

E. NEW BUSINESS

7. Blessing Estates; KPB File 2025-072R1
Mullikin Surveys / Roderick
Location: North Fork Road & Incline Street
Anchor Point Area



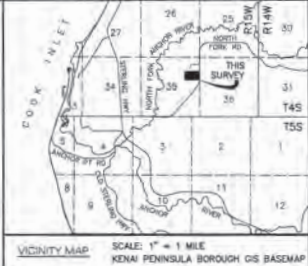
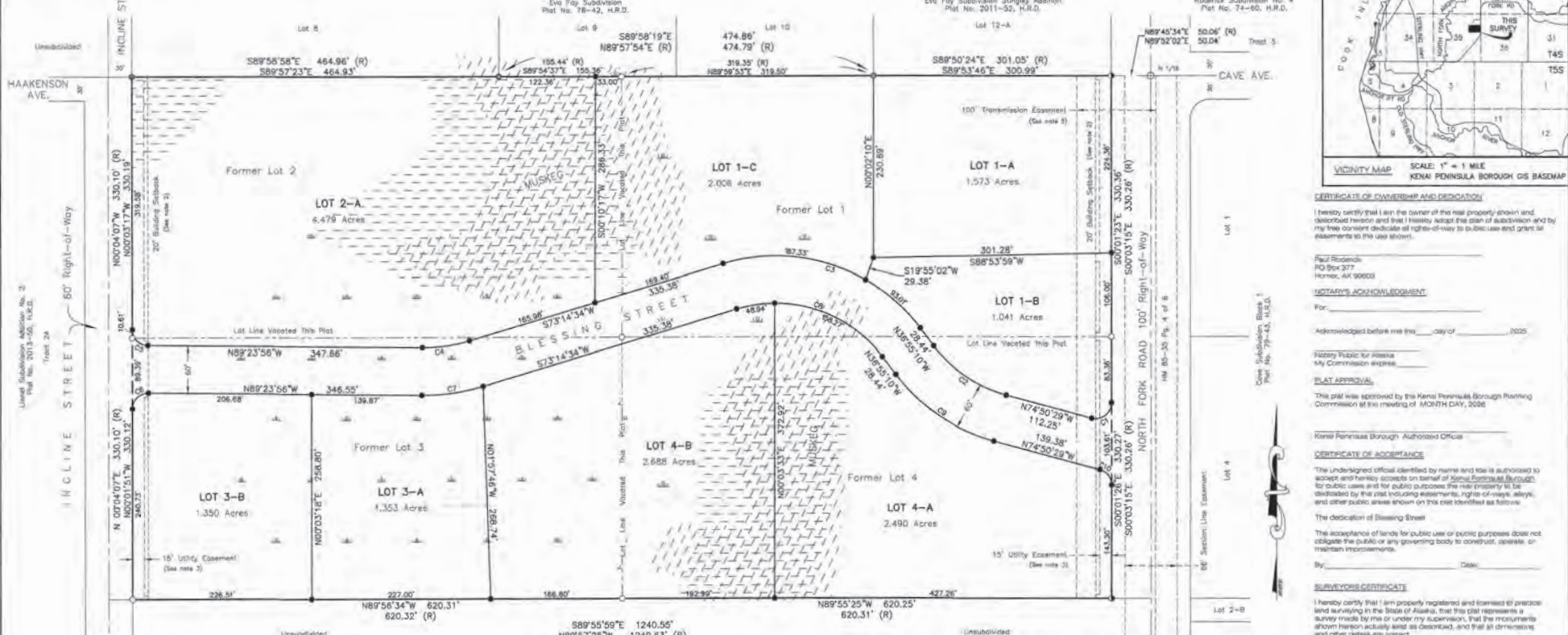
KPB File 2025-072R1
T04S R15W SEC35
Anchor Point

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.



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KPB 2025-072R1



CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the real property shown and described herein and that I hereby dedicate the portion of subdivision and by my line convey dedications of right-of-way to public use and grant all easements to the use shown.

NOTARY'S ACKNOWLEDGMENT
Paul Woodcock
PO Box 377
Homer, AK 99603
Notary Public for Alaska
My Commission Expires: _____
For: _____
Acknowledged before me this _____ day of _____, 2025.
History Public for Alaska
My Commission Expires: _____
PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MONTH DAY, 2025.

