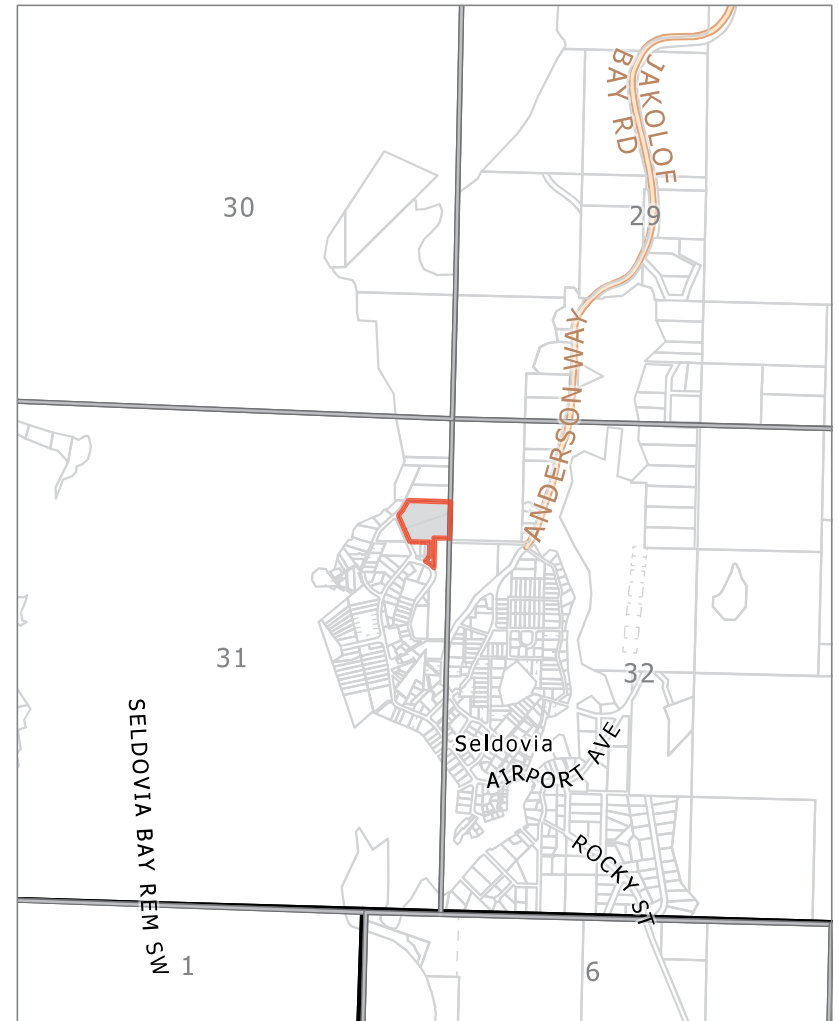
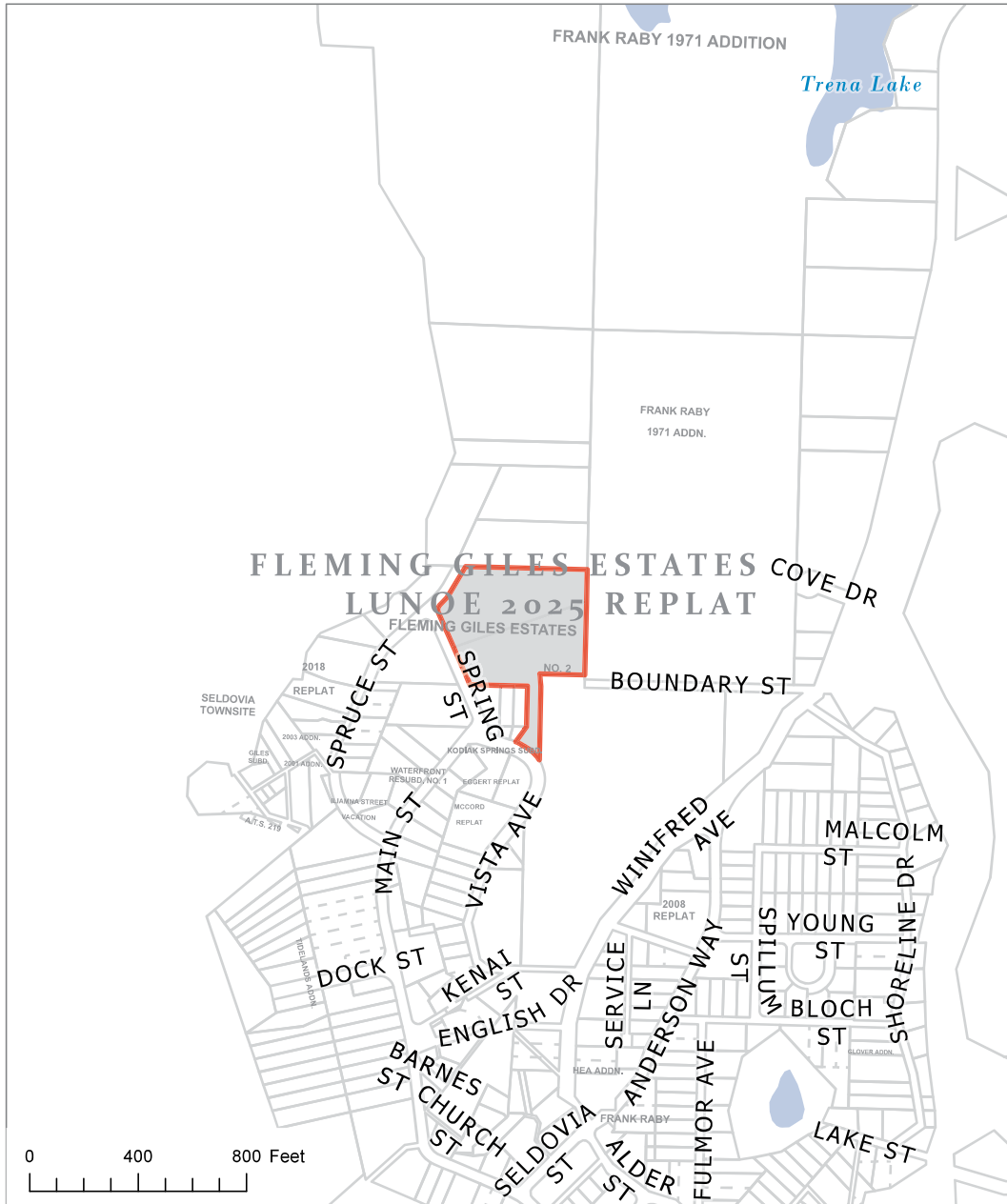


E. NEW BUSINESS

- 1. Fleming Giles Estates Lunoe 2025 Replat; KPB File 2025-133
Seabright Survey & Design / Lunoe
Location: Spring Street, Spruce Street & Vista Avenue
City of Seldovia**



KPB File 2025-133
T 08N R 14W S31
Seldovia



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.

NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF SELDOVIA MUNICIPAL CODE. CONTACT THE CITY OF SELDOVIA FOR CURRENT BUILDING SETBACK REQUIREMENTS PRIOR TO DEVELOPMENT.
2. THIS SUBDIVISION IS SERVED BY CITY OF SELDOVIA SEWER AND WATER.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD PLATS SL 94-02 AND SL 96-01.

LEGEND

- 1/2" REBAR PER SL 94-02
- 1/2" REBAR 7328-S PER SL 96-01
- 1/2" REBAR PER SL 96-01

PLAT APPROVAL

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

BY: _____ DATE: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.76'	S34°38'00"W
L2	16.41'	S59°38'00"E

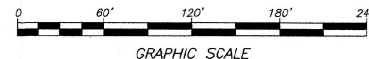
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	36.30'	28.53'	72°54'21"	S11°13'10"W	33.90'
C2	69.95'	220.00'	18°13'00"	S37°06'30"W	69.65'
C3	46.77'	220.00'	12°10'48"	N6°14'09"W	46.68'
C4	60.27'	134.00'	25°46'08"	S46°44'34"E	59.76'
C5	34.90'	225.00'	8°53'13"	S64°05'22"E	34.86'

NOTARY'S ACKNOWLEDGMENT

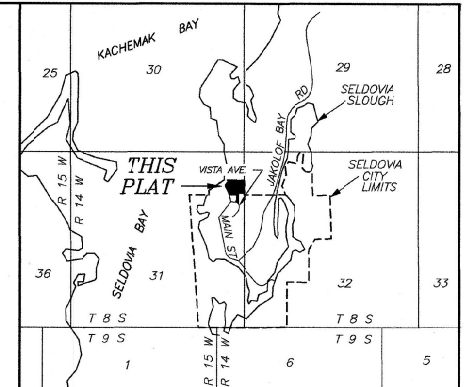
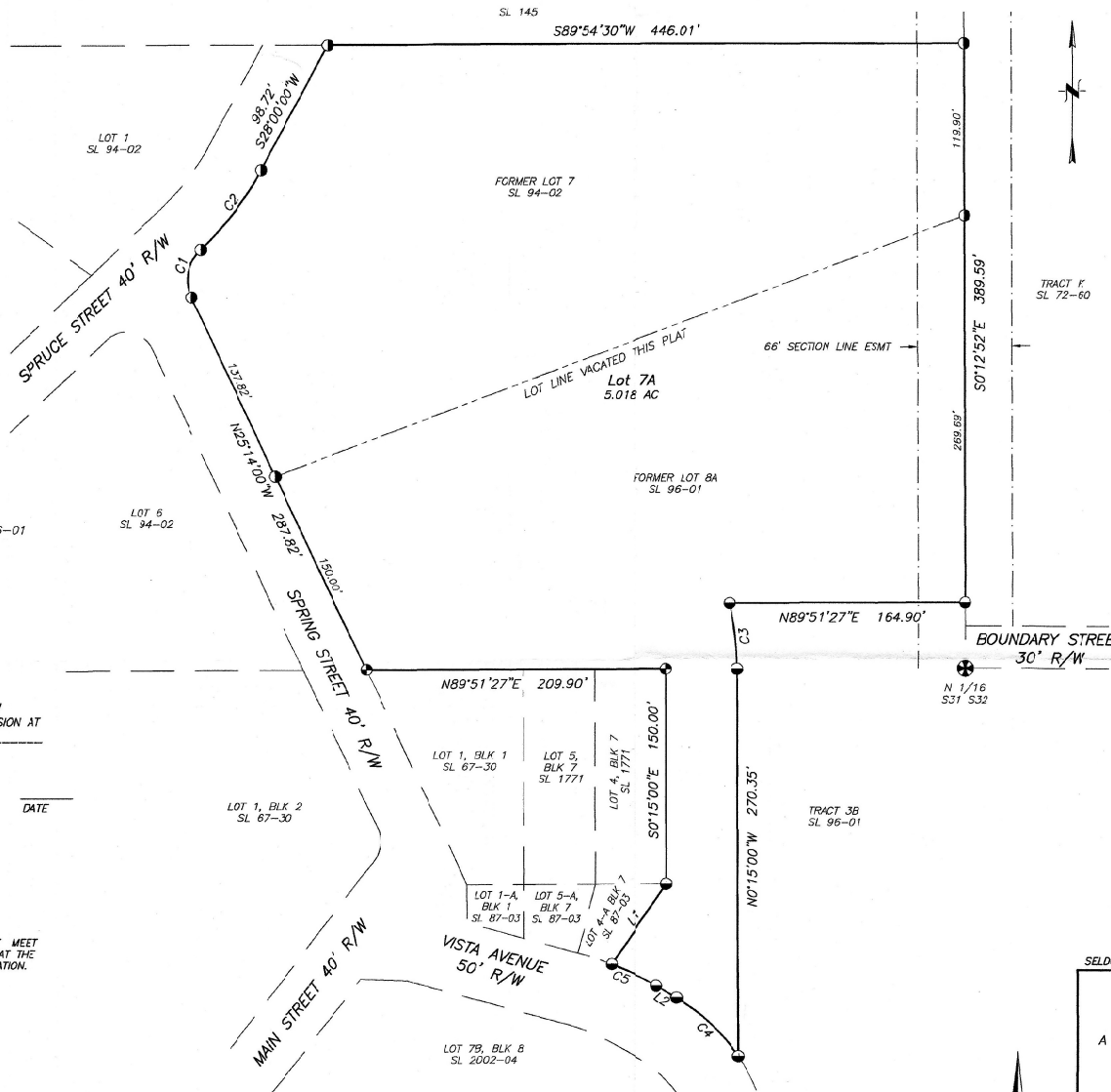
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



