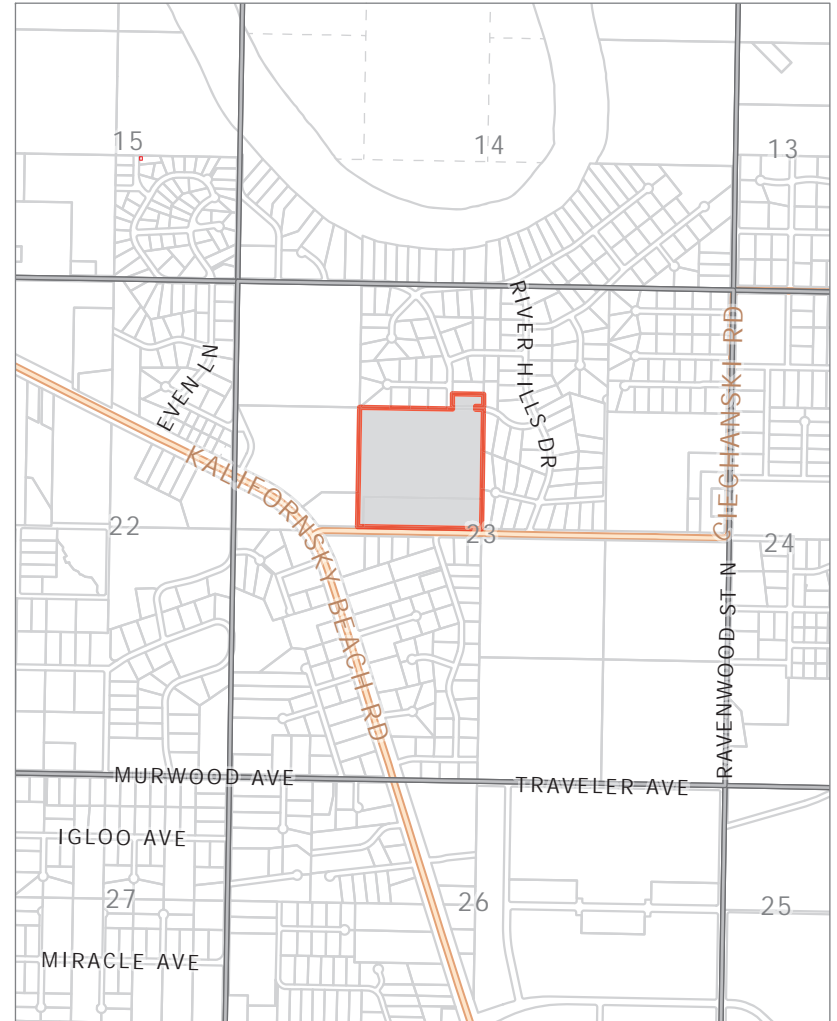
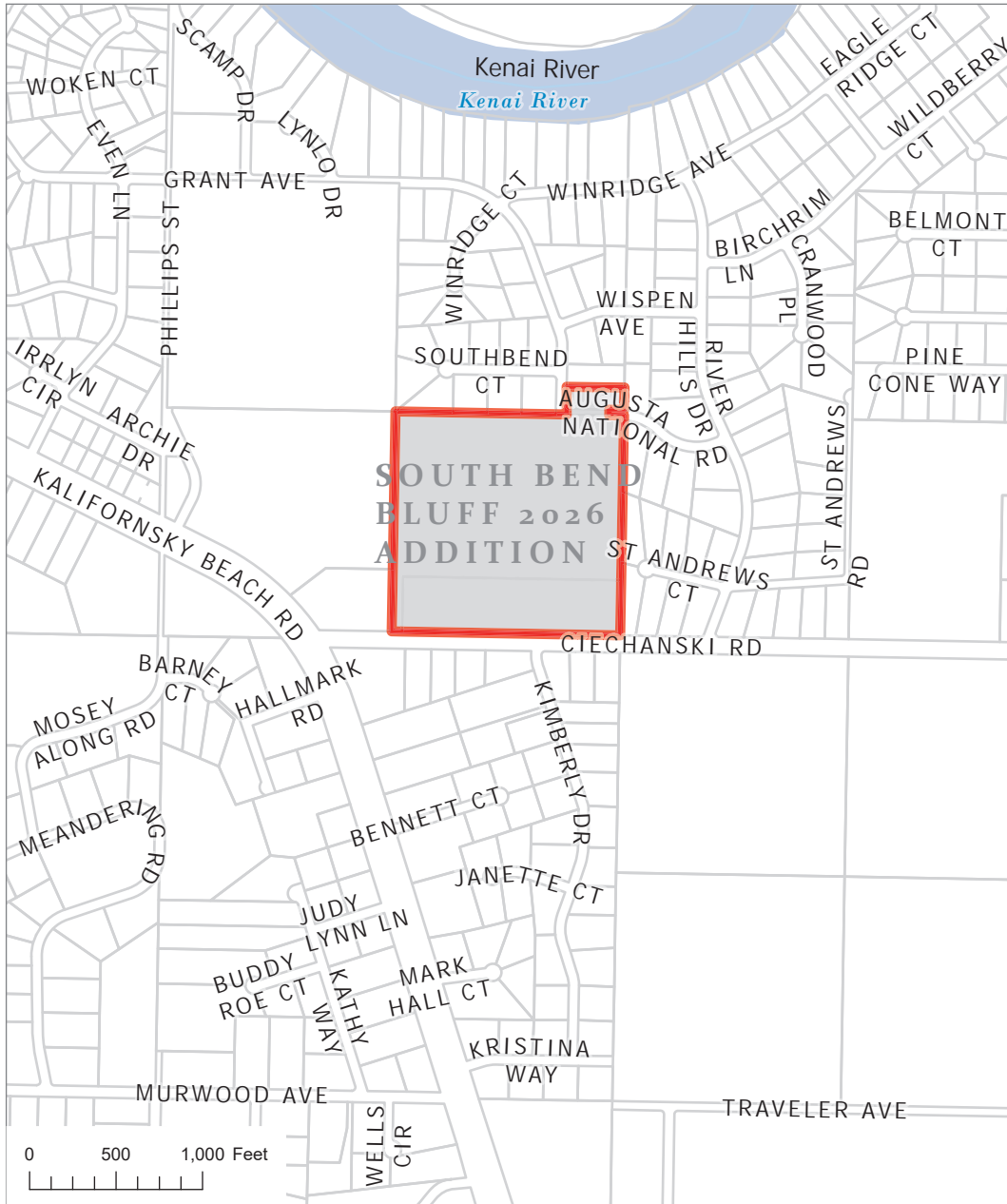


E. NEW BUSINESS

2. South Bend Bluff 2026 Addition; KPB File 2026-013
Edge Survey & Design / Wood, Best Realty LLC
Location: Ciechanski Road & August 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.