CERTIFICATE OF ACCEPTANCE
The undersigned official, identified by name and title, is authorized to accept and hereby accepts on behalf of the State of Alaska for public use and for public purposes the right-of-way to be dedicated by this plat including easements, right-of-ways, alleys, and other public areas shown on this plat identified as follows:
The dedication of Blessing Street
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.
By: _____ Date: _____

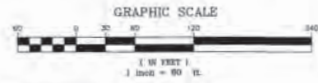
SURVEYORS CERTIFICATE
I hereby certify that I am properly registered and licensed to practice and surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the instruments shown herein actually used are described, and that all dimensions and other details are correct.
Date: _____
Registration No.: 14449-S
Christopher L. Mulliken
Professional Land Surveyor



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	36.72'	20.00'	105°11'	S52°34'03"W	31.77'
C2	112.50'	170.00'	37°35'	N55°52'56"W	110.47'
C3	280.35'	230.00'	69°50'	N71°50'16"W	265.31'
C4	60.09'	200.00'	17°22'	S81°50'19"W	60.36'
C5	31.19'	20.00'	86°21'	N44°43'37"E	28.12'
C6	31.84'	20.00'	90°38'	S45°11'06"W	28.44'
C7	78.77'	260.00'	17°22'	S81°50'19"W	78.47'
C8	207.21'	170.00'	69°50'	N71°50'16"W	194.82'
C9	152.23'	230.00'	37°35'	N55°52'56"W	149.46'
C10	26.12'	20.00'	74°49'	N37°25'57"W	24.30'

WASTEWATER DISPOSAL
Soil conditions, water table levels, and soil types in the subdivision have been found suitable for conventional on-site wastewater treatment and disposal systems serving single family or duplex residences. An Engineer's Subdivision and Site Report is available from the Kenai Peninsula Borough. Any other type of on-site 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.

Signature of Engineer: _____ License # _____ Date: _____



- LEGEND**
- Found Brass Capped Monument, AK DOT 4466 S 2008
 - Found 2" Aluminum Cap on 5/8" Rebar, LS 10771 2010
 - Found 2" Aluminum Cap on 5/8" Rebar, LS 5765 2003
 - Found 1/2" Rebar
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
 - Record Measurements Per HM 2020-34, Banner Subdivision

- NOTES**
- The Basis of Bearing for the survey was determined by high precision GNSS survey using Trimble R10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 8.8.17.
 - A building setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the applicable planning commission.
 - Per HM 2020-34, for Incline Street and North Fork Road, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot line is a utility easement.
 - Quarried fire pit, for Blessing Street, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot line is a utility easement.
 - HEA transition line is the centerline of a 100 foot wide easement, 50 feet either side of the centerline. Location marked on existing plans. Not verified.
 - No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability to use the easement.
 - No access to State maintained right-of-way permitted unless approved by the State of Alaska Department of Transportation.
 - Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
 - Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
 - Per HM 2020-34, in accordance to KPB 20.30.170 (Block Lease) has been granted meeting date 7/17/2025.
 - FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA (FEMA map panel 01200-18956, Zone D) or the Kenai Peninsula Borough Seward Mapped Flood Data Area, as a flood hazard area distinct from the area the 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.

Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

PRELIMINARY PLAT

BLESSING ESTATES

A REPLAT AND SUBDIVISION OF LOTS 1 THROUGH 4, BARINGER SUBDIVISION PLAT No. 2020-34, HOMER RECORDING DISTRICT, VACATING FORMER LOT LINES AND CREATING LOT 1-A, LOT 1-B, LOT 1-C, LOT 2-A, LOT 3-A, LOT 3-B, LOT 4-A, AND LOT 4-B

LOCATED WITHIN THE N1/2 SE1/4 NE1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, THIRD QUADRAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 18.811 ACRES

SURVEYOR		OWNER	
MULLIKEN SURVEYS LLC CHRISTOPHER MULLIKEN, PLS P.O. BOX 1023 HOMER, AK 99603	PAUL WOODCOCK PO BOX 377 HOMER, AK 99603		
SURVEY DATE: 6/16/2025 - 1/28/2026	SCALE: 1" = 80'		
PLAT DATE: 2/20/2026	BOOK No.: 2025-1		
CHECKED BY: CLM	FILE: BARINGER REPLAT.dwg		
DRAWN BY: MRS	KPB FILE No.: 2025-		





AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
BLESSING ESTATES**

KPB File No.	2025-072R1
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Paul Roderick / Anchor Point, Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC
General Location:	Near mile 1.7 North Fork Rd, Anchor Point

Parent Parcel No.:	165-162-76, 165-162-77, 165-162-78 & 165-162-79
Legal Description:	T 04S R 15W SEC 35 SEWARD MERIDIAN HM 2020034 BARINGER SUB LOT 1 -4
Assessing Use:	Residential & Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.25.070(A)(1), 20.30.130(B)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine four lots of size 18811 acres into 8 lots ranging in size from 1.041 acres to 4.479 acres and a dedication.

Location and Legal Access (existing and proposed):

This plat is located near milepost 1.8 North Fork Road in Anchor Point giving legal access on the east. North Fork Road is a 100-foot-wide state-maintained road. The DOT has stated that any platting action voids any previous issued permits and land owners will need to reapply for driveway access permits to state roads as shown on Lot 1-A. Incline St is a 60-foot dedication on the west side of the plat currently undeveloped.

The plat is proposing a 60 foot dedication crossing from North Fork Rd to Incline St, providing access to seven proposed lots.

