



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/4/2026 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 four lots into eight lots and dedicate Blessing Street.

KPB File No. 2025-072R1

Petitioner(s) / Land Owner(s): Paul Roderick of Anchor Point, 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, April 13, 2026**, 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.

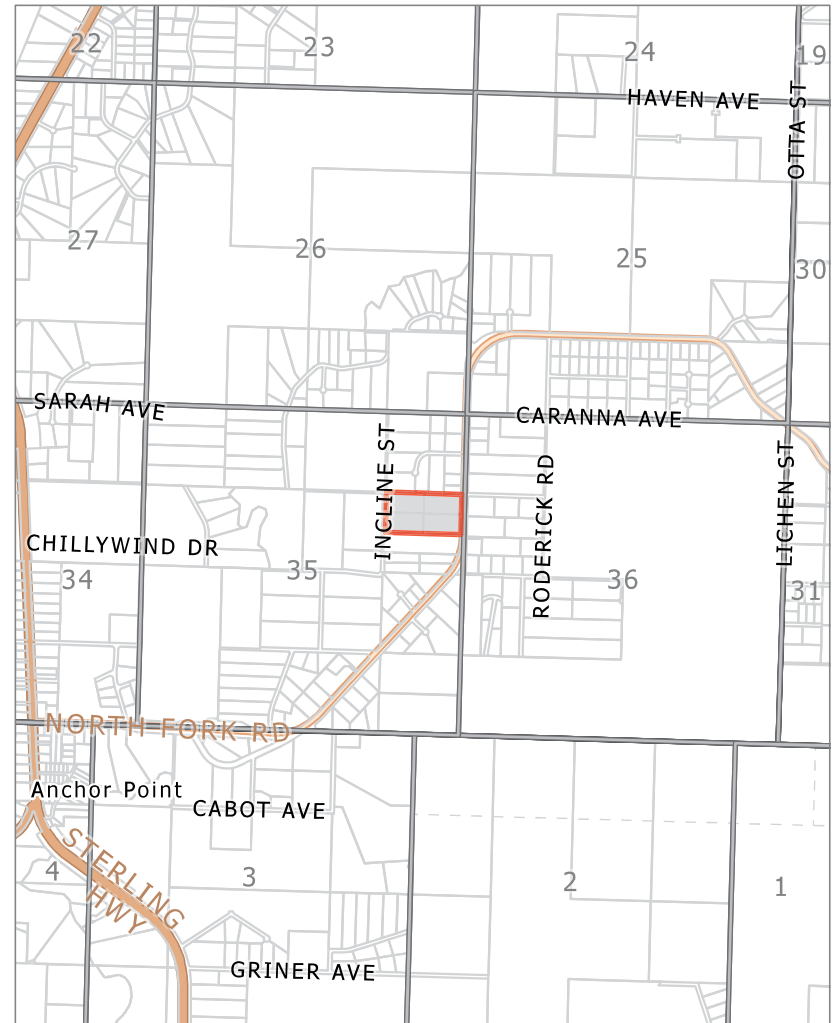
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, April 10, 2026**. 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.

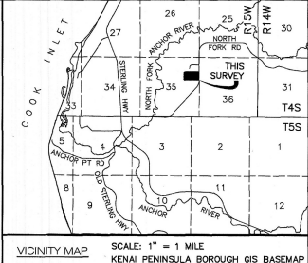
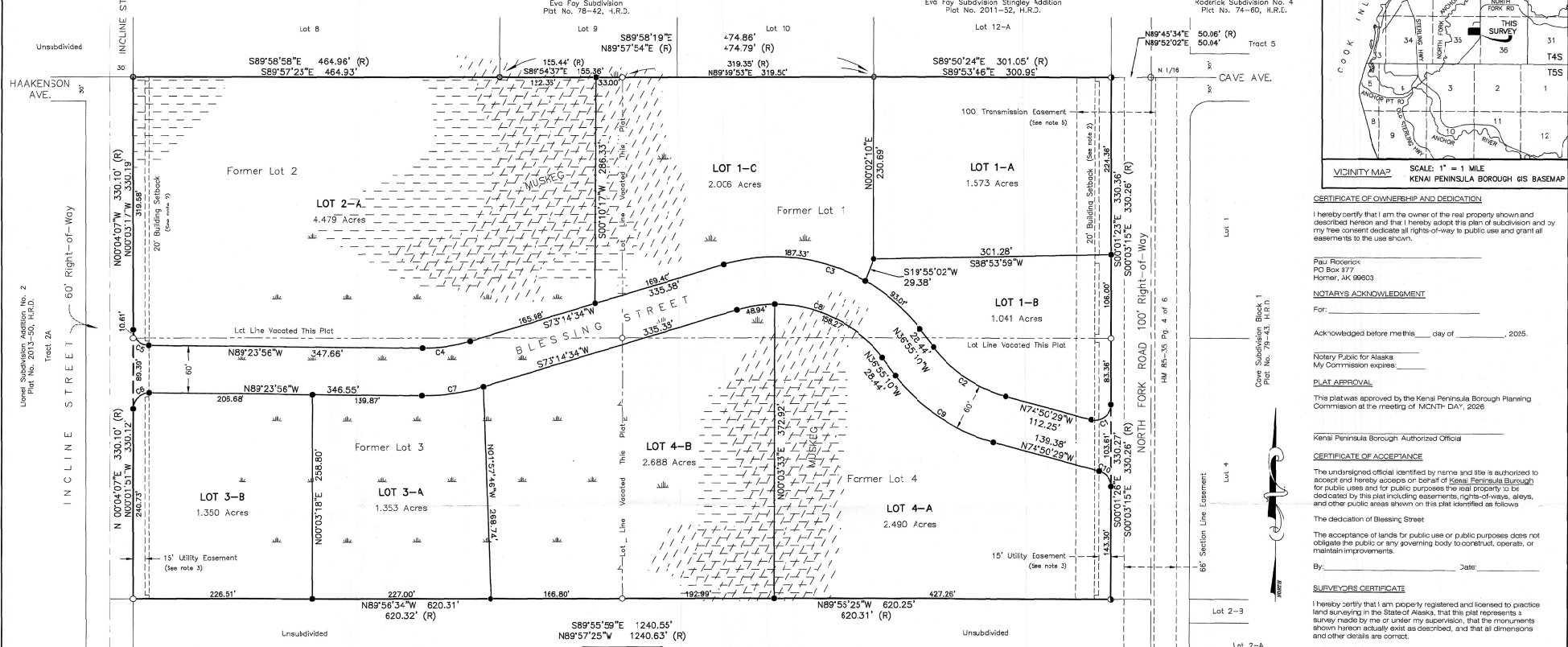
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 3/23/2026



