



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/16/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine six parcels into one parcel.

KPB File No. 2025-094

Petitioner(s) / Land Owner(s): Gregg George & Eric John Walker & Kathleen Marie Stubblefield Davis of Palmer, 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, July 14, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

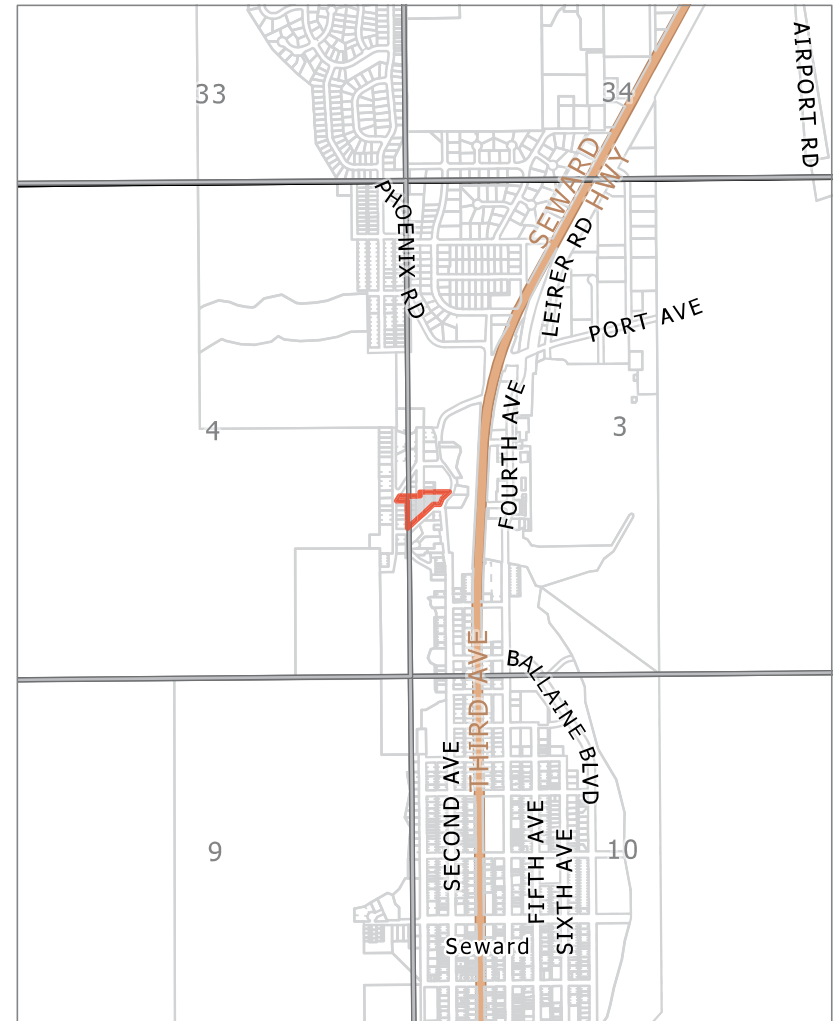
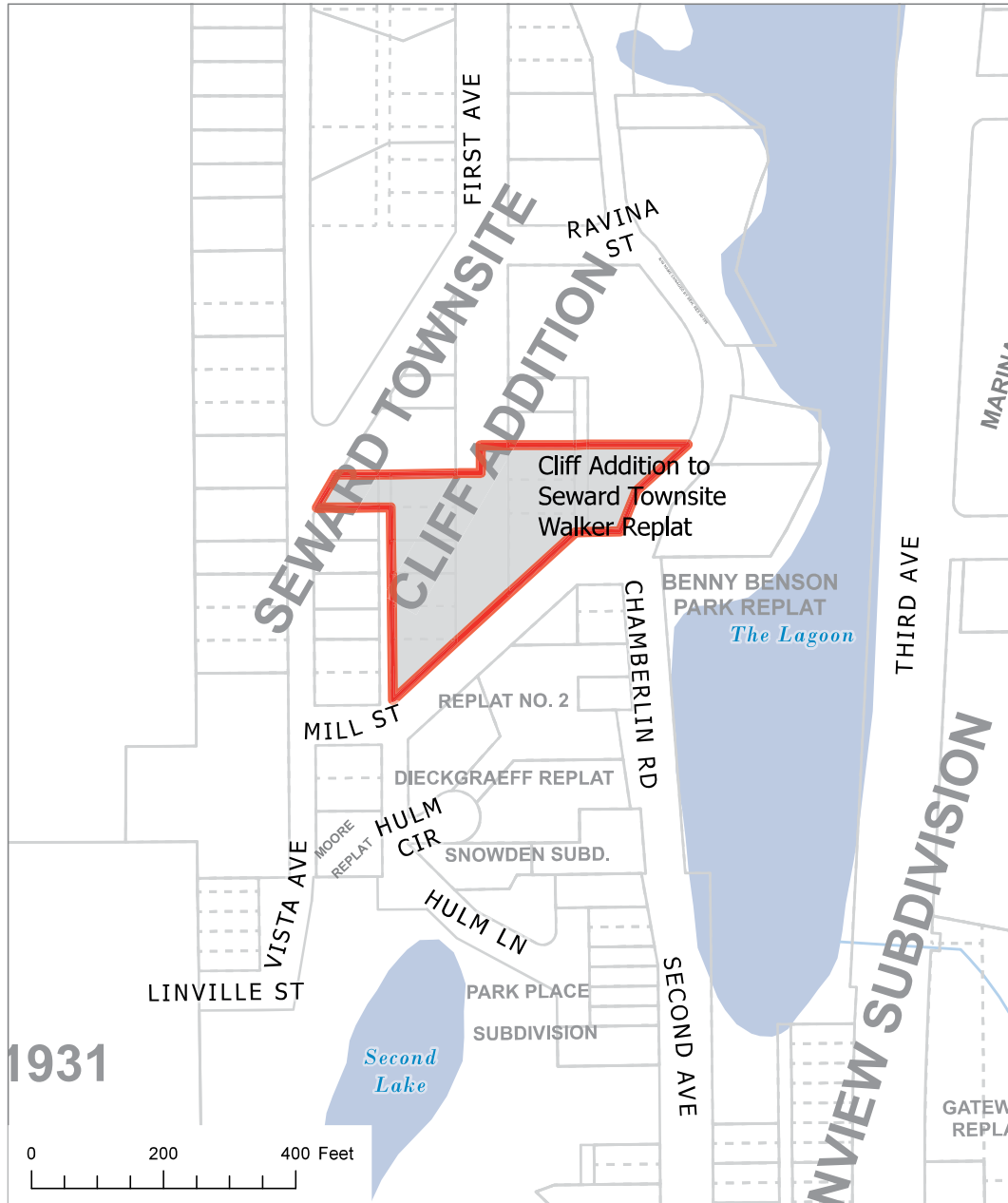
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, July 11, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

