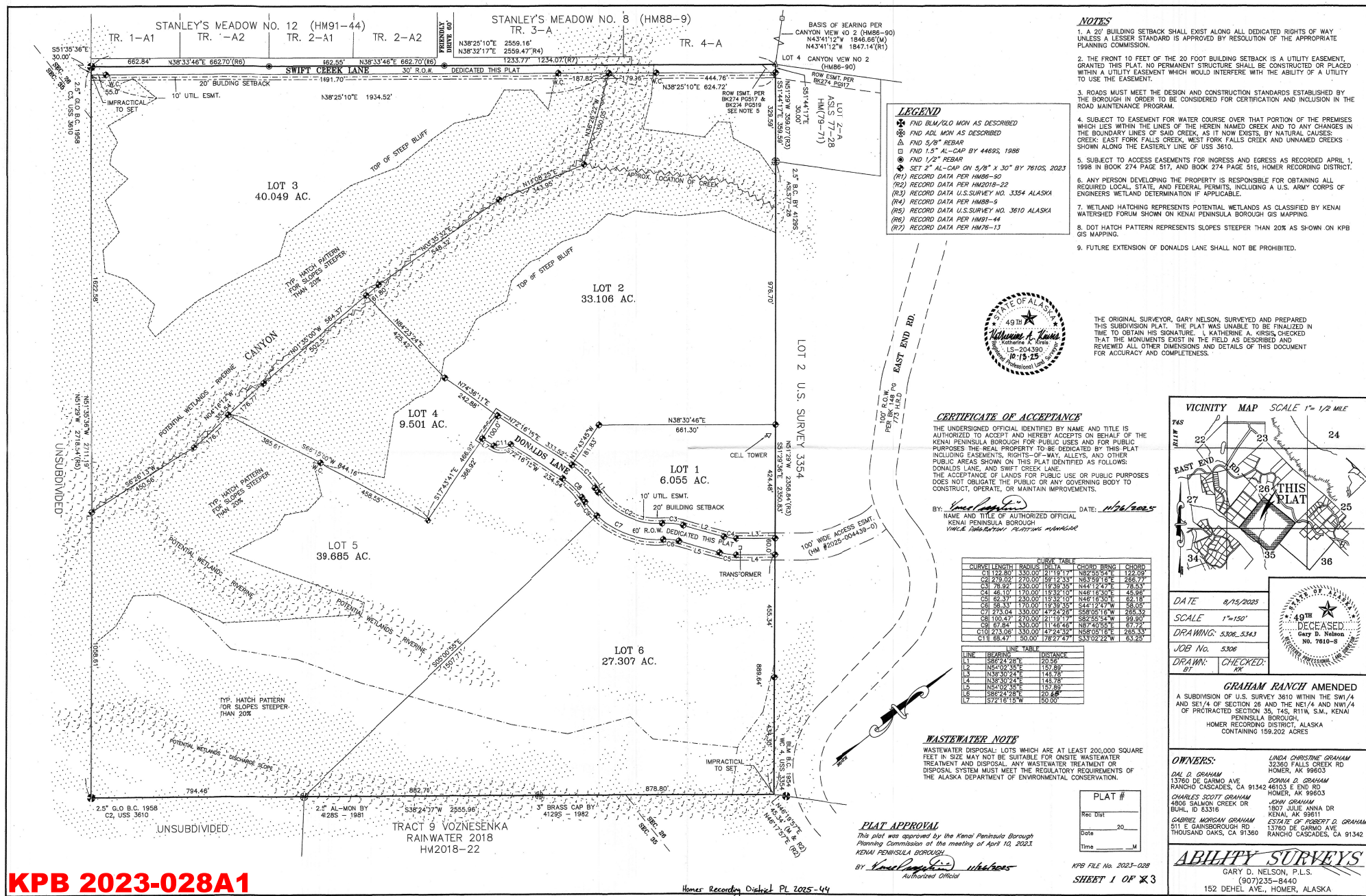


C. CONSENT AGENDA

- *5. Plat Amendment Request**
 - a. Graham Ranch; KPB File 2023-028A1**



& DEDICATION CERTIFICATE OF OWNERSHIP

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 public rights-of-way and public areas to public use and grant all easements to the use shown.

