



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 1/27/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into nine parcels.

KPB File No. 2025-010

Petitioner(s) / Land Owner(s): Angler Enterprises, Inc. of Soldotna, 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, February 24, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

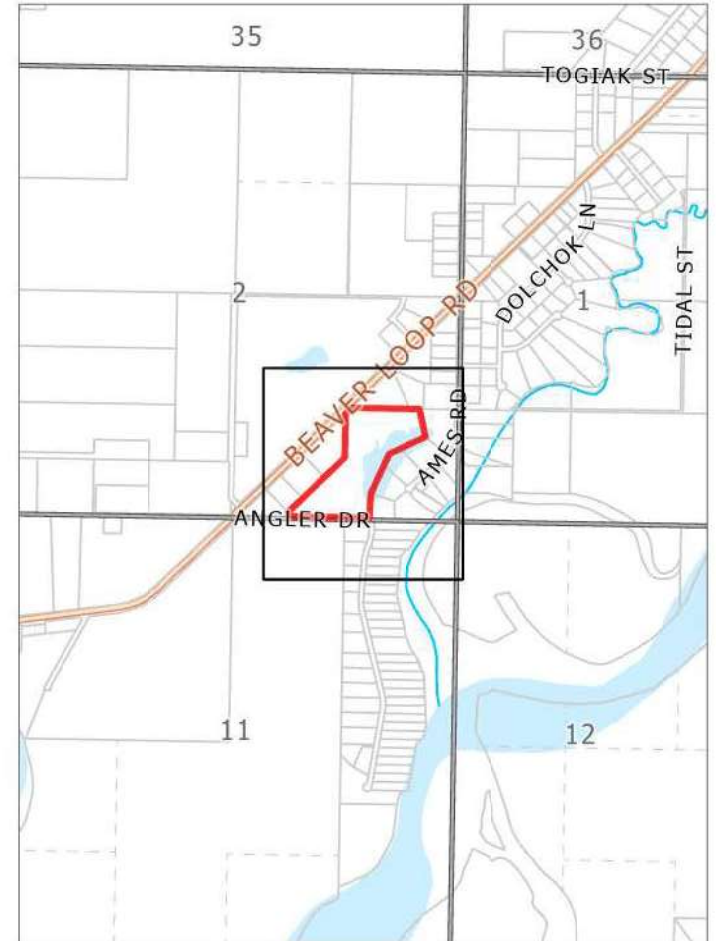
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, February 21, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

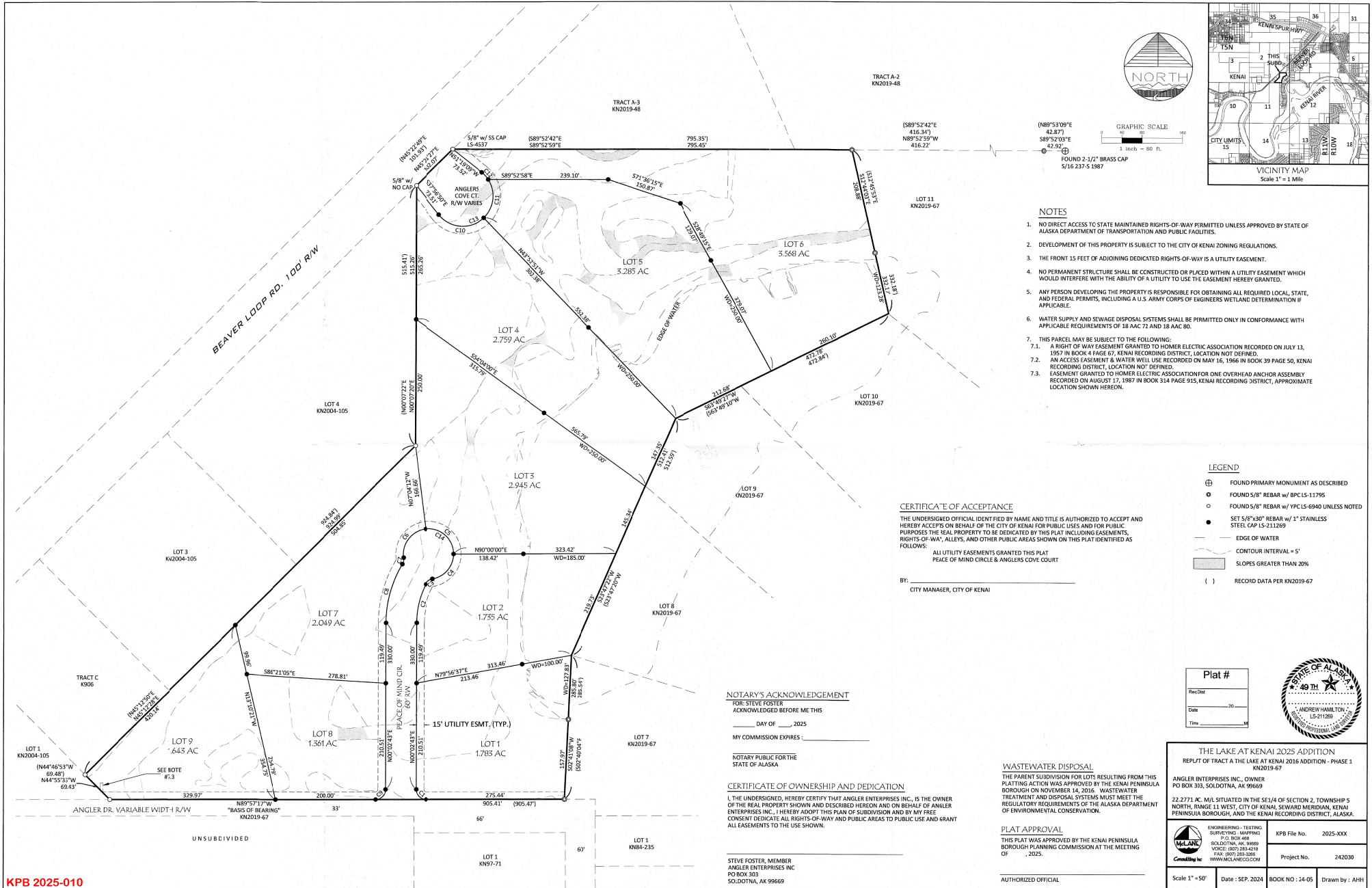
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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

