



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/7/2025 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 four lots into two lots.

KPB File No. 2025-072

Petitioner(s) / Land Owner(s): Paul Roderick of Homer, 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, June 9, 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.

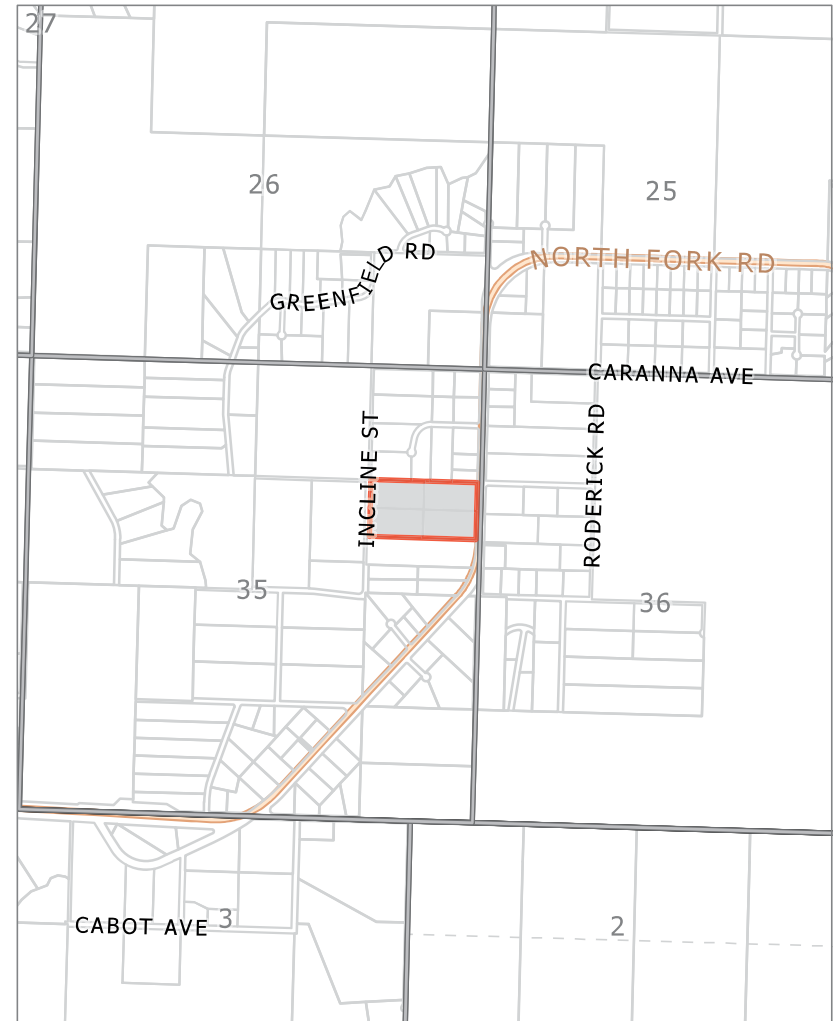
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, June 6, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

