



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/11/2026 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 five parcels into ten parcels.

KPB File No. 2026-024

Petitioner(s) / Land Owner(s): State of Alaska - DNR of Anchorage, 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, April 13, 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.

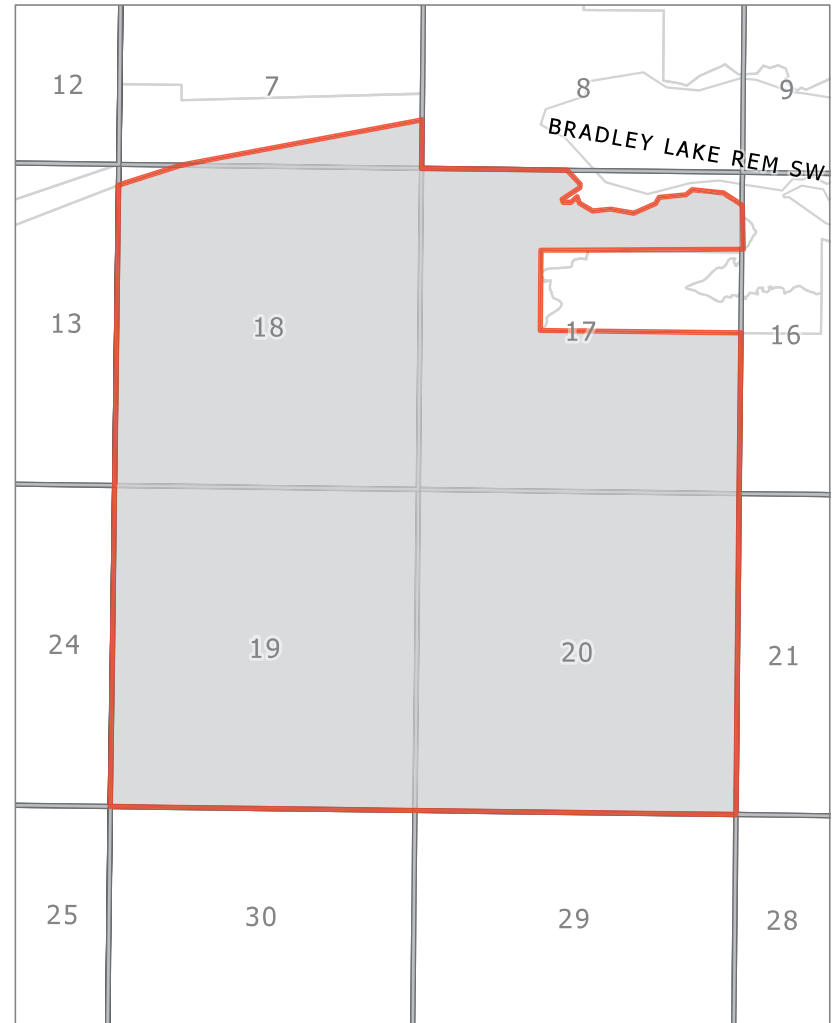
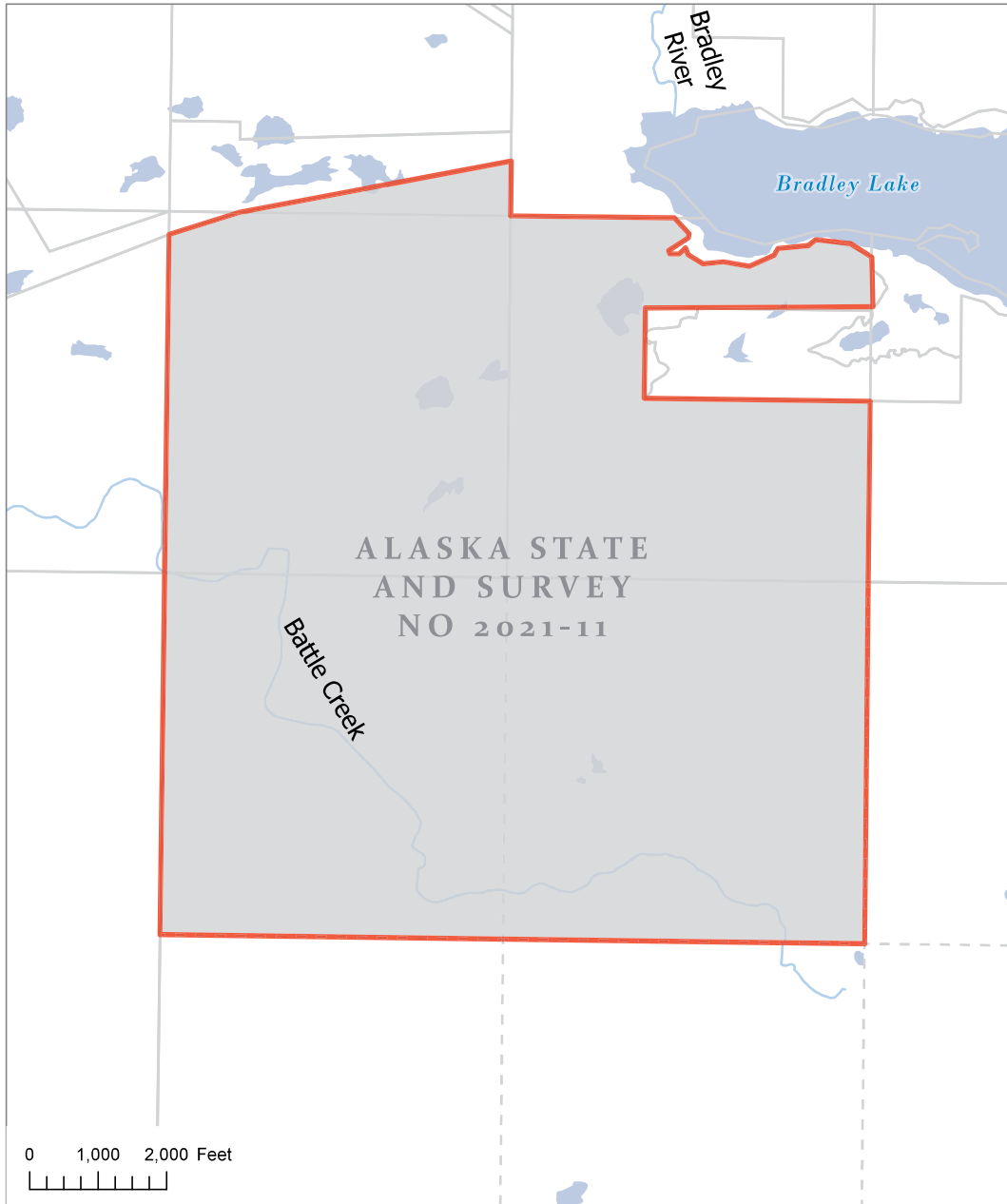
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, April 10, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

