



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/5/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into two lots.

KPB File No. 2026-051

Petitioner(s) / Land Owner(s): David D. Knisely of Anchor Point, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, June 8, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

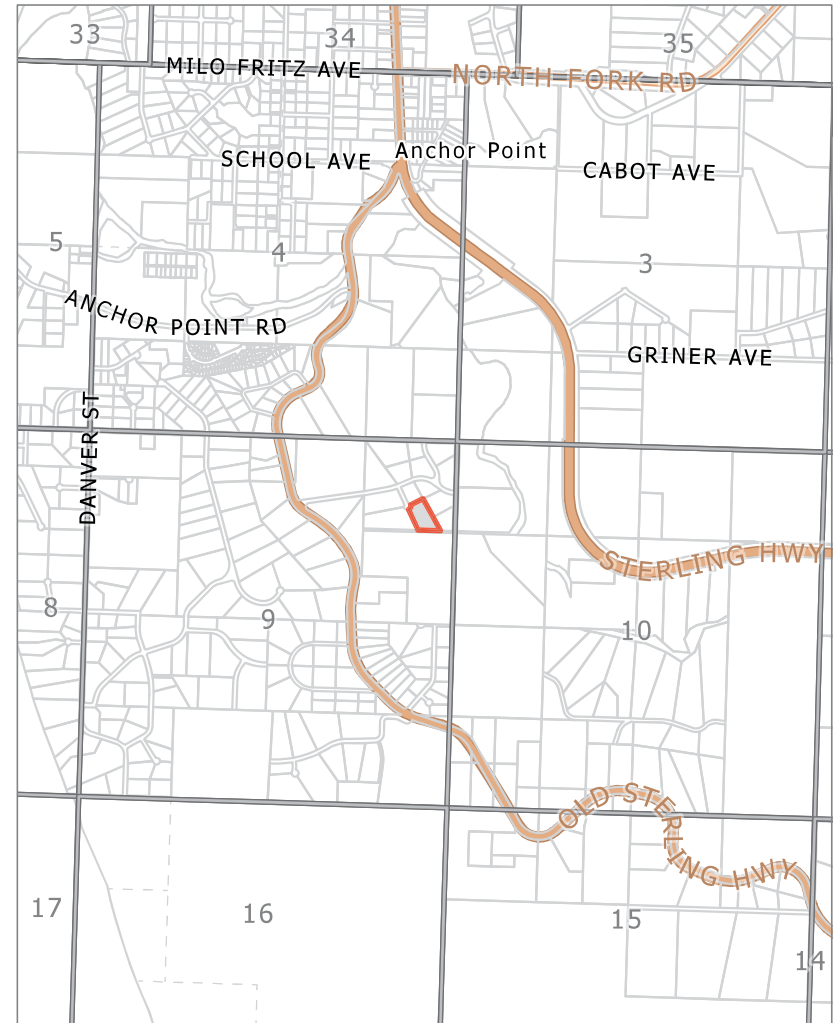
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, June 5, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

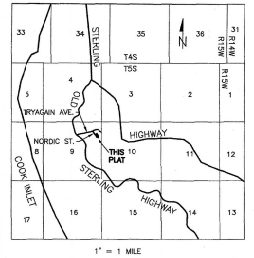
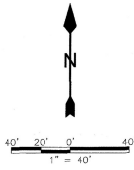
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 5/19/2026