KPB 2025-133



VICINITY MAP

SCALE: 1" = 500 FEET U.S.G.S. QUAD. SELKIRK (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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.

PETER LUNDE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

SVEA LUNDE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

NOTARY'S ACKNOWLEDGMENT

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

SELKIRK RECORDING DISTRICT KPB FILE NO. 2025-XXX

FLEMING GILES ESTATES LUNOE 2025 REPLAT

A SUBDIVISION OF LOT 7, FLEMING GILES ESTATES (SL 94-02) AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01), LOCATED IN THE NE1/4 SEC. 31 AND THE NW1/4 SEC. 32, T. 8 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.018 ACRES

SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: PETER & SVEA LUNOE
13000 MOUNTAIN PL., ANCHORAGE, AK 99516

DRAWN BY: KK CHKD BY: KK JOB #2025-44
DATE: 06/2025 SCALE: 1"=60' SHEET #1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
FLEMING GILES ESTATES LUNOE 2025 REPLAT**

KPB File No.	2025-133
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Peter and Svea Lunoe of Anchorage, AK
Surveyor:	Katie Kirsis, Seabright Survey + Design, LLC
General Location:	Spring St, Spruce St & Vista Ave, Seldovia Area

Parent Parcel No.:	192-130-13 & 192-130-16
Legal Description:	192-130-13: T 8S R 14W SEC 31 Seward Meridian SL 0940002 FLEMING GILES ESTATES SUB AMENDED LOT 7 192-130-16: T 8S R 14W SEC 31 Seward Meridian SL 0960001 FLEMING GILES ESTATES NO 2 LOT 8A
Assessing Use:	Residential Improved Land
Zoning:	City of Seldovia Residential General
Water / Wastewater	City / City
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots of 2.550-acres and 2.469-acres into one lot of approximately 5.018-acres.

Location and Legal Access (existing and proposed):

The legal access to the plat is Vista Ave, and Spring St maintained by the City of Seldovia and Spruce St an undeveloped road along this part of the plat. Vista Ave is a 50' dedication, Spring St is a 40' dedication and Spruce St is a 45' dedication. The City of Seldovia stated in their staff report that the street all meet city code. KPB 20.30.120 notes that minimum right-of-way shall be 60'. Since the City of Seldovia did not request more right-of-way **staff recommend** the Plat Committee concur the right-of-ways are sufficient also.

The roads abutting the plat were dedicated by parent plats. The primary access appears to be from Vista Avenue according to KPB GIS Imagery and as documented within the City Staff Report. Vista Avenue intersects Main Street to the west. The southern portion of Main Street is state-maintained and connects to Airport Avenue, also state-maintained. Airport Avenue terminates at the airport.

Seldovia Bay is located to the west. Dock Street, a state-maintained road, accesses the Bay and connects to Main Street.

A 20-foot-wide private driveway right-of-way easement was granted for the benefit of the north adjacent parcel providing access through the plat from Vista Street. **Staff recommends** the surveyor depict and notate the easement on the plat with reference to the document creating the easement.

KPB Documentation indicates there is a 33-foot section line easement located on Section 31 within the subdivision. No section line easement exists on the east of the section line within Section 32 abutting the plat. **Staff recommends** the surveyor indicate the correct SLE information on the final plat and request the Title Company to update item #9.

Block length is non-compliant. Parent plats dedicated the existing roads and vacated the formerly dedicated ROW within the SLE. Future subdivision of parcels to the north and east could provide additional ROW and provide relief to the block. **Staff recommends** the Plat Committee concur an exception request is not required due to the reasons provided.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: City of Seldovia
SOA DOT&PF comments	No Comments on plat Comments on SLE: We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property. If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

Site Investigation:

According to KPB GIS imagery, a small structure is located on former Lot 7. There does not appear to be any encroachment issues.

No data is available from KPB GIS to verify contours or wetlands within subject area.

The River Center Reviewer identified the proposed plat to be located within a non-regulatory Flood Zone C, an area of minimal flood risk. **Staff recommends** the Flood Hazard Note per KPB 20.30.280(D) be added to the drawing including the Map Panel and Flood Zone. No depiction is required.

Staff reminds the owner(s), that it is the responsibility of the subdivider to provide all necessary information regarding flood protection measures at the time the preliminary plat is presented for consideration by the planning commission (21.06.050).

The affected area is not located within a Habitat Protection District per the KPB River Center Review.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: City of Seldovia floodplain is managed by the KPB. This is within non-regulatory C Zone, which is an area of minimal flood risk. No depictions required. Plat note should be present. Flood Zone: C Map Panel: 020012-5045A In Floodway: False Floodway Panel:
-------------------------	---

	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

Originally the land consisted of Government Lot 1 within the NE ¼ of Section 31, Township 8 South, Range 14 West, Seward Meridian, Alaska. In 1994, Fleming Giles Estates Amended (SL 94-2) created lots 7 and 8. Fleming Giles Estates No. 2 (SL 96-1) subdivided Lot 8 with an adjacent parcel to the east resulting in Lot 8A. The proposed plat will combine Lot 7 (SL 94-2) and Lot 8A (SL 96-1) into proposed Lot 7A.

Lot size and building setback requirements are established by City Regulations. The flag shape of the lot meets the minimum access size requirements per KPB 20.30.190. The city staff report and resolution state that the requirements will be met during review of additional permits. **Staff recommends** a plat note indicating no permanent structures or wastewater disposal are permitted within the panhandle portion of the flag lot per KPB 20.30.190

On August 5, 2025, Seldovia Planning Commission granted passed and approved Resolution SPC 26-01 granting conditional approval of the preliminary plat.

City water and sewer exist to the proposed lot according to the signed city resolution SPC 26-01 and the proper Wastewater Disposal Note has been added to the plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

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

Utility Easements

The parent plat (SL 94-02) depicted and labeled a 20-foot utility easement centered on an existing overhead powerline on former Lot 7. HEA has requested this easement to be extended to 30-feet. **Staff recommends** the surveyor comply with HEA requests and provide a note stating the former HEA easement is now 30-feet.

The parent plats granted a 10-foot utility easement along all street rights-of-way extending to 20-feet within 5-feet of side lot lines. KPB 20.30.060 states utility easements within the boundaries of an incorporated city shall be determined by the city. The city did not indicate utility easements within the staff report or resolution and no utility easement was provided on the preliminary plat. **Staff recommends** the utility easement granted on the parent plats be carried forward by depiction and notated with reference to the plat which granted the easement (SL 94-02 and SL 96-01).

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.

HEA has requested a 30-foot-wide easement on the southeast area of the panhandle and additional width on the overhead power line. **Staff recommends** the surveyor include this easement on the final plat.

Utility provider review:

HEA	Requested easements- see comment
ENSTAR	No response
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: SPRING ST, SPRUCE ST, VISTA AVE, MAIN ST</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required</p>
Assessing Review	<p>Reviewer: Windsor, Heather Comments: No comment</p>

STAFF RECOMMENDATIONS**CORRECTIONS / EDITS**

Plat note 5 can be removed or modified to reference KPB 20.60.200.

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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.*

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.

2. Legal description, location, date, and total area in acres of the proposed subdivision;

3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Modify legal description removing "NW1/4 Sec 34"
- Modify "Clients" to "Owners"
- In the legal description if the title block, add to Fleming Giles Estates Amended Plat.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- Label the section line for Sections 31 and 32
- Depict and label the city limits

- 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:

- Label Section 2
- Depict and label Trena Lake within Section 29

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

Staff recommendation:

- CTP items #10 & #13 do not affect lots within subdivision. Surveyor to verify and if in agreement with staff that the items do not affect subdivision, ask title company to remove from the final CTP.
- Add CTP item # 14.

- 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:

- Depict and notate the private driveway ROW easement as documented by SL 2003-000026-0 (CTP #14)
- Verify 33' SLE located within section 31 and Sec 32. (CTP #9 to be modified on final submittal)

- 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:

- Label Lots 3 & 4 (SL 145) and depict line between them, to the north
- Label Lot 2 (SL 94-02) to the west
- Depict lot lines for Lot 1-A, Block 3 (SL 87-03) and Lot 9B, Block 8 (SL 2002-04) to the south

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.*

20.30.060. Easements-Requirements.

- D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.

Staff recommendation: The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.**

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district 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 21.06 of the Kenai Peninsula Borough Code.

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.

20.60.150. Utility easements.

- A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

Staff recommendation: comply with 20.60.150.

20.60.160. Easements.

- A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

Staff recommendation: comply with 20.60.160.

RECOMMENDATION:

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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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



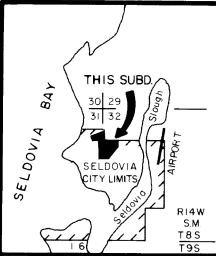
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

FLEMING GILES ESTATES No. 2

Being a replat of lot 8 Fleming Giles Estates Amended (SR94-2) and lot 6 block 7 & tract 3A Seldovia Townsite Kodiak Spring Subd. (SR87-3).

