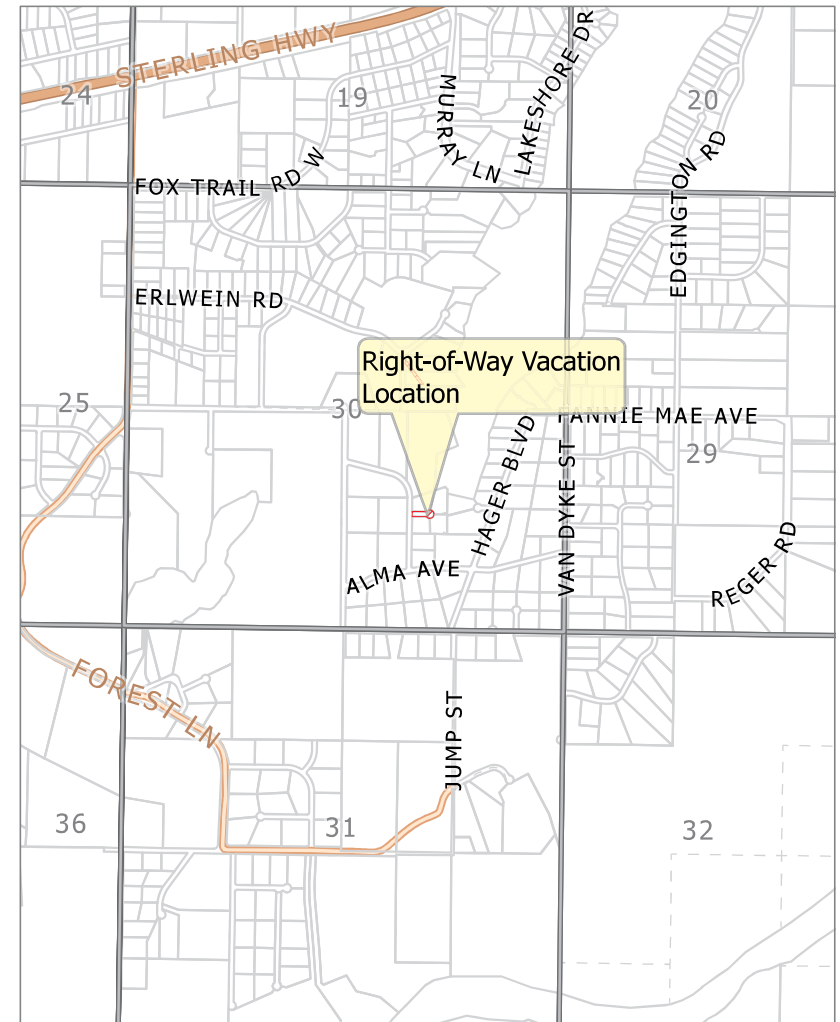
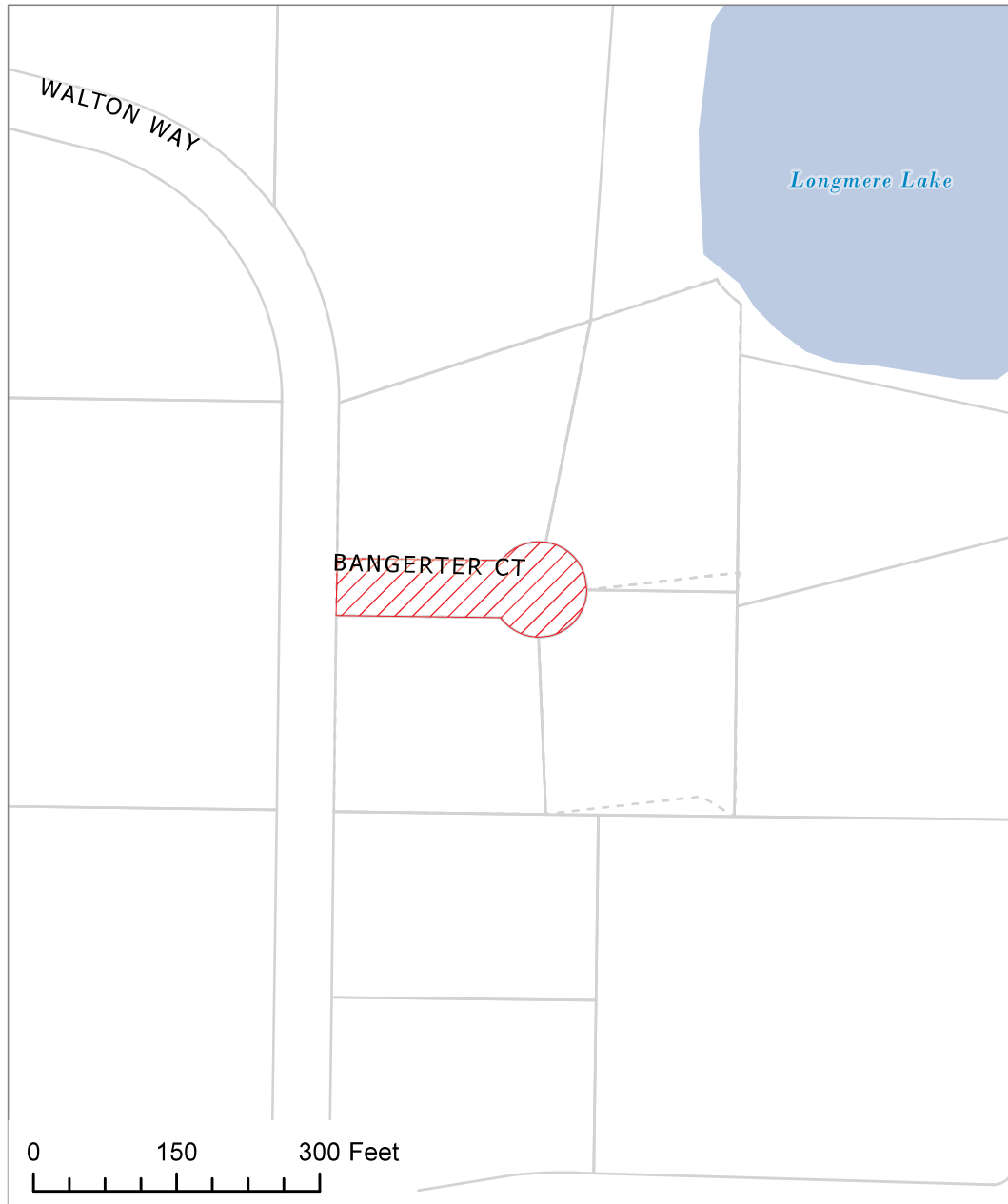