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

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

Mailed 6/23/2025



KPB File 2025-94
T 1S R 1W Sec 3
Seward

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD 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.

OWNER (LOTS 1-6, 8-12 BLOCK 6 & LOTS 1, 12-14, BLOCK 9)

ERIC JOHN WALKER
2600 N AURORA LN.
PALMER, AK 99645

AUTHORIZED OFFICIAL SIGNATURE

DATE

TITLE

PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD 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.

OWNER (LOTS 1-3, 5-6, BLOCK 6 & LOTS 1, 12-14, BLOCK 9)

GREGG GEORGE WALKER
P.O. BOX 4381
HOUSTON, TEXAS 77210

AUTHORIZED OFFICIAL SIGNATURE

DATE

TITLE

PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD 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.

OWNER (LOTS 1-3, 5-6, BLOCK 6 & LOTS 1, 12-14, BLOCK 9)

KATHLEEN MARIE STUBBLEFIELD DAVIS
2600 N AURORA LN.
PALMER, ALASKA 99645

AUTHORIZED OFFICIAL SIGNATURE

DATE

TITLE

PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ACCEPTANCE

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

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

AUTHORIZED OFFICIAL SIGNATURE

DATE

TITLE

PRINTED NAME

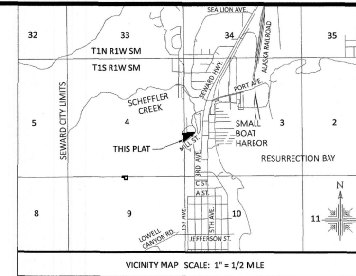
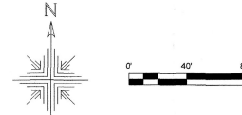
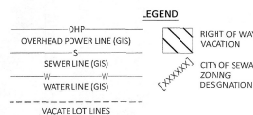
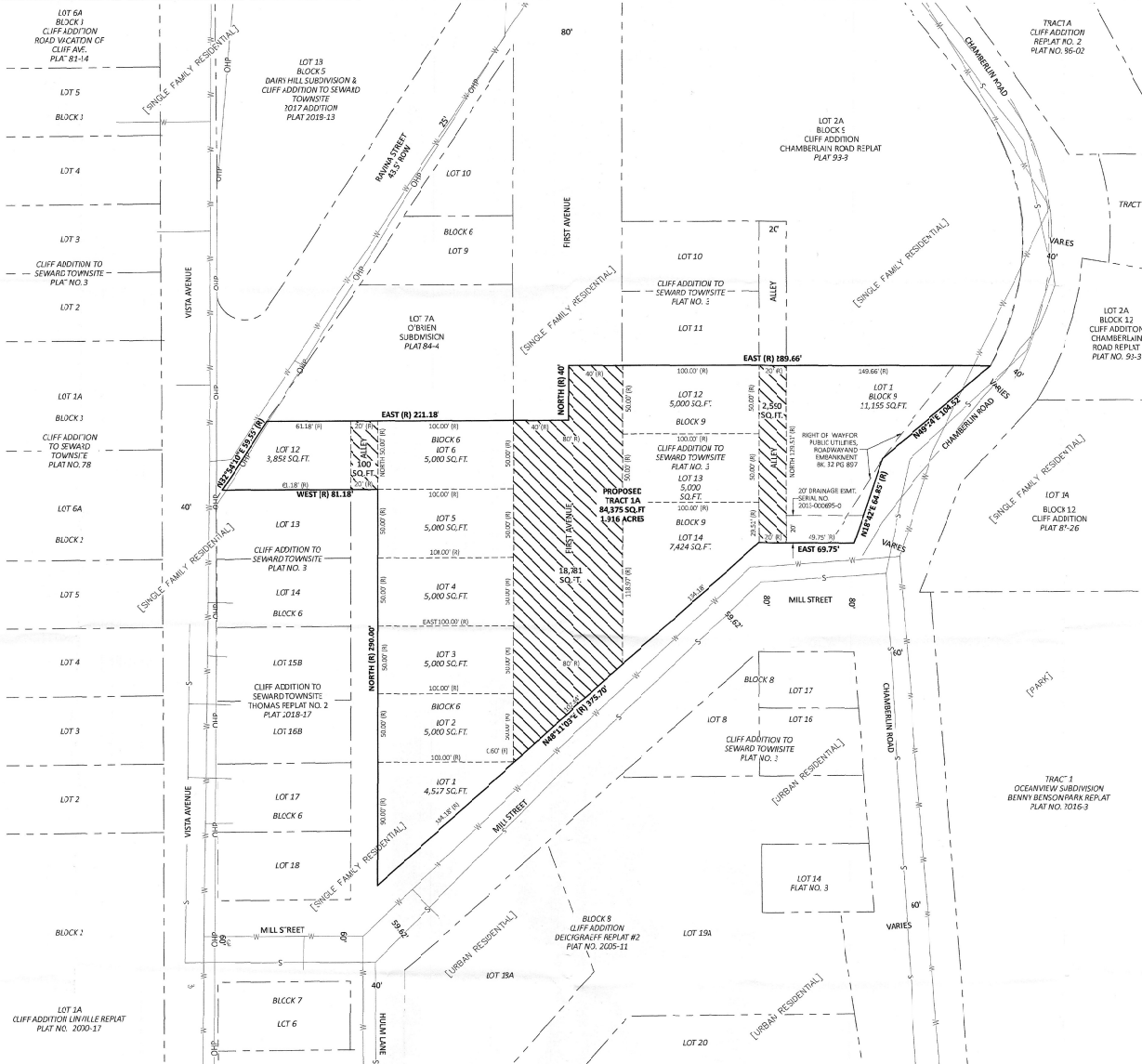
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 11, 2023.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL SIGNATURE

