



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/23/2026 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. 2026-036

Petitioner(s) / Land Owner(s): Robert B Butt and Joann B Butt Family Revocable Living Trust of Ferndale, WA

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 **Tuesday, May 26, 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.

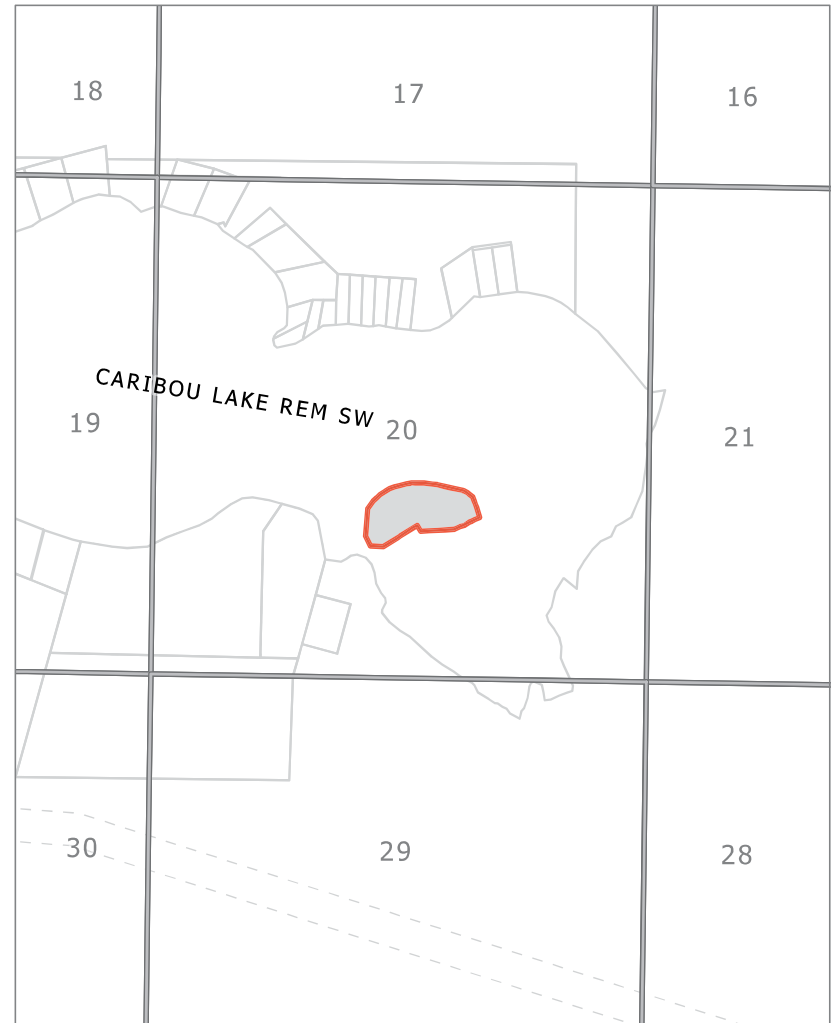
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, May 22, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

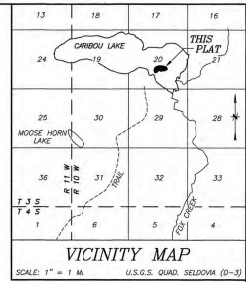
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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