With the dedication of Blessing St crossing the plat, block length is compliant in this area, being broken from Caranna Ave down to Blessing St. The distance from Caranna Ave to Blessing St is still at 1700 feet but the location of the house on Lot 1-B, contours and the existing entrance limit the location of the east end of Blessing St. An exception to block length was given to the parent plat and is noted at plat note 10. **Staff recommends** plat note 10 be removed as the parent plat was not dedicating a road and is not the same circumstances as this plat which is dedicating a road in a best possible location to North Fork Rd staff feels possible.

There is a 33 foot section line easement affection both sides of the section line along North Fork Rd that is shown

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: road dedication is in wetlands/marshlands and will require engineering prior to construction.
SOA DOT ROW	
SOA DOT& PF	o No objection to proposed plat o No direct access onto North Fork Road for Lot 1-B and Lot 4-A. o Apply for driveway permit for Lot 1-A

	<ul style="list-style-type: none"> o Apply for driveway permits at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. o Apply for an Approach Road Review for Blessing Street connection to North Fork Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
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Site Investigation:

According to KPB GIS Imagery and KPB Assessing Records, a dwelling is located on former Lot 1 and a drive is located on former Lot 4. The structure will be located on proposed Lot 1-A. The drive will be located on proposed Lot 2-A. KPB GIS Imagery shows a portion of a structure may be encroaching into proposed Lot 2-A (former Lot 4) on the south. **Staff recommends** the surveyor confirm if the structure is located on the proposed lot and if so, report to affected land owners of the issue and extent and to staff the issue and extent and how it will be resolved.

The KPB GIS Terrain Layer shows minimal contours on the subject area with no grades exceeding 20%.

There are wetlands on the site according to the KWF Wetlands Assessment which can be viewed in the packet. A majority are shown on the plat. The area of Discharge Slope is not shown that is located between the two areas of Muskeg at the location of the street crossing between them. The Roads Department has some concern with the development of a road through the wetlands and states a engineered design will be needed. The surveyor added some note to the submittal concerning the wetlands and the road stating, 'When I spoke with Andrew Kastning at US Army Corps of Engineers, he said all those types of wetlands mapping were created with remote sensing and could be fairly crude. He said the only way to be sure was "ground truthing from a certified wetland specialist".'

Staff recommends any development of the road have a certified wetland specialist do testing in the area needed for the road crossing and an engineer design be submitted to the Roads Department up to current standards for design ready standards.

The Surveyor requested a floodplain determination from the KPB River Center that reflects the KPB River Center Reviewer comments. The proposed plat is within a non-regulatory Flood Hazard Area with an undetermined flood risk: Zone D. **Staff recommends** the surveyor add the KPB 20.30.280(D) Flood Hazard Notice to the final plat and include the FEMA map panel 02122C-1895E.

The KPB River Center Reviewer has confirmed that this plat is not within a Habitat Protection District.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is a non-regulatory zone with unknown flood risk. No depiction but plat note should be present.</p> <p>Flood Zone: D Map Panel: 02122C-1895E 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

Originally, the land was an aliquot part of the N1/2 SE1/4 NE1/4 of Section 35, Township 4 South, Range 15 West, Seward Meridian, Homer Recording District, Kenai Peninsula Borough, Alaska. In 2020, Baringer Subdivision (HM 2020-34) first subdivided the land into four lots. This platting action will subdivide the four lots into 8 new lots and a dedication.

A soils report will be required for all eight lots and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Cooper Landing / Moose Pass / Funny River / Hope Sunrise / Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

The plat is located in the Anchor point Advisory Planning Commission which is currently inactive.

Utility Easements

The 100' transmission line is shown being located centered on the existing poles and noted at plat note 5. The 15' utility easement extending to 20' at sidelines need to be corrected on the east line as it does not cross the proposed road and needs turns at sidelines.

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.

The 10' utility easement along rights-of-way and extending to 20' at sidelines being proposed by this plat needs to be shown on the plat along with the 20' building setback line.

HEA sent in comment requesting an easement on the south. The comment is included in the packet for viewing.

Utility provider review:

HEA	Request an easement added, see comment in packet
ENSTAR	No comments or recommendations
ACS	No recommendations
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 34340 North Fork Rd Existing Street Names are Correct: Yes List of Correct Street Names: Haakenson Ave, Incline St, North Fork Rd, Cave Ave. Existing Street Name Corrections Needed: All New Street Names are Approved: No
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	List of Approved Street Names: Blessing St List of Street Names Denied: Comments: 34340 North Fork Rd will remain with Lot 1-A
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. Prior Existing Use PEU Recognized Date: 9/26/2000 Material Site Comments: There is an existing material site, PEU1983-003, PID: 165-251-10, that is northeast of the parcels in question on the other side of the North Fork Road.
Assessing	Reviewer: Windsor, Heather Comments: No comment

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Wastewater disposal note will need to match the note in the report.

In the Plat Approval, add the date of April 13, 2026

In the Notary's Acknowledgement the year is 2025, change to 2026.

Modify the KPB File no to 2025-072R1

In the legend, in the Wetlands Area Field Measured if is spelled incorrect. Measred.

PLAT NOTES

- 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.

