



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/23/2025 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 subdivide two parcels into eight parcels.

KPB File No. 2024-136

Petitioner(s) / Land Owner(s): Poppin Family Revocable Community Property Trust and Jack C Farnsworth Residuary Trust and Dolly M Farnsworth of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, July 14, 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.

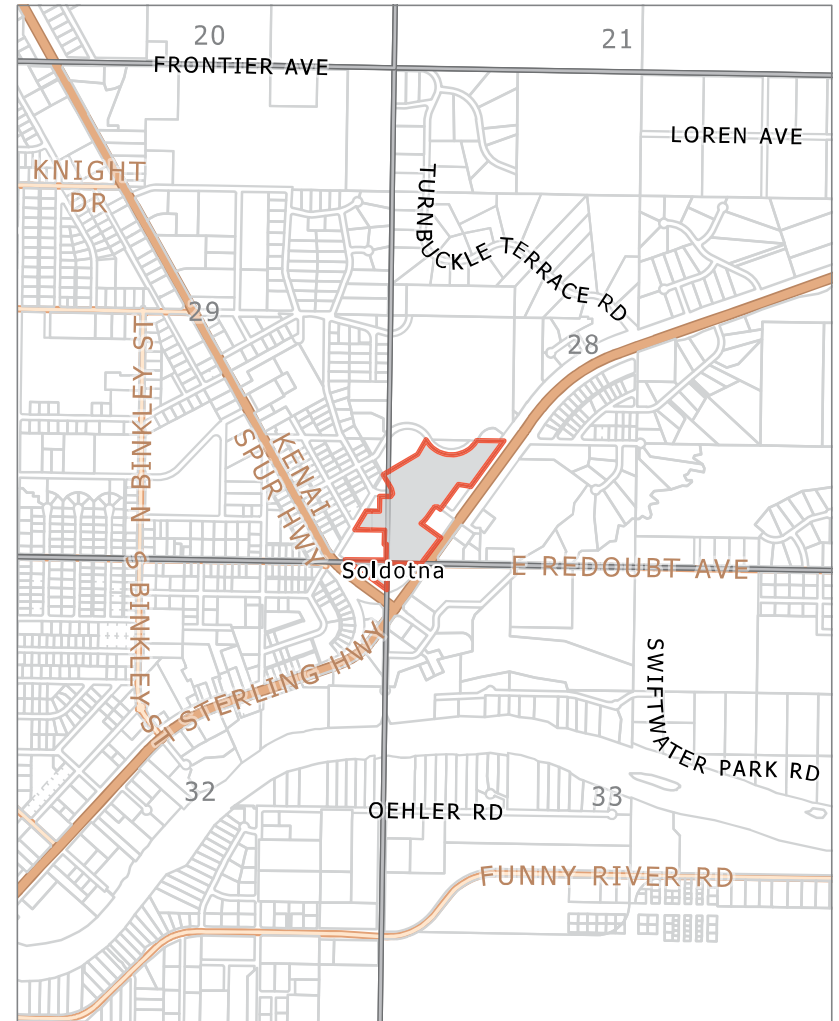
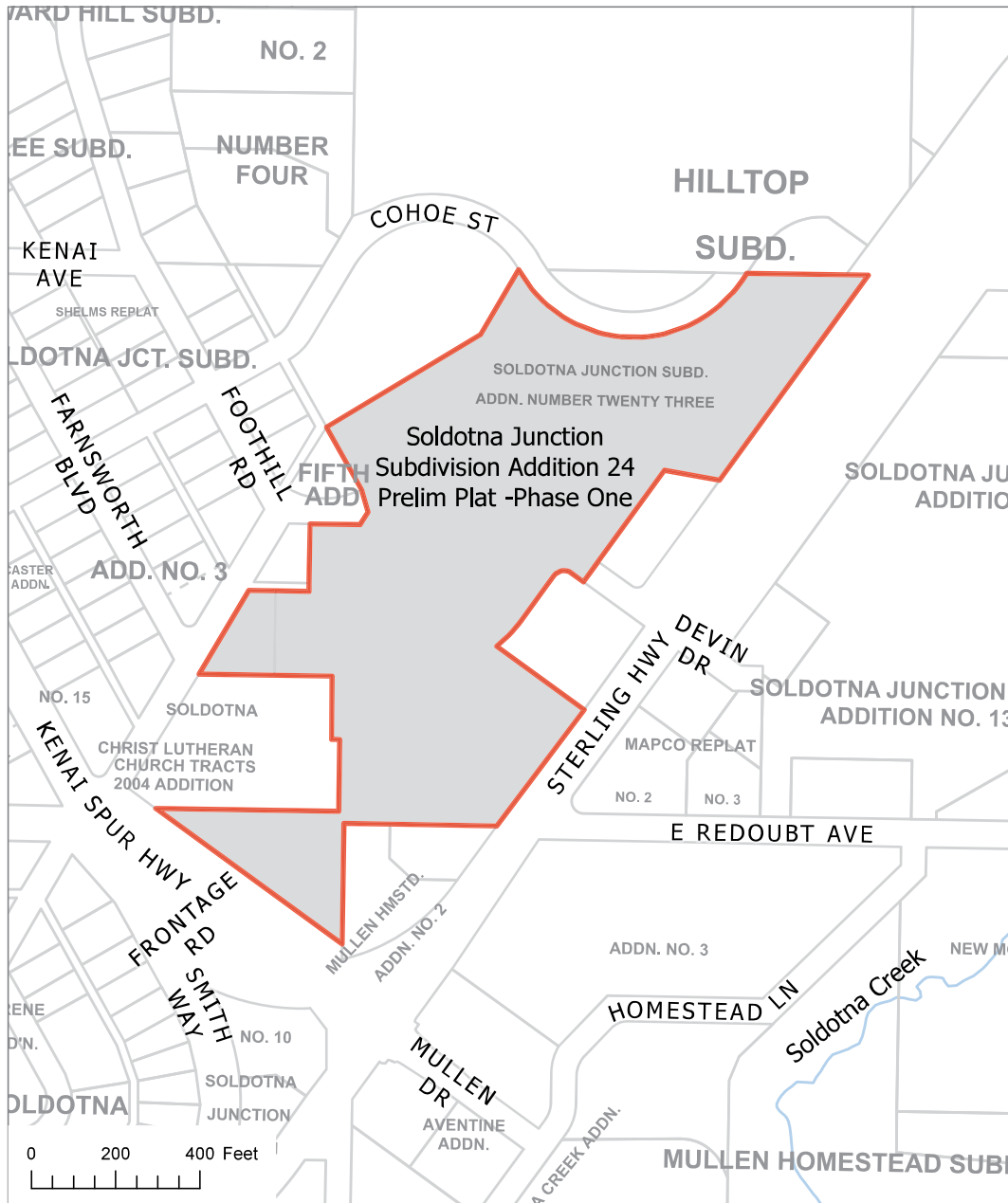
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, July 11, 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 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 6/24/2025