Located in the NE1/4 Sec. 31 & NW1/4 Sec. 32, T8S R14W, SM, City of Seldovia, AK
Seldovia Recording District KPB File 95-183

SCALE 1"=100' AREA=14.606 AC. 1 Sept, 1995



VICINITY 1"=2000' MAP

RECORDED-FILED 20

SELDOVIA REC. DISTRICT
DATE 3/20, 1996
TIME 3:25 PM

Requested by:
Johnson Surveying
Box 27
Clam Gulch, AK 99568

PREPARED FOR

Everett M & Peggy G Boscacci
PO Box 278
Seldovia, AK 99663

PREPARED BY

Johnson Surveying
PO Box 27
Clam Gulch, AK 99568

LEGEND

- ✱ - 1927 brass cap mon. by GLO, found
- - 1/2" rebar with 1" plastic cap marked 7328-S, 1993, found
- - 1/2"x2" rebar with 1" plastic cap, set
- - 1/2" rebar with 1" plastic cap marked C-263, found
- () - Information from record SR Plat 87-3
- ⊖ - 1/2" rebar, found

NOTES

1. Existing overhead powerline shown is the centerline of a 20' utility easement.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. There is a 10' utility easement fronting on all street ROW's extending to 20' within 5' of side lot lines.
4. No structures permitted within panhandle portion of Lot 8A
5. Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.

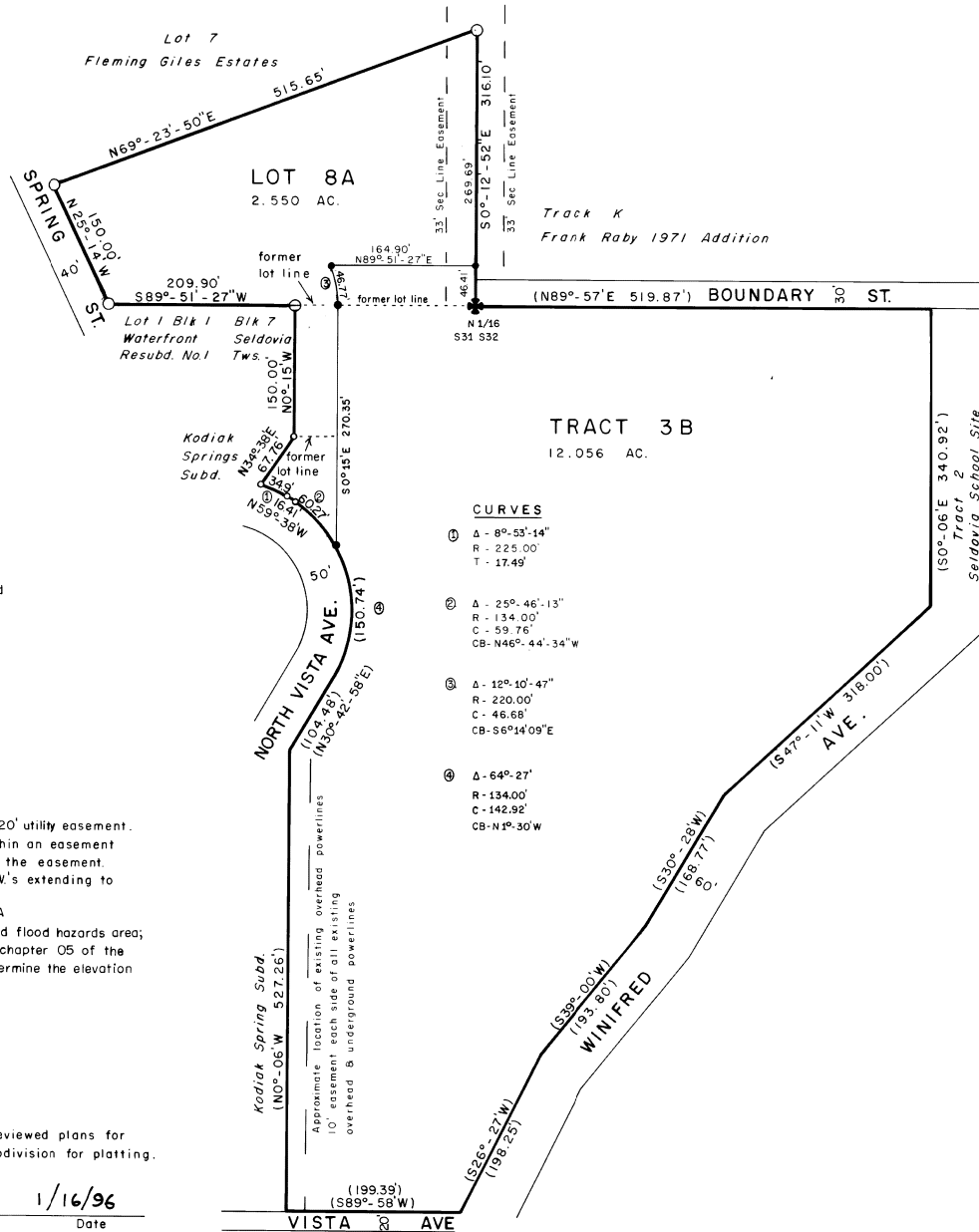
WASTEWATER DISPOSAL

The Alaska Department of Environmental Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Signature *Scott Ingle*

EEA
Title

1/16/96
Date



CURVES

- ① Δ - 8°-53'-14"
R - 225.00'
T - 17.49'
- ② Δ - 25°-46'-13"
R - 134.00'
C - 59.76'
CB - N46°-44'-34"W
- ③ Δ - 12°-10'-47"
R - 220.00'
C - 46.68'
CB - S6°14'09"E
- ④ Δ - 64°-27'
R - 134.00'
C - 142.92'
CB - N1°-30'W

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 27 November, 1995.

KENAI PENINSULA BOROUGH

By *Donald E. Gilman*
Authorized Official

3/18/96
Date

OWNERSHIP CERTIFICATE LOT 8A

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of replat, and, by our free consent dedicate and grant all easements to the uses shown. We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Everett M. Boscacci PO Box 278 Seldovia, AK 99663

Peggy G. Boscacci
Peggy G. Boscacci PO Box 278 Seldovia, AK 99663

NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci
Subscribed and sworn to before me this
23 day of December, 1995.

Victoria M. Stewart
Notary Public for Alaska

5-16-99
My commission expires

NOTARY'S ACKNOWLEDGEMENT

For: Donald E. Gilman
Subscribed and sworn to before me this
18 day of March, 1996.

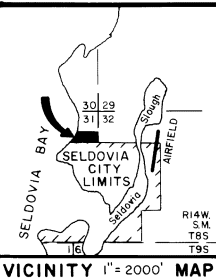
Don Hanky
Notary Public for Alaska

3.9.99
My commission expires

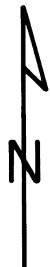
OWNERSHIP CERTIFICATE TRACT 3B

I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of replat, and, by my free consent dedicate and grant all easements to the use shown.

Donald E. Gilman
Donald E. Gilman, Mayor, Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669



VICINITY 1"=2000' MAP



FLEMING GILES ESTATES

AMENDED
PLAT

A Subd. of Lot 5 George Cook Subd. (SR PLAT D-145)

LOCATED IN GOV. LOT 1 NE1/4 SEC. 31, T8S, R14W, S.M., CITY OF SELDOVIA, AK., SELDOVIA RECORDING DISTRICT
KPB FILE 91-109

PREPARED FOR

EVERETT M. & PEGGY G. BOSCACCI
P.O. BOX 278
SELDOVIA, AK. 99663

PREPARED BY

JOHNSON SURVEYING
BOX 27
CLAM GULCH, AK. 99568



SCALE 1"=80' AREA=8.521 acres 29 Oct, 1993

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Planning Commission at the meeting of 22 November, 1993.

KENAI PENINSULA BOROUGH

By Gerard L. Johnson
Authorized Official

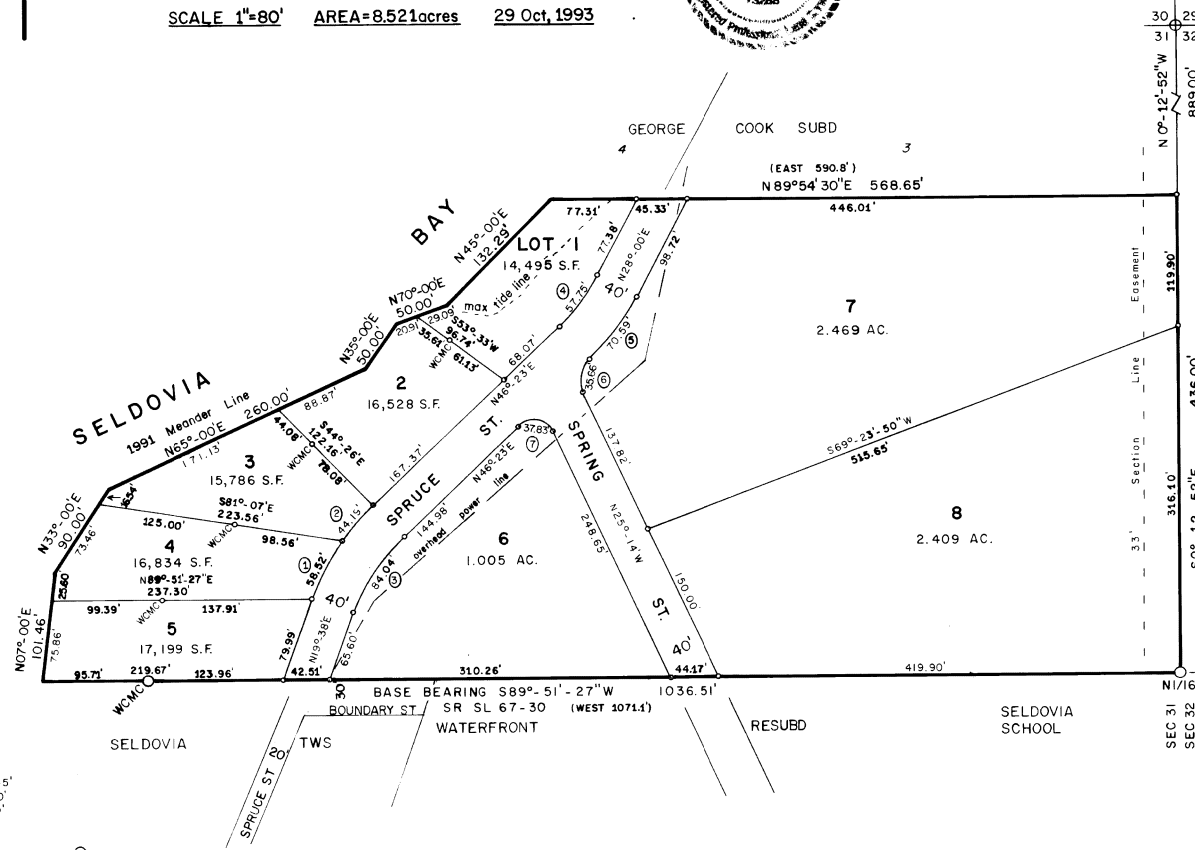
2-9-94
Date

NOTES

- Existing overhead powerline shown is the centerline of a 20' utility easement.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- There is a 10' utility easement fronting on all street ROW's, extending to 20' within 5' of side lot lines.
- Applicable to waterfront lots, especially lot 1: Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation may be required prior to construction.

