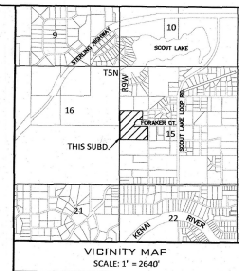
- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR w/ BLUE PLASTIC CAPS-11795
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-111269
 - AREA SUBJECT TO INUNDATION PER KPW WETLANDS ASSESSMENT
 - - - CONTOUR INTERVAL = 5'
 - ▨ SLOPES GREATER THAN 20%
 - SLE SECTION LINE EASEMENT

CODY R. McLANE C.E. 11530 AK DATE

KPB 2026-065

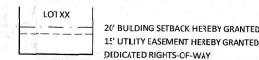


GRAPHIC SCALE
1 inch = 100 ft



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 4. 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.
 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. THIS PLAN MAY BE SUBJECT TO THE FOLLOWING:
 - a. A RIGHT-OF-WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED JUNE 5, 1968, BOOK 31, PAGE 132, KPD, LOCATION NOT DEFINED.

TYPICAL SETBACK DETAIL (NTS)



CERTIFICATE OF OWNERSHIP

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

CHRISTOPHER K. VAN RYZIN
PO BOX 315
STERLING, AK 99672

KIM A. VAN RYZIN
PO BOX 315
STERLING, AK 99672

NOTARY'S ACKNOWLEDGEMENT

FOR: CHRISTOPHER K. VAN RYZIN
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: KIM A. VAN RYZIN
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #
Rec. Dist.
Date
Time



VAN RYZIN SUBDIVISION 2026 ADDITION
A SUBDIVISION OF TRACT A-3 VAN RYZIN SUBDIVISION 2016 REPLAT

OWNER:
CHRISTOPHER K. VAN RYZIN & KIM A. VAN RYZIN
PO BOX 315, STERLING, AK 99672

31.1489 AC. MAJ. SITUATED IN THE SW1/4 & NW1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING
SURVEYING - MAPPING
P.C. 804 468
SUBDIVISION AC. 9968
VOICE: (907) 383-4218
FAX: (907) 383-3356
WWW.MCLANECS.COM

KPB File No. 2026-00X
Project No. 2E2027

Scale: 1" = 100' Date: MAY 2026 BOOK: 26-03 Drawn by: JAH1

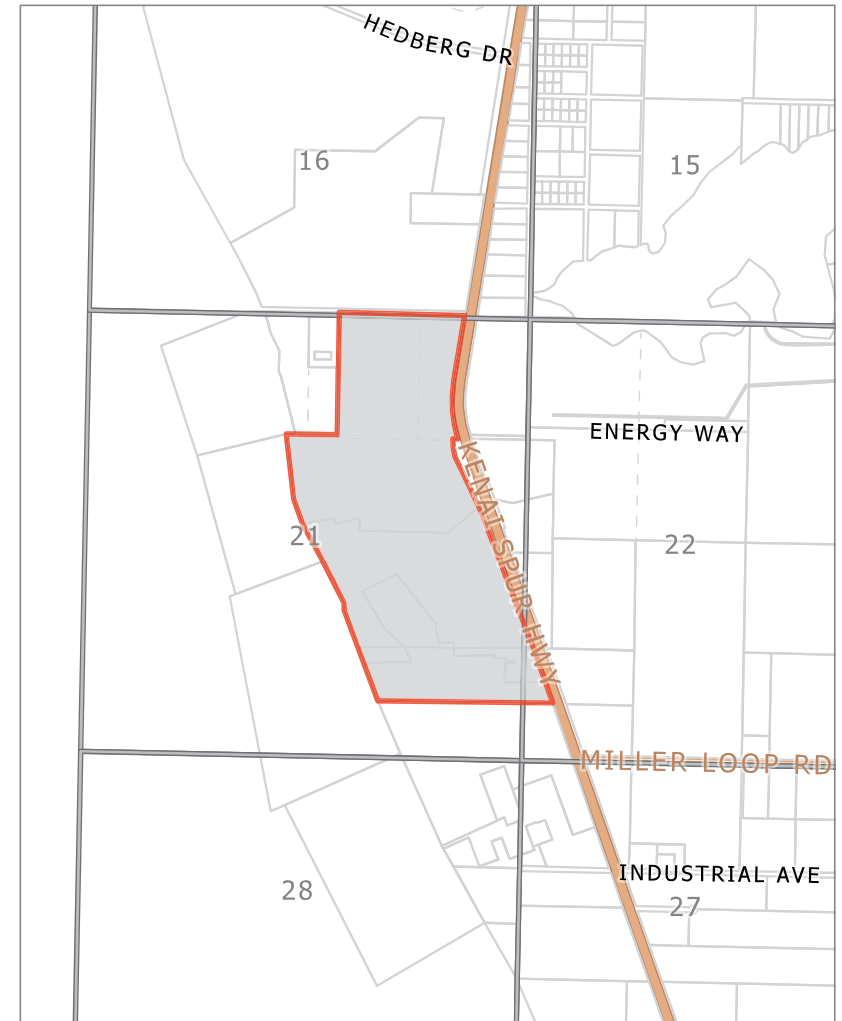
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026

AUTHORIZED OFFICIAL

E. NEW BUSINESS

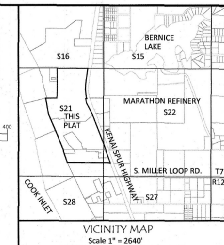
- 4. Kenai LNG Subdivision; KPB File 2026-071**
McLane Consulting Group
Kenai LNG LLC; Kenai Pipe Line Company LLC
Location: Rig Tenders Dock Road & Salamatof Road
Nikiski Area / Nikiski APC



KPB File 2026-071
T 07N R12W SEC 21 AND SEC 22
Nikiski



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND BARE 5/8" REBAR
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR
- W/ 2" ALCAP-4928-5 2001
UNLESS NOTED OTHERWISE
- ① FOUND 1-1/2" BRASS CAP
W/ NO STAMPING
- SET 5/8" REBAR W/ 1" BLUE
PLASTIC CAP (S-211269)

CONTOUR INTERVAL = 5'

SLOPES GREATER THAN 20%

AREA SUBJEC TO INUNDATION

FOR:
ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 2025
MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF

FOR:
ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 2025
MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF

Plat #
Roll Dist
Date
Time



KENAI LNG SUBDIVISION
A SUBDIVISION OF A TRACT OF LAND OUT OF H.E.S. NO. 74 (K672), LYING
WEST OF THE KENAI SPUR HIGHWAY, GOVERNMENT LOTS 8-13 OF SECTION
21 AND PORTION OF SECTION 22, T7N, R12W, KENAI PENINSULA BOROUGH,
SEWARD MERIDIAN, ALASKA,
WITH
PORTIONS OF GOVERNMENT LOTS 1 AND 6, PORTIONS OF TRACTS 1 AND 2
OF H.E.S. NO. 74 WITHIN SECTION 21, T7N, R12W, KENAI PENINSULA
BOROUGH, SEWARD MERIDIAN, ALASKA.

CWNER:
KENAILNG LLC
13100 RIDGEWOOD PARKWAY, SAN ANTONIO, TX 78259

OWNER:
KENAI PIPE LINE COMPANY LLC
13100 RIDGEWOOD PARKWAY, SAN ANTONIO, TX 78529

 ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 465 SOLDOTNA, AK 99589 VOICE: (807) 283-4218 FAX: (807) 283-3265 WWW.MCLANECG.COM	KPS File No. 2025-XXX		
	Project No. 252004		
Scale: 1" = 700'	Date: APR. 2025	BOOK: XX-XX	Drawn by: A

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF "8 AC 72 AND 18 AC 80.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF UTILITY TO USE THE EASEMENT.
3. BUILDING SET BACK: BUILDING SET BACK OF 2' IS REQUIRED FROM ALL UTILITY EASEMENTS ON ALL STREET RIGHTS-OF-WAY LESS THAN 150 FEET IN WIDTH BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. THE FRONT 30 FEET OF THE 20 FOOT BUILDING SETBACK IS ALSO A UTILITY EASEMENT.
5. 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.
6. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE COOKKILN FARM THE TRUE BOUNDS OF TRAC "A" AND FORT ON OF TRAC "B, 2023 AND 2024 MEANDER LINE PER IN2024-B AND IN2025-B IS SHOWN FOR SURVEY CORRELATIONS ONLY. THE BOUNDARY OF THE TRACTS ARE ON THE BASIS OF THE 1852 AND 1854 ADMEASUREMENTS.
7. NO ACCESS TO KPS. _____ BLOCK LUNGS GRANTED BY THE KPS PLAT COMMITTEE MEETING OF _____, 2016.
8. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
9. KENAI SPUR HIGHWAY RIGHT-OF-WAY DERIVED FROM A STATE ALASKA DOTRRS RIGHT-OF-WAY MAP PROJECT S 648022 FROM WILDMOUND NORTH.
10. THESE PARCELS MAY BE SUBJECT TO THE FOLLOWING:
 11. RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, GRANTED BY PUBLIC LAND ORDER NO. 406, DATED AUGUST 10, 1954 AND AMENDED BY PUBLIC LAND ORDER NO. 357, DATED OCTOBER 10, 1959. PUBLIC LAND ORDER NO. 1613, DATED APRIL 9, 1964, AND AMENDMENT OF THE ORDER NO. 1613, DATED OCTOBER 10, 1959. GRANTED BY PUBLIC LAND ORDER NO. 12187, DATED JULY 11, 1952 AND AMENDMENT OF THE ORDER NO. 12187, DATED SEPTEMBER 15, 1964. FILED IN THE FEDERAL REGISTER.
 12. EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., ON DECEMBER 5, 1958, RECORDED IN E 2 PG 78, KNO, LOCATION NOT DEFINED.
 13. ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., ON JULY 14, 1960, RECORDED IN E 6 PG 40, KNO, LOCATION NOT DEFINED.
 14. PIPELINE RIGHT-OF-WAY EASEMENT AGREEMENT BETWEEN PHILLIPS PETROLEUM COMPANY AND PHILLIPS GAS SYSTEMS, INC., DATED JANUARY 1, 1960, RECORDED IN E 2 PG 78, KNO, LOCATION NOT DEFINED.
 15. ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., ON APRIL 11, 1970, RECORDED IN MSC. BK 37 PG 65, KNO, LOCATION NOT DEFINED.
 16. LICENSE AND ACCESS EASEMENT GRANTED TO KENAI PENINSULA BOROUGH GRANTED SEPTEMBER 25, 1980, RECORDED IN SC 34 PG 80, KNO, SHOWN HEREON.
 17. EASEMENT GRANTED TO ALASKA PIPELINE COMPANY ON MAY 3, 2005, RECORDED AS DOCUMENT NO. 2005-000557-0, KNO.
 18. EASEMENT FOR LITIGATION CONTAMINATION RECORDED FEBRUARY 4, 2016 AS DOCUMENT NO. 2016-00974-0, KNO.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI LNG LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI LNG LLC, 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.

KENAI LNG LLC,
19100 RIDGEWOOD PARKWAY,
SAN ANTONIO, TX. 78529

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI PIPE LINE COMPANY LLC., IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI PIPE LINE COMPANY LLC., 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.

KENAI PIPE LINE COMPANY LLC,
19100 RIDGEWOOD PARKWAY,
SAN ANTONIO, TX. 78529

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	27°09'20"	1537.50'	714.49'	364.08'	S 05° 23' 59" E	787.82'
C2	13°15'12"	1145.92'	265.06'	138.13'	S 20° 21' 37" E	264.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°51'35" W	46.03'
L2	N 0°13'47" E	79.76'

TRACT
20' BUILDING SETBACK
10' UTILITY EASEMENT HEREBY GRANTED
DEDICATED RIGHTS-OF-WAY

WASTEWATER DISPOSAL
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES
AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER
TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL
SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH 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. 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.

THIS FLAT WAS APPROVED BY THE KENAI
PENINSULA BOROUGH PLANNING COMMISSION
AT THE MEETING OF

AUTHORIZED OFFICIAL

DATE _____

AUTHORIZED OFFICIAL

KPB 2026-071

E4-3

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
KENAI LNG SUBDIVISION**

KPB File No.	2026-071
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Kenai LNG LLC / Houston, TX Kenai Pipeline Company / Findlay, OH
Surveyor:	Andrew Hamilton / McLane Consultants, Inc.
General Location:	Kenai Spur Highway, Nikiski APC

Parent Parcel No.:	014-010-01, 014-010-02, 014-010-03, 014-020-05, 014-020-09 & 014-020-10
Legal Description:	• T 7N R 12W SEC 21 & SEC 22 SEWARD MERIDIAN KN PTN GLS 8,9 & 10 IN SEC 21 & PTN N1/2 SW1/4 SW1/4 IN SEC 22 LYING W OF RD AS DESC IN DEED 53/99 & EXCL PTN DESC IN DEED 55/326 & • T 7N R 12W SEC 21 & SEC 22 SEWARD MERIDIAN KN PTN OF GLS 8 THRU 13 IN SEC 21 & PTN N1/2 SW1/4 SW1/4 IN SEC 22 LYING W OF RD & AS DESC IN DEED 55/326 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN PTN OF GLS 12 & 13 AS DESC IN DEED 53/99 & EXCL THAT PTN DESC IN DEED 55/326 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN PTN GL 1 W OF N KENAI RD; & PTN GL 6 EXCL PTN DESC IN DEED 39/134; & PTN TR 1 USS 1095 (HES 74) AS SHOWN ON K-672 EXCL THAT PTN DESC IN DEED 53/99 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN 0000672 PTN TRS 1, 2 & 3 USS 1095/HES 74 LYING W OF N KENAI RD AS DESC IN DEED 53/99 & EXCL THAT PTN AS DESC IN DEED 55/326 & • T 7N R 12W SEC 21 SEWARD MERIDIAN KN 0000672 PTN TR 3 OF USS 1095/HES 74 AS DESC IN DEED 55/326
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.170

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine six parcels totaling 195.291 acres and subdivide them into two new tracts of size 88.939 and 105.213 acres and a dedication.

Location and Legal Access (existing and proposed):

The plat is located off of Kenai Spur Highway, giving access to both proposed tracts. Kenai Spur Highway is a varied width road maintained by the State of Alaska.

The plat is dedicating a 33' portion to the south side of Rig Tenders Dock Rd. The road name needs correcting to Rig Tenders Dock Rd on the drawing.

The section line easement that affected the southeast part of the plat was vacated as shown by Vacation Survey filed at K1486. **Staff recommends** the surveyor review and verify the section line easement along the north section line and property line and show it if found to exist and supply staff findings.

Salamatof Rd is located on the property near the division of the two tracts. The road accessed the public beach on the Cook Inlet located on the west side of the plat and going north along the shoreline. Salamatof Rd is shown on

Page 1 of 7

1960s Highway plans Alaska Project S-0490(2) Wildwood North as Salamatof Road Route 4901. State records indicate the state maintains Salamatof Beach Rd. **Staff recommends** the surveyor investigate whether there are prescriptive rights to Salamatof Rd (Salamatof Beach Rd) to the State by contacting the ROW Department. If found to have prescriptive right, the road should be dedicated to the State of Alaska.

Block length is not compliant along the plat length of plat running for over three quarters of a mile. The surveyor has requested an exception to KPB 20.30.170 Block Length.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	
SOA DOT&PF Comment	• Recommend consolidating access where it is possible. • Platting actions change the legal description of a lot and require driveway permits to be re-applied for. Reapply for permit for existing lot access to Kenai Spur Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

Site Investigation:

There are steep areas on the plat shown on the drawing. The steep areas are shown as the darker colored areas on the drawing covering the close contours.

Here are several structures and storage tanks located on the property within the plat limits. With the realignment of the lines for the tracts, an encroachment of a property line through a storage tank will be fixed to adjust it to compliance to the property lines.

There are areas of inundation within the plat limits that need to be shown per the KWF Wetlands Assessment. **Staff recommends** the surveyor add these areas to the drawing.

The River Center Reviewer has identified the plat to be located in a FEMA flood hazard area. The note in KPB 20.30.280.D should be added to the drawing including the FEMA Panel number and flood zone and zones shown on the drawing.

The plat is not located in a habitat protected district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This subdivision is found on two map panels 02122C-0020E and 0200121660B. The VE zone (regulatory) must be depicted and labeled and code required plat notes present. The other zones (non-regulatory) do not require labeling or depiction but any low wet areas should be depicted and labeled. Flood Zone: VE, X Zone, C Map Panel: 02122C-0020E In Floodway: False Floodway Panel:
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	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as US Survey 1095 HES 74 and parts of Sections 21 & 22, Township 7 North Range 12 West SM Alaska. The land was divided by deed into irregular shapes in the 1970's from the surveyed lands. This plat is combining these irregular parcels and adjusting them to fix an encroachment and condense them into two individual tracts.

A soils report will not be required as the new lots are above 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

There are several easements noted in the plat notes. **Staff recommends** the surveyor review the CTP and add the ones not listed on the drawing and add them to the list and show them on the drawing, several along the Kenai Spur Highway are missing.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA has sent comment in requesting additional easements to be added. The comment is in the packet for viewing.

Utility provider review:

HEA	See comments in packet
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 48237 Kenai Spur Hwy, 48385 Kenai Spur Hwy, 48775 Kenai Spur Hwy Existing Street Names are Correct: No List of Correct Street Names: Kenai Spur Hwy, Rig Tenders Dock Rd, Salamatof Rd Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:
------------	--

	Comments: 48385 Kenai Spur Hwy will be removed, the rest will remain.
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Land Management	Kenai Peninsula Borough holds a license easement referenced on Plat KPB File # 2026-071. The instrument is recorded at Book 355 Page 984 Kenai Recording District. Two corrections are requested on this plat pertaining to KPB's license easement interest: 1. Plat Note 10.6 should be corrected in citing the recording information of the instrument from Book 344 to Book 355. 2. Within the plat drawing, the location of the label "50' ESMT PER BK 355 PG 384" should be reposition to point to the South 50' of the East 50' of (former) Lot 12, being the location of the interest described in the instrument. The respective linework appears to already be included in the drawing for the label to shift to.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

The Certificate of Ownership and Dedication has listed tracts for each, the intent is to show which original parcel the signatory is attesting to not the new one. Please modify the labels.

Add the date of July 20, 2026 to the Plat Approval.

Notary's Acknowledgement has the year 2025, please revise to 2026.

Revise the addresses under the Certificate of Ownership and Dedication to match as shown in the title block

Add authorized signers and their titles to both signatory lines in the Certificate of Ownership and Dedication.

Modify the pages in 50' Pipeline easement to PG. 101-104.

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.
- 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.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to

mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.

2. Legal description, location, date, and total area in acres of the proposed subdivision;

3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Modify KPB File No to 2026-071
- Verify Mailing address for both owners. KPB records show two separate mailing addresses for each owner: 1111 Travis St. Houston, TX 77002 and 539 S. Main St. Findlay, OH 45840
- Legal should include reference to US Special Survey No. 74, as that is the plat filed at K672 In 1960
- KPB list six tax parcels for the area covered please be sure they are all covered in the title block

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- Modify ROW name: Rig Tenders Dock Road
- Add with Gov. Lot 6 parcel to northwest a label for West 88' by 200' area of 'Portion of Gov't Lot 6'
- Salamatof Rd needs identified as a private road on the drawing

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

Add Rig Tender Dock Rd, Energy Way and Miller Loop to the map

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Verify CTP items, several easements listed in CTP not shown on drawing mostly along the highway.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Deed parcel on the east appears to be part of Highway. Verify.
- Label Gov't Lot 5 east of highway

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Flood zones VE and X

Area of inundation along the Cook Inlet, the north and depression spot should be identified as per KWF mapping/

Tidal included in Floodzone.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff recommendation:

Former lines can have the line weight lessened on the southern end of Tract A to not be as prominent

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.170 Block – Length Requirements

Surveyor's Discussion:

Requesting an exception to the block length requirements

Surveyor's Findings:

1. The subject property contains oil and gas facilities.
2. The intent of this subdivision is to adjust the lot line between the two facilities so that each facilities infrastructure is located entirely within the correct parcel.
3. Due to the industrial nature of this land, introducing additional roads to meet block length requirements would conflict with ongoing operations, create safety concerns, and is not compatible with the secure nature of the facility.
4. The proposed layout reflects a practical and site-driven design.

Staff Discussion:

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff Findings:

5. From Industrial Ave to the south to Rig Tenders Dock Rd to the north is 7000' approximately.
6. The plat would need to add 3 road breaks to be compliant.
7. Adding necessary breaks would be costly and an inefficient waste of money.
8. The Cook Inlet is on the west side of the plat.
9. Granting the exception would not deny and neighbor or member of the public access to where they need to be.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be

requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-4 & 8 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-4 & 9 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

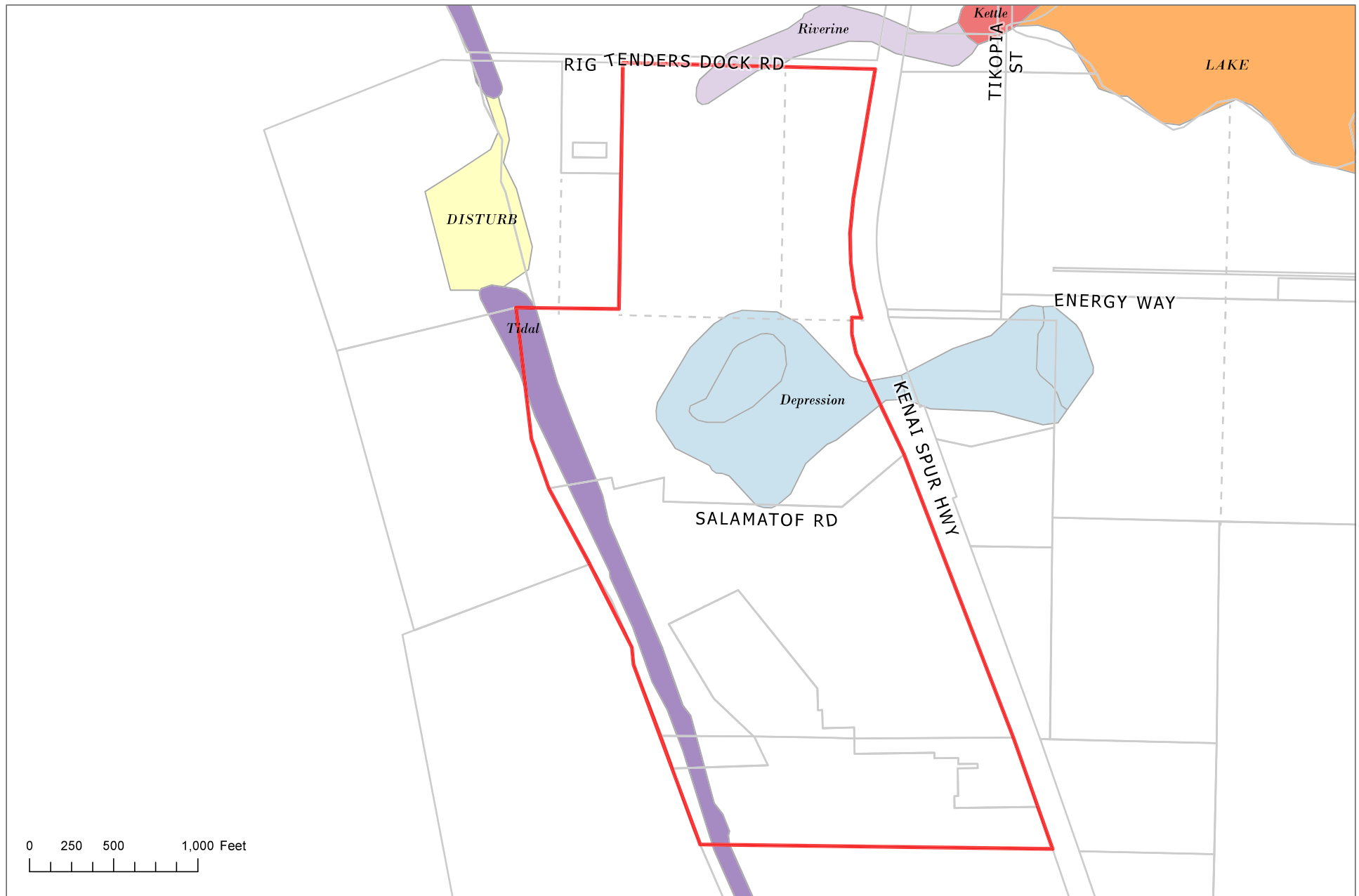
END OF STAFF REPORT



Aerial Map



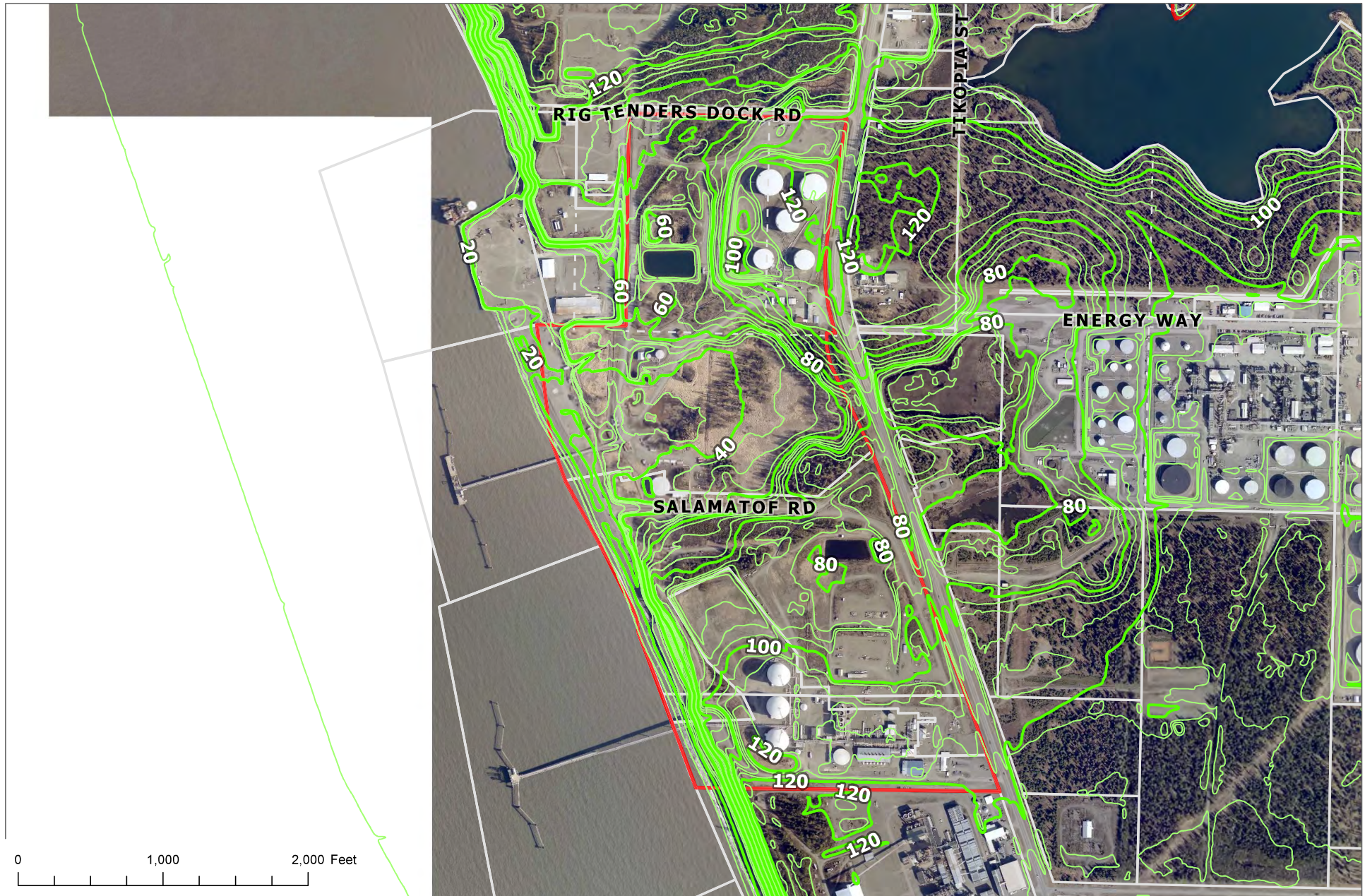
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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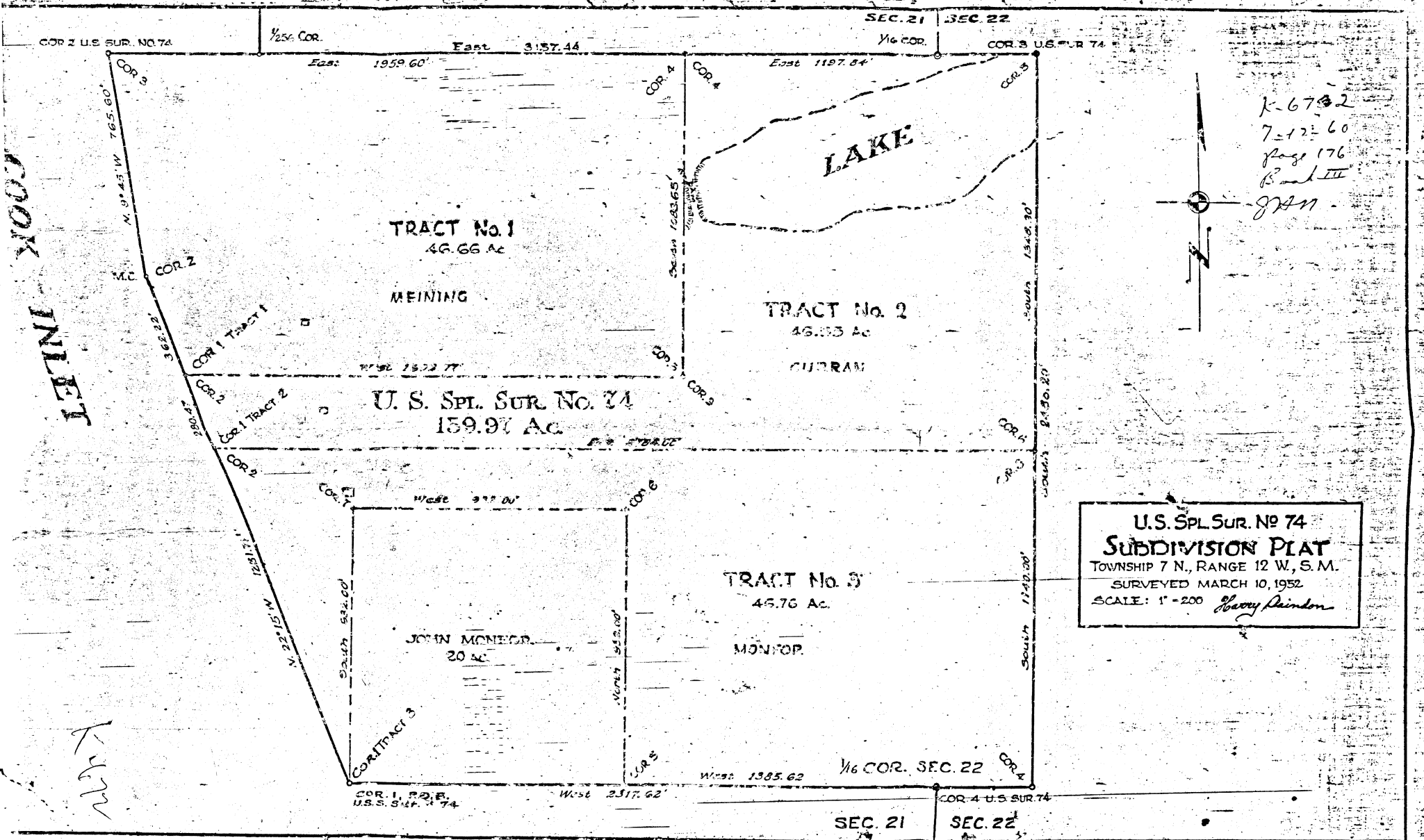


Aerial with 5-foot Contours



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

COOK INLET



Survey accepted Feb. 15, 1918. G.L.O.

Survey No. 1095
Plat of
**HOMESTEAD
ENTRY SURVEY**

No. 74

in the
**CHUGACH
NATIONAL FOREST**
On east shore of Cook Inlet
Two miles south of East Foreland
Unsurveyed Land
TERRITORY of ALASKA

This plat of Homestead Entry Survey
No. 74 Territory of Alaska is
strictly conformable to the field notes
thereof on file in this office, which
have been examined and approved.

U.S. Surveyor General's Office
Juneau, Alaska May 31, 1917.

Charles E. Davidson
U.S. Surveyor General

Meanders	
No.	Bearing Dist.
1	N 22° 15' W 28.40
2	N 9° 45' W 11.60

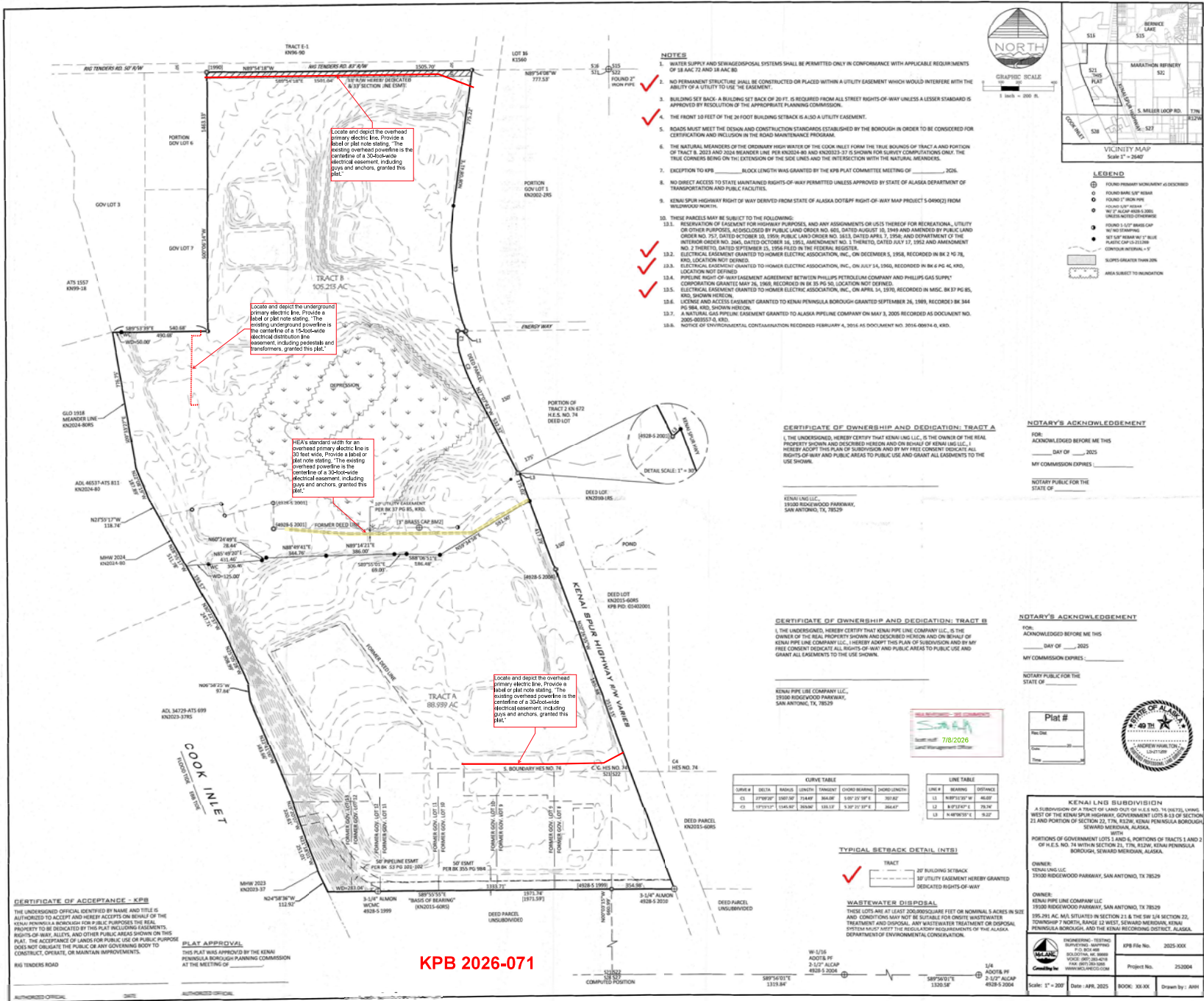
SCALE 10 chains to 1 inch

Surveys Designated	By whom Surveyed	Inst. Cont. Group		When Surveyed		Date of Approval
		No.	Date	Began	Completed	
H.E. Survey No. 74	Geo. W. Root Surveyor, Forest Service	74	Jan. 15 - 1916	Aug. 23 - 1916	Aug. 26 - 1916	May 31, 1917

Areas in Acres	
H.E. Survey No.	Conflicts
74	
In Section	
In Section	
In Section	
Total	159.97

Act of June 11, 1906	Act of Aug. 11, 1916
List No. 6-1661	Dated Mar. 11, 1915
Latitude 60° 41' N	Observations at
Longitude 151° 25' W	Corner No. 1
Mean Mag. Decl. 27° 05' E	

Vol. 426 p. 259



DESK PACKET

(MATERIALS SUBMITTED AFTER 6/16/26)

- 4. Kenai LNG Subdivision; KPB File 2026-071
McLane Consulting Group
Kenai LNG LLC; Kenai Pipe Line Company LLC
Location: Rig Tenders Dock Road & Salamatof Road
Nikiski Area / Nikiski APC**

From: [Lamas, Louanne L \(DNR\)](#)
To: [Carpenter, Beverly](#)
Cc: [Donohue, Joseph M \(DNR\)](#)
Subject: <EXTERNAL-SENDER>Re: PLAT NOTICE FOR JULY 20, 2026 meeting: J. Donohue_State of Alaska DNR
Date: Friday, July 17, 2026 8:42:10 AM
Attachments: [image001.png](#)
[image002.png](#)
[Notice Public.pdf](#)
[Notice Public.pdf](#)
[Notice Public.pdf](#)

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Good morning, Beverly,

Upon review of the preliminary plats provided:

Re: KPB 2026-053 - Hangover Hollow

- DNR Survey Section has no comments or objections.