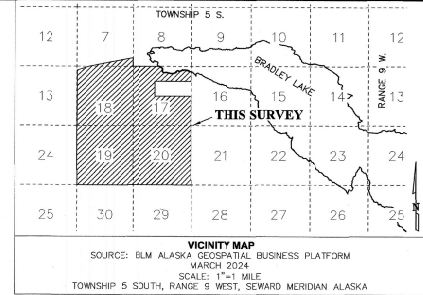
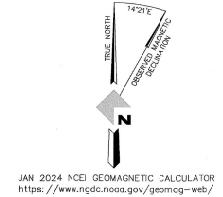
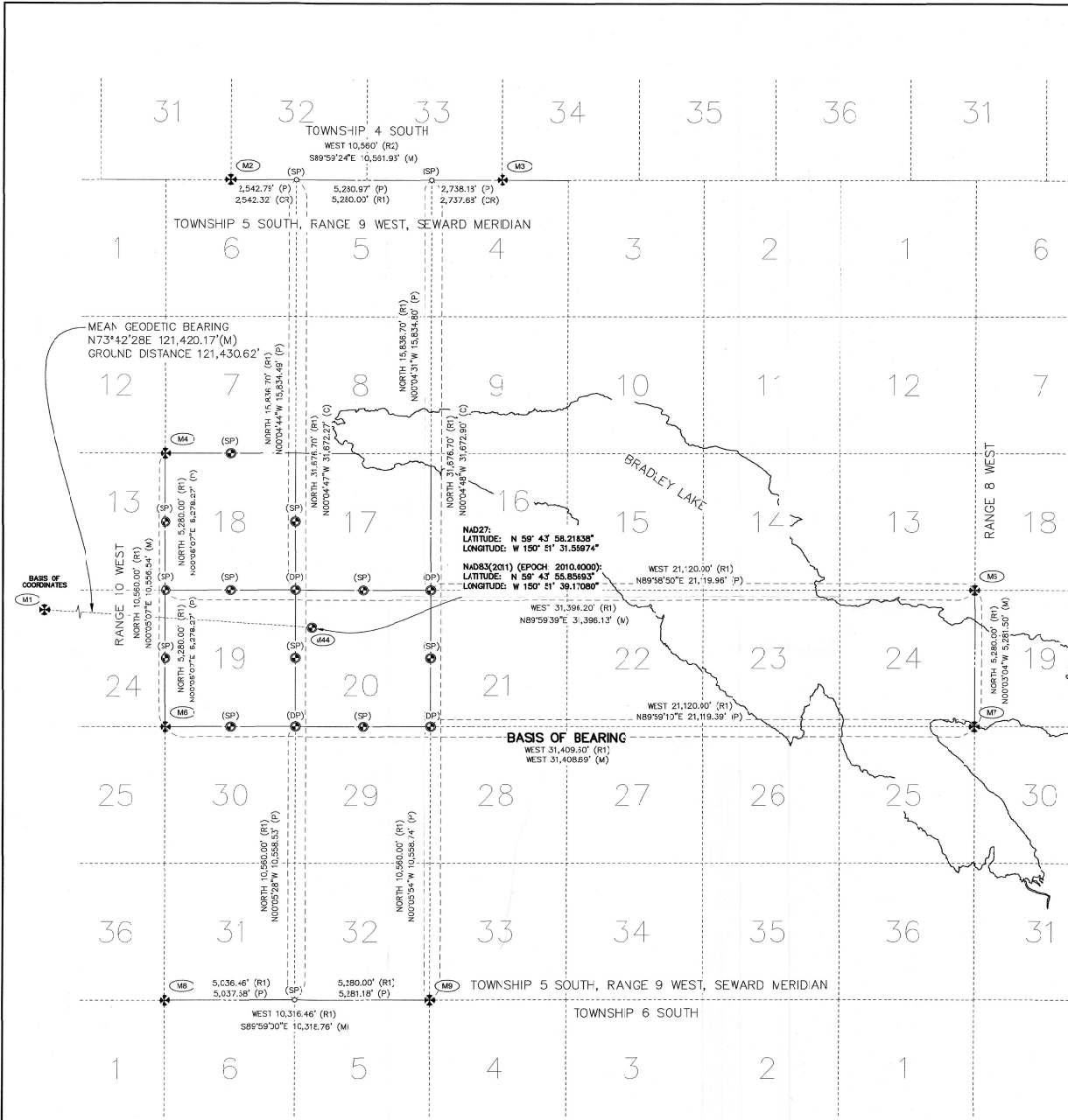
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 3/23/2026



KPB File 2026-024
T05S R09W SEC 07, 17, 18, 19 & 20
Remote



LEGEND

- ⊕ BIM/NGS PRIMARY MONUMENT RECOVERED
- ⊙ PRIMARY MONUMENT SET THIS SURVEY
- ⊙ PRIMARY MONUMENT RECOVERED THIS SURVEY
- c COMPUTED POSITION-NOTHING SET
- MONUMENT NUMBER
- (MB) DIMENSION TO IMPROVEMENTS
- (R) RECORD INFORMATION
- (C) COMPUTED DISTANCE
- (CR) CALCULATED RECORD FROM R1 AND R2
- (M) MEASURED DISTANCE
- (SP) SINGLE PROPORTIONED
- (DP) DOUBLE PROPORTIONED
- (P) PROPORTIONED
- WC WITNESS CORNER
- BO BEARING OBJECT
- BT BEARING TREE
- RM REFERENCE MONUMENT
- WC WITNESS CORNER
- HRD HOMER RECORDING DISTRICT
- AIL 222656 BOUNDARY
- SECTION LINE
- COMPUTED LINE / TIE
- MEANDER LINES
- 5' SECTION LINE EASEMENT PER AS 1910.010
- ACCESS EASEMENT
- SURVEY BOUNDARY
- DIVERSION AND MAINTENANCE ROAD