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

Show Incline St on the vicinity map and any rod needed to get to Incline

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

Show all utility easement and setbacks on the drawing

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 northeast the lot label need changed to 74-1960
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Wetlands shown are only from the National Wetland Inventory, wetlands from KWF Wetlands Assessment need added to the drawing.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Structure from the south appears to encroach across south line into plat, surveyor should verify and report results to staff.

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.

EXCEPTIONS REQUESTED:

A. KPB 20.30.130(B) Tangent Length

Surveyor’s Discussion:

The code requires a minimum 100ft length between curves. The road design on this preliminary plat strives to use the existing driveway as the beginning of the road and the wind between the environmental obstacles of the muskegs and steepest degree of curve normally allowed (200ft radius at centerline).

Surveyor’s Findings:

1. KPB 20.30.150(A) says “street intersections shall be nearly at right angles as possible.
2. To design this with a 100ft+ tangent between curves would require an increase angle of the proposed ROW coming off of North Fork to be even less close to a right angle.
3. A short tangent is safer for traffic than a broken back or reverse curve. It is this surveyor’s opinion that a shorter tangent is safer than steeper curves or intersections further from right angles.

Staff Discussion:

20.30.130. - Streets—Curve requirements

B. A minimum 100-foot tangent is required between curves.

Staff Findings:

4. The shorter tangent is approximately 270 feet back from the North Fork Rd right-of-way at centerline.
5. Increasing the second tangent would shorten the first tangent from the North Fork Road or the curve radius, either could be detrimental to the safety of exiting traffic.
6. By granting the exception the public will not be harmed, but safer in the future.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 2, 3 & 5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 2 & 3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5 & 6 appear to support this standard.

B. KPB 20.5.070(A)(1) Subdivision name

Surveyor's Discussion:

We are asking for an exception to KPB 20.25.070(A)(1) Subdivision name. The parent plat name is Baringer Subdivision. The owner originally intended to harvest the timber and gravel on this land and he did not care about the subdivision name (only 2 lots). Later, when those plans proved less viable, the plan changed to a full subdivision of 8 lots for development and resale, and the name became more important. Owner does not want his development associated with the Baringer name. He does not feel the name has a good reputation due to bankruptcies and other "notorious" actions, that could affect the resale value and sell-worthiness.

Surveyor's Findings:

1. A search for Baringer properties did reveal a long history of Lis Pendens, tax liens and foreclosures.
2. Owner proposes a more positive subdivision name of "Blessing Estates".
3. This could allow the better enjoyment of the future lot owners and allow the current owner his full return on the investment.

Staff Discussion:

20.25.070. - Form and contents required

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;

Staff Findings:

4. Changing the name of the subdivision will not be detrimental to the public.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 2 & 3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 4 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

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.

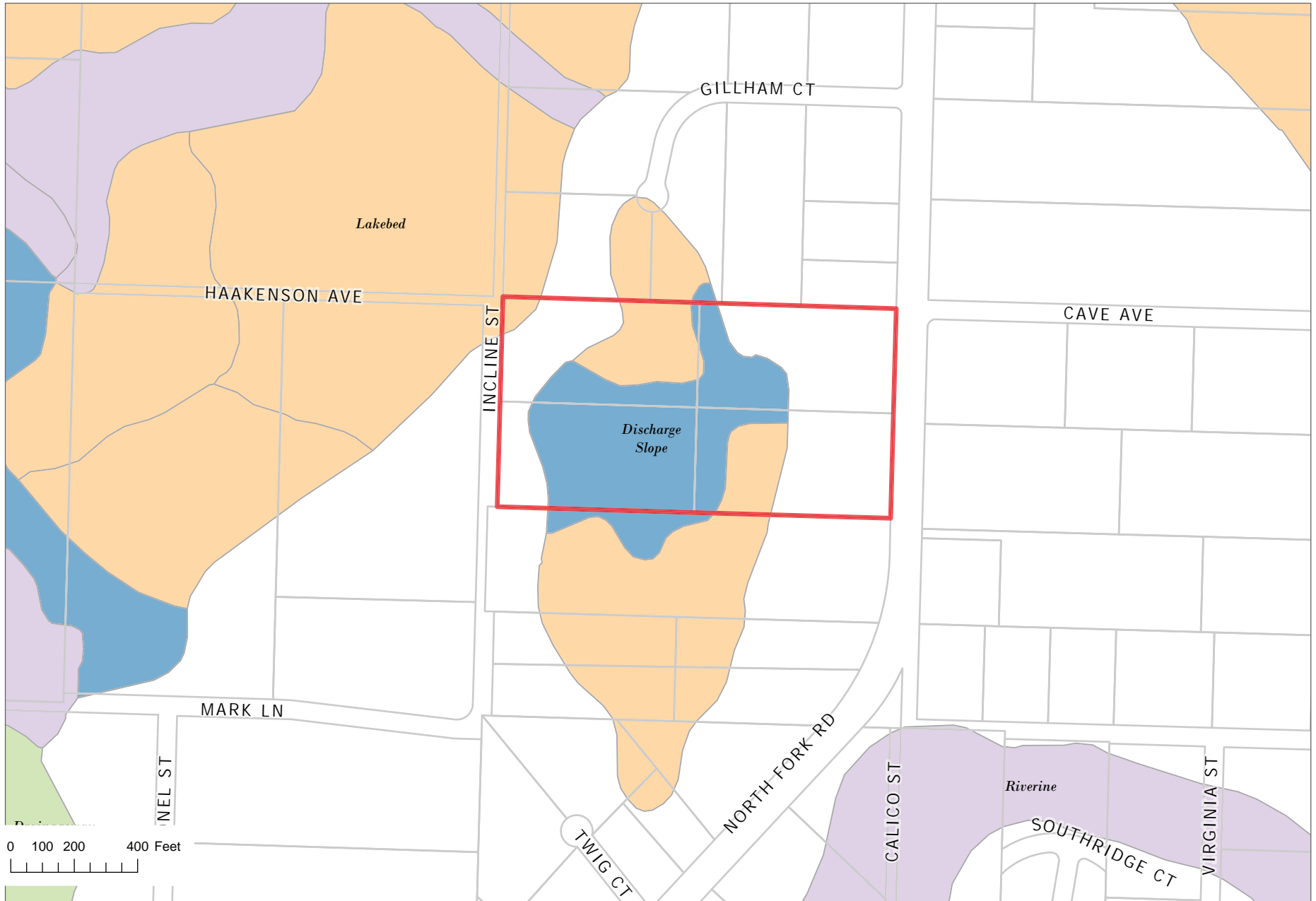
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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