Re: KPB 2026-071 - Kenai LNG Subdivision

- Research and verify the existence of Section Line Easements (SLEs) along all section lines that are shown in the plat.
- If any SLEs exist, please depict and clearly label them on the plat.

Re: KPB 2026-062V - Outlook Subdivision North Fork Micro Ag Addition

- DNR Survey Section has already provided the following comments per email correspondence to KPB dated 7/8/2026:
 - Verify and clearly depict the 33' & 50' Section Line Easements (SLEs), highlighting that the SLEs will remain and are not being vacated.
 - The 33' SLE appears to terminate at the cul-de-sac dedication abutting Lot 15B. Verify if the 33' SLE continues northerly along the section line between sections 35 & 36. If that is the case, please be sure to depict and label it as such on the plat.

Thank you for the opportunity to comment.

Regards,

Louanne

From: Donohue, Joseph M (DNR) <joseph.donohue@alaska.gov>
Sent: Tuesday, July 7, 2026 9:07 AM
To: Lamas, Louanne L (DNR) <louanne.lamas@alaska.gov>
Subject: FW: PLAT NOTICE FOR JULY 20, 2026 meeting: J. Donohue_State of Alaska DNR

FYI

From: Carpenter, Beverly <BCarpenter@kpb.us>
Sent: Monday, July 6, 2026 12:38 PM
To: Donohue, Joseph M (DNR) <joseph.donohue@alaska.gov>
Subject: PLAT NOTICE FOR JULY 20, 2026 meeting: J. Donohue_State of Alaska DNR

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joseph,

Attached is the public hearing notice and associated maps for:

- Hangover Hollow KPB 2026-053
- Kenai LNG Subdivision KPB 2026-071
- Outlook Subdivision North Fork Micro AG Addition Vacate Portions of Tillygirl Avenue and BG Davis Street **Right-of-Way Vacation** (KPB 2026-062V)

The State of Alaska, Dept. of Natural Resources is a land owner in our notification area.

Please provide comments by **July 17, 2026**.

Kind regards,

Beverly Carpenter
Platting Specialist, Planning Department
Office: 907-714-2200 Direct: 907-714-2210



Kenai Peninsula Borough
144 N. Binkley St. Soldotna, AK 99669
kpb.us

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be considered a public record under the law.



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/19/2026 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 three unsubdivided parcels into two parcels.

KPB File No. 2026-071

Petitioner(s) / Land Owner(s): Kenai LNG, LLC and Kenai Pipe Line Company, LLC of San Antonio, TX

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.

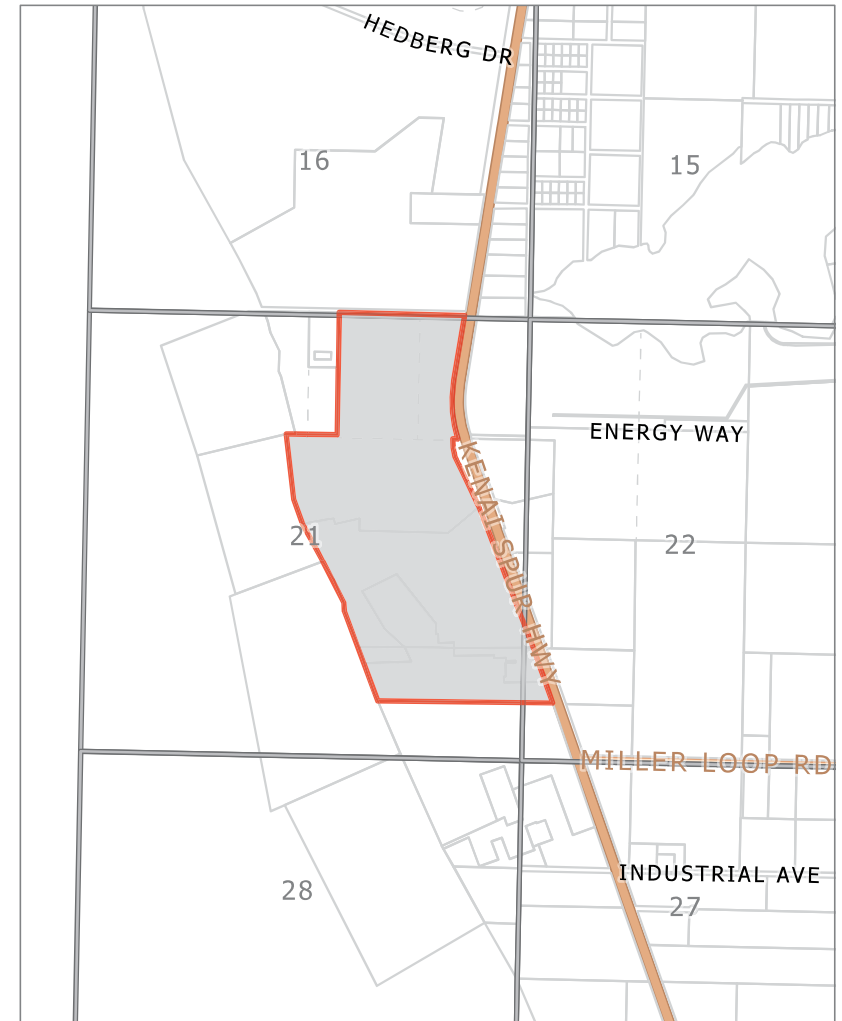
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

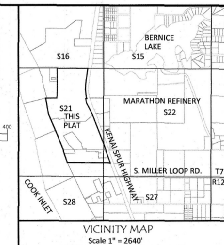
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 2026-071
T 07N R12W SEC 21 AND SEC 22
Nikiski



- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND BARE 5/8" REBAR
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR
- W/ 2" ALCAP-4928-5 2001
UNLESS NOTED OTHERWISE
- ① FOUND 1-1/2" BRASS CAP
W/ NO STAMPING
- SET 5/8" REBAR W/ 1" BLUE
PLASTIC CAP (S-211269)
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%
- AREA SUBJEC TO INUNDATION

FOR:
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF ____, 2025
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF

FOR:
ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF

Plat #
Rise/Dial
Date _____ 20____
Time _____



KENAI LNG SUBDIVISION
A SUBDIVISION OF A TRACT OF LAND OUT OF H.E.S. NO. 74 (K672), LYING
WEST OF THE KENAI SPUR HIGHWAY, GOVERNMENT LOTS 8-13 OF SECTION
21 AND PORTION OF SECTION 22, T7N, R12W, KENAI PENINSULA BOROUGH
SEWARD MERIDIAN, ALASKA,
WITH
PORTIONS OF GOVERNMENT LOTS 1 AND 6, PORTIONS OF TRACTS 1 AND 2
OF H.E.S. NO. 74 WITHIN SECTION 21, T7N, R12W, KENAI PENINSULA
BOROUGH, SEWARD MERIDIAN, ALASKA.

OWNER:
KENAILNG LLC
13100 RIDGEWOOD PARKWAY, SAN ANTONIO, TX 78259

OWNER:
KENAI PIPE LINE COMPANY LLC
19100 RIDGEWOOD PARKWAY, SAN ANTONIO, TX 78259

195.291 AC. M/L SITUATED IN SECTION 21 & THE SW 1/4 SECTION 22
TOWNSHIP 7 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI
PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
BOLDTOWN, AK 99669
VOICE: (907) 283-4218

KPS File No. 2025-XXX

Consulting Inc. FAX: (907) 283-3266 WWW.MOLINECC.COM		Project No. 2520	
Scale: 1" = 200'	Date : APR. 2025	BOOK: XX-XX	Drawn by:

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 71.01 AND 18 AAC 80.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE UTILITY OF UTILITY TO USE THE EASEMENT.
3. BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. THE FRONT DEED OF THE 100 FOOT BUILDING SETBACK IS ALSO A UTILITY EASEMENT.
5. 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.
6. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE COOKINLET FLOW THE TRUE BOUNDS OF TRACT A AND PORTION OF TRACTS B AND C AND THE WEST LINE OF PLOTS 48 AND 49 AND 32.75 IS SHOWN FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
7. EXCEPTION TO KRS: _____ BLOCK LINES WAS GRANTED BY THE KRS PLAT COMMITTEE MEETING OF _____, 2026.
8. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
9. KENAI SPUR HIGHWAY RIGHT-OF-WAY DERIVED FROM STATE OF ALASKA DOT&P RIGHT-OF-WAY MAP PROJECT 5-000001 FROM WILDLAND NORTH.
10. THESE PARCELS MAY BE SUBJECT TO THE FOLLOWING:
 - RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR LIES 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. 247, DATED DECEMBER 15, 1956 AND ORDER NO. 1950-48 AND 49-32.75, DATED SEPTEMBER 1, 1956, AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 18, 1951; AMENDMENT NO. 1, THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2, THERETO, DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
 - ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. ON DECEMBER 5, 1956, RECORDED IN KRS PG 76, LOCATION NOT DEFINED.
 - ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. ON JULY 14, 1960, RECORDED IN KRS PG 40, LOCATION NOT DEFINED.
 - EASEMENT RIGHT-OF-WAY EASEMENT AGREEMENT BETWEEN PHILLIPS PETROLEUM COMPANY AND PHILLIPS GAS SUPPLY CORPORATION GRANTED MAY 26, 1969, RECORDED IN KRS PG 35, LOCATION NOT DEFINED.
 - ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. ON APRIL 14, 1970, RECORDED IN MISC. KR BY 88.
 - LICENSE AND ACCESS AGREEMENT GRANTED TO KENAI PENINSULA BOROUGH GRANTED SEPTEMBER 29, 1989, RECORDED BY KRS 44.
 - A NATURAL GAS PIPELINE EASEMENT GRANTED TO ALASKA PIPELINE COMPANY ON MAY 3, 2005 RECORDED AS DOCUMENT NO. 2005-0005-D, KRD.
 - NOTICE OF ENVIRONMENTAL CONTAMINATION RECORDED FEBRUARY 4, 2016 AS DOCUMENT NO. 2016-00974-D, KRD.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI LNG LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI LNG LLC, 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.

KENAI LNG LLC,
19100 RIDGEWOOD PARKWAY,
SAN ANTONIO, TX 78229

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI PIPE LINE COMPANY LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI PIPE LINE COMPANY LLC, 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.

KENAI PIPE LINE COMPANY LLC,
19100 RIDGEWOOD PARKWAY,
SAN ANTONIO, TX 78529

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	27°09'20"	1597.50'	714.49'	364.08'	S 05° 25' 59" E	789.82'
C2	13°15'12"	1145.92'	265.06'	138.18'	S 20° 21' 37" E	284.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°51'35" W	46.03'
L2	N 0°13'47" E	79.76'

TRACT
20' BUILDING SETBACK
10' UTILITY EASEMENT HEREBY GRANTED
DEDICATED RIGHTS-OF-WAY

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH 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. 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.

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI

THIS FLAT WAS APPROVED BY THE KENAI
PENINSULA BOROUGH PLANNING COMMISSION
AT THE MEETING OF _____.

RIG TENDERS ROAD

AUTHORIZED OFFICIAL

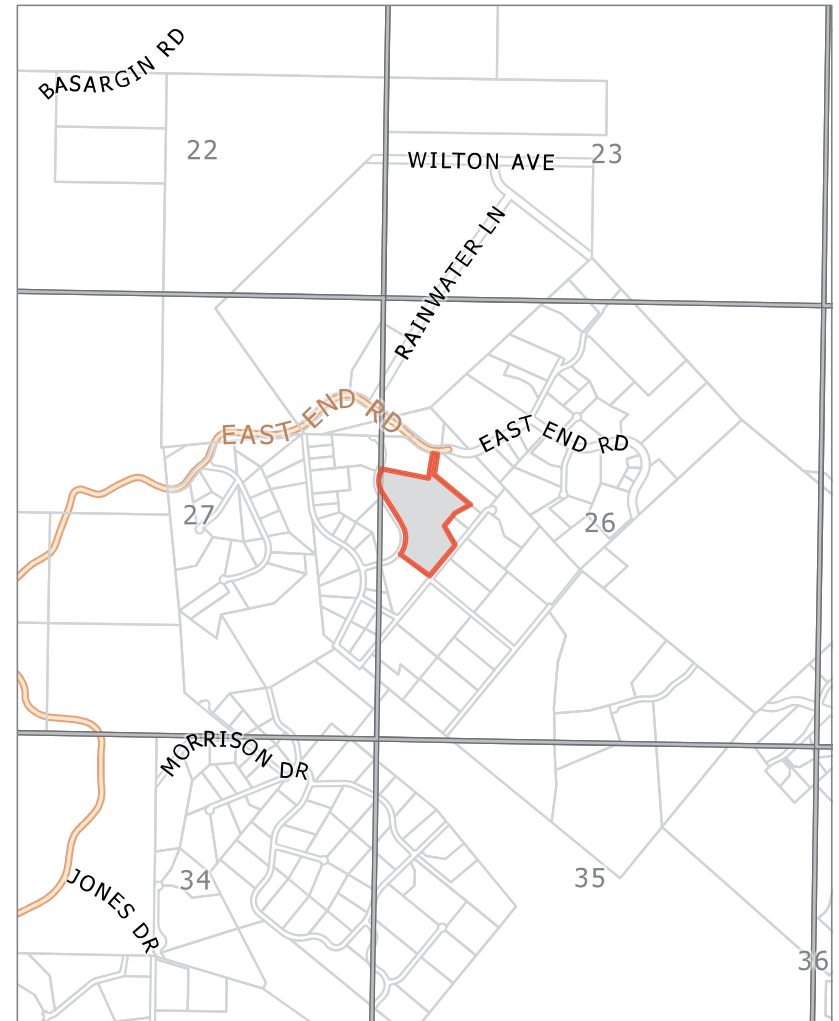
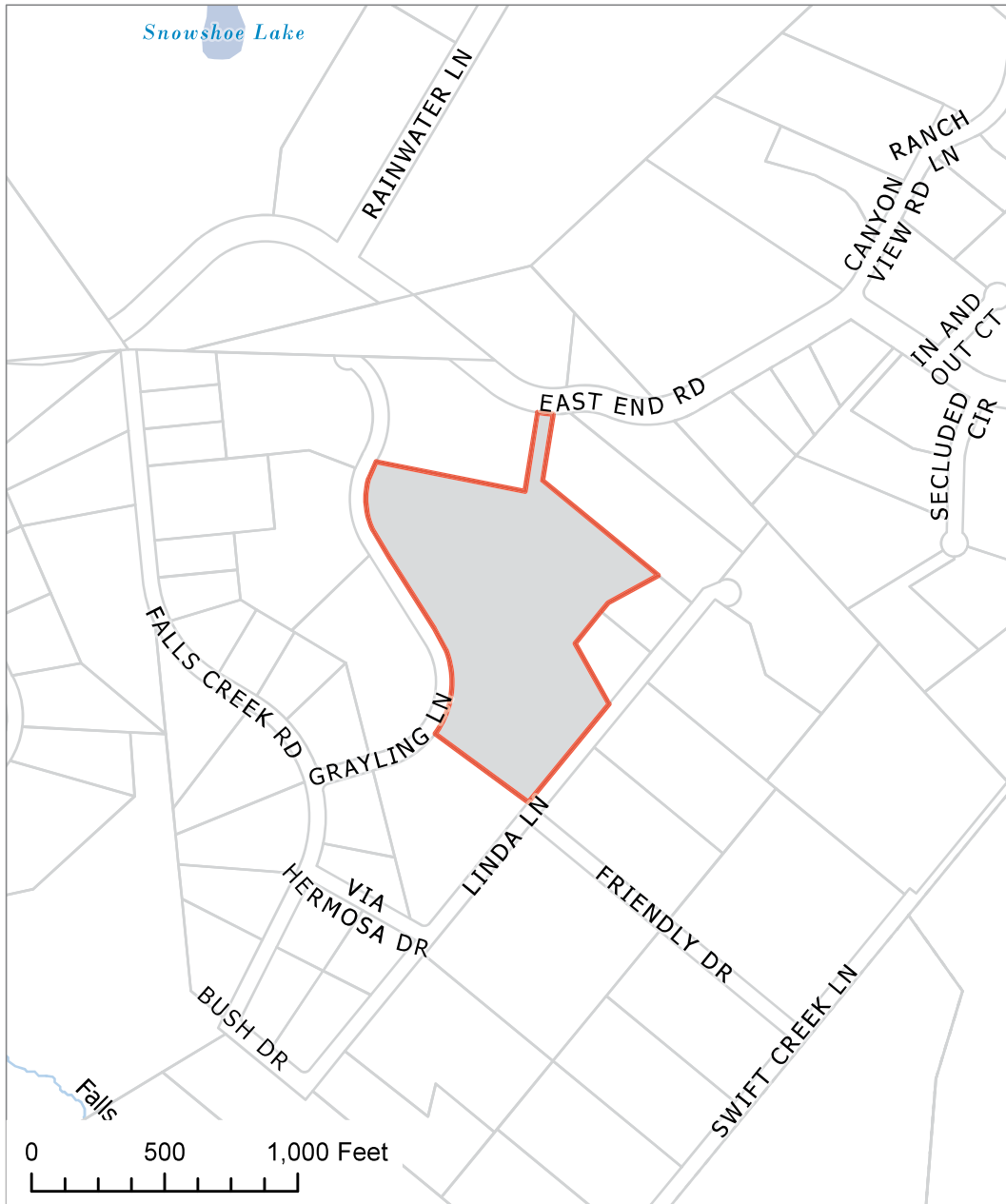
DATE _____

AUTHORIZED OFFICIAL

KPB 2026-071

E. NEW BUSINESS

- 5. Grayling Subdivision; KPB File 2026-068
Seabright Survey & Design / Kusnetsov
Location: grayling Lane, Linda Lane & East End Road
Fox River Area**



KPB File 2026-068
T 04S R11W SEC 26 AND SEC 27
Fox River



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FROM 10' ADJACENT TO RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. 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 (KPB 14.06).
5. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
6. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20' FOOT WIDE EASEMENT PER HM 2002-54.
7. THE ENTIRETY OF THIS SUBDIVISION IS IDENTIFIED AS WETLAND/UPLAND COMPLEX OF RIVERINE WETLANDS PER KPB DIS. WATCHING HAS BEEN OBTAINED FOR CLARITY.
8. THERE ARE RIGHT-OF-WAY EASEMENTS OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED BK 90 PG 168 HRD & BK 157 PG 501 WRD.
9. THERE IS A PRIVATE RIGHT-OF-WAY EASEMENT GRANTED OVER THE EXISTING DRIVEWAY, NOT TO EXCEED 20' FOOT IN WIDTH FOR PURPOSES OF ACCESS AND INGRESS TO AND FROM LOTS 1 & 2 SEANLEY'S MEADOW NO. 19 (HM 2002-54) PER RECORDED DOCUMENT #007-003335-0 WRD.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	43.05	S38°55'50"W
L1(R1)	42.85	S38°22'52"W
L2	154.53	S38°28'45"W
L2(R1)	154.48	S38°22'52"W
L3	30.00	N33°14'41"W
L4	10.02	N33°14'41"W
L5	30.00	N61°3'45"W
L6	30.00	N27°46'08"E
L7	0.54	S31°37'43"E
L8	60.00	S38°45'55"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
11(R1)	60.36	350.00	9°52'52"	S85°20'05"E	60.29
12(R1)	394.38	330.00	68°28'24"	N0°58'12"E	371.32
C3	298.43	270.00	63°19'42"	N1°54'47"E	285.47
13(R1)	298.41	270.00	63°19'30"	N1°55°15"W	285.45
C4	119.17	330.00	19°29'33"	N29°36'16"E	125.24
C5	139.17	330.00	24°09'50"	N33°37'04"E	126.87
C7	40.26	330.00	6°54'24"	N39°47'08"W	40.23
C8	59.48	240.00	14°17'00"	N0°53'15"E	59.33
C9	35.44	25.00	81°13'56"	N32°09'07"E	32.55
C10	35.32	25.00	80°36'33"	N68°45'39"W	32.45
C11	34.47	25.00	78°59'40"	N33°16'10"W	31.80
C12	74.35	300.00	14°17'00"	N0°52'15"W	74.16
C13	172.24	350.00	28°11'45"	S66°28'11"E	170.51
(13/R2)	172.59	350.00	28°15'12"	S66°20'54"E	170.85
C14	500.41	270.00	106°11'24"	S18°48'54"W	431.80
C15	334.61	330.00	58°05'48"	N41°11'11"E	320.46

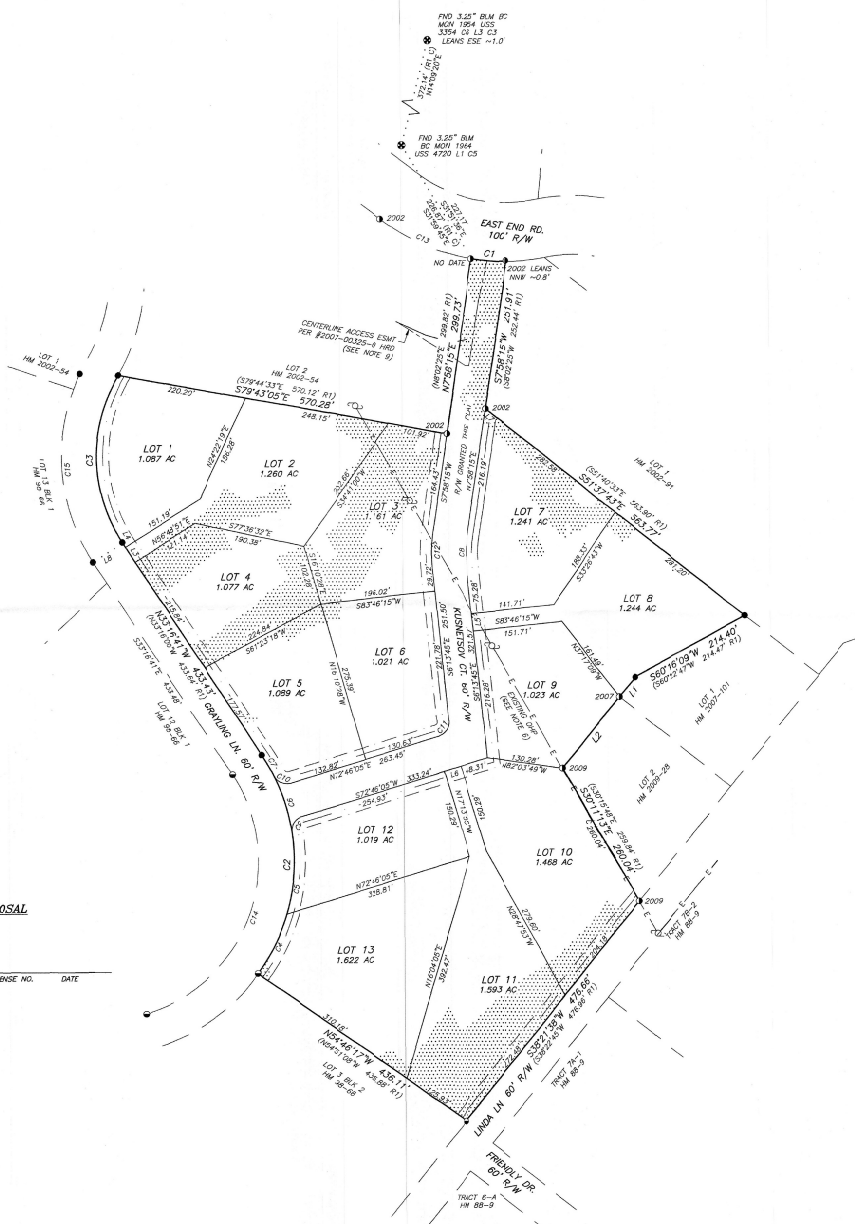
LEGEND

- FND PRIMARY MONUMENT AS DESCRIBED
- FND 2" AC BY 57805, DATE SHOWN
- FND 2" AC BY 44695, 1998
- FND 5/8" REBAR
- SET 2" AC 204390-S 2026 ON 30" x 5/8" REBAR
- (C) COMPUTED DATA PER RECORD PLAT
- (R1) RECORD DATA PER HM 2009-28
- (R2) RECORD DATA PER HM 2002-54
- APPROX. AREAS OF 2% SLOPE OR GREATER (KPB GIS)

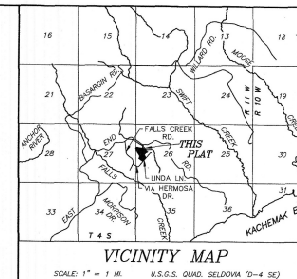
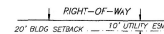
WASTEWATER DISPOSAL

180

ENGINEER LICENSE NO. DATE



R/W TYPICAL DETAIL



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

PAVEL I. KUSNETSOV
P.O. BOX 2627
HOMER, AK 99603

ALEKSEI N. KUSNETSOV
P.O. BOX 2627
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: PAVEL I. KUSNETSOV
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

NOTARY'S ACKNOWLEDGMENT

FOR: ALEKSEI N. KUSNETSOV
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY/00/2026.

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

GRAYLING SUBDIVISION

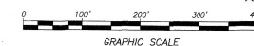
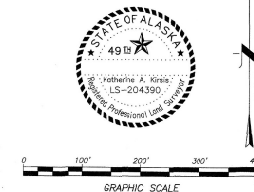
A SUBDIVISION OF A PORTION OF THE UNSUBDIVIDED REMAINDER OF LOT 1, U.S.S. 4720 LOCATED WITHIN THE SE1/4 NE1/4 SECTION 27 & SW1/4 NW1/4 & NW1/4 SW1/4 SECTION 26, T. 4 S., R. 11 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 17.510 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(207) 259-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: PAVEL I. KUSNETSOV P.O. BOX 2627 HOMER, AK 99603
ALEKSEI N. KUSNETSOV P.O. BOX 2627 HOMER, AK 99603
DRAWN BY: BT CHKD BY: KK JOB #2026016
DATE: 06/2026 SCALE: 1"=100' SHEET #1 OF 1



KPB 2026-068

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
GRAYLING SUBDIVISION**

KPB File No.	2026-068
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Pavel I. and Alentina N. Kusnetsov of Homer, Alaska
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Grayling Lane, Linda Lane, and East End Road, Fox River Area

Parent Parcel No.:	185-270-30
Legal Description:	T 4S R 11W SEC 26 Seward Meridian HM USS 4720 LOT 1 EXCLUDING STANLEYS MEADOW 1977 ADDN & NO 17 & NO 19 & NO 20 & NO 21 & NELDAS ADDN NO 1 & NO 2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	On-Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an approximately 17.510-acre parcel into thirteen lots ranging in size from 1.019 acres to 1.622 acres and a dedication.

Location and Legal Access (existing and proposed):
The subdivision is located near milepost 20 of East End Road.

Access to the subdivision is provided by East End Rd on the north, Grayling Lane on the west and Linda Lane on the southeast.

Grayling Lane is a 60-foot platted right-of-way that is currently undeveloped based on aerial imagery. It terminates in a partial cul-de-sac on the north end and connects to Falls Creek Road to the south.

Linda Lane is a 60-foot borough-maintained right-of-way that terminates in a cul-de-sac to the north and intersects with Via Hermosa Drive to the south. Via Hermosa Drive connects to Falls Creek Road, which then heads East End Road to the north.

The proposed 60-foot dedication of Kusnetsov Way will connect to East End Road at the northern boundary of the subdivision and run south then west to connect to Grayling Lane. **Staff recommends adding a** curve to the shared corner of Lots 9 and 10 within the right-of-way, to match the curve on Lot 6 for consistent right-of-way geometry.

KPB GIS data shows a section line crossing the plat that needs to be added to the drawing with section information added. Staff does not find that a section line affects the plat as original survey work was not done as part of the PLSS but rather by US Survey. **Staff recommends** the surveyor confirm this information and report findings to staff.

The block is irregular in shape and non-compliant, consisting of the roads, East End Road to the north, Grayling Lane to the west, Via Hermosa Drive to the south, and Linda Lane to the east

The dedication of Kusnetsov Way will provide and break in the block along East End Rd, bringing it into compliance. This will also shorten the length of the cul-de-sac Grayling Ln as it was over 1000 feet.

The addressing Office has noted that Kusnetsov Ct is should be changed to Kusnetsov Way due to the direction of the road and naming standards. **Staff recommends** making the change to the name as recommended by the Addressing Officer.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	○ Apply for an Approach Road Review for Kusnetsov Ct onto East End Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

Site Investigation:

Publicly available imagery indicates that the driveway serving Lot 1 (HM 2002-91) may encroach on the northern boundaries of proposed lots 7 and 8. **Staff recommends** the surveyor confirm any encroachments during the field survey. If encroachments are present, the applicant shall provide a statement with the final plat describing how the encroachments will be resolved.

A ravine is located with slopes greater than 20% is located within the Kusnetsov Way dedication at the north end, as shown by the shaded area on the preliminary plat.

Additional steep slopes are present along the southeast boundary and throughout the northern portion of the subdivision. These areas are also depicted as shaded on the preliminary plat.

The entire plat lies within a wetland/upland complex according to the KPB Wetlands Assessment. A ravine is located within the right-of-way dedication at the northern boundary. Corresponding plat notes have been included as notes 3 and 7 to address these issues.

Parent plats indicate a creek runs through the ravine in the proposed dedication. **Staff recommends** the creek be depicted and labeled on the plat.

The subdivision area has not been mapped by FEMA and is not located within a habitat protection district, according to KPB River Center Reviewers.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not had a flood study done by FEMA. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed in 1964 as Lot 1, U. S. Survey 4720. Multiple subdivisions of Lot 1 have occurred over time, excluding the area proposed for subdivision by this plat. This plat will subdivide the remaining unsubdivided portion of Lot 1 into thirteen parcels.

A soils report is required, and an engineer must sign the final plat as the proposed lots are less than 200,000 square feet. The Wastewater Disposal Note will be reviewed upon submittal of the soils report.

Notice of the proposed plat was mailed to the beneficial interest holder on July 2, 2026. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

Utility Easements

Easements of record are noted. The easements noted are not able to be shown.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The plat grants a 10-foot utility easement adjacent to all rights-of-way, as shown in the R/W typical detail and described in plat note 1.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 46915 East End Rd Existing Street Names are Correct: Yes List of Correct Street Names: East End Rd, Grayling Ln, Linda Ln, Friendly Dr Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: Kusnetsov Way List of Street Names Denied: Kusnetsov Ct, just the suffix street is not a cul de sac.
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	Comments: 46915 East End Rd will be removed and new address assigned.
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify the Plat Approval Date to 07/20/2026
- Modify the ROW dedication name to "Kusnetsov Way" on the drawing and in the Certificate of Acceptance

ADD THE FOLLOWING PLAT NOTES:

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Modify KPB File No to 2026-068
- Add excluding Stanley's Meadow Addition plats to the legal description

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- Depict and label the section line between sections 26 and 27

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- Depict and label the following: Eagle Lake, Packwood Lake, and Snowshoe Lake.

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Change granted this plat to 'dedicated this plat' within the ROW
Change Kusnetsov Ct to Kusnetsov Way per the Addressing Officer
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
 - Provide labels for the parcels across from East End Road: Lot 1 (HM 99-73) and Lot 1 (HM 89-24)
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
 - Depict and label the creek (HM 2002-91)See Plat Note 7
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Confirm no encroachments with final plat or provide statement on how encroachments will be resolved

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

20.30.190. Lots-Dimensions.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

Staff recommendation: *place the standard note on the plat for the flag lot(s): No structures or wastewater disposal are permitted within the panhandle portion of the flag lot(s).*

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.190. Certificates, statements, and signatures required.

- Modify the Certificate of Ownership to "Certificate of Ownership and Dedication"
- Modify the ROW dedication name in the Certificate of Acceptance to "Kusnetsov Way"

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

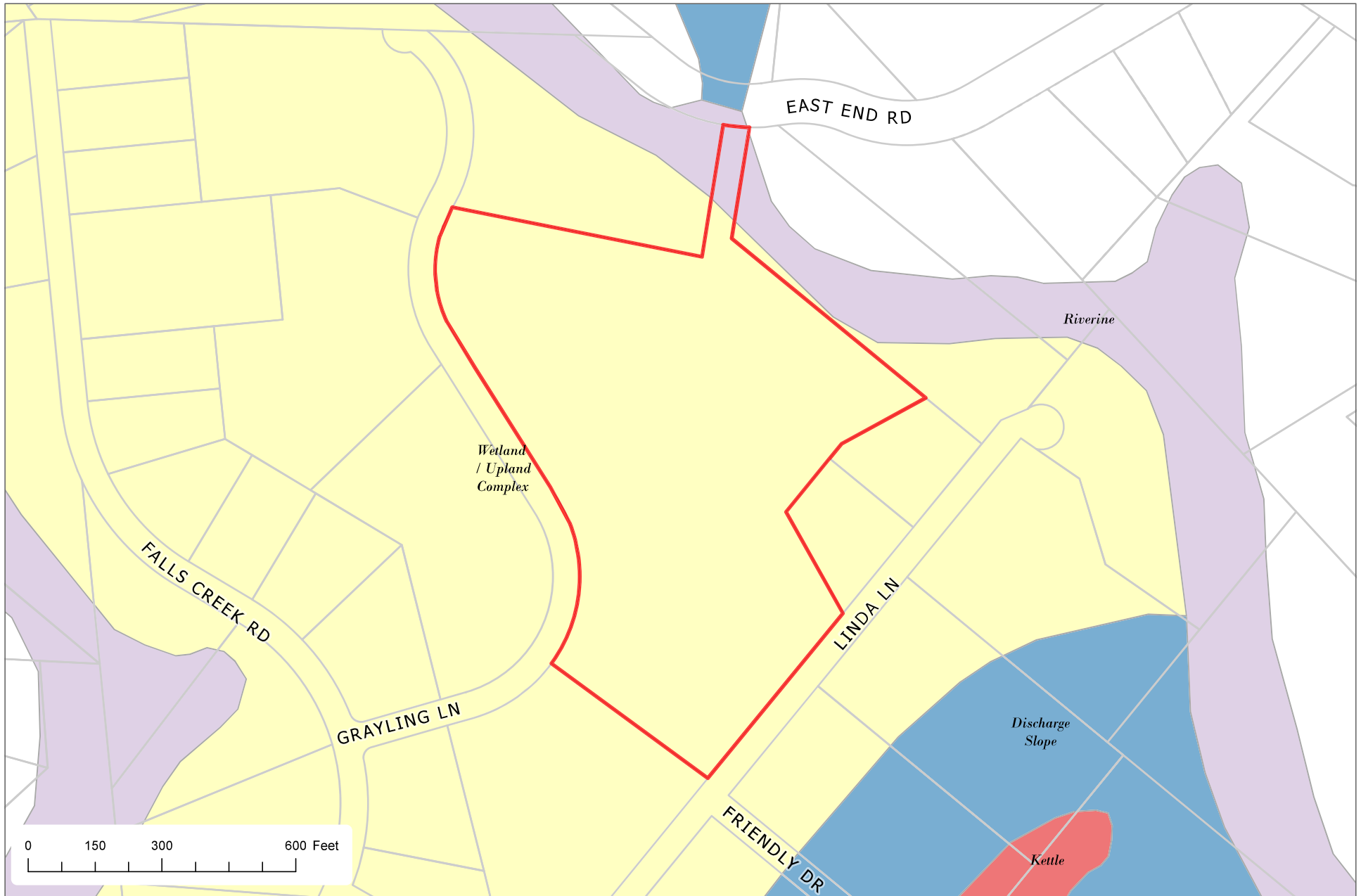
END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands

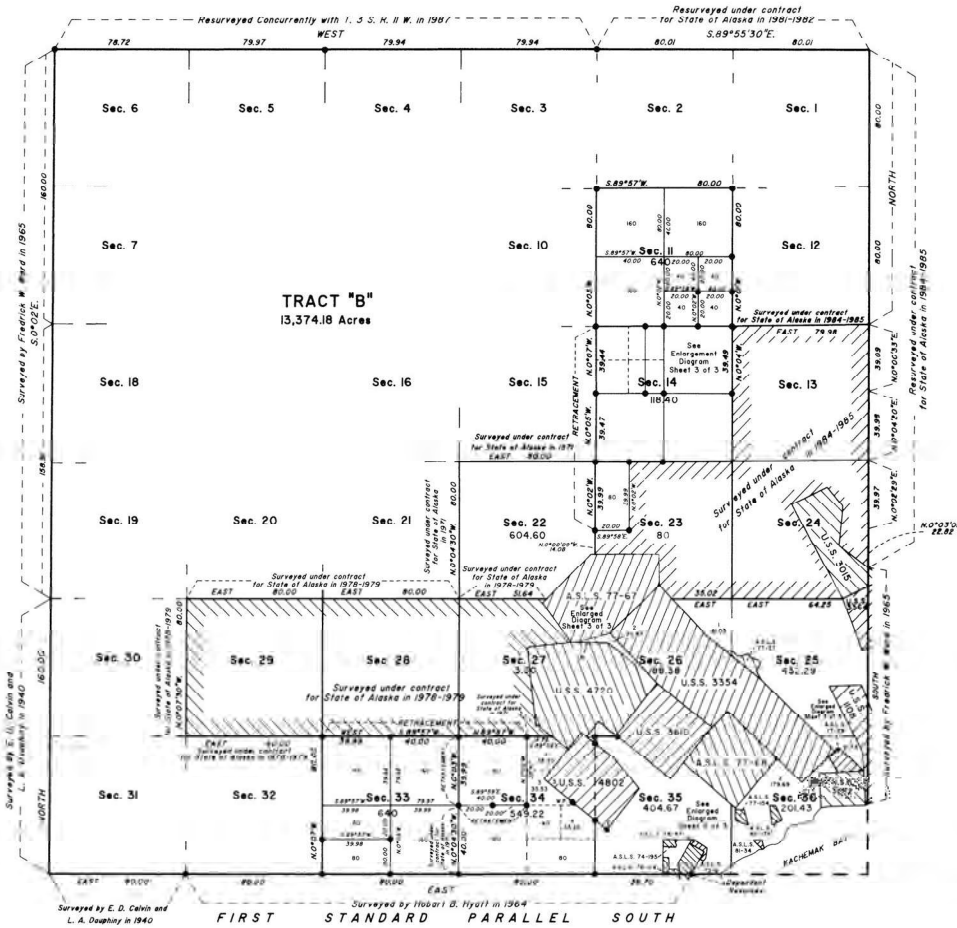


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

TOWNSHIP 4 SOUTH, RANGE 11 WEST, OF THE SEWARD MERIDIAN, ALASKA
DEPENDENT RESURVEY AND SUBDIVISION



The history of surveys is contained in the field notes.

