



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 2/26/2025 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 two parcels into five tracts..

KPB File No. 2025-019

Petitioner(s) / Land Owner(s): Trident Investment Properties, LLC of Corpus Christi, 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, March 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.

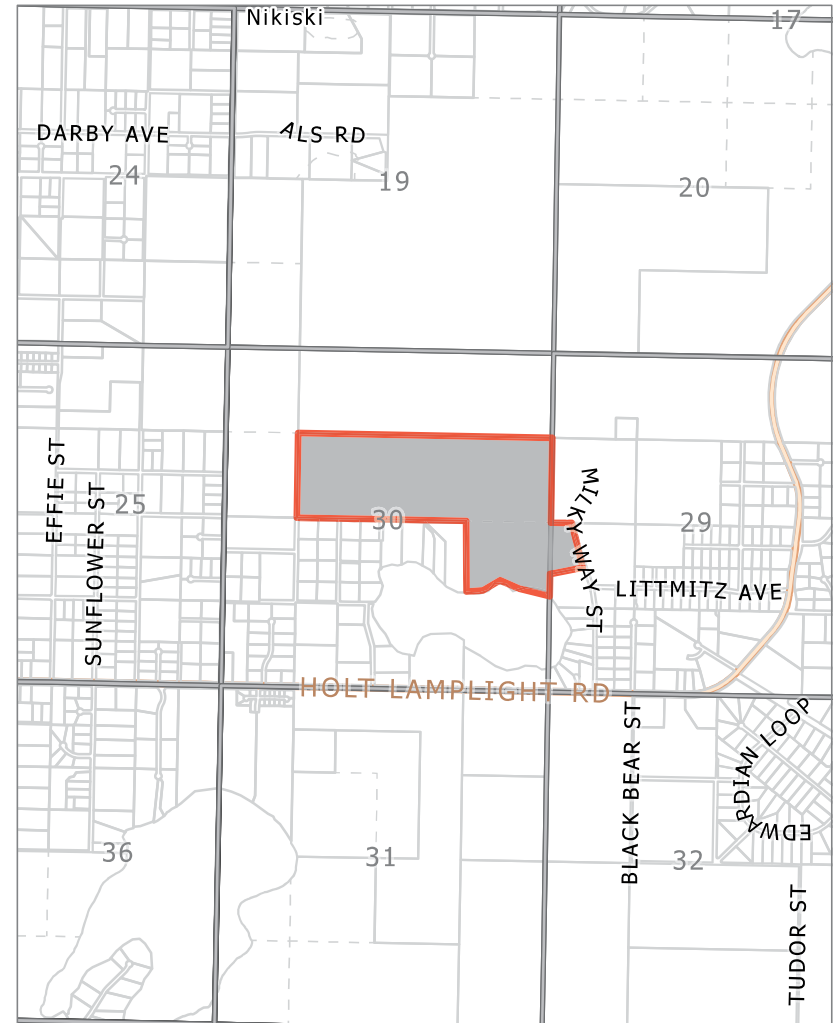
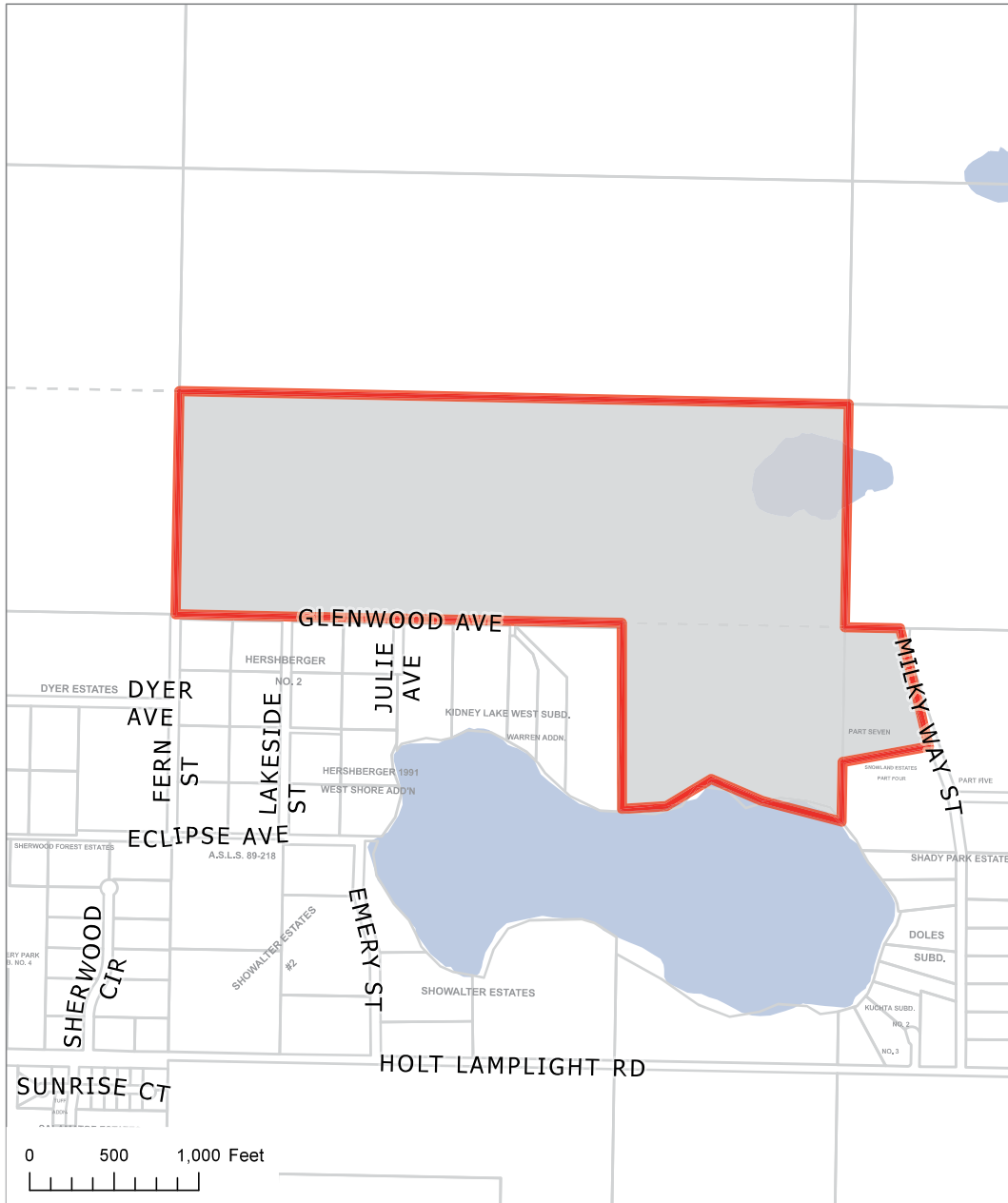
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, March 21, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

