



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/3/2026 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 six parcels into ten parcels.

KPB File No. 2026-039

Petitioner(s) / Land Owner(s): Daniel B and Janine A Seavey and Single Lead LLC and Tanner Crab LLC of Seward, 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 **Tuesday, May 26, 2026**, 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.

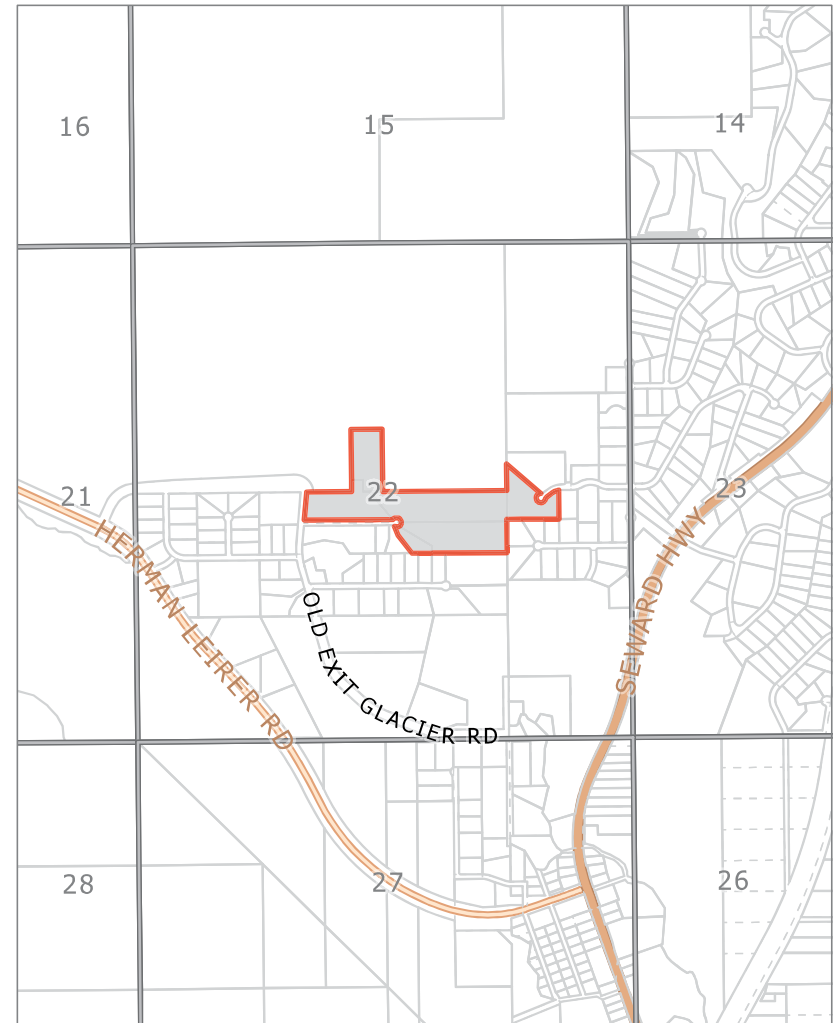
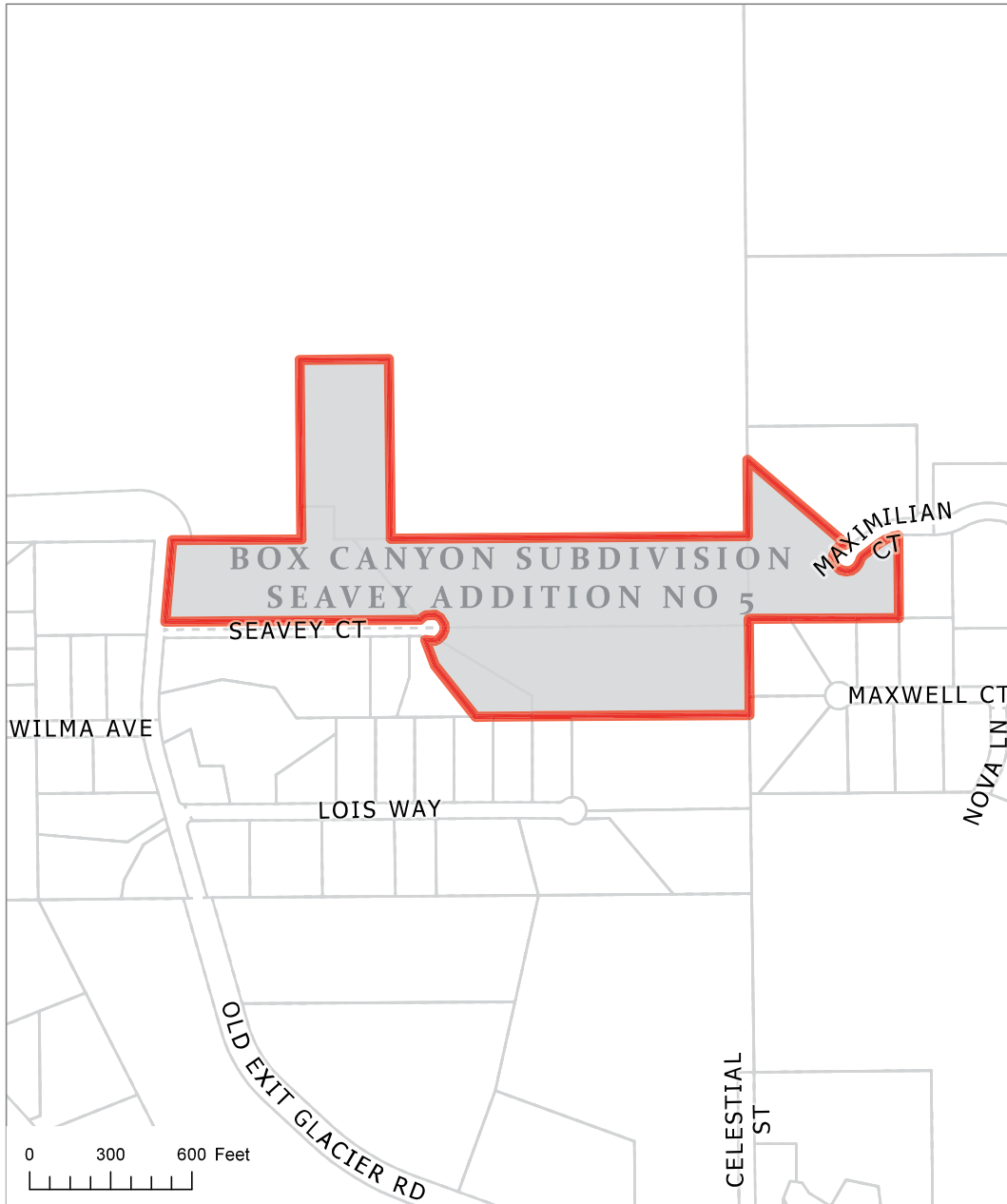
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, May 22, 2026**. 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 5/4/2026