E. NEW BUSINESS

3. ROW Vacation, KPB File 2026-078V

Petitioner: Padrta

**Request: Vacate Bangerter Court, Sleep Hollow Subdivision
Longmere Addition, Plat KN 2023-58
Sterling Area**



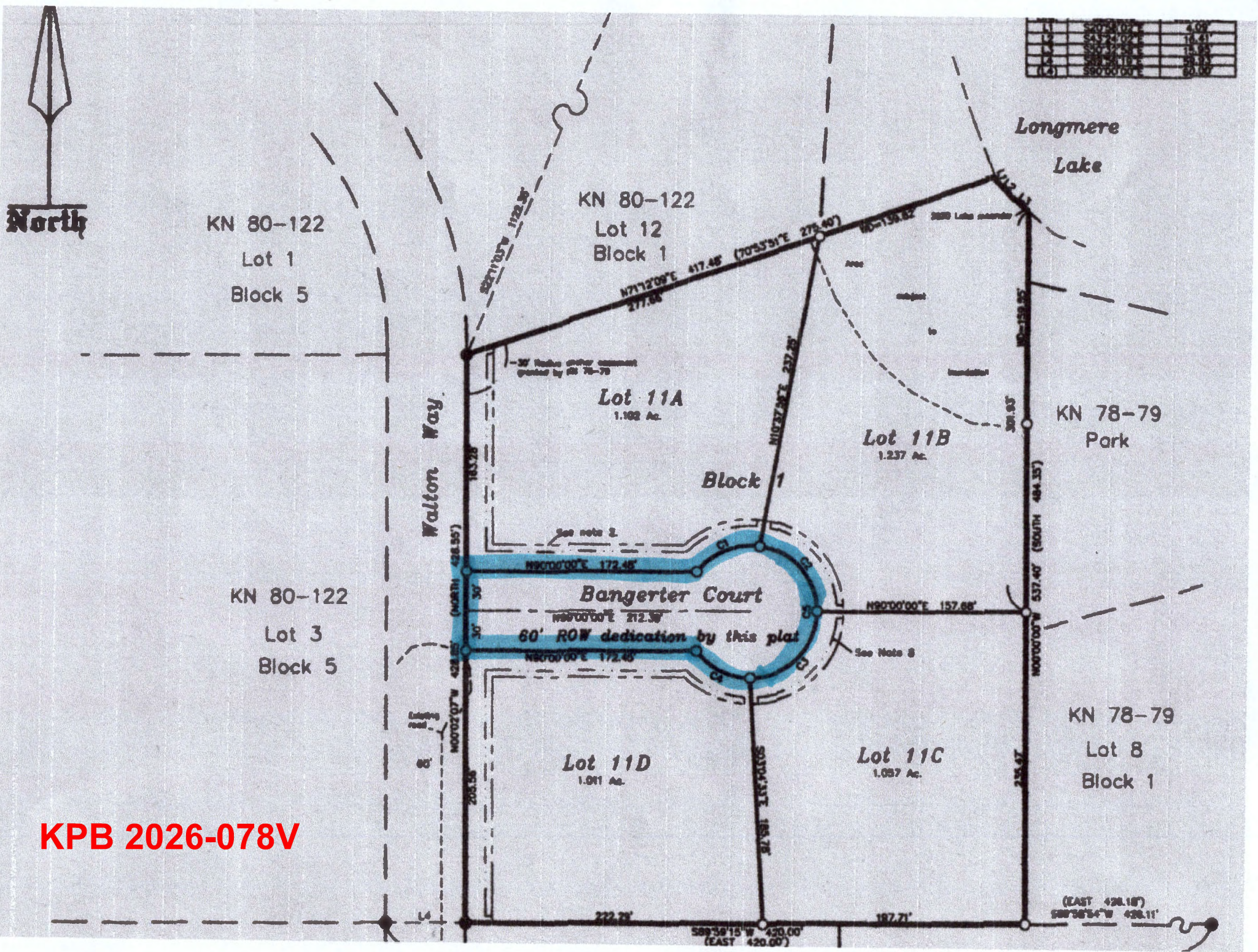
KPB File 2026-078V
T 05N R09W SEC 30
Sterling



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.

