



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

Public notice is hereby given that a preliminary plat was received on 4/4/2025 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 five parcels into two parcels.

KPB File No. 2025-050

Petitioner(s) / Land Owner(s): Kasilof Preservation LLC of Hygiene, CO

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, April 28, 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.

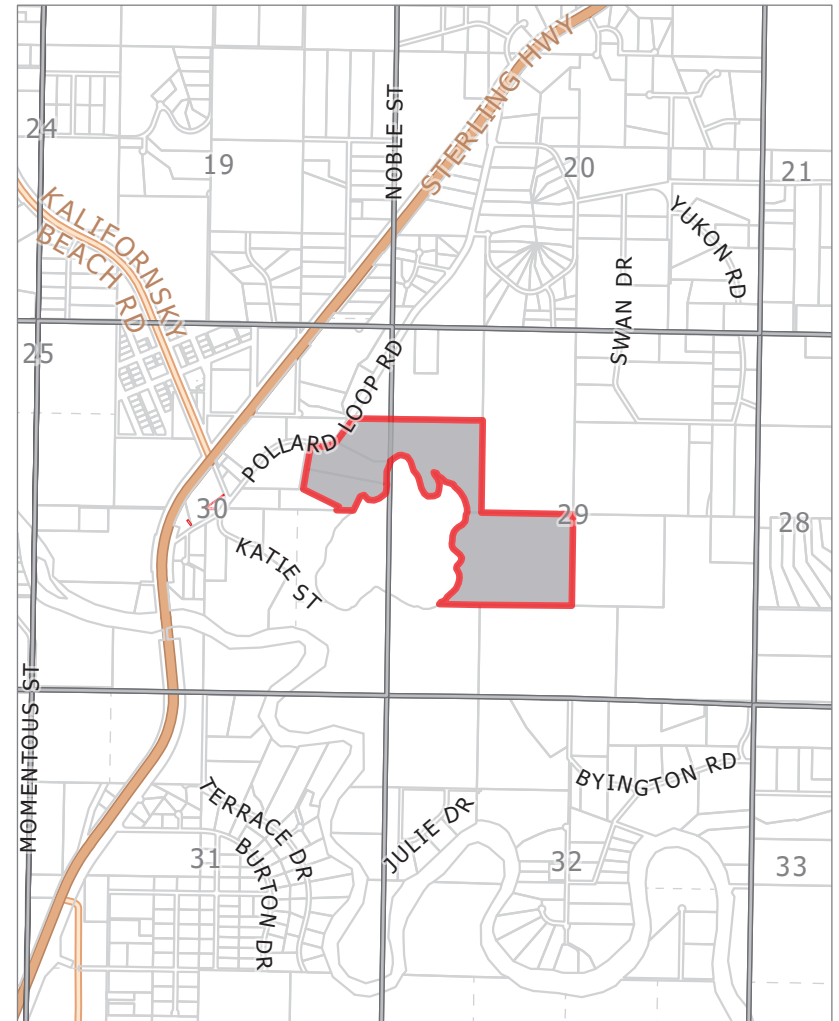
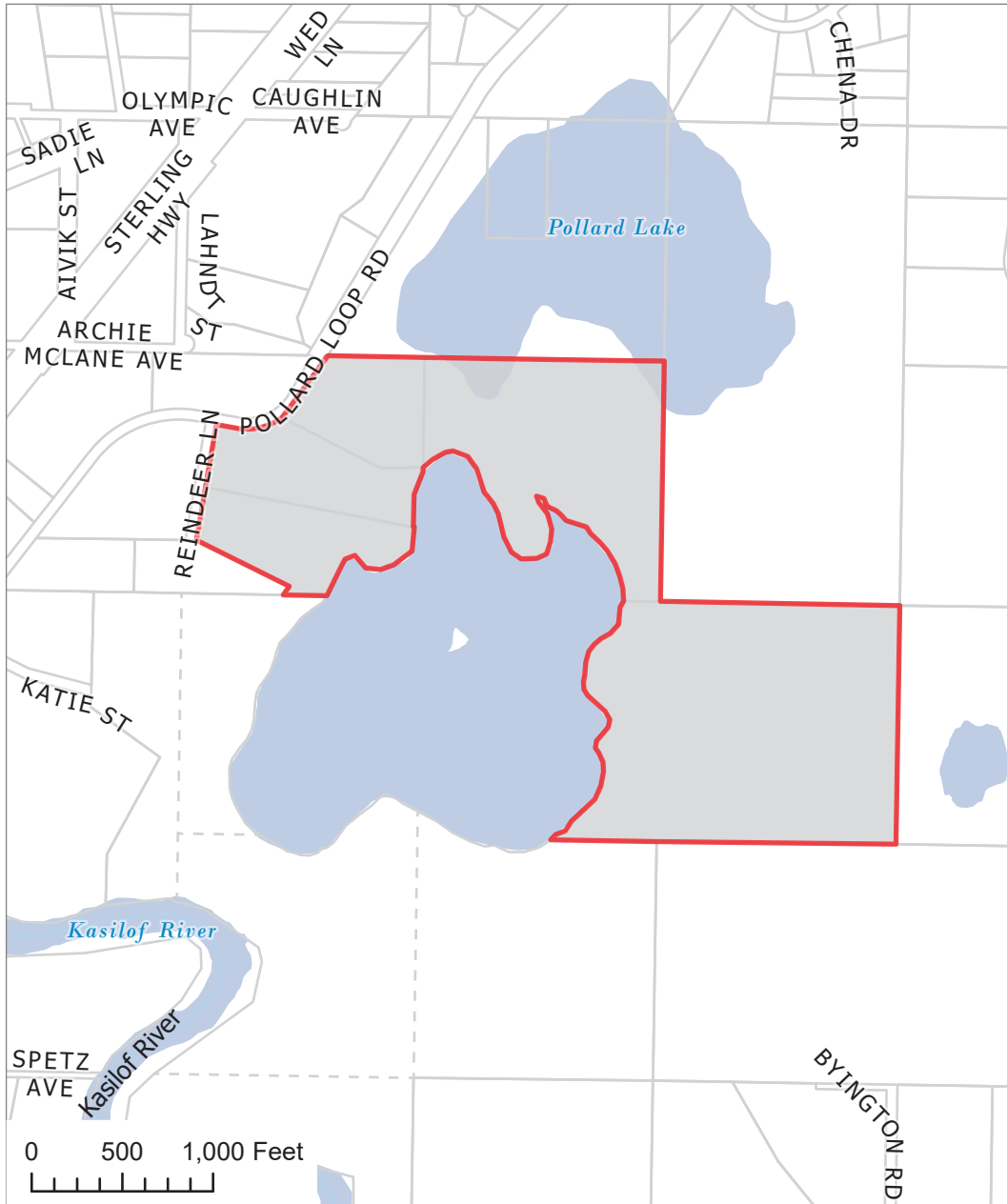
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](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, April 25, 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 4/10/2025