KPB File 2026-039
T01N R01W SEC22
Bear Creek

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOTS 1 & 2B

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DANIEL B. SEAVEY
PO BOX 2906
SEWARD, AK 99664

NOTARY'S ACKNOWLEDGEMENT

FOR: DANIEL B. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA

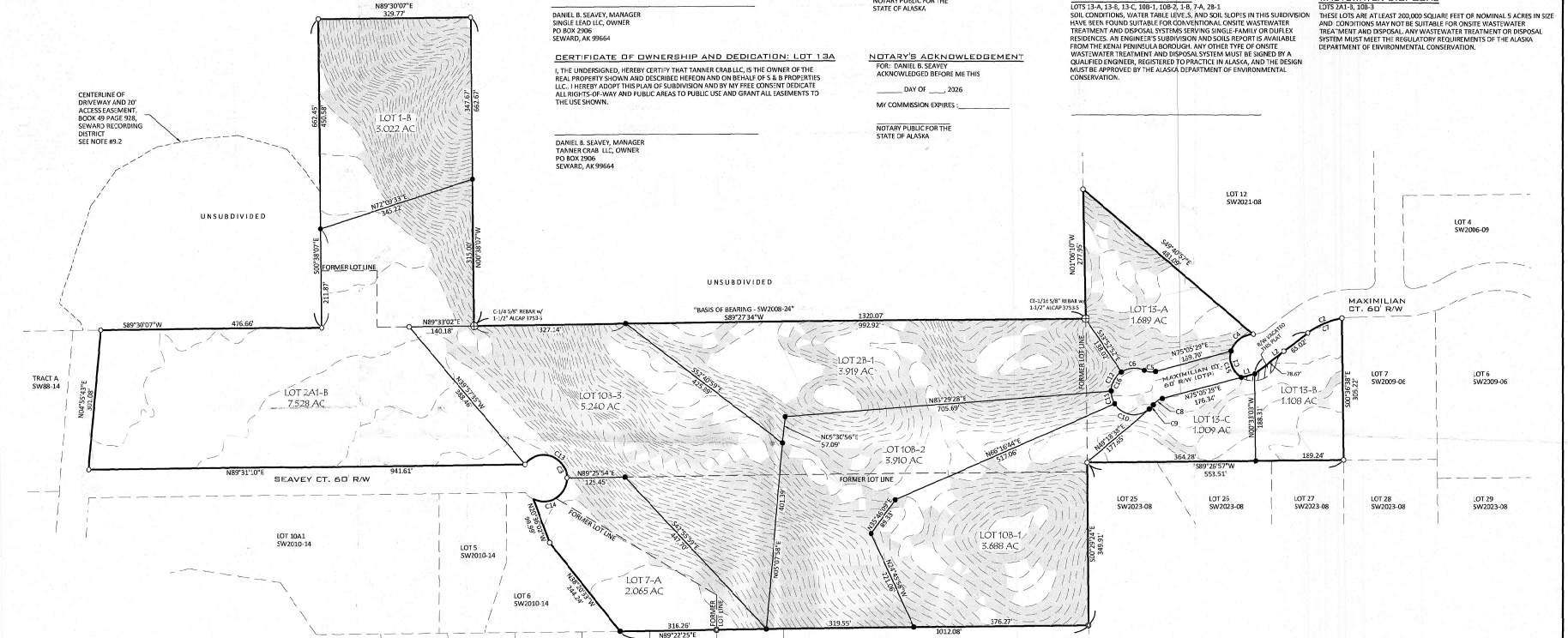
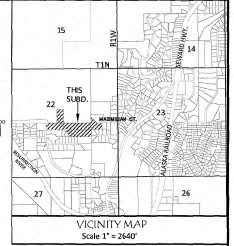
CERTIFICATE OF OWNERSHIP AND DEDICATION: LOTS 7 & 10B

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JANINE A. SEAVEY
PO BOX 735
SEWARD, AK 99672

NOTARY'S ACKNOWLEDGEMENT

FOR: JANINE A. SEAVEY
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE
STATE OF ALASKA



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	84°37'27.0"	50.00	139.03	138.98	S 15° 30' 30" W	95.96
C2	171°15'12"	100.00	636.04	431.11	N 60° 20' 40" E	79.81
C3	266°27'42"	50.00	237.27	59.27	N 13° 22' 45" W	16.40
C4	170°02'00"	50.00	63.75	37.04	S 50° 37' 34" W	58.52
C5	307°01'00"	50.00	24.51	12.73	N 84° 38' 30" W	24.01
C6	89°17'57"	50.00	53.73	28.40	S 85° 40' 04" W	49.87
C7	171°15'12"	100.00	636.04	431.11	N 60° 20' 40" E	79.81
C8	307°01'00"	50.00	24.51	12.73	N 85° 14' 07" E	24.01
C9	147°05'54"	50.00	12.87	6.39	N 42° 14' 40" E	12.30
C10	38°18'40"	50.00	88.08	58.18	N 61° 22' 02" E	75.84
C11	37°04'00"	50.00	28.81	14.40	S 15° 32' 22" E	28.81
C12	157°09'10"	50.00	48.11	26.11	S 28° 12' 13" W	46.29
C13	147°15'12"	50.00	125.67	120.83	N 35° 15' 12" W	94.32
C14	117°03'00"	50.00	150.93	81.47	N 54° 10' 13" E	85.29
C15	147°15'52"	50.00	64.73	37.81	S 21° 01' 17" E	60.34
C16	166°14'18"	50.00	237.10	59.34	N 14° 42' 49" W	76.47