North

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20



KPB 2026-078V

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - RIGHT OF WAY VACATION
VACATE BANGERTER CT IN SLEEPY HOLLOW SUBD. LONGMERE LANDING ADDITION**

KPB File No.	2026-078V
Planning Commission Meeting:	August 10, 2026
Applicant / Owner:	Dustin Padrta / Sterling
Surveyor:	none
General Location:	South end of Longmere Lake / Sterling area
Legal Description:	Bangerter Ct, T 05N R 09W SEC 30 SEWARD MERIDIAN KN 2023058 SLEEPY HOLLOW SUB LONGMERE LANDING ADDN/ Subdivision / Rec. Dist. / Section Township Range S.M.

STAFF REPORT

Specific Request / Purpose as stated in the petition: Petition to vacate Bangerter Court, an undeveloped road, as granted in Sleepy Hollow Subdivision Longmere Landing Addition HM2023-58

Notification:

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Soldotna

Post Office of Sterling

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

7 certified mailings were sent to owners of property within 300 feet of the proposed vacation. ____ receipts had been returned when the staff report was prepared.

19 public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game
State of Alaska DNR
State of Alaska DOT
State of Alaska DNR Forestry
Central Emergency Services
Kenai Peninsula Borough Office

Kenai Peninsula Borough Land Management
Alaska Communication Systems (ACS)
ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed):

Bangerter Ct fronts to Walton Way, a 60' dedication maintained by the Borough. From Walton Way out to the Sterling Highway are Borough maintained roads being, Alma Ave, to Hager Blvd, Fannie Mae Ave to Edgington Rd to St. Theresa Rd out to the highway. Walton Way is only developed from the south to Bangerter Ct. and maintenance stops at that point also.

No new access is being proposed, only vacation of Bangerter Ct and combining it with Lots 11A thru 11D into one large lot is proposed.

No section line easements or patent easements affect the road or lots at issue.

With Bangerter Ct removed, block length will be an issue. From Alma Ave on the south to Low Bush St to the west is over 1320 feet nearly 1860 feet.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA recommends combining all the lots at the same time as the vacation to ensure no lots are land locked.
SOA DOT comments	

Site Investigation:

The land is relatively flat with a slight slope towards Longmere Lake. There are wet areas that should be shown on the plat when complete.

The River Center review notes that the plat is not in a flood hazard area or a habitat protection district. No notes for either will be needed on the plat.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Staff does not object to the vacation of the right-of-way. This is in a non-regulatory zone but low wet areas are present. Plat notes and depictions requirements will be provided on the plat review. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
SOA ADF&G	ADF&G has concerns about use and access of Lots 11B and 11C if Bangerter Court is vacated. Aerial imagery shows use of the area by off-road vehicles, likely to access Longmere Lake and the surrounding public lands and there does not appear to be other access to those lots.

Staff Analysis:

Land was originally surveyed as Government lots 6 & 7 and the S1/2 SE1/4 Section 30, Township 5 North, Range 9 West, SM Alaska. Sleepy Hollow Subdivision KN78-79 was the first subdivision of the land. Sleepy Hollow Subdivision First Addition KN80-122 subdivided Tracts A & B of KN78-79 into 14 new lots. Sleepy Hollow Subdivision Longmere Landing addition KN2023-58 subdivided Lot 11 of KN80-122 into the current 4 lots and the dedication of Bangerter Ct.

The land to the north is undeveloped. Land to the east, adjacent to the lake remains a park, and south of the park is undeveloped. Land to the south is undeveloped, while the parcel to the southeast has a house built on it.

There do not appear to be any access issues getting to the property, as there is Borough maintenance up Walton Way to the south edge of Bangerter Ct and along current Lot 11D.

Petitioner has requested to vacate the 15' utility easement adjacent to Bangerter Ct with the vacation of Bangerter Ct cul-de-sac. HEA and Enstar have commented and they are both included in the packet. HEA and Enstar are both working with the applicant to create a positive solution to the utility issues on site.

Once vacated and the lots are combined, residential use is proposed.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Owner comments:

Staff comments:

From the KPB GIS data, the road does not appear to be installed.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Owner comments:

Staff comments:

A road is possible to construct in the location provided.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Owner comments:

Staff comments:

The surrounding area is not developed, with only one lot to the southeast having a house per GIS

Data.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Owner comments:

Staff comments:

The road does not provide access to a lake

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Owner comments:

Staff comments:

The road is a cul-de-sac

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Owner comments:

Staff comments:

The road is only used for the access of the four surrounding lots

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests,

and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Owner comments:

Staff comments:

No comments have been received from utility companies yet.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Owner comments:

Staff comments:

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled August 18, 2026 meeting.

