



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 two parcels.

KPB File No. 2025-012

Petitioner(s) / Land Owner(s): Udelhoven Rentals, LLC of Kasilof , 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.

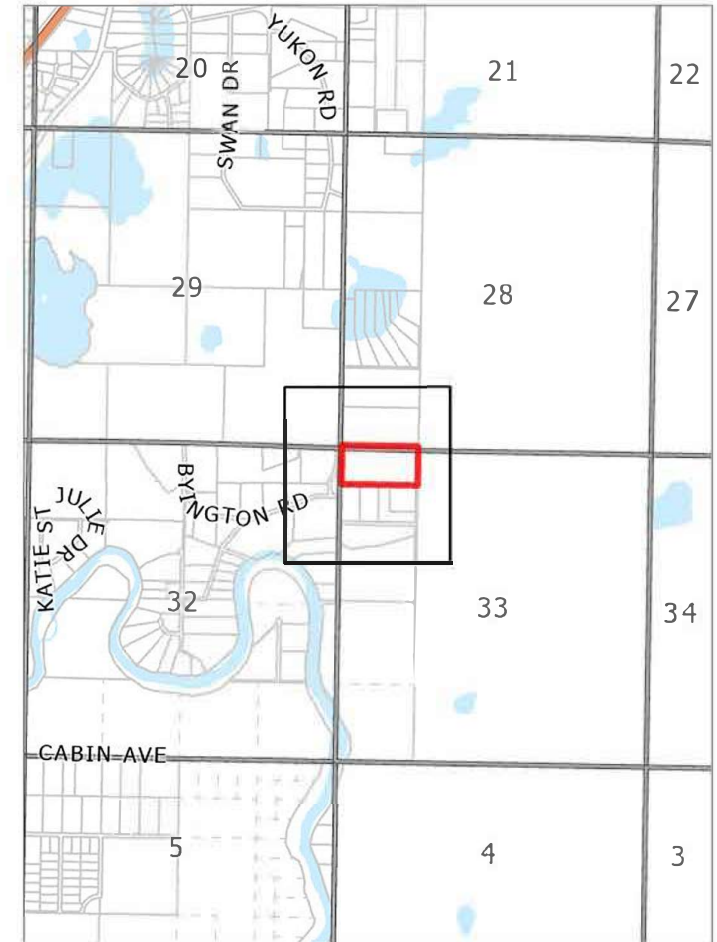
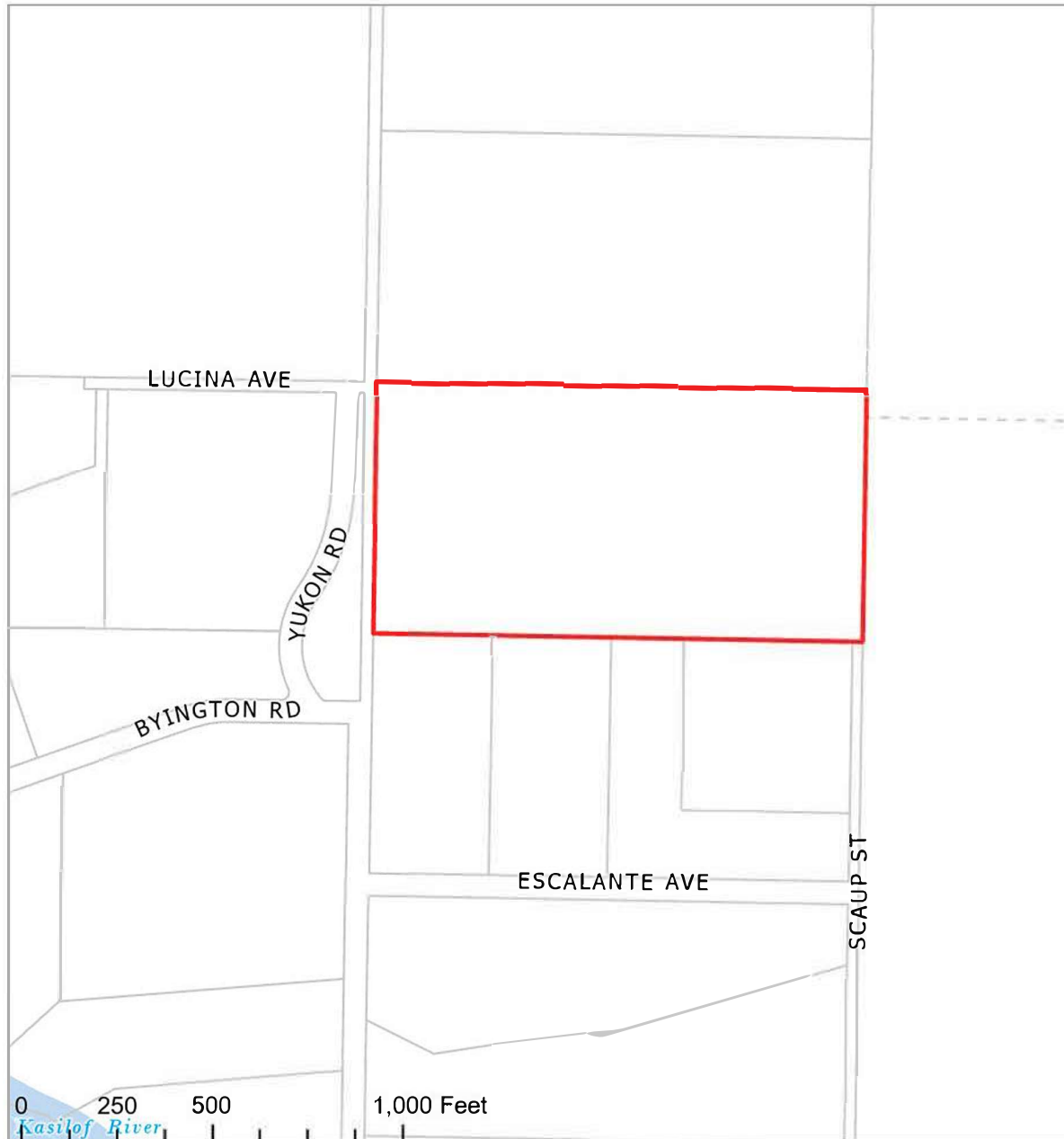
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

