



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 12/29/2025 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 combine two lots into one lot.

KPB File No. 2025-141

Petitioner(s) / Land Owner(s): Craig and Susan Floyd Family Trust of Fischer, TX

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, January 26, 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.

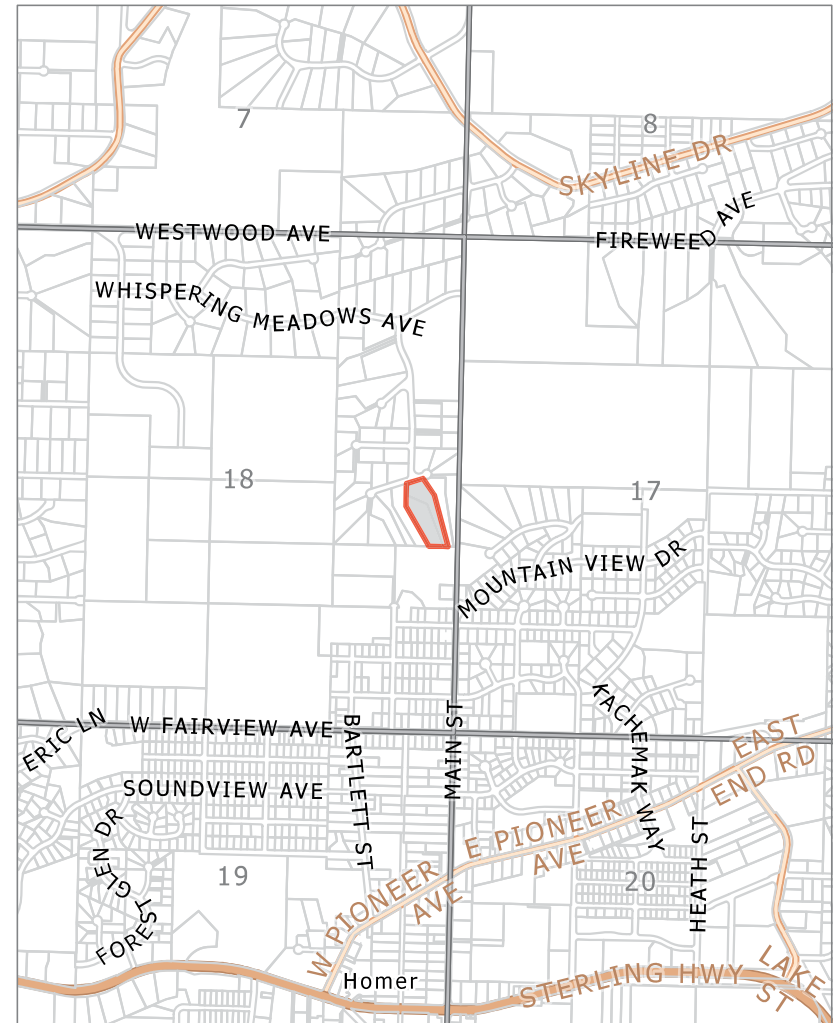
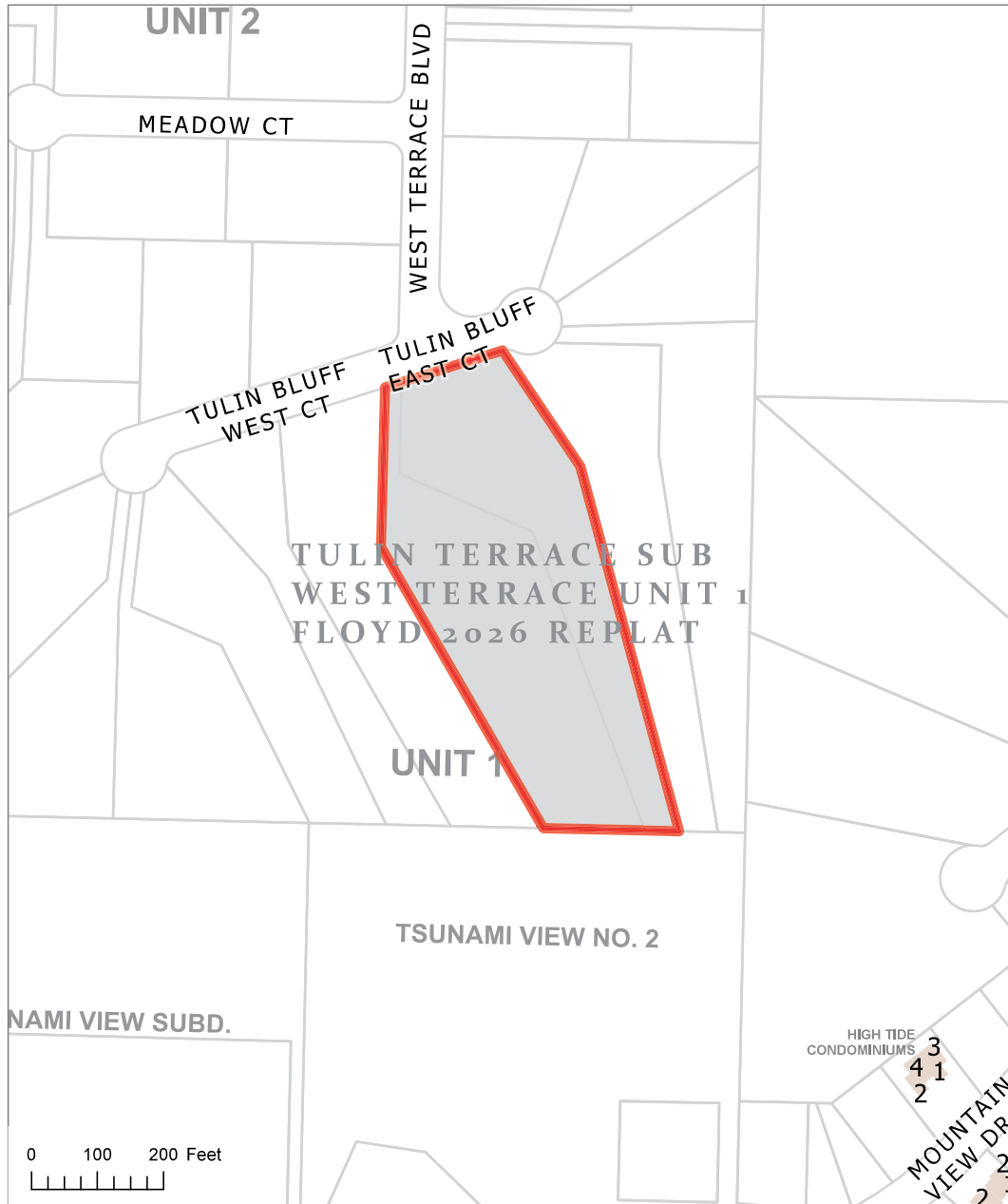
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, January 23, 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 1/2/2026