If approved, the owner will need to hire a surveyor to do a vacation plat to finalize the vacation of Bangerter Ct. The vacation plat will not need to be heard by the Plat Committee and will only need have Plat Department review if combining the right-of-way and lots with no exceptions requested.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: Walton Way, Bangerter Ct Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No Comment
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

Utility provider review:

HEA	See comment in packet
ENSTAR	See comment in packet
ACS	
GCI	Approved as shown

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

Surveyor needed to complete vacation plat

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, ***Staff recommends APPROVAL*** as petitioned, subject to:

1. Consent by KPB Assembly.
 2. Compliance with the requirements for Right-of-Way Vacation plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee, if required.
 3. Grant utility easements requested by the utility providers.
 4. Submittal of a final plat within a time frame such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
 - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

END OF STAFF REPORT



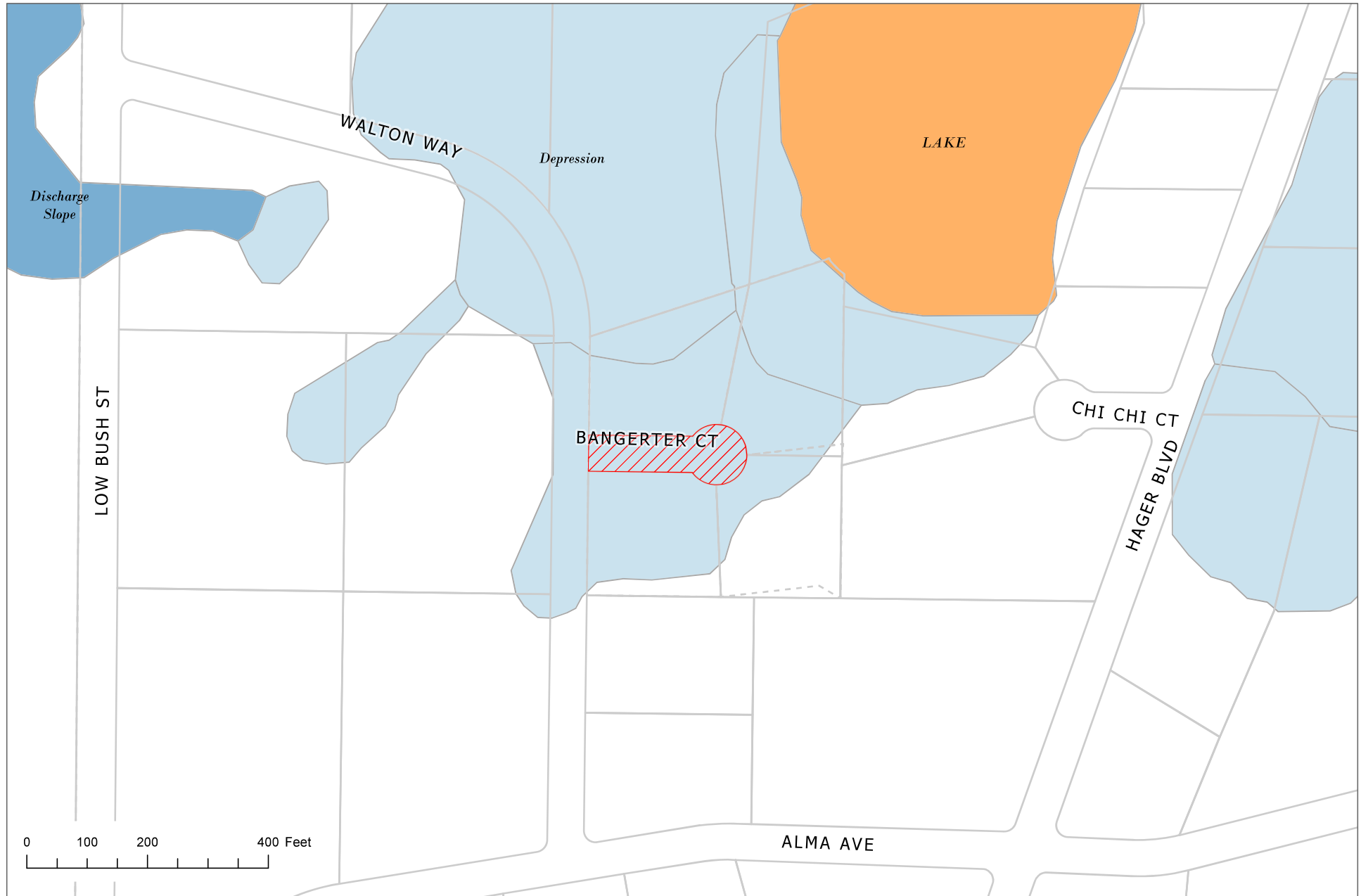
Aerial Map



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.



Wetlands



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.

