



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/14/2025 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 three lots into two lots.

KPB File No. 2025-158

Petitioner(s) / Land Owner(s): Natalie T. & Milton D. Bates and Nicolas D. & Adrienne Bradley 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, November 17, 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.

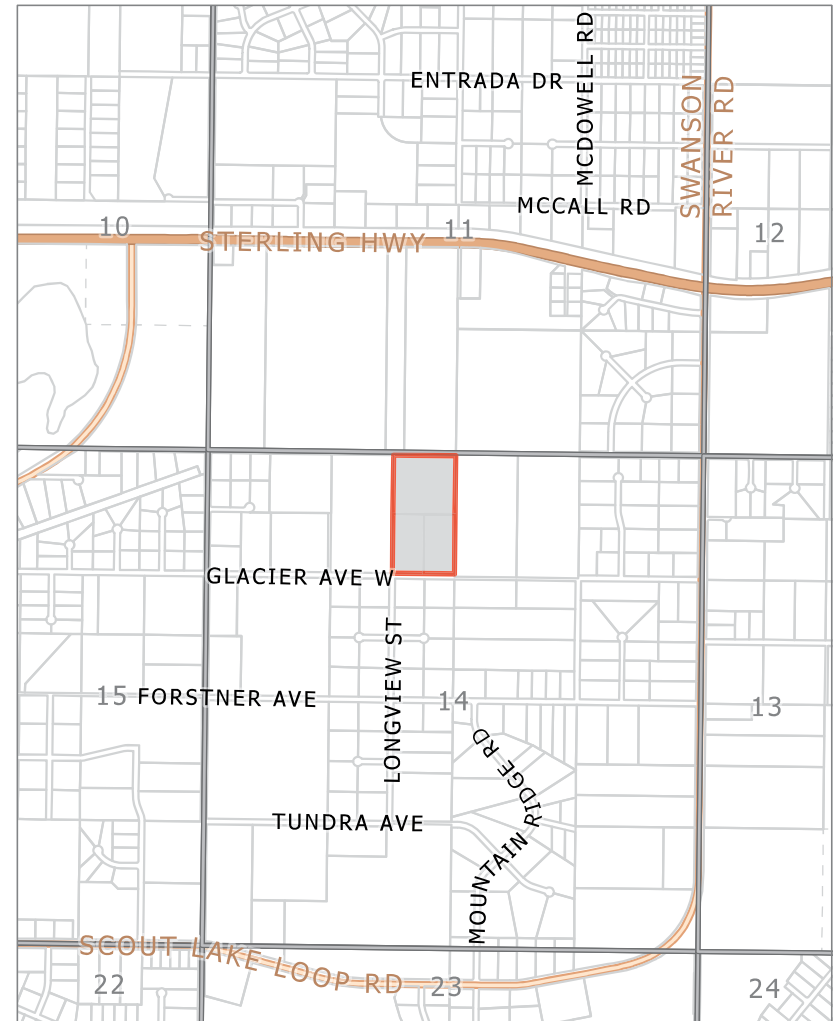
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, November 14, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

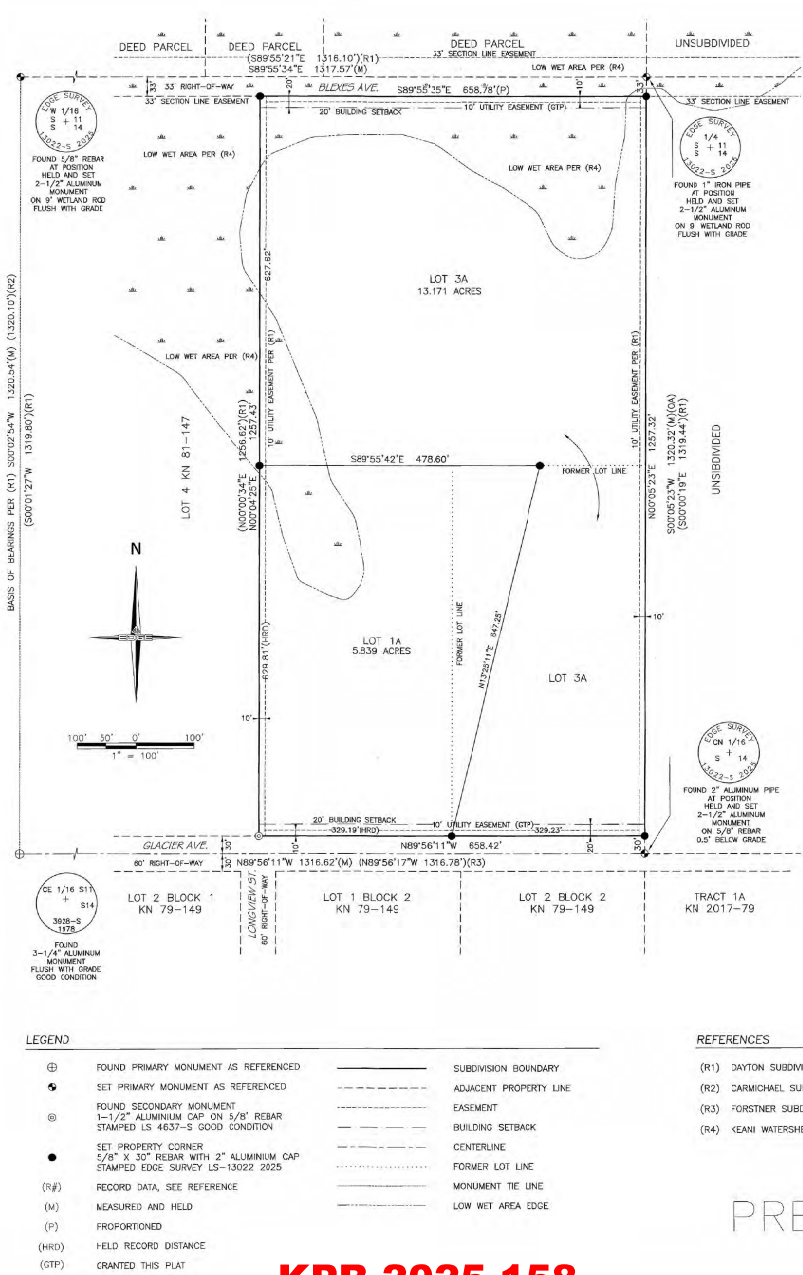
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 10/27/2025