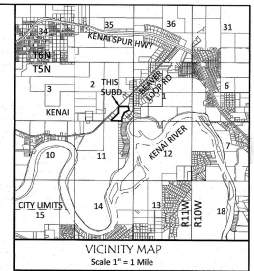
Mailed 2/6/2025



KPB FILE 2025-010
T05N R11W
Sec 2
KENAI



GRAPHIC SCALE
1 inch = 80 ft.



- NOTES**
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
 - THE FRONT 15 FEET OF ADJOINING DEDICATED RIGHTS-OF-WAY IS A UTILITY EASEMENT.
 - 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 HEREBY GRANTED.
 - 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 DETERMINATION IF APPLICABLE.
 - WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 - THIS PARCEL MAY BE SUBJECT TO THE FOLLOWING:
 - A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION RECORDED ON JULY 13, 1957 IN BOOK 4 PAGE 67, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - AN ACCESS EASEMENT & WATER WELL USE RECORDED ON MAY 16, 1966 IN BOOK 39 PAGE 50, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION FOR ONE OVERHEAD ANCHOR ASSEMBLY RECORDED ON AUGUST 17, 1987 IN BOOK 334 PAGE 915, KENAI RECORDING DISTRICT, APPROXIMATE LOCATION SHOWN HEREON.

- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR w/ BPC IS-11795
 - FOUND 5/8" REBAR w/ YPC IS-6940 UNLESS NOTED
 - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP IS-211269
 - EDGE OF WATER
 - CONTOUR INTERVAL = 5'
 - SLOPES GREATER THAN 20%
 - () RECORD DATA PER KN2019-67

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI 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:

ALL UTILITY EASEMENTS GRANTED THIS PLAT
PEACE OF MIND CIRCLE & ANGLERS COVE COURT

BY: _____
CITY MANAGER, CITY OF KENAI

NOTARY'S ACKNOWLEDGEMENT

FOR: STEVE FOSTER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ANGLER ENTERPRISES INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND, ON BEHALF OF ANGLER ENTERPRISES INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

STEVE FOSTER, MEMBER
ANGLER ENTERPRISES INC.
PO BOX 303
SOLDOTNA, AK 99669

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON NOVEMBER 14, 2016. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2025.

AUTHORIZED OFFICIAL _____

Plat #	
Recorded	_____
Date	____/____/20__
Time	____:____



THE LAKE AT KENAI 2025 ADDITION
REPLT OF TRACT A THE LAKE AT KENAI 2016 ADDITION - PHASE 1
KN2019-67

ANGLER ENTERPRISES INC., OWNER
PO BOX 303, SOLDOTNA, AK 99669

22,271 AC. M/L SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 11 WEST, CITY OF KENAI, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

 ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 498 SOLDOTNA, AK 99689 PHONE: (907) 284-4219 FAX: (907) 285-2365 WWW.MCLAINENGINEERING.COM	KPB File No.	2025-XXXX
	Project No.	242030
Scale 1" = 50'	Date : SEP. 2024	BOOK NO : 24 05
		Drawn by : AHH