



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/18/2026 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 four parcels into four parcels.

KPB File No. 2025-178R1

Petitioner(s) / Land Owner(s): City of Seward, Travis E Maurer & Robert W Williams of Seward, 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 **Tuesday, May 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.

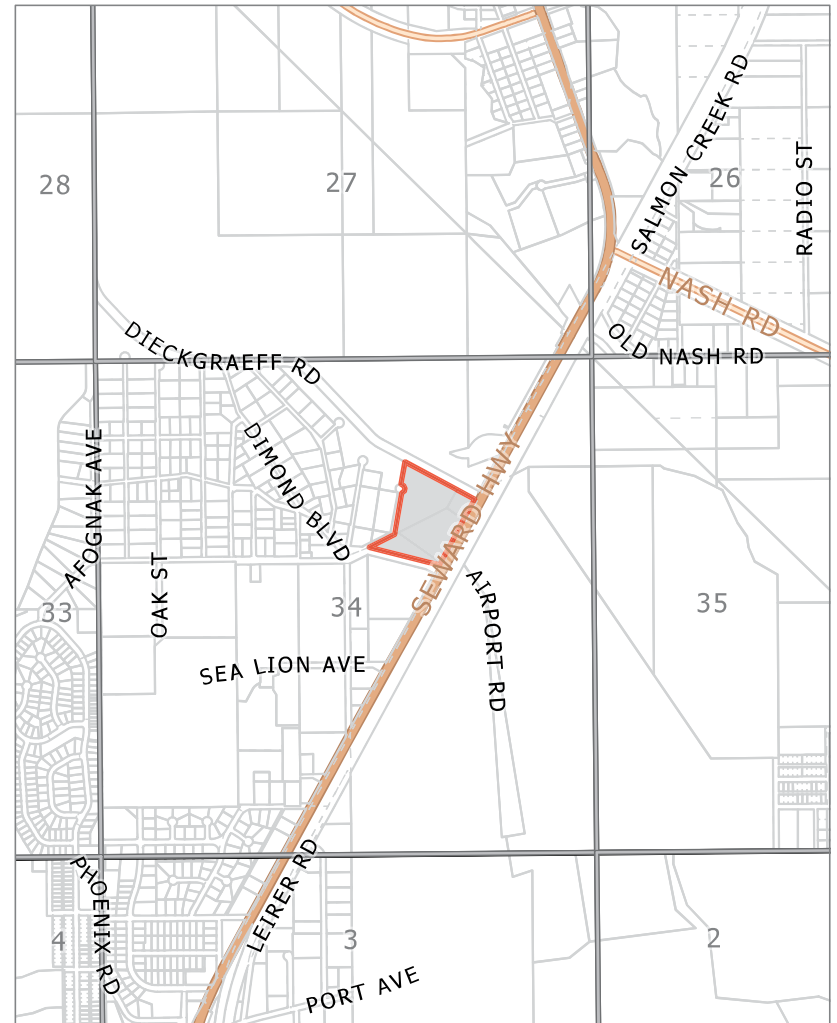
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, 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, May 22, 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 5/7/2026



KPB File 2025-178R1
T01N R01W SEC34
Seward

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ON BEHALF OF THE CITY OF SEWARD 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.

OWNER OF LOT 13, FORT RAYMOND SUB. AND TRACT 5B, FOREST ACRES SUB. LEVEE REPLAT
 CITY OF SEWARD
 P.O. BOX 167
 SEWARD, AK 99664

AUTHORIZED OFFICIAL SIGNATURE: _____ DATE: _____
 TITLE: _____ PRINTED NAME: _____

NOTARY'S ACKNOWLEDGMENT

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, TRAVIS E. MAURER AND ROBERT W. WILLIAMS, 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.