This plat and the field notes represent the dependent resurvey of a portion of the First Standard Parallel South through a portion of Township 4 South, Range 11 West; the retracement of a portion of the subdivision lines; and the survey of a portion of the subdivision lines of Township 4 South, Range 11 West, Seward Meridian, Alaska. Areas shown on this plat are to facilitate conveyance of required lands.

This survey was executed by Richard T. Helm III, Cadastral Surveyor, May 18 through October 14, 1987, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973; Special Instructions for Group No. 411, Alaska, dated May 15, 1987; approved May 15, 1987; and Assignment Instructions dated May 18, 1987.

Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(e) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of meander lines to depict water bodies.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

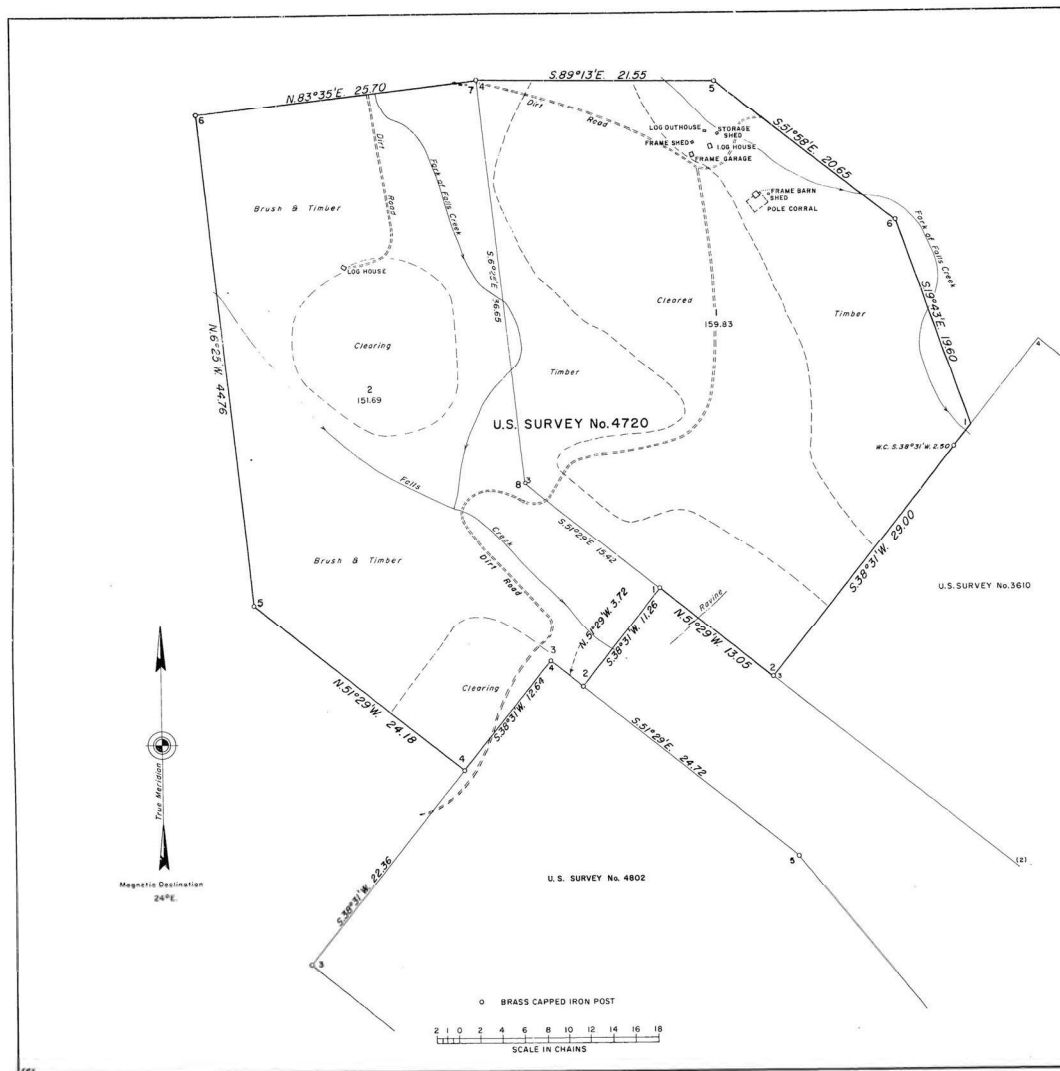
This plat is strictly conformable to the approved field notes, and the survey, having been previously executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Robert G. Wadsworth 1 June 1990
Date

Deputy State Director for Cadastral Survey,
Alaska

ORIGINAL



U. S. SURVEY
No. 4720, ALASKA

EMBRACING
LOTS 1 AND 2

SITUATED
ON FALLS CREEK
NORTHEAST OF THE END OF EAST ROAD OUT
OF HOMER, ALASKA

GEOGRAPHIC POSITION
OF CORNER NO. 1, LOT 1
LATITUDE 59° 47' 59" N., LONGITUDE 151° 07' 34" W.

AREA: 311.52 ACRES

SURVEYED BY:
RALPH J. ELLIS, SUPERVISORY CADASTRAL SURVEYOR
JUNE 17, 1964 TO JULY 21, 1965

Under Special Instructions
Dated April 15, 1964, and
Approved April 17, 1964.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. August 23, 1966

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

R. E. Brown

Acting Chief, Division of Engineering

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT (I AM) (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (I)-(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WILFORD S. JONES
HCR 47895
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF July, 1989 FOR WILFORD S. JONES

NOTARY PUBLIC FOR ALASKA Sharon L. Fromong

MY COMMISSION EXPIRES 6/3/93

State of Alaska
NOTARY PUBLIC
SHARON L. FROMONG
My Commission expires:

LEGEND

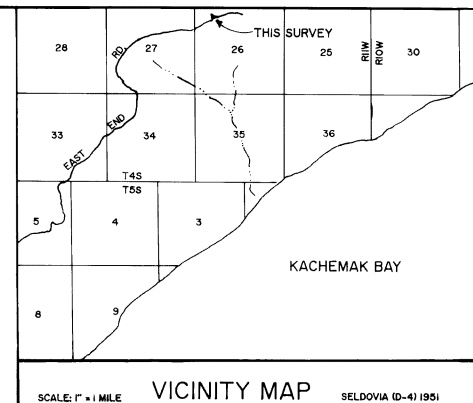
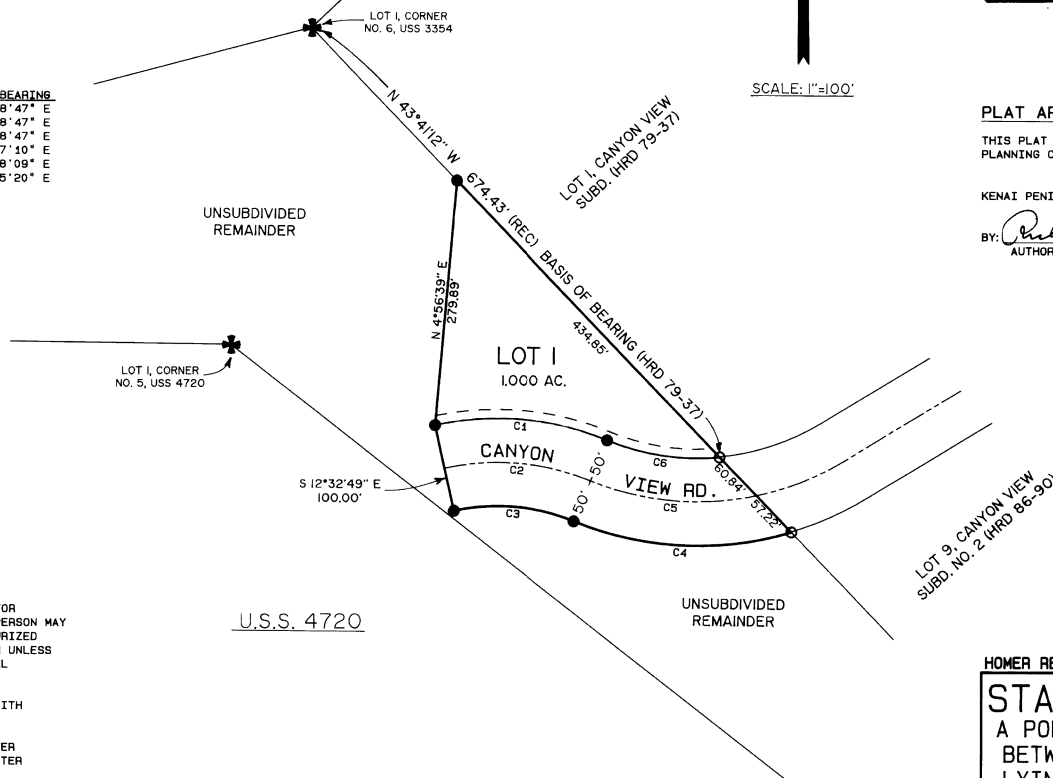
- ✦ FND. 3-1/4" BLM BRASS CAP MON. 1954
- FND. 5/8" REBAR WITH 1-1/2" AL CAP 4469-S
- SET 5/8" REBAR WITH 1-1/2" AL CAP 7538-S

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	34°48'04"	330.00'	200.44'	S 85°08'47" E
C2	34°48'04"	280.00'	170.07'	S 85°08'47" E
C3	34°48'04"	230.00'	139.70'	S 85°08'47" E
C4	39°04'50"	370.00'	252.37'	S 87°17'10" E
C5	34°26'48"	320.00'	192.39'	S 84°58'09" E
C6	27°41'11"	270.00'	130.47'	S 81°35'20" E

ASLS NO. 77-67

(HRD 82-57)



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 10, 1989.

KENAI PENINSULA BOROUGH

BY: Richard P. Torga
AUTHORIZED OFFICIAL

NOTES

- SOILS ON THIS LOT MAY OR MAY NOT BE SUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN, OR OPERATE A PRESSURIZED WATER SYSTEM OR WATER-BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION IS OBTAINED.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT TIME OF CONSTRUCTION.
- THE STATE OF ALASKA REQUIRES THAT ALL WASTEWATER DISPOSAL SYSTEMS BE A MINIMUM OF 100' FROM ANY WATER SOURCE.
- BUILDING SETBACK- A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 10' EACH SIDE OF EXISTING POWERLINES, INCLUDING GUYWIRES IS RESERVED FOR A UTILITY EASEMENT.
- THE FRONT 10' OF THE BUILDING SETBACK EASEMENT IS ALSO A UTILITY EASEMENT.

SURVEYOR'S CERTIFICATE

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 DIRECT SUPERVISION, THAT MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Stephen C. Smith # 7538 7/18/89
STEPHEN C. SMITH LS #7538 DATE



89-24

RECORD	20
HOMER RECORDING DISTRICT	
DATE	7-24-89
TIME	2:42 P.
REQUESTED BY	S.P.B.
ADDRESS	SOLDOTNA, AK.

HOMER RECORDING DISTRICT

STANLEY'S MEADOW #10
A PORTION OF THE UNSURVEYED LAND
BETWEEN U.S.S. 4720 & U.S.S. 3354
LYING WITHIN PROTRACTED SEC. 26
T.4 S., R.11 W., S.M., ALASKA
CONTAINING 1.000 ACRES

SCS SURVEYING
1060 EAST RD.
HOMER, ALASKA 99603
907-235-8578

DRAWN BY: SCS	DATE: 8/9/89	SCALE: 1"=100'
CHK BY: SCS	JOB #89-21	SHT# 1 OF 1

LEGEND:

- Found 5/8" Rebar (Record 1/2", 3686-S, 1977)
- Found 2" Al. Cap on 5/8" Rebar, 7614-S, 1986
- ⊗ Found 2" Brass Cap on 1/2" I.D. Iron Pipe, 3686-S, 1977
- ▼ Found 5/8" Rebar, 4129-S, 1983
- Found 1/2" Rebar, 3686-S, 1976
- Found 1/2" Rebar, 3686-S, 1977
- Set 2" Al. Cap on 5/8" Rebar, 4469-S, 1988

NOTES

1. WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Building Setback: A setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
3. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
4. The State of Alaska requires that all wastewater disposal systems be a minimum of 100 ft. from any water source.
5. Utility easements exist as described in the following Book and page numbers: B. 90 P. 168; B. 157, P. 801.
6. No access to State maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
7. The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
8. Found disturbed Al. Cap, 7614-S, 1986. Established position at distance - distance intersection.
9. Road construction within Forest Lane dedicated by this plat may not exceed 10% grade.

Certificate of Ownership and Dedication

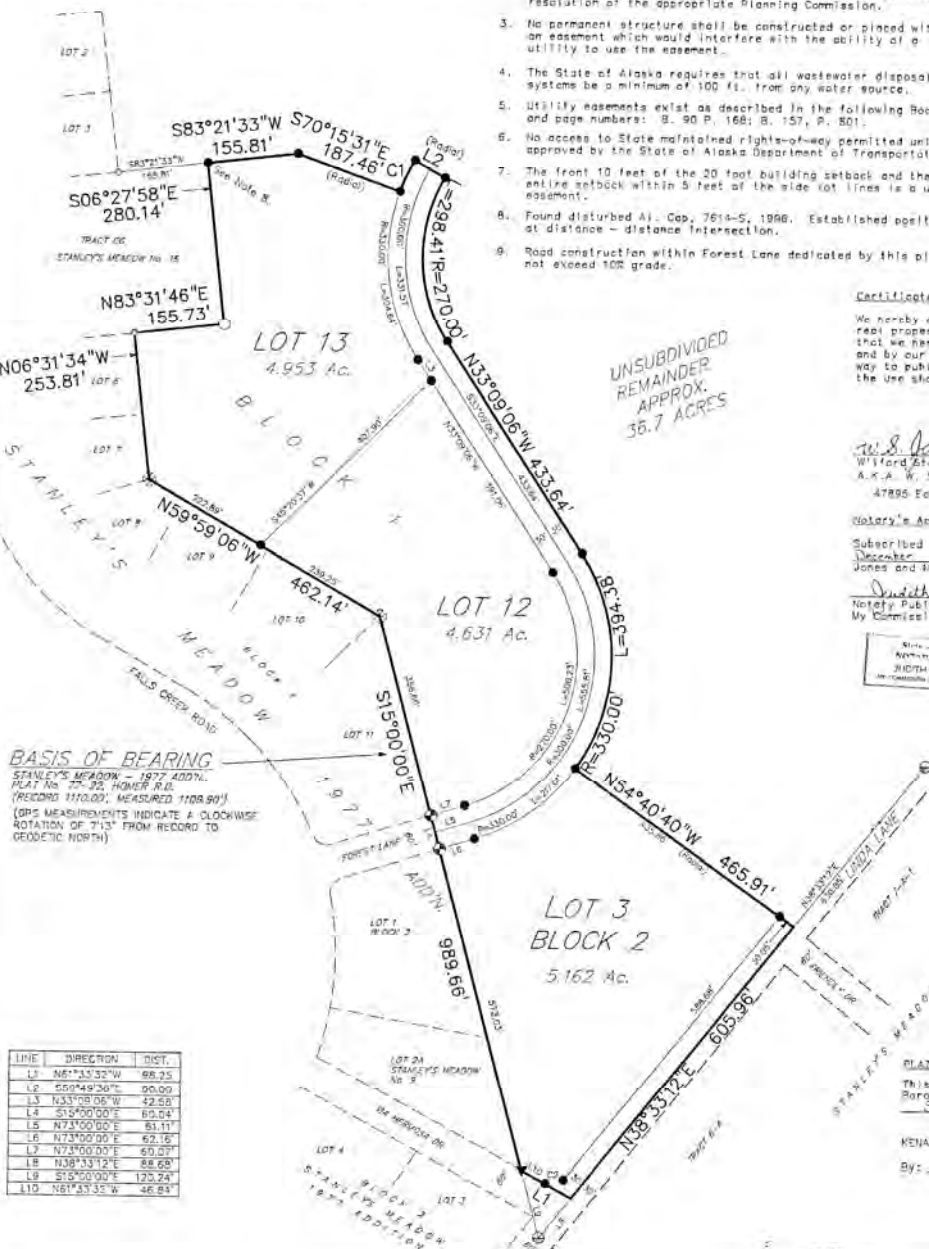
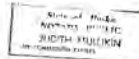
We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Wilfred Stanley Jones
Wilfred Stanley Jones
A.K.A. W. S. Jones
47895 East End Road, Homer, AK 99603

Notary's Acknowledgement

Subscribed and sworn before me this 2nd day of December, 1998 for Wilfred Stanley Jones and Nelda L. Jones.

Judith Mulliken
Judith Mulliken
Notary Public for Alaska
My Commission Expires: 6-18-99



LEGEND

- Monument of record, as described
- PTI Phone Pedestal
- Monument set this survey (as per Note 5)
- PP Power Pole
- ① Tract "A" Sec 26 Found 2 1/2" BC Mon. 3686-S 1979, buried 18" below grade
- ② End 1 1/2" Al Cap on rebar 7538-S, 1989
- ③ Found BLM 3 1/4" BC Mon. 1954

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Oct. 11, 99

Way of Best
KENAI PENINSULA BOROUGH

By _____
Authorized Official

SURVEYORS CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

NOVEMBER 17, 1999
Date

Roger W. Imhoff
Roger W. Imhoff, RLS
LS - 5780



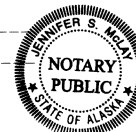
OWNERSHIP CERTIFICATE

We 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 to public use and grant all easements to the use shown.

Wilford S. Jones
owner of former undivided remainders of Stanley's Meadow #10 and Lot 1 USS 4720, Wilford S. Jones Date 11-23-99
47895 East End Rd
Homer Ak 99603 a.k.a. Wilford Stanley Jones

Notary's Acknowledgement
Subscribed and sworn to me before me this 23rd day of November, 1999

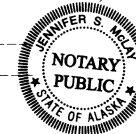
for *Wilford S. Jones*
Jennifer S. Mullan
Notary Public for Alaska
My Commission Expires 12/31/2003



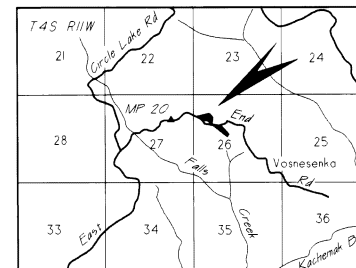
Nelda L. Jones
owner of former undivided remainder of Lot 1 USS 4720
Nelda L. Jones Date 11-23-99
47895 East End Rd
Homer Ak 99603

Notary's Acknowledgement
Subscribed and sworn to me before me this 23rd day of November, 1999

for *Nelda L. Jones*
Jennifer S. Mullan
Notary Public for Alaska
My Commission Expires 12/31/2003



Vicinity Map 1" = 1 Mile



NOTES

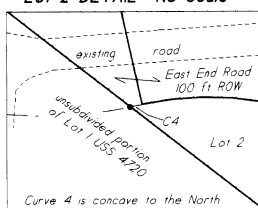
- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
- No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
- Set 2" self identifying Aluminum cap on 5/8" x 36" long steel rebar at all lot corners and witness corners unless noted otherwise.
- Future edge of right-of-way shown for clarity. No road dedication outside of the subdivision boundary is intended by this plat.
- Dimensions of both Undivided Remainders are based on record plats. The dimensions and acreage will likely change when a field survey is completed.
- Existing overhead powerline is centerline of 20 ft wide electrical distribution line easement.
- Roads must meet the design and construction standards established by the Borough, in order to be certified for inclusion in the Borough Road Maintenance Program.
- Source of data for East End Road right-of-way is Plat numbers 89-24 and 82-57. The remaining portion is a mathematical fit.

WASTEWATER DISPOSAL:

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

William F. Gaim CE 4950 11/29/99
Engineer License Number Date

Lot 2 DETAIL No Scale



LINE CHART

L1 S12°32'49"E 100.00'
L2 S52°13'22"E 473.44'
L3 N75°17'07"W 131.95'

CURVE CHART

C1 L-139.70' R-230.00' LC S85°08'38"E 137.56'
C2 L-252.37' R-370.00' LC S87°17'10"E 247.51'
C3 L-219.58' R-250.00' LC N77°23'01"W 212.59'
C4 L-8.93' R-350.00' LC N78°11'05"E 8.93'
C5 L-100.60' R-250.00' LC N63°45'01"W 99.93'

99-73 2000
RECORDED - FILED
Homer REC DIST
Date 12/14/99
Time 9:39 AM
Requested by
Roger Imhoff, RLS
PO Box 2588
Homer AK 99603

LEGEND

- Monument of record as described
- End 2" Al Cap on 5/8" rebar 5780-S 1999
- PP Power Pole
- Found BLM 3 1/4" BC Mon 1954

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 26, 2002
KENAI PENINSULA BOROUGH
By *[Signature]*
Authorized Official

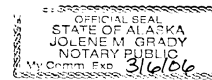
SURVEYORS CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge
10-15-02 Date
Roger W Imhoff LS 5780

OWNERSHIP CERTIFICATE

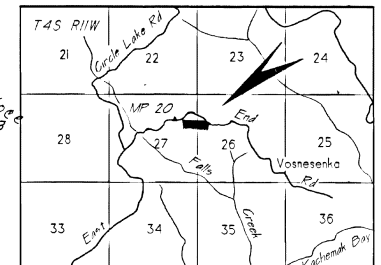
We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown
Nelda L. Jones 10/14/02
Nelda L Jones Date
47895 East End Rd
Homer Ak 99603

Notary's Acknowledgement
Subscribed and sworn to me before me this 14th day of October, 2002
Nelda L Jones
Jolene M. Grady
Notary Public for Alaska
My Commission Expires 3/6/06



Canyon View No 2
Plat No 86-90

Vicinity Map 1" = 1 Mile



LINE CHART

L1 N52°13'22"W 73.83
L2 S59°56'42"E 60.00
L3 N6°34'36"W 50.00

CURVE CHART

C1 L=100.60' R=250.00' LC N63°45'01"W 99.93'
C2 L=60.08' R=330.00' LC S24°50'19"W 60.00'
C3 L=225.46' R=268.00' LC N05°57'17"E 218.87'
C4 L=123.22' R=200.00' LC N35°47'46"W 121.28'
C5 L=94.51' R=50.00' LC N52°25'45"W 81.05'
C6 L=160.19' R=260.00' LC N35°47'46"W 157.67'
C7 L=275.93' R=328.00' LC N05°57'17"E 267.87'

NOTES cont'd

- This subdivision is not effected by any section line easements
- Basis of Bearing Stanley's Meadow 1999 Addition Plat No 99-73 HRD N89°18'23"W 122413 (R) and (M)

Notes

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction
- No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
- No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation
- Set 2" self identifying Aluminum cap on 5/8" x 36" long steel rebar at all lot corners and witness corners unless noted otherwise
- WASTEWATER DISPOSAL These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation
- The radius point of the Forest Lane culdesac is not on the subdivision boundary line
- Existing overhead power line is centerline of a 20 ft wide electrical distribution line easement

2002-54
Homer REC DIST
Date 10/28/2002
Time 1:59 PM
Requested By Imhoff
Address

Stanley's Meadow No. 19

Being a subdivision of a portion of the unsubdivided remainder of Lot 1 USS 4720
Located in the NW 1/4 Section 26 and the NE 1/4 Section 27 T4S R11W S1M
Homer Recording District
Third Judicial District Alaska
containing 1127 acres more or less

Clients Nelda Jones 47895 E End Rd Homer Ak 99603	Surveyed By Roger W Imhoff, RLS PO Box 2588 Homer Ak 99603
Date 5-29-02	Scale 1"=200 ft
Drawn RWI FB 2002-2	File stanleymarty.vcd
	KPB File No 2002-125

Legend

- Monument of record as described
- Find 2" Al Cap on 5/8" rebar 5780-S 1999
- PP. Power Pole
- ⊕ Found BLM 3 1/4" BC Mon 1954

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of
October 28, 2002
 KENAI PENINSULA BOROUGH
 By Roger W. Imhoff
 Authorized Official

Surveyor's Certificate

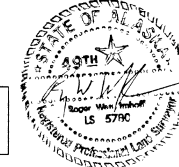
I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge
12.14.02
 Date Roger W. Imhoff LS 5780

Ownership Certificate

We 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 to public use and grant all easements to the use shown
Nelda L. Jones 12/16/02
 Date
 Nelda L. Jones
 47895 East End Rd
 Homer Ak 99603

Curve Chart

CI L-65.53' R-350'
 LC S84°16'45"W 65.44

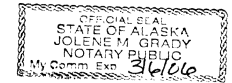


Notary's Acknowledgement
 Subscribed and sworn to me before me this 16th day

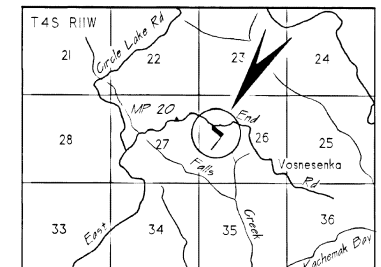
of December 2002

for Nelda L. Jones

Jolene M. Grady
 Notary Public for Alaska
 My Commission Expires 3/16/06



Vicinity Map 1" = 1 Mile



Notes

- 1 All wastewater disposal systems shall comply with existing applicable laws at the time of construction
- 2 No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement
- 3 A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission
- 4 No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation
- 5 Set 2" self identifying Aluminum cap on 5/8" x 36" long steel rebar at all lot corners and witness corners unless noted otherwise
- 6 WASTEWATER DISPOSAL These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation
- 7 Basis of Bearing Stanley's Meadow 1999 Addition Plat No. 99-73 HRD N89°18'23"W 122°4'13" (R) and (I)
- 8 Roads must meet the design and construction standards established in the Road Maintenance program
- 9 Existing overhead powerline is centerline of a 20 ft wide electrical distribution line easement
- 10 Data for the Right-of-Way for East End Road was calculated from Plat No. 2002-54 HRD

Line Chart

L1 S54°47'46"E 30.05'
 L2 N38°24'44"E 68.30'
 L3 N69°16'25"E 58.51'

2002-91
 REC DIST
 Date 12/31/02
 Time 11:29 AM
 Requested by Imhoff
 Address _____

Stanley's Meadow No. 20

Being a subdivision of a portion of the unsubdivided remainder of Lot 1 USS 4720
 Located in the NW 1/4 and SW 1/4 Section 26
 T4S R11W 5M

Homer Recording District
 Third Judicial District Alaska
 containing 5730 acres more or less

Clients:
 Nelda Jones
 47895 E End Rd
 Homer Ak 99603

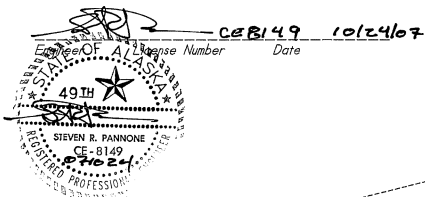
Surveyed By
 Roger W. Imhoff, RLS
 P.O. Box 2588
 Homer Ak 99603

Date 10-05-02 Scale 1"=200 ft File stanley rocky vcd

Drawn RWI FB 2002-2 KPB File No 2002-246

Wastewater Disposal

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family homes or duplex residences and that are designed in accordance with the regulatory requirements of the Kenai Peninsula Borough and the Alaska Department of Environmental Conservation.



Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

September 10, 2007
KENAI PENINSULA BOROUGH

By: Max But
Authorized Official

Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

10-13-07 RWH
Date Roger W. Imhoff LS 5780

Ownership Certificate

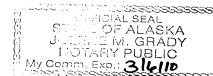
We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Nelda L. Jones 10-13-07
Nelda L. Jones Date
46915 East End Rd
Homer AK 99603

Notary's Acknowledgement
Subscribed and sworn to me before me this 13 day
of October, 2007

for Nelda L. Jones

Oliver M. Shady
Notary Public for Alaska
My Commission Expires 3/6/10



Line & Curve Chart

LI S38°22'52"W 42.86'
CI L-65.53' R-350'
LC S84°16'45"W 65.44'

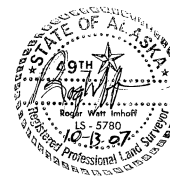
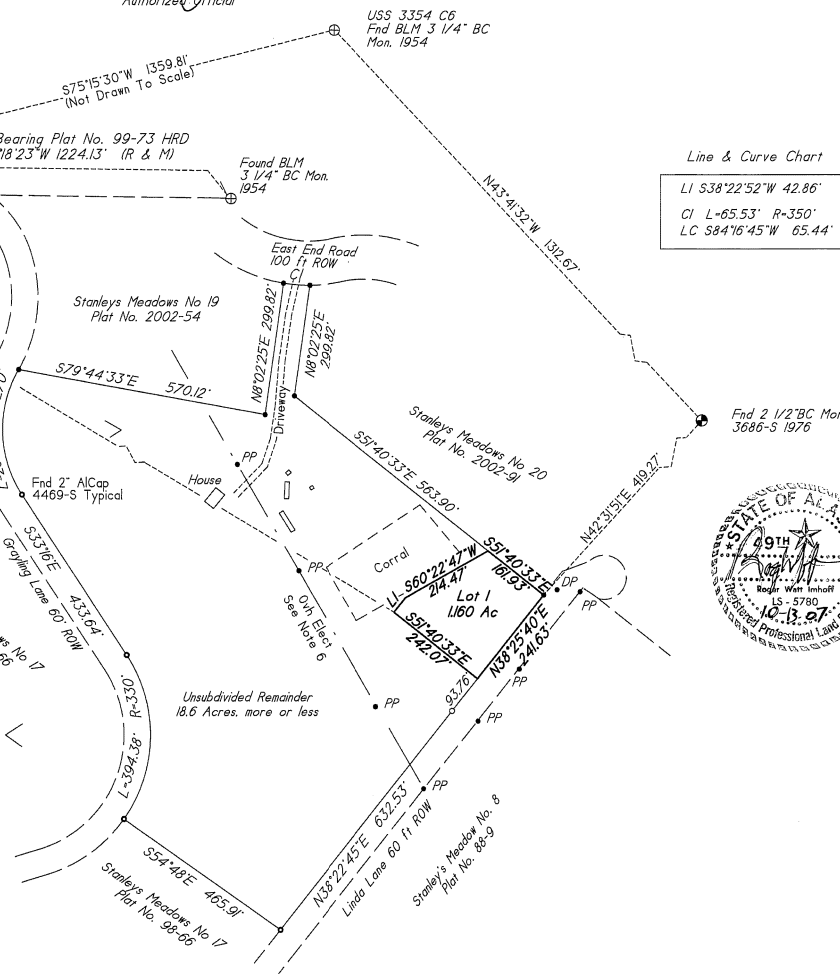


Legend

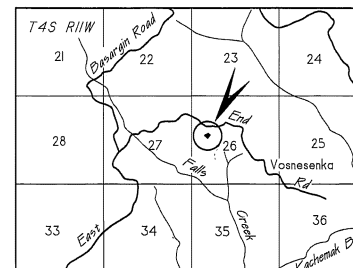
- Find 2" Al Cap on 5/8" rebar 5780-S
- PP. Power Pole

Notes

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of side lot lines is a utility easement. No permanent structure shall be constructed or placed within the utility easement which would interfere with the ability of the utility to use the easement.
- A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
- Set 2" self identifying Aluminum cap on 5/8" x 36" long steel rebar at all lot corners and witness corners unless noted otherwise.
- 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.
- Existing overhead powerline is centerline of a 20 ft wide electrical distribution line easement.
- This subdivision may be effected by State of Alaska Permit and Appropriation of Water per Bk 106 Page 298. HRD.
- This subdivision may be effected by Access and Maintenance Agreement per Serial No. 2007-3325. HRD.