LEGEND

- - 1927 brass cap mon. by G.L.O., found
- - 1/2" x 2' rebar with 1" plastic cap, set
- ⊕ - 1919 brass cap mon. by G.L.O., found
- () - indicates record information; SR D-145.



AMENDED PLAT NOTE AND AFFIDAVIT

This plat amends plat SR 94-1 by correcting 'T6S' to 'T8S' in the legal description. This revision constitutes the sole change made to this plat aside from this note. This change does not alter lot areas and does not affect, or influence any change of ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties.

I am therefore submitting this plat for refiling as corrected.

Gerard L. Johnson
Gerard L. Johnson 7328-S

4-22-94
Date

CURVES

- | | | | | | | |
|---|---|---|---|---|--|---|
| ①
Δ - 15°-14'-26"
R - 220.00'
C - 58.35'
CB - 527°-15'W | ②
Δ - 11°-30'-34"
R - 220.00'
C - 44.12'
CB - 540°-38'W | ③
Δ - 26°-45'
R - 180.00'
T - 42.80' | ④
Δ - 18°-23'
R - 180.00'
T - 29.13' | ⑤
Δ - 18°-23'
R - 220.00'
T - 35.60' | ⑥
Δ - 71°-37'
R - 28.53'
T - 20.58' | ⑦
Δ - 108°-23'
R - 20.00'
T - 27.72' |
|---|---|---|---|---|--|---|

WASTEWATER DISPOSAL

The Alaska Department of Environment Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Signature Carl D. Hornath Title E.E.E. Date 1-21-94

OWNERSHIP CERTIFICATE & DEDICATION

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 ROW's to public use and grant all easements to the uses shown. We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

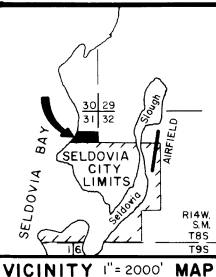
Everett M. Boscacci P.O. Box 278 Seldovia, Ak 99663

Peggy G. Boscacci
Peggy G. Boscacci P.O. Box 278 Seldovia, Ak 99663

NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci
Subscribed and sworn to before me this 25th
day of January, 1993.

Carol Olson
Notary Public for Alaska
My commission expires 2-27-95



VICINITY 1"=2000' MAP

FLEMING GILES ESTATES

AMENDED
PLAT

A Subd. of Lot 5 George Cook Subd. (SR PLAT D-145)

LOCATED IN GOV. LOT 1 NE 1/4 SEC. 31, T8S, R14W, S.M., CITY OF SELDOVIA, AK., SELDOVIA RECORDING DISTRICT
KPB FILE 91-109

PREPARED FOR

EVERETT M. & PEGGY G. BOSCACCI
P.O. BOX 278
SELDOVIA, AK. 99663

PREPARED BY

JOHNSON SURVEYING
BOX 27
CLAM GULCH, AK. 99568



SCALE 1"=80' AREA=8.521 acres 29 Oct, 1993

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Planning Commission at the meeting of 22 November, 1993.

KENAI PENINSULA BOROUGH

By Gerald L. Johnson
Authorized Official

2-9-94
Date

NOTES

- Existing overhead powerline shown is the centerline of a 20' utility easement.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- There is a 10' utility easement fronting on all street ROW's, extending to 20' within 5' of side lot lines.
- Applicable to waterfront lots, especially lot 1: Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation may be required prior to construction.

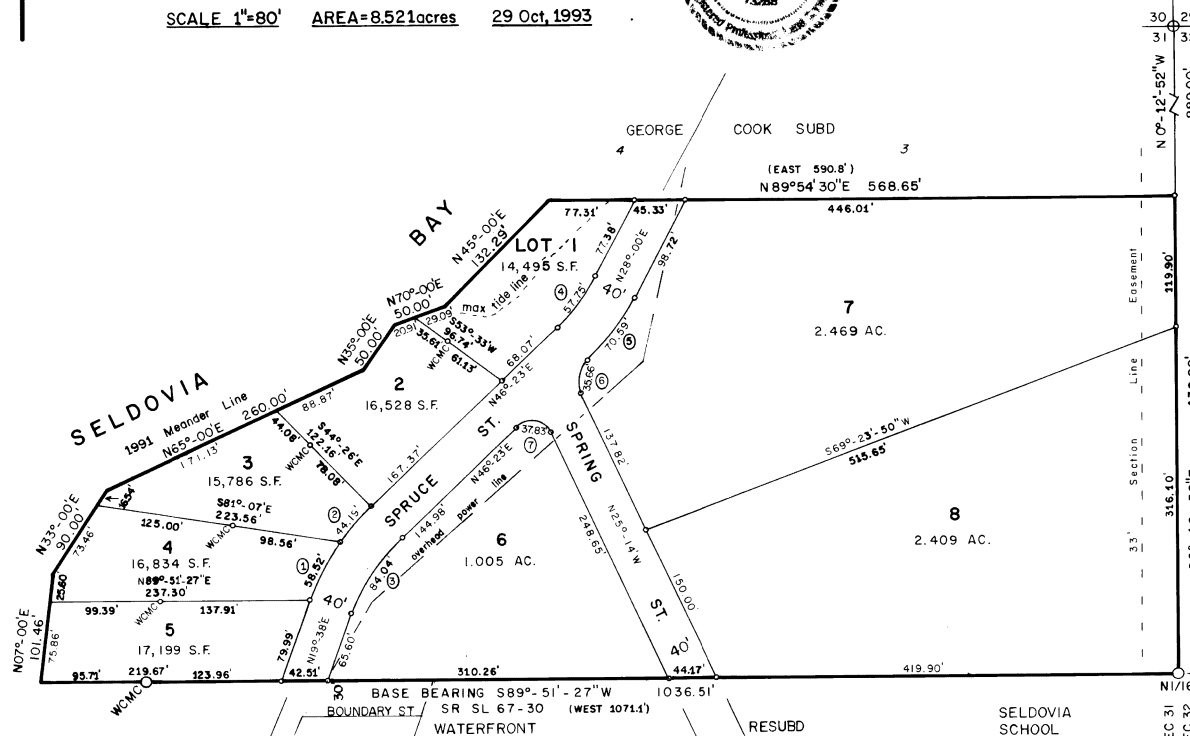
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I am therefore submitting this plat for refile as corrected.

Gerald L. Johnson
Gerald L. Johnson 7328-S

4-22-94
Date



LEGEND

- - 1927 brass cap mon. by G.L.O., found
- - 1/2" x 2' rebar with 1" plastic cap, set
- ⊕ - 1919 brass cap mon. by G.L.O., found
- () - indicates record information; SR D-145.

CURVES

- | | | | | | | |
|-------------------|-------------------|---------------|---------------|---------------|---------------|----------------|
| ① Δ - 15°-14'-26" | ② Δ - 11°-30'-34" | ③ Δ - 26°-45" | ④ Δ - 18°-23" | ⑤ Δ - 18°-23" | ⑥ Δ - 71°-37" | ⑦ Δ - 108°-23" |
| R - 220.00' | R - 220.00' | R - 180.00' | R - 180.00' | R - 220.00' | R - 28.53' | R - 20.00' |
| C - 58.35' | C - 44.12' | T - 42.80' | T - 29.13' | T - 35.60' | T - 20.58' | T - 27.72' |
| CB - 527°-15'W | CB - 540°-36'W | | | | | |

WASTEWATER DISPOSAL

The Alaska Department of Environment Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Signature Carl D. Hornath Title E.E.E. Date 1-21-94

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Everett M. Boscacci P.O. Box 278 Selkovia, Ak 99663

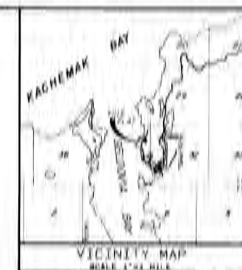
Peggy G. Boscacci
Peggy G. Boscacci P.O. Box 278 Selkovia, Ak 99663

NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci
Subscribed and sworn to before me this 25th
day of January, 1993.

Carol Olson
Notary Public for Alaska
My commission expires 2-27-95

CURVE NO.	Δ	R	A	C	T
①	59°15'18"	200.00	53.25	53.09	26.78
②	90°12'05"	109.00	171.60	154.42	109.38

[illegible][illegible]

FOR Carl L. Hill, City Manager
Subscribed and sworn before me this
17th day of September, 1986
My commission expires 10/29/86
Edward M. Poles
Notary Public for the State of Illinois



FOR Volunteer of National Park
Subject has and sworn before him this
10th day of December, 1988
My commission expires 3-11-90
Henry Adams
Notary Public for the State of Alaska

This plan was approved by the KENAS
 PENINSULA BOROUGH PLANNING COMMISSION
 at the meeting of
 Sept 8 1988
 KENAS PENINSULA BOROUGH
 by Richard C. T. Dwyer
 AUTHORIZED OFFICER

(City of Houston, Texas) Houston, TX 77005 SECTION 4K 000000		
LOCATION		
PORTIONS OF BLOCKS 1,2,3,4,5 AND TRACT A BELVIDIA TOWNSHIP, CONTAINING 1.888 AC. S.W. 1/4 IN S.E. 1/4 IN E. 1/4 IN S.W. 1/4 IN S.W. 1/4 IN SECTION 35, T2S, R19W, S. 1. ALABAMA THE CITY OF BELVIDIA AND THE KENAI PENINSULA BOROUGH IN THE BELVIDIA RECORDING DISTRICT		
Surveyed by: MELAND AND ASSOCIATES, INC. Belvidia, AK 99500		
DATE OF SURVEY	SCALE	SHEET
May 21, 1998	1" = 40'	1 of 1
DRAWN BY	DATE	FILE NO.
CHECKED BY GEM	JUN 04 08:20AM	8-1-98 215

FOR: S. Thompson, Mayce
Subscribed and sworn before me this
17 day of Feb, 1989.
My commission expires 1-4-90
Sharon C. Culley
Notary Public for the State of Alaska