KPB File 2025-141  
T 06S R 13W S18  
Homer

## NOTES

1. THE FRONT 15' ALONG THE RIGHT-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. THERE ARE 30' WIDE UTILITY EASEMENTS THAT AFFECT THIS PROPERTY PER BOOK 41 PAGE 246 & BOOK 42 PAGE 62 HRD. THESE EASEMENTS WERE PARTIALLY VACATED BY KPB RESOLUTION 2004-05 (#2004-001135-0 HRD).
5. THERE IS A 30' WIDE UTILITY EASEMENT GRANTED THIS PLAT, CENTERED ON THE EXISTING POWER LINE, WHICH IS LOCATED APPROXIMATELY ALONG A LOT LINE BEING VACATED THIS PLAT.
6. THERE IS A UTILITY EASEMENT THAT AFFECTS THIS PROPERTY PER KPB RESOLUTION 2004-05, RECORDED #2004-001135-0 HRD.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF THE COMMON LINE BETWEEN LOT 55 & LOT 56. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 2002-03.

## WASTEWATER DISPOSAL

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

## NOTARY'S ACKNOWLEDGMENT

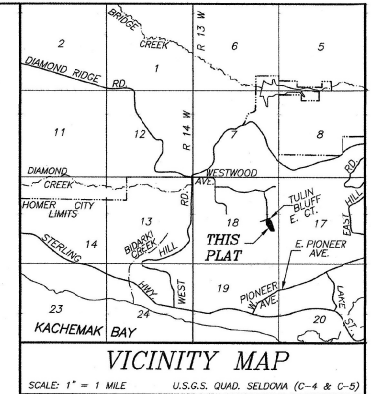
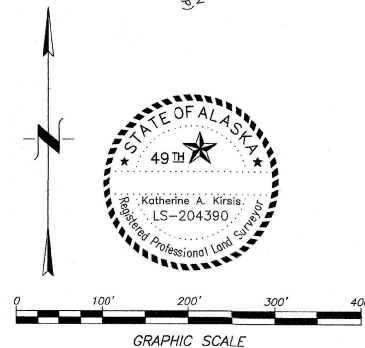
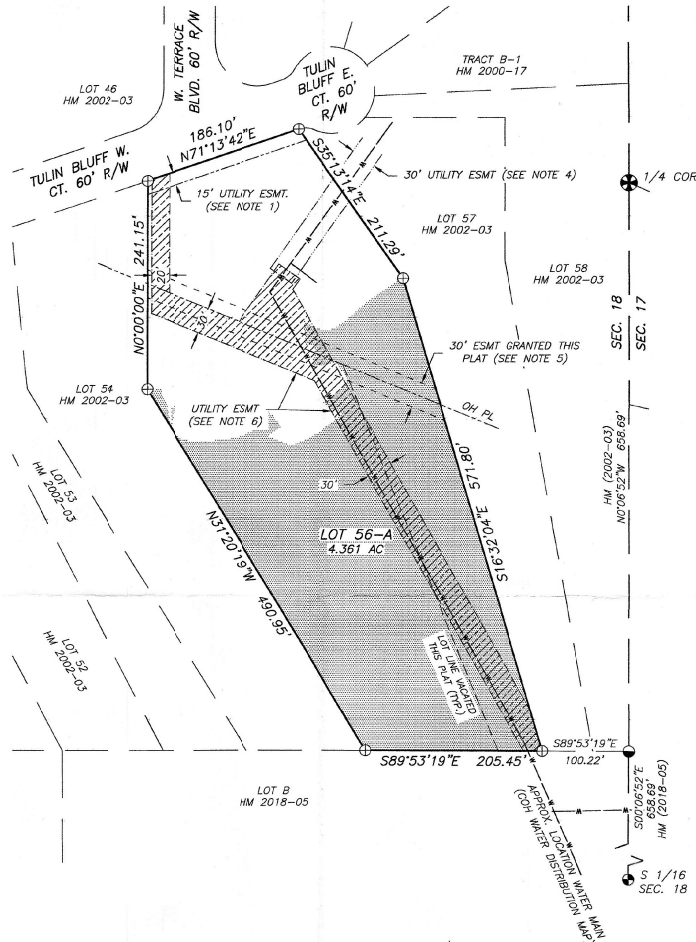
FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2026.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2026.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## LEGEND

- ⊗ RECORD POSITION USGLO 1" IRON PIPE, (HM 2002-03)
- ⊙ RECORD POSITION 3" AC, 7610-S 2018 (HM 2018-05)
- ⊕ RECORD POSITION 2" AC, 7610-S 2002 (HM 2002-03)
- RECORD POSITION 2" AC, 7610-S 1998 (HM 2018-05)
- APPROX. AREA SLOPES 20% OR GREATER (KPB GIS)
- APPROX. LOCATION EXISTING OVERHEAD POWERLINE
- LOT LINE VACATED THIS PLAT



## CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT THE CRAIG AND SUSAN FLOYD FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. THAT ON BEHALF OF THE FLOYD CRAIG AND SUSAN FAMILY TRUST, 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.

CRAIG FLOYD, TRUSTEE  
THE CRAIG AND SUSAN FLOYD FAMILY TRUST  
345 EL RANCHO CIMA  
FISCHER, TX 78623

SUSAN FLOYD, TRUSTEE  
THE CRAIG AND SUSAN FLOYD FAMILY TRUST  
345 EL RANCHO CIMA  
FISCHER, TX 78623

## PLAT APPROVAL

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

BY: \_\_\_\_\_ AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH  
DATE \_\_\_\_\_

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

## TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT

A REPLAT OF LOTS 55 & 56, TULIN TERRACE SUB. WEST TERRACE UNIT 1 (HM 2002-03), LOCATED IN THE NE1/4 SEC. 18, T. 6 S., R. 13 W., S.M., KENAI PENINSULA BOROUGH, CITY OF HOMER, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 4.361 ACRES

## SEABRIGHT SURVEY + DESIGN

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

OWNERS: THE CRAIG AND SUSAN FLOYD FAMILY TRUST  
345 EL RANCHO CIMA, FISCHER, TX 78623

DRAWN BY: FC	CHKD BY: KK	JOB #2025-55
DATE: 12/2025	SCALE: 1"=100'	SHEET #1 OF 1

**KPB 2025-141**