



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/18/2025 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 one parcel into two parcels.

KPB File No. 2025-110

Petitioner(s) / Land Owner(s): Susie Chmielowiec of Pearland, 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, September 8, 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.

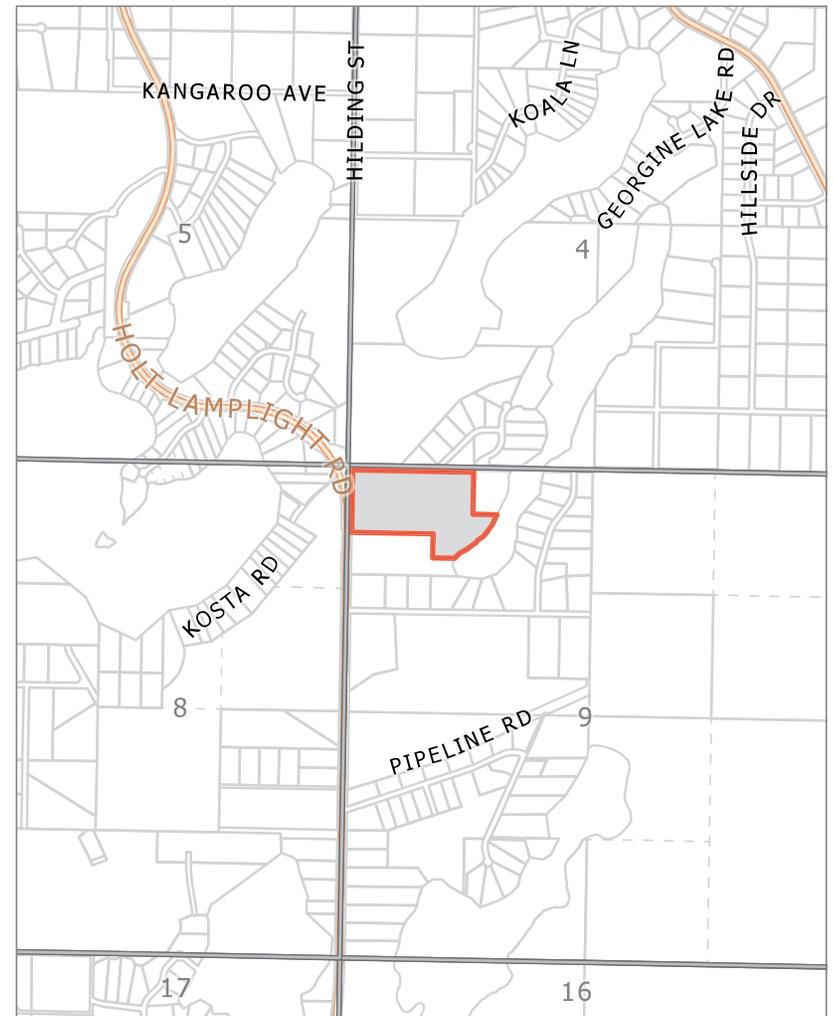
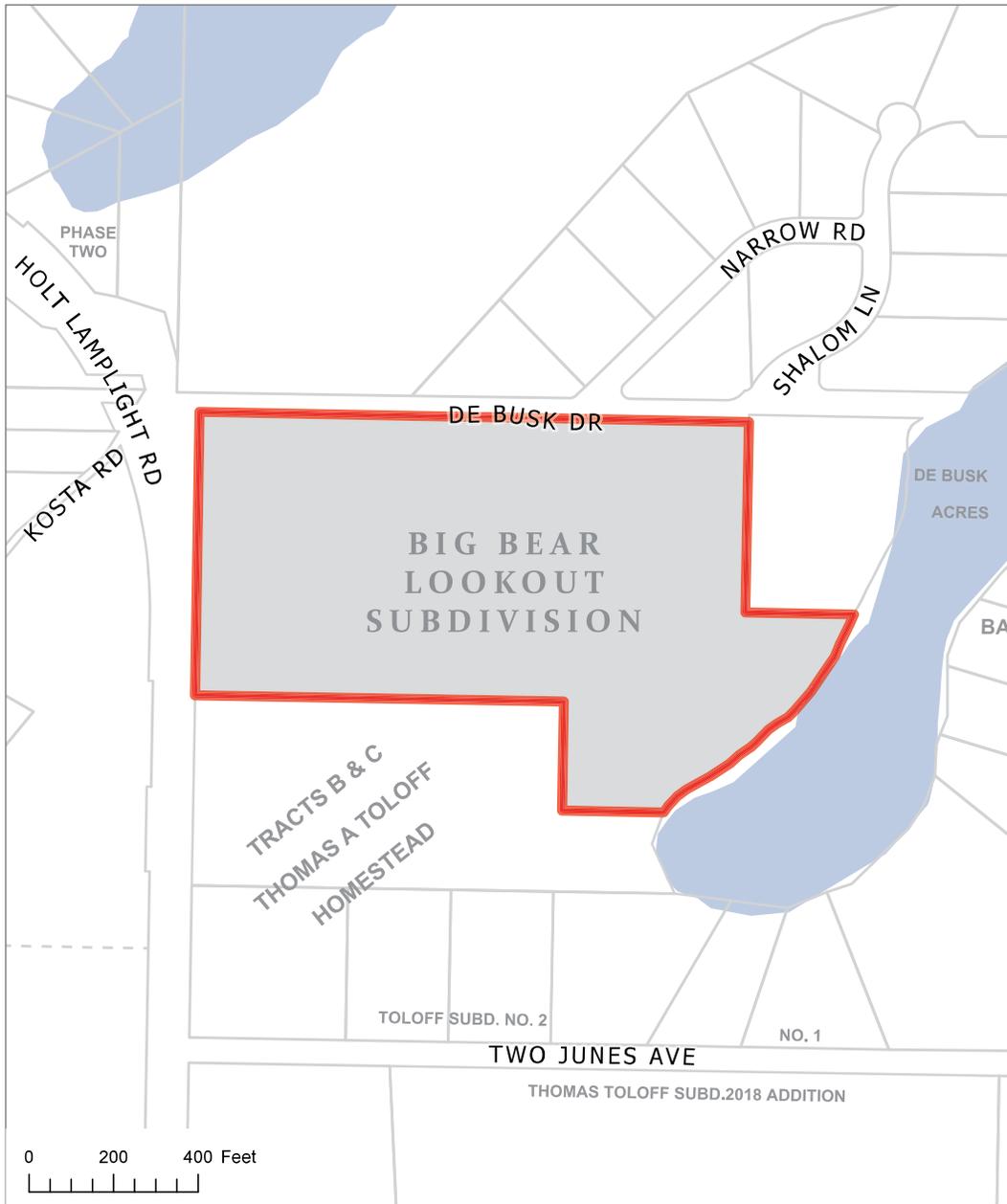
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, September 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