- 3 1/4" BRASS CAP MONUMENT 337-8 FOUND
- 2" ALUM. CAP MONUMENT 1300-3 1976 FOUND
- 1/2" REBAR FOUND
- 5/8" REBAR w/ PLASTIC CAP LUNDED SET
- () RECORD DATUM PLAT (80-122 100)

1) Basis of billing taken from Salary History Simulation First Addition,
Part 80-122, Kenal Recording District.

2) Building Setback-A setback of 30 feet is required from all street
right-of-ways. All public or private uses require a larger setback.
It is approved by the resolution of the governing body.

3) Roads must meet the design civil engineering standards established
by the Borough in order to be considered for certification and
inclusion in the Borough road maintenance program. (BPM 14/10)

4) Any person developing the property is responsible for obtaining an required
lot, state, and federal permits, including a U.S. Army Corps of Engineers
wetland determination if applicable.

5) The natural meanders of ordinary high water in any water jurisdiction only
the true center being on the extension of the existing and the intersection
with the natural meanders.

6) Covenants, conditions, and restrictions which affect this subdivision are
recorded in Book 186 Page 630 Kenal Recording District. The Borough will not
enforce private covenants, easements, or other restrictions per BPM 20/10/23.

7) An easement for electric lines or water and/or telephone lines granted
to Homer Electric Association is recorded in Book 7 Page 125, Kenal
Recording District. Setbacks include:

8) Front 15 feet adjacent to Watson Way and Municipal Court from the southeast
corner of Lot 11D to the corner common to Lots 11A and 11D was granted to
Homer Electric Association Inc. as a utility easement in document number
1022-00900-0, Kenal Recording District. This plot is granting the front 15 feet
adjacent to rights-of-way and 30 feet within 3 feet of the side lot lines on a
utility easement. No permanent structure shall be constructed or placed which
it would interfere with the ability of a utility to use the
easement.

9) **WASTEWATER DISPOSAL:** Soil Conditions in this subdivision have been found
unsuitable for conventional on-site wastewater treatment and disposal systems.
As a result a medical clinic, dental office, and other businesses are not allowed
this subdivision are included in the subdivision plat. The following uses are
and are available from the Kenal Permitting program. All structures located
on the wastewater treatment system must be constructed and installed by a
professional engineer registered in practice in Alaska, and the design must
be approved by the Alaska Department of Environmental Conservation prior to construction.
The design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Handwritten: *WATER* *CLINIC* *11-11-23*
Engineer *CLINIC* *11-11-23* *DATE*

10) There is a 15 foot (15 FT) wide utility easement centered on the
existing service line. This service line runs directly within the thargator
Court right-of-way.



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 hereon actually exist as described, and all dimensions and other details are correct.

Plat of Block 1, bounded by Longmere Lake to the north and east, and Lot 10A to the south. The map shows several lots: Lot 12 (1.108 Ac), Lot 11A (1.108 Ac), Lot 11B (1.237 Ac), Lot 11D (1.011 Ac), and Lot 11C (1.057 Ac). It also shows Lot 1 (Block 5) to the west and Lot 8 (Block 1) to the east. A central circular feature is labeled 'Dangerter Court' with a '60' ROW dedication by this plat'. The map includes bearings and distances for all boundaries, a north arrow, and a table of bearings and distances. A '2013-2014' stamp is visible in the bottom right corner.

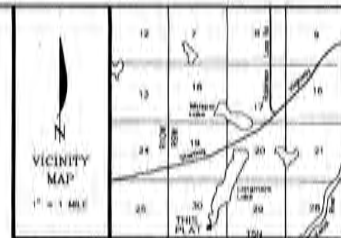
LINE	BEARING	DISTANCE
1	S 89° 58' 24" E	420.00'
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78	S 89° 58' 24" E	420.00'
79	S 89° 58' 24" E	420.00'
80	S 89° 58' 24" E	

THE UNDERSIGNED ORIGIN IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE DENIAL PERMITS A BONDHOLD FOR PUBLIC USE(S) FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE OPERATED BY THIS PLAT INCLUDING BUT NOT LIMITED TO HIGHWAYS, ALLEYS AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: RANDELMER COURT DECLARATION.

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

[Signature] _____ *06/08/03* _____
JUDITH L. PETERSON _____ DATE _____

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	85.43.39"	20.00'	35.81'	29.80'	29.81'	S57.00.00"E
C2	85.43.39"	20.00'	35.81'	29.80'	29.81'	S57.00.00"E
C3	90.00.00"	20.00'	36.03'	29.80'	29.79'	S18.00.00"W
C4	90.00.00"	20.00'	36.03'	29.80'	29.79'	S18.00.00"W
C5	26.5.5.1"	20.00'	23.81'	17.00'	60.00'	N60.00.00"E



I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ESTATE OF KENT C. BANGERTER IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE ESTATE OF KENT C. BANGERTER, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE (CONSENT) GRANTATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

FOR 2021-2022 YEAR OF 2021 2022

ACKNOWLEDGED BEFORE ME THIS 20 DAY OF SEPTEMBER 2021

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES



THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 14, 2023.