Vicinity Map 1" = 1 Mile



Stanley's Meadow No. 21 Nelda's Addition No. 1

Being a subdivision of a portion of the unsubdivided remainder of Lot 1 USS 4720
Located in the NW 1/4 Section 26 and the NE 1/4 Section 27, T4S, R11W, 5M
Kenai Peninsula Borough

Homer Recording District
Third Judicial District, Alaska
containing 1.160 Acres, more or less

Clients:
Nelda Jones
47895 E End Rd
Homer AK 99603

Surveyed By:
Roger W. Imhoff, RLS
PO Box 2588
Homer AK 99603

Date 8-13-07 Scale 1"=200 ft File stanleys21.vcd
Drawn RWI FB 2007-3 KPB File No 2007-240

2007-101 673
Blomew REC DIST
Date 11/19 2007
Time 10:49 A.M.
Requested By Imhoff
Address _____

Wastewater Disposal

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

June 22, 2009
KENAI PENINSULA BOROUGH

By: [Signature]
Authorized Official

Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Date August 8, 2009 [Signature]
Roger W. Imhoff LS 5780

Ownership Certificate

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

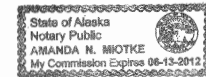
Linda Laverne Gonzales
Linda Laverne Gonzales DATE 8-7-09
46915 East End Rd
Homer AK 99603 aka LINDA LAVERNE GONZALEZ

Notary's Acknowledgement
Subscribed and sworn to me before me this 7 day

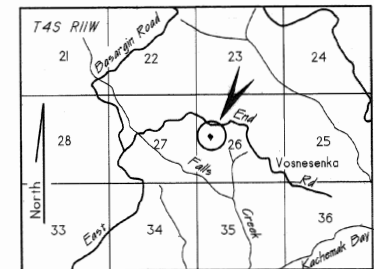
of August, 2009

for Linda Laverne Gonzales

[Signature]
Notary Public for Alaska
My Commission Expires 6-13-2012



Vicinity Map 1" = 1 Mile

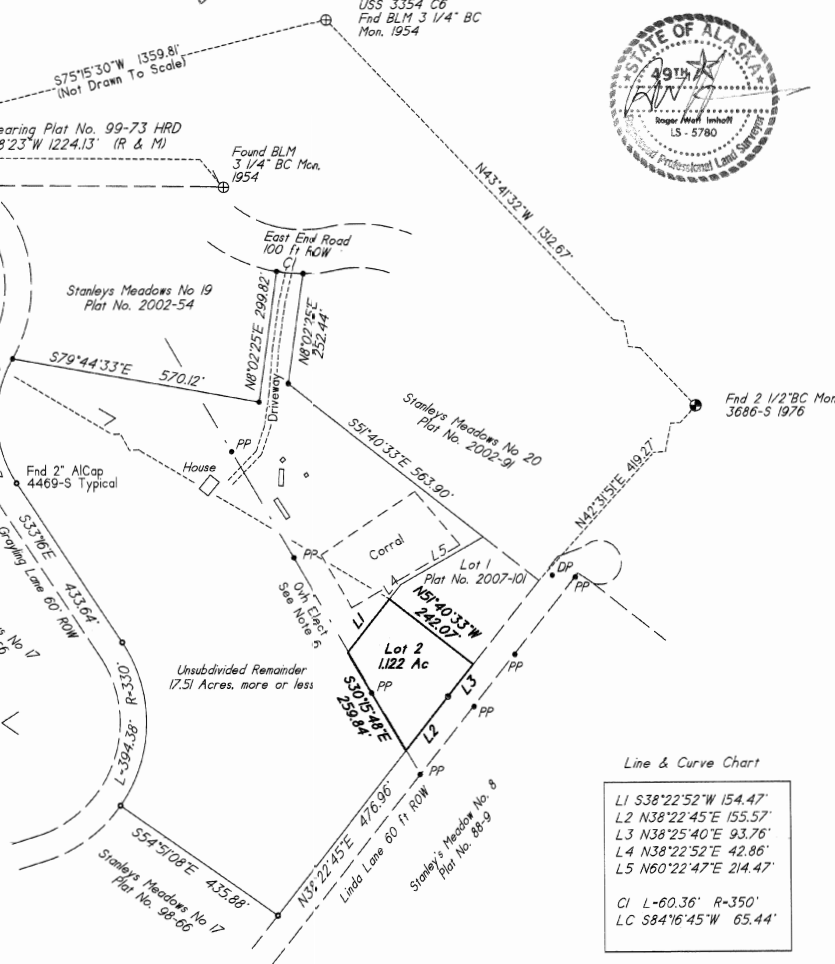


Legend

- Find 2" A' Cap on 5/8" rebar 5780-5
- PP Power Pole

Notes

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
2. The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of side lot lines is a utility easement. No permanent structure shall be constructed or placed within the utility easement which would interfere with the ability of the utility to use the easement.
3. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
4. Set 2" self identifying Aluminum cap on 5/8" x 36" long steel rebar at all lot corners unless noted otherwise.
5. 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.
6. Existing overhead powerline is centerline of a 20 ft wide electrical distribution line easement.
7. This subdivision may be effected by State of Alaska Permit and Appropriation of Water per Bk 106 Page 298, HRD.
8. This subdivision may be effected by Access and Maintenance Agreement per Serial No. 2007-3325, HRD.



2009-28
HOMER REC DIST
Date 9-9-2009
Time 10:44 AM
Requested By R. Imhoff
Address _____

FB 2009-2
FB 2009-3

**Stanley's Meadow No. 21
Nelda's Addition No. 2**
Being a subdivision of a portion of the unsubdivided remainder of Lot 1 USS 4720
Located in the NW 1/4 and the SW 1/4 Section 26, T4S, R11W, S1M Kenai Peninsula Borough
Homer Recording District Third Judicial District, Alaska containing 1.122 Acres, more or less

Clients: Linda Laverne Gonzales 46915 East End Rd Homer AK 99603	Surveyed By: Roger W. Imhoff, RLS PO Box 2588 Homer AK 99603
---	---

Date 5-24-09 Scale 1"=200 ft File stanleysmeadow09
Drawn RWI FB 2007-3/2009-1 KPB File No 2009-093



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/19/2026 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 thirteen parcels and dedicate a right-of-way.

KPB File No. 2026-068

Petitioner(s) / Land Owner(s): Pavel I. and Alentina N. Kusnetsov 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, 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.

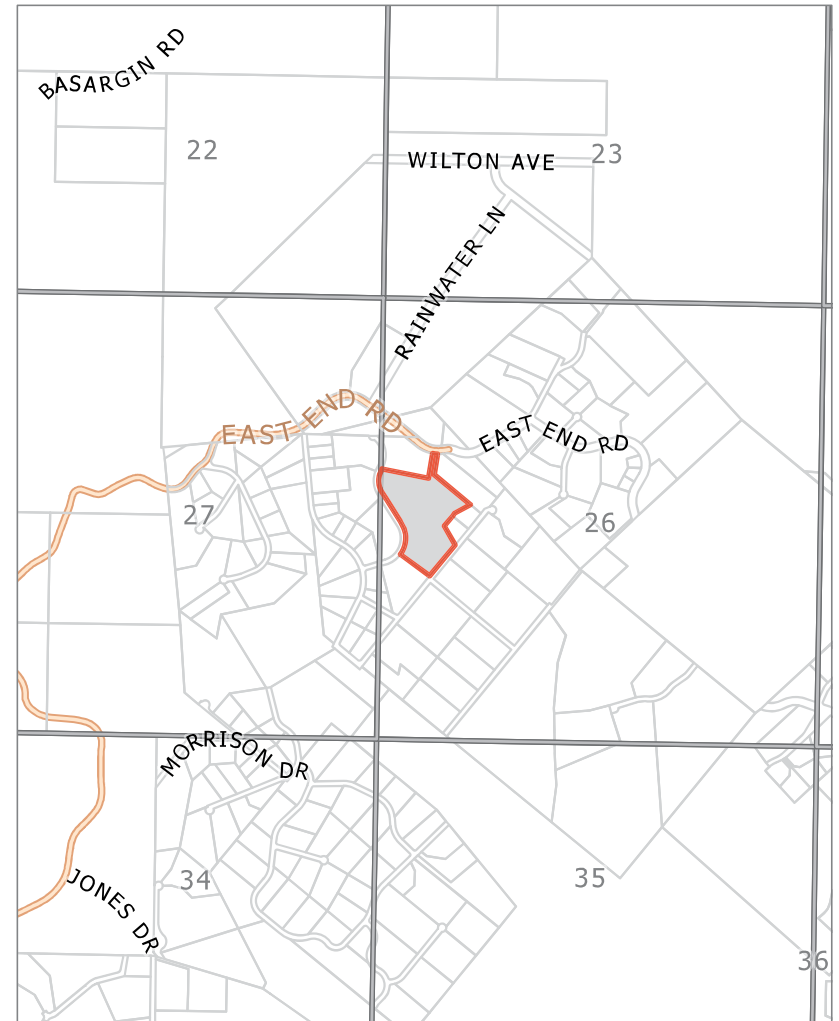
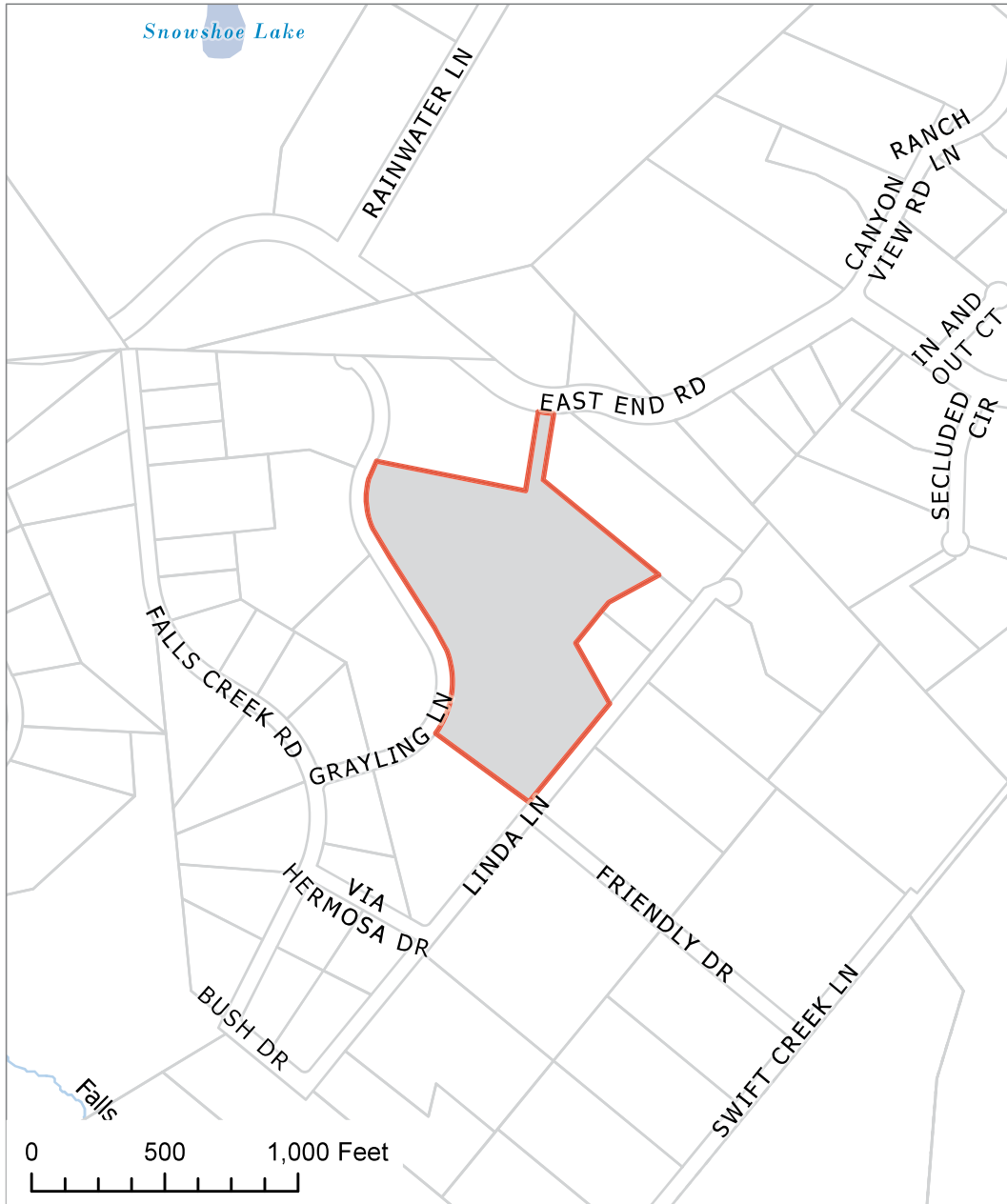
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 2026-068
T 04S R11W SEC 26 AND SEC 27
Fox River

NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FROM 10' ADJACENT TO RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. 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 (KPB 14.06).
5. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
6. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20' FOOT WIDE EASEMENT PER HM 2002-54.
7. THE ENTIRETY OF THIS SUBDIVISION IS IDENTIFIED AS WETLAND/UPLAND COMPLEX OF RIVERINE WETLANDS PER KPB DIS. WATCHING HAS BEEN OBTAINED FOR CLARITY.
8. THERE ARE RIGHT-OF-WAY EASEMENTS OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, RECORDED BK 90 PG 168 HRD & BK 157 PG 501 WRD.
9. THERE IS A PRIVATE RIGHT-OF-WAY EASEMENT GRANTED OVER THE EXISTING DRIVEWAY, NOT TO EXCEED 20' FOOT IN WIDTH FOR PURPOSES OF ACCESS AND INGRESS TO AND FROM LOTS 1 & 2 SEANLEY'S MEADOW NO. 19 (HM 2002-54) PER RECORDED DOCUMENT #007-003335-0 WRD.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	43.05	S38°55'50"W
L1(R1)	42.85	S38°22'52"W
L2	154.53	S38°28'45"W
L2(R1)	154.48	S38°22'52"W
L3	30.00	N33°14'41"W
L4	10.02	N33°14'41"W
L5	30.00	N61°3'45"W
L6	30.00	N2°46'08"E
L7	0.54	S31°37'43"E
L8	60.00	S38°45'55"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
11(R1)	60.36	350.00	9°52'52"	S85°20'08"E	60.29
12(R1)	394.38	330.00	68°28'24"	N0°58'12"E	371.32
C3	298.43	270.00	63°12'42"	N1°54'47"E	283.47
13(R1)	298.41	270.00	63°12'42"	N1°54'47"E	283.45
C4	119.17	330.00	19°29'33"	N29°36'16"E	125.24
C5	139.17	330.00	24°09'50"	N33°37'04"E	126.87
C7	40.26	330.00	6°54'24"	N39°47'08"W	40.23
C8	59.48	240.00	14°17'00"	N0°53'19"E	59.33
C9	35.44	250.00	8°13'56"	N32°09'07"E	32.55
C10	35.32	300.00	8°06'33"	N68°45'39"W	32.45
C11	34.47	250.00	7°59'40"	S33°16'10"W	31.80
C12	74.35	300.00	14°17'00"	S0°52'15"W	74.16
C13	172.24	350.00	28°11'45"	S66°28'11"E	170.51
(13/62)	172.59	350.00	28°15'12"	S66°20'54"E	170.85
C14	500.41	270.00	106°13'24"	S18°48'54"W	431.80
C15	334.61	330.00	58°05'48"	S41°11'11"E	320.46

LEGEND

- FND PRIMARY MONUMENT AS DESCRIBED
- FND 2" AC BY 57805, DATE SHOWN
- FND 2" AC BY 41695, 1998
- FND 5/8" REBAR
- SET 2" AC 204390-S 2026 ON 30" x 5/8" REBAR
- (C) COMPUTED DATA PER RECORD PLAT
- (R1) RECORD DATA PER HM 2009-28
- (R2) RECORD DATA PER HM 2002-54
- APPROX. AREAS OF 2% SLOPE OR GREATER (KPB GIS)

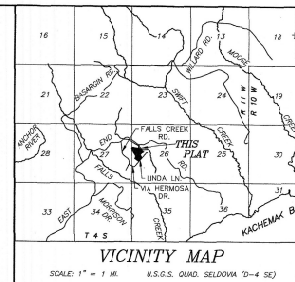
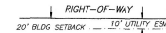
WASTEWATER DISPOSAL

180

ENGINEER LICENSE NO. DATE



R/W TYPICAL DETAIL



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAT 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 HEREON.

PAVEL I. KUSNETSOV
P.O. BOX 2627
HOMER, AK 99603

ALEKSEI N. KUSNETSOV
P.O. BOX 2627
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: PAVEL I. KUSNETSOV
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR: ALEKSEI N. KUSNETSOV
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE HOMER PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY/00/2026.

BY: _____
AUTHORIZED OFFICIAL
HOMER PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

GRAYLING SUBDIVISION

A SUBDIVISION OF A PORTION OF THE UNSUBDIVIDED REMAINDER OF LOT 1, U.S.S. 4720 LOCATED WITHIN THE SE1/4 NE1/4 SECTION 27 & SW1/4 NW1/4 & NW1/4 SW1/4 SECTION 26, T. 4 S., R. 11 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 17.510 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(207) 259-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: PAVEL I. KUSNETSOV ALEKSEI N. KUSNETSOV
P.O. BOX 2627 P.O. BOX 2627
HOMER, AK 99603 HOMER, AK 99603

DATE: 06/2026 SCALE: 1"=100' SHEET #1 OF 1

AUTHORIZED OFFICIAL
KPB PENINSULA BOROUGH

DATE

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY LOCATED IN THIS PLAT IDENTIFIED AS FOLLOWS: KUSNETSOV C1. 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.

AUTHORIZED OFFICIAL
KPB PENINSULA BOROUGH

DATE

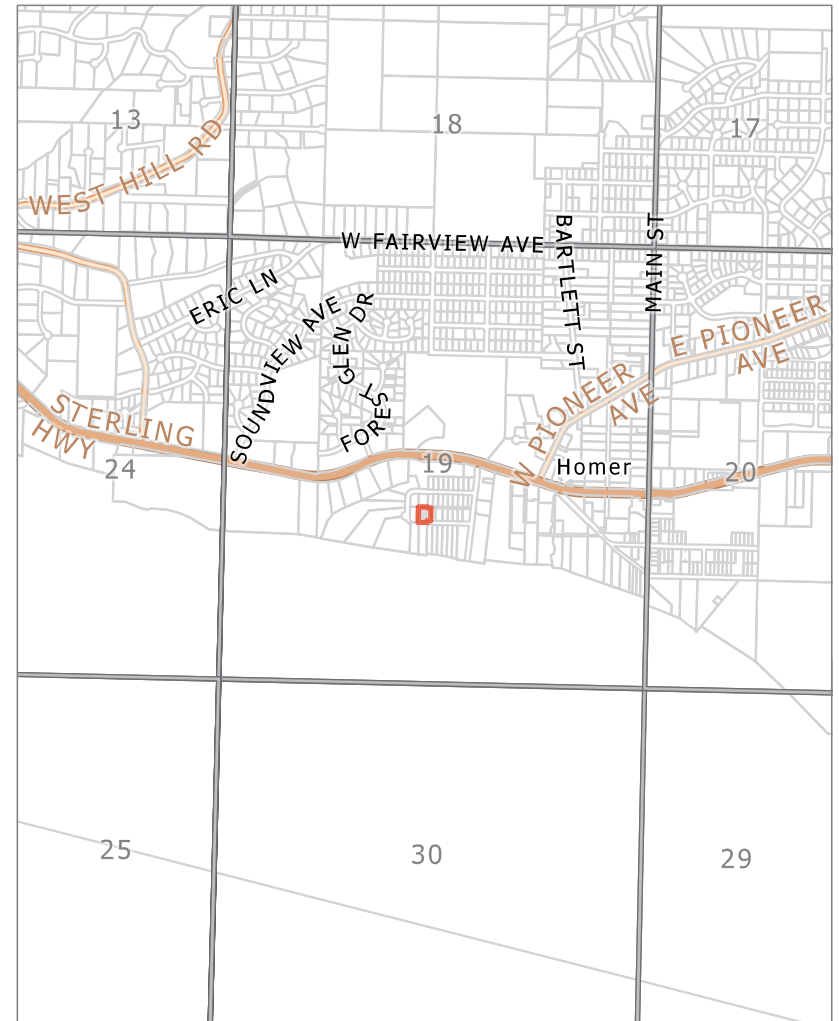
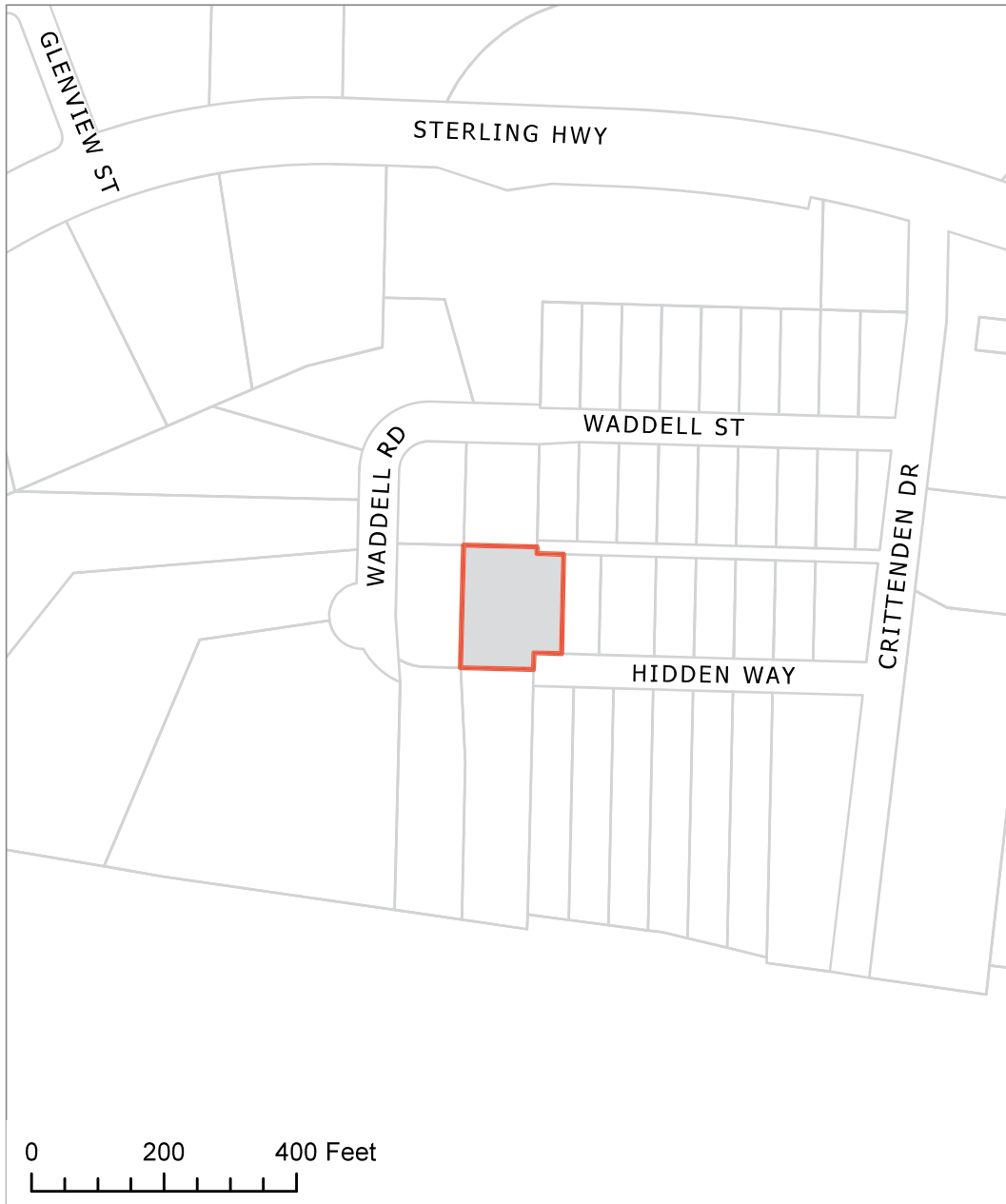


0 100' 200' 300' 400'
GRAPHIC SCALE

KPB 2026-068

E. NEW BUSINESS

- 6. Webber Subdivision Bluff Park Schneider 2026 Addition**
KPB File 2026-067
Seabright Survey & Design / Schneider, Jason
Location: Hidden Way
City of Homer



KPB File 2026-067
T 06S R13W SEC 19
City of Homer

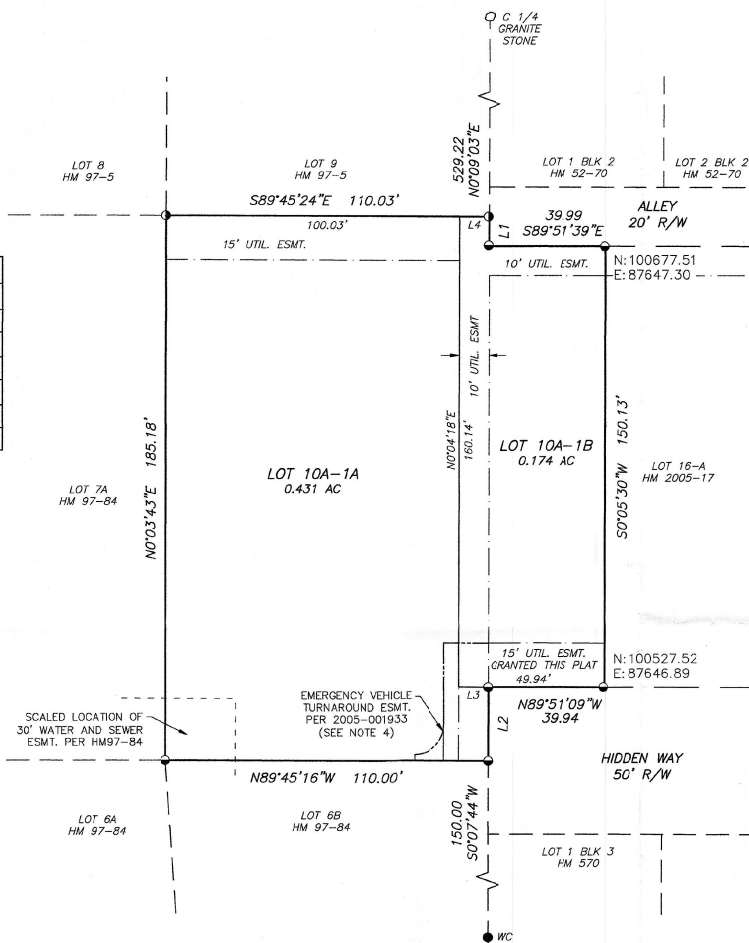


Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	S0°04'25"W
L1(R1)	10.00'	S0°11'00"W
L2	25.06'	S0°04'25"W
L2(R1)	25.06'	S0°11'00"W
L3	10.00'	N89°51'09"W
L4	10.00'	S89°45'16"E



GPS CONTROL DATA

1. FOUND MONUMENT POSITIONS AS SHOWN WERE DETERMINED USING RTK GNSS METHODS WITHIN A LOCAL U.S. SURVEY FOOT COORDINATE SYSTEM.

2. BASIS OF COORDINATES FOR THIS SURVEY ARE THE NGS PUBLISHED VALUES FOR NGS CONTROL STATION "HOMER" (PID=IT0155).

NAD83(2011)(NRS20-1)
N59°38'20.35896" LAT
W151°29'29.49546" LONG

LOCAL COORDINATES
N: 100,000.00
E: 100,000.00

3. BEARINGS AND DISTANCES ARE GROUND, DETERMINED BY ROTATING AND SCALING FROM GRID (AKSPZ ZONE 4) USING "HOMER" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999996696.

NOTES

1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
2. PROPERTY ACQUISITION, USAGE AND RESUBDIVISION AGREEMENT, BOOK 304, PAGE 983.
3. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED MAY 8, 1997, IN BOOK 262, PAGE 403, AND AMENDED JUNE 23, 2001, IN BOOK 316, PAGE 302, HOMER RECORDING DISTRICT.
4. SUBJECT TO AN EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR AN EMERGENCY VEHICLE TURNAROUND EASEMENT GRANTED 9Y SERIAL NO. 2005-001933, RECORDED MAY 10, 2005, HOMER RECORDING DISTRICT.
5. SUBJECT TO A RIGHT-OF-WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENTS RECORDED JULY 3, 1947 IN BOOK 17, PAGE 326 AND SEPTEMBER 18, 1959 IN BOOK 17, PAGE 325, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION.
6. SUBJECT TO AN AGREEMENT FOR USE OF UNDEVELOPED RIGHT-OF-WAY (FOR PRIVATE DRIVEWAY ACCESS) AND FOR FUTURE ASSESSMENTS INCLUDING THE TERMS AND PROVISIONS THEREOF BY INSTRUMENT DATED AUGUST 25, 1997, RECORDED JULY 3, 1997, IN BOOK 268, PAGE 76, HOMER RECORDING DISTRICT. A PORTION OF SAID RIGHT-OF-WAY WAS VACATED BY PLAT HM 97-84 AND THE REMAINING PORTION EAST OF RECORD LOT 10A AND LOT 6B HAS BEEN DEVELOPED AS HIDDEN WAY.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 2" AC 4469-S 2005
- RECORD 2.5" AC 5780-S 1997
- RECORD YPC 6101-S 1996
- ⊥ TO SET 2" AC 204390-S 2026 ON 30" x 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT

FOR: DAVID W. SCHNEIDER

ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGMENT

FOR: BONNIE S. JASON

ACKNOWLEDGED BEFORE ME THIS

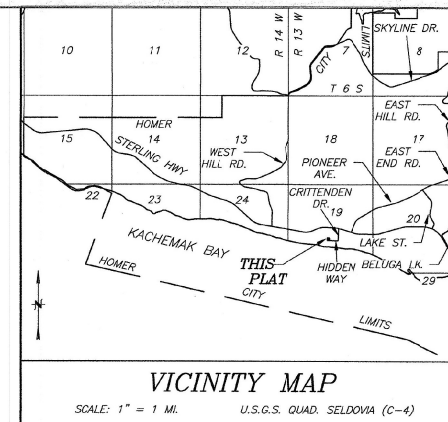
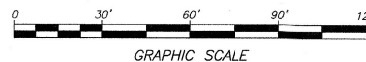
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP

WE 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 HEREON.

DAVID W. SCHNEIDER
BOX 424
HOMER, AK 99603

BONNIE S. JASON
BOX 424
HOMER, AK 99603

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION

A REPLAT OF LOT 10A-1, WEBBER SUBDIVISION BLUFF PARK REPLAT (HM 2005-17), LOCATED WITHIN THE NE1/4 SW1/4 SECTION 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.605 ACRES

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIA, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: DAVID W. SCHNEIDER P.O. BOX 424 HOMER, AK 99603
BONNIE S. JASON P.O. BOX 424 HOMER, AK 99603

DRAWN BY: 9T CHKD BY: KK JOB #2026-22
DATE: 06/2026 SCALE: 1"=30' SHEET #1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION**

KPB File No.	2026-067
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	David W. Schneider and Bonnie S. Jason of Homer, Alaska
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Hidden Way, City of Homer

Parent Parcel No.:	175-182-20
Legal Description:	T 6S R 13W SEC 19 Seward Meridian HM 2005017 WEBBER SUB BLUFF PARK REPLAT LOT 10A-1
Assessing Use:	Residential Dwelling
Zoning:	City of Homer Urban Residential District
Water / Wastewater	City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 0.605-acre lot into two lots consisting of 0.431 acres and 0.174 acres.

Location and Access (existing and proposed):

Access to the subdivision is provided by Hidden Way on the south and an unnamed alley on the north.

Primary access is by Hidden Way on the south, a 50-foot city-maintained right-of-way. An unnamed 20-foot alley is located on the north. Both rights-of-way terminate at the proposed subdivision and connect to Crittenden Drive to the east, which accesses the Sterling Highway, a state-maintained road.

The parent plat (HM 52-570) dedicated Hidden Way as 50-foot-wide and the 20-foot unnamed alley. Plat HM 97-84 vacated a portion of Hidden Way on the southern boundary of the proposed plat. The City of Homer staff report states that Hidden Way is less than the minimum 60-foot right-of-way standard; however, the city has no objection to the current width. No comment from the City of Homer was provided regarding the alley.

An emergency vehicle turnaround easement was created by document 2005-001933-0, HRD, and is located at the western portion of Hidden Way, located within the subject parcel. This easement will be located within both proposed lots

No rights-of-way vacations or dedications are proposed by this platting action.

No section line easements affect the subject parcel.

The block consists of Waddell Street to the north and Waddell Rd to the west, the unnamed alley to the north, Hidden Way on the south of the plat with the Emergency Vehicle Turnaround, and Crittenden Drive to the east. Due to the former vacation of Hidden Way, the block is not complete on the south boundary. **Staff recommends** the Planning Commission concur an exception request to KPB 20.30.170 is not required, as the previously approved right-of-way vacation created the existing block configuration and no additional dedication is feasible.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: Outside of our jurisdiction
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SOA DOT comments	
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Site Investigation:

A structure is located on the subject parcel and upon finalization of the plat, will be situated on proposed Lot 10A-1A. A driveway appears to connect from Hidden Way to proposed Lot 10A-1B. **Staff recommends** the applicant verify whether the driveway crosses the new lot line. If the driveway does cross the boundary line, provide documentation with the final plat submittal indicating how the encroachment will be resolved.

According to available information, no areas of inundation affect the subject area. The subdivision is entirely within a non-regulatory flood zone, Zone X (map panel 02122C2020E). The City of Homer has indicated that the proposed plat is not within a floodplain enforced by their code. **Staff recommends** adding the Flood Hazard Notice to the final plat with reference to the flood zone and FEMA map panel; no depiction required.

Slight sloping from north to south is present on the subject parcel, with no slopes exceeding 20%.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Homer Comments: Non-regulatory flood zone. Refer to city recommendations and KPB code. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land originally surveyed as Government Lot 5 of Section 19, Township 6 South, Range 13 West. Multiple subdivision plats have occurred, with the most recent being Webber Subdivision Bluff Park Replat (HM 2005-17). The proposed plat will subdivide a single lot into two lots.

The subdivision is located in the City of Homer. On May 20, 2026, the Homer City Planning Commission reviewed and recommended approval of the preliminary plat, subject to a 15-foot-wide utility easement along the west and north portions of Hidden Way. The easement has been depicted and labeled along the northern portion of Hidden Way. **Staff recommends** the utility easement also be depicted and labeled on the western boundary of Hidden Way.

The City of Homer confirmed that the proposed lots sizes consisting of 0.431 acres and 0.174 acres meet the minimum lot size requirements of City Code.

The City of Homer staff report also confirms that City utilities are available to both proposed lots, and the proper Wastewater Disposal Note has been added to the plat.

Notice of the proposed plat was mailed to the beneficial interest holders on June 29, 2026. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Utility Easements

Utility easements were granted by parent plats as noted on some of the easements on the submitted preliminary plat. **Staff recommends** the utility easement labels be modified to include the granting source as follows:

- 15' utility easement along the north boundary of proposed Lot 10A-1A (HM 97-5)
- 10' utility easement along the north boundary of proposed Lot 10A-B and running north-south (HM 85-120).

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

A 15-foot utility easement was requested along the north and west boundaries of Hidden Way by the City of Homer. The easement has been depicted and labeled along the northern boundary of Hidden Way. **Staff recommends** the 15-foot utility easement also be depicted and labeled clearly along the west boundary. The newly granted 15-foot utility easement will overwrite the previous 10-foot utility easement; therefore, the 10-foot utility easement may be removed from the final plat adjacent to the Alley and replaced with the 15-foot easement.

HEA has requested an easement on the final plat, and the comment has been included in the staff packet. **Staff recommends** complying with HEA's request.

Utility provider review:

HEA	See comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 606 Hidden Way Existing Street Names are Correct: Yes List of Correct Street Names: Hidden Way Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: City of Homer will advise on addresses.
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required

Assessing	Reviewer: Windsor, Heather Comments: No comment
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The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB File No to 2026-067
- Modify the Plat Approval date to 07/20/2026.

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
 - Depict and label Diamond Creek and Bidarki Creek
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Show a line for the east side of the Emergency vehicle turn around
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Show corners at division points
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Driveway to Lot 10A-1B may cross new property line, please check and if so, report to staff solution to encroachment.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.060. Easements-Requirements.

- C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

Staff recommendation: Grant utility easements requested by the utility providers.

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorder's office. The developer is responsible for contacting the city to determine any restrictions prior to any development for areas within a Floodzone and/or Floodway.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.160. Easements.

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication. **Staff recommendation:** Provide labels for the sources which granted the easements.

