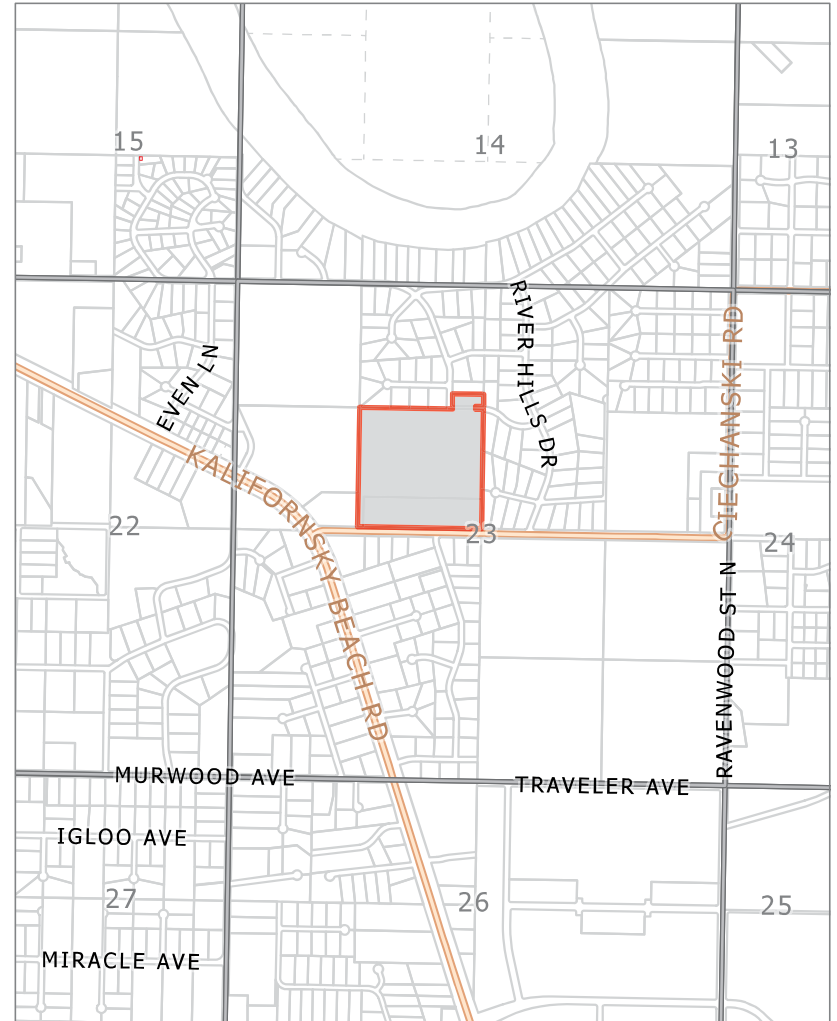
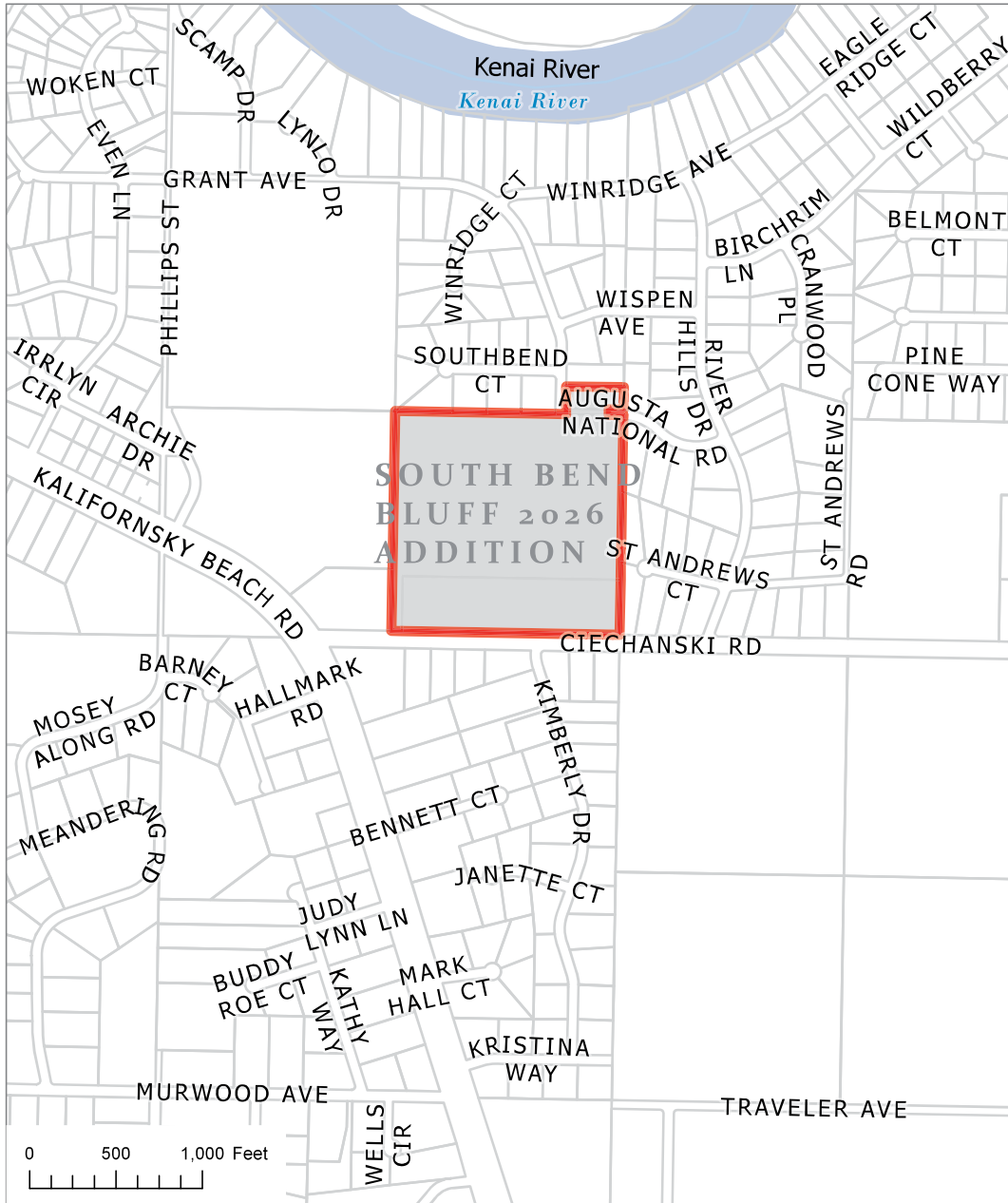


E. NEW BUSINESS

- 1. South Bend Bluff 2026 Addition; KPB File 2026-013
Edge Survey & Design / Wood, Best Realty
Location; Ciechanski Road & Augusta National Road
Kalifornsky Area**