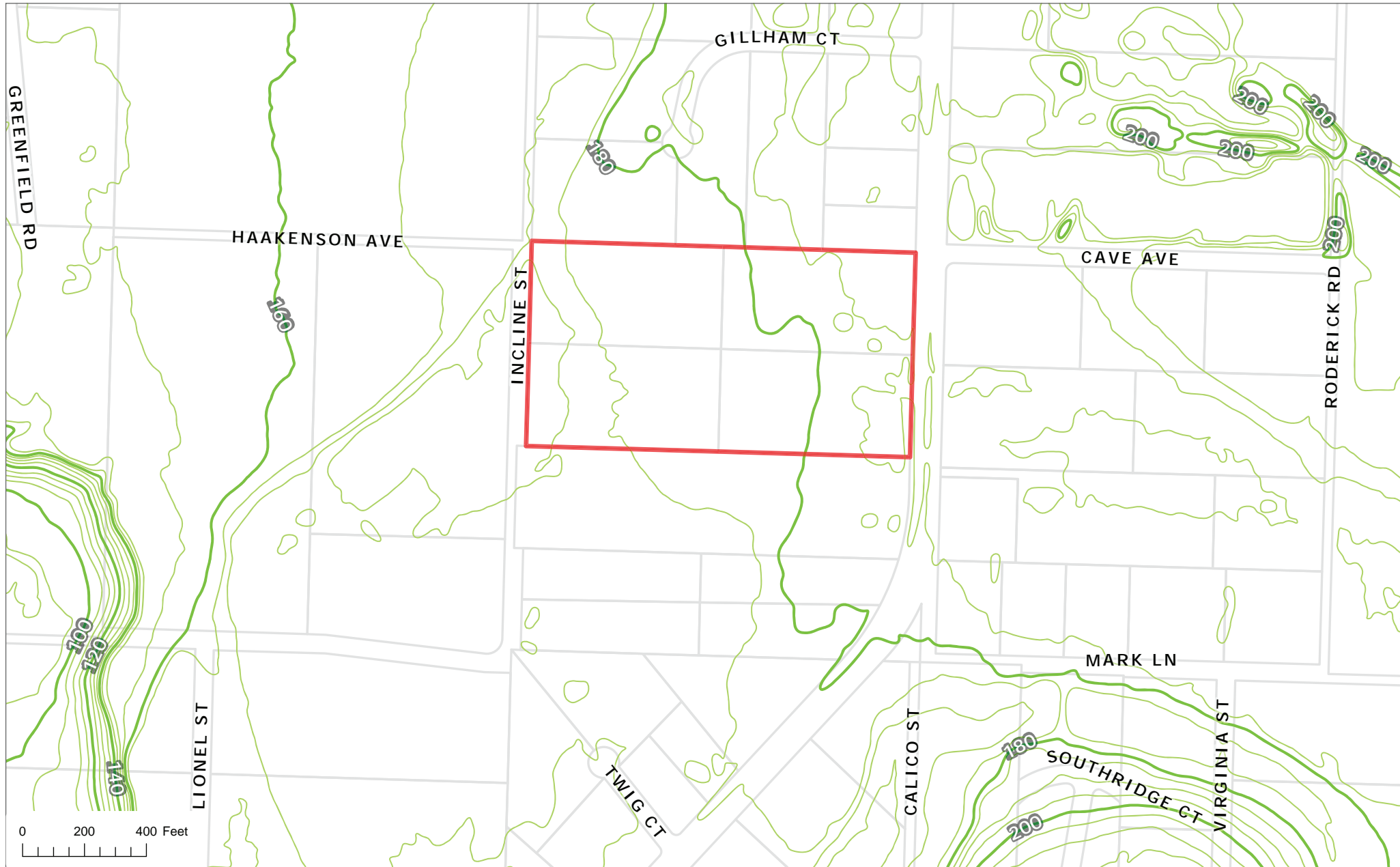
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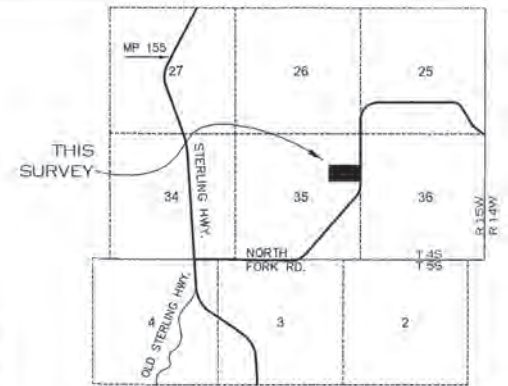
Aerial with 5-foot Contours