OWNER OF THAT UNSUBDIVIDED PORTION OF US SURVEY NO. 149 AND LOT 81, FOREST ACRES SUB. LEVEE REPLAT

TRAVIS E MAURER, OWNER: ROBERT W WILLIAMS, OWNER
 4302 RED OAK HWY 7071 SCHUBERT ST
 GIG HARBOR, WA 98155 LAS VEGAS, NV 89139

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: _____

CERTIFICATE OF ACCEPTANCE

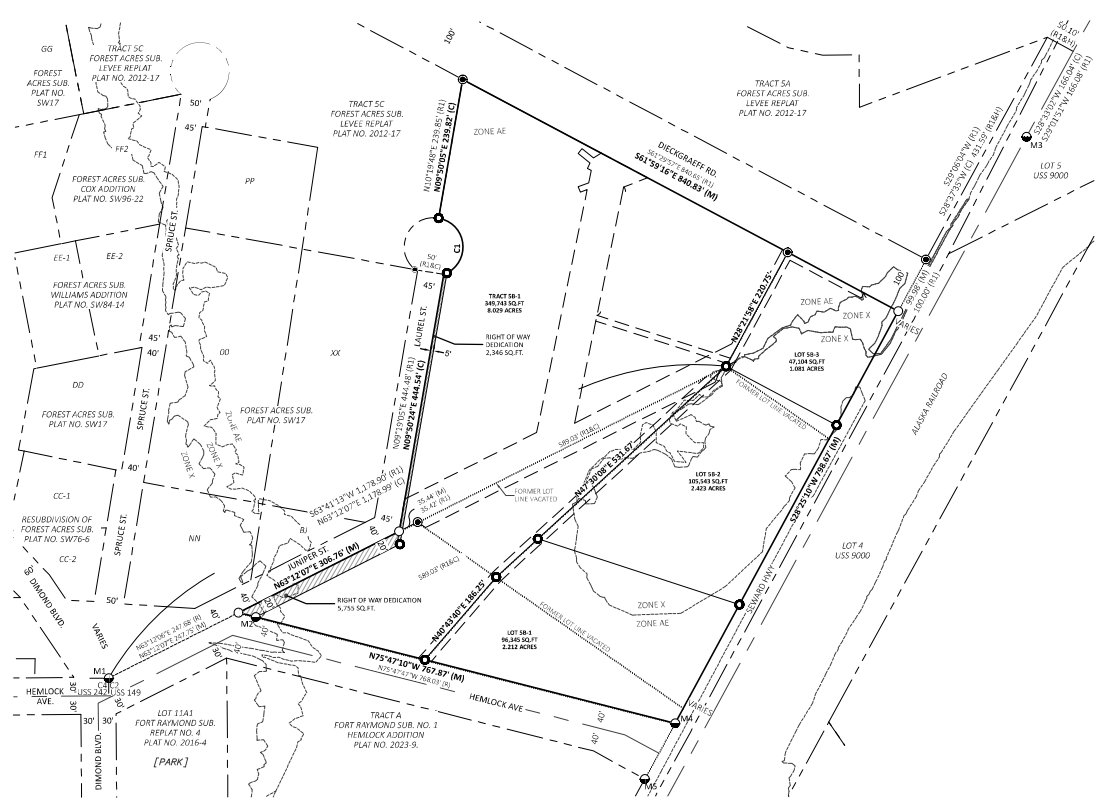
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF SEWARD FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN IDENTIFIED AS FOLLOWS:
 30' RIGHT OF WAY DEDICATION AT JUNIPER ST. AND S' RIGHT OF WAY DEDICATION AT LAUREL ST.
 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.

AUTHORIZED OFFICIAL SIGNATURE: _____ DATE: _____
 TITLE: _____ PRINTED NAME: _____

PLAT APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 26, 2025.

KENAI PENINSULA BOROUGH
 BY: _____ AUTHORIZED OFFICIAL SIGNATURE _____ DATE: _____

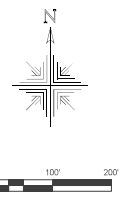


LEGEND

- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO POE
- FOUND 1 1/4" YELLOW PLASTIC CAP, STAMPED CLINE 157569
- ▲ NOTHING FOUND OR SET
- SET 1 1/4" YELLOW PLASTIC CAP, STAMPED AK LAND 107877 WITH CHIRK
- AK LAND LS107877
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) COMPUTED BEARING AND/OR DISTANCE
- (H) HELD BEARING AND/OR DISTANCE
- (R) RECORD PER PLAT SW1588-10
- (W) RECORD PER PLAT NO. 2012-17
- (I) EASEMENT PER PLAT NO. 2012-17
- (D) RECOVERED MONUMENT
- (DP) DEDICATED THIS PLAT