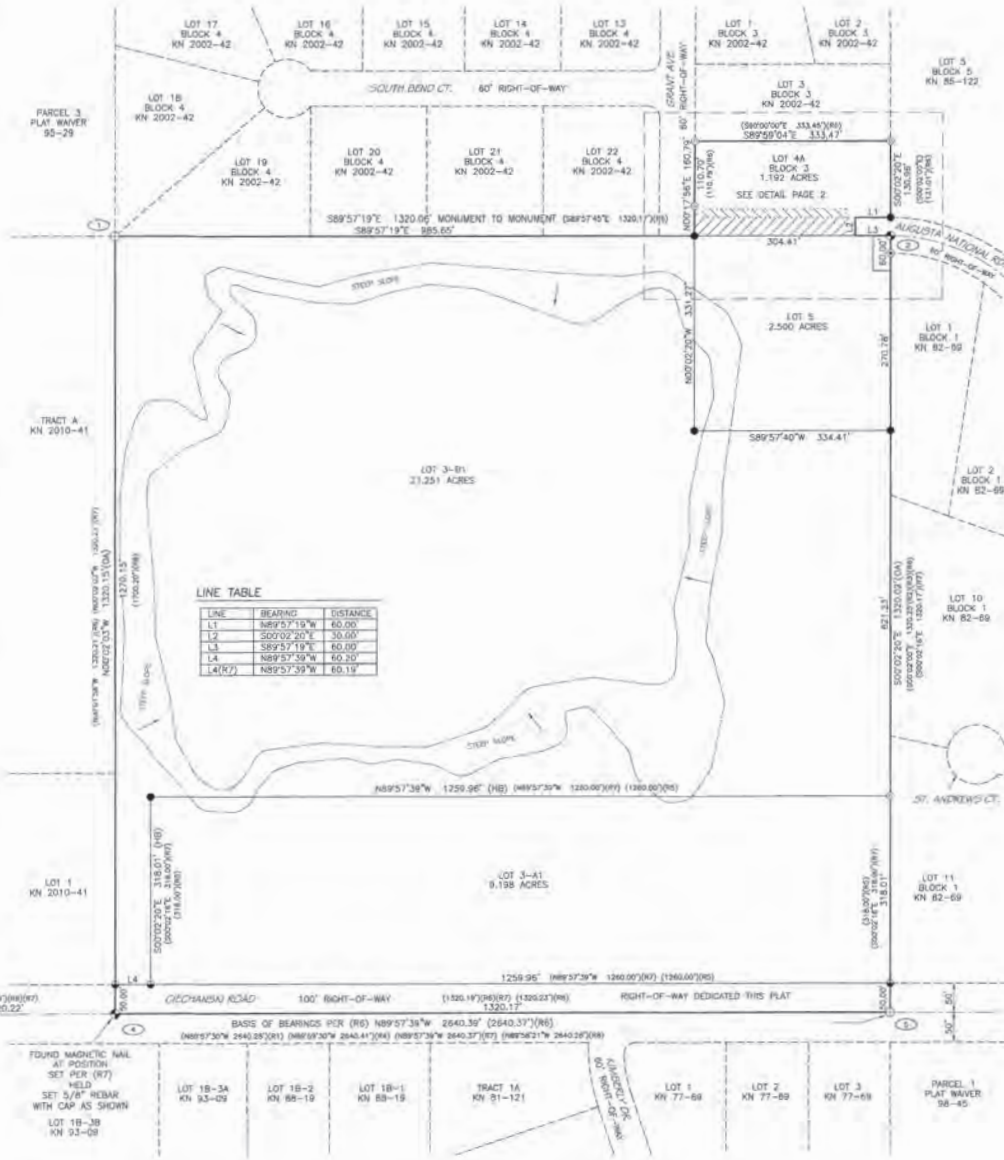


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

MONUMENT SUMMARY

- 1
15 5152
1/16
35
2002
FOUND AND HELD
2-1/2" ALUMINUM
MONUMENT ON 5/8" REBAR
0.4' BELOW GRADE
- 2
ON 1/16
9 23
381
2-1/2" ALUMINUM
MONUMENT ON 5/8" REBAR
0.4' BELOW GRADE
- 3
1/4
522 = 522
7840 AND HELD
5/8" REBAR
AT POSITION
SET
2-1/2" ALUMINUM
MONUMENT
0.5' BELOW GRADE
- 4
ON 1/16
523
7840 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 MARKING CASE
VISIBLE
- 6
FOUND AND HELD
3-1/4" ALUMINUM
MONUMENT
IN MARKING CASE
VISIBLE

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) WINDRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
- (R4) HALL SUBDIVISION NO. 16, PLAT 53-09, KENAI RECORDING DISTRICT
- (R5) PLAT WALKER RESOLUTION 98-16, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
- (R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
- (R7) RECORD OF SURVEY, PLAT WALKER RESOLUTION 98-16 PARCEL 3-A & 3-B, PLAT 2002-126, 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 6000
- 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 2028
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- FORMER LOT LINE
- MONUMENT TIE LINE
- TOP/TOE OF STEEP SLOPE
- DIRECTION OF SLOPE
- (DA) DYMORAL
- (HD) HELD RECORD DISTANCE
- (HB) HELD 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