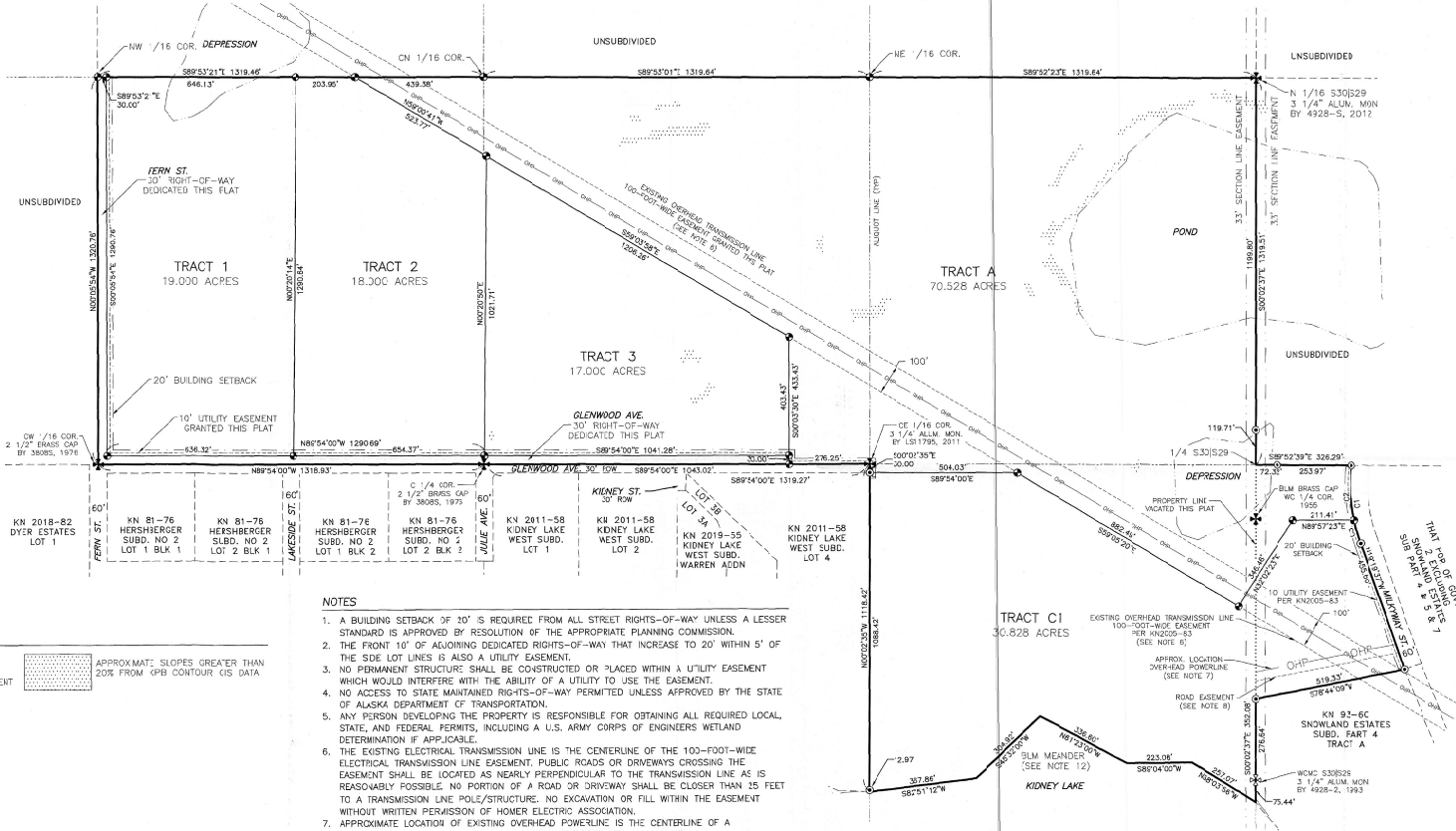
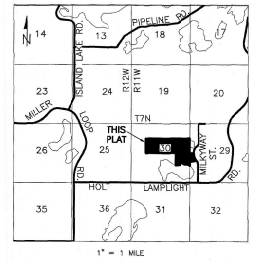
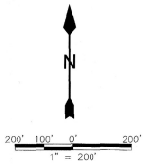
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact 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 3/4/2025