BASIS OF COORDINATES

COORDINATES ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) PUBLISHED NAD83(2011) (EPOCH: 2013.0000) NGS STATION HGMAR (PID: T70155). COORDINATES ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF 0.99989902. THE PUBLISHED COORDINATES ARE:

NAD83(2011) (EPOCH: 20.0.0000):
LATITUDE: N 59° 38' 20.35896"
LONGITUDE: W 151° 29' 29.49546"

NAD27:
LATITUDE: N 59° 38' 22.58460"
LONGITUDE: W 151° 29' 21.79168"

CONVERSION METHOD USED: NGS COORDINATE CONVERSION TRANSFORMATION TOOL (NCA)

BASIS OF BEARING

ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS. THE BASIS OF BEARINGS WAS DERIVED FROM TOWNSHIP SURVEY OF TOWNSHIP 5 SOUTH, RANGE 9 WEST, OF THE SEWARD MERIDIAN, ALASKA AS RECORDED JUNE 29TH, 1990. ALL DISTANCES SHOWN ARE SCALED TO HORIZONTAL GROUND FIELD DISTANCES.

RECORD INFORMATION

RECORD INFORMATION DERIVED FROM:

- (R1) TOWNSHIP SURVEY 5 S., RANGE 9 W. SEWARD MERIDIAN, APPROVED JUNE 29, 1990
- (R2) TOWNSHIP SURVEY 4 S., RANGE 9 W. SEWARD MERIDIAN, APPROVED JUNE 29, 1990
- (R3) TOWNSHIP SURVEY 5 S., RANGE 10 W. SEWARD MERIDIAN, APPROVED JUNE 29, 1990
- (R4) ASLS 91-38, PLAT NO. 92-46, HRD, RECORDED NOVEMBER 4, 1992

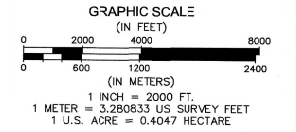
SURVEYOR'S CERTIFICATE

I 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.

A. WILLIAM STOLL PLS 12041 DATE



- GENERAL NOTES**
1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.010 AND FIG. 9, 2021-11.
 2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95% CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 FPM.
 3. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS WITH A REFERENCE (R).
 4. PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, MAY BE SUBJECT TO A SECTION LINE EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 18.10.010.
 5. A PUBLIC ACCESS EASEMENT ON THE BED OF AND 50 FEET UPLAND FROM THE ORDINARY HIGH WATER LINE OF ALL PUBLIC WATER IS RESERVED TO THE STATE IN ACCORDANCE WITH AS 38.05.127.
 6. THE NATURAL MEANDERS OF THE LINE OF ORDINARY/MEAN HIGH WATER (OH/MHW) FORM THE TRUE BOUNDS OF ASLS NO. 2021-11. THE APPROXIMATE LINE OF OHW, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
 7. THE 1200' CONTOUR COURSES AS SHOWN ARE RECORD PER PLAT 92-46 HRD EXCEPT FOR AS NOTED IN THE LINE TABLE. AN ADDITIONAL COURSE (L2) WAS ADDED FROM AERIAL MAPPING. IT IS ASSUMED BASED ON A COMPARISON OF CURRENT AERIAL MAPPING AND THE RECORD MEANDERS, THAT A COURSE IS MISSING.
 8. THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING.
 9. MONUMENTS V2-M9 WERE HELD TO DETERMINE THE DOUBLE PROPORTIONED (DP) POSITIONS AS SHOWN. 1/4 CORNERS WERE SINGLE PROPORTIONED FROM THE NEAREST RECOVERED OR SET SECTION CORNERS, FOLLOWING THE BUREAU OF LAND MANAGEMENT 2009 MANUAL OF SURVEYING INSTRUCTIONS.



DATE OF SURVEY BEGINNING: 09/18/2023 ENDING: 09/28/2023	SURVEYOR DOW, 5015 BUSINESS PARK BLVD ANCHORAGE, AK 99503 (907)562-2000	AECL #48
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STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2021-11