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation:

- Carry forward plat notes 5 and 6 (HM 97-84)

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



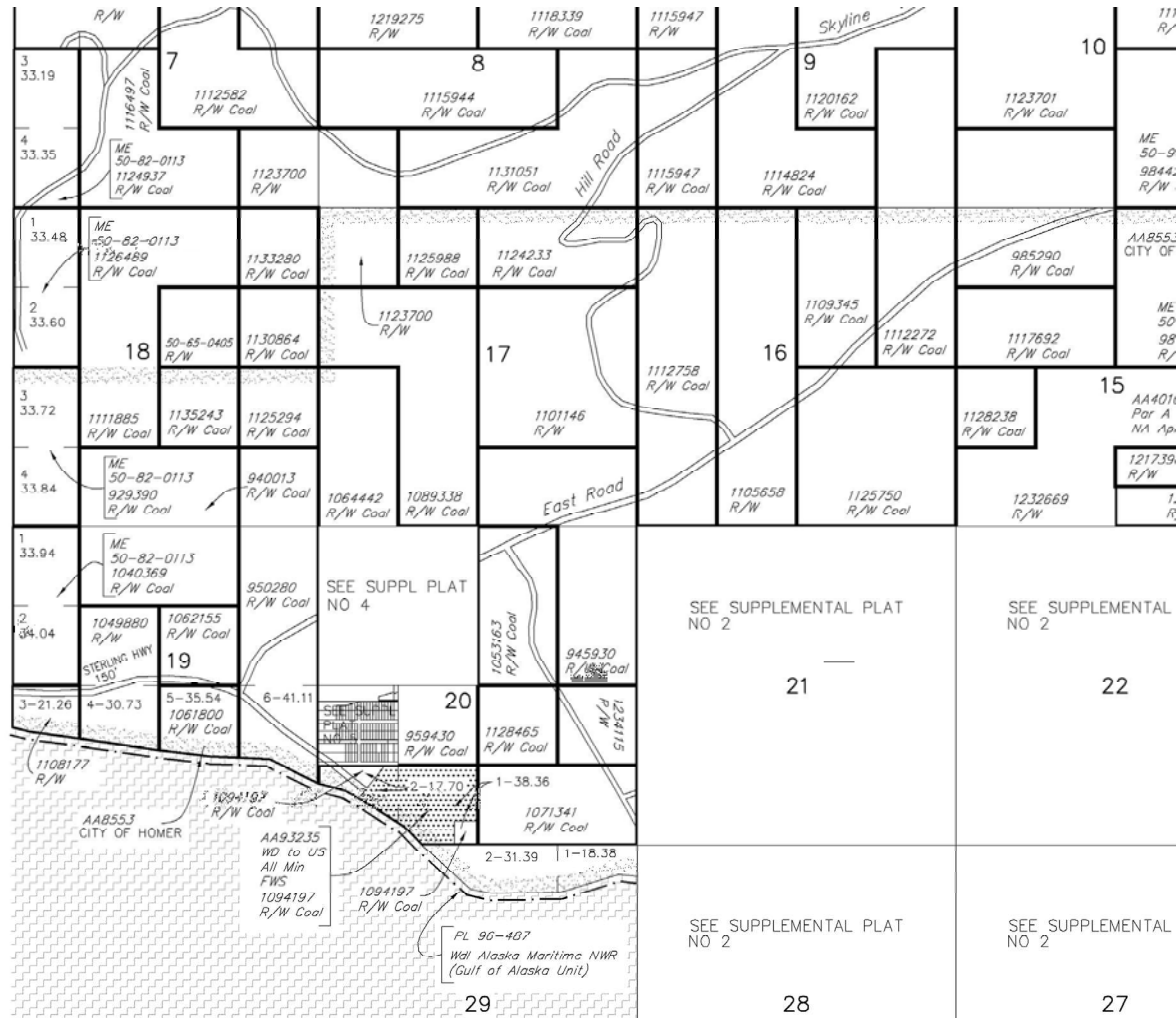
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial with 5-foot Contours



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





#570

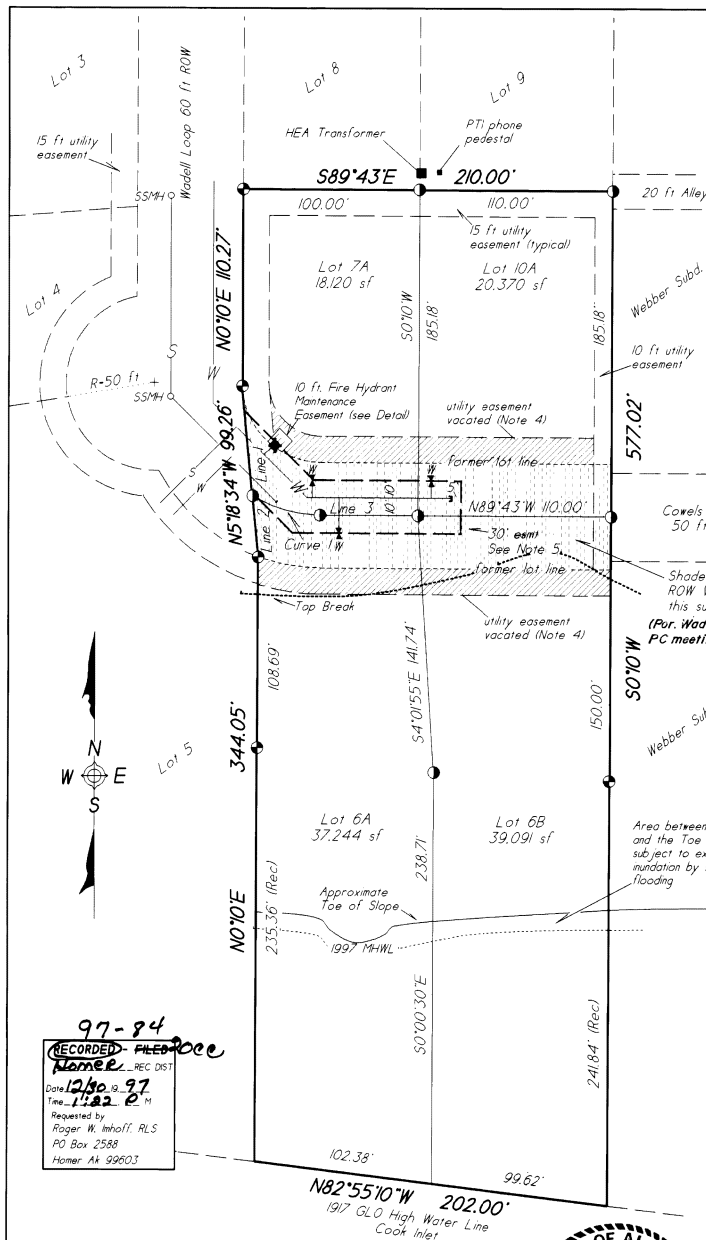
FILED

Vol. #3
Page 21

for Recording
Sept. 2, 1952
7:00 P.M.

Office Of
U. S. COMMISSIONER
Homer, Alaska

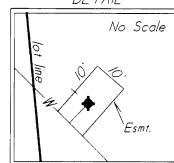
Filing fee \$2.25



Curve and Line Chart

Curve 1 L=40.69' R=75'
LC=N74°10'26\"/>

Fire Hydrant Maintenance Easement DETAIL



OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

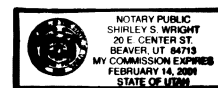
Paul R. Porter, President 12-04-97

Owner of Former Lots 6 and 7
Paul R. Porter, President Date
H. & P. Land Investments, Inc., a Nevada Corporation
5200 Lisa Lane
Las Vegas, Nevada 89129

Notary's Acknowledgment
Subscribed and sworn to me before me this 4th day
of December, 1997

for Paul R. Porter

Shirley S. Wright
Notary Public for Beaver, UT
My Commission Expires 2-14-01



LEGEND

- Found yellow plastic survey set 6/01-S, 1996, Plat 97-5
- Set 2" Aluminum Cap on 5/8" rebar this survey
- 30 ft utility easement boundary (as per Note 5)
- Water Main
- Sewer Main
- Fire Hydrant
- ROW Vacated this survey
- Sanitary Sewer Manhole

NOTES

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Plat notes, covenants, and restrictions from the parent plat (97-5) apply to this subdivision, as does Basis of Bearing.
- Vacation of utility easements approved by the Kenai Peninsula Planning Commission at their meeting of November 10, 1997.
- A 30 ft wide utility easement for water and sewer is hereby granted to the City of Homer. The easement encompasses an area beginning 10 ft north of the water main thence 30 ft south. Disturbed ground shall be returned to its original condition at no expense to the owner within 14 days upon completion of any construction or maintenance activity.
- The City of Homer will not maintain the water lines outside the thirty (30) foot utility easement.
- Portions of this subdivision are located within a flood hazard area. Per KPB FIRM Map panel 4680, the area is V-12 Areas of 100 year coastal flood with velocity.

SURVEYORS CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Roger W. Imhoff 11-25-97
Roger W. Imhoff LS 5780 Date

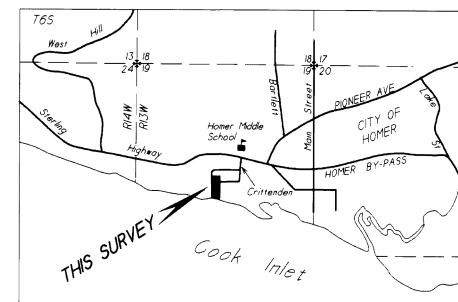
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

NOVEMBER 10, 1997
KENAI PENINSULA BOROUGH

By: [Signature] 11-25-97
Authorized Official

Vicinity Map 1" = 1/2 Mile



Bluff Park Harmon Porter 1997 Addition

Being a Replat of Lots 6, 7, and 10
Bluff Park No. 4 Harmon - Porter Addition
as shown on Plat No. 97-5 HRD

Located within the NE 1/4 SW 1/4 Section 19, T6S, R13W, SM,
in the City of Homer, Homer Recording District
Third Judicial District, Alaska

Contains 2.636 Acres, more or less

Clients:
H & P Land Investments, Inc.
5200 Lisa Lane
Las Vegas Nevada 89129

Surveyor:
Roger W. Imhoff, RLS
PO Box 2588
Homer AK 99603

Drawn: RWI 11-17-97

FB 97-5/97-6

Date: 9-5-97

Scale 1" = 50 ft

File bluff.vcd

KPB File No. 97-248

WASTEWATER DISPOSAL

Plans for wastewater that meet regulatory requirements are on file at the State of Alaska Department of Environmental Conservation.

Roger W. Imhoff 11-25-97
LS-5780 Date



Sheet 1 of 2
Sheet 2 is a Signature Sheet only

Signature Sheet
Sheet 2 of 2

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

I further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision: or require signature and approval of the beneficiary.

Susan P. Kernes

Owner of former Lot 10

Susan P. Kernes

PO Box 984

Homer Ak 99603

Date 11/26/97

Notary's Acknowledgement

Subscribed and sworn to me before me this 26th day of Nov, 1997

for Susan P. Kernes

Rene M. Eide

Notary Public for Alaska

My Commission Expires 8/8/99

Bluff Park
Harmon Porter 1997 Addition

Being a Replat of Lots 6, 7, and 10
Bluff Park No. 4 Harmon - Porter Addition
as shown on Plat No. 97-5 HRD

Located within the NE 1/4 SW 1/4
Section 19, T6S, R13W, SM,
in the City of Homer, Homer Recording District
Third Judicial District, Alaska

Contains 2.636 Acres, more or less

Clients:
H & P Land Investments, Inc.
5200 Lisa Lane
Las Vegas Nevada 89129

Surveyor:
Roger W. Imhoff, RLS
PO Box 2588
Homer Ak 99603

KPB File No. 97-248

Drawn: RWI

FB 97-5

Date: 9-5-97

Attachment 1 - 97-84 Kernes

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 to public use and grant all easements to the use shown.

For Lot 10-A and Lot 17:
Susan Kernes
P.O. Box 101242
Anchorage, AK 99510

For Lots 15 and 16:
Eric P. Knudtson
P.O. Box 2094
Homer, AK 99603

For Lot 17:
Sally Oberstein
P.O. Box 2094
Homer, AK 99603

Notary's Acknowledgements

Subscribed and sworn before me this 5th day of April, 2005 for Susan Kernes

Notary Public for Alaska
My Commission Expires: March 1, 2009

Notary's Acknowledgements

Subscribed and sworn before me this 11th day of April, 2005 for Eric P. Knudtson

Judith Mullikin
Notary Public for Alaska
My Commission Expires: 6-18-07

Notary's Acknowledgements

Subscribed and sworn before me this 11th day of April, 2005 for Sally Oberstein

Judith Mullikin
Notary Public for Alaska
My Commission Expires: 6-18-07

NOTES:

1. BASIS OF BEARING: N0°10'00"E, Reco'd 155.18', measured 155.21', between the northeast corner of Former Lot 10, to the southeast corner of Lot 10, Bluff Park No. 4 Harmon-Porter Addn., Plat 97-5, H.R.D.

2. No permanent structure shall be built or placed within the easement which would interfere with the ability of the utility to use the easement.

3. Deed of Trust on Book 2003, Serial 003611.

4. Property acquisition, usage and resubdivision Agreement, Book 304, Page 983.

5. Covenants in Book 262, Page 403, and amended in Book 316, Page 302.

6. Deed of Trust on Book 278, Page 651, and related assignment in Book 278, Page 659.

7. An emergency vehicle turnaround easement was granted by Serial No. 2005-061933 Homer Recording District.

LEGEND:

- ① Found 2 1/2" Alum. Cap on 5/8" Rebar, 5780-S, 1997
- ② Found 5/8" Rebar, 6101-S, 1997
- ③ Found plastic cap on 1/2" Rebar, 3686-S
- ④ Found 5/8" rebar
- ⑤ Found Plastic Cap on 5/8" Rebar, 7218-S
- ⑥ Found Plastic Cap on 5/8" Rebar, 7538-S, 2004
- Set 2 1/2" Alum. Cap on 5/8" Rebar, 4469-S, 2005
- (R1) Record data per (Plat 52-570), Homer Recording District
- (R2) Record data per (Plat 97-84), Homer Recording District

BLUFF PARK No 4 HARMON

PORTER 1997 ADDN.

Lot 8 Lot 9



Scaled location of 30' Water and Sewer Easement, see Note 5, Plat #97-84, H.R.D.

BLUFF PARK HARMON
PORTER 1997 ADDN.

Lot 6A Lot 6B

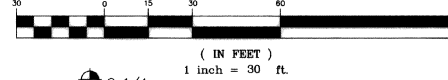
Plat Approval: This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 3/14/2005

Mary Sall
Kenai Peninsula Borough Authorized Official

WASTEWATER DISPOSAL: Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

Judith Mullikin

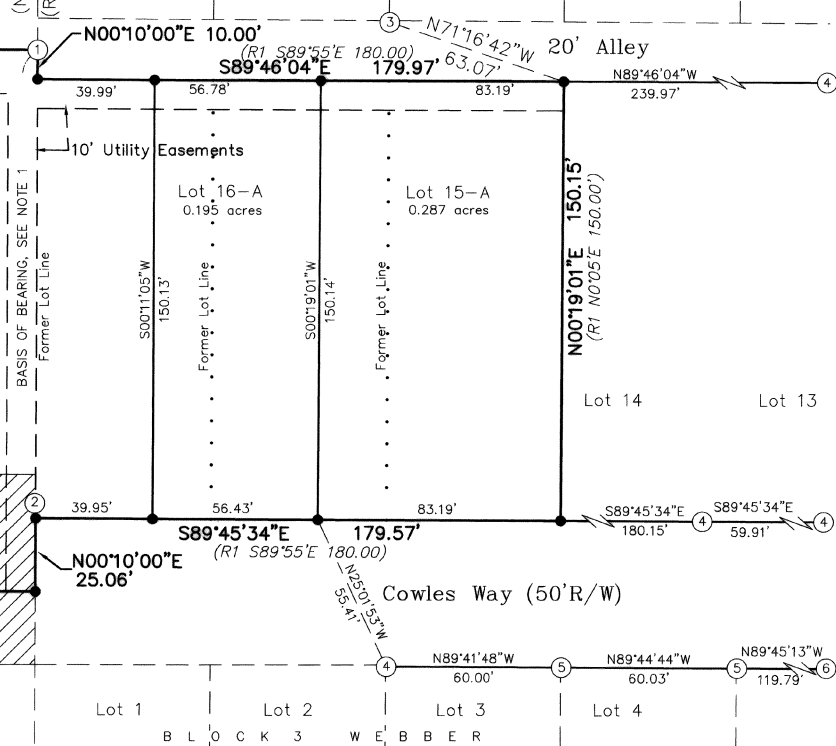
GRAPHIC SCALE

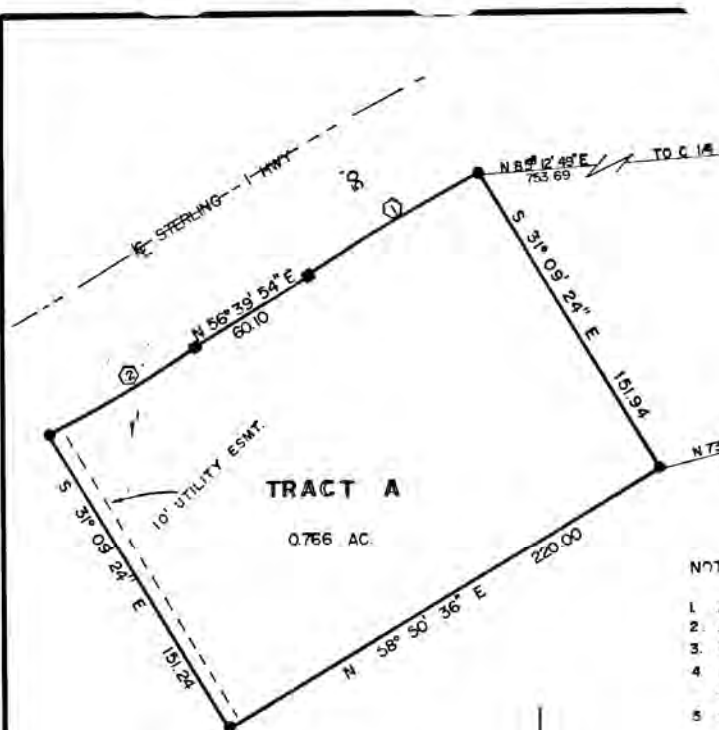


C 1/4 MONUMENT OF RECORD
(RECORD, PLAT 97-5)

Lot 1 Lot 2 Lot 3

BLOCK 2 WEBBER





CURVE DATA				
NO.	ANGLE	RADIUS	LENGTH	TANGENT
1	05° 23' 35"	904.93	85.18	42.62
2	05° 35' 46"	766.19	74.84	37.45

LEGEND

- FND ADH CONC MON
- SET REBAR

76-112

RECORDED - FILED

Homer REC. DIST.

DATE 12-30-76

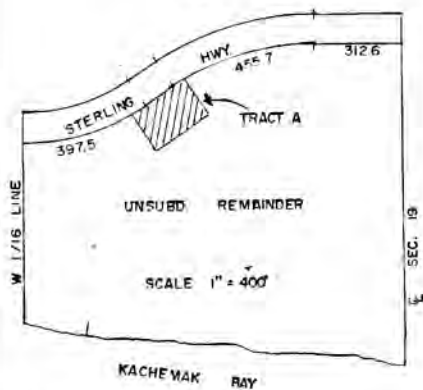
TIME 11:44 A.M.

Remitted by KPB

Add fee \$1.00

NOTES

1. A 20' BLDG SETBACK LINE EXISTS ALONG ALL ROW.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW.
3. 1/2" X 24" REBAR SET AT ALL LOT CORNERS.
4. BASIS OF BEARING IS N 89° 52' 52" E BETWEEN THE C1/4 AND THE CE 1/16 S19, AS PER PLAT 76-15 HRO. OF WEBBER SUBD. AMENDED.
5. ALL ADJACENT LAND IS UNSUBD.



VICINITY MAP



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND ALLEYS DEDICATED BY ME FOR PUBLIC USE.

ALLEN L. JEWELL
542 W 2ND AVE
ANCHORAGE, AK

A. ROBERT HAHN
542 W 2ND AVE
ANCHORAGE, AK

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY OF JULY 1976

NOTARY PUBLIC FOR AK

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

JERRY ANDERSON, 3686-S

PLAT APPROVAL

PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS 12 DAY OF JULY 1976

BOROUGH MAYOR

DATE: JUNE, 1976

SCALE: 1" = 50'

DESIGNED BY: D.G.

DRAWN BY: S.W.

CHECKED BY: J.A.

FLD. BK. NO.: 16



BLUFF PARK, TRACT A

SITUATED WITHIN A PORTION OF GLO. LOT 4, S. 19, T6S, R. 13 W, S.M. WITHIN THE CITY OF HOMER.

CONTAINING 0.766 ACRES

ABILITY SURVEYS

JERRY ANDERSON, L.S. BOX 1263 HOMER, ALASKA 99603



- 5/8" rebar with appropriately stamped aluminum cap set at all corners this survey unless indicated otherwise.
- No direct access to State maintained Right-of-Way permitted unless approved by the State of Alaska Department of Transportation.
- The 20' Building Setback shall also be reserved as an ingress-egress and utility easement.
- There is a 20' drainage easement centered on the creek bed.
- The City of Homer has performance standards for all lands with slopes greater than 15 percent.
- Basis of Bearing is N89°52'52"E between the C 1/4 and the CE 1/16th, Sec. 19, as per plat 76-15, H.R.D.

The soils in this subdivision may be suitable for conventional on-site disposal systems. No person may construct, install, maintain or operate a pressurized water system or a waste disposal system without obtaining prior approval of the plans for the system from the Alaska Department of Environmental Conservation. The burden of providing soils data, groundwater table information, engineering designs and any other information required by the Department to complete the review of the proposed system rests solely on the lot owner.

CURVE INFORMATION

#	ANGLE	RADIUS	LENGTH	TAN.
1	35° 05' 53"	766.20	469.35	242.30
2	37° 17' 00"	504.93	541.47	278.11
3	11° 31' 21"	504.93	181.99	91.30
4	15° 23' 40"	504.93	243.14	122.31
5	05° 35' 38"	766.20	74.81	37.43
6	07° 21' 58"	504.93	116.35	58.25
7	11° 10' 40"	766.20	149.48	74.98
8	18° 19' 34"	766.20	245.07	123.59
9	07° 44' 38"	766.20	103.56	51.86

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing rights of way and easements dedicated by me for public use or to the uses shown.

A. Robert Hahn
A. Robert Hahn
431 W. 7th Avenue
Anchorage, Alaska 99501

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 24th day of June 1984
Notary Public for Alaska My commission expires 6-25-85

SURVEYORS CERTIFICATE

I the undersigned registered surveyor hereby certify that a land survey has been completed by me or under my direct supervision. I declare that the corners and monuments have been located and established as shown and that the information shown hereon is true and correct to the best of my knowledge and belief.

Jerry A. Anderson
Jerry A. Anderson RLS # 3688-S
6-25-85
Date

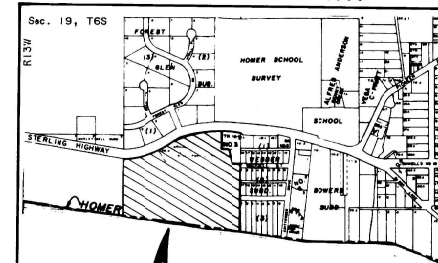
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of AUG. 12, 1985
Kenai Peninsula Borough

Richard O. Torgerson
Authorized Official

VICINITY MAP

1" = 1000'



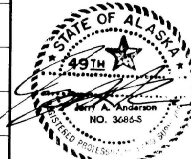
DATE JUNE 1984

SCALE 1" = 100'

DRAWN BY J.A.A.

FLD. BK. No 170

JOB No. 1617



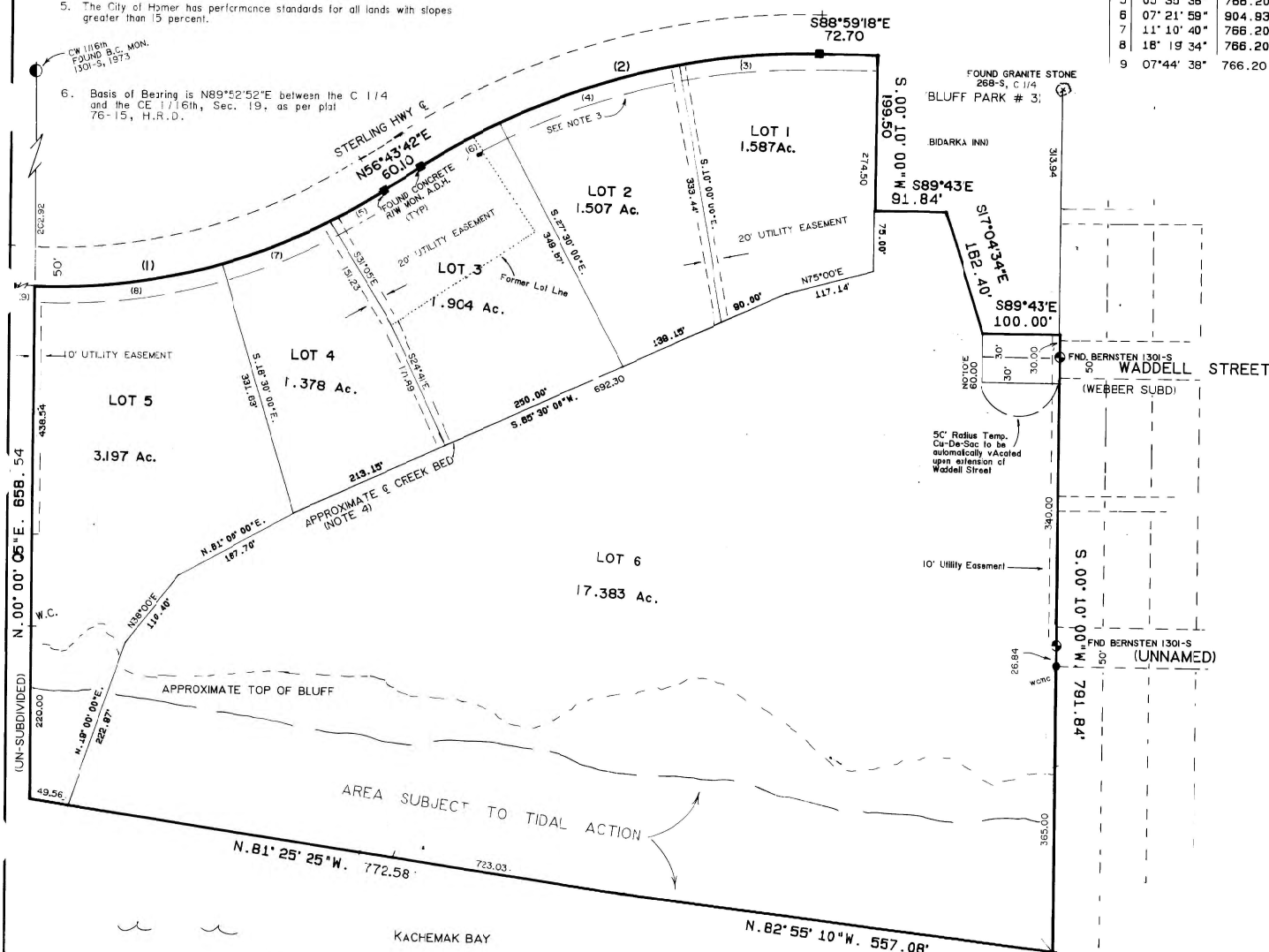
BLUFF PARK No. 4

A portion of the NE 1/4 SW 1/4 Sec. 19 Twp. 6S Rge. 13W S.M. Alaska and a re subdivision of BLUFF PARK, 76-112 HRD Within the city of HOMER, ALASKA

Ctng. 27.094 Ac.

ABILITY SURVEYS

Jerry Anderson RLS Box 378 Homer Alaska



85-120

FILED
HOMER
DATE 11-23-85
TIME 1:53 P.
RECORDED BY KPB
Box 850
Seldovia, AK
99669





Agenda

Planning Commission Regular Meeting

Wednesday, May 20, 2026 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 26-011
- B. Quarterly Chair's meeting with Mayor Lord, Chair Smith

PUBLIC HEARINGS

- A. A request for Conditional Use Permit (CUP) CUP 26-02 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit. The applicant proposes a 3,000 square foot expansion of the existing shop space at 3267 E Street., Staff Report 26-012
- B. A request for Conditional Use Permit (CUP) CUP 26-03 per HCC 21.12.030 (l), Assisted living home. The applicant proposes an assisted living home at 139 Skyline Drive., Staff Report 26-013

- C. Vacate Portion of Public Right-of-Way Half Cul-de-Sac Adjacent to Tract A of Tracts A & B Gordon Property (HM77-82) located in the 1.615 AC. M/L SITUATED IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, R. 14 W., S.M., Staff Report 26-014

PLAT CONSIDERATION

- A. Gordon Property 2026 Vacation Preliminary Plat, Staff Report 26-008
- B. Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat, Staff Report 26-009

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2026 Planning Commission Meeting Calendar

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, June 3, 2026 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 26-009

TO: Homer Planning Commission **26-009**
FROM: William Anderson, Associate Planner
DATE: 5/6/2026
SUBJECT: Webber Subdivision Bluff Park Schneider 2026 Addition

Requested Action: Approve a preliminary plat that subdivides one lot into two parcels.

General Information:

Applicants:	David W. Schneider & Bonnie S. Jason P.O. Box 424 Homer, AK 99603	Katie Kirsis P.L.S. - 907 299 1580 seabrightsurvey@gmail.com 1044 East End Road, Suite A Homer AK, 99603
Location:	West end of Hidden Way, south of Sterling Highway accessed via Crittenden Dr.	
Parcel ID:	17518220	
Size of Existing Lot(s):	0.605 acres	
Size of Proposed Lot(s):	0.431 acres and 0.174 acres	
Zoning Designation:	Urban Residential District (UR)	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Residential South: Residential, Vacant East: Residential West: Residential	
Wetland Status:	No wetlands present.	
Flood Plain Status:	Not located in a flood plain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 48 property owners of 48 parcels as shown on the KPB tax assessor rolls.	

Analysis: This preliminary plat proposes to subdivide Lot 10-A into two parcels: Lot 10A-1A, containing approximately 0.431 acres, and Lot 10A-1B, containing approximately 0.174 acres. The property is located at the end of Hidden Way, off Crittenden Drive via the Sterling Highway, within the Urban Residential Zoning District. Each of the proposed lots meet the minimum dimensional

P:\PACKETS\2026 PCPacket\Plats\Webber Subd on Bluff Park Schneider 2026 Addition

requirements of the Urban Residential (UR) Zoning District, as set forth in the Homer City Code HCC21.14.040. The purpose of the subdivision is to create one additional lot for residential use.

City utilities are currently available for both parcels and access will remain via Hidden Way. The preceding plat, Plot Plan Webber Subdivision (HM 052-570), dedicated 50-foot rights-of-way before the adoption of Homer's local subdivision code. At 50 feet wide, Hidden Way is narrower than the minimum 60-foot street rights-of-way standard; however, the City has no objection to its current width and finds that it poses no conflict regarding City water and sewer services.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat does not meet this requirement. Prior to recording the final plat, the surveyor shall dedicate a 15-foot utility easement fronting the west and northern portion of Hidden Way, in accordance with HCC 22.10.051(a).

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No new streets are proposed.

- D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be Consistent with the adopted plans of the City.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
 - 1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and

3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North Point;

Staff Response: The plat meets these requirements.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements. No such areas are proposed.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision.

Staff Response: The plat meets these requirements.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the proposed subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high-water line;

Staff Response: The plat meets these requirements.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements. Municipal water or sewer mains exist within or are adjacent to the subdivision; city services are available to the proposed lots.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No roads are dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements. Not applicable.

Public Works Comments:

Dedicate a 15-foot utility easement fronting the west and northern portion of Hidden Way.

These lots are served by City of Homer (COH) water and sewer.

Staff Recommendation:

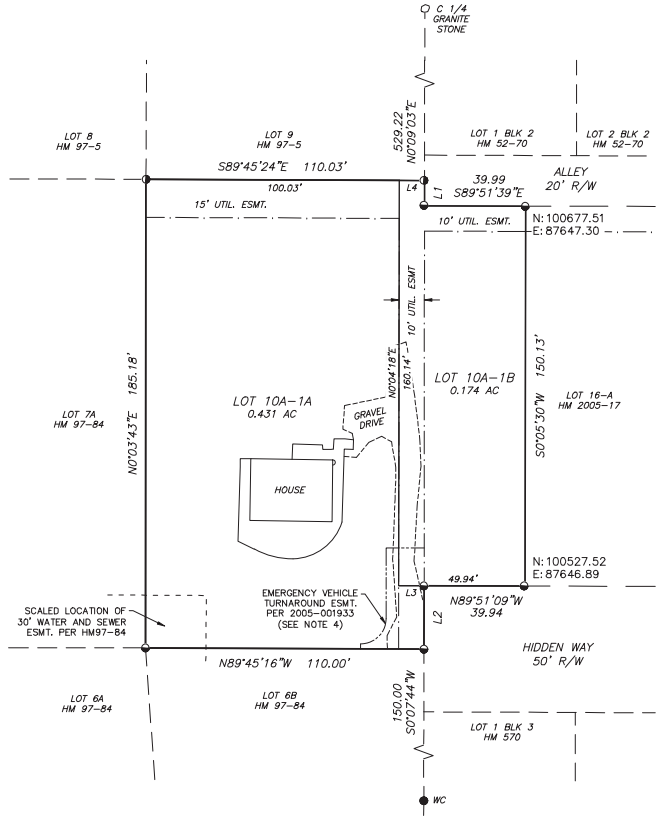
Planning Commission recommends approval of the preliminary plat with the following comment(s) below.

1. Prior to recording the final plat, the surveyor shall dedicate a 15-foot utility easement fronting the west and northern portion of Hidden Way, in accordance with HCC 22.10.051(a).

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	S0°04'25"W
L1(R1)	10.00'	S0°10'00"W
L2	25.06'	S0°04'25"W
L2(R1)	25.06'	S0°10'00"W
L3	10.00'	N89°51'09"W
L4	10.00'	S89°45'16"E



GPS CONTROL DATA

1. FOUND MONUMENT POSITIONS AS SHOWN WERE DETERMINED USING RTK GNSS METHODS WITHIN A LOCAL U.S. SURVEY FOOT COORDINATE SYSTEM.

2. BASIS OF COORDINATES FOR THIS SURVEY ARE THE NGS PUBLISHED VALUES FOR NGS CONTROL STATION "HOMAR" (PID=IT0155).

NAD83(2011)(NSRS2011)
 N59°38'20.5896" LAT
 W151°29'29.49546" LONG

LOCAL COORDINATES
 N: 100,000.00
 E: 100,000.00

3. BEARINGS AND DISTANCES ARE GROUND, DETERMINED BY ROTATING AND SCALING FROM GRID (AKSPC ZONE 4) USING "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117°13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

- NOTES**
1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
 2. PROPERTY ACQUISITION, USAGE AND RESUBDIVISION AGREEMENT, BOOK 304, PAGE 983.
 3. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED MAY 8, 1997, IN BOOK 262, PAGE 403, AND AMENDED JUNE 29, 2001, IN BOOK 316, PAGE 302, HOMER RECORDING DISTRICT.
 4. SUBJECT TO AN EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR AN EMERGENCY VEHICLE TURNAROUND EASEMENT GRANTED BY SERIAL NO. 2005-001933, RECORDED MAY 10, 2005, HOMER RECORDING DISTRICT.
 5. SUBJECT TO A RIGHT-OF-WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENTS RECORDED JULY 3, 1947 IN BOOK 17, PAGE 326 AND SEPTEMBER 16, 1959 IN BOOK 17, PAGE 325, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION.
 6. SUBJECT TO AN AGREEMENT FOR USE OF UNDEVELOPED RIGHT-OF-WAY (FOR PRIVATE DRIVEWAY ACCESS) AND FOR FUTURE ASSESSMENTS INCLUDING THE TERMS AND PROVISIONS THEREOF BY INSTRUMENT DATED AUGUST 25, 1997, RECORDED JULY 3, 1997, IN BOOK 268, PAGE 76, HOMER RECORDING DISTRICT. A PORTION OF SAID RIGHT-OF-WAY WAS VACATED BY PLAT HM 97-84 AND THE REMAINING PORTION EAST OF RECORD LOT 10A AND LOT 6B HAS BEEN DEVELOPED AS HIDDEN WAY.

LEGEND

○ RECORD PRIMARY MONUMENT AS DESCRIBED

● RECORD 2" AC 4489-S 2005

● RECORD 2.5" AC 5780-S 1997

● RECORD YPC 6101-S 1996

⊥ TO SET 2" AC 204390-S 2026 ON 30" x 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT

FOR: DAVID W. SCHNEIDER

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: BONNIE S. JASON

ACKNOWLEDGED BEFORE ME THIS _____

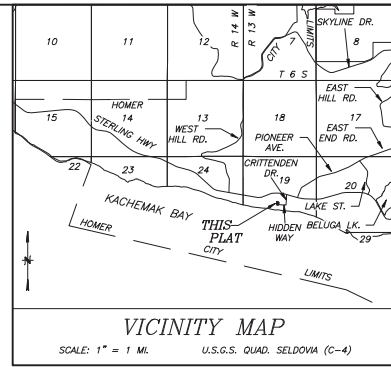
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP

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

DAVID W. SCHNEIDER
 BOX 424
 HOMER, AK 99603

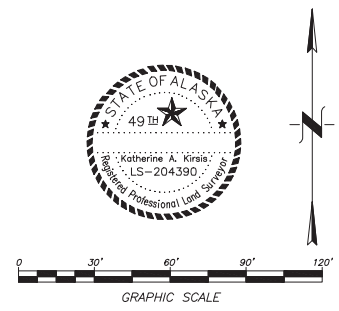
BONNIE S. JASON
 BOX 424
 HOMER, AK 99603

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BY: _____ DATE _____

AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH



HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION

A REPLAT OF LOT 10A-1, WEBBER SUBDIVISION BLUFF PARK REPLAT (HM 2005-17), LOCATED WITHIN THE NE1/4 SW1/4 SECTION 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.605 ACRES

SEABRIGHT SURVEY + DESIGN
 KATHERINE A. KIRSIS, P.L.S.
 1044 EAST END ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 299-1580
 SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: DAVID W. SCHNEIDER P.O. BOX 424 HOMER, AK 99603	BONNIE S. JASON P.O. BOX 424 HOMER, AK 99603
DRAWN BY: BT	CHKD BY: KK
DATE: 04/2026	SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN

Katherine A. Kirsis, P.L.S.

1044 East End Road Suite A

Homer, Alaska 99603

907.299.1580

seabrightsurvey@gmail.com

RECEIVED

APR 17 2026

**CITY OF HOMER
PLANNING/ZONING**

April 16, 2026

City of Homer
491 East Pioneer Ave
Homer, AK 99603

**RE: Preliminary Submittal for "WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026
ADDITION"**

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review.
Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Check for \$300 plat review fee

In addition, we have emailed you a digital copy of the 18X24 plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

Katherine A. Kirsis

Katherine A. Kirsis, PLS
Seabright Survey + Design

NOTICE OF SUBDIVISION

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A public meeting will be held by the Homer Planning Commission on Wednesday, May 20, 2026 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 15, 2026 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....