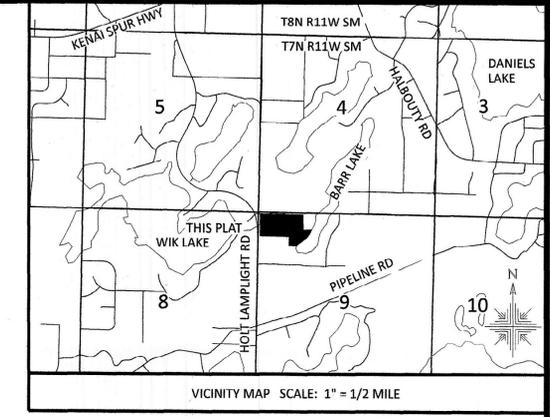
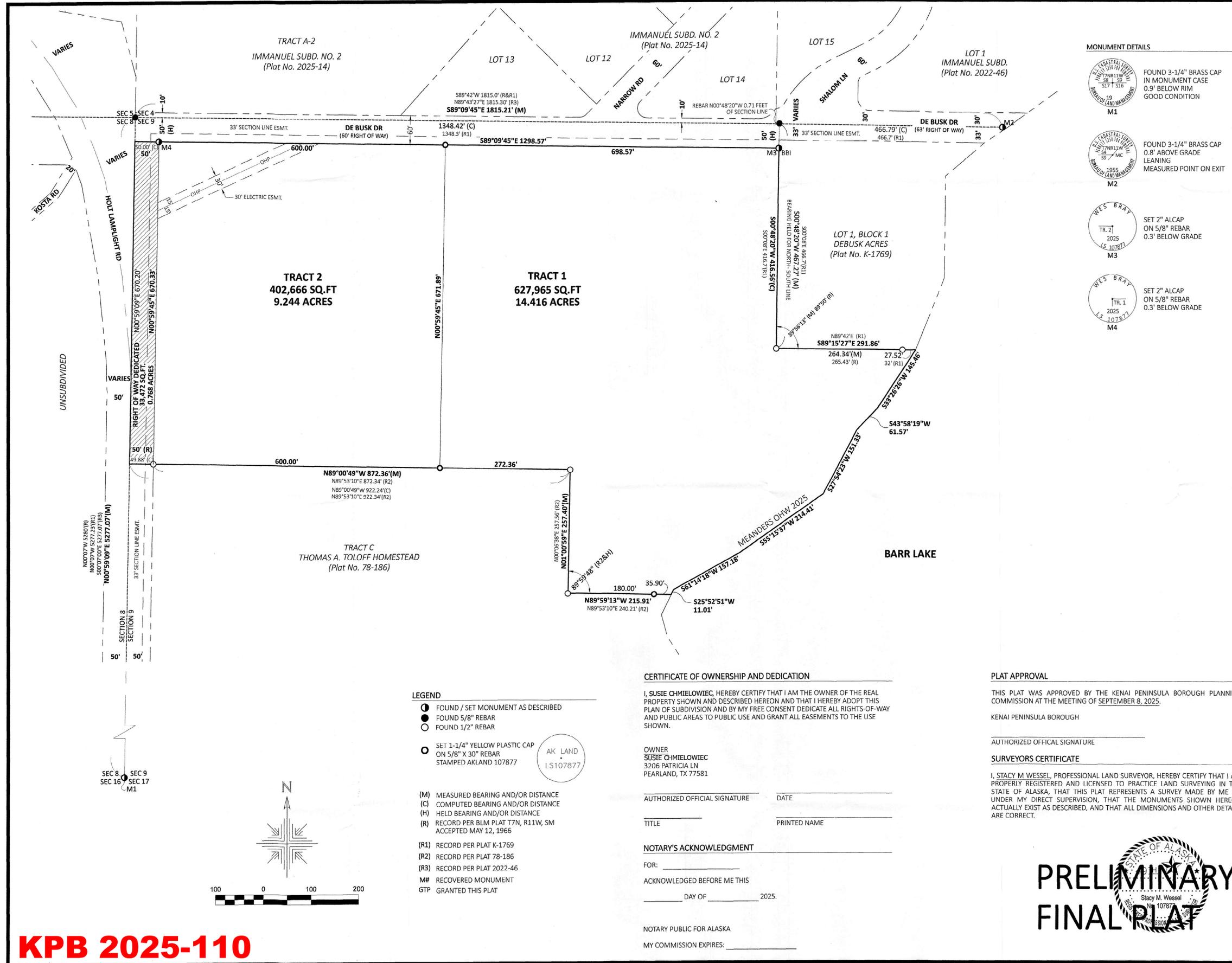
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 8/18/2025