DAL D GRAHAM BY
Charles Scott Graham PCA
DAL D. GRAHAM
BY CHARLES SCOTT GRAHAM, POA
13760 DE GARMO AVE
RANCHO CASCADES, CA 91342

Charles Scott Graham
CHARLES SCOTT GRAHAM
4806 SALMON CREEK DR
BUHL, ID 83316

Linda C. Graham
LINDA CHRISTINE GRAHAM
32360 FALLS CREEK RD.
HOMER, AK 99603
GABRIEL MORGAN GRAHAM BY

Charles Scott Graham POA
GABRIEL MORGAN GRAHAM
BY CHARLES SCOTT GRAHAM, POA
511 E GAINSBOROUGH RD
THOUSAND OAKS, CA 91360

Donna D. Graham
DONNA D. GRAHAM
48103 E END RD
HOMER, AK 99603

John Graham
JOHN GRAHAM
1807 JULIE ANNA DR
KENAI, AK 99611

DAL D GRAHAM PERSONAL REPRESENTATIVE BY

Charles Scott Graham POA
DAL D. GRAHAM, PERSONAL REPRESENTATIVE
BY CHARLES SCOTT GRAHAM, POA
ESTATE OF ROBERT D. GRAHAM
13760 DE GARMO AVE
RANCHO CASCADES, CA 91342

SEE SHEET 3

NOTARY'S ACKNOWLEDGMENT

For DAL D. GRAHAM, by CHARLES SCOTT GRAHAM, POA
Acknowledged before me this 5th day
of September 2025.
Mary C. Kelly 6/26/2029
Notary public for Idaho My Commission Expires

NOTARY'S ACKNOWLEDGMENT

For CHARLES SCOTT GRAHAM
Acknowledged before me this 5th day
of September 2025.
Mary C. Kelly 6/26/2029
Notary public for Idaho My Commission Expires

NOTARY'S ACKNOWLEDGMENT

For LINDA CHRISTINE GRAHAM
Acknowledged before me this 10th day
of September 2025.
Deanna J Mastro 7/1/29
Notary public for Alaska My Commission Expires

NOTARY'S ACKNOWLEDGMENT

For GABRIEL MORGAN GRAHAM, by CHARLES SCOTT GRAHAM, POA
Acknowledged before me this 5th day
of September 2025.
Mary C. Kelly 6/26/2029
Notary public for Idaho My Commission Expires

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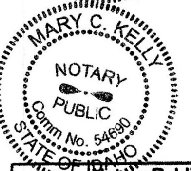
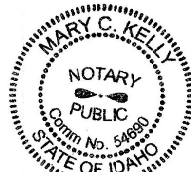
For DONNA D. GRAHAM
Acknowledged before me this 23rd day
of Sept 2025.
David Olague 6-12-2029
Notary public for Alaska My Commission Expires

NOTARY'S ACKNOWLEDGMENT

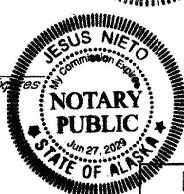
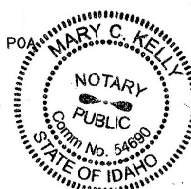
For JOHN GRAHAM
Acknowledged before me this 15th day
of September 2025.
Jesus Nieto 27 June 2029
Notary public for Alaska My Commission Expires

NOTARY'S ACKNOWLEDGMENT

For DAL D. GRAHAM, PERSONAL REPRESENTATIVE
By CHARLES SCOTT GRAHAM, POA
On Behalf of THE ESTATE OF ROBERT D. GRAHAM
Acknowledged before me this 5th day
of September 2025.
Mary C. Kelly 6/26/2029
Notary public for Idaho My Commission Expires



Notary Public
DEANNA J MASTRE
State of Alaska
My Commission Expires July 01, 2029



Notary Public
STASIA STAGGERT
State of Alaska
My Commission Expires June 12, 2029