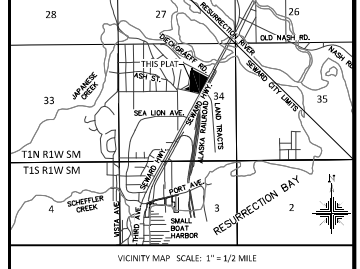
MONUMENT DETAILS

- M1 FOUND 2-1/2" ALCP IN MONUMENT CASE 3.7' BELOW R.M. SCARRED
- M2 SET 1.5" ALCP ON 5/8" X 30" REBAR FLUSH WITH GRADE
- M3 FOUND 3-1/4" ALCP IN MONUMENT CASE 6.4' BELOW R.M. GOOD CONDITION
- M4 FOUND 1.5" ALCP ON 5/8" REBAR 1.3' BELOW GRADE. ILLIBLE
- M5 FOUND 1.5" ALCP ON 5/8" REBAR 0.1' BELOW GRADE. ILLIBLE



SURVEYOR'S CERTIFICATE

I, STACY MAHER, A PROFESSIONAL LAND SURVEYOR, HAVE EXAMINED THE ORIGINAL RECORDS AND THE FIELD NOTES OF THIS SURVEY AND THE INSTRUMENTS USED THEREIN AND I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A TRUE AND CORRECT STATEMENT OF THE SURVEY AND THAT THE BEARINGS AND DISTANCES SHOWN HEREON ARE TRUE AND CORRECT. OTHER DETAILS ARE CORRECT.



NOTES:

1. THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE ZONE 4 NAD 83. ALL DISTANCES ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00001535 EXPRESSED IN U.S. SURVEY FEET.
2. NO EASEMENTS VACATED THIS PLAT.
3. A PORTION ON THIS PROPERTY IS SUBJECT TO A CLEAR ZONE EASEMENT IN FAVOR OF THE STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF AVIATION, RECORDED ON MARCH 5, 1963 AT BOOK 358 PAGE 192 AND RECORDED ON OCTOBER 14, 1963 AT BOOK 368 AT PAGE 237.
4. THIS PROPERTY IS SUBJECT TO AN ELECTRIC TRANSMISSION LINE EASEMENT RECORDED AUGUST 20, 1988 PER PERMITS 44 PAGE 6.
5. THIS PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN DEED, EXECUTED BY THE STATE OF ALASKA, RECORDED ON MARCH 2, 1967 IN BOOK 330 PAGE 5, AND FURTHER SUBJECT TO DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND AND WATER MANAGEMENT RELEASE OF CONDITION IN DEED RECORDED OCTOBER 4, 1982 IN BOOK 27 AT PAGE 75. STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND DIRECTOR'S FINAL DECISION, RECORDED OCTOBER 3, 1997 IN BOOK 87 AT PAGE 885, AND STATE OF ALASKA OIL/GAS RELEASE NO. 2, RECORDED APRIL 8, 2004 UNDER SERIAL NO. 2004-000204.
6. 10' UTILITY EASEMENT LOCATED ON TRACT 61, PER PLAT 2012-17 HAS BEEN VACATED PER KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2019-25. 7. THIS PROPERTY IS SUBJECT TO A PERMIT AGREEMENT RECORDED MAY 22, 2012 AS SERIAL NO. 2012-000551-0. THIS PERMIT EXPIRED ON DECEMBER 31, 2020.
7. THE PUBLIC USE EASEMENT RECORDED UNDER SERIAL NO. 2024-000535-0 IS LOCATED WITHIN THE DEDICATED RIGHT-OF-WAY OF JUNIPER STREET.
8. THIS PLAT WAS GRANTED EXCEPTIONS TO APR 20 30 120 (STREET - WIDTH REQUIREMENTS) BY THE KPB PLAT COMMITTEE MEETING OF JANUARY 26, 2026.
9. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF SEWARD'S ZONING REGULATIONS.
10. 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.
11. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. THE DEVELOPER IS RESPONSIBLE FOR CONTACTING THE CITY TO DETERMINE ANY RESTRICTIONS PRIOR TO ANY DEVELOPMENT FOR AREAS WITHIN A FLOODZONE AND/OR FLOODWAY.
12. FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV AND BY GRAPHIC PLOTS TINS ONLY, THIS PROPERTY IS LOCATED IN ZONE AE AND ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 22222C045E, WHICH BEGINS AN EFFECTIVE DATE OF 10/20/2016. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
13. ANY PERSON DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