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NOTES:

1. A BUILDING 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.
2. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. AN EXCEPTION TO K.P.B. 20.30.170 (BLOCK LENGTH) HAS BEEN GRANTED. MEETING DATE 7/15/2019
4. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. HEA TRANSMISSION LINE IS THE CENTERLINE OF A 100' WIDE EASEMENT, 50' EITHER SIDE OF CENTERLINE, LOCATION VERIFIED BY INITIAL SURVEY.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION, IF APPLICABLE.
7. BASIS OF BEARING IS THE RECORD BEARING BETWEEN THE N 1/16 CORNER SECTION 35 AND THE NE 1/16 CORNER SECTION 35, PER HM 78-42.



VICINITY MAP SCALE 1" = 1 MILE

CERTIFICATE OF OWNERSHIP:

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

Nikki Baringer

NIKKI BARINGER
PO BOX 70
ANCHOR POINT, AK 99556

NOTARY'S ACKNOWLEDGEMENT:

FOR: NIKKI BARINGER

ACKNOWLEDGED BEFORE ME THIS 9
DAY OF December 2019

NOTARY PUBLIC FOR ALASKA LOAN
MY COMMISSION EXPIRES 05-31-20

Juan C Hernandez



2020-34

Home
DIST
10/09/2020
DATE
1:39 PM
TIME



SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARINGER SUBDIVISION,
K.P.B. FILE # 2019-071
A SUBDIVISION OF THE N 1/2 SE 1/4 NE 1/4, SECTION 35,
TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN,
KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT.
containing 20.027 acres.
OWNER: NIKKI BARINGER
P.O. BOX 70 ANCHOR POINT, AK. 99556

FINELINE SURVEYS
P.O. Box 774
ANCHOR POINT, ALASKA, 99556
DIMITRI D. KIMBRELL, RLS (907) 360 6362

SCALE: 1"=200' DATE: 11/11/2019

PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, July 15, 2019

KENAI PENINSULA BOROUGH
BY: *Sarah* 10/16/20

AUTHORIZED OFFICIAL:

WASTEWATER DISPOSAL:

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES 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.

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF STATE OF ALASKA DEPARTMENT OF TRANSPORTATION 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.