KPB File 2026-013
T05N R11W SEC23
Kalifornsky

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

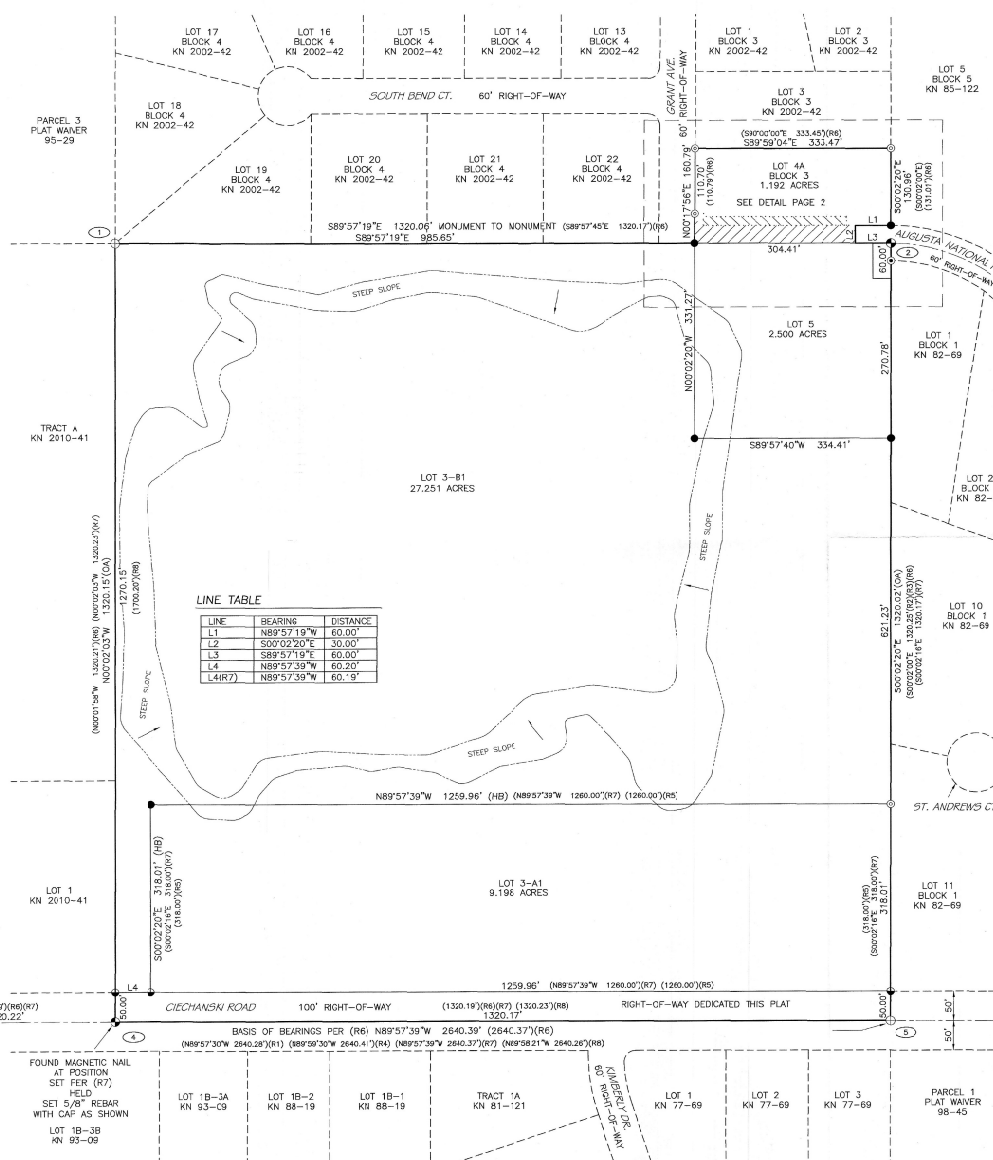


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

MONUMENT SUMMARY

- 1
LS 5152
NW 1/4
SEC 23
2002
FOUND AND HELD
2-1/2" ALUMINUM
MONUMENT
0.1" ABOVE GRADE
GOOD CONDITION
- 2
EDGE SURVEY
CN 1/16
S 23
1822-5 2016
SET
2-1/2" ALUMINUM
MONUMENT ON 5/8" REBAR
0.4" BELOW GRADE
- 3
EDGE SURVEY
S 22 + S 23
1822-5 2016
FOUND AND HELD
5/8" REBAR
AT POSITION
SET
2-1/2" ALUMINUM
MONUMENT
0.3" BELOW GRADE
- 4
EDGE SURVEY
CN 1/16
S 23
1822-5 2016
FOUND AND HELD
MAGNETIC NAIL
AT POSITION
SET
2-1/2" ALUMINUM
MONUMENT ON 5/8" REBAR
0.1" BELOW GRADE
- 5
FOUND AND HELD
3-1/4" ALUMINUM
MONUMENT
IN MONUMENT CASE
ELIGIBLE

PRELIMINARY PLAT REVISION 2

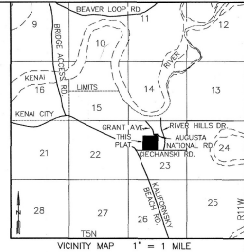


REFERENCES

- (R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-69 KENAI RECORDING DISTRICT
- (R2) RIVER HILLS PHASE 1 AMENDED, PLAT 82-69, KENAI RECORDING DISTRICT
- (R3) WINBRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
- (R4) HALL SUBDIVISION NO. 16, PLAT 93-09, KENAI RECORDING DISTRICT
- (R5) PLAT WAMER RESOLUTION 96-16, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
- (R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
- (R7) RECORD OF SURVEY, PLAT WAMER RESOLUTION 96-16 PARCEL 5-A & 3-B, PLAT 2007-25, KENAI RECORDING DISTRICT
- (R8) PHILLIPS STATION SUBDIVISION, PLAT 2010-41, KENAI RECORDING DISTRICT

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND SECONDARY MONUMENT
1-1/2" ALUMINUM CAP ON 5/8" REBAR
STAMPED LS 5 52-S GOOD
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND 1/2" REBAR
- SET PROPERTY CORNER
5/8" X 30" REBAR WITH 2" ALUMINUM CAP
STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- FORMER LOT LINE
- MONUMENT TIE LINE
- TOP/TCE OF STEEP SLOPE
- DIRECTION OF SLOPE
- (OA) OVERALL
- (HR) HELD RECORD DISTANCE
- (HB) HELD BEARING
- ▨ RIGHT-OF-WAY VACATED
- ▨ EASEMENT VACATED



CERTIFICATE OF SURVEY

I, MARK AMONETTI 13022-5, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2026-XXX

SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF
LOT 4 BLOCK 3
SOUTH BEND BLUFF ESTATES
PLAT 2002-42
KENAI RECORDING DISTRICT

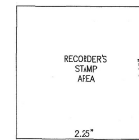
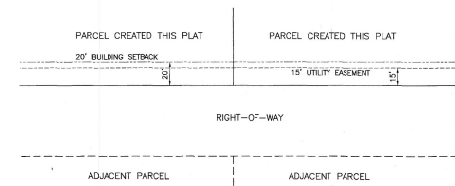
PARCELS 3-A AND 3-B
PLAT WAMER RESOLUTION 96-16
BOOK 487 PAGE 70
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 23
T.5N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA CIRCUMFERENCE
KENAI RECORDING DISTRICT

OWNERS:
BEST REALTY LLC.
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
CONTAINING 41.180 ACRES

