



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/20/2025 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 one parcel into two parcels.

KPB File No. 2025-095

Petitioner(s) / Land Owner(s): Mats Stefan Patrik Nilsson & Binget Sue Nilsson 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 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.

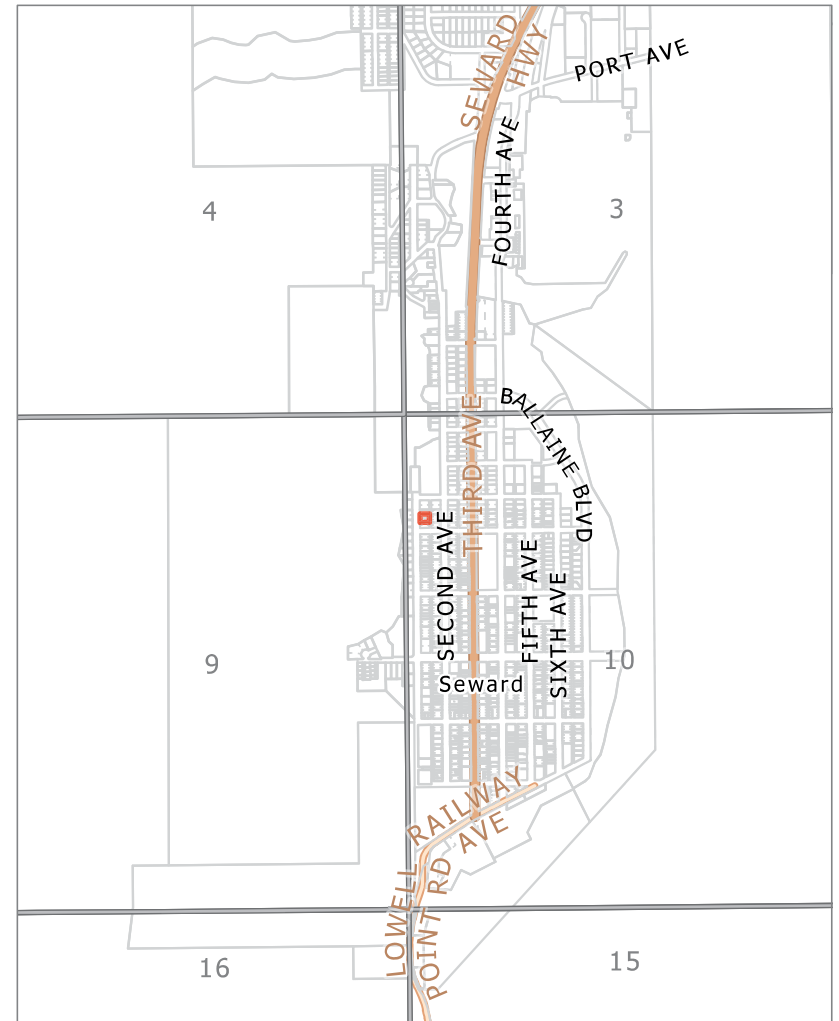
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 6/23/2025



KPB File 2025-095
T 1S R 1W Sec 10
Seward

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we, MATS STEFAN PATRIK NILSSON & BINGET SUE NILSSON, 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-ways and public areas to public use and grant all easements to the use shown.

Owner

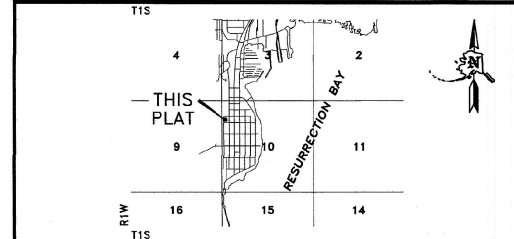
MATS STEFAN PATRIK NILSSON & BINGET SUE NILSSON
P.O. Box 529
Seward, AK 99664