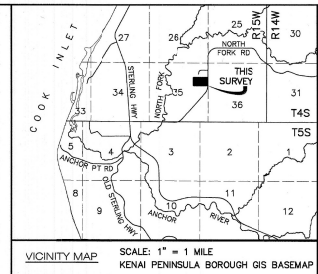
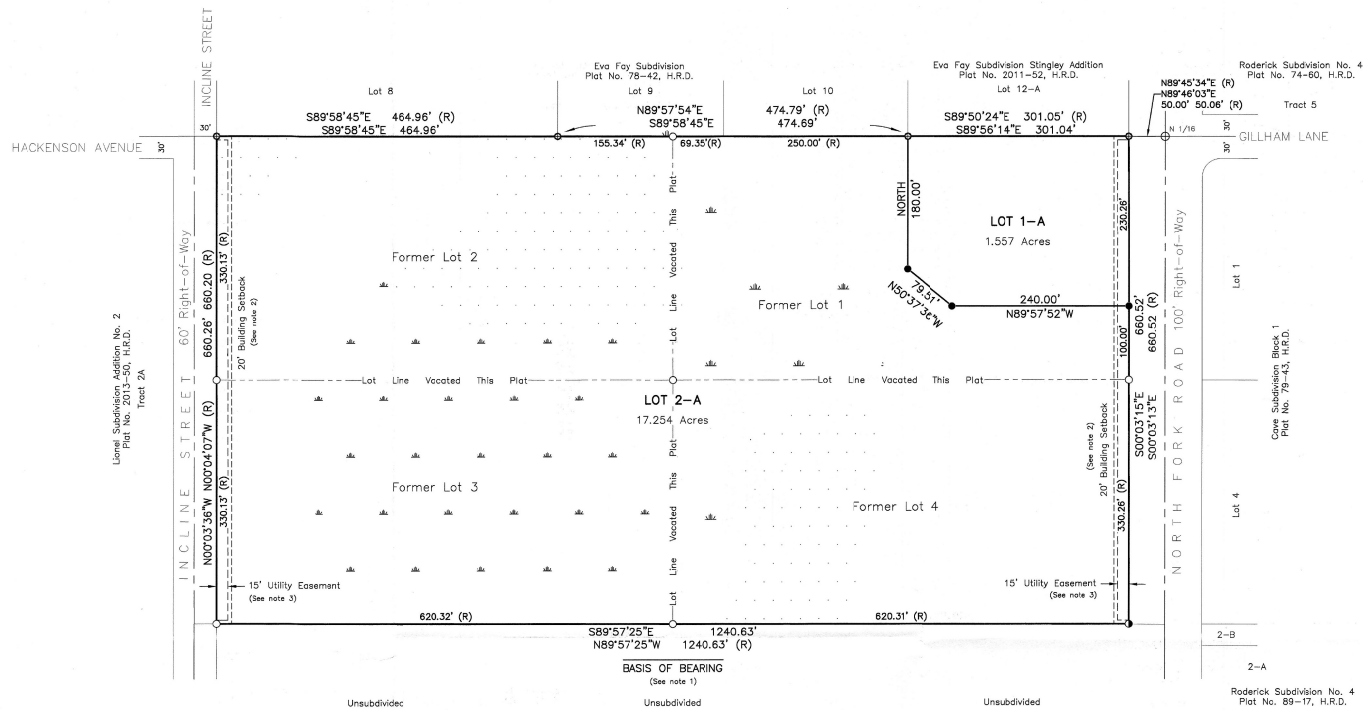
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 5/19/2025



KPB File 2025-072
T 4S R 15W Sec35
Anchor Point



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.

Paul Roderick
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ 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 April ##, 2025.

Kenai Peninsula Borough Authorized Official

LEGEND

- ⊕ Found Brass Capped Monument, AK DOT 4469 S 2008
- Found 2" Aluminum Cap on 5/8" Rebar, LS 10771 2019
- ⊙ Found 2" Aluminum Cap on 5/8" Rebar, LS 5780 2003
- Found 5/8" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R) Record Measurements Per HM 2020-34, Baringer Subdivision

----- Easement Line
----- Setback Line

Wetlands Area defined as Lakebed per the Kenai Watershed Forum (KWF)
Wetlands Area defined as Discharge Slope per the Kenai Watershed Forum (KWF)

Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

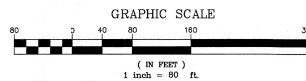
NOTES

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
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. The front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot line is a utility easement.
4. HEA transmission line is the centerline of a 100 foot wide easement, 50 feet either side of the centerline. Location verified per HM2020-34.
5. 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. No access to State maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
7. 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.
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.

SURVEYOR'S CERTIFICATE

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

Date: _____
Registration No.: 14449-S
Christopher J. Mullikin
Professional Land Surveyor



BARINGER 2025 REPLAT NO. 1

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 AND LOT 2-A

LOCATED WITHIN
THE N1/2, SE1/4, N1/4 OF SECTION 35
TOWNSHIP 4 SOUTH, RANGE 15 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 18.811 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	PAUL RODERICK HOMER, AK 99603
SURVEY DATE: 4/##/2025	SCALE: 1" = 80'
PLAT DATE: 4/24/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: BARINGER REPLAT.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###

KPB 2025-072

PRELIMINARY
PLAT