



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 2/28/2025 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. 2025-022

Petitioner(s) / Land Owner(s): Conan Egan of Corvallis, MT

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, March 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.

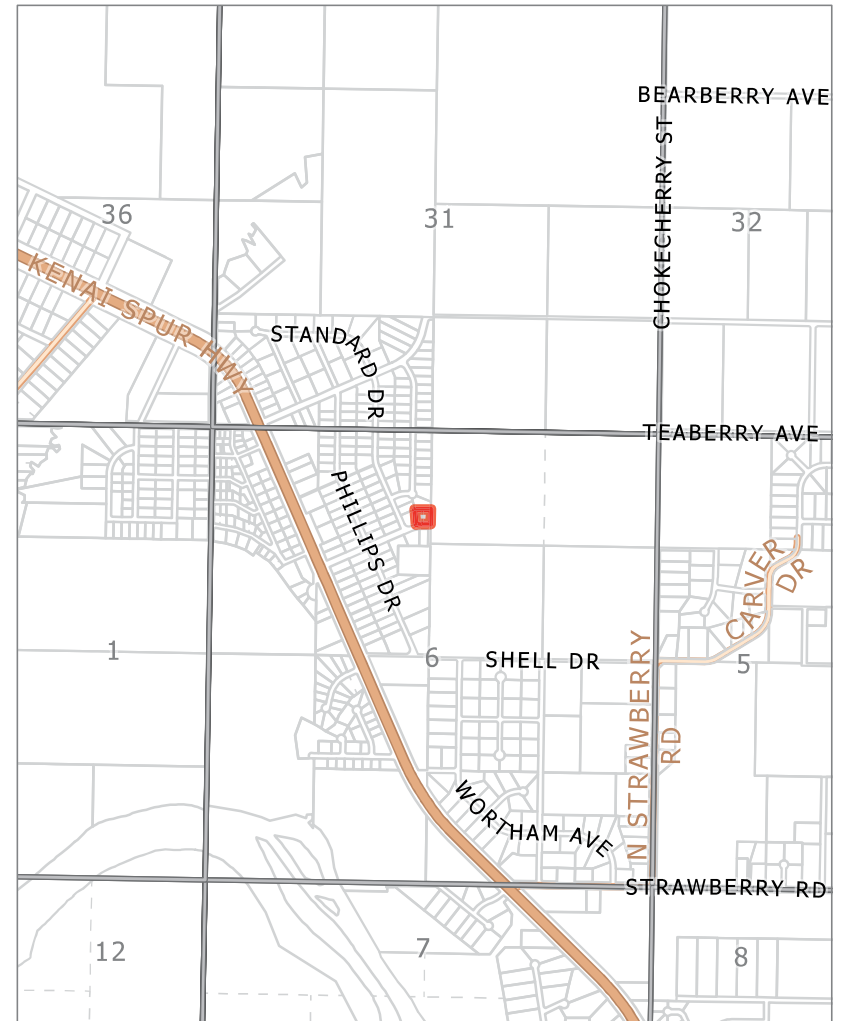
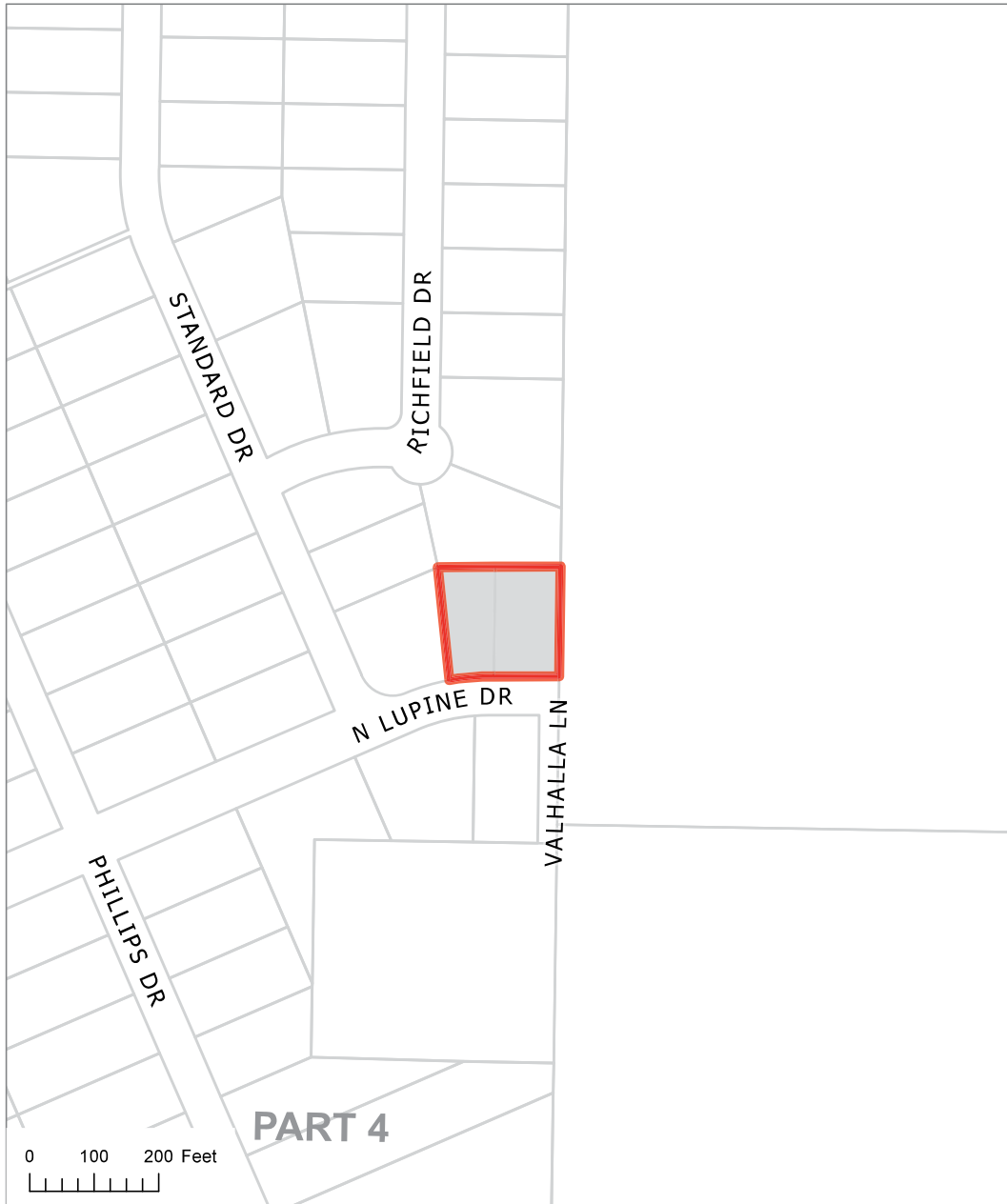
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