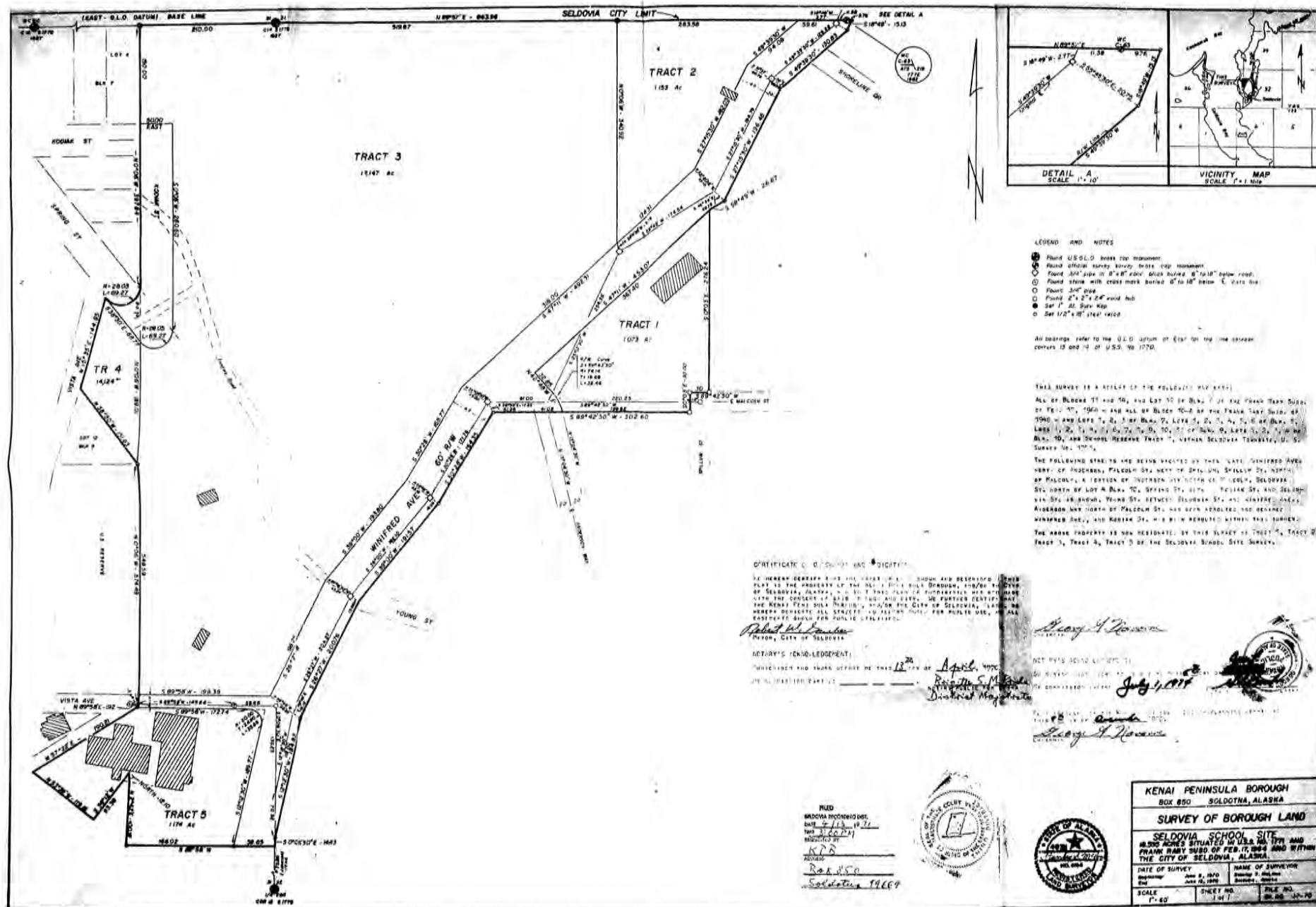
can EVERETT M. ROBERTS of ALMA, V. A. ROBERTS?
Subscribed and sworn before me this
22nd day of SEPTEMBER, 1966
My commission expires March 2, 1967
Niche A. Simon
Notary Public for the State of Alaska



FOR: MARY R. LEBANSON
Subscribed and sworn before me this
1 day of October, 1986.
My commission expires 1-1-90
Shiranne J. Titus
Notary Public for the State of Alaska

1. Book Numbered by N/A of the Registrar
Subscribed and sworn before me this
2nd day of January, 1967
My commission expires 12/31/70
John H. Allen
Notary Public for the State of Alaska

[illegible]



SUBDIVISION OF LOT 1, SEC. 31 T8S R14W S.M. ALASKA

LAND BELONGING TO GEORGE COOK, SELDOVIA, ALASKA

SURVEYED & DRAWN BY: *Denning & Johnson*

D-145
SELDOVIA
19 FEB. 1958

SCALE = 1" = 100
SEPT. 17, 1957

SELDOVIA BAY

BEARINGS
GLO

EAST 115.9
RECORD
104.28

WEST 603.9' M.H.W.

T8S R14W
30 29
31 32
SEC. COR.

LOT 1
5.42 AC.

425.0'

EAST 506.1

2
1.03 AC.

WEST 510.8'

320.7'

90'

4
1.45 AC.

3
3.44 AC.

1325.0'

374.0'

N 0° 07' W

EAST 485.1

5
7.90 AC.

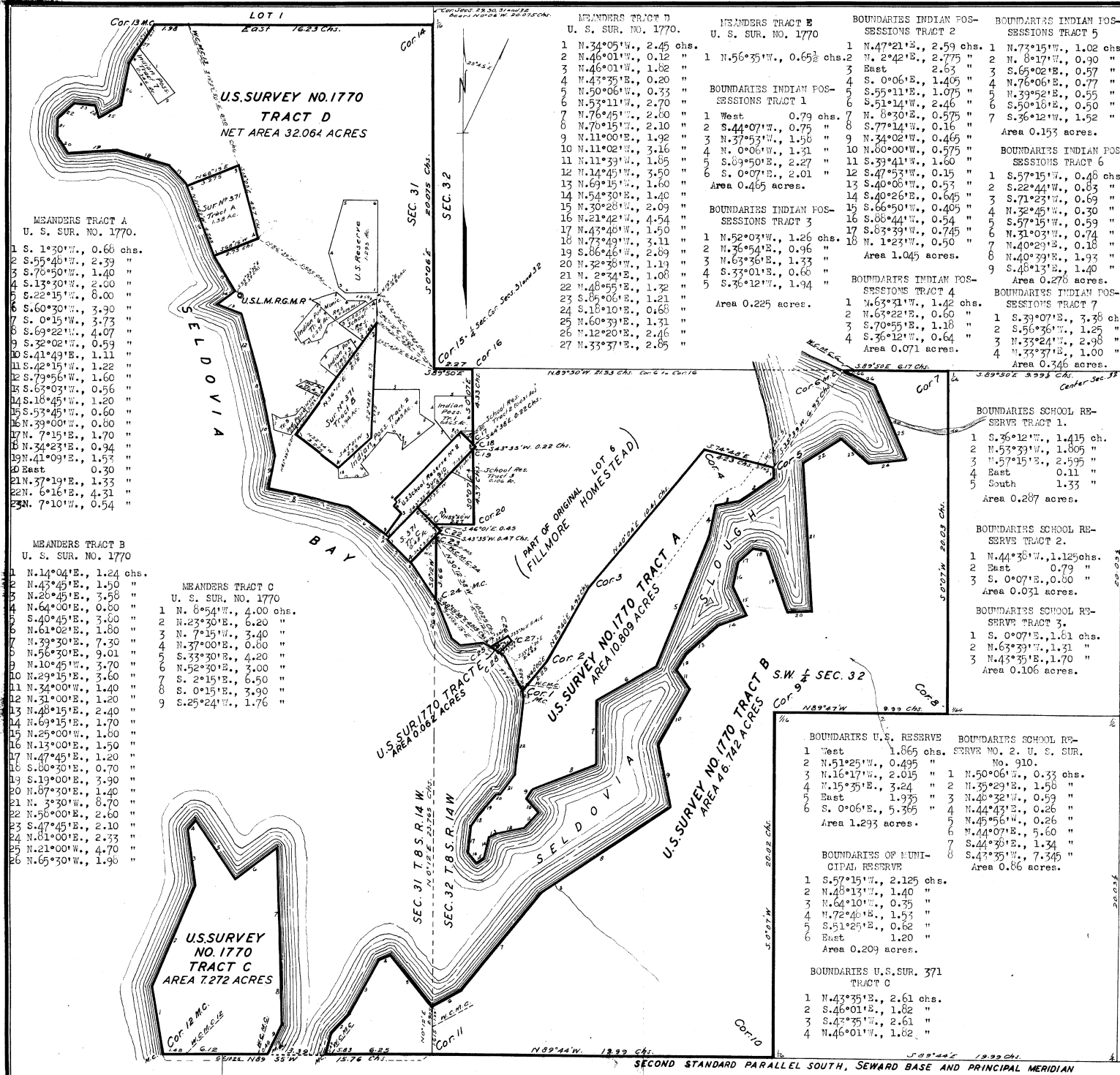
436.0'

WEST 1071.2 M.H.W.

SELDOVIA TOWNSITE
U.S. SURVEY NO. 1771

George Cook Property
Sec 31, T 8 S, R 14 W

COR 13 N 1/6
31 32



P L A T

of

EXTERIOR BOUNDARIES

of

U. S. SURVEY NO. 1770.

Made under Sections 11, 12, 13, 14 and 15 of an act of Congress entitled "An Act to repeal timber cultural laws" approved March 3, 1891 and the regulations thereunder for a tract of Public Land, known as

SELDOVIA TOWNSITE

Situate

On Seldovia Bay, Cook Inlet, in Sections 31 and 32, T. 6 S., R. 14 W., Seward Base and Principal Meridian

TERRITORY OF ALASKA

Net area, 96.943 acres
Declination, 25°45' E.
Scale, 4 chains to the inch.

Latitude 59°26'04" N., Longitude 151°43'04" W.

as surveyed by

FRED DAHLQUIST
U. S. CADASTRAL ENGINEER,
May 19 - July 5, 1927

U. S. SUPERVISOR OF SURVEYS CERTIFICATE,
Denver, Colorado,
August 5, 1929.

The original field notes of Survey No. 1770, of the Exterior Boundaries of Seldovia Townsite, situate on Seldovia Bay, Cook Inlet, Alaska, from which this plat has been made, have been examined and approved, and I hereby certify that they furnish such an accurate description of said claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments, as will perpetuate and fix the locus thereof.

And I further certify that this is a correct plat of said claim, made in conformity with said original field notes of the survey thereof, and the same is hereby approved.

Samuel J. Johnson
U. S. Supervisor of Surveys.

DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE
Washington, D. C., November 26, 1929.

The survey represented by this plat having been correctly executed in accordance with the requirements of law and the regulations of this office, is hereby accepted.

Thomas Hamill
Assistant Commissioner.