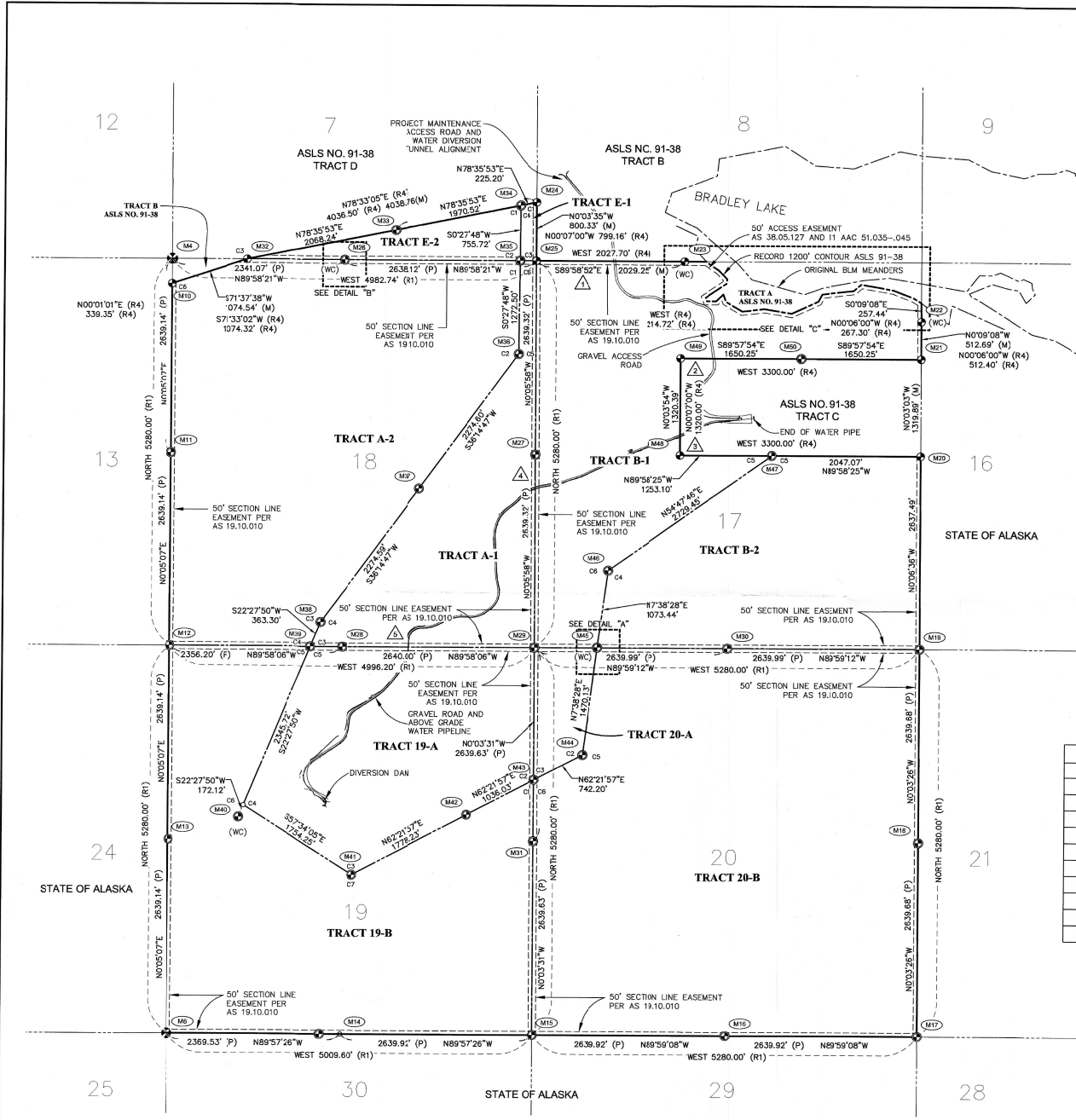
THE SUBDIVISION OF
TRACT E OF SECTION 7 OF ASLS 91-38
TRACT B OF SECTION 17 OF ASLS 91-38
TRACT A OF SECTION 18 OF ASLS 91-38
AND
THE SUBDIVISION OF SECTIONS 18 AND 20

CREATING TRACTS
A-1, A-2, B-1, B-2 E-1, E-2, 19-A, 19-3, 20-A, AND 20-B

LOCATED WITHIN
SURVEYED SECTIONS 7, 17, 18, 19, AND 20
TOWNSHIP 5 SOUTH, RANGE 9 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 1,778.19 ACRES
HOMER RECORDING DISTRICT

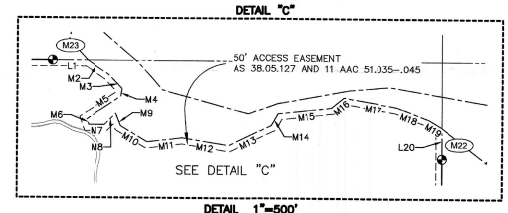
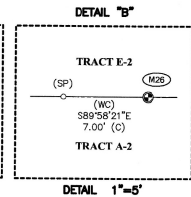
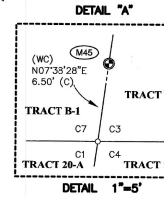
DRAWN BY: AJS DATE: 04/01/2024	APPROVAL/COMMENTED
SHEET 1 OF 4	STATEWIDE PLATING SUPERVISOR DATE
SCALE: 1"=2000'	CHECKED: FILE NO. ASLS 2021001

KPB 2026-024



JAN 2024 NCEI GEOMAGNETIC CALCULATOR
<https://www.ngdc.noaa.gov/geomag-web/>

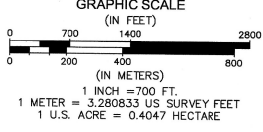
IMPROVEMENT TIES			
DIM #	LENGTH	DIRECTION	CORNER
1	1062.01'	N89°58'52"W	M25
2	456.18'	N89°57'54"W	M49
3	268.84'	S0°33'54"E	M48
4	452.39'	N0°05'58"W	M27
5	508.39'	N89°58'06"W	M28



EASEMENT AREA		
TRACT	AREA (SQ. FT.)	AREA (ACRE)
A-1	7,136,570 SQ. FT.	163.833 AC.
A-2	19,017,762 SQ. FT.	436.588 AC.
B-1	12,457,843 SQ. FT.	285.993 AC.
B-2	9,610,274 SQ. FT.	220.622 AC.
E-1	174,393 SQ. FT.	4.004 AC.
E-2	1,410,193 SQ. FT.	32.374 AC.
19-A	9,053,413 SQ. FT.	207.838 AC.
19-B	17,355,308 SQ. FT.	398.423 AC.
20-A	1,215,415 SQ. FT.	27.902 AC.
20-B	26,659 SQ. FT.	0.612 AC.

