



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 2/10/2025 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. 2025-015

Petitioner(s) / Land Owner(s): Estate of M. Jane Middleton 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, March 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.

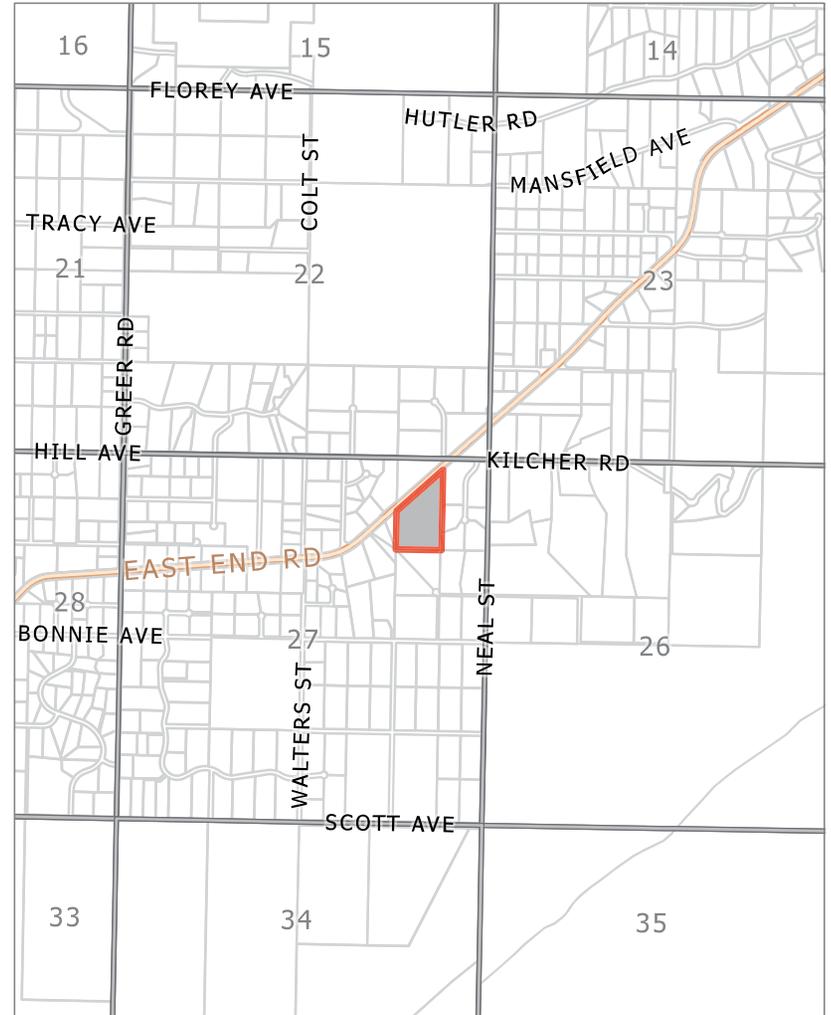
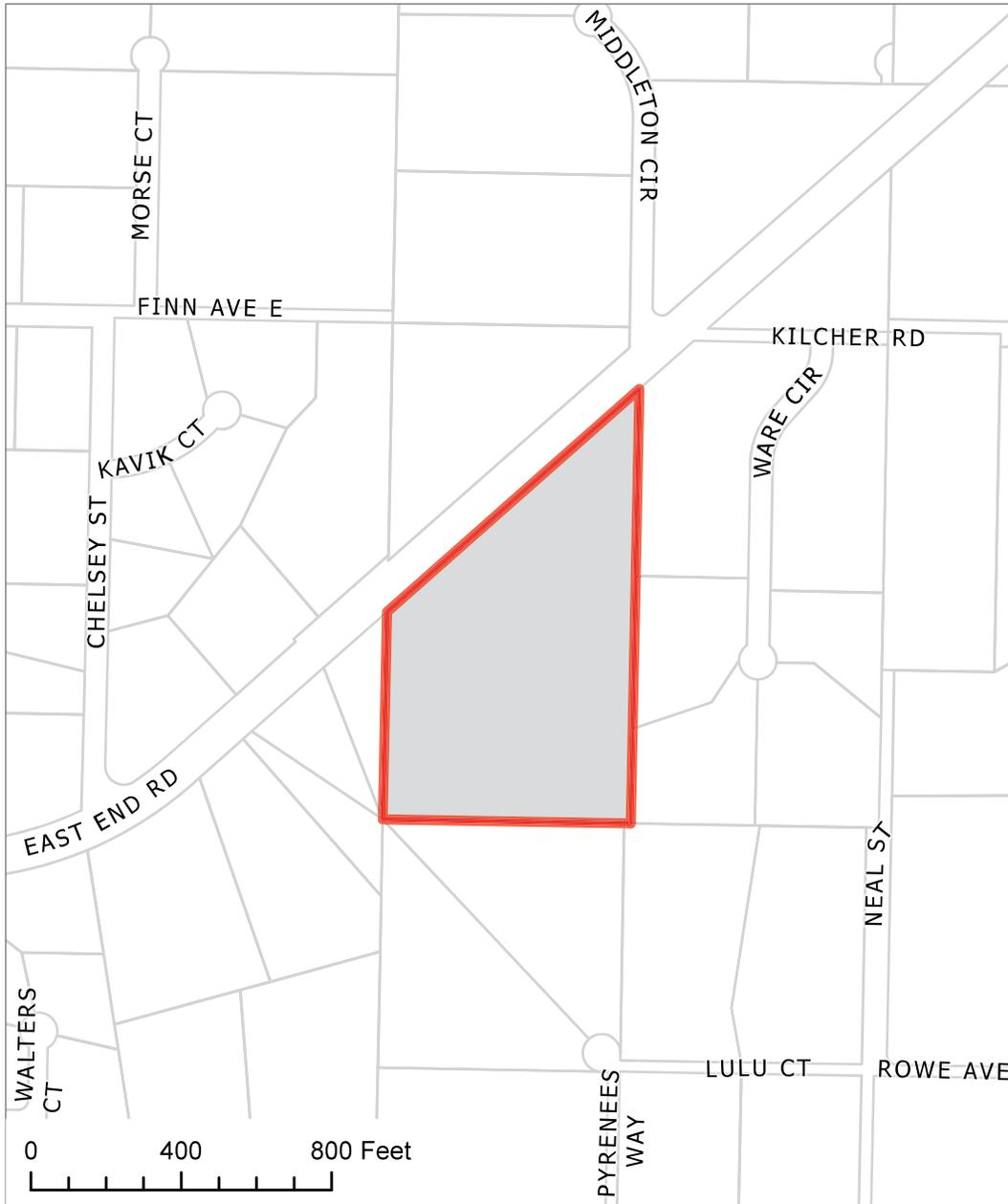
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, March 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 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 3/4/2025



