



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 1/30/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine two lots into one lot.

KPB File No. 2025-011

Petitioner(s) / Land Owner(s): Allan D. and Darlene Kellogg Rudisill of Kasilof, 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, February 24, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

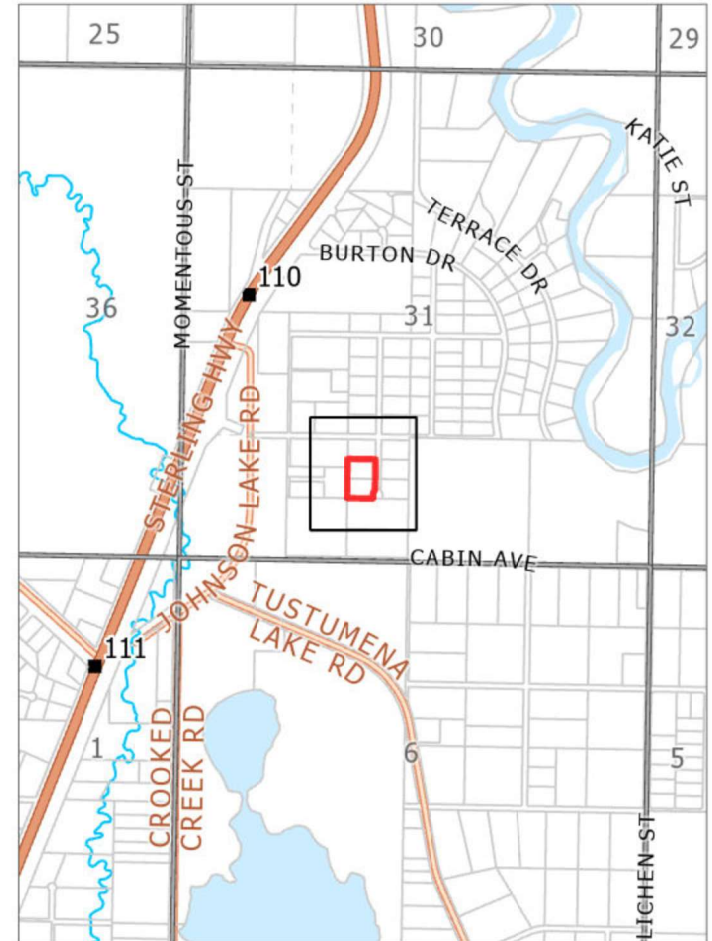
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, February 21, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

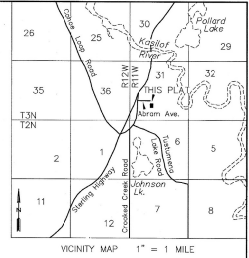
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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

Mailed 2/6/2025



KPB FILE 2025-011
T03N R11W
Sec 31
COHOE



NOTES

- 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.
- PER THE PARENT PLAT A 5 FOOT UNDERGROUND UTILITY AND CLEARING EASEMENT ADJOINS THE RIGHT OF WAY. AN ADDITIONAL 5 FOOT UTILITY EASEMENT IS BEING GRANTED THIS PLAT FOR A TOTAL 10 FOOT WIDE UTILITY EASEMENT ADJOINING THE RIGHT OF WAY. 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.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON APRIL 29, 1960 IN MISC. BOOK 5 PAGE 138 KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO AN OIL AND GAS LEASE RECORDED ON JUNE 27, 1972 IN BOOK 66 PAGE 613 KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON JUNE 2, 1978 IN BOOK 125 PAGE 796 AND AMENDED TO ON SEPTEMBER 26, 1979 IN BOOK 148 PAGE 257 KENAI RECORDING DISTRICT.
- THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES, NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.60.200.A.
- WASTEWATER DISPOSAL: THE PARENT SUBDIVISION, (PLAT 78-24, KR0), FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON AUGUST 8, 1978. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY ACKNOWLEDGEMENT

FOR: DARLENE RUDISILL
AKA DARLENE KELLOGG RUDISILL
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____
MY COMMISSION EXPIRES: _____



NOTARY ACKNOWLEDGEMENT

FOR: ALLAN RUDISILL
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____
MY COMMISSION EXPIRES: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