KPB File 2025-072R1
T04S R15W SEC35
Anchor Point

KPB 2025-072R1



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I hereby certify that I am the owner of the real property shown and described herein and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

NOTARY ACKNOWLEDGMENT
 For: _____ day of _____, 2025.
 Notary Public for Alaska
 My Commission expires: _____

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MCNTH DAY, 2025

CERTIFICATE OF ACCEPTANCE
 The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of Kenai Peninsula Borough for public uses and for public purposes the real property to be dedicated by this plat including easements, rights-of-way, alleys, and other public areas shown on this plat identified as follows:
 The dedication of Blessing Street
 The acceptance of lands for public use or public purposes does not obligate the public or any governing body to construct, operate, or maintain improvements.
 By: _____ Date: _____

SURVEYORS CERTIFICATE
 I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

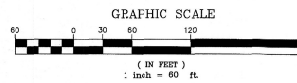
LEGEND
 Found Brass Capped Monument, AK DOT 4466 S 2008
 Found 2" Aluminum Cap on 5/8" Rebar, LS 10771 2018
 Found 2" Aluminum Cap on 5/8" Rebar, LS 5780 2003
 Found 3/8" Rebar
 Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2026
 Record Measurements Per HM 2020-34, Baringer Subdivision

NOTES
 1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 8.8.1.
 2. A building 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.
 3. Per HM 2020-34, for Incline Street and North Fork Road, the front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
 4. Granted this plat, for Blessing Street, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
 5. HEA transmission line is the centerline of a 100 foot wide easement, 50 feet either side of the centerline. Location centered on existing poles, field verified.
 6. 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.
 7. No access to State maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
 8. Any person developing the property is responsible for obtaining all required local, state, and federal permits including a U.S. Army Corps of Engineers wetlands determination, if applicable.
 9. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
 10. Per HM 2020-34, an exception to K.P.E. 2030-.70 (Block Length) has been granted, meeting date 7/15/2019.
 11. FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA (FEMA map panel 02-22C-189E, Zone D) or the Kenai Peninsula Borough Seward Mapped Flood Data Area, as a flood hazard area district as of the date this plat is recorded in the 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 21.06 of the Kenai Peninsula Borough Code.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.72	20.00'	105°11'	S52°34'03"W	31.77'
C2	112.52	170.00'	37°55'	N55°52'50"W	110.47'
C3	280.35	230.00'	69°50'	N71°50'18"W	263.31'
C4	60.59	200.00'	17°22'	S81°55'19"W	60.36'
C5	3.19'	20.00'	89°21'	N44°43'37"W	28.12'
C6	3.64'	20.00'	90°38'	S45°17'05"W	23.44'
C7	78.77	260.00'	17°22'	S81°55'19"W	78.47'
C8	207.21	170.00'	69°50'	N71°50'18"W	194.62'
C9	152.22	230.00'	37°55'	N55°52'50"W	148.45'
C10	26.12	20.00'	74°19'	N37°25'57"W	24.30'

WASTEWATER DISPOSAL
 Soil conditions, water table levels and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences. An Engineer's Subdivisor and Soils Report is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

 (signature of) Engineer License # _____ Date _____



PRELIMINARY PLAT



BLESSING ESTATES

A REPLAT AND SUBDIVISION OF LOTS 1 THROUGH 4
 BARINGER SUBDIVISION PLAT No. 2020-34, HOMER RECORDING DISTRICT
 VACATING FORMER LOT LINES AND CREATING LOT 1-A, LOT 1-B, LOT 1-C,
 LOT 2-A, LOT 3-A, LOT 3-B, LOT 4-A, AND LOT 4-B

LOCATED WITHIN
 THE N 2 SE 1/4 NE 1/4 OF SECTION 35
 TOWNSHIP 14 SOUTH RANGE 15 WEST,
 SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
 KENAI PENINSULA BOROUGH,
 HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 13.811 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1013 HOMER, AK 99603	PAUL RODERICK PO BOX 377 HOMER, AK 99603
SURVEY DATE: 6/16/2025 - 1/28/2026	SCALE: 1" = 80'
PLAT DATE: 2/20/2026	BOOK No.: 2025-1
CHECKED BY: OLM	FILE: BARINGER REPLAT.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-

