



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 12/20/2024 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 two parcels into three parcels.

KPB File No. 2024-142

Petitioner(s) / Land Owner(s): Evan E. Frisk and Bobbie J Emond Frisk 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, January 27, 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.

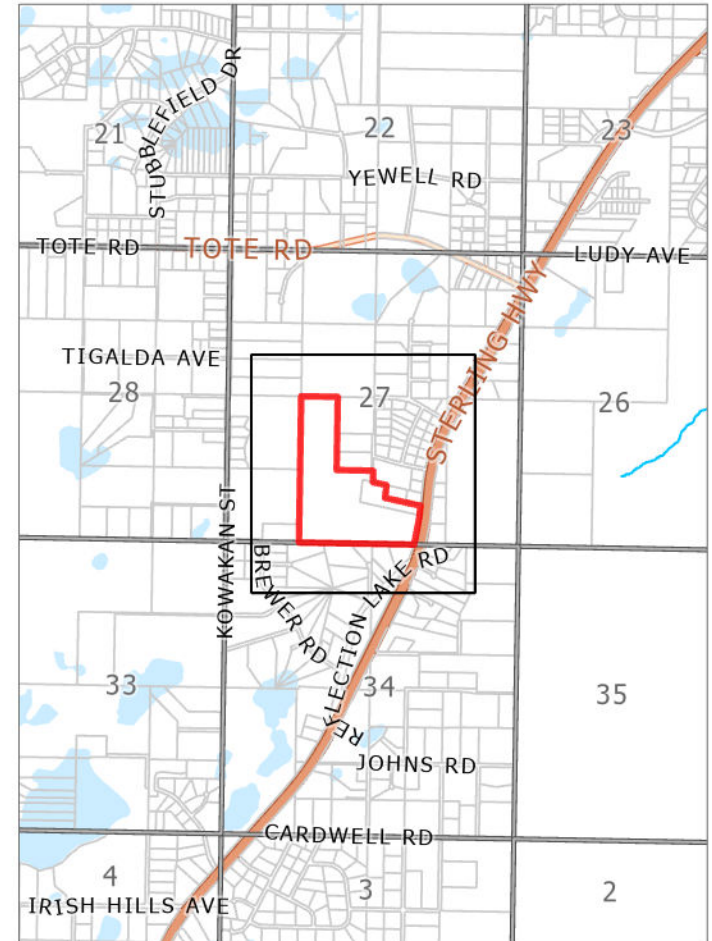
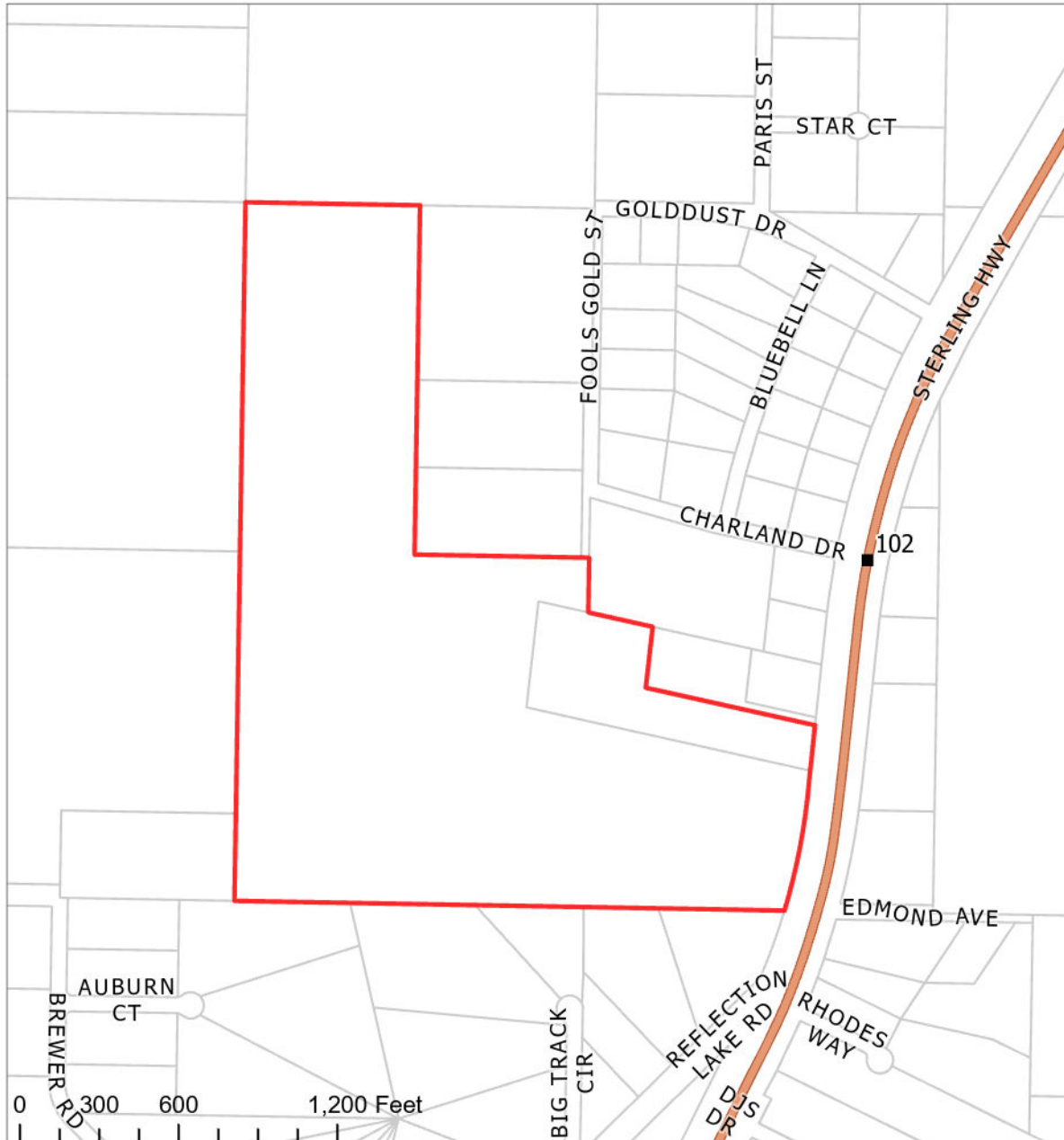
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto: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 **Friday, 1:00 PM, January 24, 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.