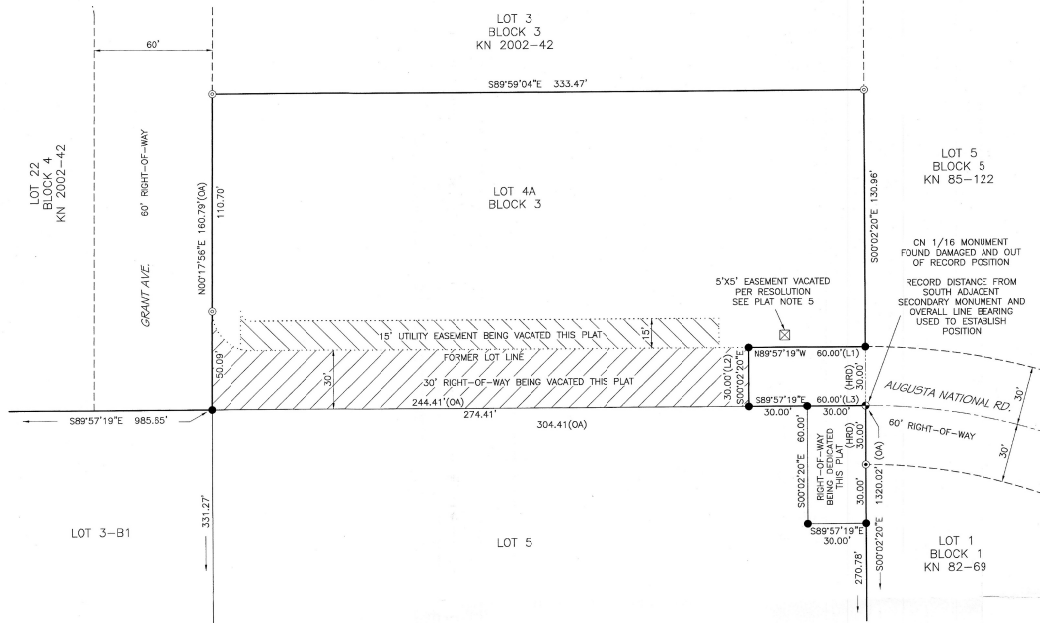
UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'



KPB 2026-013

PRELIMINARY PLAT REVISION 2

DETAIL A



NOTES

- 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.
- THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. 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.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM, PER KPB 14.06.
- EXCEPTION TO KPB CODES 20.30.170 - BLOCK LENGTH, 20.30.030 - PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MARCH 16, 2026 MEETING.
- FORMER LOT 4 IS SUBJECT TO KENAI PENINSULA BOROUGH RESOLUTION 2020-04, VACATING A 5 FOOT BY 5 FOOT PORTION OF THE 15 FOOT UTILITY EASEMENT, CENTERED ON EXISTING WELL, RECORDED ON FEBRUARY 11, 2020, SERIAL NUMBER 2020-001127-0, KENAI RECORDING DISTRICT.
- FORMER LOT 4 LOT 4 IS SUBJECT TO A ELECTRICAL LINE EASEMENTS WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 20, 1959 IN MISC. VOLUME 4, PAGE 46, AND RECORDED ON APRIL 14, 1970 IN VOLUME 37, PAGE 31, KENAI RECORDING DISTRICT.
- FORMER LOT 4 LOT 4 IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 26, 2002 SERIAL NUMBER 2002-005876-0, AND AMENDMENT THEREOF RECORDED ON APRIL 20, 2010 SERIAL NUMBER 2010-003393-0-0, KENAI RECORDING DISTRICT.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(b).
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 021220-0145F.
- WASTEWATER DISPOSAL LOT 4A: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 22, 2002. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE NUMBER _____ DATE _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 16, 2026. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. 2026-XXX

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

CASSIE L. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

JULIE A. BEST, MEMBER
43637 KALIFORNISKY BEACH ROAD
SOLDOTNA, AK 99669

TERRY D. BEST, MEMBER
43637 KALIFORNISKY BEACH ROAD
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: CASSIE L. WOOD
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



NOTARY'S ACKNOWLEDGEMENT

FOR: JULIE A. BEST
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



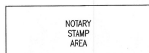
NOTARY'S ACKNOWLEDGEMENT

FOR: SAMUEL B. WOOD
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



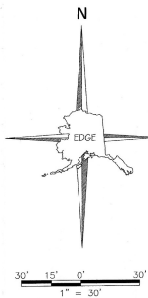
NOTARY'S ACKNOWLEDGEMENT

FOR: TERRY D. BEST
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - HAMMER HEAD TURN AROUND AREA AT END OF AUGUSTA NATIONAL ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BARKLEY STREET
SOLDOTNA, ALASKA 99669

DATE _____

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT: NORTH 50 FEET OF CIECHANSKI AVENUE

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLDS, P.E. ROW CHIEF
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

DATE _____

SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF
LOT 3 BLOCK 3
SOUTH BEND BLUFF ESTATES
PLAT 2002-42
KENAI RECORDING DISTRICT

PARCELS 3-A AND 3-B
PLAT WAIVER RESOLUTION 96-16
BOOK 487 PAGE 70
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 23
T.5N., R.11W., S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
BEST REALTY LLC,
43637 KALIFORNISKY BEACH ROAD
SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669

CONTAINING 41.180 ACRES



8000 KING STREET ANCHORAGE, AK 99510
Phone (907) 344-5990 Fax (907) 344-7794
AQUILIE 1392 www.edgesurvey.net

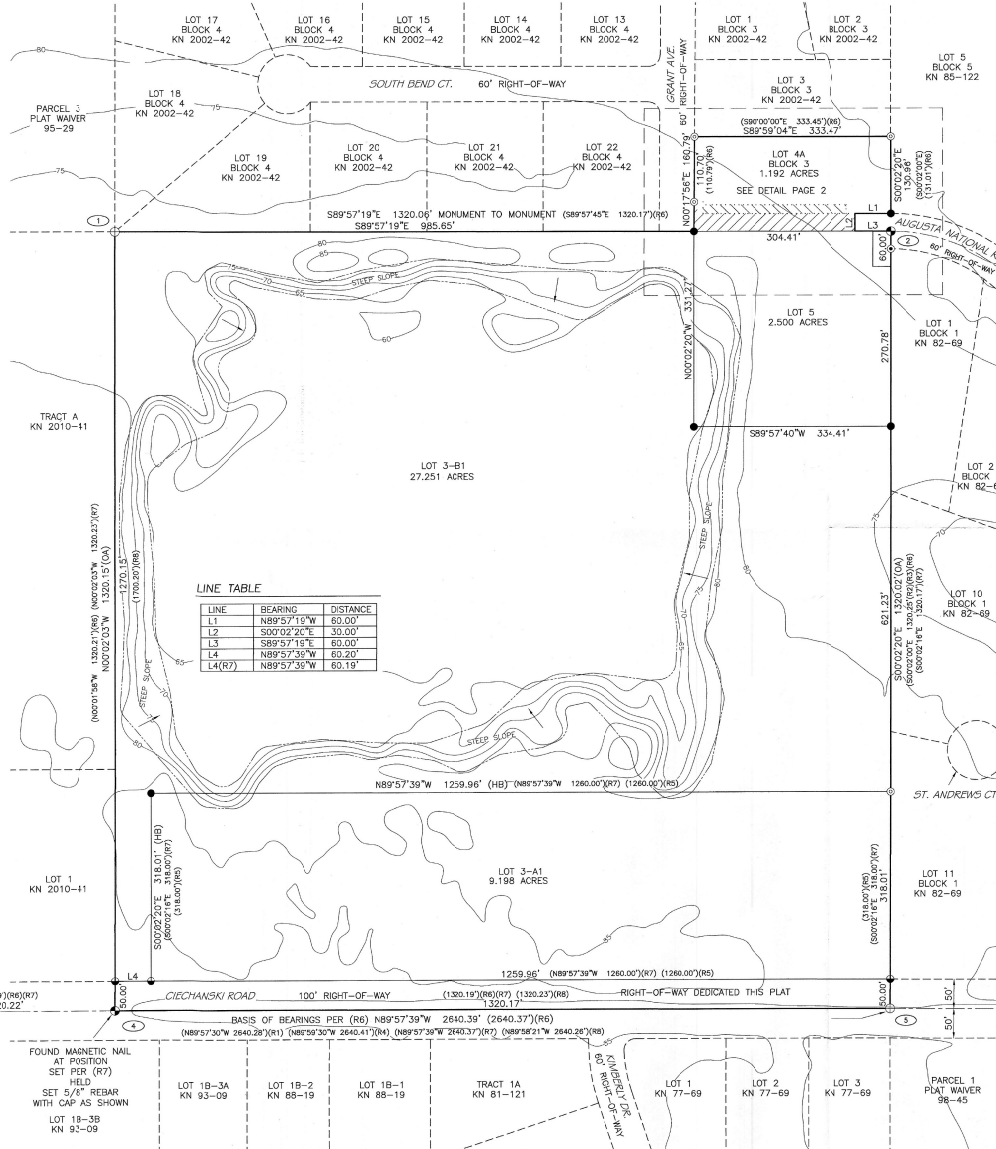
DRAWN BY: JY	DATE: 02/16/2026	PROJECT: 25-648
CHECKED BY: MA	SCALE: 1" = 30'	SHEET: 2 OF 2