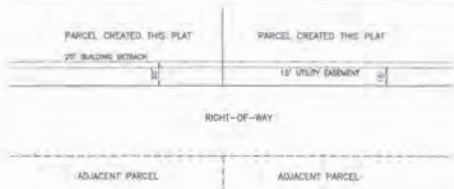
PARCELS 3-A AND 3-B PLAT WALKER RESOLUTION 98-16 BOOK 487 PAGE 70 KENAI RECORDING DISTRICT

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

OWNERS: BEST REALTY LLC, 43637 KALIFORSNYSKY BEACH ROAD SOLDOTNA, AK 99569

CASSIE L. AND SAMUEL B. WOOD, PO BOX 3298, SOLDOTNA, ALASKA 99569, CONTAINING 41.180 ACRES

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'



2063 KING STREET, WACHUCA, FL 32091
Phone (307) 344-0290 Fax (307) 344-7794
AOL# 1392 www.edgesurvey.net

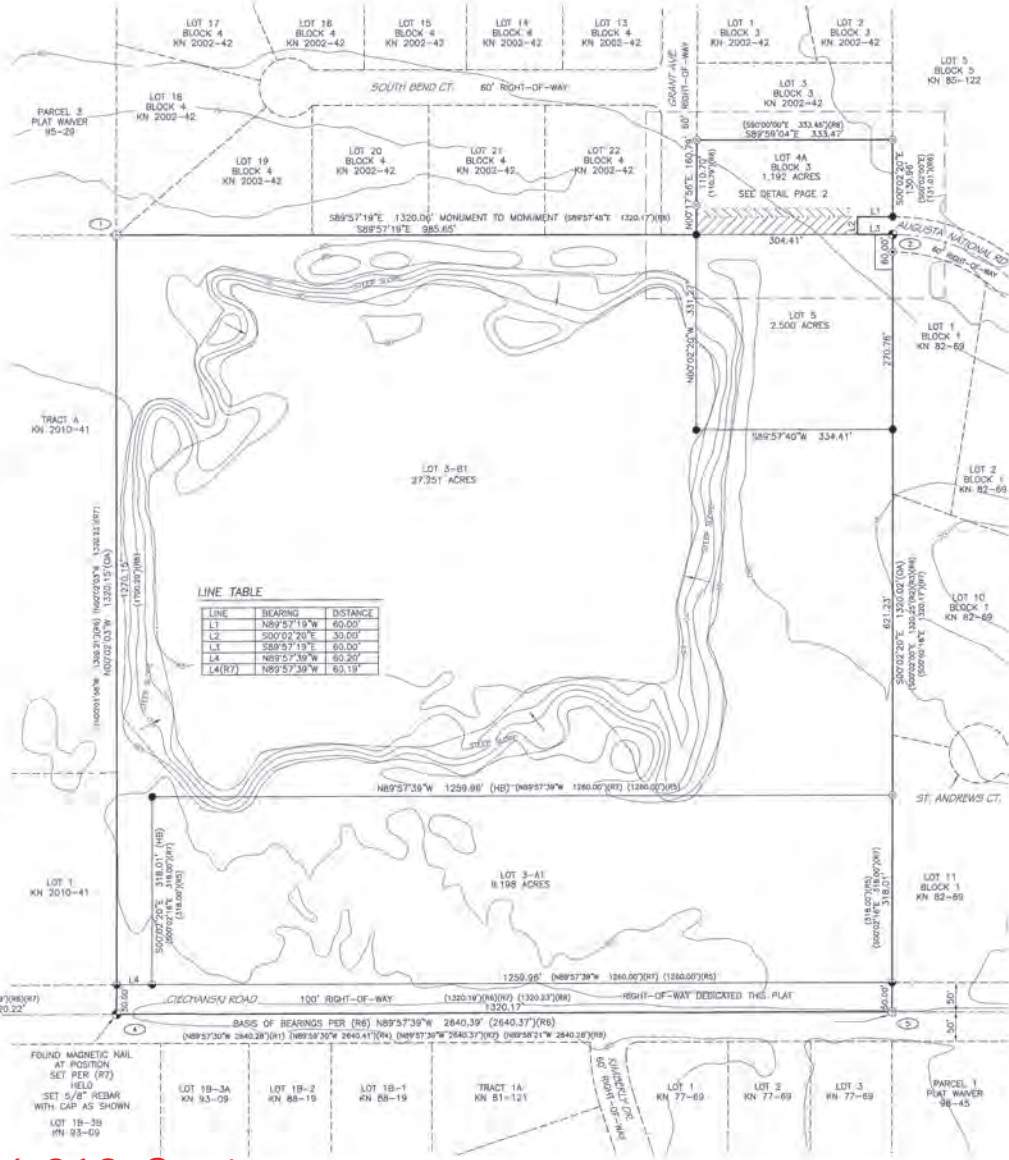
DRAWN BY: JY DATE: 02/18/2026 PROJECT: 25-546
CHECKED BY: MA SCALE: 1" = 100' SHEET: 1 OF 2

KPB 2026-013

MONUMENT SUMMARY

- 1
LS 5152
NW 1/4
SEC 24
2002
FOUND AND HELD
2-1/2" ALUMINUM
MONUMENT
0.1" ABOVE GRADE
0000 CONDITION
- 2
2-1/2" ALUMINUM
MONUMENT ON 1/4" REBAR
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0.1" BELOW GRADE
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MONUMENT ON 5/8" REBAR
0.1" BELOW GRADE

PRELIMINARY PLAT REVISION 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°57'19"W	60.00'
L2	S00°02'20"E	30.00'
L3	S89°57'19"E	60.00'
L4	N89°57'19"W	60.00'
L4(R7)	N89°57'39"W	60.19'

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) WHIRROGE 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

- (E) FOUND PRIMARY MONUMENT AS REFERENCED
- (S) SET PRIMARY MONUMENT AS REFERENCED
- (F) FOUND SECONDARY MONUMENT
- (1-1/2") 1-1/2" ALUMINUM CAP ON 3/8" REBAR STAMPED LS 3152-S 0000
- (5/8") FOUND 5/8" REBAR
- (1-2") FOUND 1-2" REBAR
- (C) SET PROPERTY CORNER
- (5/8" X 30") 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 TO LINE
- (---) TOP/TOE OF STEEP SLOPE
- (---) DIRECTION OF SLOPE
- (O) OVERALL
- (HR) HOLD RECORD DISTANCE
- (HB) HOLD BEARING
- (---) RIGHT-OF-WAY VACATED
- (---) EASEMENT VACATED



CERTIFICATE OF SURVEYOR

I, MARK ANONETTI 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.