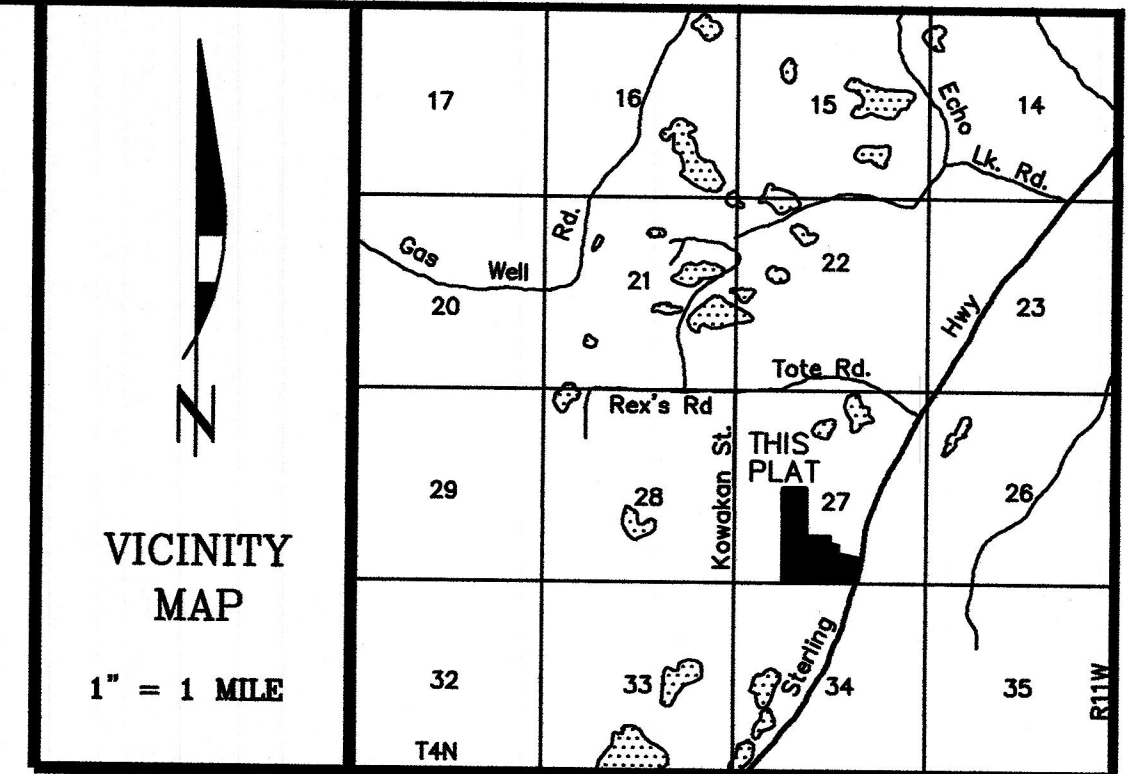
For additional information contact Heidi Anderson ([handerson@kpb.us](mailto:handerson@kpb.us)) or Beverly Carpenter ([BCarpenter@kpb.us](mailto:BCarpenter@kpb.us)), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 1/7/2025