Plat of:
FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GATEWAY PROPERTIES
 CREATING TRACT 5B-1, LOT 5B-1, LOT 5B-2 AND LOT 5B-3 CONTAINING 13,931 ACRES

A SUBDIVISION OF:
 LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10
 LOT 81 AND TRACT 5B, FOREST ACRES SUBDIVISION, LEVEE REPLAT 2012-17

THAT PORTION OF U.S. SURVEY NO. 149, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY AS SHOWN ON THE MAPS AND PLANS ATTACHED TO THIS PLAN, BEGINNING AT A POINT ON THE NORTHERLY CORNER OF SAID SURVEY, NORTH 43 DEGREES 44' EAST, 1.18 1/2 FEET FROM CORNER NO. 1 OF SAID SURVEY AND THE WEST POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 12' EAST, 22.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA RAILROADS; THENCE SOUTH 89 DEGREES 12' EAST, 100 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID SURVEY; THENCE NORTH 54 DEGREES 41' EAST, ALONG SAID WESTERLY BOUNDARY OF SAID SURVEY, TO THE POINT OF BEGINNING.

EXCEPT THE THEREAFTER ANY PORTION OF SAID LAND, ROAD RIGHT-OF-WAY AND THE ALASKA RAILROAD RIGHT-OF-WAY.

CITY OF SEWARD
 SEWARD RECORDING DISTRICT
 KENAI PENINSULA BOROUGH
 LOCATED WITHIN THE E1/2 OF SECTION 34, T1N, R1W, S1M, AK.

OWNER (TRACT 5B-1 & UNSUBDIVIDED PORTION OF US SURV) TRAVIS E MAURER 4302 RED OAK HWY GIG HARBOR, WA 98155
 OWNER (LOT 13 AND TRACT 5B) ROBERT W WILLIAMS 7071 SCHUBERT ST LAS VEGAS, NV 89139
 CITY OF SEWARD P.O. BOX 167 SEWARD, ALASKA 99664

AK Lands, Land Surveying LLC
 P.O. Box 120485
 Anchorage, AK 99511
 aklands@aklands.com
 (907) 744-1540

Date: 05/06/2026 Scale: 1"=100' Date of Survey: JAN. 15-17, 2025 Sheet: 1 of 1
 Drawn: SWM PR: 1538 Field Book: 12/65-71 KPB No. 2025-178R1