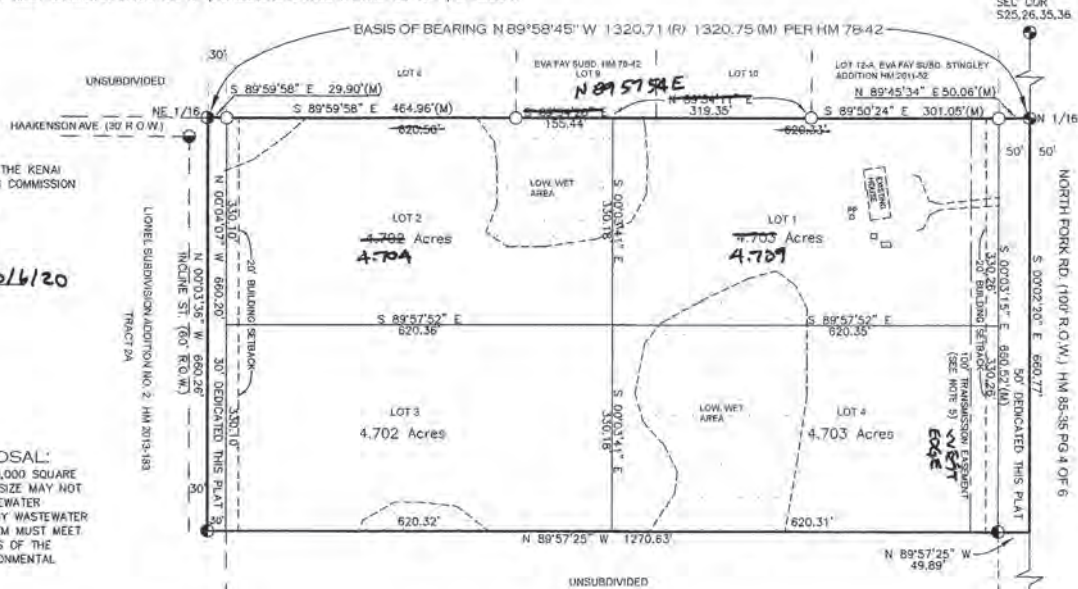
NORTH FORK ROAD

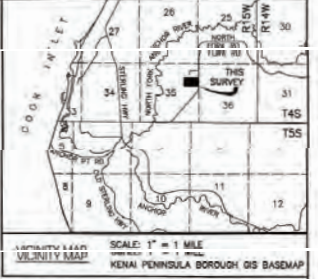
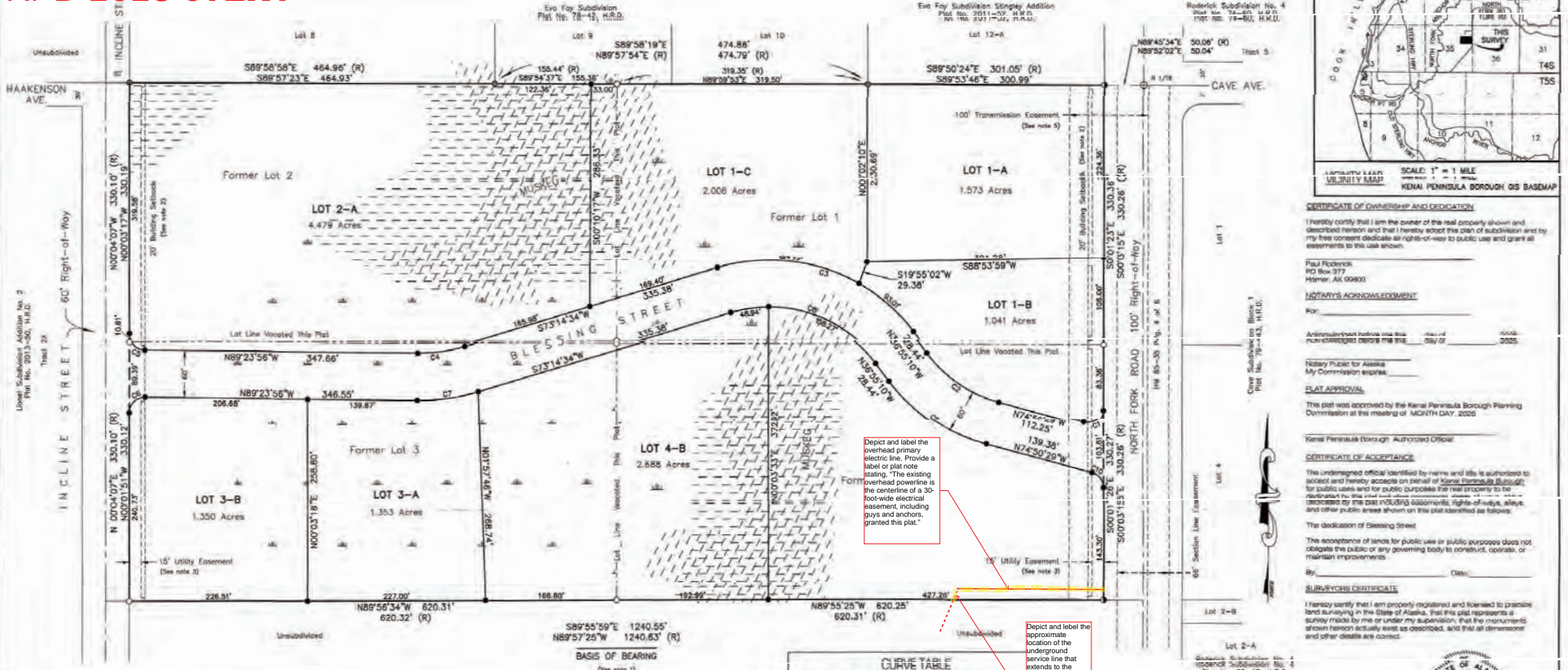
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: *Randy D. Vanderwood* DATE: 1/27/20
RANDY D. VANDERWOOD P.E. CENTRAL REGION R.O.W. CHIEF

LEGEND:

- ① FOUND 1 1/2" BRASS CAP MONUMENT "NE 1/16 SEC 35 3886-S 1977"
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP LS 11795 2013
- ⊙ FOUND 5/8" REBAR WITH 2" ALUMINUM CAP LS 5780 2003
- ⊙ BRASS CAP MONUMENT AK DOT 4469 S 2008
- ⊕ FOUND ALUMINUM MONUMENT (DISTURBED, NO CAP)
- FOUND 5/8" REBAR
- ⊥ SET 5/8" REBAR WITH 2" ALUMINUM CAP LS 10771 2019 AT ALL NEW CORNER LOCATIONS





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 the plan of subdivision and by my free consent dedicate an right-of-way to public use and grant all easements to the use shown.

