



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 1/31/2025 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 ten parcels.

KPB File No. 2025-014

Petitioner(s) / Land Owner(s): Peninsula Commercial Ventures, LLC 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, 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.

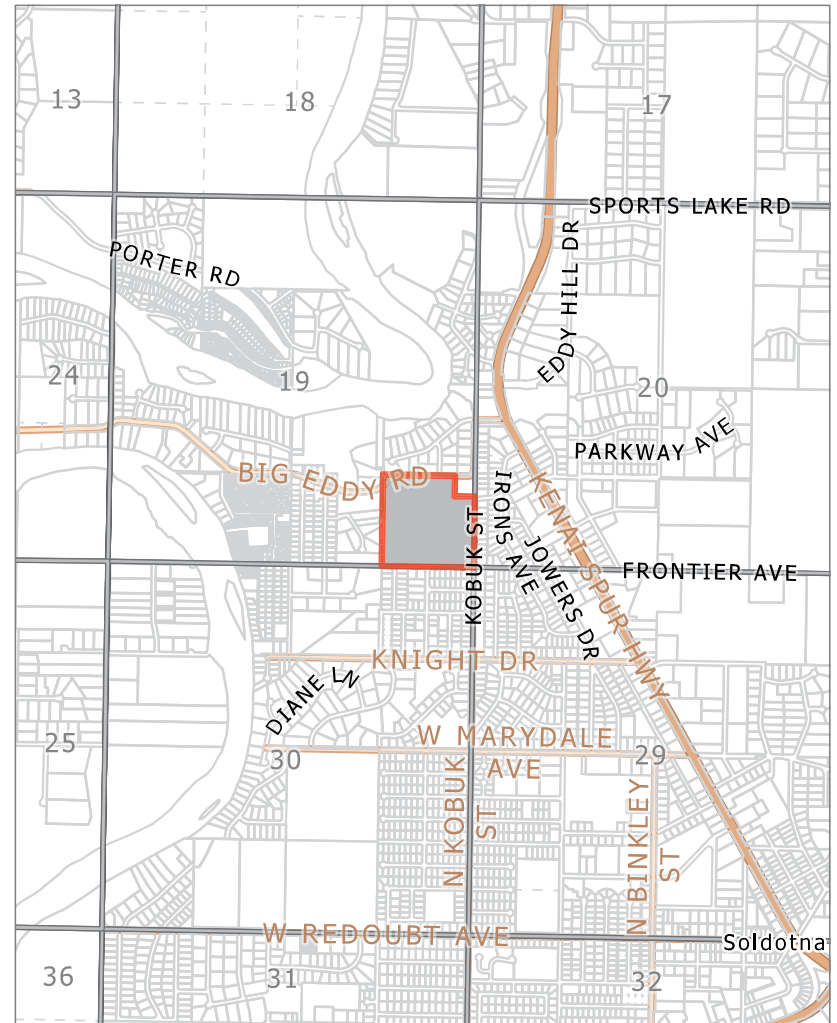
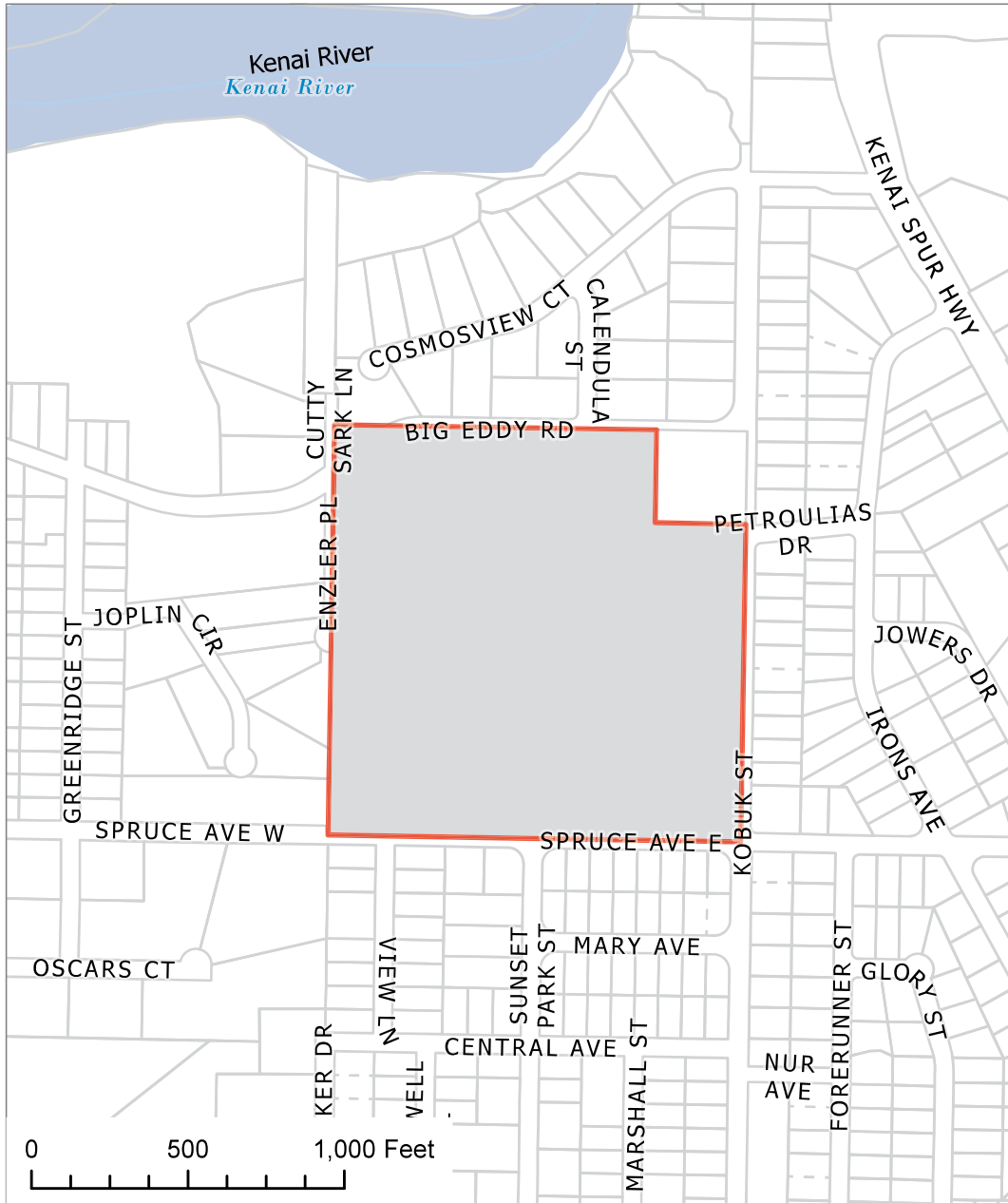
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