KPB File 2025-050  
T 03N R 11W SEC 29 & 30  
Kasilof



NOTES

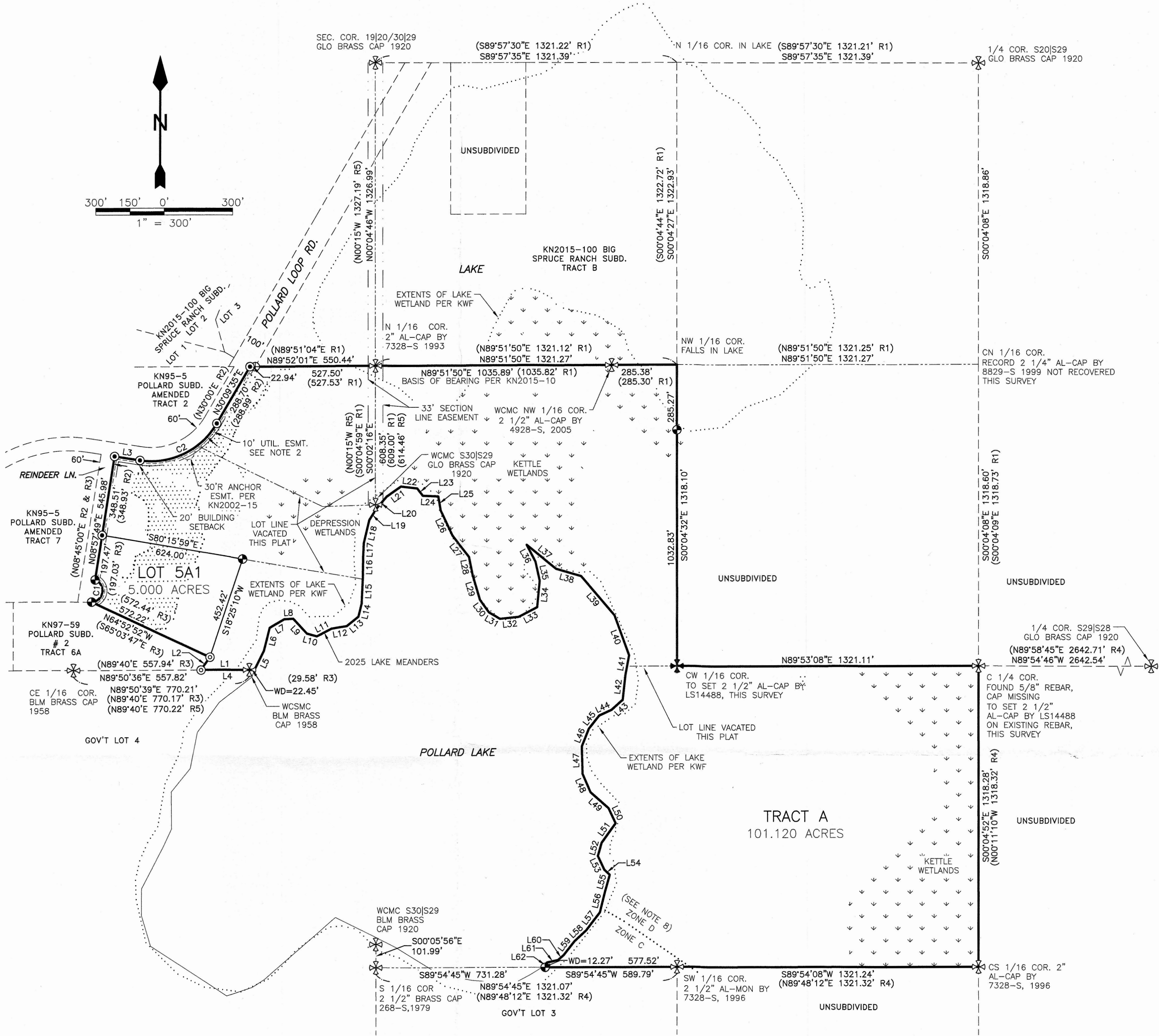
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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.
6. THE NATURAL MEANDERS OF ORDINARY HIGH WATER OF POLLARD LAKE IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINE AND THE INTERSECTION WITH THE NATURAL MEANDERS.
7. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
8. 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. SEE FEMA FIRM PANEL 020012-2730A & 0122C-0860E FOR INFORMATION ON FLOODPLAIN ZONES C & D.
9. EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 20' WIDE ELECTRICAL DISTRIBUTION EASEMENT PER KN2002-15.
10. RESTRICTIVE COVENANTS THAT AFFECT THIS SUBDIVISION ARE FILED IN BOOK 518 PAGE 488 AND DOCUMENTS SERIAL NUMBERS 2008-005002 & 2008-006490-0, KENAI RECORDING DISTRICT.
11. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
12. SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF POLLARD LAKE AND ANY QUESTIONS OF RIGHT OF ACCESS TO SAID LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
13. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, LLC., PER BOOK 3 PAGE 42-43 RECORDED JUNE 12, 1959, AMENDED PER BOOK 454 PAGE 284 RECORDED NOVEMBER 15, 1994, AND PER BOOK 455 PAGE 402 RECORDED DECEMBER 13, 1994, KENAI RECORDING DISTRICT.
14. SUBJECT FOR UNDERGROUND TELEPHONE/TELEGRAPH COMMUNICATION SYSTEMS GRANTED TO GLACIER STATE TELEPHONE COMPANY PER BOOK 197 PAGE 874 RECORDED NOVEMBER 4, 1982, KENAI RECORDING DISTRICT.
15. AN EXCEPTION TO KPB 20.30.170-BLOCKS LENGTH REQUIREMENT IS REQUESTED.