1200' CONTOUR LINE TABLE			
LINE #	LENGTH	DIRECTION	RECORD
COURSES BEGIN AT MON. 23			
L1	293.24'	N89°58'52"W	(C)
MEANDERS BEGIN AT M2			
M2	214.42'	N55°45'23"W	(R)
M3	163.02'	N43°58'00"W	(R)
M4	63.36'	N9°16'00"E	(R)
M5	344.52'	N56°15'00"E	(R)
M6	49.50'	N19°38'00"W	(R)
M7	133.98'	N90°00'00"W	(R)
M8	132.00'	S45°31'00"W	(R)
M9	108.90'	N21°23'00"W	(R)
M10	256.74'	N59°12'00"W	(R)
M11	298.32'	S83°15'00"W	(R)
M12	385.44'	N80°50'00"W	(R)
M13	394.68'	S65°07'00"W	(R)
M14	112.86'	S29°02'00"W	(R)
M15	448.14'	S83°40'00"W	(R)
M16	133.32'	S49°53'00"W	(R)
M17	456.06'	N80°08'00"W	(R)
M18	285.78'	N68°42'00"W	(R)
M19	124.89'	N59°04'00"W	(C)
MEANDERS END AT M19			
L20	257.44'	N0°09'08"W	(C)
COURSES END AT MON. 22			

- LEGEND**
- BLM/NS PRIMARY MONUMENT RECOVERED
 - PRIMARY MONUMENT SET THIS SURVEY
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 - COMPUTED POSITION—NOTHING SET
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 - BT BEARING TREE
 - RM REFERENCE MONUMENT
 - WC WITNESS CORNER
 - HRD HOMER RECORDING DISTRICT
 - ADL 222656 BOUNDARY
 - SECTION LINE
 - COMPUTED LINE / TIE
 - MEANDER LINES
 - 50' SECTION LINE EASEMENT PER AS 19.10.010
 - ACCESS EASEMENT
 - SURVEY BOUNDARY
 - DIVERSION AND MAINTENANCE ROAD



DATE OF SURVEY BEGINNING: 09/18/2023
 ENDING: 09/25/2023

SURVEYOR: AELC 848
 30WL
 5015 BUSINESS PARK BLVD
 ANCHORAGE, AK 99503
 (907)562-2000

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND AND WATER
 ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2121-11

THE SUBDIVISION OF
 TRACT E OF SECTION 7 OF ASLS 91-38
 TRACT B OF SECTION 17 OF ASLS 91-38
 TRACT A OF SECTION 18 OF ASLS 91-38
 AND
 THE SUBDIVISION OF SECTIONS 19 AND 20
 CREATING TRACTS
 A-1, A-2, B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A, AND 20-B

LOCATED WITHIN
 SURVEYED SECTIONS 7, 17, 18, 19, AND 20
 TOWNSHIP 5 SOUTH, RANGE 9 WEST,
 SEWARD MERIDIAN, ALASKA
 CONTAINING 1,778.19 ACRES
 HOMER RECORDING DISTRICT

DRAWN BY: AHS
 DATE: 04/09/2024

APPROVAL RECOMMENDED
 SHEET 2 OF 4

STATEWIDE PLATTING SUPERVISOR: DATE
 CHECKED: FILE NO.
 MD: ASLS 20210011



KPB 2026-024

* SEE NOTE 7



— FOUND —
3 1/4" BRASS CAP
FLUSH IN CONCRETE, 0.3
BELOW GRADE,
GOOD CONDITION



— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.4" BELOW GRADE,
GOOD CONDITION

BT 1. 5" DIA SPRUCE BEARS
N22° E 38.9' (R1) NOT FOUND
BT 2. 10" DIA SPRUCE BEARS
N58° W 7.9' (R1) FOUND
REMAINS ON GROUND N63° W
12.5'



— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.2" ABOVE GRADE,
GOOD CONDITION

BO 1. ORANGE TRIANGULAR
MARKER 6.8' NORTH OF
CORNER (R1) FOUND AS
DESCRIBED



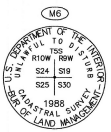
— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.1" ABOVE GRADE,
GOOD CONDITION

BO 1. ORANGE TRIANGULAR
MARKER 6.8' WEST OF
CORNER (R3) NOT FOUND



— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.6" ABOVE GRADE,
GOOD CONDITION

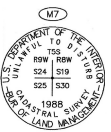
BO 1. ORANGE TRIANGULAR
MARKER 6.8' WEST OF
CORNER (R1) FOUND AS
DESCRIBED



— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.3" ABOVE GRADE,
GOOD CONDITION

BO 1. GRANITE OUTCROPPING
7'X3' ABOVE GROUND
BEARS S22° E 37.0' (R3) FOUND AS
DESCRIBED

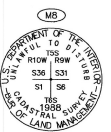
BO 2. ORANGE TRIANGULAR
MARKER 6.6' WEST OF
CORNER (R3) NOT FOUND



— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.8" ABOVE GRADE,
GOOD CONDITION

BO 1. GRANITE BOULDER
7'X5'X3' ABOVE GROUND
BEARS S47° E 13.2' (R1)
FOUND AS DESCRIBED

BO 2. GRANITE BOULDER
7'X5'X2' ABOVE GROUND
BEARS S58° E 33.7' (R1)
FOUND AS DESCRIBED



— FOUND —
2 1/4" BRASS CAP
MONUMENT,
0.1" BELOW GRADE,
GOOD CONDITION

BO 1. GRANITE BOULDER
5'X3'X1' ABOVE GROUND
BEARS N29° E 14.5' (R3)
FOUND AS DESCRIBED

BO 2. GRANITE BOULDER
10'X8'X3' ABOVE GROUND
BEARS S39° W 17.8' (R2)
FOUND AS DESCRIBED

BO 3. GRANITE BOULDER
5'X3'X6' ABOVE GROUND
BEARS N63° W 51.5' (R3)
FOUND AS DESCRIBED



— FOUND —
3 1/4" BRASS CAP
MONUMENT,
FLUSH WITH GRADE,
GOOD CONDITION

BO 1. GRANITE BOULDER
5'X5'X5' ABOVE GROUND
BEARS N89° 30' E 5.9' (R1)
FOUND AS DESCRIBED

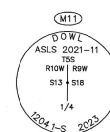
BO 2. ORANGE TRIANGULAR
MARKER 3.3' WEST OF
CORNER (R1) NOT FOUND



— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.2" ABOVE GRADE,
GOOD CONDITION

RM 1. 2" ALCAP BEARS S79°
E 17.5' (R4) FOUND AS
DESCRIBED

RM 2. 2" ALCAP BEARS S47°
W 8.4' (R4) FOUND AS
DESCRIBED

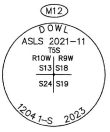


— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.2" ABOVE GRADE

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS N63° W
7.2'