KPB File 2025-015
T 05S R 12W SEC 27
Fritz Creek

NOTES:

1. 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.
2. The front 10 feet and the entire setback within 5 feet of side lot lines is a utility easement.
3. 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.
4. Easement for electric lines or system together with the right to enter, maintain, repair, or clear shrubbery was granted to Homer Electric Association in Book 28, Page 429, Homer Recording District. Location undisclosed.
5. 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.
6. 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.
7. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
8. The Basis of Bearing for this plat was determined by high precision GNSS survey using Topcon legacy survey grade receivers, differentially corrected and processed using Spectra Precision Survey Pro GPS Version 5.4.2 Software.

SURVEYORS CERTIFICATE

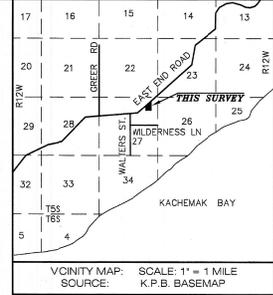
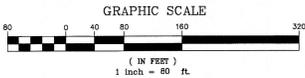
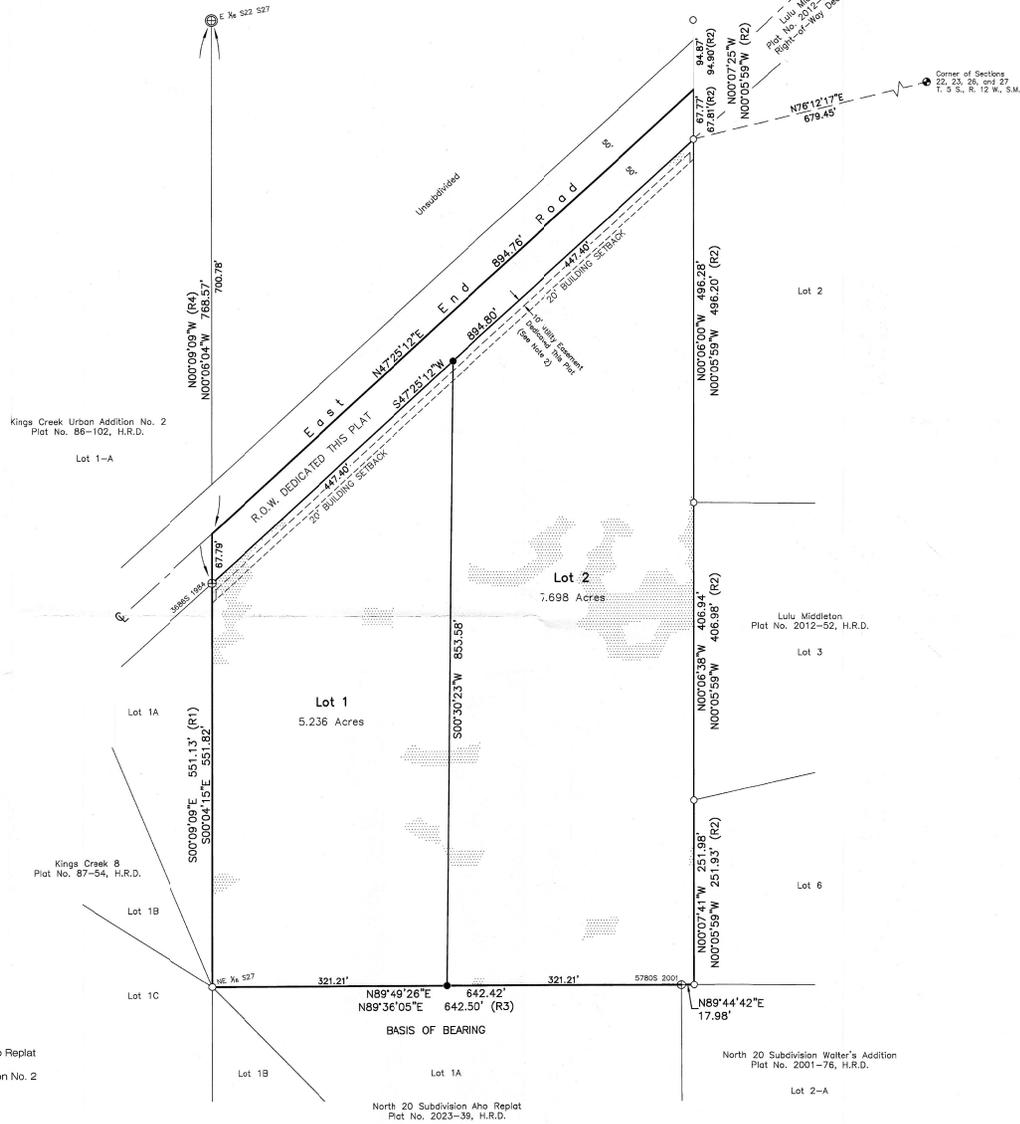
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described and that all dimensions and other details are correct.

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



LEGEND

- Found Blue PVC Cap on 5/8" Rebar, 5780-S
 - ⊕ Found 2" Aluminum Cap on 5/8" Rebar, as noted
 - ⊕ Found 2" Brass Cap, 4129-S 1979
 - Found GLO 3 1/4" Brass Cap on Iron Pipe, 1917
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2024
- (R1) Record Measurements Par HM 87-54, Kings Creek 8
 (R2) Record Measurements Par HM 2012-52, Lulu Middleton