Legend

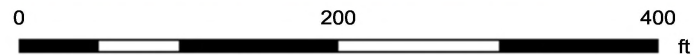
Physical Addresses

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

HARNESS/WALKER RECOMMENDED APPROVAL OF STAFF REPORT 26-014 WITH COMMENT 1 TO CLARIFY THAT THE NOTED 25-FOOT UNNAMED RIGHT-OF-WAY, IF A RIGHT-OF-WAY EXISTS, IT SHALL BE DEDICATED, AND A 15-FOOT UTILITY EASEMENT SHALL BE DEDICATED ALONG THE WEST EDGE OF TRACIA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. PLAT CONSIDERATION

9. A. Gordon Property 2026 Vacation Preliminary Plat, Staff Report 26-008

Chair S. Smith deferred to Planner Foster who presented his written report.

Chair S. Smith invited the applicant to address the commission. Doug Gordon stated that he thinks he needs to make sure that the right-of-way is designated as an easement by the surveyors.

Chair S. Smith opened the public hearing. There were no comments and the public hearing was closed.

Chair S. Smith opened the floor to questions by the commission to the planner or applicant. There were no questions.

SCHNEIDER/WALKER MOVED TO APPROVE THE GORDON PROPERTY 2026 VACATION PRELIMINARY PLAT WITH COMMENTS 1 THROUGH 3 IN STAFF REPORT 26-008.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. B. Webber Subdivision Bluff Park Schneider 2026 Addition Preliminary Plat, Staff Report 26-009

Commissioner Schneider disclosed that he has a conflict of interest since he is the owner of the property.

S.SMITH/HARNESS MOVED THAT COMMISSIONER SCHNEIDER HAS A CONFLICT OF INTEREST ON ITEM 9.B.

VOTE: YES: WALKER, HARNESS, S.SMITH, VENUTI

ABSTAIN: SCHNEIDER.

Motion Carried.

Commissioner Schneider left the room as required under Planning Commission Bylaws.

Chair S. Smith deferred to Planner Foster who presented his report.

Chair S. Smith invited the applicant or their representative to speak.

Katie Kirsis of Seabright Survey and Design shared that she is available to answer any questions.

Chair S. Smith opened the public hearing. There were no comments and the public hearing was closed.

Chair S. Smith opened the floor to questions by the commission to the planner or applicant.

Chair S. Smith asked whether the proposed lot meets the minimum requirement for the minimum lot size. Planner Foster confirmed that both lots meet the minimum requirement. There were no further questions.

HARNESS/VENUTI MOVED TO APPROVE STAFF REPORT 26-009, WEBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION WITH ONE CONDITION THAT PRIOR TO RECORDING THE FINAL PLAT, THE SURVEYOR SHALL DEDICATE A 15-FOOT UTILITY EASEMENT FRONTING THE WEST AND NORTH PORTION OF HIDDEN WAY IN ACCORDANCE WITH HOMER CITY CODE 22.10.051(A).

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Schneider returned to the dais.

10. PENDING BUSINESS

11. NEW BUSINESS

12. INFORMATIONAL MATERIALS

12. A. 2026 Planning Commission Meeting Calendar

13. COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

14. COMMENTS OF THE STAFF

Deputy Clerk Lynn thanked the planning commission and said that this was his last meeting. He welcomed the commission to come catch trout with him in Cooper Landing.

City Planner Foster thanked the commissioners, saying there was a lot on the agenda and the commissioners did a good job covering the cases and material. He thanked Scott for his work with the commission.

15. COMMENTS OF THE COMMISSION

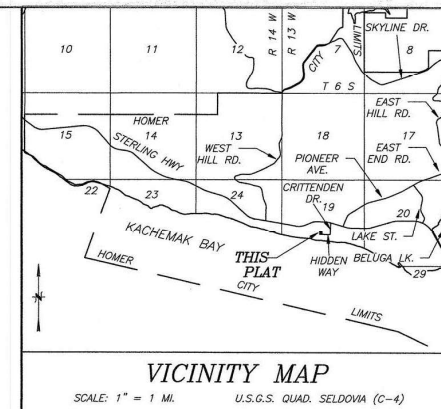
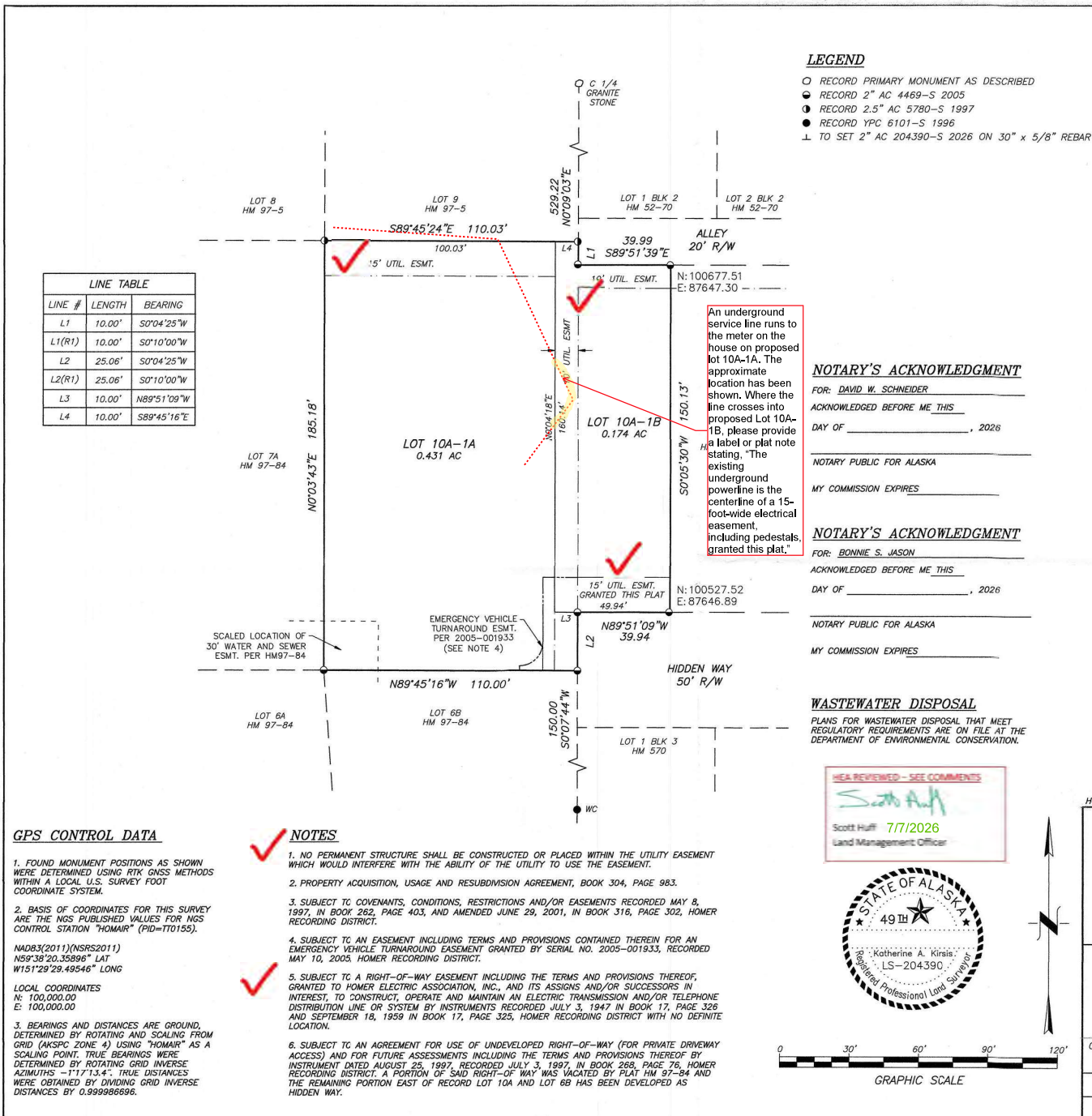
Commissioner Venuti thanked the commission for their work and said that he hoped Scott Lynn catches a lot of fish.

Commissioner Walker said it was a good meeting and told Scott to catch some good fish.

Commissioner Harness noted that she would have thought about moving the agenda around so that kids and families didn't have to wait. She'll try to be more on top of making those changes. She thanked Ryan for answering so many questions—some were asked purposely to demonstrate to the public that there wasn't an avenue here to help them.

Commissioner Schneider said it was a good and interesting meeting and he learned things. He thanked Scott for doing such a great job.

Chair S. Smith shared that the commission heard the comments of everyone on Kia lane, and the decision was not void of the heartfelt comments about maintaining the safety of the children and the environment up there, it's the desire of the commission to uphold that as much as possible, sometimes the law just keeps us in a place where we can't make all ideal situations happen.



CERTIFICATE OF OWNERSHIP

WE 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 HEREON.

DAVID W. SCHNEIDER
BOX 424
HOMER, AK 99603

BONNIE S. JASON
BOX 424
HOMER, AK 99603

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION

A REPLAT OF LOT 10A-1, WEBBER SUBDIVISION BLUFF PARK REPLAT (HM 2005-17), LOCATED WITHIN THE NE1/4 SW1/4 SECTION 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.605 ACRES

SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: DAVID W. SCHNEIDER
P.O. BOX 424
HOMER, AK 99603

BONNIE S. JASON
P.O. BOX 424
HOMER, AK 99603

DRAWN BY: BT CHKD BY: KK JOB #2026-22
DATE: 06/20/2026 SCALE: 1"=30' SHEET #1 OF 1

KPB 2026-067



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/19/2026 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 lot into two lots.

KPB File No. 2026-067

Petitioner(s) / Land Owner(s): David W. Schneider and Bonnie S. Jason 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, 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.

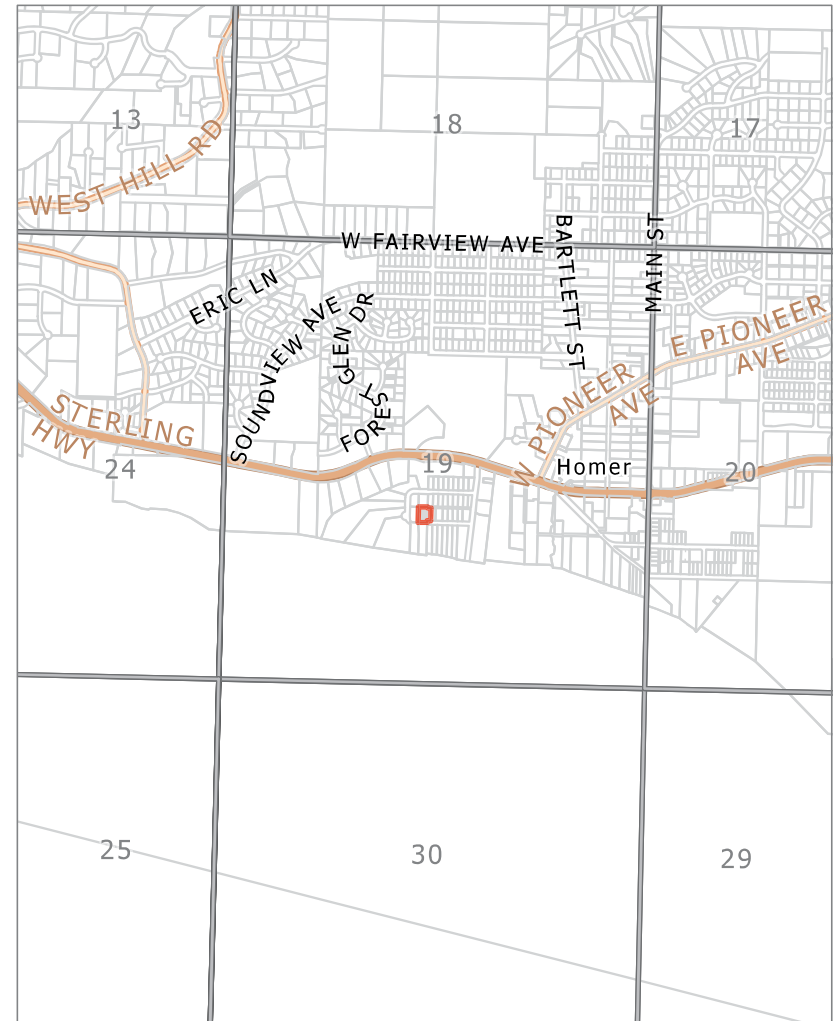
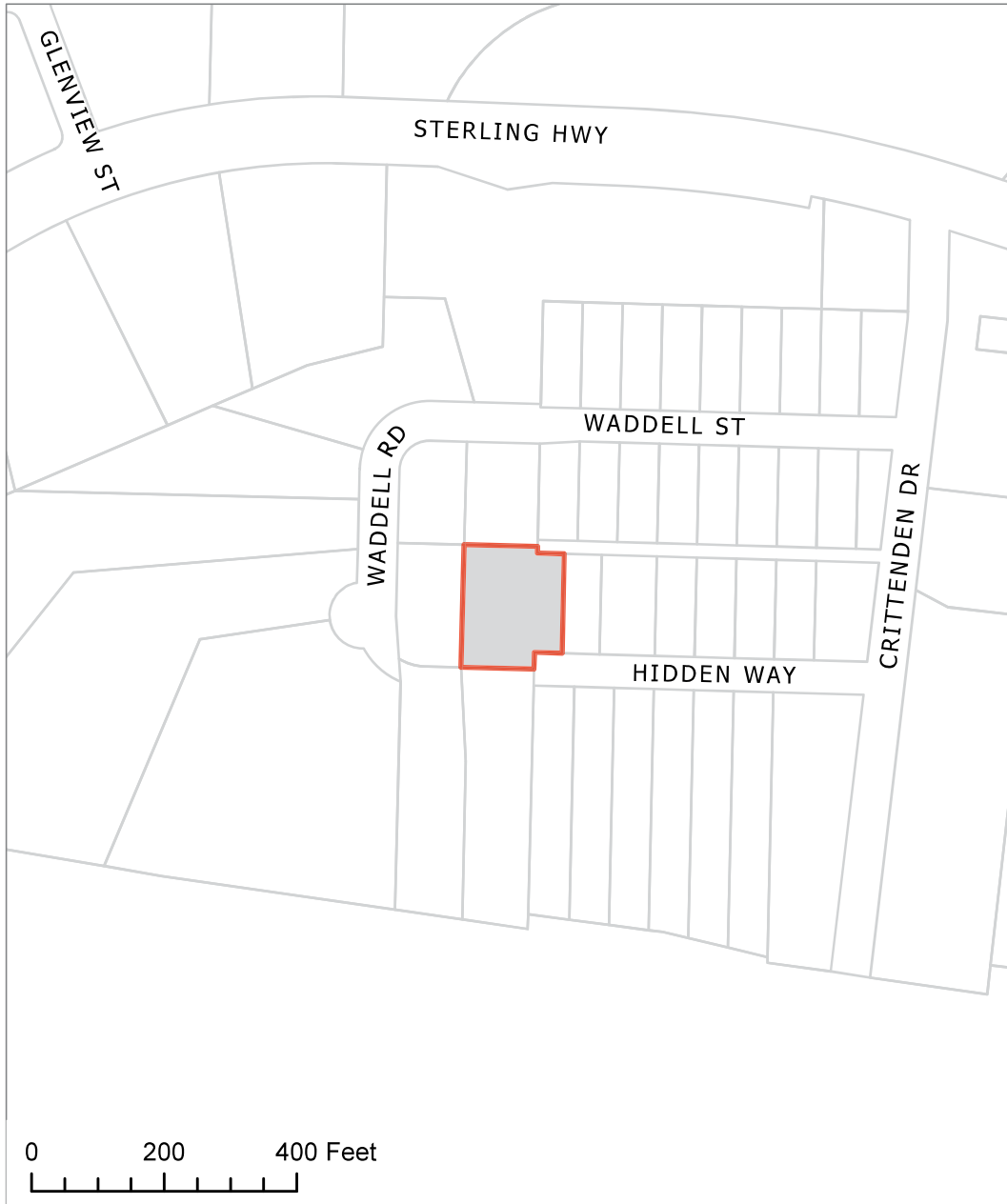
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

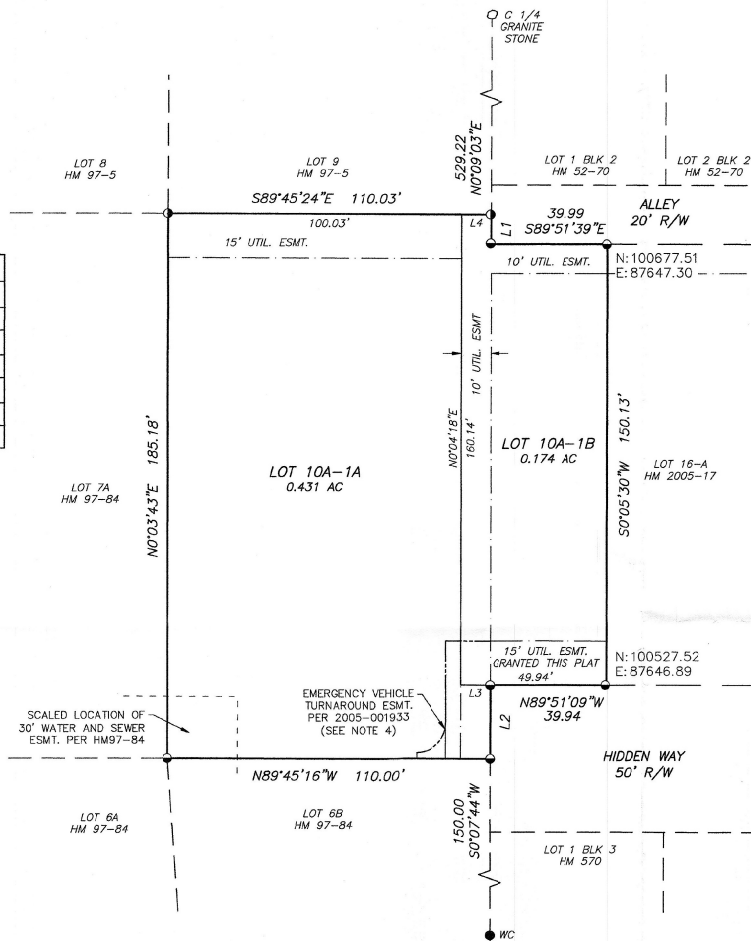
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/2/2026



KPB File 2026-067
T 06S R13W SEC 19
City of Homer

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	S0°04'25"W
L1(R1)	10.00'	S0°11'00"W
L2	25.06'	S0°04'25"W
L2(R1)	25.06'	S0°11'00"W
L3	10.00'	N89°51'09"W
L4	10.00'	S89°45'16"E



GPS CONTROL DATA

1. FOUND MONUMENT POSITIONS AS SHOWN WERE DETERMINED USING RTK GNSS METHODS WITHIN A LOCAL U.S. SURVEY FOOT COORDINATE SYSTEM.

2. BASIS OF COORDINATES FOR THIS SURVEY ARE THE NGS PUBLISHED VALUES FOR NGS CONTROL STATION "HOMER" (PID=IT0155).

NAD83(2011)(NRSR20-1)
N59°38'20.35896" LAT
W151°29'29.49546" LONG

LOCAL COORDINATES
N: 100,000.00
E: 100,000.00

3. BEARINGS AND DISTANCES ARE GROUND, DETERMINED BY ROTATING AND SCALING FROM GRID (AKSPZ ZONE 4) USING "HOMER" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999996696.

NOTES

1. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
2. PROPERTY ACQUISITION, USAGE AND RESUBDIVISION AGREEMENT, BOOK 304, PAGE 983.
3. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED MAY 8, 1997, IN BOOK 262, PAGE 403, AND AMENDED JUNE 23, 2001, IN BOOK 316, PAGE 302, HOMER RECORDING DISTRICT.
4. SUBJECT TO AN EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR AN EMERGENCY VEHICLE TURNAROUND EASEMENT GRANTED 9Y SERIAL NO. 2005-001933, RECORDED MAY 10, 2005, HOMER RECORDING DISTRICT.
5. SUBJECT TO A RIGHT-OF-WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENTS RECORDED JULY 3, 1947 IN BOOK 17, PAGE 326 AND SEPTEMBER 18, 1959 IN BOOK 17, PAGE 325, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION.
6. SUBJECT TO AN AGREEMENT FOR USE OF UNDEVELOPED RIGHT-OF-WAY (FOR PRIVATE DRIVEWAY ACCESS) AND FOR FUTURE ASSESSMENTS INCLUDING THE TERMS AND PROVISIONS THEREOF BY INSTRUMENT DATED AUGUST 25, 1997, RECORDED JULY 3, 1997, IN BOOK 268, PAGE 76, HOMER RECORDING DISTRICT. A PORTION OF SAID RIGHT-OF-WAY WAS VACATED BY PLAT HM 97-84 AND THE REMAINING PORTION EAST OF RECORD LOT 10A AND LOT 6B HAS BEEN DEVELOPED AS HIDDEN WAY.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 2" AC 4469-S 2005
- RECORD 2.5" AC 5780-S 1997
- RECORD YPC 6101-S 1996
- ⊥ TO SET 2" AC 204390-S 2026 ON 30" x 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT

FOR: DAVID W. SCHNEIDER

ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGMENT

FOR: BONNIE S. JASON

ACKNOWLEDGED BEFORE ME THIS

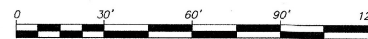
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

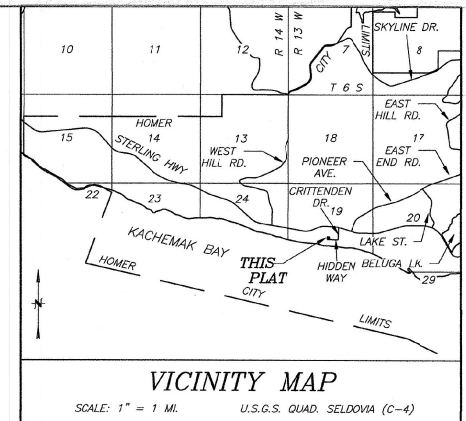
MY COMMISSION EXPIRES

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



GRAPHIC SCALE



CERTIFICATE OF OWNERSHIP

WE 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 HEREON.

DAVID W. SCHNEIDER
BOX 424
HOMER, AK 99603

BONNIE S. JASON
BOX 424
HOMER, AK 99603

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BY: _____ DATE: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT

KPB FILE NO. 2026-000

WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION

A REPLAT OF LOT 10A-1, WEBBER SUBDIVISION BLUFF PARK REPLAT (HM 2005-17), LOCATED WITHIN THE NE1/4 SW1/4 SECTION 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.605 ACRES

SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIA, P.L.S.

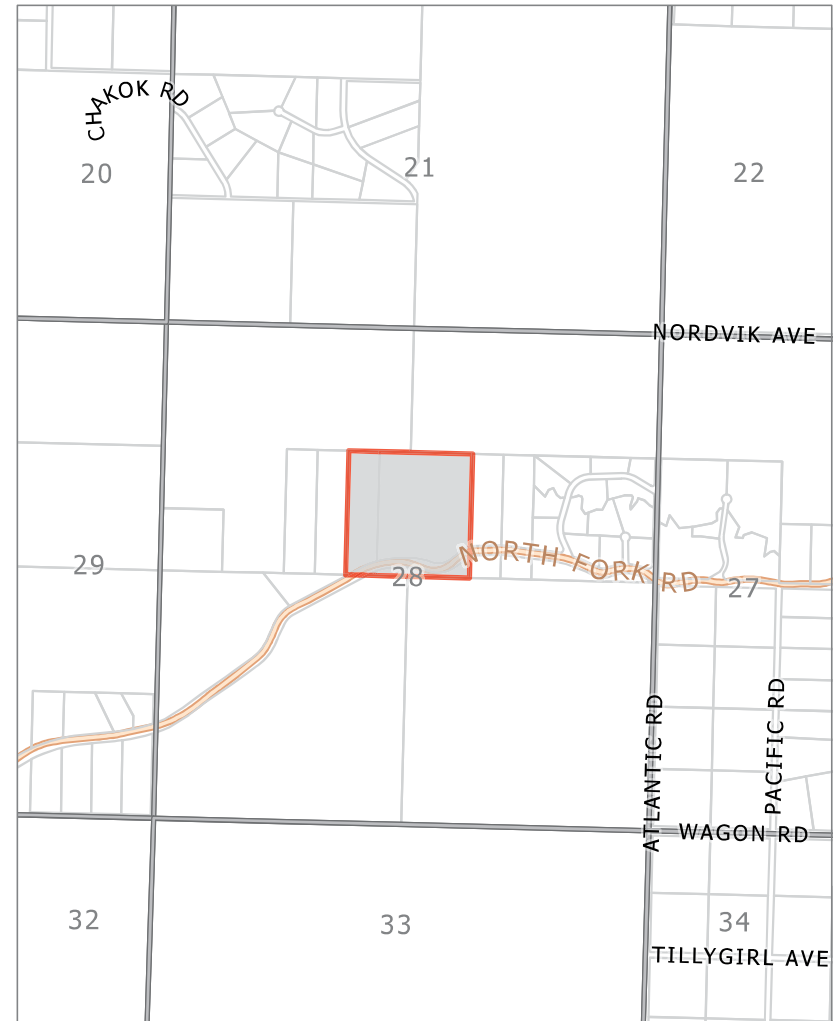
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: DAVID W. SCHNEIDER P.O. BOX 424 HOMER, AK 99603
BONNIE S. JASON P.O. BOX 424 HOMER, AK 99603

DRAWN BY: 9T CHKD BY: KK JOB #2026-22
DATE: 06/2026 SCALE: 1"=30' SHEET #1 OF 1

E. NEW BUSINESS

- 7. Hangover Hollow; KPB File 2026-053**
Mullikin Surveys / Mumey, Proctor
Location: North Fork Road
Anchor Point Area



KPB File 2026-053
T04S R14W SEC28
Nikolaevsk and Anchor Point



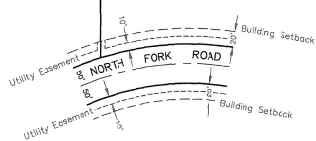
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble F-10 survey grade receivers, differentially corrected and processed using Spectra Geomatics Survey Pro 6.8.1.7.
2. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
3. Granted this plat, for North Fork Road, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
4. Granted this plat, HEA electric and telephone line are the centerline of a 20' foot wide easement, 10 feet either side of the centerline. Location centered on existing poles, field verified.
5. 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.
6. Subject to reservations and exceptions as
7. Wastewater Disposal: Lots which are at least 200,000 square feet in size may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
8. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
9. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

Typical Setback with Easement: NTS

(See Notes 2 & 3)



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

Note: areas defined as Wetlands found within the subdivision per the Kenai Watershed Forum (KWF) labeled within subdivision.

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18 as may be amended, for restrictions that effect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.04D.

SURVEYORS CERTIFICATE

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.

Date: _____

Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



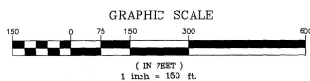
LEGEND

- Found 2 1/2" Brass Cap or 1" Iron Pipe, 3386-S CW 7/8 3-28 1976
- Found 2" Brass Cap or 3/4" Galvanized Pipe, 3686-S CNTR S28 T4S R15W 1975
- Found 1/2" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar 14449-S 2026

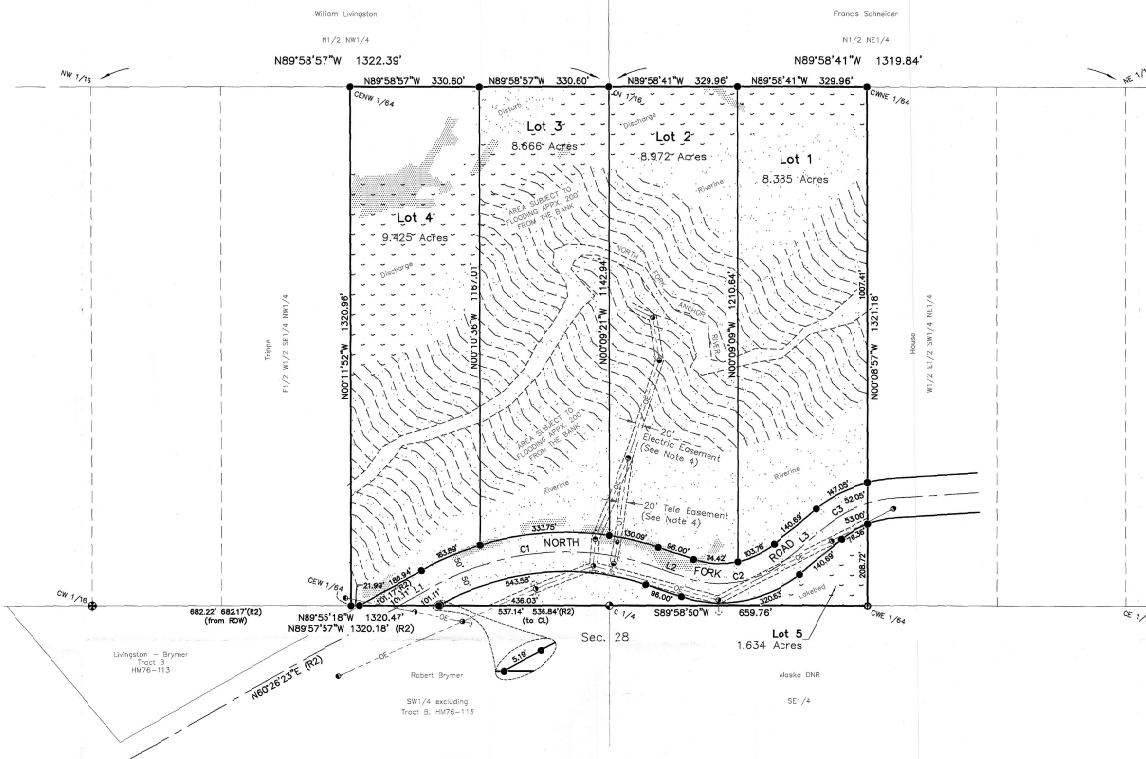
(R1) Record Measurements Per GLO Subdivision of Township 4 South, Range 14 West, Seward Meridian Approved December 10, 1945 and Accepted April 29, 1946.

(R2) Record Measurements Per Livingston - Bryner Tract B, HM76-113

----- Easement Line
----- Setback Line



KPB 2026-053



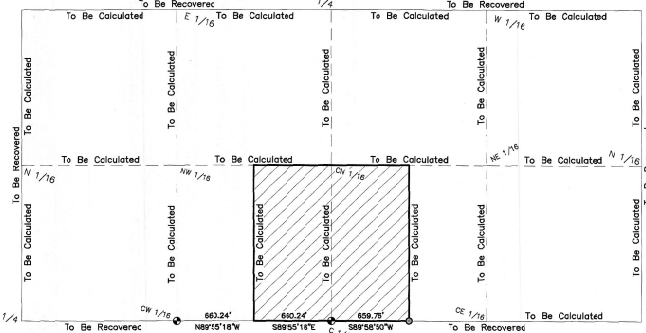
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	585.63'	995.95'	48'13"	N84° 32' 52"E	588.53'
C2	259.41'	262.98'	58'42"	N79° 19' 33"E	257.78'
C3	111.85'	286.68'	22'21"	N61° 08' 11"E	111.15'

Line Table		
Line #	Length	Direction
L1	93.07'	N60° 26' 23"E
L2	96.00'	S71° 20' 38"E
L3	140.69'	N49° 57' 39"E

Sec. 20

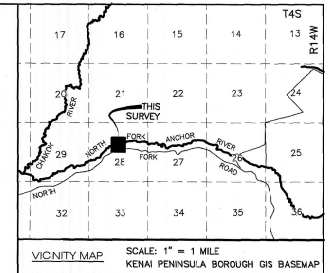
Sec. 21

Sec. 22



Sec. 28

SECTION BREAKDOWN: 1" = 500'



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby accept this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Daniel L. Murray
P.O. Box 28
Anchor Point, AK 99556

Robert J. Proctor
P.O. Box 28
Anchor Point, AK 99556

NOTARIES ACKNOWLEDGMENT

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: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Month Day, 2026.

Kenai Peninsula Borough Authorized Official

SHEET 1 OF 1

HANGOVER HOLLOW

A SUBDIVISION OF THE E1/2 E1/2 SE1/4 NW1/4, THE W1/2 W1/2 SW1/4 NE1/4, AND W1/2 E1/2 SE1/4 NW1/4 OF SECTION 28 TOWNSHIP 4 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN

LOCATED WITHIN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 40 ACRES, MORE OR LESS

SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	DANIEL L. MURRAY AND ROBERT J. PROCTOR P.O. BOX 28 ANCHOR POINT, AK 99556
SURVEY DATE: 3/6 & 3/11/2026	SCALE: 1" = 150'
PLAT DATE: X/X/2026	BOOK No: 2026-1
CHECKED BY: CLM	FILE: HANGOVER HOLLOW SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No: 2026-

AGENDA ITEM E. NEW BUSINESS

ITEM #7 - PRELIMINARY PLAT
HANGOVER HOLLOW

KPB File No.	2026-053
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Daniel L. Mumey and Roberta J. Proctor of Anchor Point, Alaska
Surveyor:	Christopher Mullikin; Mullikin Surveys LLC
General Location:	North Fork Road, Anchor Point

Parent Parcel No.:	165-180-52 165-520-01
Legal Description:	165-180-52: T 4S R 14W SEC 28 Seward Meridian HM W1/2 E1/2 SE1/4 NW1/4 165-520-01: T 4S R 14W SEC 28 Seward Meridian HM W1/2 SW1/4 NE1/4 & E1/2 E1/2 SE1/4 NW1/4
Assessing Use:	165-180-52: Residential Accessory Building 165-520-01: Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two parcels of approximately 10 acres and 30 acres into five parcels ranging in size from 1.634 acres to 9.425 acres and will dedicate a portion of North Fork Road.

Location and Legal Access (existing and proposed):

The subdivision is located near milepost 6 of North Fork Road.

The plat proposed to dedicate 100 feet to North Fork Road, which will serve as the legal access to all proposed lots. The dedication follows the existing constructed road centerline. North Fork Road is maintained by the State of Alaska and the dedication will be to the State of Alaska.

The SOA DOT&PF has requested shared access points for Lots 1 and 2, and for Lots 3 and 4. **Staff recommends** including a plat note on the final plat indicating these shared access requirements.

No section line easements affect the subject area.

Block length is not compliant along North Fork Rd. North Fork Rd is running along the southerly boundary of the plat. Between roads coming off the north side of North Fork Rd along this stretch they several miles apart. Due to the river, and topography, no additional right-of-way is feasible within the plat. A short stubby cul-de-sac is not a reasonable solution either, with the proposed large lots. **Staff recommends** the Plat Committee concur that an exception request to KPB 20.30.170 (Block Length) is not required at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	○ No objection to proposed plat.

	○ Dedicate a shared access easement for Lot 1 and Lot 2. ○ Dedicate a shared access easement for Lot 3 and Lot 4. ○ Apply for driveway permits at DOT&PF's online ePermits website: http://dot.alaska.gov.row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-6263 to speak with a regional permit officer if you have any questions.
--	--

Site Investigation:

KPB data indicates a driveway located in the southwest corner of proposed Lot 4 being used for access to the adjacent parcel to the west. An additional driveway on proposed lot 4 appears to provide access for proposed Lots 3 and 2. **Staff recommendation:** granting private driveway easements over the existing travel ways to eliminate encroachments and access issues. Because these easements would be private, **staff recommends** they be created by separate document, recorded, and then shown or noted on the final plat.

Multiple structures are located on the subject parcels. **Staff recommends** the surveyor confirm whether any encroachments exist during the field survey.

Slopes greater than 20% are present within the subdivision and are shown as shaded areas on the preliminary plat.

The North Fork Anchor River flows through the middle of the proposed lots.

According to the KWF Wetlands Assessment, most of the subdivision is located within a riverine or discharge slope. The southeast corner of Lot 5 contains a lakebed. These areas have been identified on the preliminary plat. Plat Note 8 and the wetlands note are included on the preliminary plat.

KPB River Center Reviewers notes that this area has not been mapped by FEMA for flood information. The preliminary plat includes notes indicating that areas within approximately 200 feet of the river bank are subject to flooding. **Staff recommends** providing the source of this flood-risk information with the final plat and reduce the shading to a hatch line on the drawing with a note flagged to it and a plat note.

The proposed plat is located within a habitat protection district, and the appropriate plat note has been added.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not been studied by FEMA to provide flooding information. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat fall under the jurisdiction of KPB 21.18 and River Center must be consulted prior to work.
State of Alaska Fish and Game	No response

Staff Analysis

The land originally was surveyed as portions of the SE1/4 NW1/4 and SW1/4 NE1/4 of Section 28, Township 4 South, Range 14 West, Seward Meridian. This plat represents the first subdivision of this area.

A soils report is required for proposed Lot 5, and an engineer must sign the final plat as the new lot is less than 200,000 square feet. The corresponding Wastewater Disposal Note should be added to the final plat and will be reviewed upon submittal of the soils report.