KPB File 2026-051
T 05S R 15W SEC 09
Anchor Point



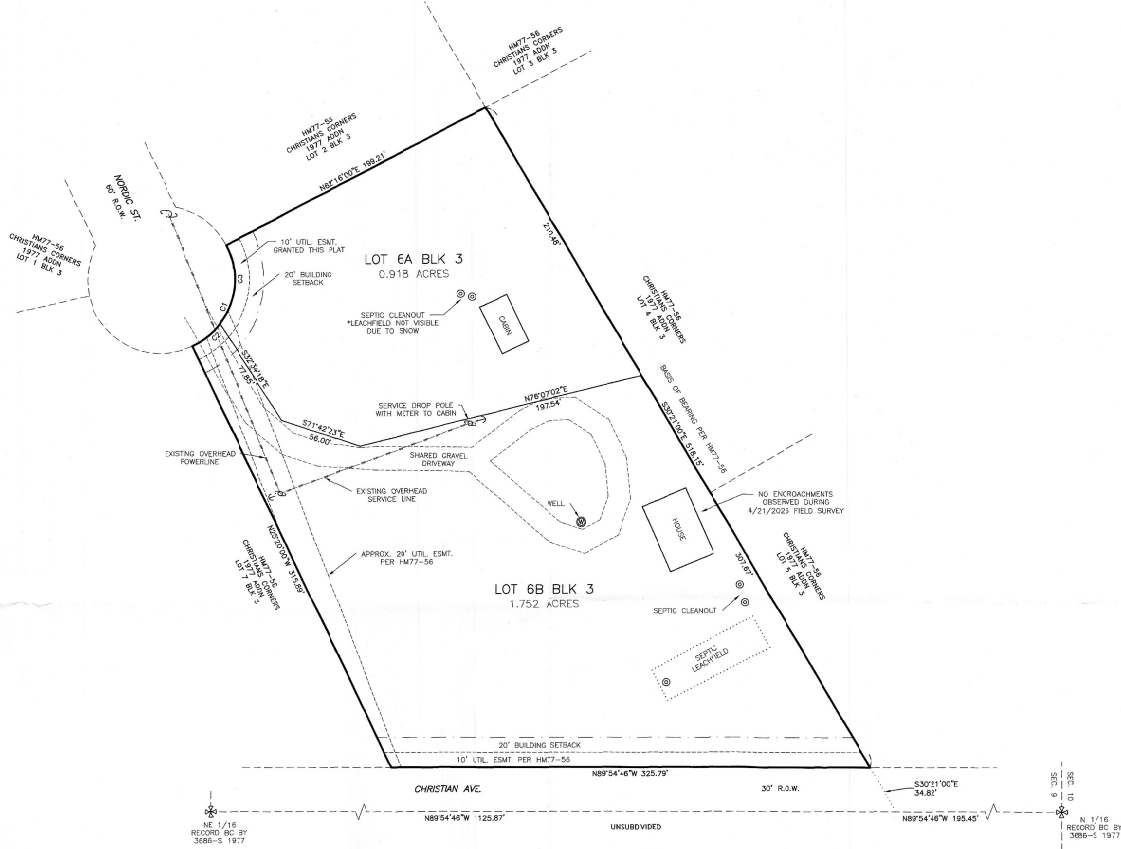
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAVID D. KNISELY
 BOX 723
 ANCHOR POINT, AK 99556

NOTARY ACKNOWLEDGMENT
 FOR: DAVID D. KNISELY
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

- LEGEND**
- ⊗ RECORD PRIMARY MONUMENT AS DESCRIBED
 - (R) RECORD DATA PER HM77-56
 - ⚡ POWER POLE
 - ⊕ GUY ANCHOR



CURVE TABLE				
CURVE	LENGTH	RADIALS	DELTA	CHORD BEARING
C1	80.57'	50.00'	092°19'39"	72.13' N18°16'27"E
C1(R1)	80.63'	50.00'	092°23'43"	72.17' N18°17'50"E
C2	24.35'	50.00'	027°54'13"	24.11' S50°39'15"W
C3	56.22'	50.00'	064°25'36"	53.31' S04°19'25"W

- NOTES**
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
 3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 4. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT WITH A FLOOD HAZARD AREA PER FEMA FIRM PANELS 02122C-1860E, EFFECTIVE 10/20/2016.
 5. XPB GIS DATA SHOWS THERE ARE NO ANADROMOUS WATERS OR WETLANDS

WASTEWATER DISPOSAL
 THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 10/03/1977. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD, 2026.

AUTHORIZED OFFICIAL: _____ DATE: _____
 KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC
 10555 KATRINA BOULEVARD, NINILCHIK, AK 99639
 (907)306-7065

PLAT OF
CHRISTIANS CORNERS KNISELY REPLAT

A SUBDIVISION OF
LOT 6 BLOCK 3
 CHRISTIANS CORNERS 1977 ADDITION, HM77-56
 LOCATED WITHIN
 THE NE1/4 NE1/4 SEC. 9, T5S, R15W,
 S.M., HOMER RECORDING DISTRICT, KENAI
 PENINSULA BOROUGH, ALASKA
 CONTAINING 2.670 ACRES

OWNERS: DAVID D. KNISELY
 P.O. BOX 723
 ANCHOR POINT, AK 99556

SCALE: 1" = 40' DATE: APRIL 21, 2026
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

KPB 2026-051