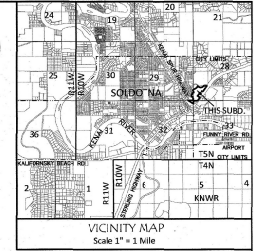


KPB File 2024-136
T 5N R 10W Sec 28, 29 & 32
Soldotna

KPB 2024-0136

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	130°40'00"	312.00'	653.82'	341.12'	S 89°38'17" E
C2	90°01'51"	30.00'	47.10'	30.00'	S 89°48'48" W
C3	15°02'08"	3300.00'	86.60'	43.55'	S 42°38'58" W
C4	81°59'22"	65.00'	93.01'	56.49'	N 40°12'13" W
C5	79°03'59"	20.00'	27.59'	16.50'	N 42°15'12" W
C6	77°24'09"	170.00'	217.79'	126.72'	N 33°47'09" E
C7	20°19'15"	330.04'	117.01'	59.15'	N 60°12'31" E
C8	12°19'11"	250.00'	88.30'	44.72'	S 12°19'11" W
C9	91°17'42"	20.00'	31.85'	20.40'	S 11°36'48" E
C10	33°39'41"	100.25'	58.00'	29.87'	S 73°30'30" E
C11	119°59'57"	20.00'	41.89'	34.64'	N 20°59'58" W
C12	40°30'57"	160.00'	113.14'	59.05'	N 69°48'28" W
C13	72°38'23"	20.00'	25.34'	14.69'	N 85°40'12" W
C14	12°34'34"	230.00'	50.48'	25.34'	S 64°11'54" W
C15	35°21'18"	270.00'	166.61'	86.05'	S 52°48'32" W
C16	128°24'12"	20.00'	44.82'	41.38'	S 20°34'13" E
C17	104°19'25"	40.00'	55.00'	44.37'	S 12°30'37" E
C18	144°31'12"	50.00'	127.81'	106.42'	S 84°28'51" W
C19	42°17'40"	20.00'	14.71'	7.72'	N 43°12'40" W
C20	9°47'47"	630.00'	106.94'	53.62'	N 59°23'14" W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 36°40'30" W	55.36'
L2	N 30°09'40" W	170.00'
L3	N 54°51'00" W	34.99'
L4	N 89°59'57" W	19.00'
L5	N 31°37'50" E	35.11'
L6	S 33°49'00" E	36.13'
L7	N 4°36'37" E	52.14'
L8	N 0°02'00" E	31.31'
L9	S 12°31'40" W	25.90'
L10	N 54°50'27" W	41.32'