 (R3) Record Measurements Par HM 2023-39, North 20 Subdivision Aho Replat
 (R4) Record Measurements Par HM 86-102, Kings Creek Urban Addition No. 2
- Easement Line
 - - - - - Setback Line
- ▨ Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)
- Note: No areas defined as Wetlands found within the subdivision per the Kenai Watershed Forum (KWF)



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I hereby certify that I am the owner of the real property shown and described hereon 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.

Cynthia L. Graham, Representative
 for the Estate of Jane Middleton
 37825 Middleton Circle
 Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
 Acknowledged before me this ____ day of _____, 2024.

Notary Public for Alaska
 My Commission expires: _____

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of December ##, 2024.

Kenai Peninsula Borough Authorized Official

PRELIMINARY PLAT



PEARL SUBDIVISION	
CREATING LOTS 1 AND 2	
A SUBDIVISION OF THAT PORTION OF THE W1/2 NE1/4 NE1/4 OF SECTION 27 WHICH LIES SOUTHWEST OF THE CENTERLINE OF EAST END ROAD	
LOCATED WITHIN THE W1/2 NE1/4 NE1/4 OF SECTION 27 TOWNSHIP 5 SOUTH, RANGE 12 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.	
CONTAINING 13.961 ACRES	
SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	CYNTHIA L. GRAHAM, REPRESENTATIVE FOR THE ESTATE OF JANE MIDDLETON P.O. BOX 1023 HOMER, AK 99603
SURVEY DATE: 4/5/2024	SCALE: 1" = 80'
PLAT DATE: 1/19/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: MIDDLETON SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2024-###

KPB 2025-015