KPB File 2025-110
T 07N R 11W S09
Nikiski



- MONUMENT DETAILS**
- M1:** FOUND 3-1/4" BRASS CAP IN MONUMENT CASE 0.9' BELOW RIM GOOD CONDITION
 - M2:** FOUND 3-1/4" BRASS CAP 0.8' ABOVE GRADE LEANING MEASURED POINT ON EXIT
 - M3:** SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE
 - M4:** SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE

- NOTES:**
- THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE COORDINATE SYSTEM, ZONE 4, NORTH AMERICAN DATUM OF 1983 (NAD 83). BEARINGS SHOWN HEREIN ARE GEODETIC BEARINGS DERIVED FROM COORDINATES BASED ON GPS OBSERVATIONS. ALL DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET, USING A COMBINED SCALE FACTOR OF 1.00005246 APPLIED TO GRID MEASUREMENTS.
 - RESERVATION OF SECTION LINE EASEMENT 33 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 43 USC 932 AND REENACTED BY 1721 CLA 1933.
 - EASEMENTS NOT SHOWN ON THIS PLAT:
 - A. TELECOMMUNICATIONS AND ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION RECORDED ON MAY 26, 1961 PER BOOK 6 PAGE 373.
 - BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO RIGHTS-OF-WAY AND ENTIRE SETBACK WITHIN 5 FEET 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.
 - ANY PERSON DEVELOPING THE PROPERTIES SHOWN HEREON IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

- LEGEND**
- FOUND / SET MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR
 - FOUND 1/2" REBAR
 - SET 1-1/4" YELLOW PLASTIC CAP ON 5/8" X 30" REBAR STAMPED AKLAND 107877
 - (M) MEASURED BEARING AND/OR DISTANCE
 - (C) COMPUTED BEARING AND/OR DISTANCE
 - (H) HELD BEARING AND/OR DISTANCE
 - (R) RECORD PER BLM PLAT T7N, R11W, SM ACCEPTED MAY 12, 1966
 - (R1) RECORD PER PLAT K-1769
 - (R2) RECORD PER PLAT 78-186
 - (R3) RECORD PER PLAT 2022-46
 - M# RECOVERED MONUMENT
 - GTP GRANTED THIS PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, SUSIE CHMIELOWIEC, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

OWNER
 SUSIE CHMIELOWIEC
 3206 PATRICIA LN
 PEARLAND, TX 77581

AUTHORIZED OFFICIAL SIGNATURE _____ DATE _____
 TITLE _____ PRINTED NAME _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 8, 2025.

KENAI PENINSULA BOROUGH
 AUTHORIZED OFFICIAL SIGNATURE _____

SURVEYORS CERTIFICATE

I, STACY M. WESSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



PRELIMINARY FINAL PLAT

PLAT OF:
BIG BEAR LOOKOUT SUBDIVISION
 CREATING TRACTS 1 AND 2 CONTAINING 24.428 ACRES

A SUBDIVISION OF:
 A PORTION OF GOVERNMENT LOTS 4 AND 5 IN SECTION 9, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, STATE OF ALASKA, ACCORDING TO UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT PLAT ACCEPTED MAY 12, 1966

EXCEPTING THEREFROM ANY PORTION LYING WITHIN DE BUSK ACRES, FILED UNDER PLAT NO. K-1769; TRACTS B & C THOMAS A. TOLOFF HOMESTEAD, FILED UNDER PLAT NO. 78-186; TOLOFF SUBDIVISION NO. 1, FILED UNDER PLAT NO. 78-232; AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN TOLOFF SUBDIVISION NO. 2, FILED UNDER PLAT NO. 79-103.

KENAI RECORDING DISTRICT
 KENAI PENINSULA BOROUGH
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA

LOCATED WITHIN: NW1/4 OF SECTION 9, T7N, R11W, S.M., AK.

OWNER
 SUSIE CHMIELOWIEC
 3206 PATRICIA LN
 PEARLAND, TX 77581

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

Date: 08/14/2025	Scale: 1"= 100'	Date of Survey: May 5, 2025	Sheet: 1 of 1
Drawn: SMW	PN: 1559	Field Book: 8/56-58_13/68-69	KPB No. 2025-XXX

KPB 2025-110