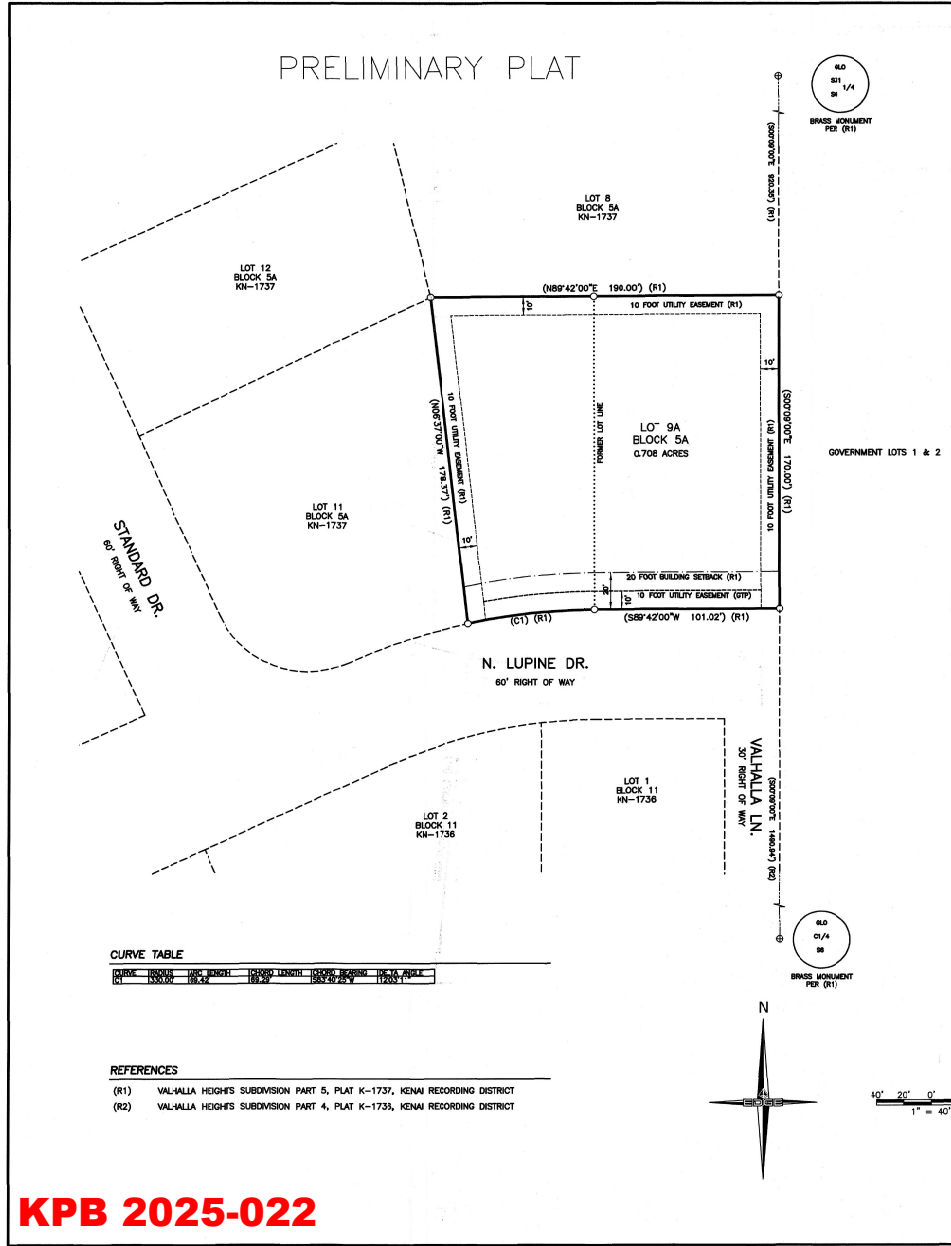
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 3/4/2025