CITY OF SELDOVIA

PO Box B, 245 Dock Street
Seldovia, Alaska 99663
Phone 907-234-7643

Regular Planning Commission Meeting

Wednesday, August 6th, 2025

6:00PM

Hybrid Meeting

For more information-

Email cityclerk@cityofseldovia.com

AGENDA
SELDOVIA PLANNING COMMISSION
WEDNESDAY, AUGUST 6th, 2025, 6:00PM
REGULAR MEETING-

In Person at Multipurpose Building, 260 Seldovia Street
or by Zoom Webinar:

<https://us02web.zoom.us/j/83775409703?pwd=CtrkXaSfgcv1m9HXafnxQji5cXEdbz.1>

or join by telephone by dialing: +1 346 248 7799 or +1 669 900 9128

Webinar ID: 837 7540 9703

Passcode: 639578

KROLL REIN FORSBERG SWEET

- A. Call to order;
- B. Roll Call;
- C. Approval of the Agenda;
- D. Approval of Minutes: July 2, 2025
- E. Public Comments Regarding Items Not on the Agenda;
- F. Public Hearings, Prior Notice;
- G. Consideration of Site Plans;
 - 1. SPC RESOLUTION 26-01 – RECOMMENDING APPROVAL OF PRELIMINARY PLAT– FLEMING GILES ESTATES LUNOE 2025 REPLAT OF LOT 7, FLEMING GILES ESTATES {SL 94-02) AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01), LOCATED IN THE NORTH EAST 1/4 SECTION 31 AND THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 8 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN OF THE KENAI PENINSULA BOROUGHpg 5
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
- H. Commission Business:
 - 1. Building and Site Development Permit- Topographical Impacts (Excavation/fill) and project checklist pg 14
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
 - 2. Comprehensive Plan Update..... pg 64
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
 - 3. 2026-2031 Capital Improvement Plan Project Call pg 80
 - A. Presentation by Staff or Commission
 - B. Public Presentation or Hearing
 - C. Commission Discussion
 - D. Action/Disposition
- I. Staff Reports:
 - 1. Upcoming/Open Commission Business:
 - a. Cedar Street Extension
 - b. Planning website updates- permits and CB District
 - c. Abatement/Public Nuisance Draft Ordinance (recommended to City Council)
 - d. CB District Draft Ordinance (recommended to City Council)
 - e. Administrative Public Hearing Draft Ordinance
 - f. Communications Tower Draft Ordinance

- 2. Building Permits to-date for 2025-
- 3. City Manager's Update Pg 82
- I. Informational Items Not Requiring Action:
- K. Comments of the Public:
- L. Comments of the Commission:
- M. Next Meeting: Regular Meeting, September 3rd, 2025
- N. Adjournment:

TO ATTEND THE MEETING VIRTUALLY:

- 1. As technology allows, this meeting will be available as a Zoom Webinar for individuals to attend virtually at the link provided on the agenda. **To provide public comments directly via Zoom Webinar sign up with the City Clerk's office by 3:00 p.m. the day of the meeting.** 907-234-7643 or cityclerk@cityofseldovia.com.
- 2. This meeting will also be Live-Streamed to the City of Seldovia YouTube Channel as technology allows. To find the meeting log onto YouTube and search for the City of Seldovia. *Public comments will not be able to made directly while watching the meeting live on YouTube and must be submitted in writing beforehand by 3:00pm the day of the meeting.*

TO SUBMIT PUBLIC COMMENT:

- 1. Public comment submissions received by 3:00 p.m. the day of the meeting will be provided to the City Council by the City Clerk. Submit your public comment specifying which discussion you would like to provide comment for by email to the cityclerk@cityofseldovia.com, in person to the Seldovia City Office at 245 Dock Street, or by mail to City of Seldovia, PO Box B, Seldovia, AK 99663.

*** IF YOU REQUIRE SPECIAL ASSISTANCE TO ATTEND THE MEETING, PLEASE NOTIFY THE CITY OFFICE 24 HOURS INADVANCE AND ARRANGEMENTS WILL BE MADE ***

**CITY OF SELDOVIA
SELDOVIA PLANNING COMMISSION
RESOLUTION SPC 26-01**

**A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT FLEMING GILES
ESTATES LUNOE 2025 REPLAT ATTACHED HERETO BE APPROVED**

LEGAL DESCRIPTION: Lot 7, Fleming Giles Estates {SL 94-02} and
Lot 8A Fleming Giles Estates NO. 2 (SL 96-01),
Located in the North East 1/4 Section 31 and the North West 1/4 Section 32,
Township 8 South, Range 14 West, Seward Meridian,

KPB PARCEL NUMBERS: 19213016 & 19213013

WHEREAS, the City of Seldovia received a preliminary plat from Seabright Surveying, on
behalf of property owners Peter & Svea Lunoe, and

WHEREAS, this plat was prepared for the vacation of a lot line only; and

WHEREAS, no survey was performed for the preparations of this plat; all lot dimensions shown on the
plat are from record data as shown on record plats SL 94-02 and SL 96-01; and

WHEREAS, Lot 7, Fleming Giles Estates (SL 94-02) and Lot 8A Fleming Giles Estates No. 2 (SL 96-
01) are both in the Residential General (RG) Zoning District; and

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lot will have access from Vista Street; and

WHEREAS, City water and sewer are existing to the proposed lot; and

WHEREAS, the Seldovia Planning Commission finds:

1. Pursuant to SMC 18.32.040 Compliance with the minimum lot size and width requirements of the
(RG) Zoning District will be reviewed during the building permit review. The Minimum lot size
and width for the district is 5000 square feet a structure containing one dwelling unit and 2500
square feet per dwelling unit for structures containing two or more dwelling units.
2. Pursuant to SMC 13.04 and SMC 13.06 the water and wastewater connections are subject to the
regulatory requirements of the City of Seldovia.
3. Pursuant to SMC 18.32.050-18.32.080 compliance with the parking spaces, lot coverage, building
setbacks and maximum building height will be reviewed during the building permit review.

**NOW, THEREFORE, BE IT RECOMMENDED BY THE SELDOVIA PLANNING
COMMISSION OF THE CITY OF SELDOVIA, ALASKA:**

Section 1. That Preliminary Plat Fleming Giles Estates Lunoe 2025 Replat of Lot 7, Fleming Giles
Estates {SL 94-02} and Lot 8A Fleming Giles Estates NO. 2 (SL 96-01), located in the North East 1/4
Section 31 and the North West 1/4 Section 32, Township 8 South, Range 14 West, Seward Meridian, be
approved, subject to the following conditions:

53 1. Further development of the property will conform to all federal, State of Alaska, and local
54 regulations.
55
56

57 **PASSED AND APPROVED** by a duly constituted quorum of the City Council of Seldovia, Alaska, on
58 this__day of _____2025.
59
60

61
62 ATTEST:

APPROVED:

63
64
65 _____
66 Elizabeth Diamant, City Clerk

Randi Sweet, Chair



P.O. Box B Seldovia, Alaska 99663 Phone: (907) 234-7643, email: cityclerk@cityofseldovia.com

STAFF REPORT

TO: Seldovia Planning Commission

FROM: Elizabeth Diamant, City Clerk

DATE: August 1, 2025

SUBJECT: SPC Resolution 26-01 – Recommending Approval of Preliminary Plat– Fleming Giles Estates Lunoe 2025 Replat

Request: The applicant is proposing a preliminary plat to replat Lot 7, Fleming Giles Estates and Lot 8a Fleming Giles Estates No. 2, vacating a lot line between the two parcels.

Staff Recommendation: Adopt SPC Resolution 26-01 – Recommending Approval Of Preliminary Plat– Fleming Giles Estates Lunoe 2025 Replat, creating one (1) lot of 5.018 acres.

Applicant: Seabright Surveying & Design
Attn: Katherine A. Kirsis
1044 East End Road, Suite A
Homer, AK 99603
seabrightsurvey@gmail.com

Property Owner(s): Peter & Svea Lunoe
13000 Mountain Place
Anchorage AK, 99516

Legal Descriptions: Lot 7, Fleming Giles Estates {SI 94-02) and Lot 8A Fleming Giles Estates No. 2 (SI 96-01), Located In The North East 1/4 Section 31 and the Northwest 1/4 Section 32, Township 8 South, Range 14 West, Seward Meridian, Kenai Peninsula Borough

Property Addresses: None

KPB Parcel Numbers: 19213016 & 19213013

Zoning District: Residential General (RG)

Summary: A preliminary plat has been submitted from Seabright Surveying on behalf of Peter and Svea Lunoe for a replat of Lot 7, Fleming Giles Estates and Lot 8a Fleming Giles Estates No. 2, vacating a lot line between the two parcels.

Seldovia Municipal Code (SMC) 18.08.03 *Platting* states that “all plans, plats or replats of land laid out in lots or plats, and the streets, alleys or other portions of them intended to be dedicated to public or private use, shall first be submitted to the Commission for its approval or rejection. Any action so taken shall be communicated to the Borough Planning Commission together with the reasons for such action.

Analysis:

The minimum lot size requirement is dependent on structures built: The Minimum lot size and width for the Residential General (RG) Zoning District is 5000 square feet a structure containing one dwelling unit and 2500 square feet per dwelling unit for structures containing two or more dwelling units.

City water and wastewater are existing to the properties along Vista Avenue and dwelling units on the proposed lot will be required to establish a connection to the Seldovia Water and Wastewater utility systems.

Staff finds that the replat of Lot 7, Fleming Giles Estates and Lot 8A Fleming Giles Estates No.2 Located In The North East 1/4 Section 31 and the Northwest 1/4 Section 32, Township 8 South, Range 14 West, Seward Meridian, Kenai Peninsula Borough meets the following Title 18 of the Seldovia Municipal Code (SMC) sections and aligns with the intent of the Seldovia Municipal Zoning Code.

1. Pursuant to SMC 18.32.040 Compliance with the minimum lot size and width requirements of the (RG) Zoning District will be reviewed during the building permit review. The Minimum lot size and width for the district is 5000 square feet a structure containing one dwelling unit and 2500 square feet per dwelling unit for structures containing two or more dwelling units.
2. Pursuant to SMC 13.04 and SMC 13.06 the water and wastewater connections are subject to the regulatory requirements of the City of Seldovia.
3. Pursuant to SMC 18.32.050-18.32.080 compliance with the parking spaces, lot coverage, building setbacks and maximum building height will be reviewed during the building permit review.

Staff Recommendation:

Staff finds that the proposed preliminary plat for Fleming Giles Estates Lunoe 2025 Replat, meets the general standards of Seldovia Municipal Code (SMC) and hereby recommends that the Seldovia Planning Commission approval of Resolution SPC 26-01 Recommending Approval Of Preliminary Plat– Fleming Giles Estates Lunoe 2025 Replat Of Lot 7, Fleming Giles Estates {SL 94-02) And Lot 8a Fleming Giles Estates No. 2 (SL 96-01), Located In The North East 1/4 Section

31 And The Northwest 1/4 Section 32, Township 8 South, Range 14 West, Seward Meridian Of The Kenai Peninsula Borough under the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.