KPB 2025-094



NOTES:

1. THIS IS A PROPOSED PLATING ACTION. NO BOUNDARY SURVEY HAS BEEN PERFORMED. THE BOUNDARY IS RECORDED PER PLAT NO. 3.
2. NO EASEMENTS VACATED THIS PLAT.
3. ZONING INFORMATION, WATER LINES, AND SEWER LINES ARE BASED ON THE CITY OF SEWARD GIS INTERACTIVE MAP AND ARE APPROXIMATE.
4. OTHER UNDERGROUND UTILITIES, NOT SHOWN HEREON, MAY EXIST ON THE SUBJECT TRACTS.
5. THERE ARE OTHER SITE FEATURES ON LOT 10 THAT IS NOT SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, STACY M WESSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

PRELIMINARY PLAT



Pat of:

CLIFF ADDITION TO SEWARD TOWNSITE WALKER REPLAT

CREATING TRACT 1A CONTAINING 1.16 ACRES

A SUBDIVISION OF:
LOTS 1-6, AND 12, BLOCK 6 AND LOTS 1, AND 12-14, BLOCK 9
CLIFF ADDITION TO SEWARD TOWNSITE
PLAT NO. 3

WITH ALLEYWAY RIGHTS OF WAY AND FIRST AVENUE RIGHT OF WAY VACATIONS

CITY OF SEWARD
SEWARD RECORDING DISTRICT
KENAI PENINSULA BOROUGH

LOCATED WITHIN: SE 1/4 OF SECTION 4 AND THE SW 1/4 OF SECTION 3,
T31N, R13W, S34E, AK

OWNER

LOTS 1-3, 5-6, BLOCK 6
LOTS 1, 12-14, BLOCK 9
GREGG GEORGE WALKER
2600 N AURORA LN.
PALMER, ALASKA 99645

OWNER

LOTS 1-6, 12 BLOCK 6
LOTS 1, 12-14, BLOCK 9
ERIC JOHN WALKER
2600 N AURORA LN.
PALMER, AK 99645



AK Lands, Land Surveying LLC
PO Box 110485
Anchorage, AK 99511
atlans@aklands.com
http://aklands.com
(907) 744-LAND

Date: 03/17/2025 Scale: 1" = 40' Date of Survey: N/A Sheet: 1 of 1
Drawn: SMW P/N: 1470 Field Book: N/A KPB No. N/A