RENAI PENINGGAH BERNAMA

Lawrence A. ... 11/1/2000
AUTHORIZED OFFICIAL

KPH File No. 2021-00391

A remodification of Lot 11 Block 1 Sunny Hill Subdivision
First Addition, Plat 88-122, Miami Recording District

Located within the SE1/4 Section 30, T6N, R9W, S4M
Barnd Peninsula Borough, Alaska.

Located within the SE1/4 Section 30, T6N, R9W, S4M
Barnd Peninsula Borough, Alaska.

Beginning & End		Owner	
Beggs Survey 30405 Rosland St Boulders, AK 99609 (907) 263-3000		Estate of Kent C. Beggs R23 W R10 N Woods Cross, Utah 84007	
JOB NO:	20020	DRAWN:	0-22-23
SURVEYED:	Oct, 2010	SCALE:	1"=50'
FIELD BOOK:	10-4	SHEET:	1 of 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

BIP Co.
by: *Secretary*
Secretary

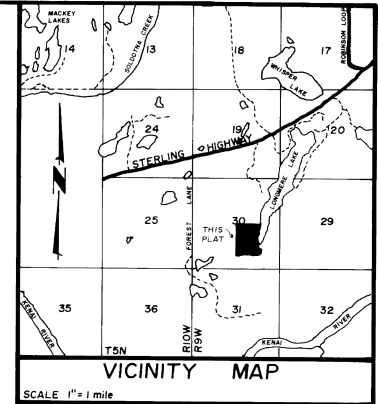
BIP Co., Box 8, Anchorage, AK 99510 by Peter Walton, Secretary

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 19th day of November, 1978

Notary Public for Alaska

My Commission Expires: 7-7-81



LEGEND AND NOTES

- ⊕ Found Aluminum Cap monument
- Found 1/2" rebar.
- ⊥ Set 1/2" x 20' steel rebar.

All bearings refer to the north/south centerline of Section 30, T5N, R9W, S.M., AK, as being N00°15'05"W

All datum of record shown thus ().

All lots are subject to a 20' bldg. setback along all dedicated R/W's.

All wastewater disposal systems shall comply with existing law at time of construction.

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of June 5, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By: *Philip Waring*

SCALE



SLEEPY HOLLOW SUBDIVISION FIRST ADDITION

DESCRIPTION: A resubdivision of Tracts A and B, Sleepy Hollow Subdivision, plat 78-79, K.R.D., and within Government Lot 7 and a portion of S1/2SE1/4, Section 30, T5N, R9W, S.M., AK and within the Kenai Peninsula Borough containing 55.295 acres more or less

OWNER: BIP Co.

Box 8, Anchorage, AK 99510

Box 476, Soldotna, Ak 99669

G S Best

Geologist, Registered Land Surveyor

Date Surveyed

April 1978

Scale

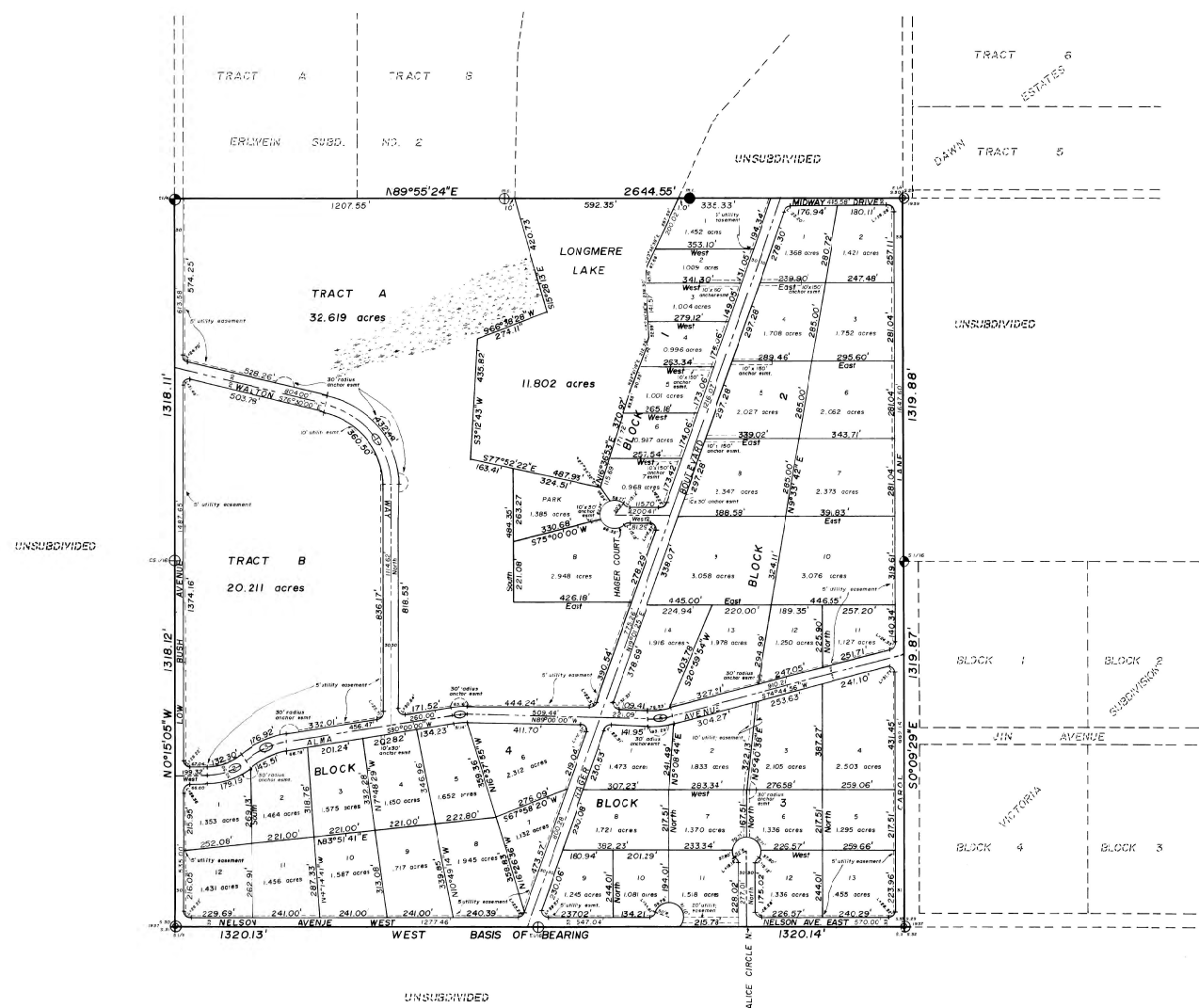
1" = 200'