| CURVE TABLE |         |         |            |         |               |
|-------------|---------|---------|------------|---------|---------------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | CHORD   | CHORD BEARING |
| C1          | 136.90' | 50.00'  | 156°52'16" | 97.97'  | N08°57'49"E   |
| C1(R3)      | 136.99' | 50.00'  | 156°58'36" | 97.99'  | N08°44'56"E   |
| C2          | 396.57' | 330.00' | 068°51'14" | 373.13' | N64°31'44"E   |
| C2(R2)      | 395.83' | 330.00' | 068°43'32" | 372.52' | N64°23'12"E   |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | BEARING     |
| L1         | 212.39' | S89°50'47"W |
| L1(R3)     | 241.81' | N89°40'00"E |
| L2         | 68.04'  | N35°14'45"E |
| L2(R3)     | 67.98'  | S34°58'00"W |
| L3         | 112.24' | S81°00'16"E |
| L3(R2)     | 112.40' | S81°15'00"E |
| L4         | 234.84' | N89°50'47"E |
| L4(R3)     | 271.39' | N89°40'00"E |
| L5         | 91.79'  | S26°41'27"W |
| L6         | 103.71' | S14°12'45"W |
| L7         | 74.08'  | S59°23'50"W |
| L8         | 38.99'  | S87°19'33"W |
| L9         | 88.55'  | N42°48'08"W |
| L10        | 45.13'  | N74°33'56"W |
| L11        | 72.72'  | S62°50'27"W |
| L12        | 67.10'  | S81°00'48"W |
| L13        | 65.50'  | S50°59'21"W |
| L14        | 58.75'  | S13°48'39"W |
| L15        | 110.05' | S02°28'26"W |
| L16        | 99.28'  | S01°02'48"W |
| L17        | 54.84'  | S02°37'43"W |
| L18        | 104.10' | S13°16'55"W |
| L19        | 53.32'  | S32°05'29"W |
| L20        | 76.65'  | S40°32'34"W |
| L21        | 76.07'  | S54°22'14"W |