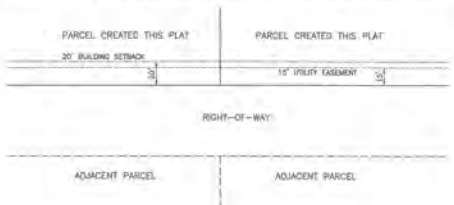
KPB FILE No. 2026-XXX

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.4M. 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 99689; CONTAINING 41.180 ACRES

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'



8000 KING STREET ANCHORAGE, ALASKA 99518
 Phone: (907) 544-0500 Fax: (907) 564-7294
 AGLU# 1592 www.edgesurvey.net

DRAWN BY: JT DATE: 02/15/2026 PROJECT: 25-848
 CHECKED BY: SCALE: 1" = 100' SHEET: 1 OF 2

KPB 2026-013_Contours

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
SOUTH BEND BLUFF ADDITION**

KPB File No.	2026-013
Plat Committee Meeting:	April 13, 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.:	055-423-22,055-031-56 & 055-031-55
Legal Description:	AUGUSTA NATIONAL ROAD T 5N R 11W SEC 23 Seward Meridian KN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3 AND PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318' OF E1260' PER PW RES 96-16 REC @487/70 AND PW S318' OF E1260' OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD PER PW RES 96-16 REC @487/70
Assessing Use:	Residential,
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The plat is proposing to finalize a right-of-way vacation request, while combining three lots and to create 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):

Legal access to the plat on Ciechanski Rd on the south side of the plat., a 100' dedicated right-of-way maintained by the State of Alaska. On the north Grant Ave gives access to Lot 4 and Lot 3-B1 and Augusta National Rd gives access to Lots 4 & 5. To get to Augusta National Rd come from Ciechanski Rd to River Hills Dr to Augusta National Rd. to get to Grant Ave, continue on River Hills Dr to Winridge Ave, turn left to Grant Ave.

The plat is finalizing the vacation of a portion of Augusta National Rd in the north east corner of the plat. The request to vacate is being heard at the April 13, 2026 Planning Commission meeting. The layout of the plat is on condition of the approval of the vacation. Non-approval will require a redesign of the plat layout.

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 Rd on the east side of the plat on the south side would be recommended with further development.

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 ROW	
SOA DOT & PF	No comment

Site Investigation:

There are areas of steep slope shown on the drawing. Per KPB GIS terrain data, there are more steep area within the current shown slopes. **Staff recommends** the surveyor review the contours and add the areas noted as steep to the drawing that we 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. Within the note change the zone to X-Unshaded.

The plat is note 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	<p>A. Floodplain</p> <p>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.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0145F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Staff Analysis

South Bend Bluff Estates KN2002-42 was the first plat 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 and the north portion of Augusta National Rd. The south portion of the subdivision was portioned off by PC Plat Waiver Resolution 96-16, creating from the SE1/4 of the NW1/4 of said Section 23, Parcels 3-A and 3-B.

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 holder 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

Easement in book 399 page56 needs to be added to the drawing and as a plat note.

There is a vacation of a portion of the utility easement along Augusta National Rd in the part remaining it looks that may be part of the PC Resolution 2020-04 that should be shown.

The plat is finalizing the vacation of the 15' utility easement with the approval of the vacation of the right-of-way, as shown on the plat.

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.

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	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. 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.
Assessing	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Remove plat note 4

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).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- 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.

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.