Attachments:

- **Aerial Map**
- **Application**
- **Preliminary Plat, Fleming Giles Estates Lunoe 2025 Replat**
- **SL 96-01**
- **SL 94-02**



SPC Resolution 26-01 Preliminary Plat Fleming Giles Estates Lunoe 2025 Replat
Lot 7 Fleming Giles Estates Subd Amended (SL 94-02) &
Lot 8A Fleming Giles Estates No. 2 (SL 96-01)



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

PRELIMINARY PLAT SUBMITTAL FORM

- ☒ PRELIMINARY PLAT ☐ REVISED PRELIMINARY PLAT (no fee required)
- ☐ PHASED PRELIMINARY PLAT ☐ PRELIMINARY PLAT FOR PRIVATE STREETS / GATED SUBDIVISION

- all requirements of chapter 20, excluding 20.20.210 and 20.50 apply and must be met.

SUBDIVISION PLAT NAME: must be a unique name, contact staff for assistance if needed.

Fleming Giles Estates I unoe 2025 Replat

PROPERTY INFORMATION:

legal description Lot 7 Fleming Giles Estates Subd Amended (SL 94-02) & Lot 8A Fleming Giles Estates No. 2 (SL 96-01)	
Section, Township, Range Section 31, T8S, R14W	
General area description Seldovia	
City (if applicable) Seldovia	Total Acreage 4.97

SURVEYOR

Company: Seabright Survey + Design	Contact Person: Katherine A. Kirsis, PLS
Mailing Address: 1044 East End Rd Suite A	City, State, Zip Homer, AK 99603
Phone: 907-299-1580	e-mail: seabrightsurvey@gmail.com

PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER ☐ on site ☐ City ☐ community

WATER ☐ on site ☐ City ☐ community

SUBMITTAL REQUIREMENTS

A preliminary plat application will be scheduled for the next available plat committee meeting after a complete application has been received.

- ☐ 1 - full size paper copy
- ☐ 7 - reduced sized drawing (11 x 17)
- ☐ preliminary plat **NON-REFUNDABLE** submittal fee \$400
- ☐ City Planning Commission minutes when located within city limits or Bridge Creek Watershed District
- ☐ certificate to plat for ALL parcels included in the subdivision
- ☐ documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- ☐ ALL requirements of KPB 20.25.070 (see page 2 for checklist) and KPB 20.25.080

EXCEPTIONS REQUESTED TO PLATTING CODE: A letter, to be presented to the commission, with substantial evidence justifying the requested exception and fully stating the grounds for the exception request, and the facts relied upon, **MUST** be attached to this submittal.

1. _____ 2. _____ 3. _____

APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED. Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

OWNER(s)

Name (printed): PETER LUNOE	Signature:
Phone: 907 529-9174	e-mail: lunoe p @ yahoo.com

Name (printed): SUEA LUNOE	Signature:
Phone: 907 529-9182	e-mail: suea.lunoe@alaska.com

Name (printed):	Signature:
Phone:	e-mail:

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ KPB FILE # _____

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF SELDOWIA MUNICIPAL ORDINANCES AND THE CITY OF SELDOWIA FOR CURRENT BUILDING SETBACK REQUIREMENTS PRIOR TO DEVELOPMENT.
2. THIS SUBDIVISION IS SERVED BY CITY OF SELDOWIA SEWER AND WATER.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF UTILITY TO USE SAID EASEMENT.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO OTHER WORK WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD MAPS SL 94-02 AND SL 96-01.

1/2" REBAR PER SL 94-02
 1/2" REBAR 7328-S PER SL 96-01
 1/2" REBAR PER SL 96-01

THIS PLAT WAS APPROVED BY THE KENAI
PENINSULA BOROUGH PLANNING COMMISSION AT
THE MEETING OF

BY: _____ DATE _____
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH

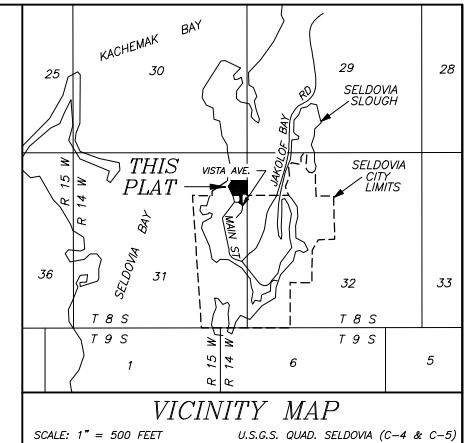
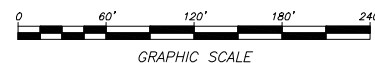
PLANS FOR WASTEWATER DISPOSAL THAT MEET
REGULATORY REQUIREMENTS ARE ON FILE AT THE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	36.30"	28.33'	72°54'21"	S11°13'10"W	33.90'
C2	69.95'	220.00'	18°13'00"	S37°06'30"W	69.65'
C3	46.77'	220.00'	12°10'48"	N6°14'09"W	46.68'
C4	60.27'	134.00'	25°46'08"	S64°04'34"E	59.76'
C5	34.90'	225.00'	8°53'13"	S46°05'22"E	34.86'

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES



WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, 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.

PETER LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

SVEA LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2025

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

SEDOVIA RECORDING DISTRICT

KPB FILE NO. 2025-XXX

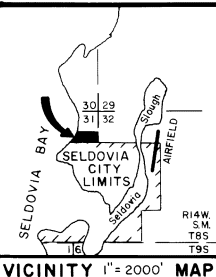
A SUBDIVISION OF LOT 7, FLEMING GILES ESTATES (SL 94-02)
AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01),
LOCATED IN THE NE1/4 SEC. 31 AND THE
NW1/4 SEC. 32, T. 8 S., R. 14 W., SEWARD MERIDIAN,
KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.018 ACRES

seabrightsurvey@gmail.com

CLIENTS: PETER & SVEA LUNOE
13000 MOUNTAIN PL., ANCHORAGE, AK 99516

DRAWN BY: KK	CHKD BY: KK	JOB #2025-44
DATE: 06/2025	SCALE: 1"=60'	SHEET #1 OF 1



VICINITY 1"=2000' MAP

FLEMING GILES ESTATES

AMENDED
PLAT

A Subd. of Lot 5 George Cook Subd. (SR PLAT D-145)

LOCATED IN GOV. LOT 1 NE1/4 SEC. 31, T8S, R14W, S.M., CITY OF SELDOVIA, AK., SELDOVIA RECORDING DISTRICT
KPB FILE 91-109

PREPARED FOR

EVERETT M. & PEGGY G. BOSCACCI
P.O. BOX 278
SELDOVIA, AK. 99663

PREPARED BY

JOHNSON SURVEYING
BOX 27
CLAM GULCH, AK. 99568



SCALE 1"=80' AREA=8.521 acres 29 Oct, 1993

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Planning Commission at the meeting of 22 November, 1993.

KENAI PENINSULA BOROUGH

By Gerald L. Johnson
Authorized Official

2-9-94
Date

NOTES

- Existing overhead powerline shown is the centerline of a 20' utility easement.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- There is a 10' utility easement fronting on all street ROW's, extending to 20' within 5' of side lot lines.
- Applicable to waterfront lots, especially lot 1: Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation may be required prior to construction.

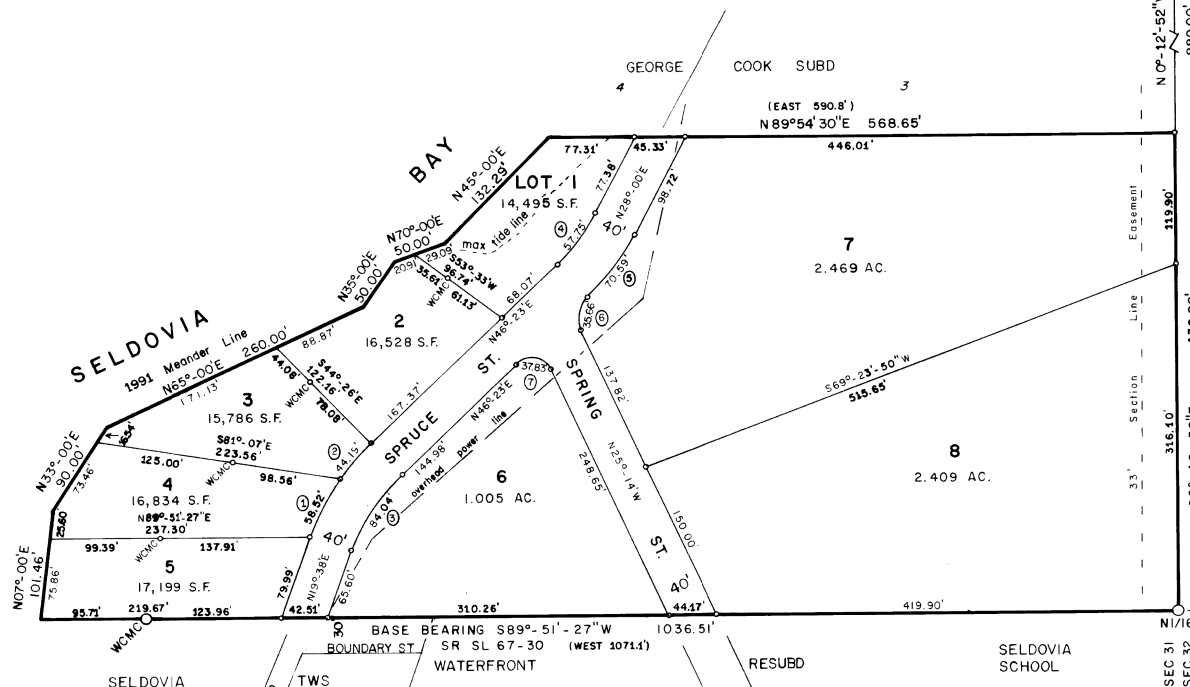
AMENDED PLAT NOTE AND AFFIDAVIT

This plat amends plat SR 94-1 by correcting 'T6S' to 'T8S' in the legal description. This revision constitutes the sole change made to this plat aside from this note. This change does not alter lot areas and does not affect, or influence any change of ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties.

I am therefore submitting this plat for refile as corrected.