Paul Rodrick
 PO Box 377
 Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT
 For: _____
 Anticipation before me this _____ day of _____ 2025.

Notary Public for Alaska
 My Commission expires: _____

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MCHT/DAV, 2025

Kenai Peninsula Borough Authorized Official

 Date: _____

CERTIFICATE OF ACCEPTANCE
 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 this plat identified as follows:
 The dedication of Blessing Street
 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.

By: _____ Date: _____

SUBDIVISOR'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 supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
 Registration No: 14449-S
 Christopher L. Mullikin
 Professional Land Surveyor



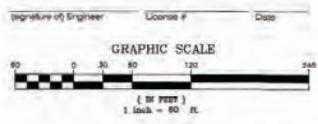
CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Label
C1	36.72'	20.00'	108°11'	S52°34'03"W	31.77'
C2	112.52'	170.00'	37°55'	N55°52'50"W	110.47'
C3	280.35'	230.00'	69°50'	N71°50'18"W	263.31'
C4	112.52'	170.00'	37°55'	N55°52'50"W	110.47'
C5	31.19'	20.00'	89°21'	N44°43'37"W	28.12'
C6	31.84'	20.00'	90°38'	S45°17'06"W	28.44'
C7	78.77'	260.00'	17°22'	S81°50'19"W	78.47'
C8	207.21'	170.00'	69°50'	N71°50'18"W	194.62'
C9	152.23'	230.00'	37°55'	N55°52'50"W	149.46'
C10	26.12'	20.00'	74°49'	N37°25'07"W	24.30'

Depict and label the overhead primary electric line. Provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

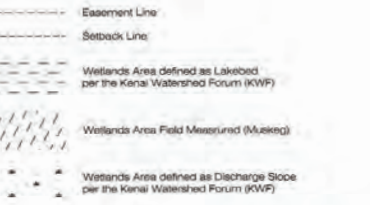
Depict and label the approximate location of the underground service line that extends to the south. Provide a label or plat note stating, "The existing underground powerline is the centerline of a 15-foot-wide electrical easement, including pedestals, granted this plat."

WASTEWATER DISPOSAL
 Soil conditions, water table levels, and soil types in this subdivision have been found suitable for conventional on-site wastewater treatment and disposal systems serving single family or duplex residences. An Engineers' Subdivision and Soils Report is available from the Kenai Peninsula Borough. Any other type of on-site wastewater treatment and disposal system must be approved by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.



- LEGEND**
- Found Brass Capped Monument, AK DOT 4489 S 2008
 - Found 2" Aluminum Cap on 5/8" Rebar, LS 10771 2010
 - Found 2" Aluminum Cap on 5/8" Rebar, LS 5780 2003
 - Found 3/4" Rebar
 - Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2026
 - Record Measurements Per HM 2020-34, Baringer Subdivision

- NOTES**
- The Basis of Bearing for the survey was determined by high precision GNSS survey using Trimble R1-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial's Survey Pro 8.6.1.7.
 - A building setback of 20 feet is required from all street rights-of-way unless a lesser setback is approved by resolution of the appropriate governing jurisdiction.
 - Per HM 2025-34, for Incline Street and North Fork Road, the front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot line is a utility easement.
 - Granted this plat, for Blessing Street, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot line is a utility easement.
 - HEA transmission line is the centerline of a 100 foot wide easement, 50 feet either side of the centerline. Location centered on existing poles, 600' wide.
 - 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.
 - No access to State maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
 - Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
 - Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
 - Per HM 2020-34, an exception to KP B 20.20.110 (Block Length) has been granted meeting date 7/15/2019.
 - FLOOD HAZARD NOTICE:** Some or all of the property shown on this plat has been designated by FEMA FEMA map panel 501-C00-160C, Zone O1 or the Kenai Peninsula Borough Smart Map Flood Plain Map, as a Flood Hazard area effective 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 21.05 of the Kenai Peninsula Borough Code.



Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

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

PRELIMINARY PLAT

BLESSING ESTATES

A REPLAT AND SUBDIVISION OF LOTS 1 THROUGH 4 BARINGER SUBDIVISION PLAT No. 2020-34, HOMER RECORDING DISTRICT, VALPARAISO TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

LOCATED WITHIN THE N1/2 SE1/4 NE1/4 OF SECTION 35 TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINED 18.81 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	PAUL RODRICK PO BOX 377 HOMER, AK 99603

SURVEY DATE: 6/16/2025 - 1/28/2026
 PLAT DATE: 2/20/2026
 CHECKED BY: CLM
 DRAIN BY: MRS

SCALE: 1" = 60'
 BOOK No.: 2025-1
 FILE: BARINGER REPLAT.dwg
 KPB FILE No.: 2026-