KPB File 2025-022
T 5N R 10W Sec 6
Kenai

PRELIMINARY PLAT



RECORD MONUMENT PER (R1)



RECORD MONUMENT PER (R1)



CURVE TABLE

CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING	CHORD BEARING
100.00'	100.00'	0° 00'	0° 00'	0° 00'

- REFERENCES**
- (R1) VALHALLA HEIGHTS SUBDIVISION PART 5, PLAT K-1737, KENAI RECORDING DISTRICT
 - (R2) VALHALLA HEIGHTS SUBDIVISION PART 4, PLAT K-1733, KENAI RECORDING DISTRICT

- NOTES**
- DEVELOPMENT OF THIS PARCEL MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS.
 - PER THIS PLATTING ACTION THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS 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.
 - THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 11, 1989 IN MISC. BOOK 35 PAGE 187 KENAI RECORDING DISTRICT.
 - THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES. NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER IPB CODE 20.60.200A.
 - WASTEWATER DISPOSAL: THE PARENT SUBDIVISION, (PLAT K-1737, KR), FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JANUARY 6, 1969. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊗ RECORD MONUMENT - AS SHOWN
 - RECORD PROPERTY CORNER PER (R1), 1/2" X 16" STEEL ROD
 - SUBDIVISION BOUNDARY
 - - - ADJACENT PROPERTY LINE
 - FORMER LOT LINE
 - - - UTILITY EASEMENT
 - - - BUILDING SETBACK
 - - - MONUMENT THE LINE
 - (R1) RECORD DATA
 - (GTP) GRANTED THIS PLAT

PLAT APPROVAL

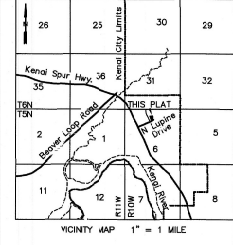
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 14, 2025.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK AMONETHI 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPt THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CONAN EGAN
PO BOX 1060
CORVALLIS, MT 59828

NOTARY ACKNOWLEDGEMENT

FOR EGAN CONAN
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____
MY COMMISSION EXPIRES _____



KPB FILE No. 2025-??

VALHALLA HEIGHTS SUBDIVISION CONAN REPLAT

A REPLAT OF
LOTS 9 AND 10 BLOCK 5A
VALHALLA HEIGHTS SUBDIVISION PART 5
PLAT NO. K-1737
KENAI RECORDING DISTRICT

LOCATED WITHIN
NE 1/4 NW 1/4 SECTION 5, T5N, R10W, S.M.
CITY OF KENAI
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
CONAN EGAN
PO BOX 1060
CORVALLIS, MT 59828
CONTAINING 0.708 ACRES



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

DRAWN BY: JY	DATE: 02/25/2025	PROJECT: 25-503
CHECKED BY: JA	SCALE: 1" = 30'	SHEET: 1 OF 1

KPB 2025-022