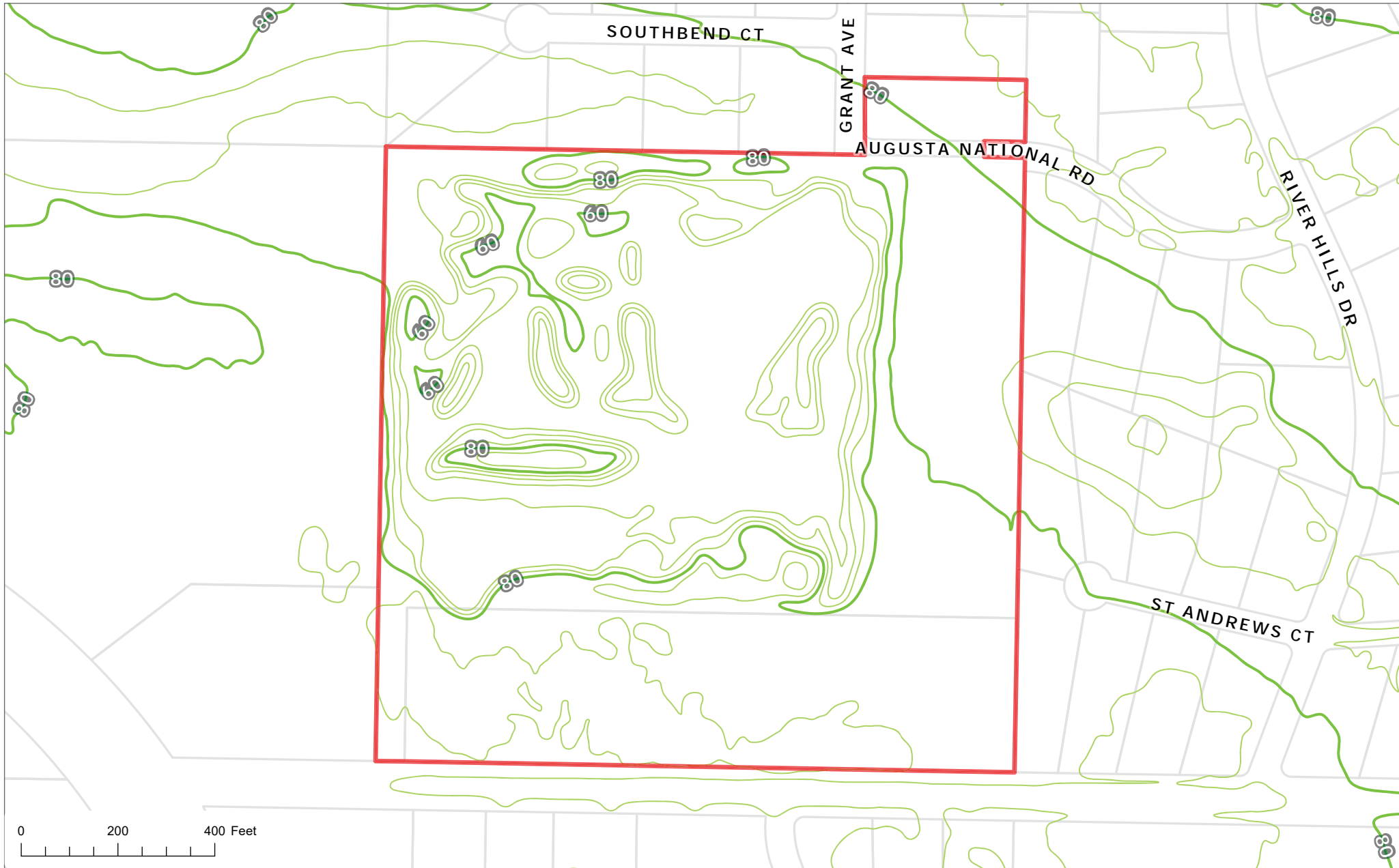
END OF STAFF REPORT



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.

See PC Resolutions 2011-25 and 2012-04 and 2020-04 and 2024-07

NOTES:

- Proposed land uses are recreational, residential, picnicking, and commercial.
- Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser setback is approved by resolution of the appropriate Planning Commission.
- Front 15 ft. of the building setback adjacent to rights-of-way is also 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 Kenai in order to be considered for certification and inclusion in the road maintenance program.
- An exception was granted to KPR 20.20.180 for Lots 1-8 Block 1 by the Plat Committee at the meeting of April 22, 2002.
- The natural meanders of the line of Mean High Water or Ordinary High Water forms the true bounds of the subdivision. The approximate line of Mean High Water or Ordinary High Water, as shown, is for computations only. The TRUE property corners being at the extension of the side lot lines and their intersection with the natural meanders.
- Portions of the subdivision are within the Kenai Peninsula Borough 50 Ft. Anadromous Stream Habitat Protection Area. Development may be restricted under Chapter 21.16 Borough Code of Ordinances.
- No structures shall be constructed or placed within the drainage easement that would hinder the natural drainage.
- The mapped Road limits shown on RPW Map 2045 dated July 5, 1987 falls along a steep bluff near the MHW line shown and does not affect the usable area of the lots within this subdivision.
- Development within this subdivision is subject to covenants recorded in the Kenai Recording District.
- WASTEWATER DISPOSAL:** Soil conditions, water table levels, and top 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 system must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

M. J. Turcotte
 3380-6
 12 Jun 02
 License #
 Date

LEGEND:

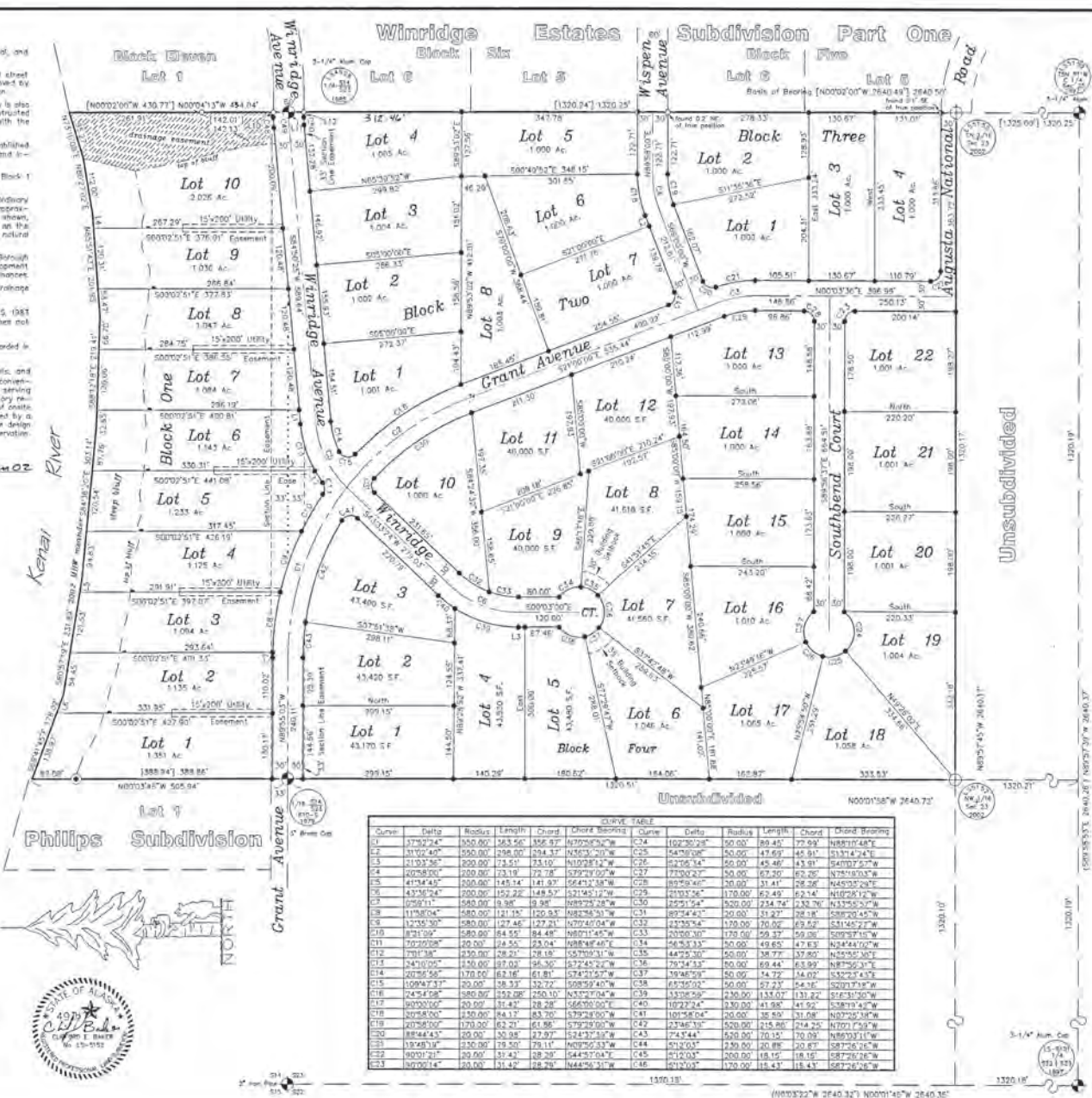
- Monument (Found)
- 2-1/2" Alum. Cap Monument (Set)
- Iron Pipe (Found)
- Rebar with Yellow Plastic Cap (Found)
- 1/2" Rebar (Found)
- 5/8" Rebar (Set)
- Witness Corner Marker Corner
- 5/8" Rebar (Set)
- Record Datum - Winridge Estates Subd. Plat # 88-122 KRB
- Record Datum - Municipal Branch Plat # 88-1 KRB
- Record Datum - Phillips Subdivision Plat # 79-190 WRD