Bk No

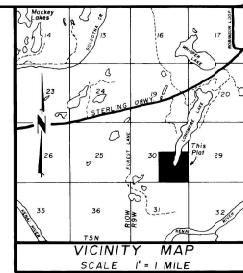
77-3

CENTERLINE CURVE DATA				
NO.	Δ	RADIUS	TANGENT	LENGTH
①	76° 30' 00"	300.00'	236.50'	400.00'
②	40° 00' 00"	226.67'	82.50'	158.24'
③	30° 00' 00"	307.89'	82.50'	161.21'
④	11° 00' 00"	300.00'	28.89'	85.09'





	CENTERLINE	CURVE	DATA	
No.	Δ	Radius	Tangent	Length
1	76°30'00"	300.00'	236.50'	400.35'
2	40°00'00"	226.67'	82.50'	158.24'
3	30°00'00"	307.89'	82.50'	161.21'
4	11°00'00"	300.00'	28.89'	57.60'
5	16°50'04"	300.00'	42.83'	85.09'



LEGEND AND NOTES

- Set 3 1/4" alum. cap monument (1300-S)
- ⊕ Found U.S.G.L.O. B.C. monument
- ⊕ Found official survey alum. cap monument (237-S)
- ⊥ Set 1/2" x 2-4" steel rebar.
- ⊕ Set 1 1/2" Aluminum Cap monument (130C-S)

All datum of record shown thus ().

All lots are subject to a 20 bldg. setback along all dedicated R/W's

All wastewater disposal systems shall comply with existing law at time of construction.

All corner returns have a radius of 20'.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.


J. H. Company
William Schneider, President


J. H. Company
Peter Walton, Secretary

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 10th day of May, 1978.

Cardyn L. Thompson
Notary Public for Alaska

My Commission Expires 4-21-80

PLAT APPROVAL

This plat having been approved by the Kents Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of January 9, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinance and law appertaining thereto.

By: David J. Galt

72-19

RECEIVED - FILED 6

Kawai PER. DIST.

DATE 5/12/68

TIME 5:30 P

FILE NO. KPL

FILED



SLEEPY HOLLOW SUBDIVISION

	DESCRIPTION
1	1.0000
2	1.0000
3	1.0000
4	1.0000
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89	1.0000
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92	1.0000
93	1.0000
94	1.0000
95	1.0000
96	1.0000
97	1.0000
98	1.0000
99	1.0000
100	1.0000

Located within U. S. Govt. Lots 6 & 7 and the S1/2 SE 1/4 Section 30, T5N, R9W, S. M., Ak. containing 160 acres M/L including the lake.

Owner: J. H. Company
% Peter Walton, Attorney-in-Fact
330 L Street
Anchorage, Alaska 99501

P.O. Box 476 Soldado, Ar.

G.S. Best
Geologist, Registered Land Surveyor

Date Surveyed	Scale	Bk. No.
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April, 1978	1" = 200'	77
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ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section 401
E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

July 8, 2026

Kenai Peninsula Borough, Platting Division
144 North Binkley Street
Soldotna, AK 99669

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following ROW Vacation and advises:

- **SLEEPY HOLLOW SUBDIVISION LONGMERE LANDING ADDITION VACATE
BANGERTE COURT ROW
(KPB 2026-078V)**

1. ENSTAR has existing natural gas distribution pipeline that is within the above listed existing Rights of Way proposed for vacation. Attached is a depiction for your reference.

ENSTAR objects to this plat unless the following condition is met:

- Grant ENSTAR a fifteen feet (15 FT) wide natural gas easement centered over the existing natural gas distribution pipeline within lot 11C

ENSTAR confirms that it is actively working with the underlying owner and their representatives to format a final easement document sufficient for the continued operation and maintenance of its facilities.