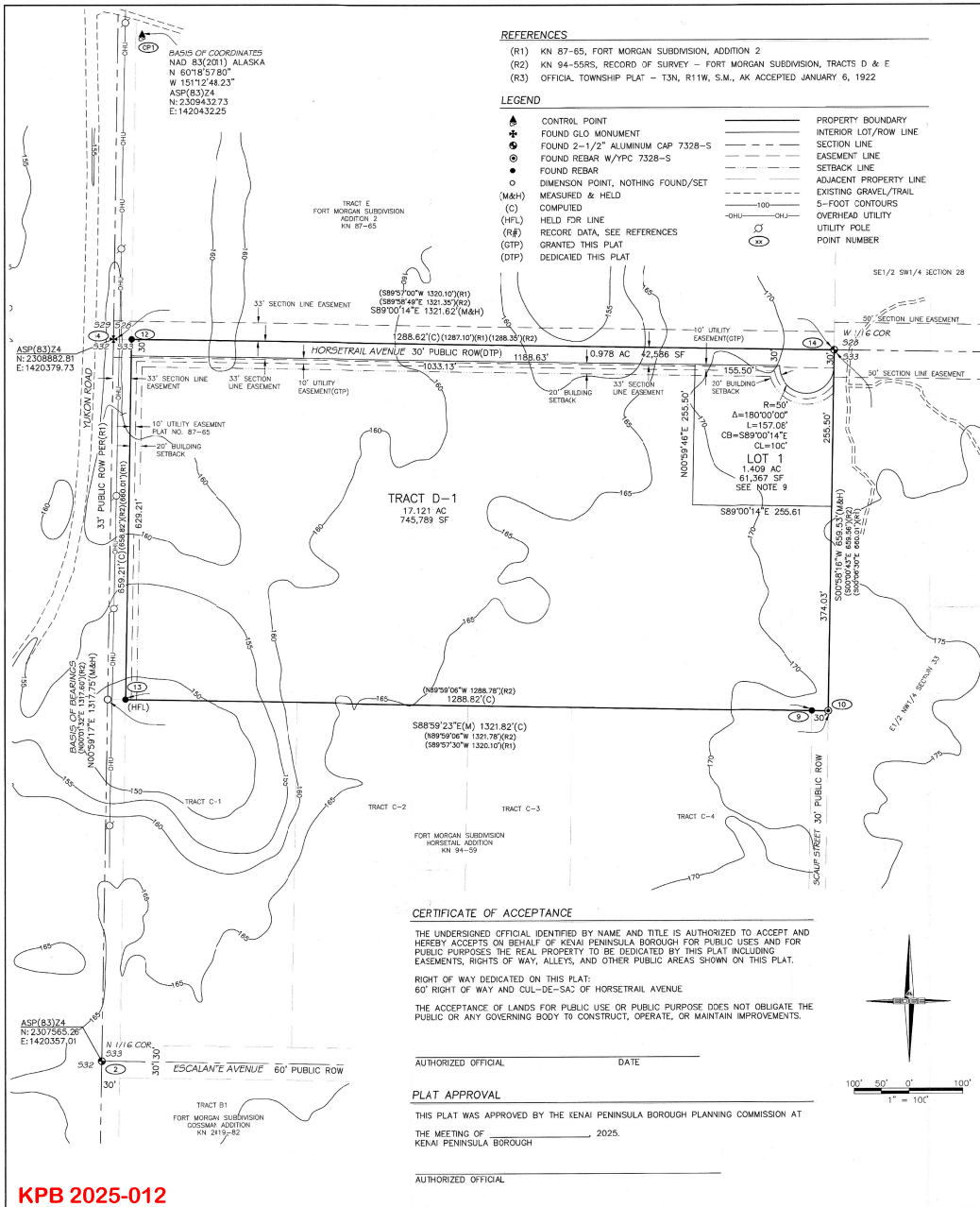
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 2025-012
T03N R11W
Sec 28 & 33
KASILOF



