



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/19/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

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

KPB File No. 2026-067

Petitioner(s) / Land Owner(s): David W. Schneider and Bonnie S. Jason of Homer, AK

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

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, July 20, 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.

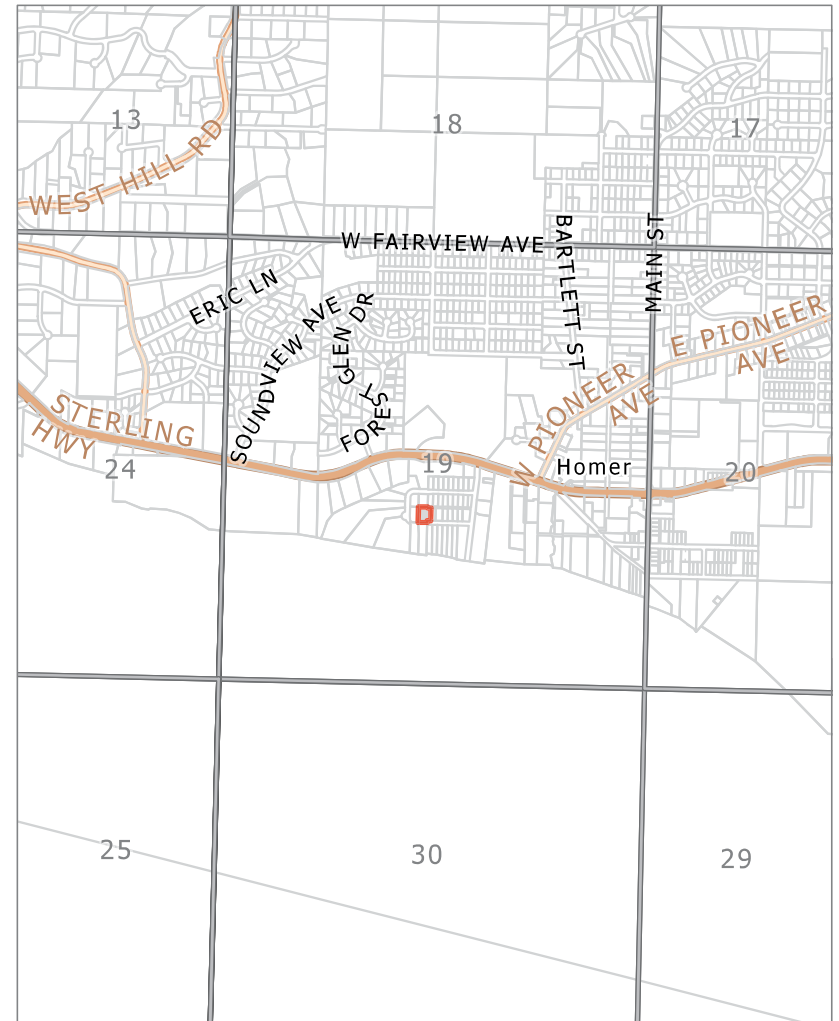
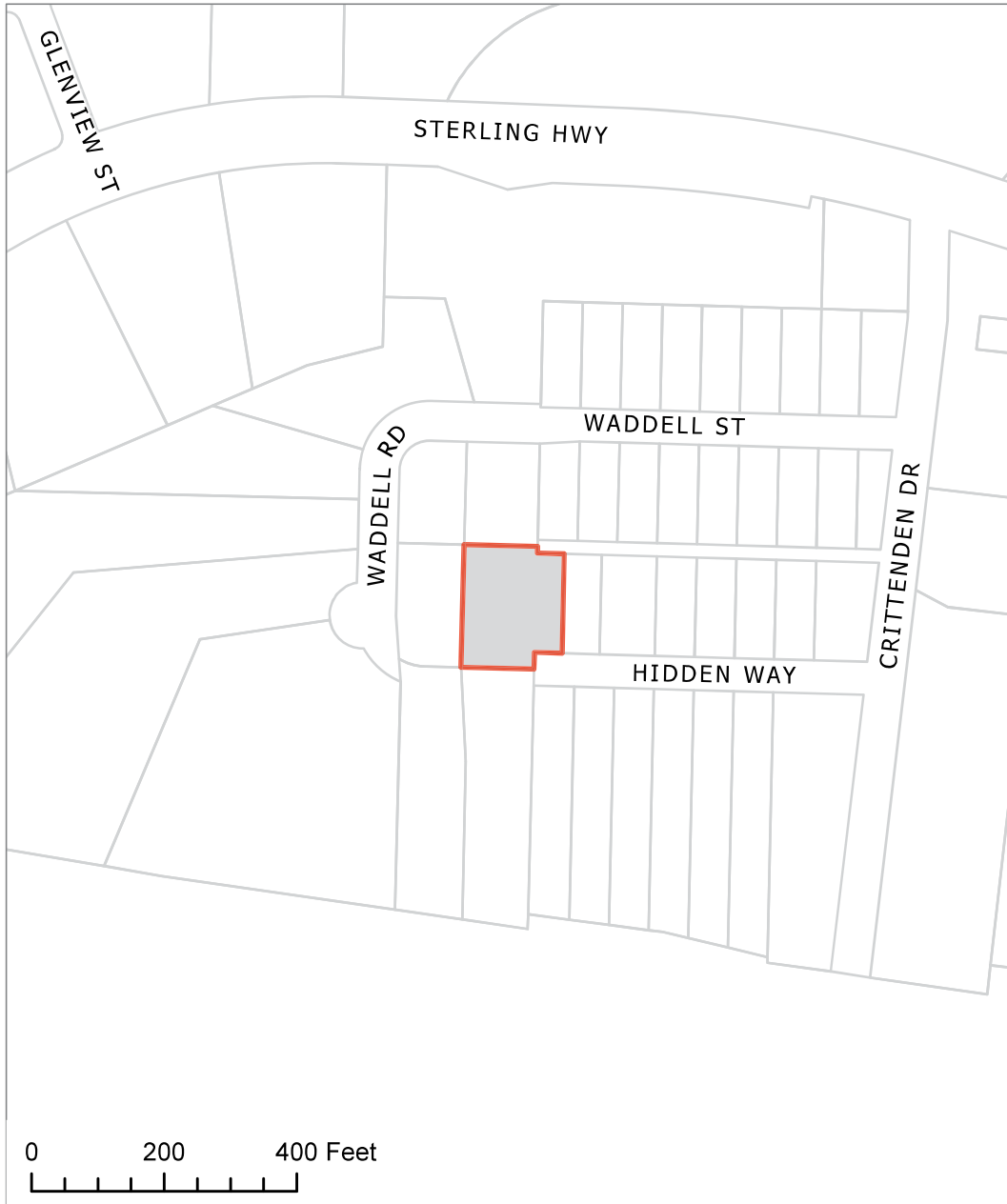
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, July 17, 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.