KPB 2026-013

MONUMENT SUMMARY

- 1
LS 512
NW 1/4
SEC 23
2002
FOUND AND HELD
2-1/2" ALUMINUM
MONUMENT
0.1" ABOVE GRADE
GOOD CONDITION
- 2
EISE SURVEY
ON 1/16"
S 23
1322-S-530A
SET
2-1/2" ALUMINUM
MONUMENT ON 5/8" REBAR
0.4" BELOW GRADE
- 3
EISE SURVEY
ON 1/16"
S 23
1322-S-530A
FOUND AND HELD
5/8" REBAR
AT POSITION
SET
2-1/2" ALUMINUM
MONUMENT
0.3" BELOW GRADE
- 4
EISE SURVEY
ON 1/16"
S 23
1322-S-530A
FOUND AND HELD
MAGNETIC NAIL
AT POSITION
SET
2-1/2" ALUMINUM
MONUMENT ON 5/8" REBAR
0.1" BELOW GRADE
- 5
+
FOUND AND HELD
3-1/4" ALUMINUM
MONUMENT
IN MONUMENT CASE
BLESSURE

PRELIMINARY PLAT REVISION 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°57'19"W	60.00'
L2	S00°02'20"E	35.00'
L3	S89°57'19"E	60.00'
L4	N89°57'35"W	60.00'
L4(R7)	N89°57'35"W	60.19'

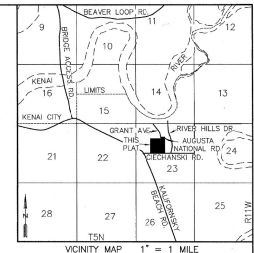
KPB 2026-013_Contours

REFERENCES

- (R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-89, KENAI RECORDING DISTRICT
- (R2) RIVER HILLS PHASE 1 AMENDED, PLAT 82-69, KENAI RECORDING DISTRICT
- (R3) WINRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
- (R4) HALL SUBDIVISION NO. 16, PLAT 93-09, KENAI RECORDING DISTRICT
- (R5) PLAT WAIVER RESOLUTION 96-16, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
- (R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
- (R7) RECORD OF SURVEY, PLAT WAIVER RESOLUTION 96-16 PARCEL 3-A & 3-B, PLAT 2007-125, KENAI RECORDING DISTRICT
- (R8) PHILLIPS STATION SUBDIVISION, PLAT 2010-41, KENAI RECORDING DISTRICT

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND SECONDARY MONUMENT
1-1/2" ALUMINUM CAP ON 3/8" REBAR
STAMPED LS 5152-S GOOD
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND 1/2" REBAR
- SET PROPERTY CORNER
5/8" X 30" REBAR WITH 2" ALUMINUM CAP
STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - CENTERLINE
- - - FORMER LOT LINE
- - - MONUMENT TIE LINE
- - - TOP/TOE OF STEEP SLOPE
- - - DIRECTION OF SLOPE
- (OA) OVERALL
- (HRD) HOLD RECORD DISTANCE
- (HRB) HOLD BEARING
- ▨ RIGHT-OF-WAY VACATED
- ▨ EASEMENT VACATED



CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2026-XXX

SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

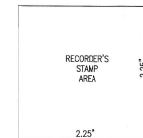
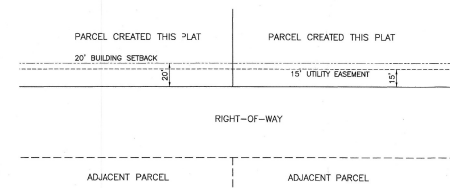
A SUBDIVISION OF
LOT 4 BLOCK 3
SOUTH BEND BLUFF ESTATES
PLAT 2002-42
KENAI RECORDING DISTRICT
PARCELS 3-A AND 3-B
PLAT WAIVER RESOLUTION 96-16
BOOK 487 PAGE 70
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 23
T.5N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
BEST REALTY LLC.
43637 KALIFORSKY BEACH ROAD
SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
CONTAINING 41.180 ACRES

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'



DRAWN BY: JY
CHECKED BY: MA
DATE: 02/16/2026
SCALE: 1" = 100'
PROJECT: 25-648
SHEET: 1 OF 2

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
SOUTH BEND BLUFF ADDITION**

KPB File No.	2026-013
Plat Committee Meeting:	May 11, 2026
Applicant / Owner:	Samuel B. and Cassie L. Wood and Best Realty, LLC of Soldotna, Alaska
Surveyor:	Jason Young and Mark Aimonetti, Edge Survey and Design, LLC
General Location:	Augusta National Road, off River Hills Drive, off Ciechanski Road, Kalifornsky Area

Parent Parcel No.:	055-031-56 and 055-423-22
Legal Description:	055-031-55: T 5N R 11W SEC 23 Seward Meridian KN - PW S318' OF E1260' OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD PER PW RES 96-16 REC @487/70 055-031-56: T 5N R 11W SEC 23 Seward Meridian KN - PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318' OF E1260' PER PW RES 96-16 REC @487/70 055-423-22: T 5N R 11W SEC 23 Seward Meridian KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3
Assessing Use:	055-031-55 and 055-031-56: Industrial Mining 055-423-22: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	KPB 20.30.170 Block Length KPB 20.30.030 Proposed Street Layout KPB 20.30.100 Cul-de-sac Requirements

STAFF REPORT

Specific Request / Scope of Subdivision: The plat is proposing to finalize a right-of-way vacation request, while combining three lots resulting in four new lots ranging in size from 1.192 acres to 27.251 acres. There are also two dedications on the plat.

Location and Legal Access (existing and proposed):

The proposed plat is located near the intersection of Ciechanski Road and Kalifornsky Beach Road, Kalifornsky Area.

Legal access to the plat is provided by Ciechanski Road located on the south side of the plat. Ciechanski Road is a 100-foot right-of-way maintained by the State of Alaska. Located to the north, Grant Avenue provides access to Lots 4A and 3-B1, and Augusta National Road serves as access to Lots 4A and 5. Augusta National Road connects to River Hills Dive, which accesses Ciechanski Road. Grant Avenue connects to Winridge Avenue to the east, which then connects to River Hills Drive.