KPB FILE 2024-142  
T04N R11W  
Sec 27  
Kalifornsky





**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 HEREBY ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

EVAN E. FRISK                      BOBBIE J. EMOND FRISK  
33870 POLAR ST.  
SOLDOTNA, ALASKA 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH  
PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No. \_\_\_\_\_

**TJ Seggy's Subdivision  
Frisk Addition**

A resubdivision of Lot 3, TJ Seggy's Subdivision, Plat 2013-123, and that portion of the E1/2 SW1/4 and W1/2 SE1/4 Section 27, T4N, R11W, S.M., lying west of the Sterling Highway, Excepting therefrom NE1/4 NE1/4 SW1/4; and Char Subdivision, Plat K-1323; and, Char Subdivision No. 4, Plat 80-120; and Dallas Subdivision, Plat 75-50; and TJ Seggy's Subdivision, Plat 2013-123, Kenai Recording District.

Located within the W1/2 SE1/4 and E1/2 SW1/4 Section 27, T4N, R11W, S.M., Kenai Peninsula Borough, Alaska.  
Containing 76.311 Ac.

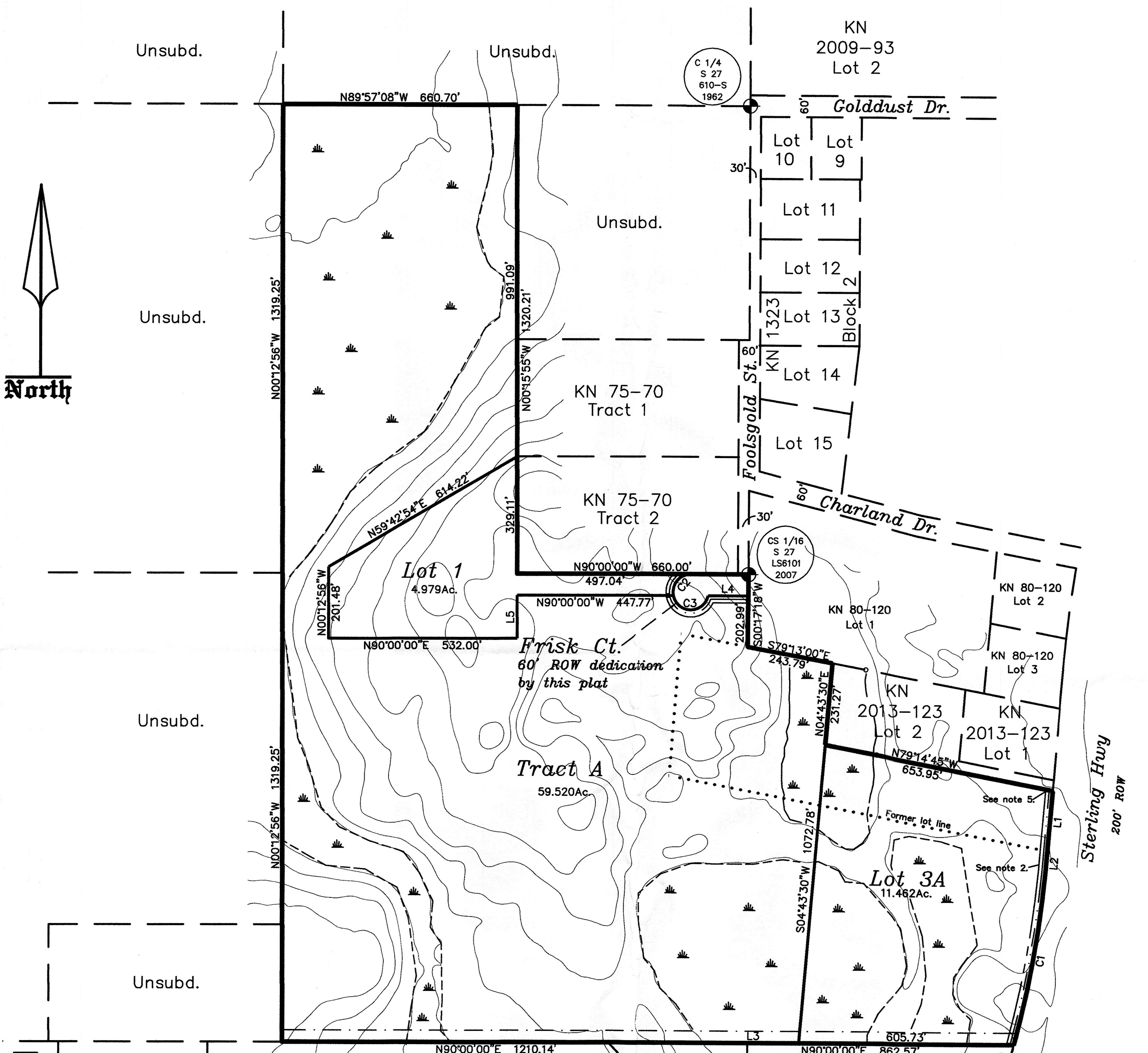
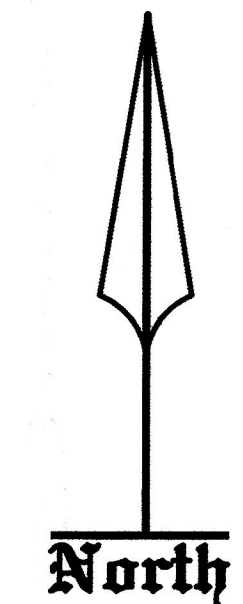
Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners <b>Evan E. Frisk &amp; Bobbie J. Emond Frisk</b> 33870 Polar St. Soldotna, Alaska 99669