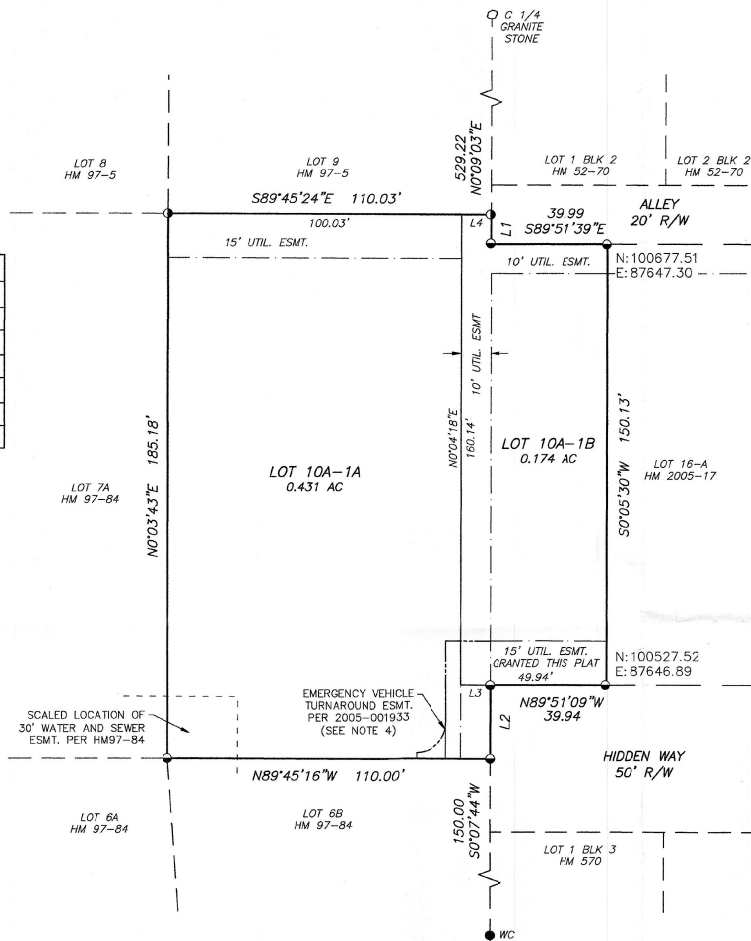
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/2/2026



KPB File 2026-067
T 06S R13W SEC 19
City of Homer

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.30'	S0°04'25"W
L1(R1)	10.30'	S0°11'00"W
L2	25.06'	S0°04'25"W
L2(R1)	25.06'	S0°11'00"W
L3	10.30'	N89°51'09"W
L4	10.30'	S89°45'16"E



GPS CONTROL DATA

1. FOUND MONUMENT POSITIONS AS SHOWN WERE DETERMINED USING RTK GNSS METHODS WITHIN A LOCAL U.S. SURVEY FOOT COORDINATE SYSTEM.