The Planning Commission approved the vacation request of a portion of Augusta National Road during their April 13, 2026 meeting. The KPB Assembly is scheduled to consider the proposed vacation at its May 5th meeting. If approved, the proposed plat will finalize the vacation. **Staff recommends** if the KPB Assembly consents to the vacation request, add a plat note referencing the PC and Assembly meeting dates.

The plat proposes to dedicate 50-feet to Ceichanski Road on the southern border of the plat. Currently, a public road easement exists within the proposed dedication location as recorded by Book 396, Page 635, KRD. **Staff recommends** this easement be added as a plat note.

Additionally, a t-type turnaround of Augusta National Road is proposed in the northeastern corner. In accordance with KPB 20.30.100 (B), the right-of-way design was emailed to the KPB Road Service Area Board and to Central Emergency Services for consideration. No response has been received at this time. The applicant has requested an exception request to KPB 20.30.100 Cul-de-sac Requirements which will be discussed later in the staff report. **Staff notes** one of the conditions of approval of the vacation of the right-of-way of Augusta National Road as shown granted at the April 13, 2026 Planning Commission meeting is approval of the design of the proposed turnaround from KPB RSA Board and CES prior to final of the plat.

Section line easements do not affect the plat

The block is irregularly shaped and loosely defined by Grant Avenue and Augusta National Road to the north, River Hills Drive and St. Andrews Court to the east, Ciechanski Road to the south, and Kalifornsky Beach Road and Phillips Street to the west. The block length along the southern boundary is approximately 2,337 feet, which exceeds the maximum length allowed by KPB 20.30.170. Future development of the southern portion of this subdivision could create a through dedication to break the block length. An additional access point to Ciechanski Road on the east side of the plat on the south side would be recommended with further development. The applicant has requested an exception request to KPB 20.30.170 Block Length and KPB 20.30.030 Proposed Street Layout which will be reviewed later in the staff report.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Augusta National Road does not have the required turn around per KPB Code there must be a turnaround at the end of a terminating road. This is a maintained road as well so a turnaround point is critical.
SOA DOT & PF	No comment

Site Investigation:

The central portion of the subdivision was formerly a gravel pit. There are areas of steep slope shown on the drawing being near the edge of the gravel pit. Per KPB GIS terrain data, there are more steep areas within the current shown slopes. **Staff recommends** the surveyor review the contours and add the areas noted as steep to the drawing that were missed.

Lot 4 has a house located on the easterly side of the lot. The south portion of the plat does not have any structures located on it.

Per the River center review, the plat is located in a FEMA designated flood hazard area. The note located at KPB 20.30.280.D Flood Hazard Notice has been added to the drawing as plat note 9. **Staff recommends** modify the note to change the zone to X-Unshaded.

The plat is not located in a habitat protection district per the River Center review.

No wetlands are located within the plat area according to the KWF Wetlands Assessment.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory X-Unshaded zone that has an area of minimal flood hazard. No depictions plat note should be present. Flood Zone: X (unshaded) Map Panel: 02122C-0145F
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	In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

South Bend Bluff Estates KN2002-42 was the first subdivision of the area, previously surveyed as Government Lot 13 and a portion of the NE1/4 NW1/4 of Section 23, Township 5 North, Range 11 West SM Kenai Recording District, Kenai Peninsula Borough, Alaska. This plat included Lot 4, Block 3.

In 1995, a platting waiver was granted for the southern portion of the subdivision as recorded by KPB PC Plat Waiver Resolution 95-29, Book 475, Page 721, KR D, resulting in three parcels. In 1996, KPC PC platting waiver 96-16, as recorded in Book 487, Page 070, KR D, created two new parcels from parcel 3 of the former plat waiver. These parcels are included in the proposed plat.

Proposed Lot 3-B1 is a flag lot design with the access portion being 60 feet wide and is subject to the 20-foot building setback requirements per of KPB 20.30.240. **Staff recommends** add the standard plat note for the flag lot: No structures or wastewater disposal are permitted within the panhandle portion of flag lot 3-B1 and include the 20-foot building setback requirement.

A soils report will be required and an engineer will sign the final plat as lots 4A Block 1 and Lot 5 are below 200,000 sq ft.

A soils report will not be required as the lots 3-A1 and 3-B1 are above 200,000 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holders on February 26, 2026. Northrim Bank responded that as a benefited interest, they will require their signature be included on the subdivision plat. Staff recommends the surveyor contact Northrim Bank to obtain information for signature on the plat including authorized signer and add to the plat along with sending paperwork and correspondence to platting staff.

The plat is located in the Kalifornsky Advisory Planning Commission which is inactive at this time.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

The parent plat (KN 2002-66) granted a 15-foot utility easement along all rights-of-way. The plat is finalizing the vacation of the 15-foot utility easement with the approval of the vacation of the right-of-way, as shown on the plat.

A 5-foot by 5-foot portion of the 15-foot utility easement along Augusta National Road was vacated by KPB PC Resolution 2020-04. The proposed plat includes a depiction and plat note referencing the easement vacation.

An easement was granted to HEA as recorded in Book 399, page 56, KR D. **Staff recommends** Add a plat note referencing the easement.

An electrical line easement with no defined location was granted to HEA and is referenced correctly as plat note 6.

A 5-foot by 5-foot portion of the 15-foot utility easement along Augusta National Road was vacated by KPB PC Resolution 2020-04. The proposed plat includes a depiction and plat note referencing the easement vacation.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

The proposed plat will grant a 15-foot utility easement adjacent to Ciechanski Road. **Staff recommends** the utility easement include references of the granting sources, either within labels or a corresponding plat note.

With the notifications, HEA did return a comment requesting a utility easement within the area the right-of-way to be vacate. The comment is in the packet for viewing.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comment or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 47488 Augusta National Rd, 47734 Ciechanski Rd.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Ciechanski Rd, Augusta National Rd, Grant Ave</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: This action will not affect addresses.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Conditional Land Use Permit CLUP Resolution Number: 2011-08, 2011-09 CLUP Approval Date: 4/25/2011 Material Site Comments: Parcels 055-031-55 and 055-031-56 were both part of a CLUP material site, permit MS2011-001. The material site expired on 04/24/2016 and has not been fully reclaimed.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- o Correct the minor typos within plat note 7: April 29, 2010 Serial Number 2010-003393-0.

PLAT NOTES TO ADD.

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Modify the KPB File no to 2026-013

Total area needs to include Ciechanski Rd dedication.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

To the east, show the east lines of Lot 10 & 11 block 1 KN82-69, add the labels to the east.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff recommendation:

Show other steep areas in lower portion of pit

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.170 Block Length requirements

Surveyor's Discussion:

The petitioner requests an exception to the requirement to dedicate additional right-of-way along the north, east and west boundaries of the plat.

Surveyor's Findings:

1. Adjacent Land Use Constraints: Adjacent plats to the north, east and west did not dedicate right-of-way to comply with current block length standards. Plat 2002-42 to the north and plat 82-69 to the east consist of small parcels and are unlikely to ever dedicate matching right-of-way. Plat 2010-41 to the west consist of large parcels and could dedicate right-of-way only if further subdivided in the future.
2. Terrain Constraints: The majority of the subject property is a former gravel extraction site. The terrain includes steep slopes and uneven, excavated surfaces, making the design and construction of usable right-of-way impractical.
3. Adequate Access Provided: All proposed lots and tracts within the subdivision are served by adequate legal access consistent with KPB Title 20. The proposed street layout meets access needs without compromising public safety or circulation.
4. Consistency with Intended Parcel Configuration: The plat is designed to create large parcels consistent with the intended land use pattern. Requiring additional right-of-way dedication solely to satisfy block length standards would unnecessarily fragment these parcels and conflict with the logical layout of the subdivision.
5. Future Subdivision Feasibility: Should any of the large parcels be further subdivided in the future, additional right-of-way dedication can be required at that time to meet applicable block length and access standards based on the specific development proposal.