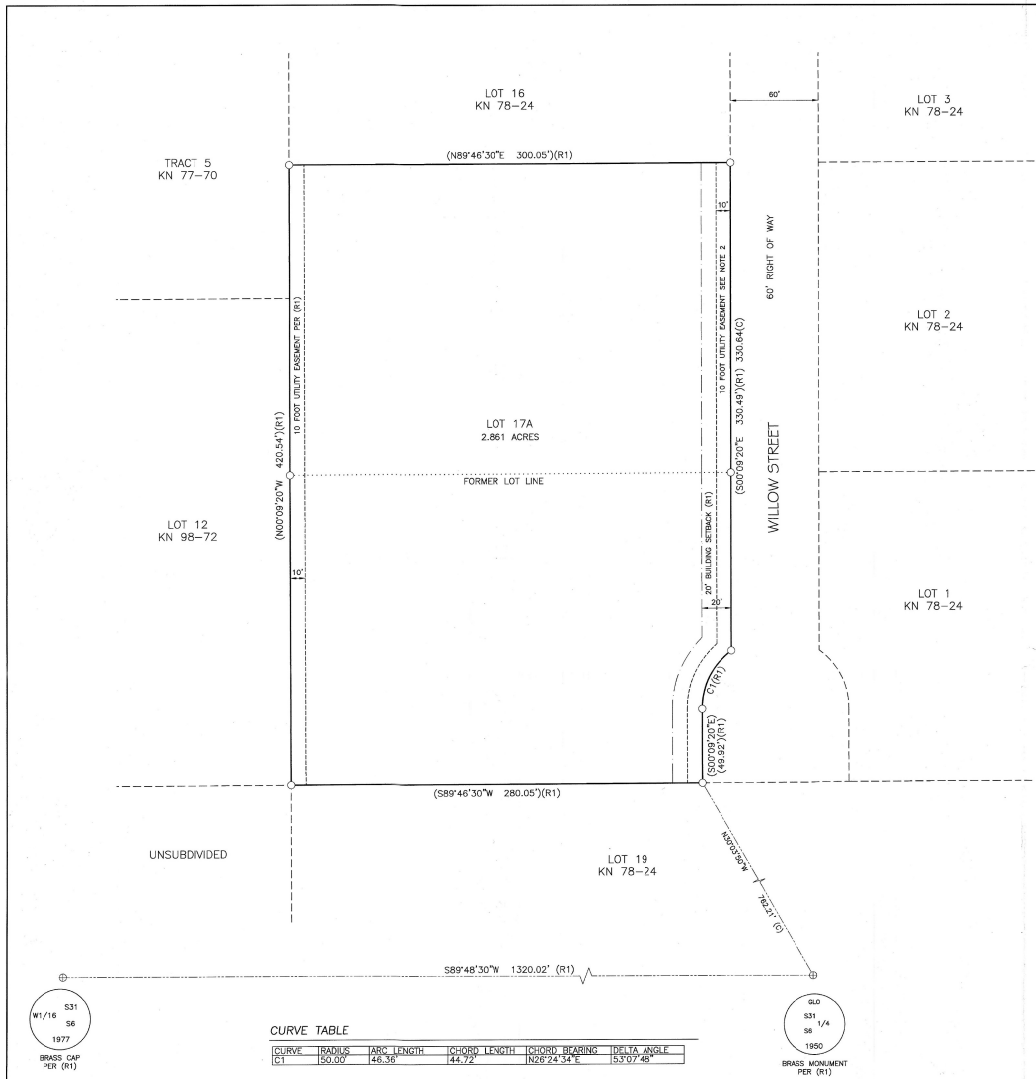
WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALLAN RUDISILL
PO BOX 1221
KASLOF, AK 99610

DARLENE RUDISILL
AKA DARLENE KELLOGG RUDISILL
PO BOX 1221
KASLOF, AK 99610

LEGEND

- ⊗ RECORD MONUMENT - AS SHOWN
- RECORD PROPERTY CORNER PER (R1)
- SUBDIVISION BOUNDARY
- - - ADJACENT PROPERTY LINE
- · · · · FORMER LOT LINE
- - - UTILITY EASEMENT
- BUILDING SETBACK
- MONUMENT TIE LINE
- (R1) RECORD DATA
- (C) COMPUTED



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	DELTA ANGLE
C1	50.00'	46.36'	44.72'	N26°24'34" E	53°07'48"

REFERENCES
(R1) KASLOF RIVER HEIGHTS SUBDIVISION OF TRACT 6, PLAT 78-24, KENAI RECORDING DISTRICT

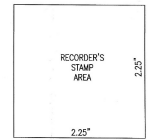
PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 24, 2025.
KENAI PENINSULA BOROUGH

CERTIFICATE OF SURVEYOR

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



AUTHORIZED OFFICIAL _____



PRELIMINARY REVIEW

KPB 2025-011

KPB FILE No. 2025-??
KASLOF RIVER HEIGHTS SUBDIVISION RUDISILL REPLAT
A REPLAT OF LOTS 17 AND 18 KASLOF RIVER HEIGHTS SUBDIVISION OF TRACT 6 PLAT NO. 78-24 KENAI RECORDING DISTRICT
LOCATED WITHIN SE1/4 SW1/4 SECTION 31, T3N, R12W, S.M. KENAI RECORDING DISTRICT KENAI PENINSULA BOROUGH STATE OF ALASKA
OWNERS: ALLAN AND DARLENE RUDISILL PO BOX 1221 KASLOF, AK 99610
CONTAINING 2.861 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AEC# 1392

DRAWN BY: JY	DATE: 1/27/2025	PROJECT: 24-642
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1