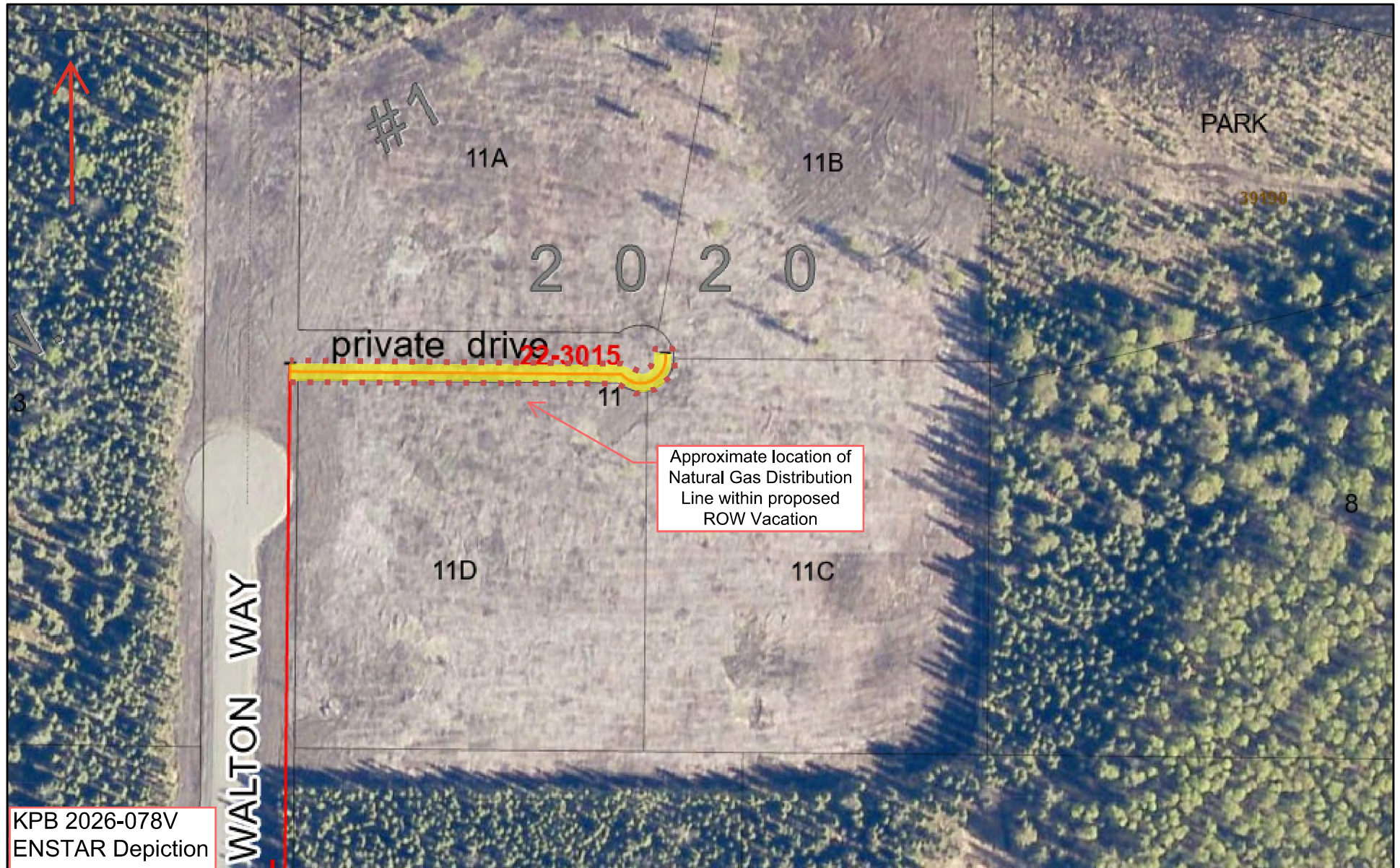
If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

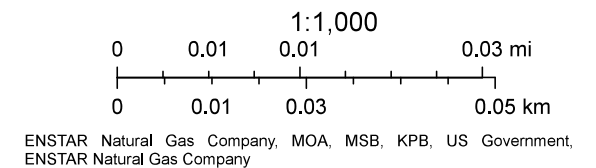
A handwritten signature in black ink, appearing to read "Brandon Echols", is written over a light blue horizontal line.

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

SLEEPY HOLLOW SUBDIVISION LONGMERE LANDING ADDITION VACATE BANGERTE COURT ROW



7/27/2026, 12:41:44 PM



ArcGIS Web AppBuilder
ENSTAR Natural Gas Company

North

HEA is requesting a 15 foot wide utility easement adjoining Walton Way to allow electric lines to be installed to the north to provide electricity to neighboring lots.

15 foot utility easement requested by HEA

Scott A. A.

Scott Huff 7/29/2026
Land Management Officer

pedestal

underground
service line

transformer

underground
primary electric line

KPB 2026-078V