Surveyor's Conclusion:

Strict application of the block length standard is not warranted and would not further the intent of KPB Title 20.

Staff Discussion:

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff Findings:

6. Interior layout of the property is possible with some planning. Filling of the pit will be required.
7. The large parcel to the west is a platted tract with a dedicated road (Phillips St) on the west side accessing to Kalifornsky Beach Rd.
8. First road east of Kalifornsky Beach Rd is River Hills Dr, which is 2300 feet intersection to intersection.
9. If a dedication were put at the west side of Lot 3-B1 beside Lot 3-A1, the distance to River Hills Dr would be 1800 feet.
10. Granting the exception will not deny access to any adjacent parcels.

Staff reviewed the exception request and recommends granting approval, with the recommendation to add a second access point to Ciechanski Rd on the east side of the plat.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested

waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 2 & 3 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 4 & 5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 10 appear to support this standard.

B. KPB 20.30.030 Proposed Street Layout

Surveyor's Discussion:

The petitioner requests an exception to the requirements to extend Grant Ave along the north boundary of the plat.

Surveyor's Findings:

1. Existing Conditions; This section of Grant Avenue is currently undeveloped and not in use.
2. Limited Access and impact: The undeveloped portion of Grant Avenue has only one driveway access, located at the intersection with South Bend Court. No parcels would be affected by not extending Grant Avenue.
3. Adequate Access Provided: All proposed lots and tracts are served by adequate legal access consistent with KPB Title 20. The proposed street layout meets access needs without compromising public safety or circulation.
4. Consistency with intended parcel configuration: The plat is designed to create large parcels consistent with the intended land use pattern. Requiring additional right-of-way dedication solely to satisfy street layout standards would unnecessarily fragment these parcels and conflict with the logical subdivision layout.
5. Future subdivision feasibility: If any large parcels are further subdivided in the future, additional right-of-way dedication can be required at that time to meet applicable street layout and access standards.

Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff Findings:

6. With development of Lot 3-B1 would come development of Grant Ave.
7. Granting the exception will not cause any harm or inconvenience to the public.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be

requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1, 2 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 2 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 7 appear to support this standard.

C. KPB 20.30.100 Cul-de-sac Requirements

Surveyor's Discussion:

An exception to the requirements to provide a closed-end cul-de-sac for Grant Avenue

Surveyor's Findings:

1. Existing Conditions: this section of Grant Ave is undeveloped and not currently in use.
2. Terrain Constraints: The property is a former gravel extraction site with steep slopes and uneven terrain. Construction of a usable cul-de-sac is not practical.
3. Limited Access and Impact: This section of Grant Avenue has only one driveway access at South Bend Court. No adjacent landowners or general public traffic would be affected.
4. Future Subdivision Feasibility: Should further subdivision occur in the future, cul-de-sac or turnaround requirements can be addressed at that time.
5. Lot Area Preservation: Dedication of a cul-de-sac at this location would reduce usable square footage of proposed future lots without providing a corresponding public benefit.

Staff Findings:

6. Any future development of Lot 3-B1 would extend Grant Ave to the site. Not having to vacate and break the cul-de-sac at the end of Grant Ave would help speed the process up.
7. Granting the exception would not be harmful or a detriment to the public.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1, 3 & 6 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;

Findings 1 & 5 appear to support this standard.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

Findings 4 & 7 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

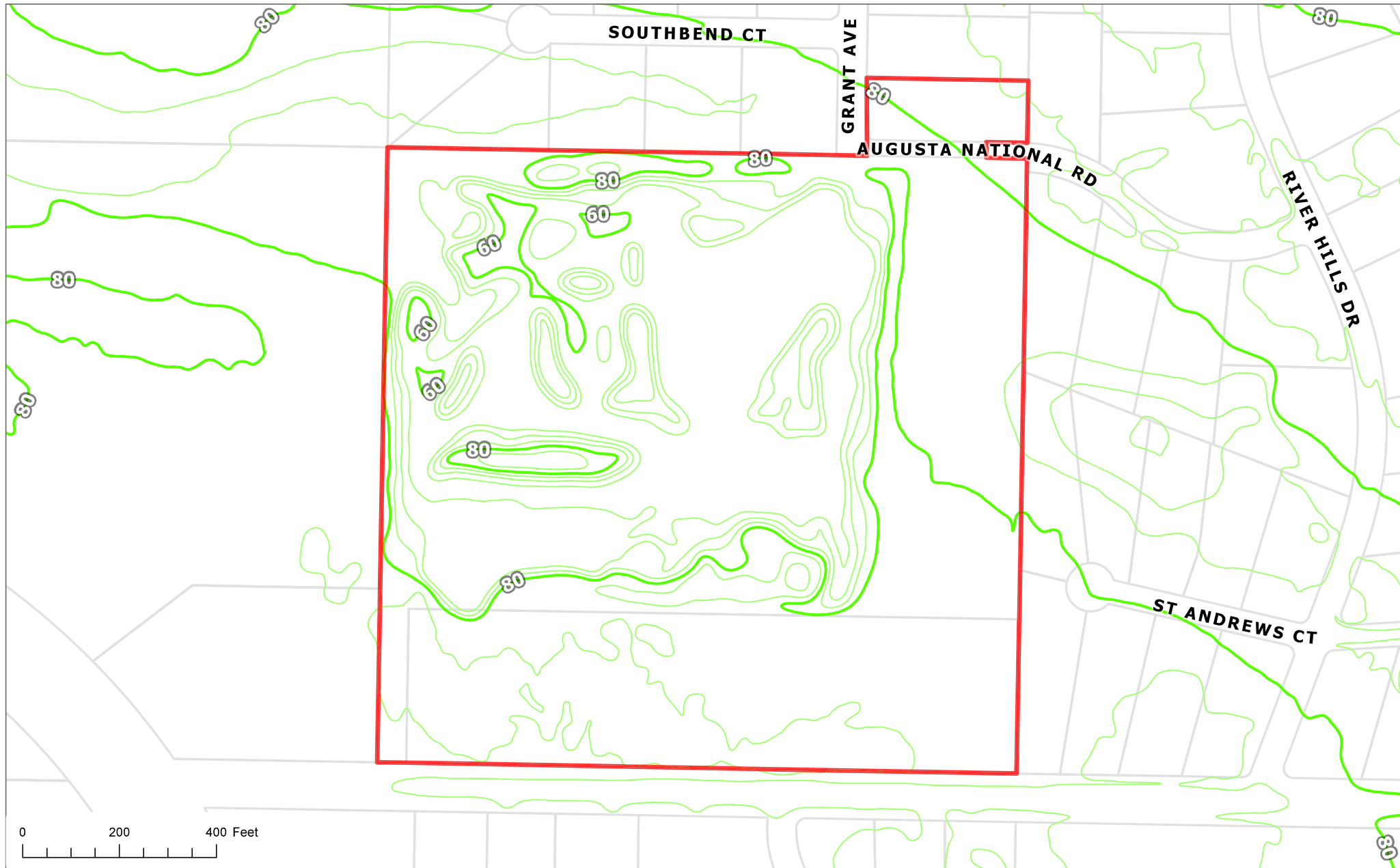
END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial with 5-foot Contours



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH
PLANNING COMMISSION

BOOK 0487 PAGE 070

PLAT WAIVER RESOLUTION 96-16

KENAI RECORDING DISTRICT

GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 23, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA

WHEREAS, Brad Phillips has petitioned for a waiver of platting requirements for the following described parcel:

Parcel 3, Planning Commission Resolution 95-29 described as a portion of the SE1/4 NW1/4, Section 23, Township 5 North, Range 11, West, Seward Meridian, Alaska lying north of Ciechanski Road right-of-way, cntg 38.3 acres more or less.