2025-44

PLAT #

Homer

Rec Dist

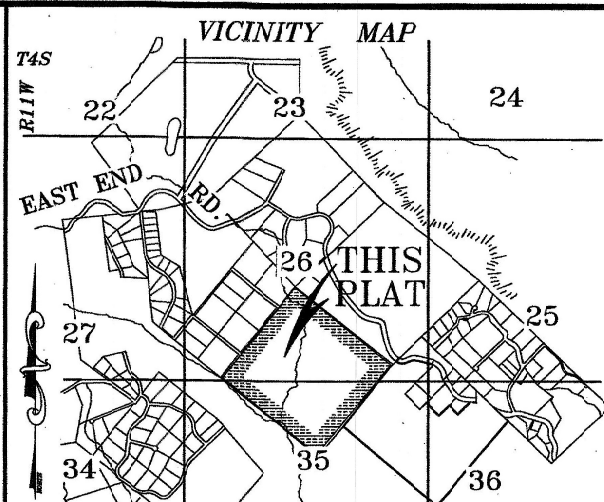
12-3-2025

Date

Time 10:03 AM

KPB FILE No. 2023-028

SHEET 2 OF 23



SCALE 1" = 1/2 MILE

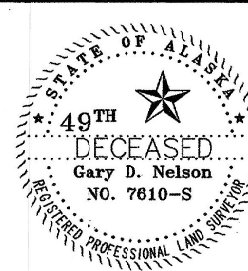
DATE 08/15/2025

SCALE 1"=150'

DRAWING: 5306_5343

JOB No. 5306

DRAWN: BT CHECKED: KK



GRAHAM RANCH AMENDED

A SUBDIVISION OF U.S. SURVEY 3610 WITHIN THE SW1/4 AND SE1/4 OF SECTION 26 AND THE NE1/4 AND NW1/4 OF PROTRACTED SECTION 35, T4S, R11W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA CONTAINING 159.202 ACRES

ABILITY SURVEYS

GARY D. NELSON, P.L.S.

(907)235-8440

152 DEHEL AVE., HOMER, ALASKA

KPB 2023-028A1

**CERTIFICATE OF OWNERSHIP
AND 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 rights-of-way and public areas to public use and grant all easements to the use shown.

DAL GRAHAM aka DAL D. GRAHAM
PERSONAL REPRESENTATIVE
ESTATE OF ROBERT D. GRAHAM
13760 DE GARMO AVE
RANCHO CASCADES, CA 91342

AMENDMENT AFFIDAVIT

GRAHAM RANCH, as filed in the office of the District Recorder, Homer Recording District, under Plat File No. 2025-44, has been amended by:

The addition of sheet 3 for the purpose of including a valid signature by the personal representative for the Estate of Robert D. Graham. Sheet numbers have been revised to reflect the addition of sheet 3.

The above revisions constitutes the sole changes made to the plat aside from its notation in the revision block on the plat. The above revision does not affect any valid existing right. I am therefore submitting this plat for refiling as corrected.

KATHERINE A. KIRSIS, LS 204390

DATE

NOTARY'S ACKNOWLEDGMENT

For DAL GRAHAM aka DAL D. GRAHAM
PERSONAL REPRESENTATIVE
On Behalf of THE ESTATE OF ROBERT D. GRAHAM
Acknowledged before me this _____ day
of _____ 2026.

Notary public for California

My Commission Expires

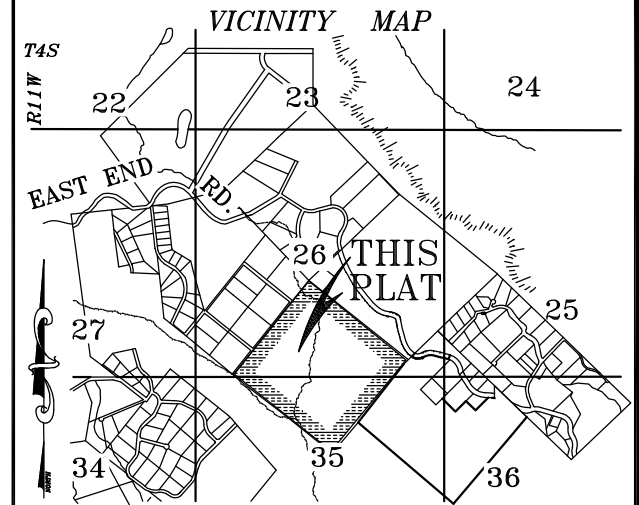


PLAT #

Rec Dist

Date _____ 20____

Time _____ M



SCALE 1"= 1/2 MILE

DATE 05/15/2026

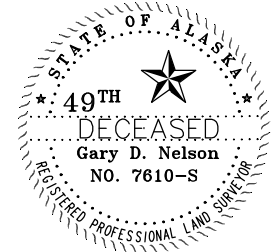
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JOB No. 5306