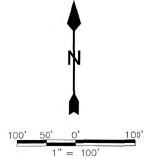
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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

Mailed 2/5/2025



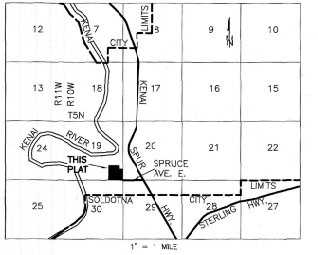
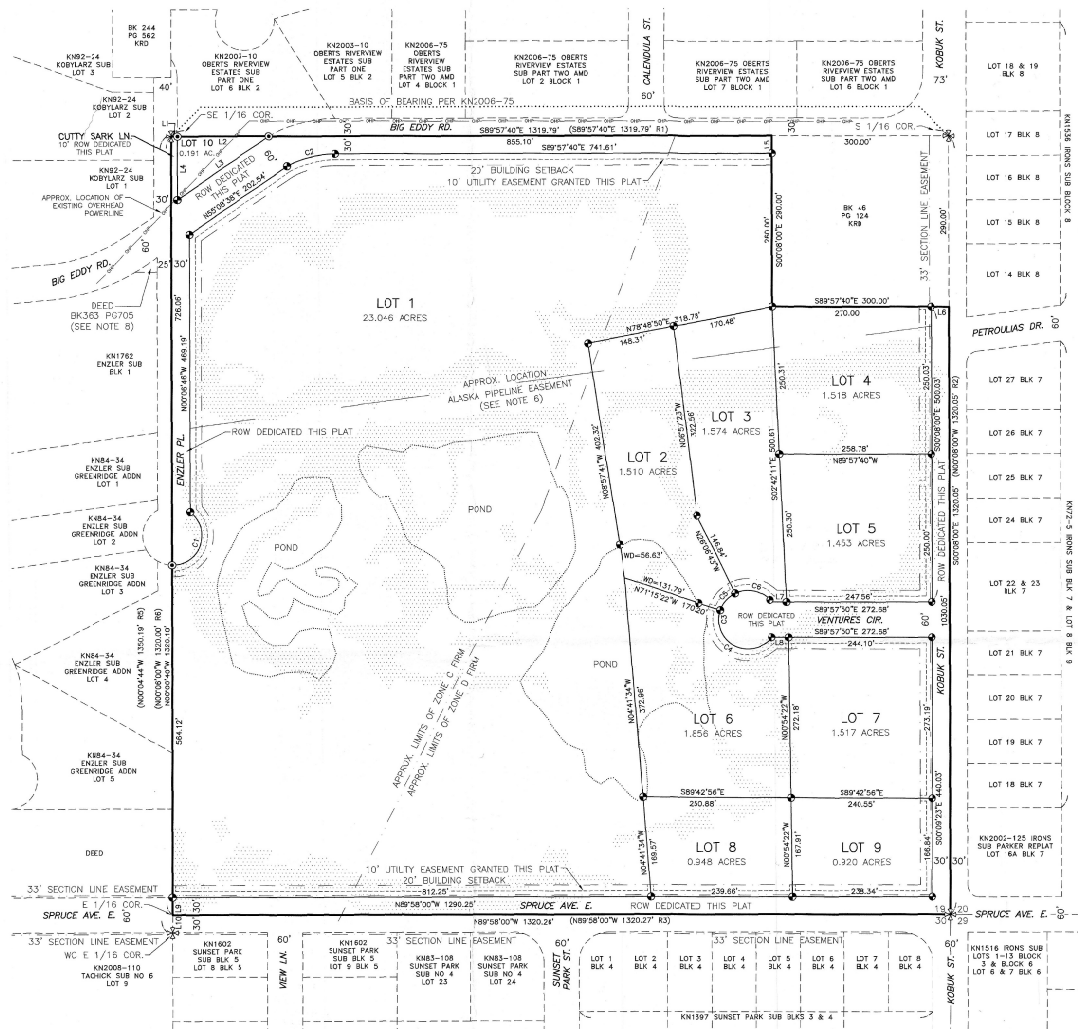
KPB File 2025-014
T 05N R 10W SEC 19
Ridgeway



LINE	LENGTH	BEARING
L1	10.00'	N89°57'40"W
L2	154.69'	N89°57'40"W
L3	188.25'	N55°08'38"E
L4	107.70'	S00°06'46"E
L5	30.00'	N60°08'00"W
L6	30.00'	N89°57'40"W
L7	25.12'	S89°57'50"E
L8	28.58'	N89°57'50"W
L9	30.00'	S00°06'46"E
L10	30.00'	S00°06'46"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	124.90'	50.00'	147°07'48"	94.87'	N18°19'20"E
C2	85.23'	170.30'	028°43'35"	84.34'	N75°40'32"E
C3	249.81'	50.00'	286°15'37"	60.00'	S00°02'10"W
C4	141.23'	50.00'	161°50'16"	98.75'	N62°10'30"W
C5	39.40'	50.00'	045°08'39"	38.38'	N41°18'58"E
C6	69.18'	50.00'	078°16'41"	63.79'	S76°28'22"E