WHEREAS, 29.40.090 of Alaska Statutes provides that the platting authority shall waive the preparation, submission for approval, and recording of a plat upon satisfactory evidence that certain conditions exist.

WHEREAS, it has been determined that all requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1: That a waiver of platting requirements is hereby granted for the above described parcel.

Section 2: That the plat waiver is being granted for the purpose of creating two parcels described as follows:

Parcel 3-A: The south 318' of the east 1260' of that portion of the SE1/4 of the NW1/4 of Section 23, Township 5 North, Range 11 West, Seward Meridian, Alaska lying north of Ciechanski Road, cntg 9.2 acres.

Parcel 3-B: That portion of the SE1/4 of the NW1/4 of Section 23, Township 5 North, Range 11 West, Seward Meridian, Alaska lying north of Ciechanski Road, except for the south 318' of the east 1260', cntg 29.1 acres.

Section 3. That this resolution is void if not recorded in the appropriate Recording District within thirty days of adoption.

Section 4. That this resolution becomes effective upon being properly recorded.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 10 DAY OF June, 1996.

Philip Bryson
Philip Bryson, Vice Chairperson
Planning Commission

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn before me this 10 day of June, 1996.

Maria E Sweppy
Notary Public for State of Alaska
My Commission Expires: 1-16-99

NOTARY PUBLIC
STATE OF ALASKA
MARIA E. SWEPPY

Please return to:
Planning Department
Kenai Peninsula Borough
144 North Binkley
Soldotna, Alaska 99669-7599

964861

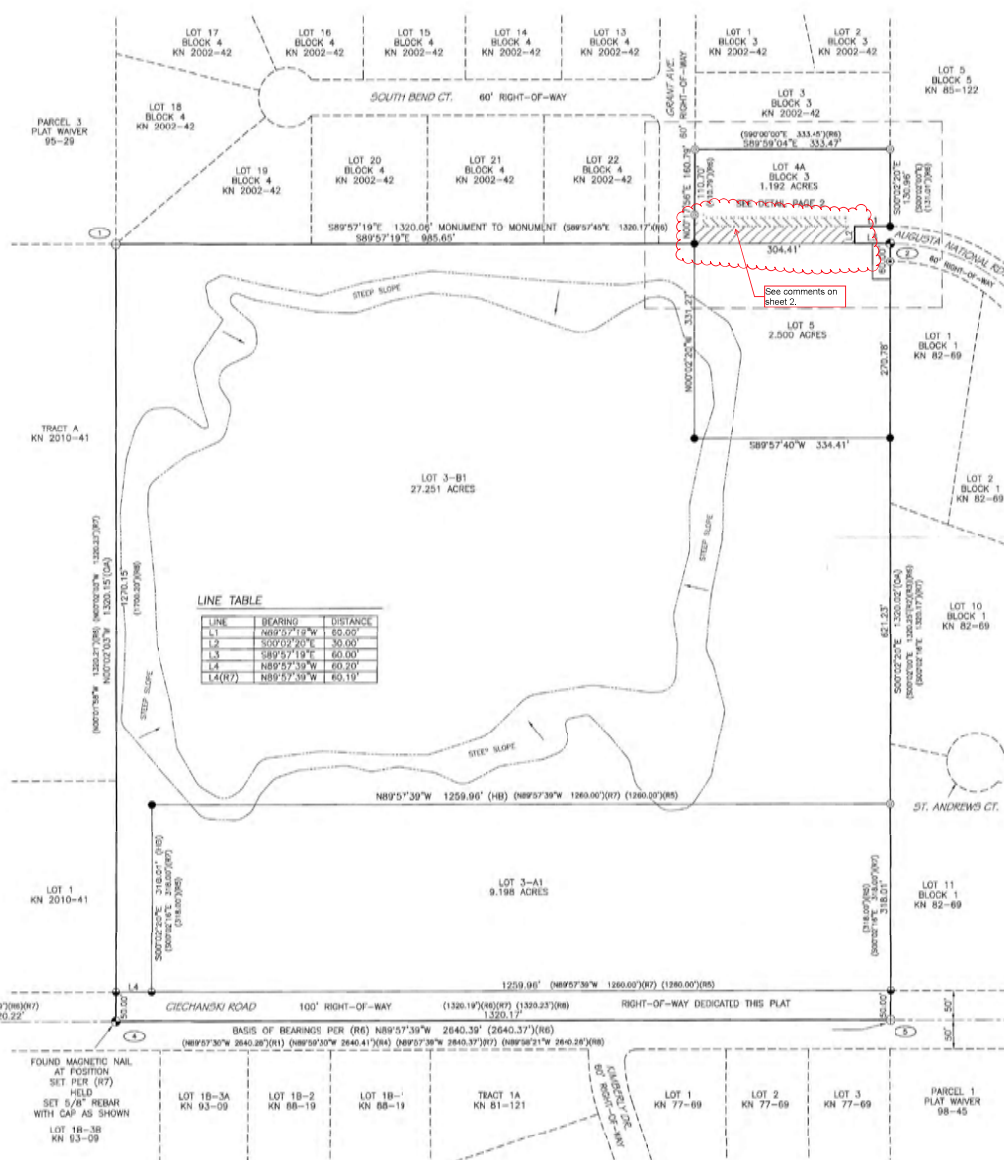
KENAI REC'D
DISTRICT
REQUESTED BY S. Phillips

'96 JUN 21 PM 12 31

MONUMENT SUMMARY

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LS 5152
NW 1/4 23
2002
FOUND AND HELD
3-1/2" ALUMINUM
MONUMENT IN GOOD
CONDITION
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PRELIMINARY PLAT REVISION 2

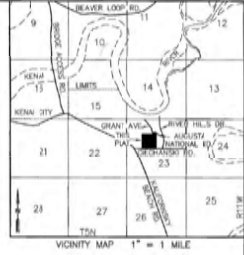


REFERENCES

- (R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-69, KENAI RECORDING DISTRICT
- (R2) RIVER HILLS PHASE I AMENDED, PLAT 82-69, KENAI RECORDING DISTRICT
- (R3) WINRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
- (R4) HALL SUBDIVISION NO. 16, PLAT 93-09, KENAI RECORDING DISTRICT
- (R5) PLAT WAMER RESOLUTION 96-16, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
- (R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
- (R7) RECORD OF SURVEY, PLAT WAMER RESOLUTION 96-16 PARCEL 3-A & 3-D, PLAT 2007-125, KENAI RECORDING DISTRICT
- (R8) PHILLIPS STATION SUBDIVISION, PLAT 2010-41, KENAI RECORDING DISTRICT