Line	Bearing	Length
1	S89°50'22"E	28.12'
2	S50°02'00"W	22.22'
3	S50°03'00"W	12.54'
4	N85°51'43"E	28.12'
5	S89°51'51"E	28.97'
6	S89°44'43"E	19.95'
7	S89°52'32"E	19.85'
8	S89°52'32"E	19.84'
9	S89°52'32"E	19.84'

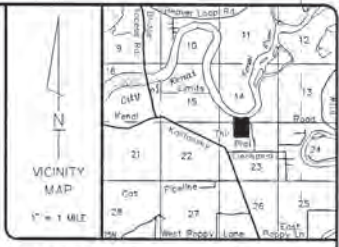
CERTIFICATE OF SURVEYOR

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

11 June, 2002



Curve	Delta	Radius	Length	Chord	Chord Bearing	Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	272°27'24"	300.00'	263.56'	352.97'	N77°02'32"W	C24	102°30'23"	500.00'	89.43'	72.99'	N88°17'48"E
C2	117°02'40"	500.00'	238.00'	294.93'	N55°31'29"W	C25	54°09'30"	500.00'	147.87'	58.93'	S33°44'24"E
C3	210°32'56"	200.00'	73.51'	23.10'	N102°28'12"W	C26	82°06'14"	500.00'	45.46'	45.81'	S47°02'53"W
C4	40°58'30"	200.00'	23.19'	72.78'	S79°29'09"W	C27	77°00'27"	500.00'	67.20'	62.26'	N75°00'33"W
C5	41°14'43"	200.00'	149.74'	141.93'	S64°31'18"W	C28	89°59'40"	500.00'	31.41'	28.26'	N45°03'20"E
C6	43°29'04"	200.00'	153.29'	148.93'	S74°45'27"W	C29	78°05'54"	500.00'	63.42'	59.14'	N52°28'12"E
C7	05°02'11"	580.00'	9.38'	9.94'	N89°25'28"W	C30	25°51'54"	500.00'	234.74'	232.70'	N33°55'50"W
C8	11°38'04"	580.00'	121.15'	120.93'	N82°36'30"W	C31	82°24'42"	500.00'	31.27'	28.18'	S89°20'45"W
C9	12°59'30"	580.00'	127.46'	127.21'	N79°40'54"W	C32	42°33'54"	170.00'	20.02'	43.52'	S41°44'27"E
C10	8°19'30"	580.00'	144.93'	144.48'	N89°11'45"W	C33	20°00'30"	170.00'	59.37'	59.08'	S20°57'14"W
C11	50°30'00"	200.00'	28.55'	23.04'	N88°48'40"E	C34	58°35'33"	500.00'	49.65'	47.63'	N24°44'10"E
C12	7°01'30"	250.00'	28.21'	28.19'	N57°00'31"W	C35	44°25'30"	500.00'	28.77'	37.80'	N55°55'00"E
C13	14°10'00"	250.00'	37.03'	28.28'	S62°24'22"W	C40	102°22'24"	230.00'	41.88'	41.52'	S88°11'40"W
C14	20°59'56"	170.00'	63.16'	61.81'	N81°11'45"W	C41	19°48'50"	500.00'	14.72'	14.05'	S20°17'18"W
C15	10°04'47'31"	200.00'	38.33'	32.72'	S08°59'40"W	C42	65°35'02"	500.00'	57.23'	54.76'	S20°17'18"W
C16	24°42'08"	280.00'	152.08'	250.10'	N57°27'04"W	C43	132°02'00"	230.00'	133.07'	131.82'	S16°31'50"W
C17	80°00'00"	200.00'	11.41'	28.28'	S66°00'00"E	C44	102°22'24"	230.00'	41.88'	41.52'	S88°11'40"W
C18	20°58'50"	170.00'	24.17'	23.20'	S79°29'00"W	C45	101°54'04"	200.00'	36.80'	33.08'	N20°25'10"W
C19	20°58'50"	170.00'	62.21'	61.86'	S79°29'00"W	C46	27°36'10"	520.00'	215.86'	214.20'	N70°17'59"W
C20	88°44'43"	200.00'	30.28'	27.07'	S24°32'13"W	C47	24°54'44"	520.00'	101.15'	70.09'	N86°03'10"E
C21	112°48'18"	250.00'	73.20'	78.11'	N05°59'32"W	C48	41°20'11"	250.00'	101.86'	23.82'	S82°26'26"W
C22	80°01'31"	200.00'	31.42'	28.20'	S44°57'04"E	C49	41°20'11"	200.00'	18.15'	18.16'	S82°26'26"W
C23	10°00'14"	200.00'	31.42'	28.20'	N44°56'31"W	C46	01°12'00"	170.00'	115.43'	115.43'	S82°26'26"W