MONUMENT SUMMARY

- ① EDGE SURVEY CONTROL POINT
SET 5/8" REBAR WITH 1-1/2" PLASTIC CAP FLUSH WITH GRADE AS CONTROL POINT
- ② CIRCULAR SURVEY MONUMENT
FOUND 3-1/4" ALUMINUM MONUMENT FLUSH WITH GRADE IN GOOD CONDITION
- ③ CIRCULAR SURVEY MONUMENT
FOUND 2-1/2" BRASS CAP MONUMENT 0.1' BELOW GRADE WITH SLIGHT LEAN
- ④ CIRCULAR SURVEY MONUMENT
FOUND 2-1/2" ALUMINUM CAP 0.1' BELOW GRADE IN GOOD CONDITION - STAMPED WRONG - SHOULD BE 533
- ⑤
FOUND 1/2" REBAR 0.2' ABOVE GRADE IN GOOD CONDITION HELD RECORD 30' WEST FROM MEASURED 1.618' SECTION LINE FOR ROW. REBAR FOUND 0.09' FROM COMPUTED POSITION.
- ⑥
FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP FLUSH WITH GRADE IN GOOD CONDITION
- ⑦
FOUND 1/2" REBAR 0.1' BELOW GRADE WITH REMAINS OF OLD CAP & FLAGGING WITH SLIGHT ANGLE. HELD RECORD 33' EAST OF MEASURED SECTION LINE FOR ROW. REBAR FOUND ONLINE WITH COMMON LINE OF TRACT D & E - FOUND 0.18' EAST OF COMPUTED COMMON CORNER.
- ⑧
FOUND 1/2" REBAR 0.2' BELOW GRADE WITH YELLOW PLASTIC CAP THAT TELL OFF WHEN RECOVERED. HELD RECORD 33' EAST FROM MEASURED SECTION LINE FOR ROW. REBAR HELD FOR SOUTH LINE OF TRACT D - FOUND 0.48' WEST OF COMPUTED SOUTHWEST CORNER.
- ⑨
FOUND 2-1/2" ALUMINUM CAP 0.4' BELOW GRADE WITH RED WOODEN POST & OLD FLAGGING IN GOOD CONDITION