LEGEND

- ① FOUND PRIMARY MONUMENT AS REFERENCED
- ② SET PRIMARY MONUMENT AS REFERENCED
- ③ FOUND SECONDARY MONUMENT
- ④ 1-1/2" ALUMINUM CAP ON 5/8" REBAR STAMPED LS 5152-5 GOOD
- ⑤ FOUND 5/8" REBAR
- ⑥ FOUND 1/2" REBAR
- ⑦ SET PROPERTY CORNER
- ⑧ 5/8" X 3/32" ALUMINUM CAP WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- FORMER LOT LINE
- MONUMENT TIE LINE
- TOP/TOE OF STEEP SLOPE
- DIRECTION OF SLOPE
- (OA) OVERALL
- (HR) HELD RECORD DISTANCE
- (-B) HELD BEARING
- ▨ RIGHT-OF-WAY VACATED
- ▨ EASEMENT VACATED



CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-5, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



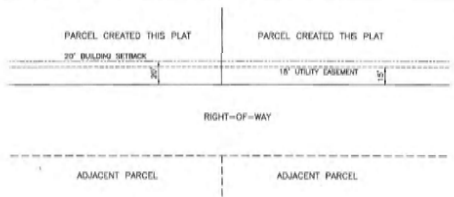
KPB FILE No. 2026-XXX

SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF LOT 4 BLOCK 3 SOUTH BEND BLUFF ESTATES PLAT 2002-42 KENAI RECORDING DISTRICT
 PARCELS 3-A AND 3-B PLAT WAMER RESOLUTION 96-16 BOOK 487 PAGE 70 KENAI RECORDING DISTRICT
 LOCATED WITHIN: NW 1/4 SECTION 23 15N, R11W, S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

OWNERS: BEST REALTY LLC, 43637 KALIFORSKY BEACH ROAD SOLDOTNA, AK 99689
 CASSIE L. AND SAMUEL B. WOOD, PO BOX 3298 SOLDOTNA, ALASKA 99669
 CONTAINING 41.180 ACRES

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'



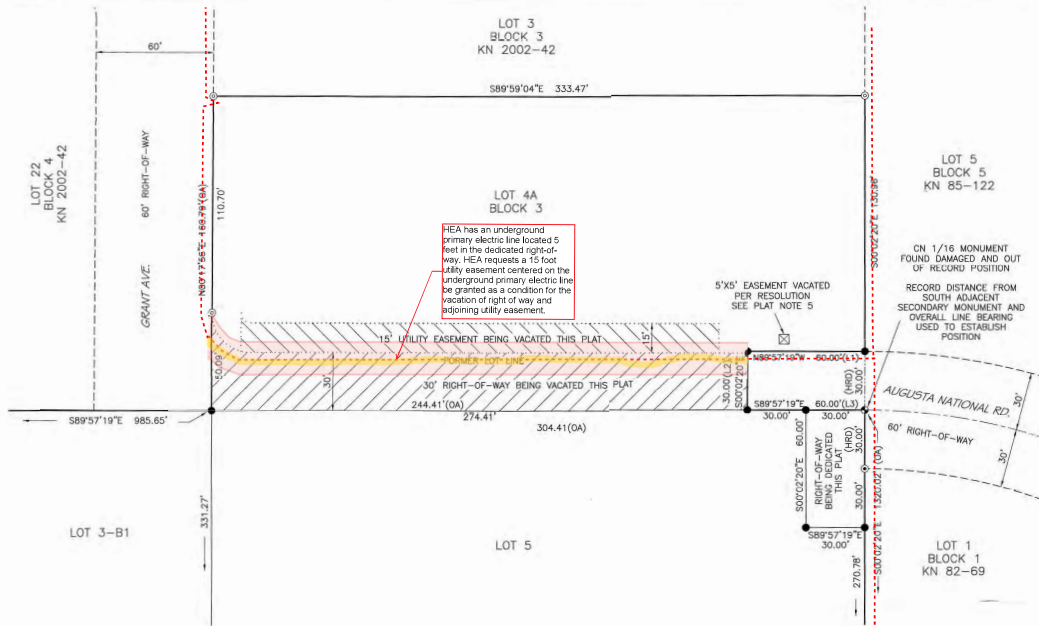
RECORDED - SET CHANGED
 4/12/2026
 Land Management Officer

RECORDERS STAMP AREA
 2.20"

KPB 2026-013

PRELIMINARY PLAT REVISION 2

DETAIL A



NOTES

- 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.
- THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. 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.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM, PER KPB 14.06.
- EXCEPTION TO KPB CODES 20.30.170 - BLOCK LENGTH, 20.30.030 - PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MARCH 16, 2026 MEETING.
- FORMER LOT 4 IS SUBJECT TO KENAI PENINSULA BOROUGH RESOLUTION 2020-04, VACATING A 5 FOOT BY 5 FOOT PORTION OF THE 15 FOOT UTILITY EASEMENT, CENTERED ON EXISTING WELL. RECORDED ON FEBRUARY 11, 2020, SERIAL NUMBER 2020-001127-0, KENAI RECORDING DISTRICT.
- FORMER LOT 4 LOT 4 IS SUBJECT TO AN ELECTRICAL LINE EASEMENTS WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 20, 1959 IN MISC. VOLUME 4, PAGE 46, AND RECORDED ON APRIL 14, 1970 IN VOLUME 37, PAGE 81, KENAI RECORDING DISTRICT.
- FORMER LOT 4 IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 26, 2002 SERIAL NUMBER 2002-005876-0, AND AMENDMENT THERETO RECORDED ON APRIL 20, 2010 SERIAL NUMBER 2010-003393-0-0, KENAI RECORDING DISTRICT.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(8).
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 02122C-0145F.
- WASTEWATER DISPOSAL LOTS 3-A1 AND 3-B1: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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 5: 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 DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE NUMBER _____ DATE _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 16, 2026. KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. 2026-XXX

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - HAMMER HEAD TURN AROUND AREA AT END OF AUGUSTA NATIONAL ROAD
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

SOUTH BEND BLUFF 2026 ADDITION AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF
LOT 3 BLOCK 3
SOUTH BEND BLUFF ESTATES
PLAT 2002-42
KENAI RECORDING DISTRICT
PARCELS 3-A AND 3-B
PLAT WAIVER RESOLUTION 96-16
BOOK 487 PAGE 70
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 23
T.5N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
BEST REALTY LLC.
43637 KALIFORNISKY BEACH ROAD
SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669

CONTAINING 41.180 ACRES

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT:
NORTH 50 FEET OF CIECHANSKI AVENUE
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLDS, P.E. ROW CHIEF
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

DATE _____

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

CASSIE L. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

JULIE A. BEST, MEMBER
BEST REALTY LLC
43637 KALIFORNISKY BEACH ROAD
SOLDOTNA, AK 99669

TERRY D. BEST, MEMBER
BEST REALTY LLC
43637 KALIFORNISKY BEACH ROAD
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: CASSIE L. WOOD
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

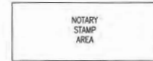


NOTARY'S ACKNOWLEDGEMENT

FOR: SAMUEL B. WOOD
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



NOTARY'S ACKNOWLEDGEMENT

FOR: JULIE A. BEST
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

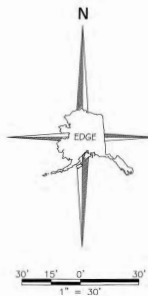


NOTARY'S ACKNOWLEDGEMENT

FOR: TERRY D. BEST
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____



EDGE
SURVEY AND DESIGN, LLC
8000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5390 Fax (907) 344-7734
AOL# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 02/16/2026	PROJECT: 25-648
CHECKED BY: MA	SCALE: 1" = 30'	SHEET: 2 OF 2