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) 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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

George O'Guin
 George O'Guin
 P. O. Box 4500
 Soldotna, Alaska 99581

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF June 2002 FOR *George O'Guin*

D. B. Roca
 Notary Public for Alaska
 My Commission Expires 2-28-03



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 22, 2002

KENAI PENINSULA BOROUGH
Maury Burt
 ATTORNEY AT LAW

2002-42
 RECORDED
 Kenai REC. DIST.
 DATE: 10-21-2002
 TIME: 2:20 P.M.

KPB FILE No. 2002-066

South Bend Bluff Estates

A Sub-division of Government Lot 13 located within S23 1/4 SW 1/4 Sec. 14 and the NE 1/4 NW 1/4 of Sec. 23, T5N, R19E, S4E, Kenai Recording District, Kenai Peninsula Borough, Alaska

Containing 52.945 Acres

Integrity Surveys

605 Swires Drive
 SURVEYORS PHONE = 1099-254-947 FAX = (207) 381-8971
 Kenai, Alaska 99511-8363
 PLANNERS

JOB NO. 22013 DRAWN: 7 May 2002 CB
 SURVEYED: March - May 2002 SCALE: 1" = 100'
 FIELD NO. 2002-3, Pg. 1-1 OF 6 DATE: South Bend Bluff

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

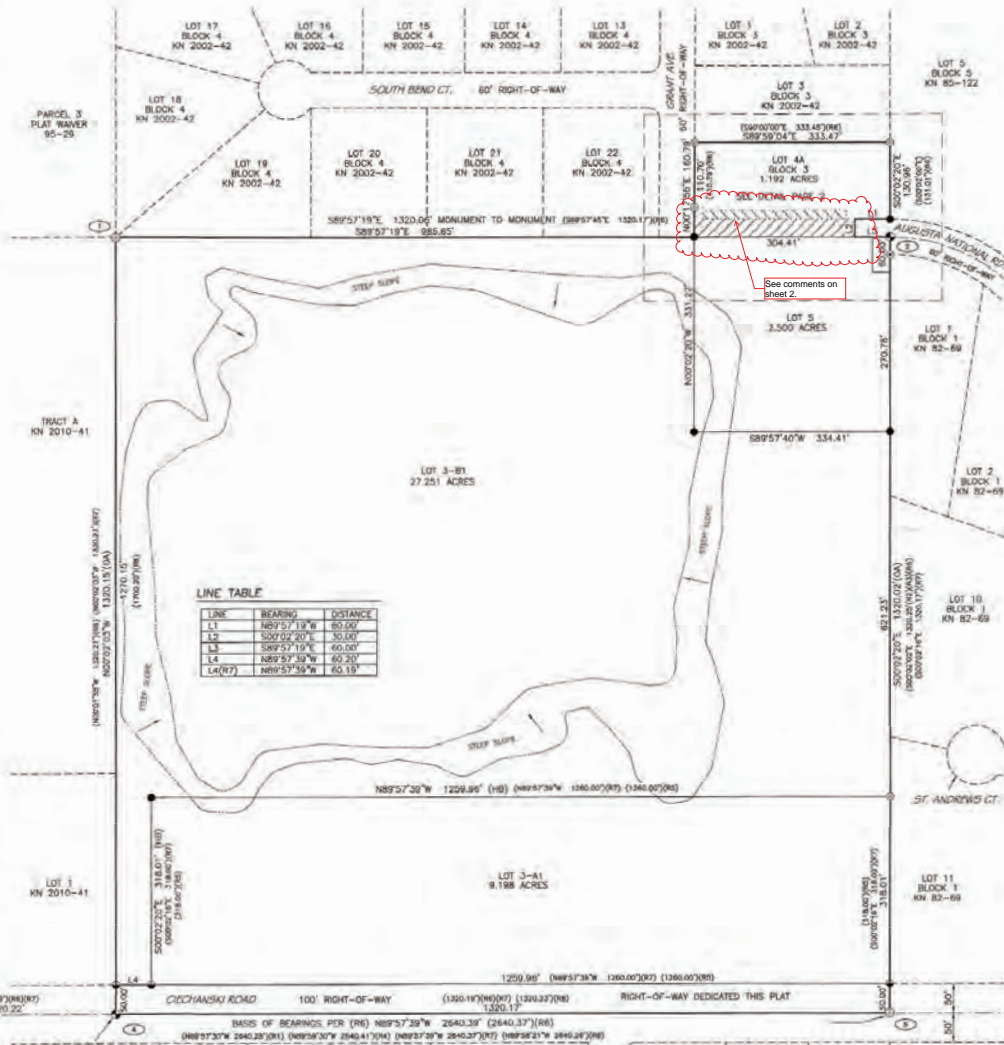
KENAI REC'D
DISTRICT
REQUESTED BY *S. Phillips*

'96 JUN 21 PM 12 31

MONUMENT SUMMARY

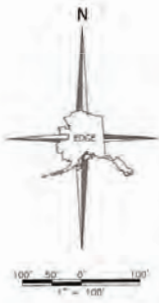
- 1
LS 5152
MP 1/18
2007
FOUND AND HELD
2-1/2" ALUMINUM
MONUMENT IN GOOD
CONDITION
0.1" BELOW GRADE
- 2
CH 1/4
8" 33
SET
2-1/2" ALUMINUM
MONUMENT ON 5/8" REBAR
0.4" BELOW GRADE
- 3
S 1/4
322 = 323
FOUND AND HELD
5/8" REBAR
AT POSITION
SET
2-1/2" ALUMINUM
MONUMENT
0.3" BELOW GRADE
- 4
CH 1/16
821
FOUND AND HELD
MONUMENT IN
AT POSITION
SET
2-1/2" ALUMINUM
MONUMENT ON 5/8" REBAR
0.1" BELOW GRADE
- 5
FOUND AND HELD
5-1/4" ALUMINUM
MONUMENT
IN MONUMENT CASE
SLOTTED