KPB 2025-178R1

LEGEND

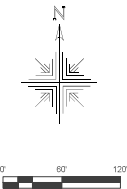
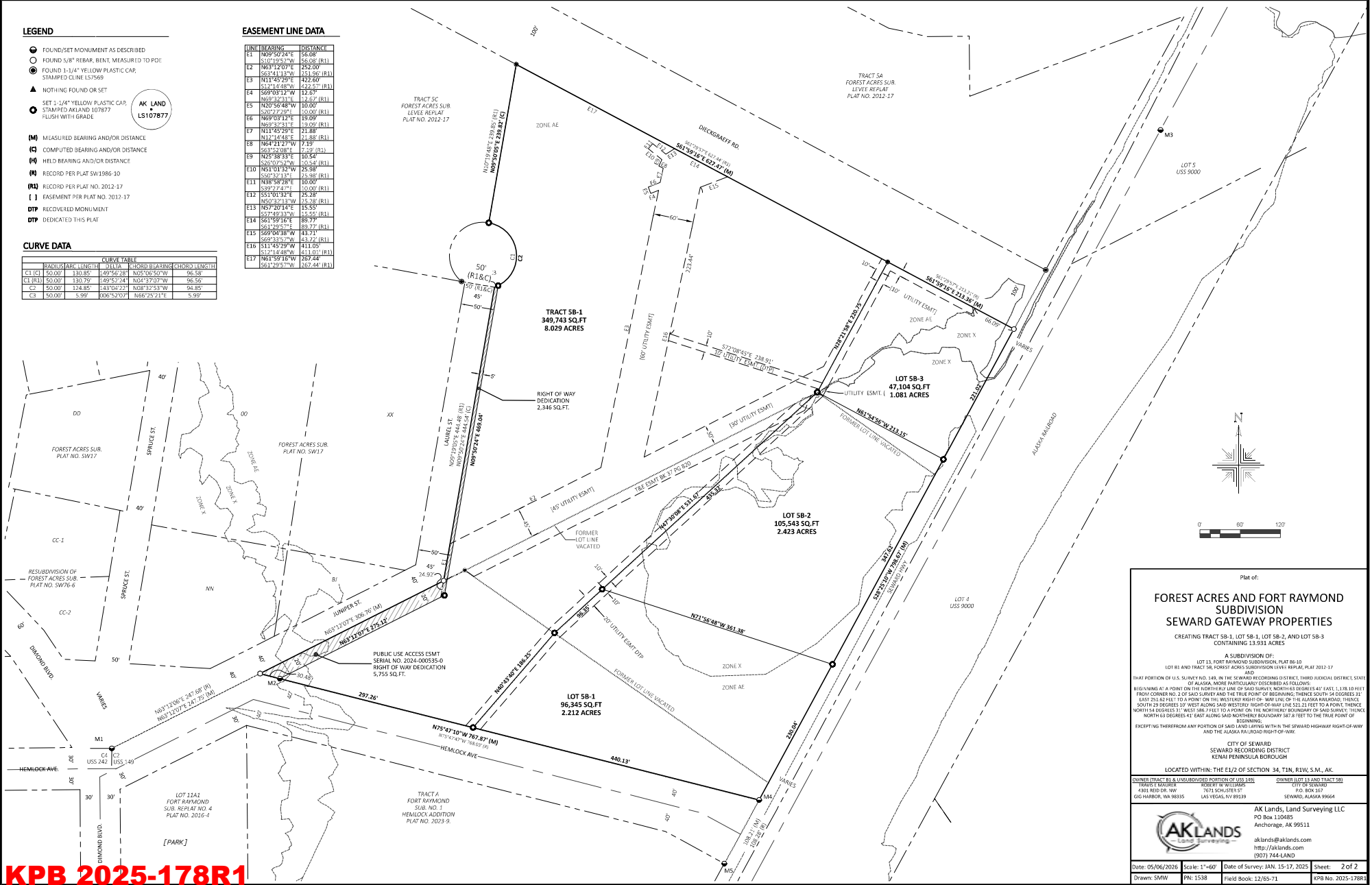
- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR, BENT, MEASURED TO POE
- ⊙ FOUND 1/4" YELLOW PLASTIC CAP, STAMPED CLINE LS7568
- ▲ NOTHING FOUND OR SET
- ⊙ SET 1/4" YELLOW PLASTIC CAP, STAMPED AKLAND 107877 FLUSH WITH GRADE
- Ⓜ MEASURED BEARING AND/OR DISTANCE
- Ⓒ COMPUTED BEARING AND/OR DISTANCE
- Ⓓ HELD BEARING AND/OR DISTANCE
- Ⓔ RECORD PER PLAT SW1986-10
- Ⓕ RECORD PER PLAT NO. 2012-17
- Ⓖ EASEMENT PER PLAT NO. 2012-17
- Ⓗ RECOVERED MONUMENT
- Ⓙ DEDICATED THIS PLAT