KPB File 2025-019
T 07N R 11W SEC 29 & 30
Nikiski



LEGEND

	RECORD PRIMARY MONUMENT		APPROXIMATE SLOPES GREATER THAN 20% FROM CPB CONTOUR (S.D. DATA)
	RECORD SECONDARY MONUMENT		
	OTHER RECORD MONUMENT		
	MONUMENT TO BE SET		

- NOTES**
- A BUILDING SETBACK OF 30' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO 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.
 - NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 - 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.
 - THE EXISTING ELECTRICAL TRANSMISSION LINE IS THE CENTERLINE OF THE 100'-FOOT-WIDE ELECTRICAL TRANSMISSION LINE EASEMENT. PUBLIC ROADS OR DRIVEWAYS CROSSING THE EASEMENT SHALL BE LOCATED AS NEARLY PERPENDICULAR TO THE TRANSMISSION LINE AS IS REASONABLY POSSIBLE. NO PORTION OF A ROAD OR DRIVEWAY SHALL BE CLOSER THAN 15 FEET TO A TRANSMISSION LINE POLE/STRUCTURE. NO EXCAVATION OR FILL WITHIN THE EASEMENT WITHOUT WRITTEN PERMISSION OF HOMER ELECTRIC ASSOCIATION.
 - APPROXIMATE LOCATION OF EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20'-FOOT-WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT, PER KN2005-83.
 - SUBJECT TO A ROAD EASEMENT RECORDED JULY 6, 1970 PER BOOK 37 PAGE 297, KENAI RECORDING DISTRICT.
 - SUBJECT TO A RIGHT OF WAY ACCESS EASEMENT ALONG EXISTING ROAD PER BOOK 518 PAGE 849 RECORDED NOVEMBER 25, 1997, KENAI RECORDING DISTRICT.
 - SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. PER BOOK 7 PAGE 318 RECORDED APRIL 17, 1962, BOOK 10 PAGE 31 RECORDED APRIL 5, 1963, AND BOOK 100 PAGE 351 RECORDED SEPTEMBER 23, 1976, KENAI RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
 - SUBJECT TO A RIGHT-OF-WAY EASEMENT FOR PUBLIC ROAD CONSTRUCTION, DRAINAGE AND UTILITIES GRANTED TO THE KENAI PENINSULA BOROUGH PER BOOK 205 PAGE 788 RECORDED APRIL 7, 1983, KENAI RECORDING DISTRICT.
 - THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE FORMS THE TRUE BOUNDARY OF THE SUBDIVISION. THE TRUE FRONTIER CORNERS BEING THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE.
 - DIMENSIONS SHOWN ARE BEST FIT FROM RECORD UNLESS OTHERWISE NOTED.
 - THE POND, DEPRESSIONS AND LAKE SHOW APPROXIMATE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLAND MAPPING.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	270.25'	630.00'	024°34'42"	288.19'	SC7°02'16"E
C2	188.39'	630.00'	017°07'59"	187.69'	N02°18'54"W
C3	81.87'	630.00'	007°28'43"	81.81'	N15°36'16"W

WASTEWATER DISPOSAL
 LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT TRIDENT INVESTMENT PROPERTIES, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF TRIDENT INVESTMENT PROPERTIES, LLC, 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.

SIGNATORY
 TRIDENT INVESTMENT PROPERTIES, LLC
 14453 S FAIRIE ISLAND DR, STE 589
 CORPUS CHRISTI, TX 78418

NOTARY ACKNOWLEDGMENT
 FOR: TBID
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

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

BOROUGH OFFICIAL _____ DATE _____

PENINSULA SURVEYING, LLC
 10555 KATRINA BOLLINGER, NINILCHIK, AK 99639
 (907)906-7065

PLAT 3F
SNOWLAND ESTATES 2025

A SUBDIVISION OF
 THE S1/2 OF THE NW1/4 & SE1/4 OF THE
 NW1/4 & SW1/4 LOT 5, T7N, R11W, SEC 30
 &
 TRACT C, SNOWLAND ESTATES SUBDIVISION,
 PART SEVEN, KN2005-83

LOCATED WITHIN
 THE E1/2 & NW1/4 SEC. 30, AND THE SW1/4 SEC. 29,
 T7N, R11W, S4W
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 157.87± ACRES

OWNERS: TRIDENT INVESTMENT PROPERTIES, LLC
 14453 S FAIRIE ISLAND DR, STE 589
 CORPUS CHRISTI, TX 78418

SCALE: 1" = 200'
 DRAWN: BLT
 CHECKED: JLS
 SHEET: 1 OF 1

DATE: FEBRUARY 18, 2025

KPB 2025-019