BT 1. 12" SPRUCE BEARS
S52° W 60.1' WITH BEARING
TAG ABOVE BLAZE

SET CARSONITE WITNESS POST
1' NORTH OF MONUMENT

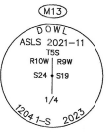


— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.6" ABOVE GRADE

BT 1. 18" SPRUCE BEARS
S89° W 11.5' WITH BEARING
TAG ABOVE BLAZE

BT 2. 20" SPRUCE BEARS
S11° W 29.6' WITH BEARING
TAG ABOVE BLAZE

SET CARSONITE WITNESS POST
1' NORTH OF MONUMENT

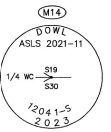


— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.5" ABOVE GRADE IN A ROCK
RING

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S31° W
7.5'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N78° W
10.4'

SET CARSONITE WITNESS POST
1' WEST OF MONUMENT



— SET —
3 1/4" BRASS CAP
FLUSH IN BEDROCK AS
WITNESS CORNER

MONUMENT IS N89° 57' 26" W
282.18' FROM COMPUTED
POSITION

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S23° E
42.3'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N74° W
37.3'

NO CARSONITE WITNESS POST
SET



— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.3" ABOVE GRADE

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S06° E
40.3'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N74° W
35.3'

SET CARSONITE WITNESS POST
1' SOUTH OF MONUMENT

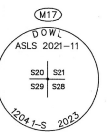


— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.3" ABOVE GRADE IN A ROCK
RING

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S49° W
28.6'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N50° W
16.2'

SET CARSONITE WITNESS POST
1' WEST OF MONUMENT



— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.3" ABOVE GRADE IN A ROCK
RING

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S49° W
28.6'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N50° W
16.2'

SET CARSONITE WITNESS POST
1' WEST OF MONUMENT



— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.5" ABOVE GRADE IN A ROCK
RING

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS N12° E
41.2'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N74° W
32.8'

SET CARSONITE WITNESS POST
1' NORTH OF MONUMENT



— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
1.3" ABOVE GRADE IN A ROCK
RING AGAINST A BOULDER

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S22° W
14.0'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S41° W
19.6'

SET CARSONITE WITNESS POST
6' WEST OF MONUMENT



— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.1" BELOW GRADE,
GOOD CONDITION

BO 1. MAGNET IN GRANITE
BOULDER 18'X12'X8' ABOVE
GROUND BEARS N22° E 33.9'
(R4) FOUND AS DESCRIBED

BO 2. MAGNET IN GRANITE
BOULDER 5'X4'X2' ABOVE
GROUND BEARS N72°
30' W 22.5' (R4) FOUND AS
DESCRIBED



— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.1" ABOVE GRADE,
GOOD CONDITION

RM 1. 2" ALCAP BEARS S20°
W 25.4' (R4) FOUND AS
DESCRIBED

RM 2. 2" ALCAP BEARS R40°
30' W 38.3' (R4) FOUND AS
DESCRIBED



— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.4" ABOVE GRADE,
GOOD CONDITION

BO 1. MAGNET IN GRANITE
BEARS S22° W 24.3' (R4)
FOUND AS DESCRIBED

BT 1. 8" SPRUCE BEARS S73°
30' W 18.5' (R4) FOUND AS
DESCRIBED



— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.1" BELOW GRADE,
GOOD CONDITION

BT 1. 12" SPRUCE BEARS
N40° E 27.0' (R4) FOUND AS
DESCRIBED

BO 1. MAGNET IN GRANITE
BOULDER 5'X4'X2' ABOVE
GROUND BEARS S79° 30' W
44.5' (R4) NOT FOUND



— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.1" ABOVE GRADE,
GOOD CONDITION

BT 1. 20" SPRUCE BEARS
N65° E 28.8' (R4) NOT FOUND

BT 12" SPRUCE BEARS N81°
W 108.8' (R4) NOT FOUND

BO 2. MAGNET IN GRANITE
BEARS S61° 30' E 49.7' (R4)
NOT FOUND

BO 3. MAGNET IN GRANITE
BEARS S23° W 9.1' (R4)
FOUND AS DESCRIBED

BO 4. MAGNET IN GRANITE
BEARS N30° 30' W 12.5' (R4)
FOUND AS DESCRIBED



— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.2" ABOVE GRADE,
GOOD CONDITION

BO 1. MAGNET IN GRANITE
BEARS N74° E 15.6' (R4)
FOUND AS DESCRIBED

BO 2. MAGNET IN GRANITE
BEARS S61° 30' E 49.7' (R4)
NOT FOUND

BO 3. MAGNET IN GRANITE
BEARS S23° W 9.1' (R4)
FOUND AS DESCRIBED

BO 4. MAGNET IN GRANITE
BEARS N30° 30' W 12.5' (R4)
FOUND AS DESCRIBED

SET CARSONITE WITNESS POST
6' NORTH OF MONUMENT



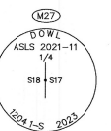
— SET —
3 1/4" BRASS CAP
FLUSH IN BEDROCK AS A
WITNESS CORNER

MONUMENT IS S89° 58' 21" E
7.00' FROM COMPUTED
POSITION

BT 1. 14" SPRUCE BEARS
S89° W 13.7' WITH BEARING
TAG ABOVE BLAZE

BT 2. 6" SPRUCE BEARS N40°
E 35.0' WITH BEARING TAG
ABOVE BLAZE

SET CARSONITE WITNESS POST
1' SOUTH OF MONUMENT



— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
FLUSH WITH GRADE

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS N10° E
23.5'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N59° E
43.6'

SET CARSONITE WITNESS POST
1' SOUTH OF MONUMENT



— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.3" ABOVE GRADE

RM 1. SET 2" ALCAP 0.3'
ABOVE GRADE BEARS N23° E
16.9'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S78° E
11.5'

SET CARSONITE WITNESS POST
1' EAST OF MONUMENT



— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
FLUSH WITH GRADE

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S78° E
8.4'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S06° E
17.5'

SET CARSONITE WITNESS POST
1' EAST OF MONUMENT



— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.1" ABOVE GRADE

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S65° E
22.7'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S72° W
29.8'