A soils report will not be required for proposed Lots 1 through 4, as each lot exceeds 200,000 square feet. The correct Wastewater Disposal note has been added as plat note 7. **Staff recommends** including the corresponding lot numbers with the wastewater disposal note.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Anchor point Advisory Planning Commission which is inactive at this time.

Utility Easements

Easements granted to HEA are listed in the CTP. **Staff recommends** verifying the legal description of these easements.

- If an easement affects the proposed subdivision, include on the final plat.
- If it does not affect the subdivision, provide confirmation to the Platting Department with the final plat submittal.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The proposed plat grants a 10-foot utility easement that increase to 20 feet within 5 feet of side lot lines.

The HEA Land Management Officer has requested modifications to the easements depicted and noted on the plat, as well as additional easements. **Staff recommends** complying with the requests on the final plat. The comment is included in the packet for review.

Utility provider review:

HEA	See comments in packet
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 34970 North Fork Rd, 34976 North Fork Rd, 34990 North Fork Rd Existing Street Names are Correct: Yes List of Correct Street Names: North Fork Rd Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied:
------------	---

	Comments: Addresses will remain
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify the KPB File No to 2026-053
- Modify the Plat Approval date to July 20, 2026
- Correct the minor typo in the Anadromous Water Habitat Protection District Note: "... within the KPB Anadromous Waters Habitat..."
- Add Certificate of Acceptance of North Fork Road to the State of Alaska
-

Add the following Plat Notes:

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- *No access to state-maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.*

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
○ Provide labels for the following: Sections 18, 19, 30, and 31, and Nikolaevsk Road.
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Verify HEA easements listed in CTP.
ROW easement to SOA
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
○ Remove ownership labels from adjacent parcels

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Provide source of areas subject to flooding
- I. Approximate locations of areas subject to tidal inundation and the mean high-water line;
Staff recommendation:
Provide MHW line

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.**

- HEA requested modifications to plat and additional easements.
- Confirm if easements listed within CTP affect subdivision.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.040. Dedication of public use lands. Any land shown on a plat as a street, public park or other public area must be dedicated on the final plat to a tax-exempt governmental entity. If the governmental entity is not the Kenai Peninsula Borough, the governmental entity shall be required to execute an acceptance of the dedication on the plat.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190.

7. A certificate of acceptance for any dedicated right-of-way, easement, or other public area in substantially the following form shall be executed by a government official authorized to bind the governmental entity accepting the dedication. Nothing in this paragraph impairs the authorized official from refusing a dedication for reasonable public cause, consistent with applicable law or ordinance.

Certificate of Acceptance

The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of _____ 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.

By: _____ Date: _____

(Name and title of authorized official)

City of (insert name)

RECOMMENDATION:

STAFF RECOMMENDS:

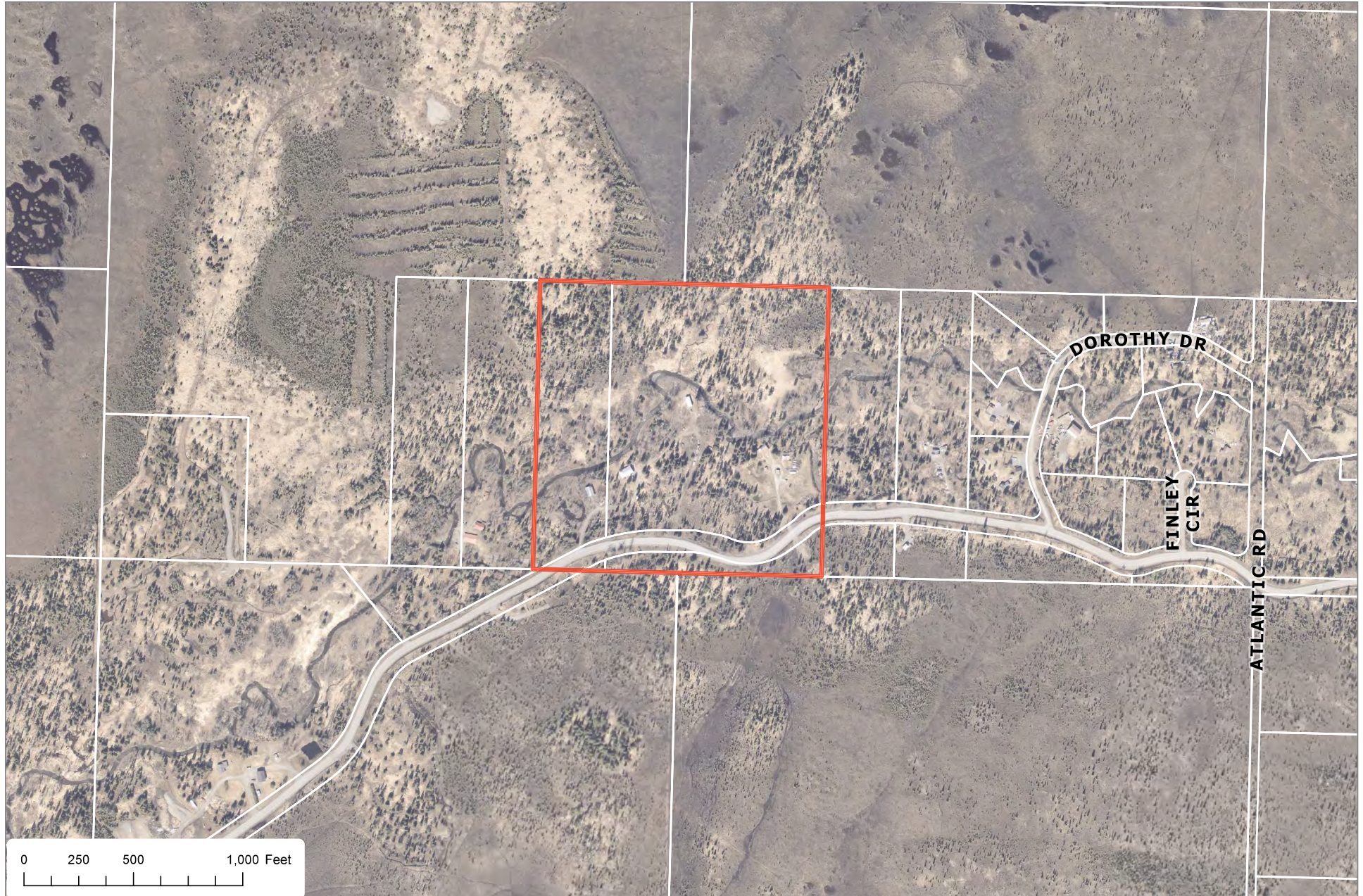
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

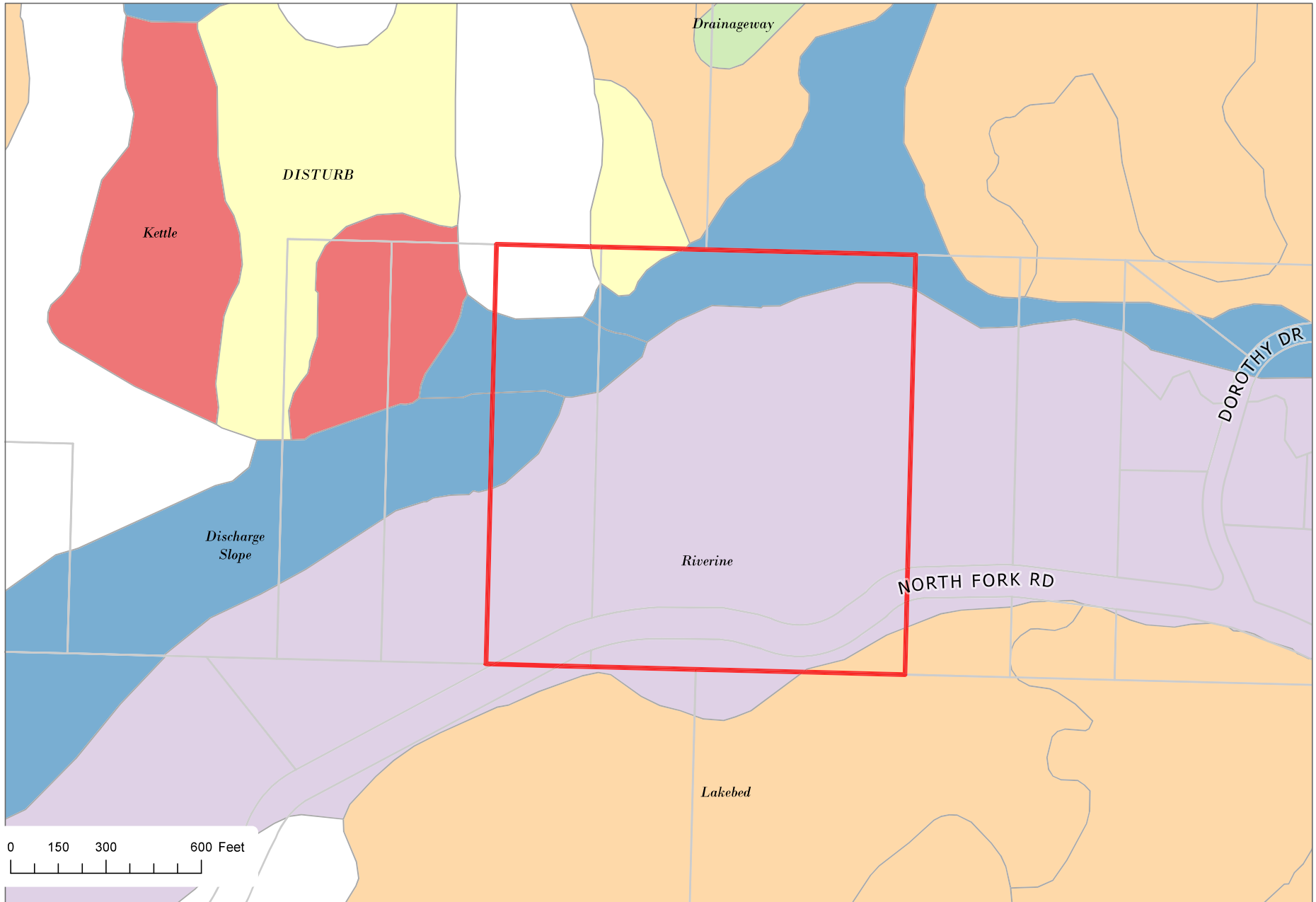
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

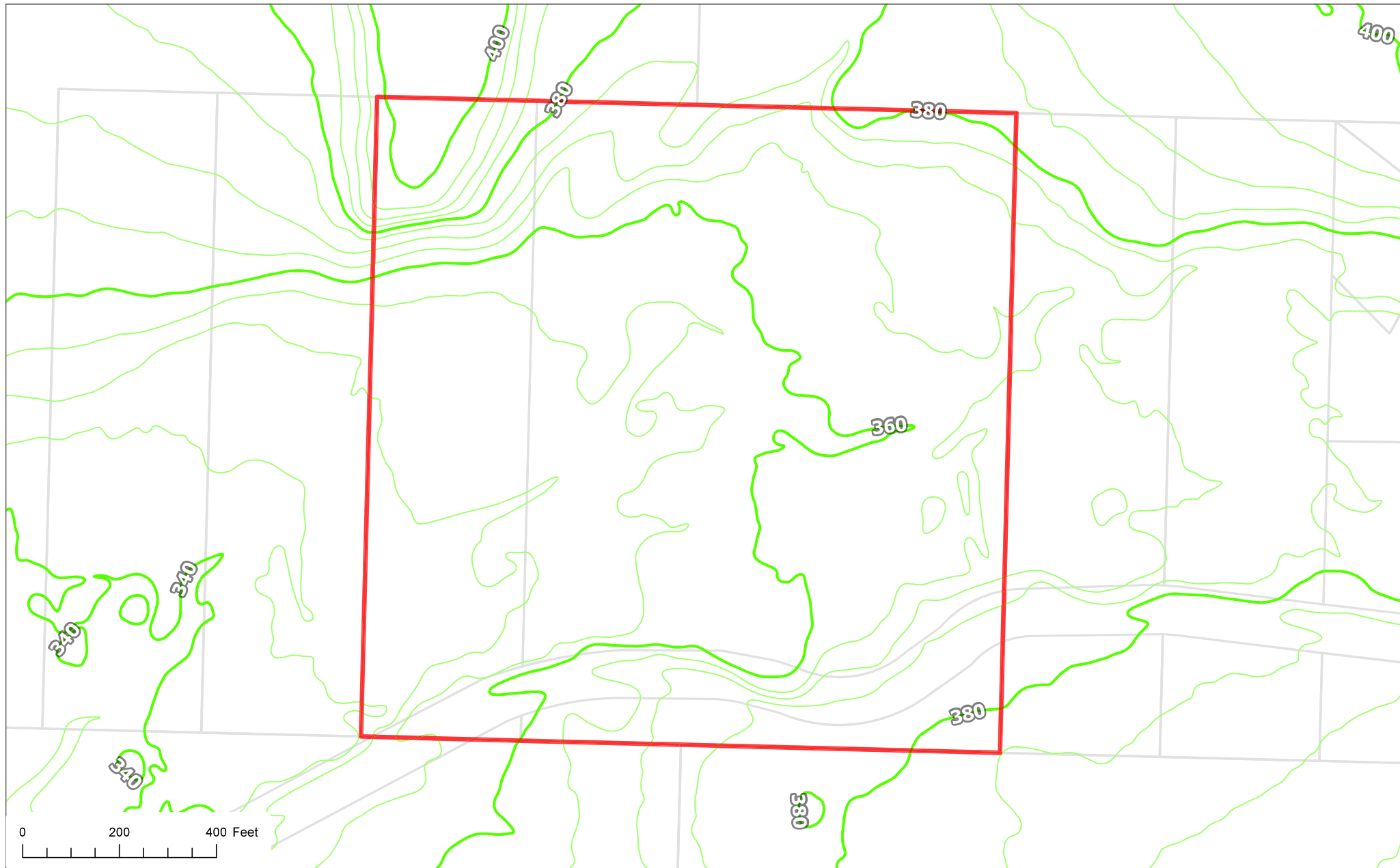
END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

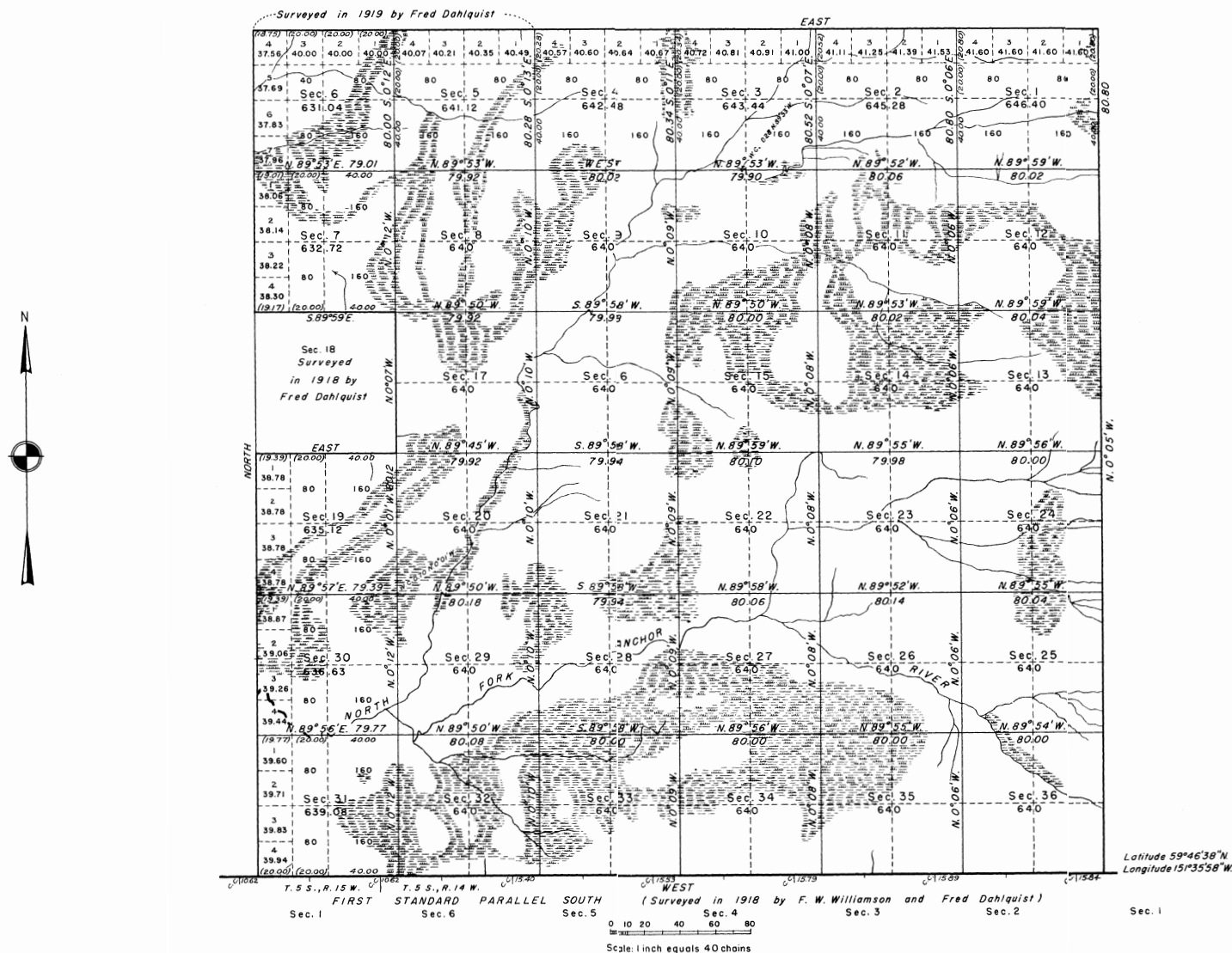


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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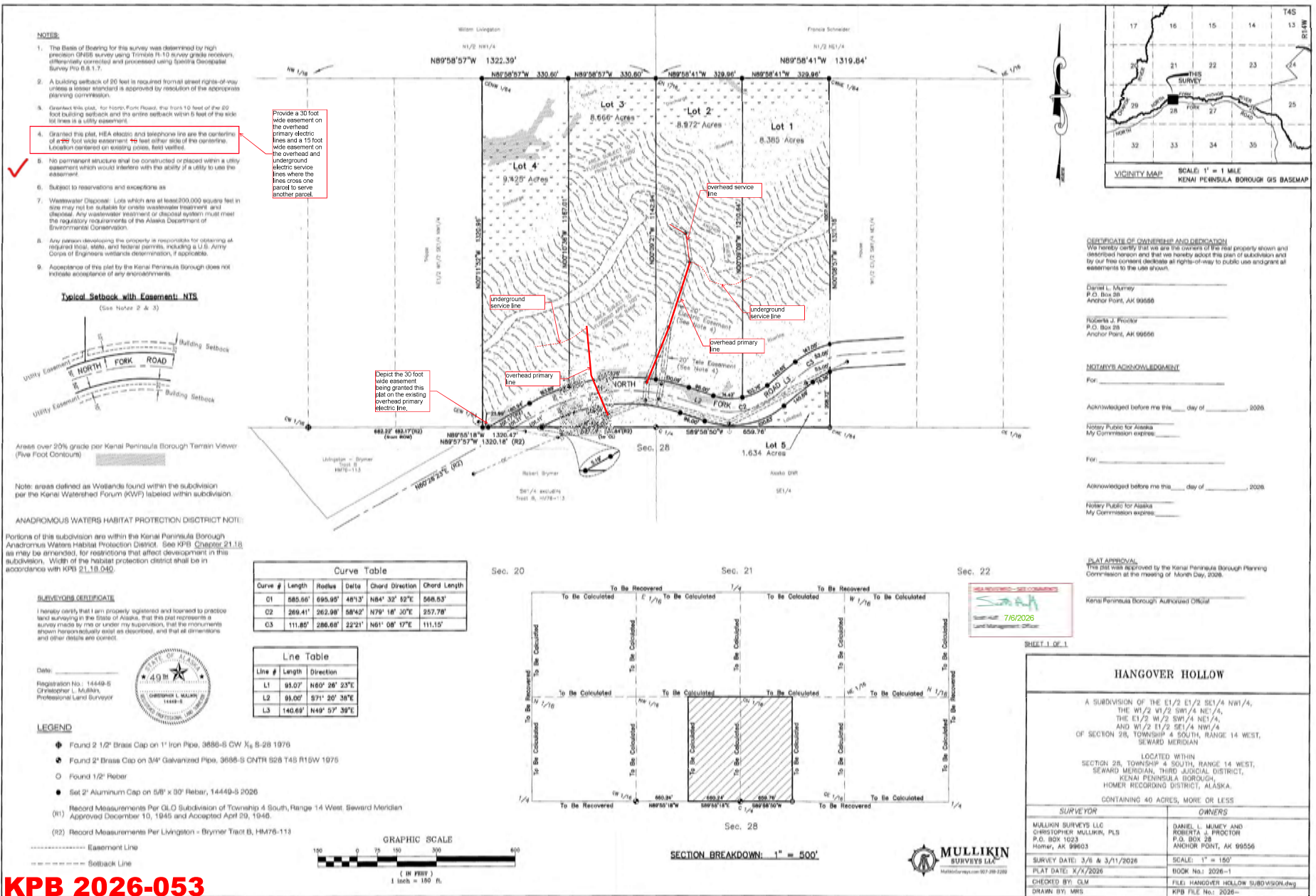
TOWNSHIP NO. 4 SOUTH, RANGE NO. 14 WEST OF THE SEWARD MERIDIAN, ALASKA



Mean Magnetic Declination 24°30'E.

Area Surveyed 22,393.31 Acres

LINES DESIGNATED	BY WHOM SURVEYED	GROUP NO.	DATE OF SPECIAL INSTRUCTIONS	WHEN SURVEYED	
				BEGUN	COMPLETED
EXTERIOR	E. D. CALVIN	52	July 24, 1935	June 12, 1940	July 17, 1940
SUBDIVISIONAL	LAURIE A. DAUPHINY				



KPB 2026-053



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/2/2026 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 two parcels into five parcels.

KPB File No. 2026-053

Petitioner(s) / Land Owner(s): Daniel L Mumey and Roberta J Proctor of Anchor Point, 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.

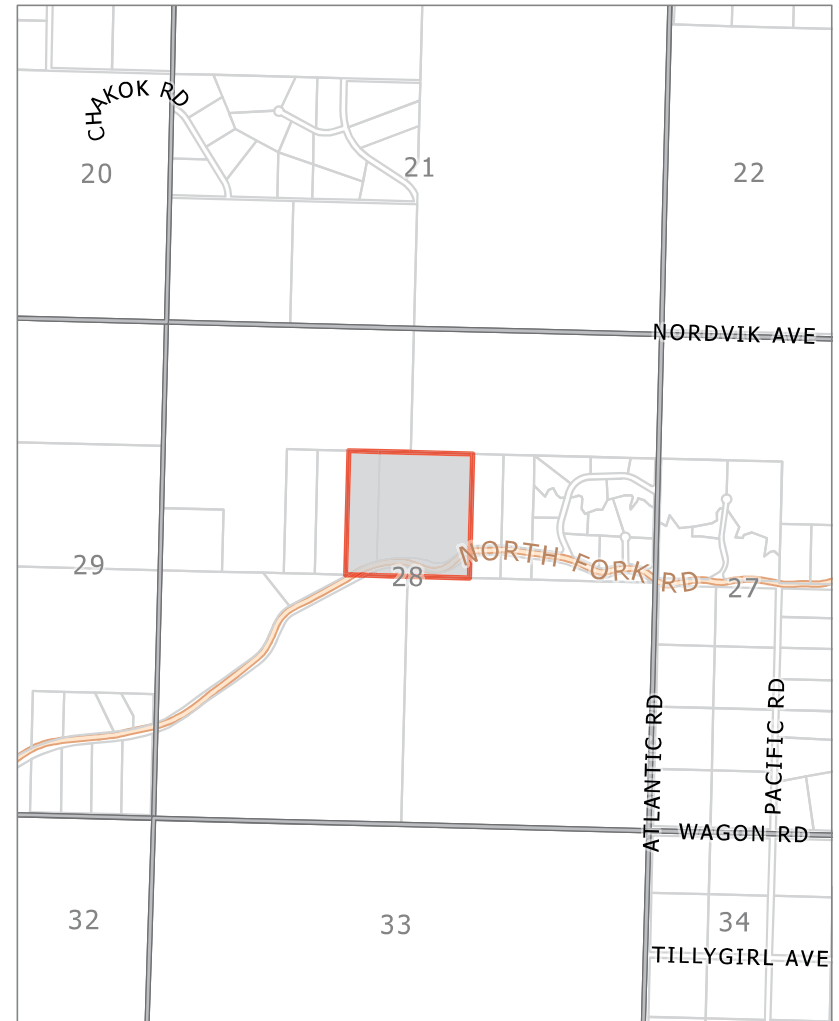
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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



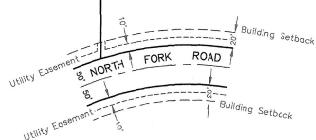
KPB File 2026-053
T04S R14W SEC28
Nikolaevsk and Anchor Point

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble F-10 survey grade receivers, differentially corrected and processed using Spectra Geomatics Survey Pro 6.8.1.7.
2. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
3. Granted this plat, for North Fork Road, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
4. Granted this plat, HEA electric and telephone line are the centerline of a 20' foot wide easement, 10 feet either side of the centerline. Location centered on existing poles, field verified.
5. 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.
6. Subject to reservations and exceptions as
7. Wastewater Disposal: Lots which are at least 200,000 square feet in size may not be suitable for on-site wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
8. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
9. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

Typical Setback with Easement: NTS

(See Notes 2 & 3)



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

Note: areas defined as Wetlands found within the subdivision per the Kenai Watershed Forum (KWF) labeled within subdivision.

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18 as may be amended, for restrictions that effect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.04D.

SURVEYORS CERTIFICATE

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.

Date: _____

Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



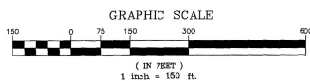
LEGEND

- Found 2 1/2" Brass Cap or 1" Iron Pipe, 3386-S CW 7/8 3-28 1976
- Found 2" Brass Cap or 3/4" Galvanized Pipe, 3686-S CNTR S28 T4S R15W 1975
- Found 1/2" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar 14449-S 2026

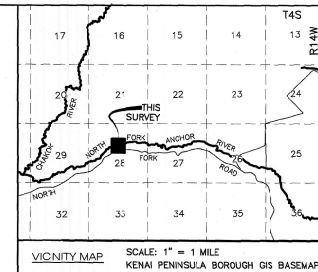
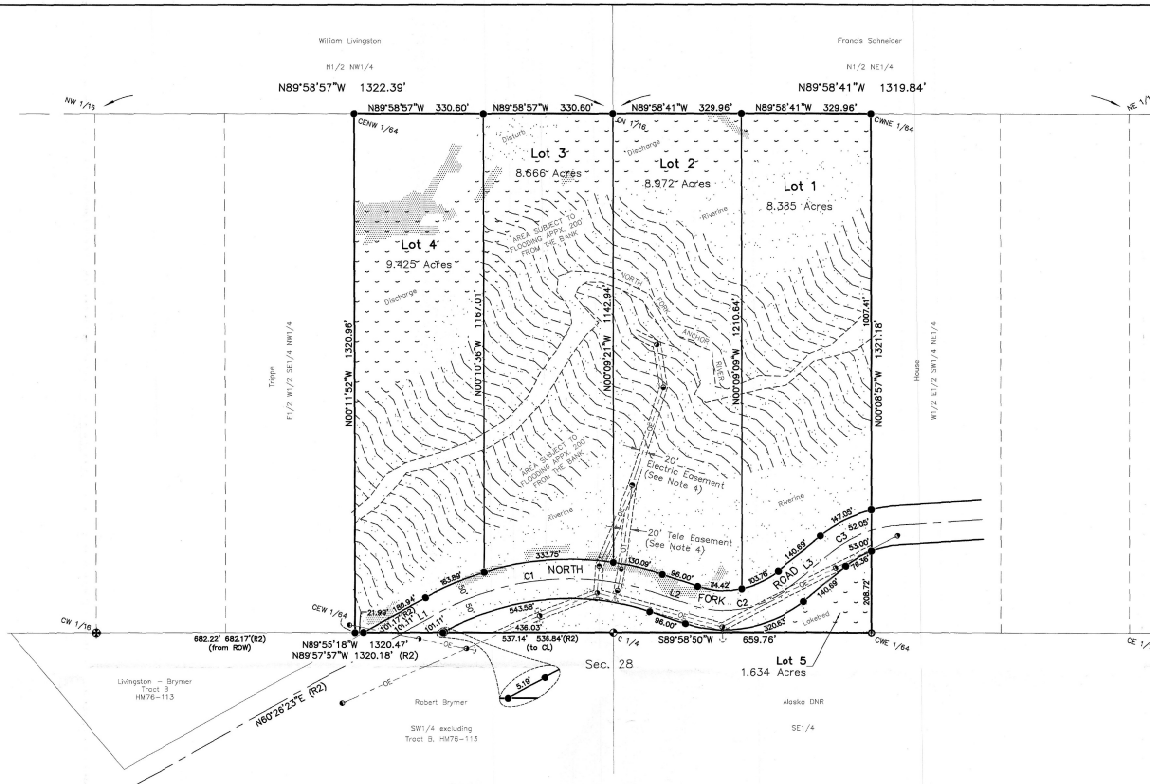
(R1) Record Measurements Per GLO Subdivision of Township 4 South, Range 14 West, Seward Meridian Approved December 10, 1945 and Accepted April 29, 1946.

(R2) Record Measurements Per Livingston - Bryner Tract B, HM76-113

----- Easement Line
----- Setback Line



KPB 2026-053



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby accept this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Daniel L. Murray
P.O. Box 28
Anchor Point, AK 99556

Roberta J. Proctor
P.O. Box 28
Anchor Point, AK 99556

NOTARIES ACKNOWLEDGMENT

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: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Month Day, 2026.

Kenai Peninsula Borough Authorized Official

SHEET 1 OF 1

HANGOVER HOLLOW

A SUBDIVISION OF THE E1/2 E1/2 SE1/4 NW1/4, THE W1/2 W1/2 SW1/4 NE1/4, AND W1/2 E1/2 SE1/4 NW1/4 OF SECTION 28 TOWNSHIP 4 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN

LOCATED WITHIN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 40 ACRES, MORE OR LESS

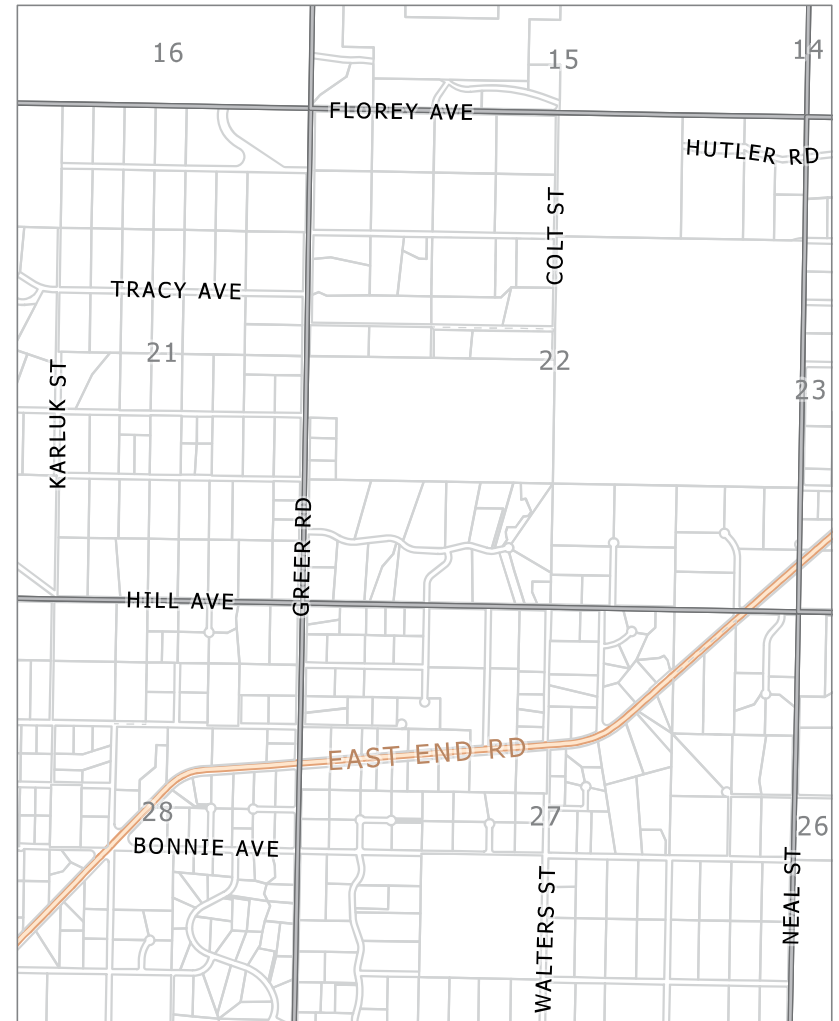
SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	DANIEL L. MURRAY AND ROBERTA J. PROCTOR P.O. BOX 28 ANCHOR POINT, AK 99556
SURVEY DATE: 3/6 & 3/11/2026	SCALE: 1" = 150'
PLAT DATE: X/X/2026	BOOK No: 2026-1
CHECKED BY: CLM	FILE: HANGOVER HOLLOW SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No: 2026-



SECTION BREAKDOWN: 1" = 500'

E. NEW BUSINESS

- 8. Newell Park East Wilson Replat; KPB File 2026-061**
Mullikin Surveys / Wilson
Location: Newell Court
Fritz Creek Area



KPB File 2026-061
T05S R12W SEC22
Fritz Creek



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
2. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
3. Per HM 97-21, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
4. 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.
5. The 20' utility easement centered on all lot lines per HM97-21 has been vacated by KPB PC RES 2012-48.
6. Subject to reservations and exceptions as
7. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
8. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

(signature of Engineer) License # Date

SURVEYOR'S CERTIFICATE

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.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



LEGEND

- Record 2 1/2" Aluminum Monument, 4469-S 1996
- Found 2" Aluminum Cap on 5/8" Rebar, 4469-S 1997
- Found 2" Aluminum Cap on 5/8" Rebar, 4469-S 2001
- Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 2012
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2026
- (R1) Record Measurements Per Newell Park East, HM97-21
- (R2) Record Measurements Per Newell Park East 2012, HM2012-63

----- Easement Line

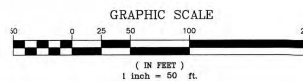
----- Setback Line

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

Note: areas defined as Wetlands found within the subdivision per the Kenai Watershed Forum (KWF) labeled within subdivision.