DRAWN:
BT

CHECKED:
KK



GRAHAM RANCH AMENDED

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AND SE1/4 OF SECTION 26 AND THE NE1/4 AND NW1/4
OF PROTRACTED SECTION 35, T4S, R11W, S.M., KENAI
PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA
CONTAINING 159.202 ACRES

ABILITY SURVEYS

GARY D. NELSON, P.L.S.
(907)235-8440
152 DEHEL AVE., HOMER, ALASKA

KPB 2023-028A1

KPB FILE No. 2023-028

SHEET 3 OF 3

**ITEM a. – PLAT AMENDMENT REQUEST
GRAHAM RANCH AMENDED**

KPB File No.	2023-028A1
Planning Commission Meeting:	July 20, 2026
Surveyor:	Katherine Kirsis; Seabright Survey + Design LLC
General Location:	Swift Creek Lane and Donalds Lane, Fox River Area

STAFF REPORT

Following the recording of the Graham Ranch plat, KN 2025-44, with the State Recorder's Office, errors were identified regarding the ownership name shown on the recorded plat. The Surveyor has requested permission to withdraw the original mylar for amendment pursuant to 11 AAC 53.260.

Specific Request:

The following correction is proposed t:

- Addition of page 3 to include a valid signature from the personal representative for the Estate of Robert D. Graham.

This amendment is limited to correcting ownership signature information and does not alter the subdivision layout, lot configuration, or monumentation.

Notification: A notification letter was sent to all land owners affected by this amendment. They were informed of the proposed correction and advised that the change will not affect lot designation or monumentation

Staff recommends approval of the requested amendment, with the following action:

- Add the appropriate certification and amendment note to the plat in accordance with 11 AAC 53.260 and consistent with 11 AAC 53.650

RECOMMENDATION:

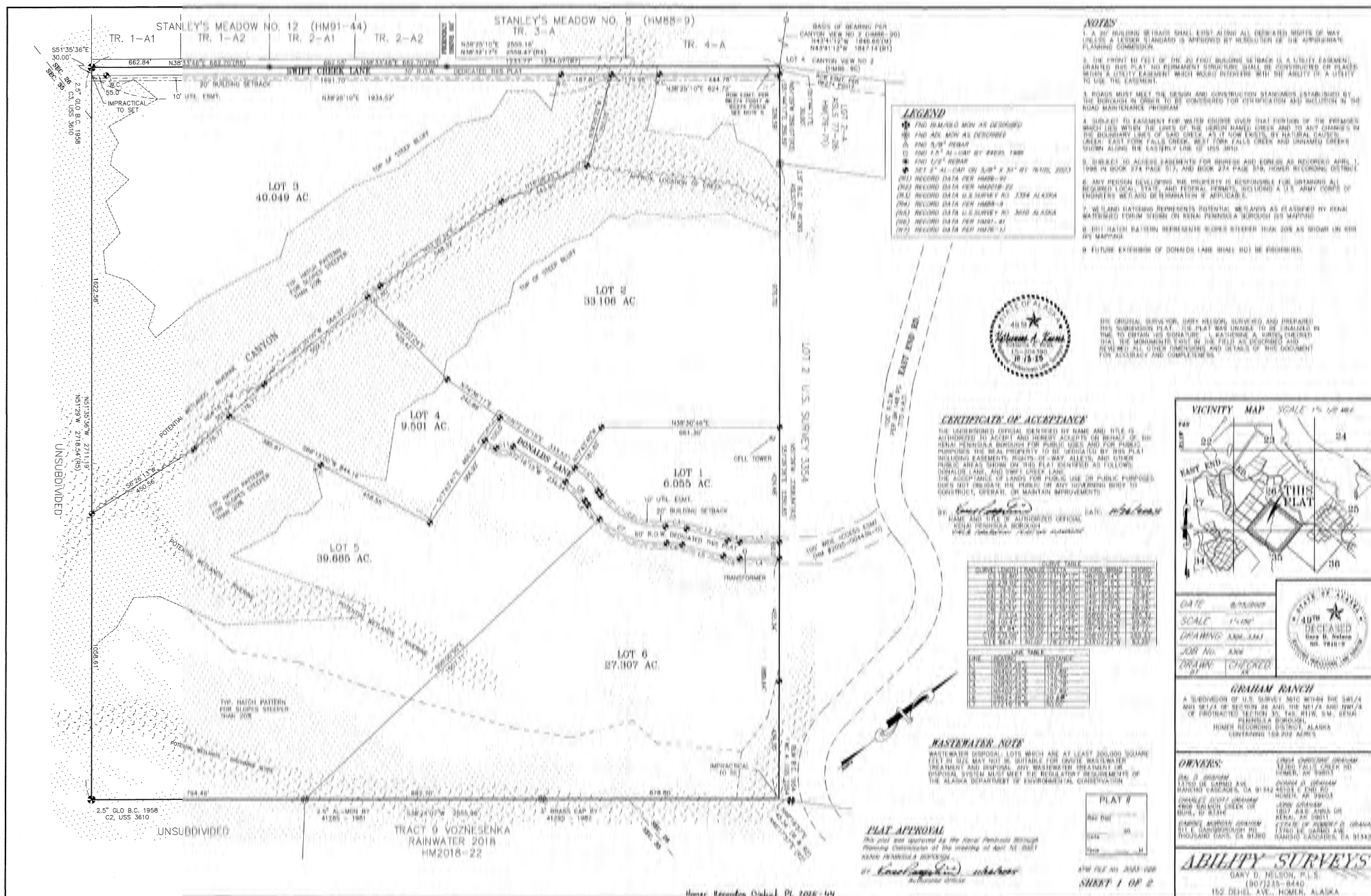
GRANT APPROVAL TO THE SURVEYOR TO WITHDRAW THE ORIGINAL RECORDED/FILED MYLAR TO AMEND AS REQUESTED, SUBJECT TO THE FOLLOWING:

1. **WRITTEN APPROVAL BY THE STATE RECORDER.**
2. **COMPLIANCE WITH STAFF RECOMMENDATIONS**

20.25.120 – Review and appeal.

A decision of the planning commission may be appealed to the hearing officer by a party of record within 15 days of the date of distribution of decision in accordance with KPB 21.20.250.

END OF STAFF REPORT



& DEDICATION CERTIFICATE OF OWNERSHIP

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52360 FALLS CREEK RD
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GABRIEL MORGAN GRAHAM BY

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DONNA D. GRAHAM
46103 E END RD
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John Graham
JOHN GRAHAM
1807 JULIE ANNA DR
KENAI, AK 99611
DAL D. GRAHAM PERSONAL REPRESENTATIVE BY

Charles Scott Graham POA
DAL D. GRAHAM, PERSONAL REPRESENTATIVE
BY CHARLES SCOTT GRAHAM, POA
ESTATE OF ROBERT D. GRAHAM
13760 DE GARMO AVE
RANCHO CASCADES, CA 91342

NOTARY'S ACKNOWLEDGMENT

For DAL D. GRAHAM, by CHARLES SCOTT GRAHAM, POA
Acknowledged before me this 5th day
of September 2025.
Mary C. Kelly 6/26/2029
Notary public for Idaho My Commission Expires

NOTARY'S ACKNOWLEDGMENT

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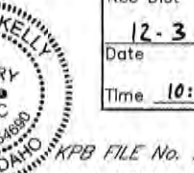
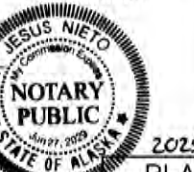
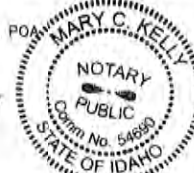
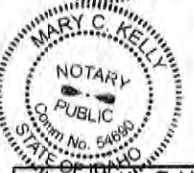
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Donna D. Graham 6-12-2029
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Notary Public
DEANNA J MASTRE
State of Alaska
My Commission Expires July 01, 2029

Notary Public
STASIA STAGGERT
State of Alaska
My Commission Expires June 12, 2029

2025-44

PLAT #

Homer

Rec Dist

12-3-2025

Date

Time 10:03 AM

KPB FILE No. 2023-028

SHEET 2 OF 2



SCALE 1" = 1/2 MILE

DATE 08/15/2025

SCALE 1"=150'

DRAWING: 5306_5343

JOB No. 5306

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