SET CARSONITE WITNESS POST
1' SOUTH OF MONUMENT



— SET —
3 1/4" BRASS CAP
FLUSH IN BEDROCK

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS N85° W
38.0'

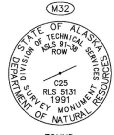
RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S89° W
37.5'

NO CARSONITE WITNESS POST
SET



DATE OF SURVEY BEGINNING: 09/18/2023 ENDING: 09/26/2023	SURVEYOR DOWL 5015 BUSINESS PARK BLVD ANCHORAGE, AK 99503 (907)562-2000
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2021-11	
THE SUBDIVISION OF TRACT E OF SECTION 7 OF ASLS 91-38 TRACT B OF SECTION 17 OF ASLS 91-38 TRACT A OF SECTION 18 OF ASLS 91-38 AND THE SUBDIVISION OF SECTIONS 19 AND 20 CREATING TRACTS A-1, A-2 B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A, AND 20-B	
LOCATED WITHIN SURVEYED SECTIONS 7, 17, 18, 19, AND 20 TOWNSHIP 5 SOUTH, RANGE 9 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 1,778.19 ACRES HOMER RECORDING DISTRICT	
DRAWN BY: AHS DATE: 04/09/2024	APPROVAL/RECOMMENDATION
SHEET 3 OF 4	STATEWIDE PLATTING SUPERVISOR _____ DATE _____
SCALE: N/A	CHECKED: _____ FILE NO: ASLS 20210611

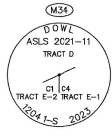
KPB 2026-024



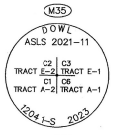
— FOUND —
 3 1/4" ALUMINUM CAP
 MONUMENT,
 0.1' BELOW GRADE,
 GOOD CONDITION
 BT 1. 8" SPRUCE BEARS S82°
 E 67.2' (R4) FOUND AS
 DESCRIBED
 BT 2. 12" SPRUCE BEARS
 S55° W 28.6' (R4) FOUND AS
 DESCRIBED



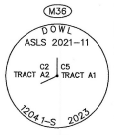
— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.3' BELOW GRADE
 BT 1. 16" SPRUCE BEARS
 N28° W 16.8' WITH BEARING
 TAG ABOVE BLAZE
 BT 2. 18" SPRUCE BEARS
 N85° W 14.8' WITH BEARING
 TAG ABOVE BLAZE
 SET CARSONITE WITNESS POST
 1' SOUTH OF MONUMENT



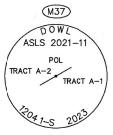
— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.3' ABOVE GRADE
 BT 1. 16" SPRUCE BEARS
 S70° W 93.0' WITH BEARING
 TAG ABOVE BLAZE
 BT 2. 20" SPRUCE BEARS
 S50° W 67.8' WITH BEARING
 TAG ABOVE BLAZE
 SET CARSONITE WITNESS POST
 1' SOUTH OF MONUMENT



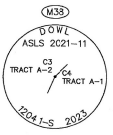
— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.3' ABOVE GRADE
 BT 1. 12" SPRUCE BEARS
 S21° E 63.0' WITH BEARING
 TAG ABOVE BLAZE
 BT 2. 18" SPRUCE BEARS
 N82° W 113.9' WITH BEARING
 TAG ABOVE BLAZE
 SET CARSONITE WITNESS POST
 1' SOUTH OF MONUMENT



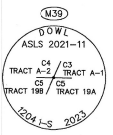
— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.3' ABOVE GRADE
 BT 1. 12" SPRUCE BEARS
 S76° E 50.9' WITH BEARING
 TAG ABOVE BLAZE
 BT 2. 16" SPRUCE BEARS
 N23° W 96.7' WITH BEARING
 TAG ABOVE BLAZE
 SET CARSONITE WITNESS POST
 1' NORTH OF MONUMENT



— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.3' ABOVE GRADE
 BT 1. 14" SPRUCE BEARS
 S77° E 6.7' WITH BEARING TAG
 ABOVE BLAZE
 BT 2. 12" SPRUCE BEARS
 N37° E 38.6' WITH BEARING
 TAG ABOVE BLAZE
 SET CARSONITE WITNESS POST
 1' SOUTH OF MONUMENT



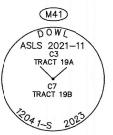
— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.3' ABOVE GRADE
 BT 1. 10" SPRUCE BEARS
 N39° W 20.1' WITH BEARING
 TAG ABOVE BLAZE
 BT 2. 12" SPRUCE BEARS
 S20° W 10.9' WITH BEARING
 TAG ABOVE BLAZE
 SET CARSONITE WITNESS POST
 1' EAST OF MONUMENT



— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.3' ABOVE GRADE IN A ROCK
 RING
 BT 1. 12" SPRUCE BEARS
 N77° W 33.2' WITH BEARING
 TAG ABOVE BLAZE
 BT 2. 12" SPRUCE BEARS
 S17° E 125.2' WITH BEARING
 TAG ABOVE BLAZE
 SET CARSONITE WITNESS POST
 1' NORTH OF MONUMENT



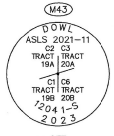
— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.6' ABOVE GRADE IN A ROCK
 RING AS A WITNESS CORNER
 MONUMENT IS S22° 27' 50" W
 172.12' FROM COMPUTED
 POSITION
 RM 1. SET 2" ALCP FLUSH
 WITH GRADE BEARS N10° E
 15.5'
 RM 2. SET 2" ALCP FLUSH
 WITH GRADE BEARS S74° E
 23.0'
 SET CARSONITE WITNESS POST
 1' WEST OF MONUMENT



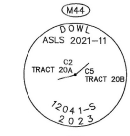
— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.6' ABOVE GRADE IN A ROCK
 RING
 RM 1. SET 2" ALCP FLUSH
 WITH GRADE BEARS N10° E
 15.5'
 RM 2. SET 2" ALCP FLUSH
 WITH GRADE BEARS N74° W
 23.0'
 SET CARSONITE WITNESS POST
 1' NORTH OF MONUMENT