LINE TABLE		
LINE #	BEARING	DISTANCE
1	N 70°02'00" E	80.27
2	N 57°52'00" E	149.89

TYPICAL SETBACK DETAIL (S)



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8" x 30" REBAR w/ 1" BLUE PLASTIC CAP 15-21-2009
- DTP DEDICATED THIS PLAT

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. 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.
3. BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
4. THE "FRONT 10 FEET" OF THE 20 FOOT SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR DEDICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
6. NO BUILDINGS OR WASTEWATER DISPOSAL ALLOWED WITHIN PANHANDLE PORTION OF LOTS 10B-1 & 10B-2.
7. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
8. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
9. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - 9.1. A RIGHT-OF-WAY UTILITY EASEMENT GRANTED TO THE CITY OF SEWARD OCTOBER 22, 1987, BOOK 49 PAGE 928, S.D. LOCATION NOT DEPICTED.
 - 9.2. AN ACCESS EASEMENT GRANTED TO DANIEL B. SEAVEY AND SHIRLEY C. SEAVEY JANUARY 26, 1988, BOOK 49 PAGE 928, S.D. SHOWN HEREON.
 - 9.3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED JULY 28, 2006, DOCUMENT NO. 2006-000952-0, S.D.
 - 9.4. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED SEPTEMBER 14, 2015, DOCUMENT NO. 2015-000911-0, S.D.
 - 9.5. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KP 20.66.17(0).

WASTEWATER DISPOSAL
LOTS 13-A, 13-B, 13-C, 10B-1, 10B-2, 10B-7, 7-A, 2B-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. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE SHOWN BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL
LOTS 2A-1, 10B-3
THESE LOTS ARE AT LEAST 20,000 SQUARE FEET OF NOMINAL 5 ACRES IN SIZE 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.

Plat #
Rev. Date _____
Date _____
Drawn _____



BCX CANYON SUBDIVISION
SEAVEY ADDITION (N-3) - 5
A SUBDIVISION OF LOT 13 CLAN MAXWELL ESTATES AVALON HEIGHTS ADDITION #5 (K20221-8), LOT 10B BOX CANYON SUBDIVISION SEAVEY ADDITION NO. 2 (K2009-23), BOX CANYON SUBDIVISION SEAVEY ADDITION NO. 3 (K2010-14), LOT 2B BOX CANYON SUBDIVISION SEAVEY ADDITION (K2008-24), LOTS 1 & 2A1 BOX CANYON SUBDIVISION SEAVEY ADDITION NO. 4 (K2005-4)

OWNER:
TANNER CRAB, LLC (LOT 13A)
821 N. ST. SUITE 102, ANCHORAGE, AK 99501

DANIEL B. SEAVEY (LOT 2B & LOT 1)
PO BOX 2906, SEWARD, AK 99664

JANINE A. SEAVEY (LOT 10B & LOT 7)
PO BOX 735, STERLING, AK 99672

SINGLE LEAD, LLC (LOT 2A1)
PO BOX 735, STERLING, AK 99672

33.598 AC. M/L SITUATED IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE SEWARD RECORDING DISTRICT, ALASKA.

Prepared by: TRISTIN SURVEYING & MAPPING P.L.L.C. 414 BROADWAY, SUITE 100 SEWARD, AK 99664
PHONE: (907) 281-4814 FAX: (907) 281-3236 WWW.MRLANC.COM

KPB File No. 2026-KXX
Project No. 252034
Scale: 1" = 100' Date: DEC 2025 BOOK: 25-07 Drawn by: AHH