KPB File 2025-158
T 05N R09W SEC14
Sterling



NOTES

- BUILDING SETBACK - A 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.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, GRANTED THIS PLAT. 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 AN ELECTRICAL LINE EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON OCTOBER 26, 1959 IN MISC. BOOK 4, PAGE 158, KENAI RECORDING DISTRICT.
- FORMER LOTS 2 AND 3 ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED ON MARCH 22, 2024 IN VOLUME/PAGE 2014-001893-0, KENAI RECORDING DISTRICT.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.70.
- EXCEPTIONS TO KPB CODE 20.30.170 - BLOCK LENGTH, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE NOVEMBER 17, 2025 MEETING.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT 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 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 02122C-0295F.
- WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE 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-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NATALIE T. BATES
AKA MINTON D. BATES II
PO BOX 1246
SOLDOTNA, AK 99669
FORMER LOTS 1 AND 2

MILTON D. BATES
AKA MINTON D. BATES II
PO BOX 1246
SOLDOTNA, AK 99669
FORMER LOTS 1 AND 2

ADRIENNE BRADLEY
4731 ASHLEY CIRCLE
MIDLOTHIAN, TX 76065
FORMER LOT 3

NICOLAS D. BRADLEY
ADRIENNE BRADLEY
4731 ASHLEY CIRCLE
MIDLOTHIAN, TX 76065
FORMER LOT 3

NOTARY'S ACKNOWLEDGEMENT

FOR: NATALIE T. BATES
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

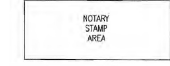


NOTARY'S ACKNOWLEDGEMENT

FOR: MILTON D. BATES
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



NOTARY'S ACKNOWLEDGEMENT

FOR: NATALIE T. BATES
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



NOTARY'S ACKNOWLEDGEMENT

FOR: MILTON D. BATES
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

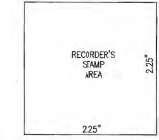
MY COMMISSION EXPIRES: _____



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 17, 2025. KENAI PENINSULA BOROUGH

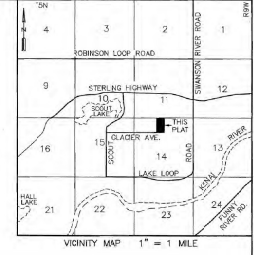
AUTHORIZED OFFICIAL



REFERENCES

- (R1) DAYTON SUBDIVISION PLAT #1-147, KENAI RECORDING DISTRICT
- (R2) CARMICHAEL SUBDIVISION, PLAT 83-11, KENAI RECORDING DISTRICT
- (R3) FORSTNER SUBDIVISION NO.2 PLAT 70-149, KENAI RECORDING DISTRICT
- (R4) KENAI WATERSHED FORUM WETLAND ASSESSMENT

PRELIMINARY PLAT



CERTIFICATE OF SURVEYOR

I, MARK ANTONETTI 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2025-XXX

DAYTON SUBDIVISION 2026 ADDITION

A SUBDIVISION OF LOTS 1, 2 AND 3 DAYTON SUBDIVISION PLAT 81-147 KENAI RECORDING DISTRICT

LOCATED WITHIN: NW 1/4 SECTION 14 T.5N., R.9W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

OWNER: NATALIE T. AND MILTON D. BATES PO BOX 1246 SOLDOTNA, AK 99669

ADRIENNE AND NICOLAS D. BRADLEY 4731 ASHLEY CIRCLE MIDLOTHIAN, TX 76065

CONTAINING 19.010 ACRES



DRAWN BY: JY	DATE: 10/11/2025	PROJECT: 25-6C7
CHECKED BY: MA	SCALE: 1" = 100'	SHEET: 1 OF 1

KPB 2025-158