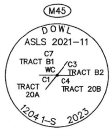
— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.6' ABOVE GRADE IN A ROCK
 RING
 RM 1. SET 2" ALCP FLUSH
 WITH GRADE BEARS S15° W
 19.9'
 RM 2. SET 2" ALCP FLUSH
 WITH GRADE BEARS N29° W
 16.9'
 NO CARSONITE WITNESS POST
 SET



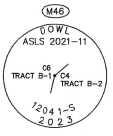
— SET —
 3 1/4" BRASS CAP
 FLUSH IN BEDROCK
 RM 1. SET 2" ALCP FLUSH
 WITH GRADE BEARS S22° E
 23.6'
 RM 2. SET 2" ALCP FLUSH
 WITH GRADE BEARS N74° W
 10.9'
 NO CARSONITE WITNESS POST
 SET



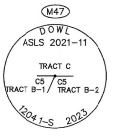
— SET —
 3 1/4" BRASS CAP
 FLUSH IN BEDROCK
 RM 1. SET 2" ALCP FLUSH
 WITH GRADE BEARS N13° E
 21.0'
 RM 2. SET 2" ALCP FLUSH
 WITH GRADE BEARS N74° E
 20.2'
 NO CARSONITE WITNESS POST
 SET



— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.6' ABOVE GRADE IN A ROCK
 RING AS A WITNESS CORNER
 MONUMENT IS N07° 38' 28" E
 6.50' FROM COMPUTED
 POSITION
 RM 1. SET 2" ALCP FLUSH
 WITH GRADE BEARS S75° E
 22.4'
 RM 2. SET 2" ALCP FLUSH
 WITH GRADE BEARS S11° E
 13.4'
 SET CARSONITE WITNESS POST
 1' WEST OF MONUMENT



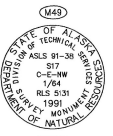
— SET —
 3 1/4" BRASS CAP
 FLUSH IN BEDROCK
 RM 1. SET 2" ALCP FLUSH
 WITH GRADE BEARS S09° E
 21.4'
 RM 2. SET 2" ALCP FLUSH
 WITH GRADE BEARS S44° W
 25.1'
 NO CARSONITE WITNESS POST
 SET



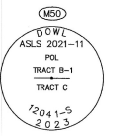
— SET —
 3 1/4" ALUMINUM MONUMENT
 ON 2 1/2" ALUMINUM PIPE,
 0.6' ABOVE GRADE IN A ROCK
 RING
 RM 1. SET 2" ALCP FLUSH
 WITH GRADE BEARS S17° E
 14.1'
 RM 2. SET 2" ALCP FLUSH
 WITH GRADE BEARS S52° E
 14.0'
 SET CARSONITE WITNESS POST
 6' WEST OF MONUMENT



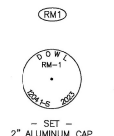
— FOUND —
 3 1/4" ALUMINUM CAP
 MONUMENT,
 0.1' ABOVE GRADE,
 GOOD CONDITION
 BO 1. MAGNET IN GRANITE
 BOULDER 6'X8'X6' ABOVE
 GROUND BEARS N18°30' E
 22.8' (R4) FOUND AS
 DESCRIBED
 BO 2. MAGNET IN GRANITE
 FACE 6'X8' BEARS S55°
 E 39.2' (R4) NOT FOUND



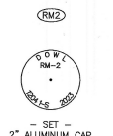
— FOUND —
 3 1/4" ALUMINUM CAP
 MONUMENT,
 0.1' ABOVE GRADE,
 GOOD CONDITION
 BO 1. MAGNET IN GRANITE
 BOULDER 6'X8'X6' ABOVE
 GROUND BEARS N66° E 37.3'
 (R4) NOT FOUND
 BT 1. 7" SPRUCE BEARS S89°
 W 30.7' (R4) FOUND AS
 DESCRIBED



— SET —
 3 1/4" BRASS CAP
 FLUSH IN BEDROCK
 BT 1. 14" SPRUCE BEARS
 S58° W 40.6' WITH BEARING
 TAG ABOVE BLAZE
 BT 2. 10" SPRUCE BEARS
 S28° W 48.5' WITH BEARING
 TAG ABOVE BLAZE
 SET CARSONITE WITNESS POST
 3' SOUTH OF MONUMENT



— SET —
 2" ALUMINUM CAP
 ON 5/8" REBAR STAMPED AS
 SHOWN
 —REFERENCE MONUMENT—



— SET —
 2" ALUMINUM CAP
 ON 5/8" REBAR STAMPED AS
 SHOWN
 —REFERENCE MONUMENT—

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2021-11, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA.

DATE _____ DIRECTOR, DIVISION OF MINING, LAND & WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY

OF _____, 20____

BY _____

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.

ADL 222656
 TRACTS: A-1, A-2, B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A AND 20-B

BRYAN CAREY _____ DATE _____
 ALASKA ENERGY AUTHORITY
 813 W. NORTHERN LIGHTS BOULEVARD,
 ANCHORAGE, AK 99503

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY

OF _____, 20____

BY _____

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL _____

DATE OF SURVEY BEGINNING: 09/18/2023 ENDING: 09/26/2023	SURVEYOR AELC 848 DOWL 5015 BUSINESS PARK BLVD ANCHORAGE, AK 99503 (907)562-2300
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2021-11	
THE SUBDIVISION OF TRACT E OF SECTION 7 OF ASLS 91-38 TRACT B OF SECTION 17 OF ASLS 91-38 TRACT A OF SECTION 18 OF ASLS 91-38 AND THE SUBDIVISION OF SECTIONS 19 AND 20 CREATING TRACTS A-1, A-2, B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A, AND 20-B LOCATED WITHIN SURVEYED SECTIONS 7, 17, 18, 19, AND 20 TOWNSHIP 5 SOUTH, RANGE 9 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 1,778.19 ACRES HOMER RECORDING DISTRICT	
DRAWN BY: AWS DATE: 04/01/2024	APPROVAL RECOMMENDED
SHEET 4 OF 4 SCALE: N/A	STATEWIDE PLATING SUPERVISOR _____ DATE _____ CHECKED: _____ FILE NO. _____ MO. ASLS 20210011



KPB 2026-024