PRELIMINARY PLAT REVISION 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°57'19"W	80.00'
L2	S00°02'20"E	50.00'
L3	S89°57'19"W	60.00'
L4	S89°57'19"W	60.00'
L4(R7)	N89°57'59"W	60.19'



REFERENCES

- (R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-89, KENAI RECORDING DISTRICT
- (R2) RIVER HILLS PHASE 1 AMENDED, PLAT 85-86, 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 96-18, 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 96-18 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
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022-2016
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- FORMER LOT LINE
- MONUMENT THE LINE
- TOP/TOR OF STEEP SLOPE
- DIRECTION OF SLOPE
- (O4) OVERALL
- (H10) HELD BEARING DISTANCE
- (H11) HELD BEARING
- ▨ RIGHT-OF-WAY VACATED
- ▨ EASEMENT VACATED

HEA REVIEWED - SEE COMMENTS
 Scott Huff 4/1/2026
 Land Management Officer



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 96-18 BOOK 487 PAGE 70 KENAI RECORDING DISTRICT

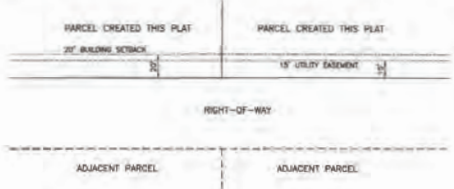
LOCATED WITHIN: NW 1/4 SECTION 23 T.5N., R.11W., S.4M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

DRAWN BY: BEST REALTY LLC, 43637 KALIFORNIA BEACH ROAD SOLDOTNA, AK 99609

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

CONTAINING 41.180 ACRES

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'



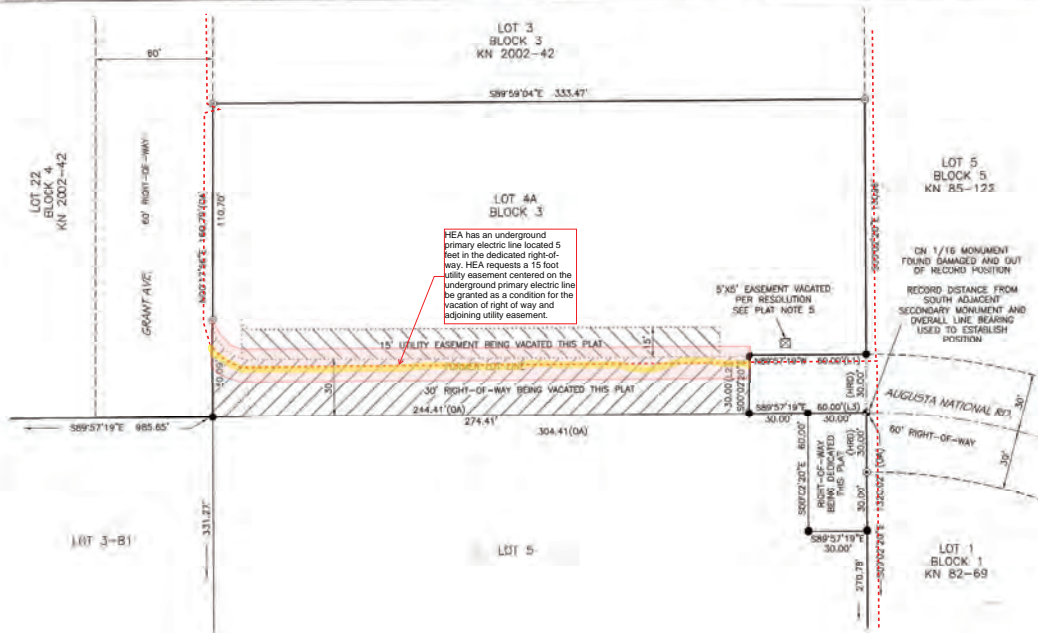
KPB 2026-013

EDGE SURVEY AND DESIGN, LLC
 6000 KING STREET ANCHORAGE, AK 99515
 Phone (907) 544-2000 Fax (907) 544-7734
 AGL# 1992 www.edgesurvey.net

DRAWN BY: DATE: PROJECT: 33-848
 CHECKED BY: SCALE: SHEET: 1 OF 2
 MA: 1" = 100'

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 3 FOOT PORTION OF THE 15 FOOT UTILITY EASEMENT, CENTERED ON EXISTING WELL, RECORDED ON FEBRUARY 11, 2020, SERIAL NUMBER 2020-001197-0, KENAI RECORDING DISTRICT.
- FORMER LOT 4 IS SUBJECT TO ELECTRICAL LINE EASEMENTS WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 20, 1999 IN ASS. VOLUME 4, PAGE 48, 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 2002-00876-0, AND AMENDMENT THERE TO 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 IN PER MAP PANEL 021220-0148F.
- 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. 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

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 BRIDLEY STREET
SOLDOTNA, ALASKA 99669

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 GEORGIAN 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 ARNOLD, P.E. ROW CHIEF
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

DRAWN BY: _____ DATE: 02/16/2026 PROJECT: 26-648
CHECKED BY: MA SCALE: 1" = 30' SHEET: 2 OF 2



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: 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: _____



KPB FILE No. 2026-XXX

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 WAYER 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



800 KING STREET - ANCHORAGE, AK 99518
Phone (907) 544-0590 Fax (907) 544-7794
ADL# 1302 www.edgesurvey.net

DRAWN BY: _____ DATE: 02/16/2026 PROJECT: 26-648
CHECKED BY: MA SCALE: 1" = 30' SHEET: 2 OF 2