2. BASIS OF COORDINATES FOR THIS SURVEY ARE THE NGS PUBLISHED VALUES FOR NGS CONTROL STATION "HOMER" (PID=IT0155).

NAD83(2011)(NRSR20-1)
N59°38'20.35896" LAT
W151°29'29.49546" LONG

LOCAL COORDINATES
N: 100,000.00
E: 100,000.00

3. BEARINGS AND DISTANCES ARE GROUND, DETERMINED BY ROTATING AND SCALING FROM GRID (AKSPD ZONE 4) USING "HOMER" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999996696.

NOTES

1. 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.
2. PROPERTY ACQUISITION, USAGE AND RESUBDIVISION AGREEMENT, BOOK 304, PAGE 983.
3. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED MAY 8, 1997, IN BOOK 262, PAGE 403, AND AMENDED JUNE 23, 2001, IN BOOK 316, PAGE 302, HOMER RECORDING DISTRICT.
4. SUBJECT TO AN EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR AN EMERGENCY VEHICLE TURNAROUND EASEMENT GRANTED 9Y SERIAL NO. 2005-001933, RECORDED MAY 10, 2005, HOMER RECORDING DISTRICT.
5. SUBJECT TO A RIGHT-OF-WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENTS RECORDED JULY 3, 1947 IN BOOK 17, PAGE 326 AND SEPTEMBER 18, 1959 IN BOOK 17, PAGE 325, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION.
6. SUBJECT TO AN AGREEMENT FOR USE OF UNDEVELOPED RIGHT-OF-WAY (FOR PRIVATE DRIVEWAY ACCESS) AND FOR FUTURE ASSESSMENTS INCLUDING THE TERMS AND PROVISIONS THEREOF BY INSTRUMENT DATED AUGUST 25, 1997, RECORDED JULY 3, 1997, IN BOOK 268, PAGE 76, HOMER RECORDING DISTRICT. A PORTION OF SAID RIGHT-OF-WAY WAS VACATED BY PLAT HM 97-84 AND THE REMAINING PORTION EAST OF RECORD LOT 10A AND LOT 6B HAS BEEN DEVELOPED AS HIDDEN WAY.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 2" AC 4469-S 2005
- RECORD 2.5" AC 5780-S 1997
- RECORD YPC 6101-S 1996
- ⊥ TO SET 2" AC 204390-S 2026 ON 30" x 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT

FOR: DAVID W. SCHNEIDER

ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGMENT

FOR: BONNIE S. JASON

ACKNOWLEDGED BEFORE ME THIS

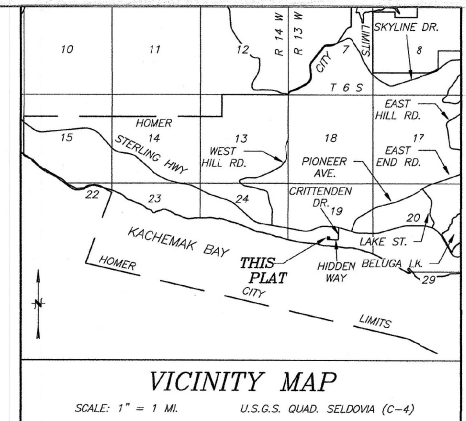
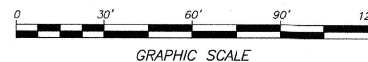
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

DAVID W. SCHNEIDER
BOX 424
HOMER, AK 99603

BONNIE S. JASON
BOX 424
HOMER, AK 99603

PLAT APPROVAL

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

BY: _____ DATE: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-000

WEBBER SUBDIVISION BLUFF PARK SCHNEIDER 2026 ADDITION

A REPLAT OF LOT 10A-1, WEBBER SUBDIVISION BLUFF PARK REPLAT (HM 2005-17), LOCATED WITHIN THE NE1/4 SW1/4 SECTION 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.605 ACRES

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIA, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: DAVID W. SCHNEIDER
P.O. BOX 424
HOMER, AK 99603

BONNIE S. JASON
P.O. BOX 424
HOMER, AK 99603

DRAWN BY: 9T CHKD BY: KK JOB #2026-22

DATE: 06/2026 SCALE: 1"=30' SHEET #1 OF 1

KPB 2026-067