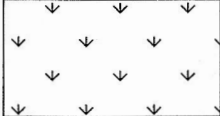
| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | BEARING     |
| L22        | 71.52'  | N83°02'18"W |
| L23        | 40.37'  | N37°11'33"W |
| L24        | 68.13'  | N87°12'20"W |
| L25        | 62.96'  | N09°31'55"W |
| L26        | 121.63' | N25°17'32"W |
| L27        | 118.97' | N38°20'28"W |
| L28        | 80.99'  | N11°10'07"W |
| L29        | 113.32' | N16°21'19"W |
| L30        | 67.96'  | N36°25'29"W |
| L31        | 55.56'  | N59°04'23"W |
| L32        | 82.69'  | S84°04'58"W |
| L33        | 91.31'  | S62°14'33"W |
| L34        | 116.27' | S05°24'09"W |
| L35        | 84.51'  | S12°23'28"E |
| L36        | 84.19'  | S27°52'59"E |
| L37        | 166.25' | N51°07'52"W |
| L38        | 113.95' | N73°37'14"W |
| L39        | 226.00' | N40°27'15"W |
| L40        | 185.59' | N20°03'03"W |
| L41        | 87.50'  | N10°20'53"E |
| L42        | 108.52' | N06°15'41"E |
| L43        | 65.48'  | N47°31'33"E |
| L44        | 59.90'  | N64°58'54"E |
| L45        | 73.37'  | N38°26'03"E |
| L46        | 83.48'  | N21°33'51"E |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | BEARING     |
| L47        | 122.22' | N01°36'55"W |
| L48        | 87.71'  | N23°28'28"W |
| L49        | 105.59' | N48°45'08"W |
| L50        | 73.13'  | N24°56'05"W |
| L51        | 104.51' | N35°36'51"E |
| L52        | 60.24'  | N16°14'48"E |
| L53        | 66.92'  | N25°20'10"W |
| L54        | 32.08'  | N47°06'13"W |
| L55        | 77.46'  | N15°49'31"E |
| L56        | 92.15'  | N13°32'22"E |
| L57        | 98.52'  | N37°34'40"E |
| L58        | 69.58'  | N47°24'43"E |
| L59        | 76.36'  | N37°57'31"E |
| L60        | 33.08'  | N48°15'47"E |
| L61        | 49.16'  | N77°08'06"E |
| L62        | 29.96'  | N44°19'26"E |

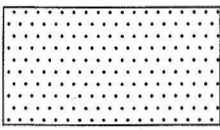


LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- PRIMARY MONUMENT TO SET
- FOUND YPC BY 7328S, 1993
- FOUND YPC BY 7328S, 1997
- FOUND 2" AL-CAP BY 4928S, 2015
- SET RPC ON 5/8" X 36" REBAR BY LS14488
- (R1) RECORD DATA PER KN2015-100
- (R2) RECORD DATA PER KN2002-15
- (R3) RECORD DATA PER KN97-59
- (R4) RECORD DATA PER KN96-82RS
- (R5) RECORD DATA PER BLM



WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING



APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

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 KASIOF PRESERVATION, LLC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KASIOF PRESERVATION, 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.

KASIOF PRESERVATION, LLC.  
PO BOX 222  
HYGIENE, CO 80533

NOTARY ACKNOWLEDGMENT

FOR: SIGNATORY FOR KASIOF  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2025

NOTARY PUBLIC FOR: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT APPROVAL

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

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2025-XXXX

|   |                      |
|---|----------------------|
| <b>PENINSULA SURVEYING, LLC</b><br>10535 KATRINA BOULEVARD, NINILCHIK, AK 99639<br>(907)306-7065  |                      |
| PLAT OF<br><b>KASIOF PRESERVATION ESTATES</b>   |                      |
| A SUBDIVISION OF<br>GOVERNMENT LOTS 1 & 2, SEC. 29 T3N, R11W, S.M. AND<br>TRACTS 3A & 4A, POLLARD SUBDIVISION NO. 3, KN2002-15,<br>AND TRACT 5A, POLLARD SUBDIVISION NO. 2, KN97-59<br>LOCATED WITHIN<br>NW1/4 SEC. 29, & NE 1/4 SEC. 30, T3N, R11W, S.M. KENAI<br>RECORDING DISTRICT, KENAI PENINSULA BOROUGH, STATE OF ALASKA<br>CONTAINING 106.120 M/L ACRES |                      |
| OWNERS: KASIOF PRESERVATION, LLC.<br>PO BOX 222<br>HYGIENE, CO 80533  |                      |
| SCALE: 1" = 300'  | DATE: MARCH 19, 2025 |
| DRAWN: BLT  | CHECKED: JLS         |
| SHEET: 1 OF 1   |                      |

KPB 2025-050