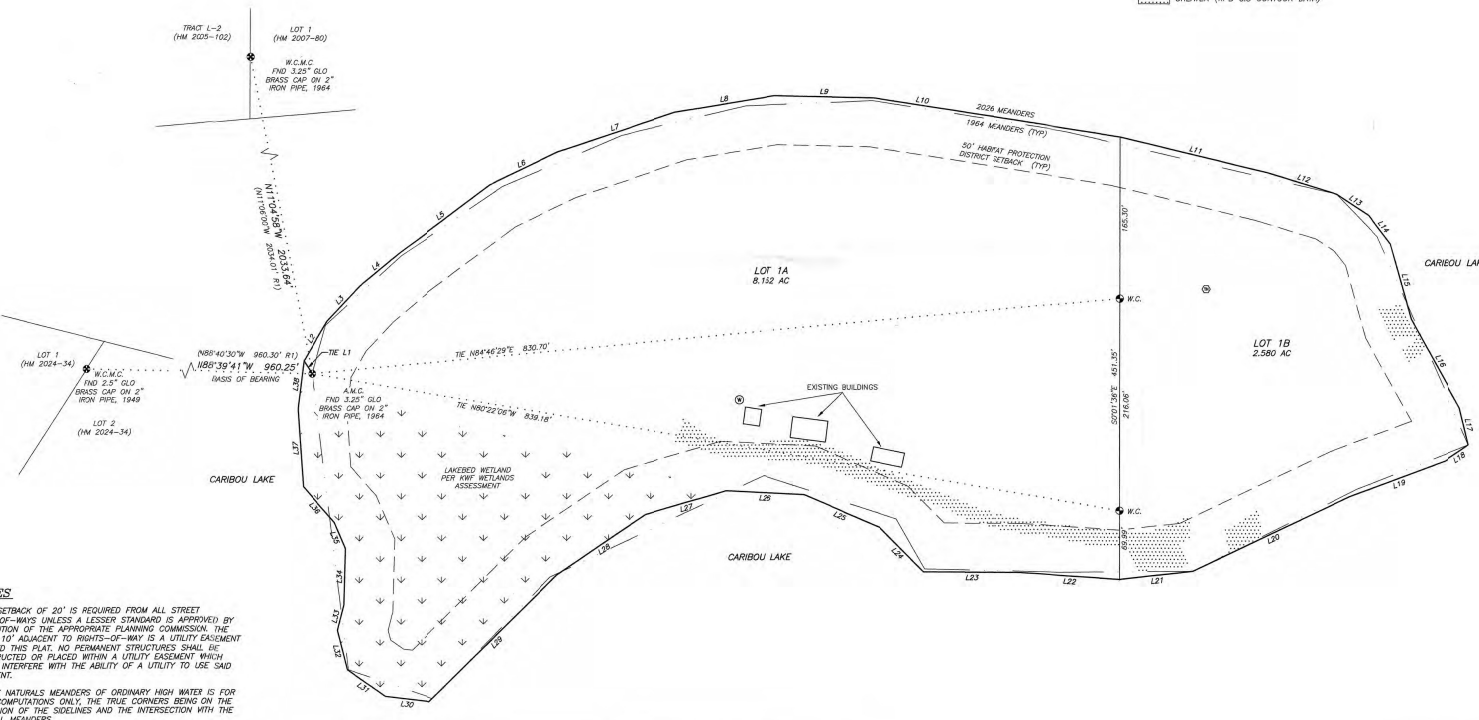
Mailed 5/4/2026



KPB File 2026-036
T03S R10W SEC20
Fox River



- LEGEND**
- ⊛ FND PRIMARY MONUMENT AS DESCRIBED
 - ⊙ SET 2" AC 204390-S 2026
 - ⊙ 6" STEEL Cased WELL
 - ⊙ TEST HOLE
 - (R1) RECORD DATA PER USS 4724
 - ▨ APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS CONTOUR DATA)



NOTES

1. A setback of 20' is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission. The front 10' adjacent to rights-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. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. 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.
5. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF CARIBOU LAKE LYING BELOW THE HIGH WATER MARK.
6. SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
7. ANOMALOUS WATERS HABITAT PROTECTION DISTRICT: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BAYWATER ANOMALOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHARTER 21.16. AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
8. FEMA FIRM PANEL 020012-350(A) IS NOT PRINTED FOR THIS PARCEL. FLOOD HAZARD INFORMATION IS NOT AVAILABLE.

LINE #	LENGTH	BEARING
L1	15.55'	N13°33'48"W
L2	46.90'	N20°36'49"E
L3	49.14'	N43°07'25"E
L4	50.86'	N50°01'59"E
L5	112.60'	N52°59'36"E
L6	76.46'	N64°09'50"E
L7	126.91'	N01°14'48"E
L8	103.49'	N80°46'27"E
L9	101.93'	S88°38'08"E
L10	255.11'	S81°08'17"E
L11	135.05'	S76°22'44"E
L12	74.08'	S72°56'06"E
L13	39.43'	S58°35'51"E
L14	36.38'	S37°09'20"E
L15	79.94'	S15°34'44"E
L16	103.33'	S29°02'54"E
L17	39.83'	S13°33'30"E
L18	39.19'	S55°54'08"W
L19	104.70'	S89°28'02"W
L20	177.38'	S64°35'52"W

LINE #	LENGTH	BEARING
L21	75.00'	S83°36'26"W
L22	101.55'	N80°17'39"W
L23	99.29'	N80°36'19"W
L24	63.55'	N44°31'50"W
L25	84.56'	N66°41'00"W
L26	81.05'	N86°59'06"W
L27	86.27'	S73°44'54"W
L28	108.84'	S55°39'51"W
L29	182.88'	S45°20'07"W
L30	45.70'	N83°06'38"W
L31	47.48'	N54°41'19"W
L32	41.48'	N14°07'41"W
L33	26.44'	N14°11'32"E
L34	57.17'	N12°27'47"E
L35	29.02'	N21°52'27"W
L36	48.51'	N41°12'45"W
L37	79.84'	N02°14'06"W
L38	48.87'	N7°02'41"E

WASTEWATER DISPOSAL

LOT 1A: LOTS WHICH ARE AT LEAST 20,000 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.

LOT 1B: TBD

ENGINEER LICENSE NO. DATE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT THE ROBERT B. BUTT AND JOHNN B. BUTT FAMILY REVOCABLE LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT ON BEHALF OF THE ROBERT B. BUTT AND JOHNN B. BUTT FAMILY REVOCABLE LIVING TRUST, 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.

ROBERT B. BUTT, TRUSTEE
ROBERT B. BUTT AND JOHNN B. BUTT
FAMILY REVOCABLE LIVING TRUST
4250 SALTSPRING DR
FERIDALE WA, 98248

JOHNN B. BUTT, TRUSTEE
ROBERT B. BUTT AND JOHNN B. BUTT
FAMILY REVOCABLE LIVING TRUST
4250 SALTSPRING DR
FERIDALE WA, 98248

NOTARY'S ACKNOWLEDGMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: JOHNN B. BUTT
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 MM/DD/YYYY.

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-036

JOHNN'S ISLAND Willard Island

A SUBDIVISION OF USS 4724 LOT 1,
LOCATED WITHIN THE S 1/2 OF SECTION 20, T. 3 S., R. 10 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 12,732± ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.
10144 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: ROBERT B. BUTT AND JOHNN B. BUTT
FAMILY REVOCABLE LIVING TRUST
4250 SALTSPRING DR
FERIDALE WA, 98248

DRAWN BY: BT CHKD BY: KK JOB #2026-06
DATE: 04/2026 SCALE: 1"=60' SHEET #1 OF 1



KPB 2026-036