JOB NO. 24262	DRAWN: 12-20-24
SURVEYED:	SCALE: 1"=200'
FIELD BOOK:	SHEET: 1 of 1

**LEGEND:**

- ⊕ 3 1/4" BRASS CAP MON. FOUND
- ⊕ 2 1/2" BRASS CAP MON. FOUND
- ⊕ 3 1/4" ALUM. CAP MONUMENT FOUND
- ⊕ 2 1/2" ALUM. CAP MONUMENT FOUND
- ⊙ 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 2013-123 KRD
- ▲ AREAS OF INUNDATION

**NOTES:**

- 1) Basis of bearing taken from TJ Seggy's Subdivision, Plat 2013-123, Kenai Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 4) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 5) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines 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.
- 6) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	9°49'30"	2864.80'	491.25'	248.23'	490.64'	S10°05'26"W
C2	101°32'12"	50.00'	88.61'	61.24'	77.46'	S39°13'53"W
C3	156°55'34"	50.00'	136.94'	244.95'	97.98'	N90°00'00"W

LINE	BEARING	DISTANCE
L1	S04°54'37"W	170.84'
L2	N04°55'40"E	63.59'
L3	N90°00'00"E	256.84'
L4	N90°00'00"W	113.67'
L5	S00°15'55"E	122.12'



**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.

Date \_\_\_\_\_