- NOTES**
- A BUILDING 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' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES 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.
 - NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - 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.
 - SUBJECT TO A 60 FOOT WIDE RIGHT-OF-WAY PERMIT CENTERED ON THE EXISTING GAS PIPELINE, GRANTED TO THE ALASKA PIPELINE COMPANY PER BOOK 5 PAGE 159, RECORDED JUNE 13 1980, KENAI RECORDING DISTRICT.
 - SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO FOMER ELECTRIC ASSOCIATION, INC. PER BOOK 4 PAGE 115, RECORDED OCTOBER 26, 1959, KENAI RECORDING DISTRICT.
 - SUBJECT TO A PUBLIC RIGHT-OF-WAY EASEMENT IN FAVOR OF STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES PER BOOK 363 PAGE 705 RECORDED APRIL 18, 1990, KENAI RECORDING DISTRICT. AS DIMENSIONED, THIS EASEMENT IS WITHIN THE DEDICATED RIGHT-OF-WAYS BIG EDDY RD. AND ENZLER PL. AND THE NORTHEAST CORNER OF BLOCK 1, ENZLER SUBD. KN 1762.
 - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPEZ FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.26 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 02D612-2045C FOR INFORMATION ON FLOODPLAIN ZONES C AND D.
 - UPON RECORDING OF THE FINAL PLAN FOR THIS SUBDIVISION, THE PRIOR EXISTING USES MATERIAL SITE WITHIN LOTS 2 THROUGH 10 OF THIS SUBDIVISION, WILL BE CONSIDERED VOID, AND A CONDITIONAL LAND USE PERMIT MUST BE OBTAINED FOR EACH PARCEL INTENDED FOR FURTHER MATERIAL SITE OPERATIONS. LOT 1 MAY CONTINUE TO PERFORM MATERIAL EXTRACTION UNDER THE PRIOR EXISTING USE PROVISIONS OF KP3 21.25.130.
 - THERE ARE NO WETLANDS IDENTIFIED BY THE KENAI WATERSHED FORUM WITHIN THIS SUBDIVISION PER KPB GIS DATA. THE PONDS SHOWN HAVE BEEN DIGITIZED FROM KPB GIS MAPPING AND APPEAR TO BE THE RESULT OF MATERIAL EXTRACTION WHICH MAY CHANGE.
 - THE STIPPLED HATCH PATTERN REPRESENTS APPROXIMATE SLOPES GREATER THAN 20% BASED ON KPB GIS 5' CONTOUR DATA. ACTUAL GROUND CONDITION AND TOPOGRAPHY MAY CHANGE DUE TO MATERIAL EXTRACTION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT PENINSULA COMMERCIAL VENTURES, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF PENINSULA COMMERCIAL VENTURES, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GLEN MARTIN, OWNER
 PENINSULA COMMERCIAL VENTURES, LLC
 P.O. BOX 1389
 SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: GLEN MARTIN
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

WASTEWATER DISPOSAL

LOT 1: LOTS WHICH ARE AT LEAST 20,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 2-9: TBD

PLAN APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC
 10255 KATRINA BOULEVARD, NINILCHIK, AK 99639
 (907)555-7625

PLAT OF
PENINSULA COMMERCIAL VENTURES
ESTATES

A SUBDIVISION OF
 THE SE1/4 OF THE SE1/4 EXCEPTING THEREFROM THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTHERLY ALONG THE EAST SECTION LINE FOR 1020 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY TO SAID EAST SECTION LINE OF SAID SECTION 19 FOR 300 FEET TO THE 1/16TH CORNER; THENCE WESTERLY ALONG SAID 1/16TH LINE FOR 290 FEET; THENCE SOUTHERLY, PARALLEL TO SAID EAST LINE OF SAID SECTION 19 FOR 300 FEET; THENCE EASTERLY FOR 290 FEET TO THE POINT OF BEGINNING.

LOCATED WITHIN
 SE1/4 SEC. 19, T55S, R10W, S1N,
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 38.0075 ACRES

OWNERS: PENINSULA COMMERCIAL VENTURES, LLC
 P.O. BOX 1389
 SOLDOTNA, AK 99669

SCALE: 1" = 100' DATE: JANUARY 30, 2025
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



- LEGEND**
- ⊗ PRIMARY MONUMENT OF RECORD
 - ⊙ OTHER MONUMENT OF RECORD
 - ⊕ TO BE SET RPD ON 5/8" X 36" REBAR BY LS14488
 - (R1) RECORD DATA PER KN2001-10
 - (R2) RECORD DATA PER KN72-5
 - (R3) RECORD DATA PER KN2008-110
 - (R4) RECORD DATA PER KN84-34
 - (R5) RECORD DATA PER KN92-24
 - (R5) RECORD DATA PER KN-76C

KPB 2025-014