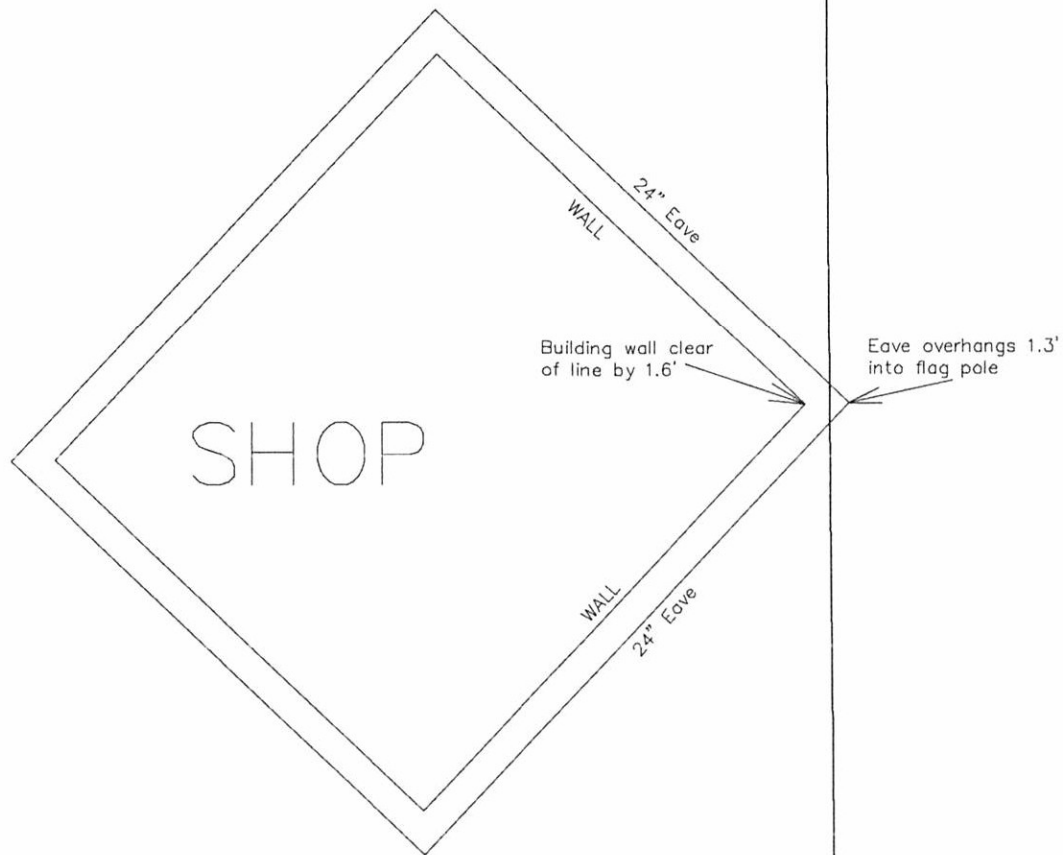
KPB 2026-061

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	113.53' 113.53'(R1)	170.00' 170.00'(R1)	38°16' 38°16'(R1)	S69° 20' 42"E	111.43'
C2	76.12' 75.92(R1)	270.00' 270.00'(R1)	16°09' 16°07'(R1)	N83° 27' 04"E	75.87'



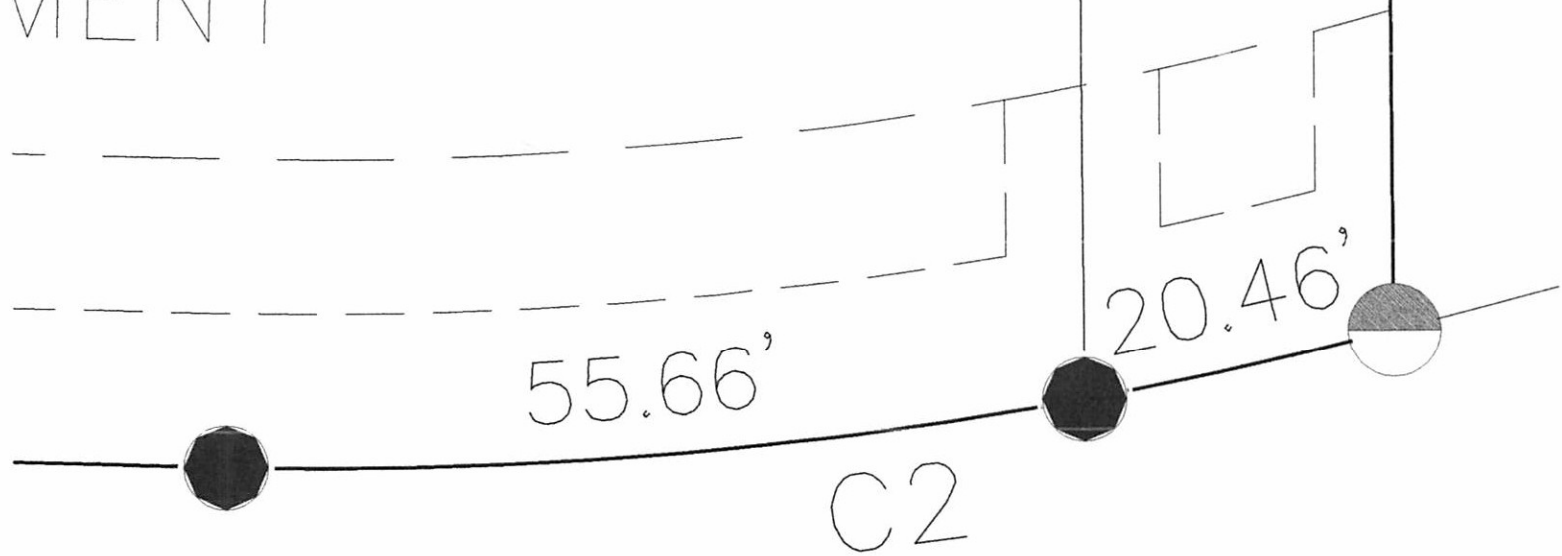
WILSON REPLAT NEWELL PARK EAST LOT 4 SUBDIVISION	
A SUBDIVISION OF LOT 4, NEWELL PARK EAST, PLAT No. 97-21, HOMER RECORDING DISTRICT	
LOCATED WITHIN S1/2 SW1/4 OF SECTION 22 TOWNSHIP 5 SOUTH, RANGE 12 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.	
CONTAINING 5.663 ACRES	
SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	JOSEPH F. WILSON, JR. PATRICIA B. WILSON THUNDERBIRD DRIVE CHUGIAK, AK 99567
SURVEY DATE: 4/24/2026	SCALE: 1" = 50'
PLAT DATE: 5/24/2026	BOOK No.: 2026-1
CHECKED BY: CLM	FILE: NEWELL PARK SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2026--

POTENTIAL ENCROACHMENT



)

MENT



AGENDA ITEM E. NEW BUSINESS

**ITEM #8 - PRELIMINARY PLAT
NEWELL PARK EAST WILSON REPLAT**

KPB File No.	2026-61
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Joseph Wilson Jr and Patricia Wilson / Chugiak, Ak
Surveyor:	Christopher Mullikin / Mullikin Surveys
General Location:	Fritz Creek

Parent Parcel No.:	172-054-04
Legal Description:	T5S R12W SEC 22 S.M. HM 0970021 NEWELL PARK EAST SUB LOT 4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190(B)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 5.663-acre lot into two new lots.

Location and Access (existing and proposed):

The plat is located on Newell Court, a 60' Borough maintained dedication. To get to Newell Ct., one goes north off East End Rd on Greer Rd a 100' State maintained road, up to Newell Ct.

The plat is not proposing a dedication, finalizing a vacation or affected by a section line easement.

Block length on the north side of Newell Ct is not compliant as the length from Greer Rd to the cul-de-sac to the east is over 2250 feet. it is undeveloped land to the north of this property, but to try to create a dedication through this parcel would be unreasonable. The parcel to the north has access to Greer Rd on the west and Colt St on the east to make road connections. Staff recommends the Plat Committee concur an exception to 20.30.170 Block Length is not need at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	
SOA DOT&PF comments	No comments

Site Investigation:

The terrain of the plat is relatively flat with the slope of the land sloping south at a rate of about 7%. There is a ditch to the west in the lot beside the plat.

There are structures located on the property when divided will be located on Lot 4-A. with the proposed flag lot division, the surveyor has noted a structure close to the line. A shop structure is close that the eve of the building is over the line 1.3 feet. This overhang of the structure is most likely about 8 – 9 feet about ground surface and should not be an issue. The surveyor shows the wall and foundation of the building to be 1.6 feet back from the division line, making the wall not an issue. **Staff recommends** the Plat Committee concur this is not an issue to be concerned with and no exception or recommendation is needed, but no further expansion of the structure should be done.

There are no wetlands are identified on the property and the land is not located in a FEMA flood hazard area according to the River Center reviewer. The land is also not in a habitat protection district either.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not had a flood study done by FEMA. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as part of the aliquot section 22, Township 5 South, Range 12 West SM Alaska. Newell Park East was the first division of the S1/2 SW1/4 of said Section 22, creating 15 lots and several dedications. This platting action will subdivide Lot 4 into two new lots.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Kachemak Bay Advisory Planning Commission which is inactive at this time.

Utility Easements

Utility easement granted by the parent plat are shown and noted.

Plat note 5 indicates the 20' utility easement along the interior lines were vacated by PC Resolution 2012-48. This is incorrect and plat note 5 should be removed. The 20' utility easement centered along all interior lot lines needs carried forward to this plat and shown on the drawing and included in the plat notes per KPB Code.

The plat is not vacating any easements at this time.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

No new easement are being proposed and utility companies have not requested any either.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 54730 Newell Ct
------------	--

	Existing Street Names are Correct: No List of Correct Street Names: Newell Ct, Gamble St Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 54730 Newell Ct will remain
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Under the Certificate of Ownership and Dedication, add the house number for both signer's address.

In the Plat Approval, change the date to July 20,

Remover Plat note 5, PC Resolution 2012-48 was for Lots 1 & 2 only.

Complete plat note 6 with the exception granted by this meeting.

PLAT NOTES?

- Add a plat note in reference to the covenants, conditions and restrictions.
- Carry forward plat note 5 from the parent plat

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Add the KPB File No of 2026-061 to drawing
Add house number to address

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation:
Add the ROW width to Gamble St
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Carry forward plat note 5 from parent plat.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Sent separate drawing with possible encroachment. Is an eve overhang. Not considered substantial issue as is above ground level approximately 9 feet

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.190 (B) Lots - Dimensions

Surveyor's Discussion:

We ask for an exception to 20.30.190(B) "if access portion is less than 60ft wide, it may not exceed 150ft in length". Our proposed length is 541.65' long at 20' wide. Owner and surveyor both believe this is the best location for the access portion of the flag lot.

Surveyor's Findings:

1. The owner reports that during conversation of this intention with neighbor to the east, neighbor also cited preference for this access portion location as it provides them both with a buffer.
2. The west side of the property has drainage along approximately half of it that would not be suitable for driveway without extensive dirt work, ditching, culverts, anti-erosion efforts, etc. due to proximity of the drainage.
3. The north side of the lot has no other access, more or less requiring a flag lot design to create Lot 4-B.

Page 4 of 6

4. There are two other flag lots in this same subdivision that required the same exception.
5. Owners state that the access portion in this location gives them the best use and enjoyment of their property.
6. Some of the planned driveway location to Lot 4-B will be within the access portion of 4-B, but some will utilize the existing driveway on Lot 4-A and will be legalized with a private driveway easement.

Staff Discussion:

20.30.190(B) The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. *If the access portion is less than 60 feet wide, it may not exceed 150 feet in length.* The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

Staff Findings:

7. Any flag lot proposed on this lot will be longer than 150' to get beyond the existing house compound.
8. Approving this exception will not be detrimental to the public.
9. The 20' building setback was created by Newell Park East HM 97-21

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-3 & 5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-3 & 8 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED),

Page 5 of 6

KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND

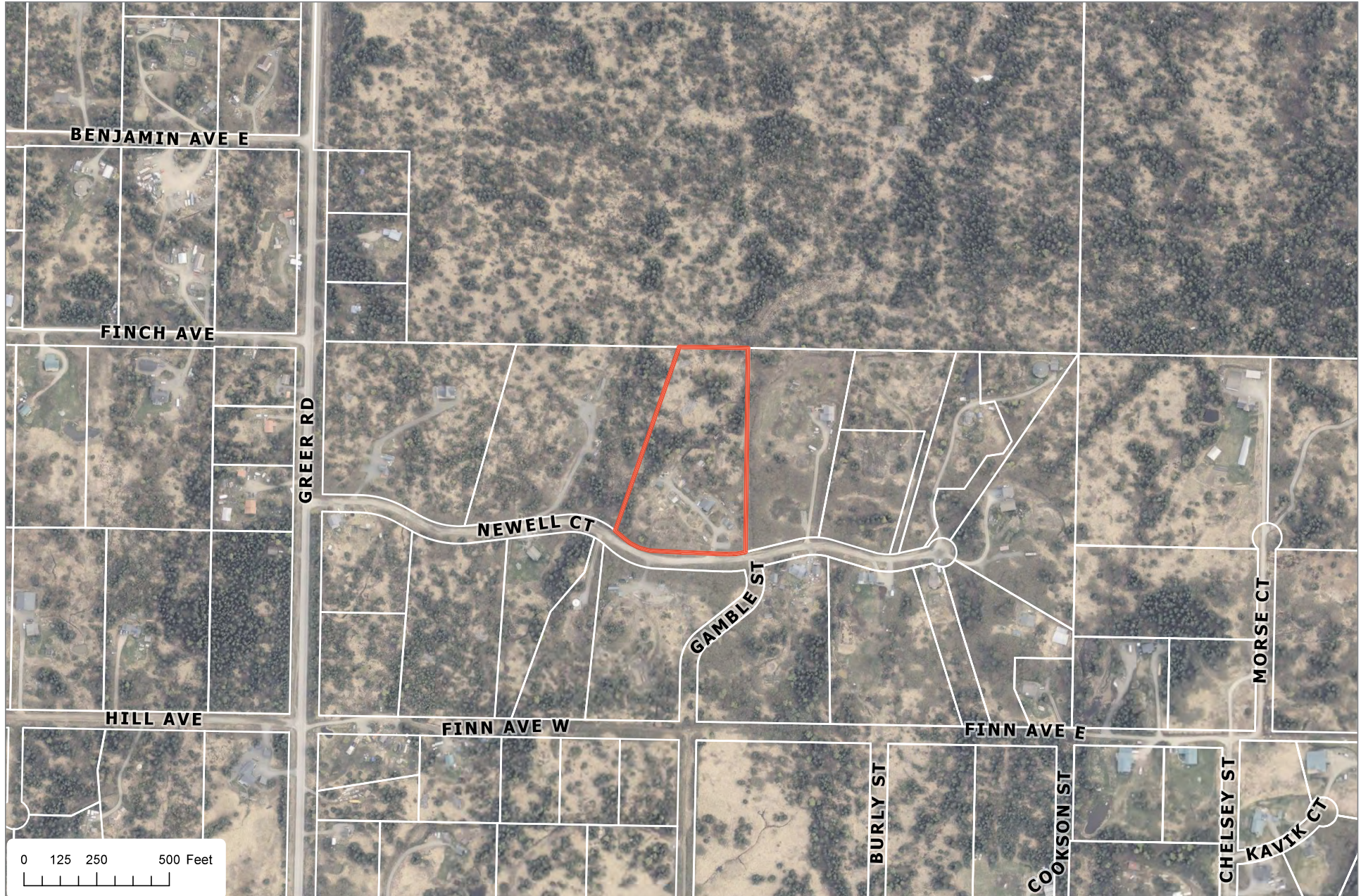
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

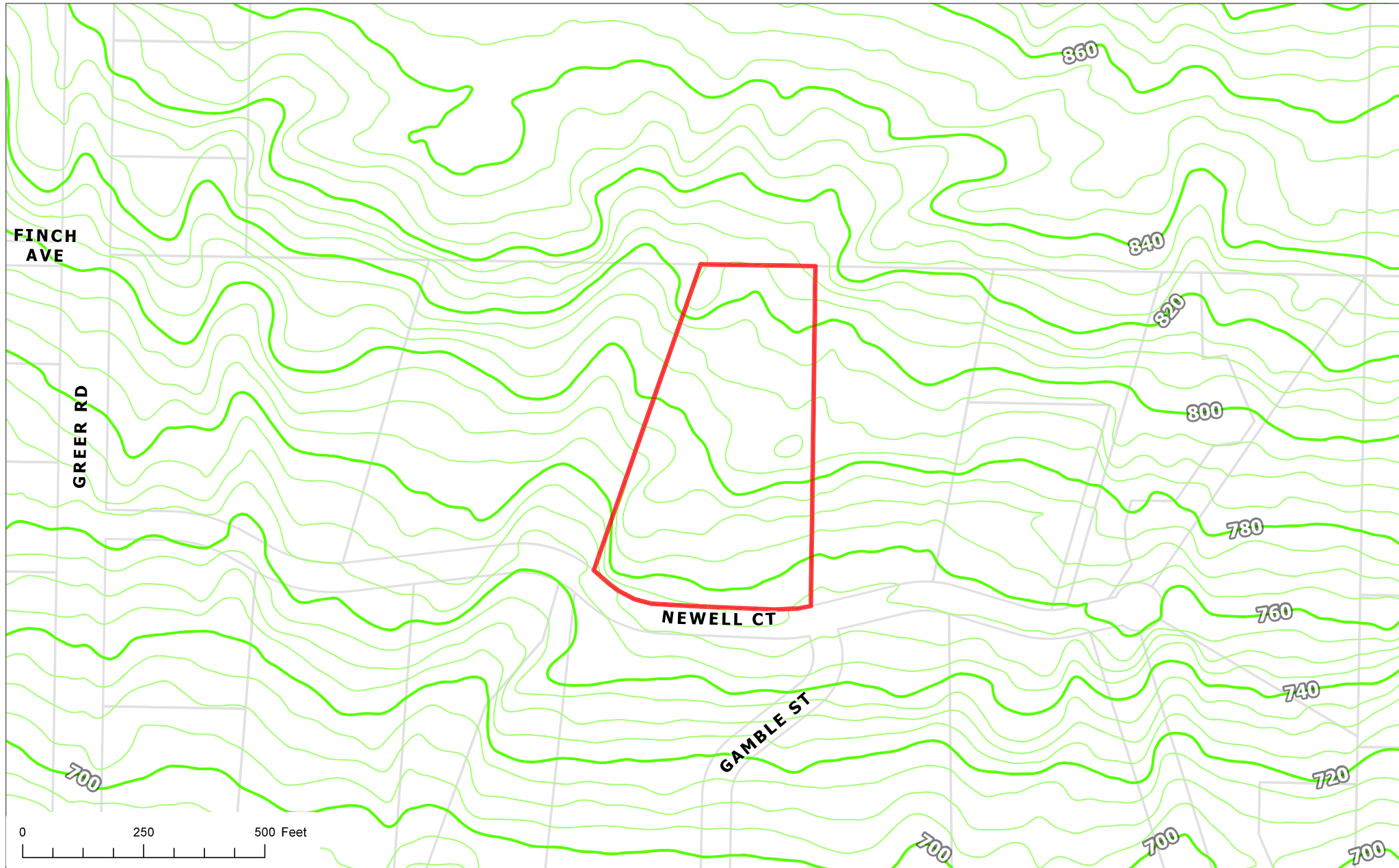
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

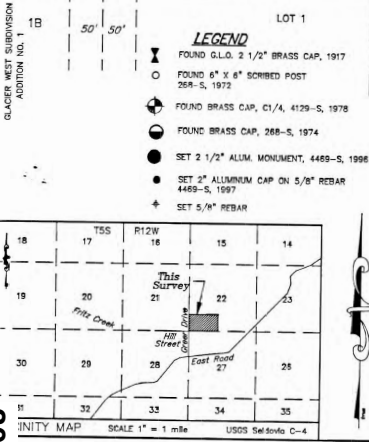
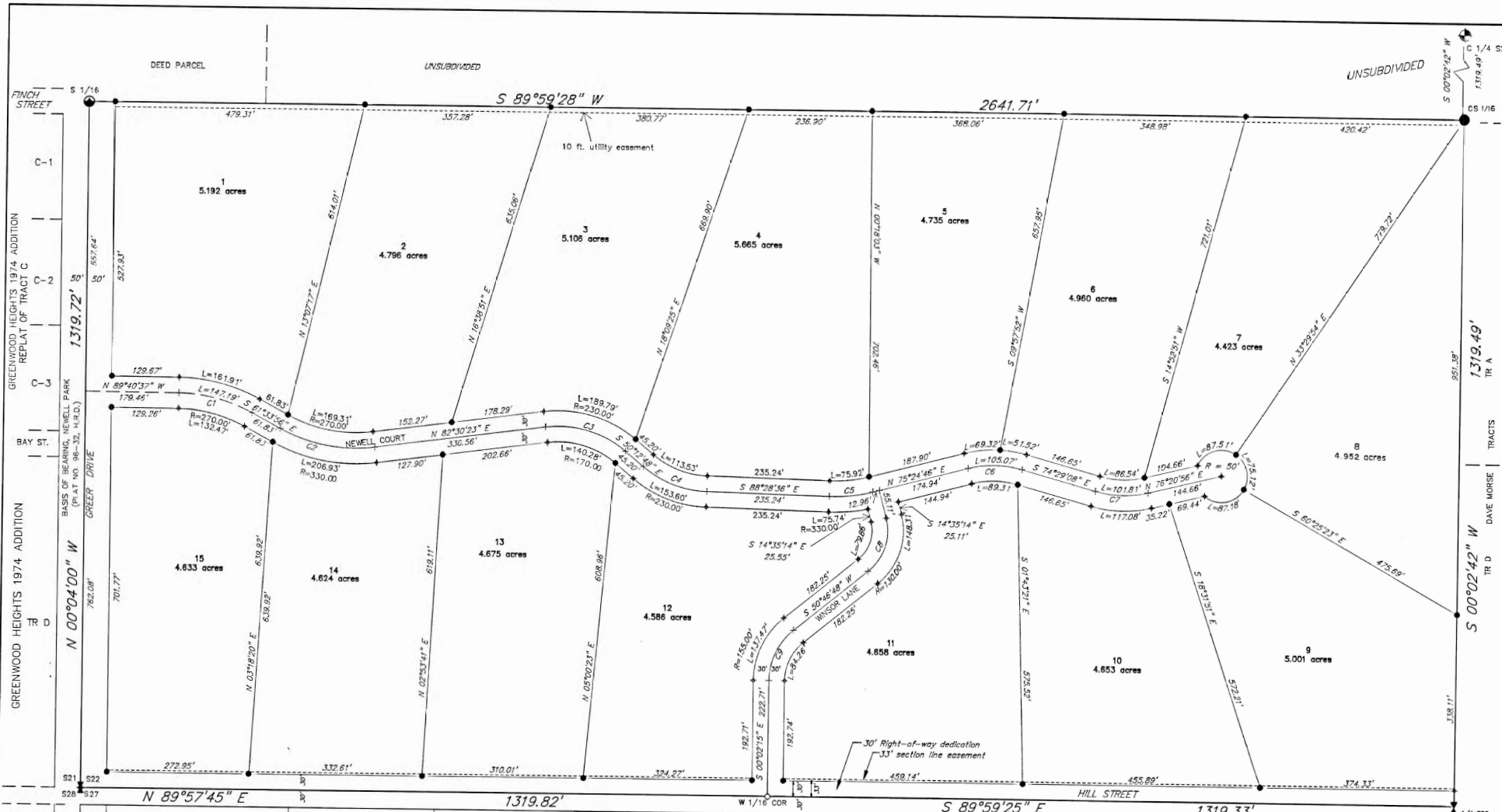
END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



- NOTES:**
1. Building Setback: A setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of the utility to use the easement.
 3. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
 4. Front 10 ft. of the building setback is also a utility easement, and the entire setback within 5 feet of the side lot lines is reserved as a utility easement.
 5. There is a 20 ft. utility easement centered along all interior lot lines.
 6. Rights-of-way have been approved subject to construction not to exceed the grade limitations set out in Borough Code of Ordinances. If not constructed within grade requirements, there are no assurances that they will be accepted into the borough road maintenance program.
 7. Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or water-borne waste disposal system without approval of the Alaska Department of Environmental Conservation is obtained.

LOT 1

LEGEND

- FOUND C.L.G. 2 1/2" BRASS CAP, 1917
- FOUND 6" X 6" Scribed POST 258-S, 1972
- FOUND BRASS CAP, C1/4, 4129-S, 1978
- FOUND BRASS CAP, 268-S, 1974
- SET 2 1/2" ALUM. MONUMENT, 4489-S, 1996
- SET 2" ALUMINUM CAP ON 5/8" REBAR 4489-S, 1997
- SET 5/8" REBAR

LOT 3

LOT 4

CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	147.19'	28°06'40"
C2	300.00'	188.12'	35°55'40"
C3	200.00'	165.04'	47°16'48"
C4	200.00'	131.56'	39°15'47"
C5	300.00'	84.35'	16°06'58"
C6	200.00'	105.07'	30°06'06"
C7	200.00'	101.81'	29°09'57"
C8	100.00'	114.09'	65°22'02"
C9	125.00'	110.87'	50°19'03"

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of January 13, 1997

Kenai Peninsula Borough

By: Max Butler
Authorized Official

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 to public use and grant all easements to the use shown. We further certify that (Deed(s) of Trust affecting this property do not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiary(ies).

Richard M. Newell Mary Ann Newell
Richard M. Newell Mary Ann Newell
1400 NW 63rd Street, Vancouver, WA 98663-1015

Notary's Acknowledgment

Subscribed and sworn before me this 21st day of Feb 1997

I, Max Butler
Notary Public for the State of Alaska
My Commission Expires: SEP 15 2000

NEWELL PARK EAST

The South one-half of the Southwest one-quarter (S1/2 SW1/4) of Section 22, T. 5 S., R. 12 W., Seward Meridian, Homer Recording District, Third Judicial District, Alaska.

CONTAINING 79.973 ACRES

SURVEYOR:
MULLIKIN SURVEYS
Donald E. Mullikin, R.L.S.
P.O. Box 790
Homer, AK 99603

SURVEYED FOR:
Richard M. Newell
Mary Ann Newell
1400 NW 63rd Street
Vancouver, WA 98663

DATE: Sept. 1996 SCALE: 1" = 100' DRAWN: DM/TM
Bks. 125, 128, 135, 138 K.P.B. File No. 96-242



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/5/2026 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 lot into two lots.

KPB File No. 2026-061

Petitioner(s) / Land Owner(s): Joseph F Wilson Jr and Patricia B Wilson of Chugiak, 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.

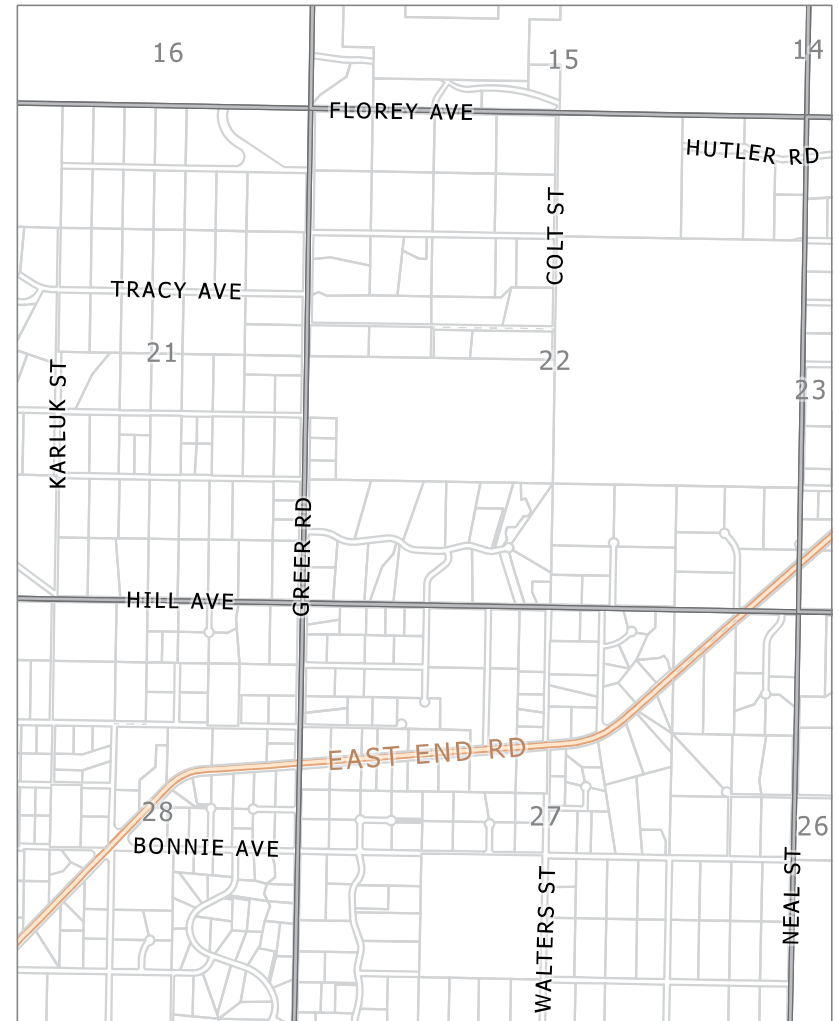
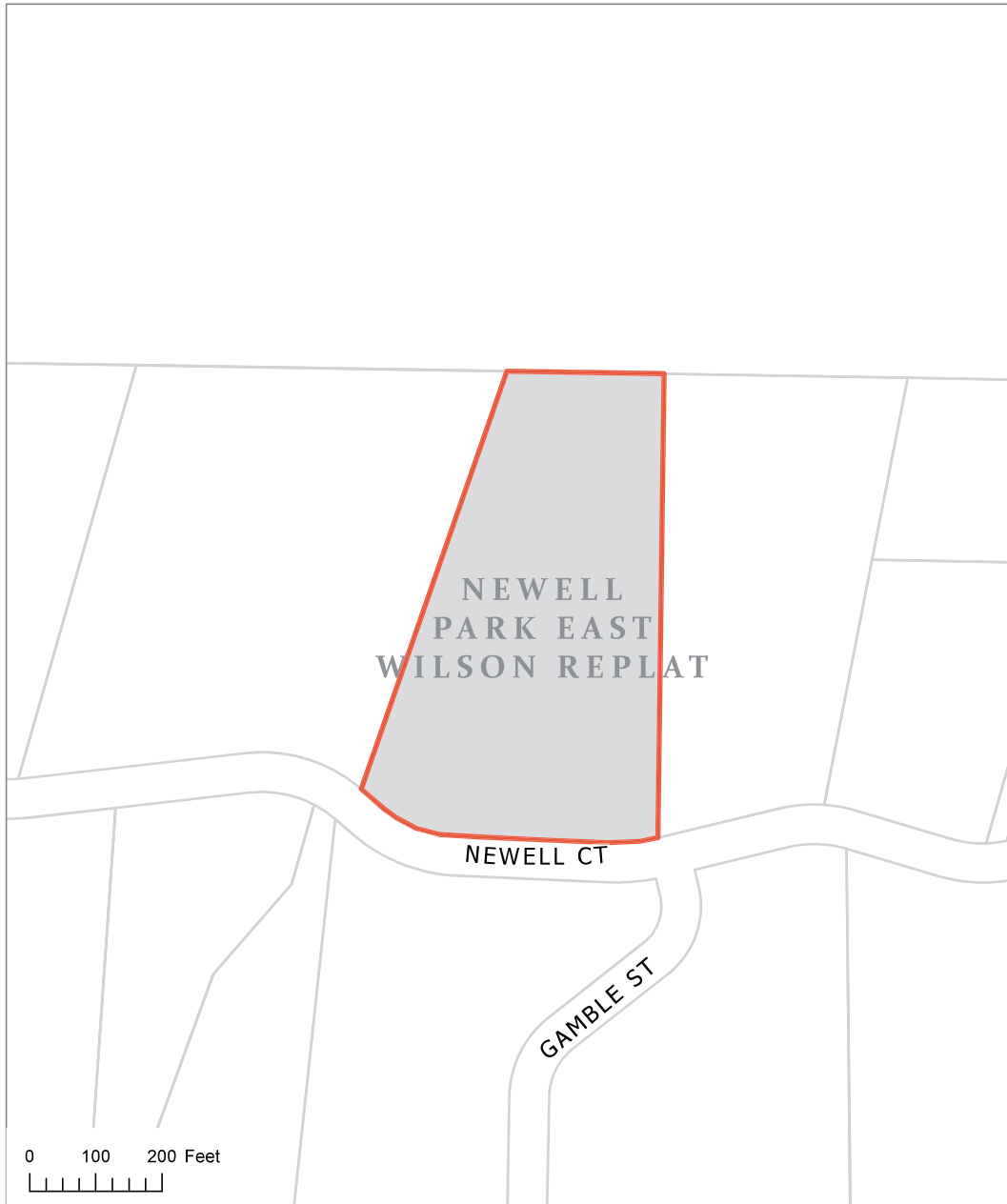
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 2026-061
T05S R12W SEC22
Fritz Creek

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
2. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
3. Per HM 87-21, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
4. 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.
5. The 20' utility easement centered on all lot lines per HM97-21 has been vacated by KPB PO RES 2012-48.
6. Subject to reservations and exceptions as
7. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
8. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

(signature of Engineer) License # Date

SURVEYORS CERTIFICATE

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.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor



LEGEND

- Record 2 1/2" Aluminum Monument, 4469-S 1996
 - Found 2" Aluminum Cap on 5/8" Rebar, 4469-S 1997
 - Found 2" Aluminum Cap on 5/8" Rebar, 4469-S 2001
 - Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 2012
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2026
- (R1) Record Measurements Per Newell Park East, HM97-21
(R2) Record Measurements Per Newell Park East 2012, HM2012-63

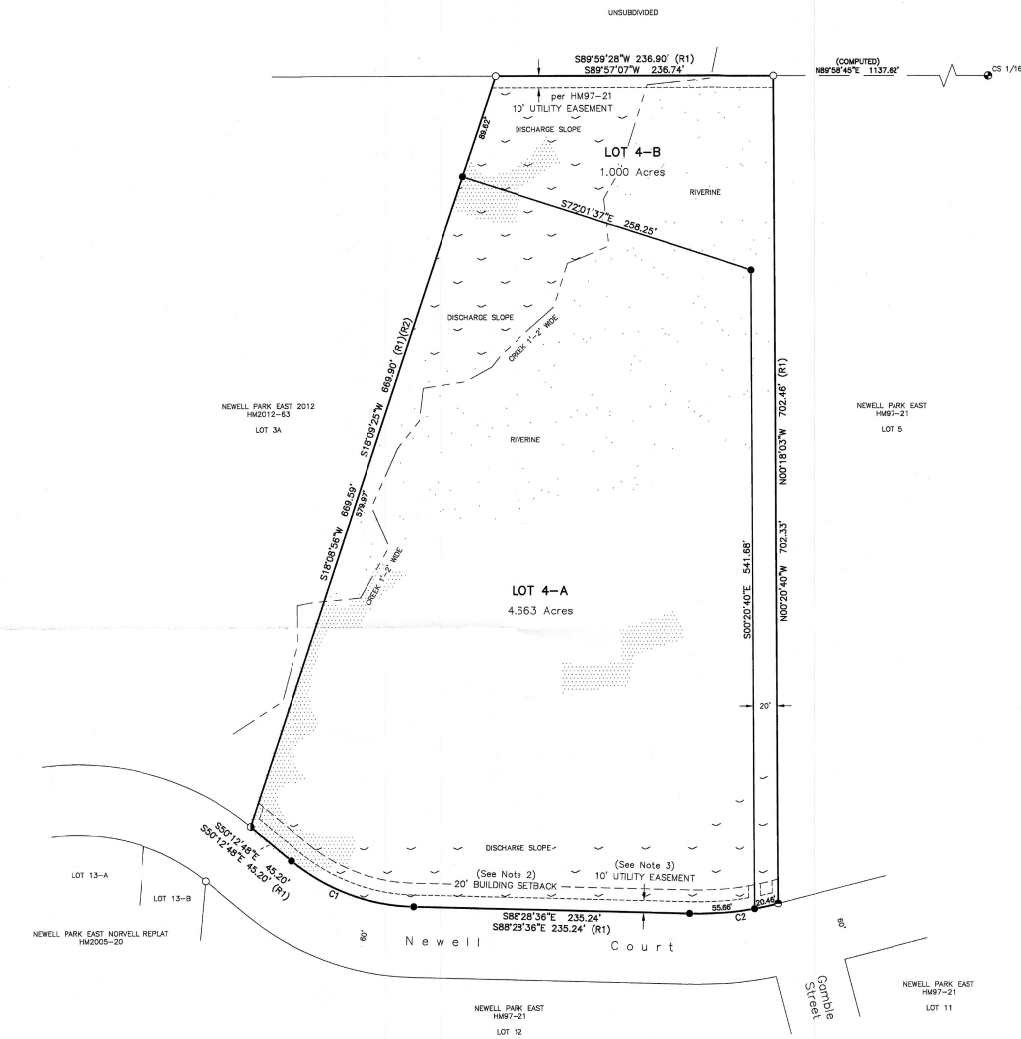
----- Easement Line

----- Setback Line

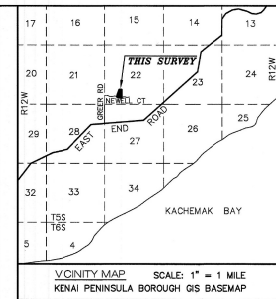
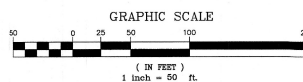
..... Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: areas defined as Wetlands found within the subdivision per the Kenai Watershed Forum (KWTF) labeled within subdivision.

KPB 2026-061



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	113.53' 113.53'(R1)	170.00' 170.00'(R1)	38°16' 38°16'(R1)	S69°20'42"E	111.43'
C2	76.12' 75.92'(R1)	270.00' 270.00'(R1)	16°09' 16°07'(R1)	N83°27'04"E	75.87'



CERTIFICATE OF OWNERSHIP AND DEDICATION

We 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 to public use and grant all easements to the use shown.

Joseph F. Wilson, Jr.
Thunderbird Drive
Chugiak, AK 99567

Patricia B. Wilson
Thunderbird Drive
Chugiak, AK 99567

NOTARY'S ACKNOWLEDGMENT

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: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Month Day, 2026.

Kenai Peninsula Borough Authorized Official

NEWELL PARK EAST LOT 4 SUBDIVISION

A SUBDIVISION OF LOT 4, NEWELL PARK EAST,
PLAT No. 97-21, HOMER RECORDING DISTRICT

LOCATED WITHIN
S1/2 SW1/4 OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 12 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 5.663 ACRES

SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	JOSEPH F. WILSON, JR. PATRICIA B. WILSON THUNDERBIRD DRIVE CHUGIAK, AK 99567
SURVEY DATE: 4/24/2026	SCALE: 1" = 50'
PLAT DATE: 5/24/2026	BOOK No.: 2026-1
CHECKED BY: CLM	FILE: NEWELL PARK SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2026--