Notary Acknowledgement

for _____ Acknowledged
before me this _____ day of _____

Notary Public for the State of Alaska My Commission Expires _____

Vicinity Map Scale: 1" = 1 Mile



PLAT OF ORIGINAL SEWARD TOWNSITE NILSSON REPLAT

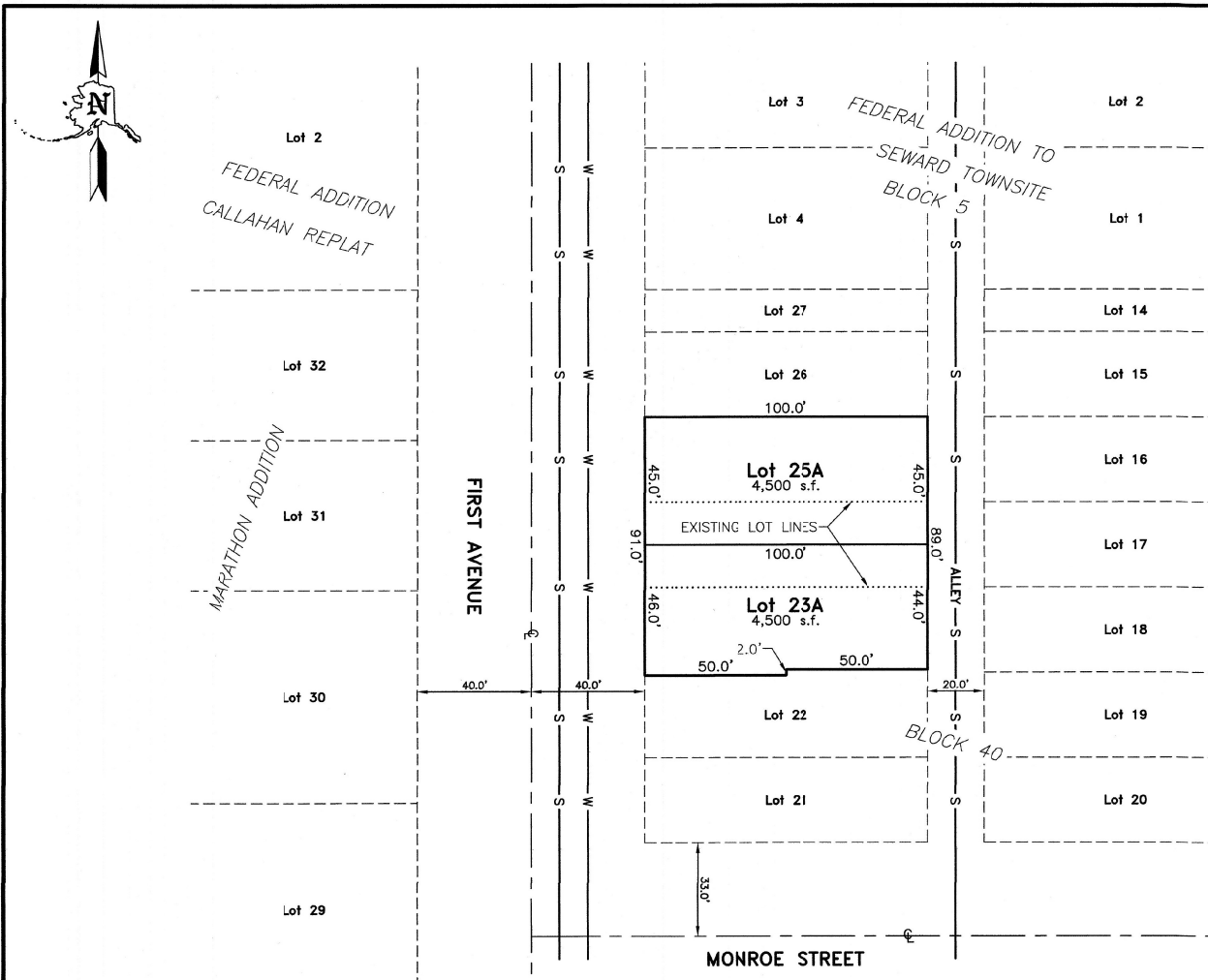
Lots 23A & 25A, Block 40 - CONTAINING 0.210 Acres
A RESUBDIVISION OF N 1/2 of the W 1/2 Lot 22, Lot 23,
EXCEPTING THE SOUTH 1' of the E 1/2, Lot 24, & Lot 25 Block 40
ORIGINAL SEWARD TOWNSITE (Plat No. 1)
LOCATED IN THE CITY OF SEWARD, WITHIN THE NW 1/4,
SECTION 10, T1S, R1W, SEWARD MERIDIAN, ALASKA
KENAI PENINSULA BOROUGH

SEWARD RECORDING DISTRICT

Kenneth G. Lang
Professional Land Surveyor
1731 George Bell Circle
Anchorage, Alaska 99515
(907) 351-9110
ken@kangsurvey.com

Owners
MATS STEFAN PATRIK
NILSSON &
BINGET SUE NILSSON
P.O. Box 529
Seward, AK 99664

GRID: N/A	SCALE: 1" = 30'	DATE: 19 JUNE 2025
DRAWN: JCL	SHEET 1 OF 1	PROJECT #: 24-018
JOB FILE: K24018pp.dwg	KPB FILE No.	



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

PLAT APPROVAL

Plat approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____

Borough Official _____



WASTEWATER DISPOSAL

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

NOTES

- 1) The front 10' adjoining rights-of-way are designated utility easements as granted by this plat.
- 2) 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.

KPB 2025-095