CURVE DATA

CURVE TABLE			
RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
CL (C)	130.85	N49°56'28"	N05°06'50"W 96.58
CL (R1)	130.29	N49°52'24"	N04°37'07"W 96.56
C2	134.85	N43°02'21"	N08°51'23"W 96.85
C3	5.99	N06°52'02"	N86°25'21"E 5.99

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
E1	N09°50'24"E	56.68
E2	N11°19'57"W	56.68 (R1)
E3	N03°14'07"E	242.00
E4	S65°21'11"W	251.96 (R1)
E5	N11°43'29"E	112.60
E6	S12°14'48"W	222.67 (R1)
E7	N09°33'31"E	12.67 (R1)
E8	N20°56'48"W	10.00
E9	S20°27'09"E	10.00 (R1)
E10	N09°03'12"E	19.69
E11	N09°23'11"E	19.69 (R1)
E12	N11°45'29"E	21.88
E13	N11°14'48"E	11.48 (R1)
E14	N04°12'27"W	7.19
E15	S62°52'08"E	7.19 (R1)
E16	N49°38'33"E	10.84
E17	S26°02'54"W	10.84 (R1)
E18	N51°01'32"W	25.28
E19	S29°27'47"E	10.00 (R1)
E20	N50°32'13"E	25.28 (R1)
E21	N38°58'28"E	10.00
E22	S29°27'47"E	10.00 (R1)
E23	S51°01'32"E	25.28
E24	N50°32'13"E	15.38 (R1)
E25	N57°20'14"E	15.38
E26	S72°48'11"W	15.38 (R1)
E27	S61°59'10"E	89.79
E28	S61°29'57"E	89.79 (R1)
E29	S69°04'38"W	43.21
E30	S69°33'57"W	43.22 (R1)
E31	S11°43'29"W	111.07
E32	S12°14'48"W	111.07 (R1)
E33	N01°59'16"W	267.44
E34	S61°29'57"E	167.44 (R1)



Plat of:
FOREST ACRES AND FORT RAYMOND SUBDIVISION SEWARD GATEWAY PROPERTIES
 CREATING TRACT 5B-1, LOT 5B-1, LOT 5B-2, AND LOT 5B-3 CONTAINING 13.933 ACRES

A SUBDIVISION OF:
 LOT 13, FORT RAYMOND SUBDIVISION, PLAT 86-10
 LOT 81 AND TRACT 5B, FOREST ACRES SUBDIVISION LEVEL REBAR, PLAT 2012-17

THAT PORTION OF U.S. SURVEY NO. 149, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SURVEY NORTH 43 DEGREES 44' EAST 118.10 FEET FROM CORNER NO. 2 OF SAID SURVEY AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 54 DEGREES 31' EAST 251.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ALASKA PALEONAS; THENCE SOUTH 24 DEGREES 10' WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 221.21 FEET TO A POINT; THENCE NORTH 54 DEGREES 31' WEST 286.71 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SURVEY; THENCE NORTH 54 DEGREES 41' EAST ALONG SAID NORTHERLY BOUNDARY 267.44 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LIES WITHIN THE SEWARD HIGHWAY RIGHT-OF-WAY AND THE ALASKA RAILROAD RIGHT-OF-WAY.

CITY OF SEWARD
 SEWARD RECORDING DISTRICT
 KENAI PENINSULA BOROUGH

LOCATED WITHIN: THE E1/2 OF SECTION 34, T1N, R1W, S.M., AK.

OWNER (TRACT 5) & UNSUBDIVIDED PORTION OF USS 1493	OWNER (LOT 1) AND TRACT 5B
TRAVEL WILCOX	CITY OF SEWARD
4105 REED LN NW	PO BOX 127
GIG HARBOR, WA 98315	SEWARD, ALASKA 99664

AK Lands, Land Surveying LLC
 PO Box 110485
 Anchorage, AK 99511
 aklands@aklands.com
 http://aklands.com
 (907) 744-LAND

Date: 05/06/2025 Scale: 1"=60' Date of Survey: JAN. 15-17, 2025 Sheet: 2 of 2
 Drawn: SMW PR: 1538 Field Book: 12/65-71 KPB No. 2025-178R1

KPB 2025-178R1