Gerald L. Johnson
Gerald L. Johnson 7328-S

4-22-94
Date



CURVES

- | | | | | | | |
|---|---|---|---|---|--|---|
| ①
Δ - 15°-14'-26"
R - 220.00'
C - 58.35'
CB - 527°-15'W | ②
Δ - 11°-30'-34"
R - 220.00'
C - 44.12'
CB - 540°-36'W | ③
Δ - 26°-45'
R - 180.00'
T - 42.80' | ④
Δ - 18°-23'
R - 180.00'
T - 29.13' | ⑤
Δ - 18°-23'
R - 220.00'
T - 35.60' | ⑥
Δ - 71°-37'
R - 28.53'
T - 20.58' | ⑦
Δ - 108°-23'
R - 20.00'
T - 27.72' |
|---|---|---|---|---|--|---|

WASTEWATER DISPOSAL

The Alaska Department of Environment Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Paul D. Hornath E.E.E. 1-21-94
Signature Title Date

OWNERSHIP CERTIFICATE & DEDICATION

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 ROW's to public use and grant all easements to the uses shown. We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Everett M. Boscacci P.O. Box 278 Selkovia, Ak 99663

Peggy G. Boscacci
Peggy G. Boscacci P.O. Box 278 Selkovia, Ak 99663

NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci
Subscribed and sworn to before me this 25th day of January, 1993.

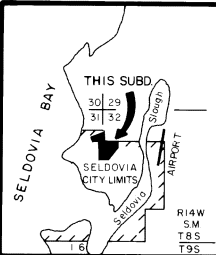
Carol Ann
Notary Public for Alaska
My commission expires 2-27-95

FLEMING GILES ESTATES No. 2

Being a replat of lot 8 Fleming Giles Estates Amended (SR94-2) and lot 6 block 7 & tract 3A Seldovia Townsite Kodiak Spring Subd. (SR87-3).

Located in the NE1/4 Sec. 31 & NW1/4 Sec. 32, T8S R14W, SM, City of Seldovia, AK
Seldovia Recording District KPB File 95-183

SCALE 1"=100' AREA=14.606 AC. 1 Sept, 1995



VICINITY 1"=2000' MAP

RECORDED-FILED 20

SELDOVIA REC. DISTRICT
DATE 3/20, 1996
TIME 3:25 PM

Requested by:
Johnson Surveying
Box 27
Clam Gulch, AK 99568

PREPARED FOR

Everett M & Peggy G Boscacci
PO Box 278
Seldovia, AK 99663

PREPARED BY

Johnson Surveying
PO Box 27
Clam Gulch, AK 99568

LEGEND

- ✱ - 1927 brass cap mon. by GLO, found
- - 1/2" rebar with 1" plastic cap marked 7328-S, 1993, found
- - 1/2"x2" rebar with 1" plastic cap, set
- - 1/2" rebar with 1" plastic cap marked C-263, found
- () - Information from record SR Plat 87-3
- ⊖ - 1/2" rebar, found

NOTES

1. Existing overhead powerline shown is the centerline of a 20' utility easement.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. There is a 10' utility easement fronting on all street ROW's extending to 20' within 5' of side lot lines.
4. No structures permitted within panhandle portion of Lot 8A
5. Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, chapter 05 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.

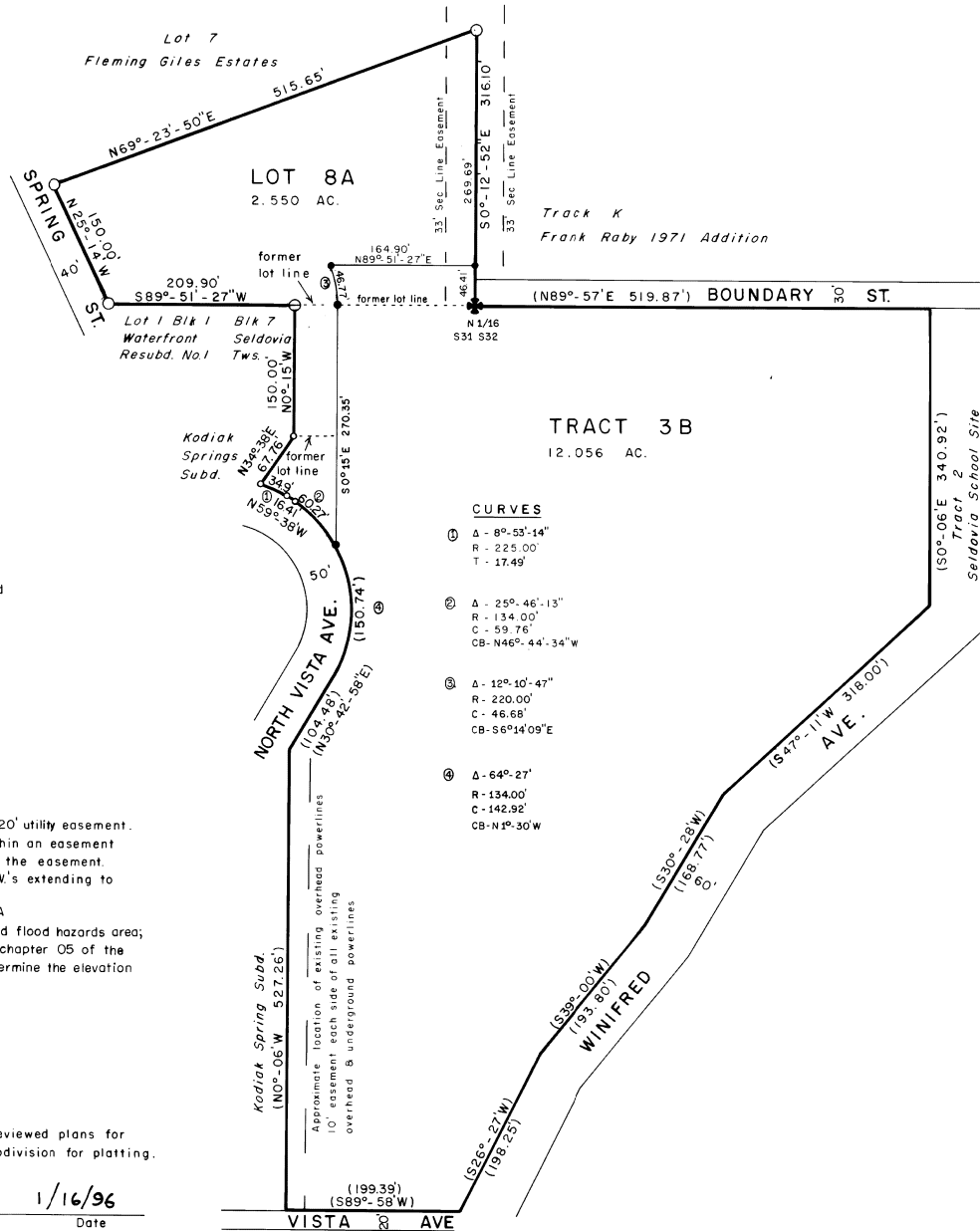
WASTEWATER DISPOSAL

The Alaska Department of Environmental Conservation has reviewed plans for this subdivisions wastewater disposal, and approves this subdivision for platting.

Signature *Scott Ingle*

EEA
Title

1/16/96
Date



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 27 November, 1995.

KENAI PENINSULA BOROUGH

By *Donald E. Gilman*
Authorized Official

3/18/96
Date

OWNERSHIP CERTIFICATE LOT 8A

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of replat, and, by our free consent dedicate and grant all easements to the uses shown. We further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Everett M. Boscacci PO Box 278 Seldovia, AK 99663

Peggy G. Boscacci

Peggy G. Boscacci PO Box 278 Seldovia, AK 99663

NOTARY'S ACKNOWLEDGEMENT

For Everett M. & Peggy G. Boscacci

Subscribed and sworn to before me this 23 day of December, 1995.

Victoria M. Stewart
Notary Public for Alaska

5-16-99
My commission expires

NOTARY'S ACKNOWLEDGEMENT

For: Donald E. Gilman

Subscribed and sworn to before me this 18 day of March, 1996.

Ken Hamby
Notary Public for Alaska

3.9.99
My commission expires

OWNERSHIP CERTIFICATE TRACT 3B

I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of replat, and, by my free consent dedicate and grant all easements to the use shown

Donald E. Gilman

Donald E. Gilman, Mayor, Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CITY OF SELDOVIA MUNICIPAL CODE. CONTACT THE CITY OF SELDOVIA FOR CURRENT BUILDING SETBACK REQUIREMENTS PRIOR TO DEVELOPMENT.
2. THIS SUBDIVISION IS SERVED BY CITY OF SELDOVIA SEWER AND WATER.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON RECORD PLATS SL 94-02 AND SL 96-01.

LEGEND

- 1/2" REBAR PER SL 94-02
- 1/2" REBAR 7328-S PER SL 96-01
- 1/2" REBAR PER SL 96-01

PLAT APPROVAL

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

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.76'	S34°38'00"W
L2	16.41'	S59°38'00"E

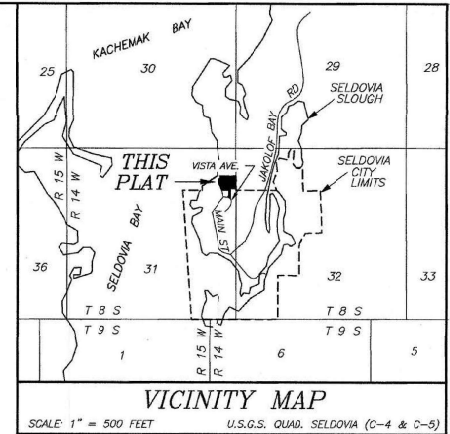
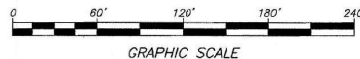
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
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C2	69.95'	220.00'	18°13'00"	S37°06'30"W	69.65'
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C4	60.27'	134.00'	25°46'08"	S45°44'34"E	59.76'
C5	34.90'	225.00'	8°53'13"	S64°05'22"E	34.86'

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADAPT THIS PLAT 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.

PETER LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

SVEA LUNOE
13000 MOUNTAIN PLACE
ANCHORAGE, AK 99516

NOTARY'S ACKNOWLEDGMENT

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

SELDOVIA RECORDING DISTRICT

KPB FILE NO. 2025-XXX

FLEMING GILES ESTATES LUNOE 2025 REPLAT

A SUBDIVISION OF LOT 7, FLEMING GILES ESTATES (SL 94-02) AND LOT 8A FLEMING GILES ESTATES NO. 2 (SL 96-01), LOCATED IN THE NE 1/4 SEC. 31 AND THE NW 1/4 SEC. 32, T. 8 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 5.018 ACRES

SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A

HOMER, ALASKA 99603

(907) 299-1580

seabrightsurvey@gmail.com

CLIENTS: PETER & SVEA LUNOE
13000 MOUNTAIN PL., ANCHORAGE, AK 99516

DRAWN BY: KK

CHKD BY: KK

JOB #2025-44

DATE: 06/2025

SCALE: 1"=60'

SHEET #1 OF 1

KPB 2025-133