NOTES

- DEVELOPMENT MUST MEET THE CITY OF SELDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
- THE FRONT 10' OF THE LOTS ADJACENT TO RIGHTS OF WAY IS ALSO A UTILITY EASEMENT AND THE FRONT 20' OF THE LOTS ADJACENT TO RIGHTS OF WAY WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT PER KN2007-29.
- 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.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- THIS SUBDIVISION MAY BE AFFECTED BY:
 - COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED WITHIN THE DECLARATION OF PROTECTIVE RESTRICTIONS IN KN BOOK 317 PAGE 500 AFFECTS THESE PARCELS.
 - CITY OF SELDOTNA RESOLUTION NO. 90-4 RECORDED IN KN BOOK 307 PAGE 500 AFFECTS THESE PARCELS.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 21, 1994 RECORDED IN BOOK 1 PAGE 32, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JULY 8, 1957 RECORDED IN BOOK 3 PAGE 55, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - A WATER AND SEWER EASEMENT GRANTED TO THE CITY OF SELDOTNA ON AUGUST 27, 1991 RECORDED IN BOOK 388, PAGE 312 & 316.
 - A UTILITY EASEMENT GRANTED TO THE CITY OF SELDOTNA ON DECEMBER 24, 2004 RECORDED AS DOCUMENT NUMBER 2004-012793-0, KENAI RECORDING DISTRICT.
 - A GRESS AND EGRESS EASEMENT GRANTED TO CHRIST LUTHERAN CHURCH ON JUNE 4, 2007 RECORDED AS DOCUMENT NUMBER 2007-000731-0, KENAI RECORDING DISTRICT.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1963 RECORDED IN MISC. BOOK 10 PAGE 167, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - A 20' WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT CENTERED ON EXISTING POWERLINE PER KN2007-29

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON POPPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST, 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.

DANIEL JOHN POPPIN, TRUSTEE
POPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 796, SELDOTNA AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL JOHN POPPIN
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SELDOTNA FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY (DARLIE CIRCLE), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN. 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 _____
CITY MANAGER
CITY OF SELDOTNA

NOTARY'S ACKNOWLEDGEMENT

FOR: NINA F. KERSTIN
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT JACK C FARNSWORTH RESIDUARY TRUST, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF JACK FARNSWORTH RESIDUARY TRUST, 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.

NINA F. KERSTIN, TRUSTEE
JACK C FARNSWORTH RESIDUARY TRUST
PO BOX 330, SELDOTNA AK 99669

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR w/ 1" STAINLESS STEEL CAP 15-11269
- SECTION LINE EASEMENT
- CONTOUR INTERVAL = 4'

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

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

AUTHORIZED OFFICIAL _____

Plat # _____
Rev Date: _____
Date: _____
Time: _____



SELDOTNA JUNCTION SUBDIVISION
ADDITION NO. 24
REPLAT OF TRACT A & LOT 8A SELDOTNA JUNCTION SUBDIVISION
ADDITION NUMBER TWENTY-THREE (KN2007-29)

JACK C FARNSWORTH RESIDUARY TRUST
PO BOX 330
SELDOTNA, AK 99669

POPIN FAMILY REVOCABLE COMMUNITY PROPERTY TRUST
PO BOX 330
SELDOTNA, AK 99669

21.993 AC. N/4 SITUATED IN SECTION 28, 19 & 12, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF SELDOTNA, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING & TESTING
SURVEYING & MAPPING
P.O. BOX 408
SELDOTNA, AK 99669
VOICE: (907) 285-4214
FAX: (907) 285-2020
WWW.MLANC-ENGINEERING.COM

KPB File No. 2025-xxx
Project No. 222007

Scale 1" = 100' Date: MAY 2025 FB # xxx Drawn by: AHH