SURVEY NOTES

1. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10000.
 2. ALL BEARINGS ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 3. THE BASIS OF COORDINATES IS ALASKA STATE PLANE, ZONE 4, NAD83(2011), EPOCH 2010.000 IN U.S. FEET BASED ON AN OPUS SOLUTION OF CONTROL POINT #1. A 5/8" x 30" REBAR WITH 1-1/2" PINK PLASTIC CAP HAVING A VALUE OF N:2309432.73, E:1420432.25.
 4. THE BASIS OF BEARING IS ALASKA STATE PLANE NAD83(2011) AS MEASURED BETWEEN MONUMENTS 2 & 4 DERIVED FROM GPS OBSERVATIONS AND HAVING A BEARING OF N0059°17'E.
 5. THIS FIELD SURVEY WAS PERFORMED IN JUNE OF 2023 FOR U.S. FISH & WILDLIFE SERVICES.
 6. 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.
 7. THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO 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.
 8. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO ANY DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
 9. LOT 1 IS TO BE ACQUIRED BY U. S. FISH & WILDLIFE SERVICES FOR A PUBLIC PARKING AREA TO THE KENAI POLLARD HORSE TRAIL SYSTEM.
 10. ROADS MUST MEET THE DESIGN & CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM. (KPB 14.06).
 11. THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JANUARY 3, 1962 AND FILED FOR RECORD UNDER MISC. BOOK 7, PAGE 167 IN THE KENAI RECORDING DISTRICT, WHERE AS THE EXACT LOCATION IS NOT ASCERTAINABLE.
 12. WASTEWATER DISPOSAL: TRACT D-1 IS AT LEAST 200,000 SQUARE FEET IN SIZE AND 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.
- WASTEWATER DISPOSAL:** LOT 1 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 AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

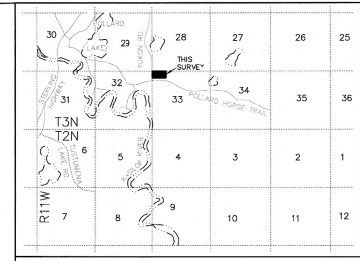
ENGINEER _____ LICENSE NUMBER _____ DATE _____

SURVEYOR'S CERTIFICATE

I, MARK A. AMONETTI, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY MAP REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS LOCATED AND THE ERROR OF CLOSURE FOR FIELD TRAVERSES IS NOT GREATER THAN ONE PART IN 10,000.

PRELIMINARY

MARK A. AMONETTI, PL 13022



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT UDELHOVEN PROPERTIES, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF UDELHOVEN PROPERTIES, LLC, I HEREBY DEDICATE 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.

JAMES UDELHOVEN, MANAGING MEMBER DATE _____
 UDELHOVEN PROPERTIES, LLC
 P.O. BOX 126
 KASLOF, AK 99610

BARBARA UDELHOVEN, MANAGING MEMBER DATE _____
 UDELHOVEN PROPERTIES, LLC
 P.O. BOX 126
 KASLOF, AK 99610

NOTARY ACKNOWLEDGMENT

FOR JAMES UDELHOVEN
 ACKNOWLEDGED BEFORE ME
 THIS ____ DAY OF _____, 2025.

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGMENT

FOR BARBARA UDELHOVEN
 ACKNOWLEDGED BEFORE ME
 THIS ____ DAY OF _____, 2025.

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

EDGE SURVEY AND DESIGN, LLC
 800 KING STREET - ANCHORAGE, AK 99510
 PHONE (907) 544-5599 FAX (907) 544-7794
 AEG #1395 WWW.EDGESURVEY.COM

PLAT OF
KENAI HORSE TRAILS SUBDIVISION
TRACT D-1 & LOT 1

A SUBDIVISION OF TRACT D, FORT MORGAN SUBDIVISION, KN 87-65

LOCATED IN THE NW1/4 SECTION 33,
 TOWNSHIP 3 NORTH, RANGE 11 WEST, SEWARD MERIDIAN,
 KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
 STATE OF ALASKA

CONTAINING 19.51 ACRES, MORE OR LESS
 OWNER: UDELHOVEN PROPERTIES, LLC
 P.O. BOX 126
 KASLOF, AK 99610

DRAWN BY: VEB DATE: 01/29/2025 PROJECT NO: 23-141
 CHECKED BY: MA SCALE: 1"=100' SHEET: 1 OF 1

KPB 2025-012