



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 1/16/2026 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 twelve parcels into twenty parcels.

KPB File No. 2026-006

Petitioner(s) / Land Owner(s): David and Christine Hall of Nikiski, 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 **Monday, February 9, 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.

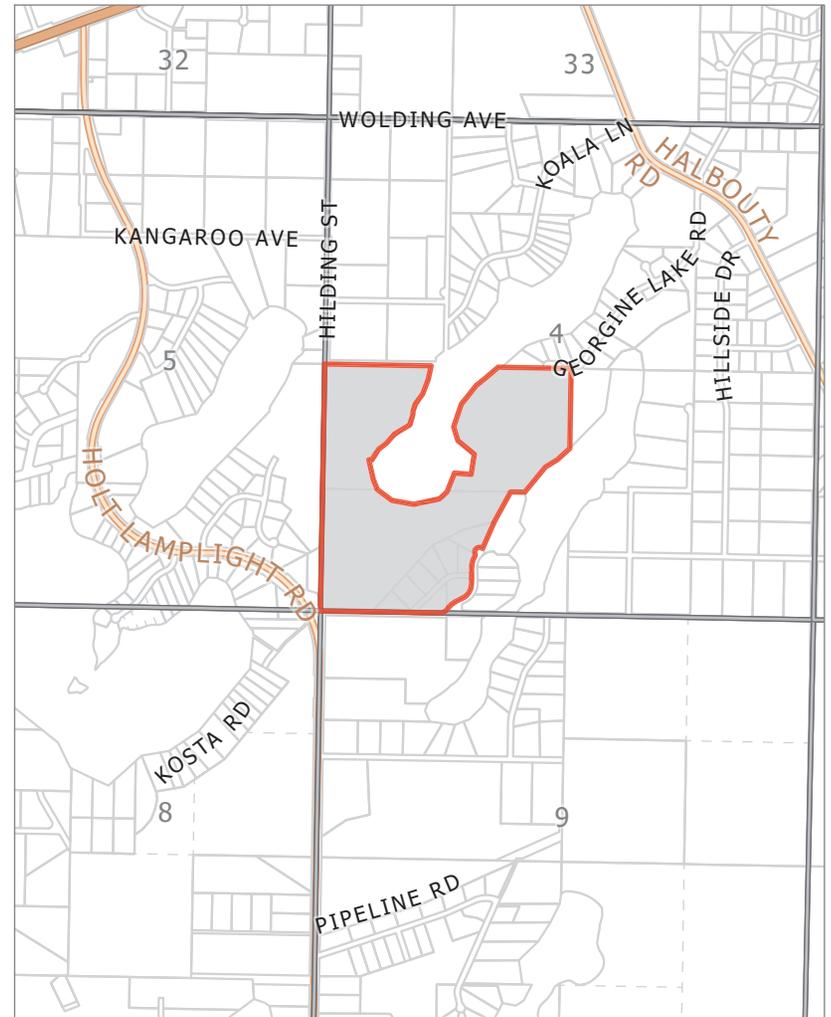
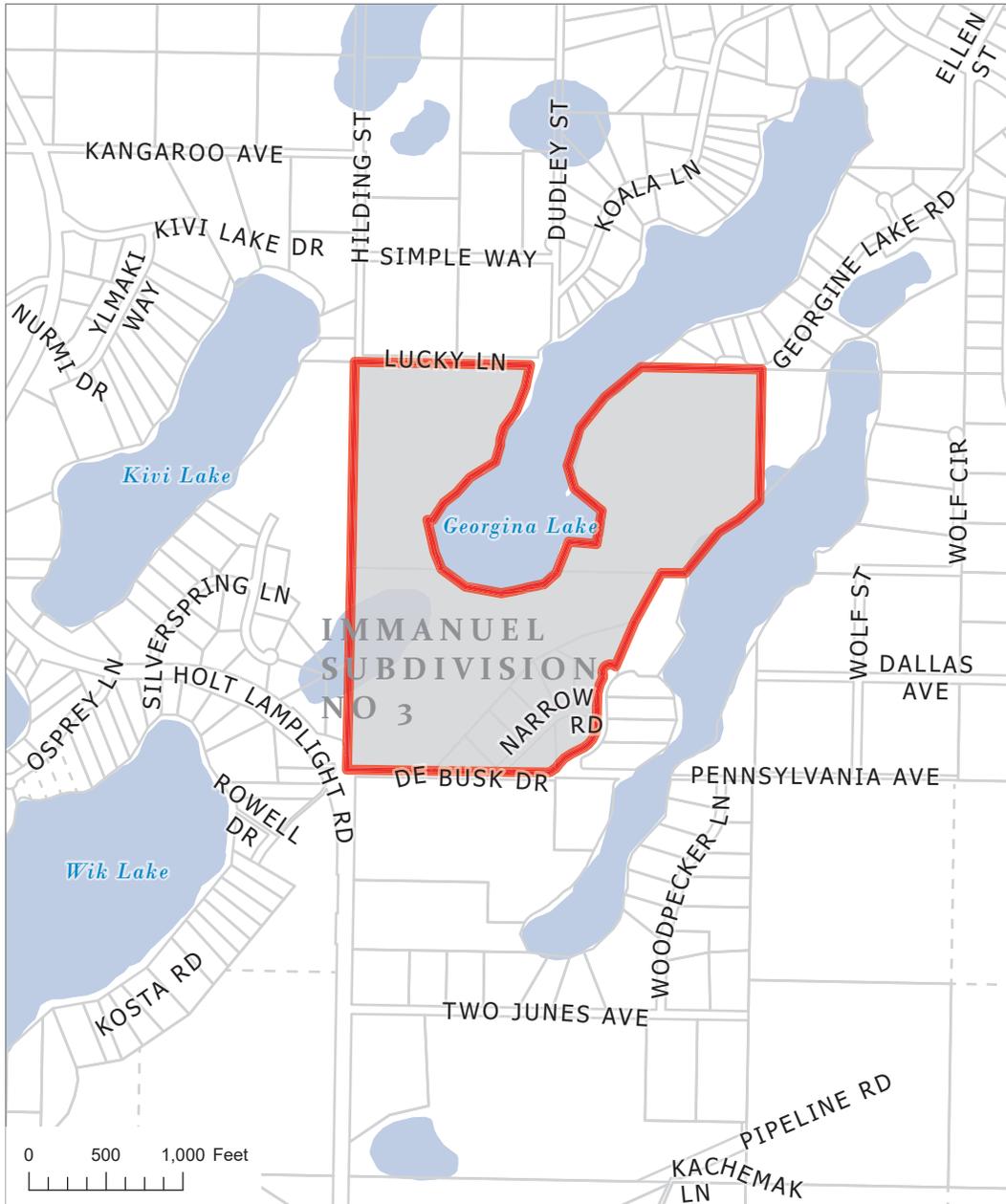
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, February 6, 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 1/20/2026



KPB File 2026-006
T07N R11W SEC04
Nikiski

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 14, 2025.

CERTIFICATE OF ACCEPTANCE - KP#
 THE ENGINEERING OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE AREA PROPOSED TO BE DESIGNATED BY THIS PLAT INCLUDING EXISTING RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

REDEEMED RD.
 PORTION OF BARRON RD.
 PORTION OF LUCKY LAKE
 PORTION OF GEORGINA LAKE RD.

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: _____ DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ACCEPT THE PLAN OF SUBDIVISION AND HEREBY DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT EASEMENTS TO THE USE SHOWN.

DAVID HALL
 PO BOX 7001, NIKELI, AK 99515

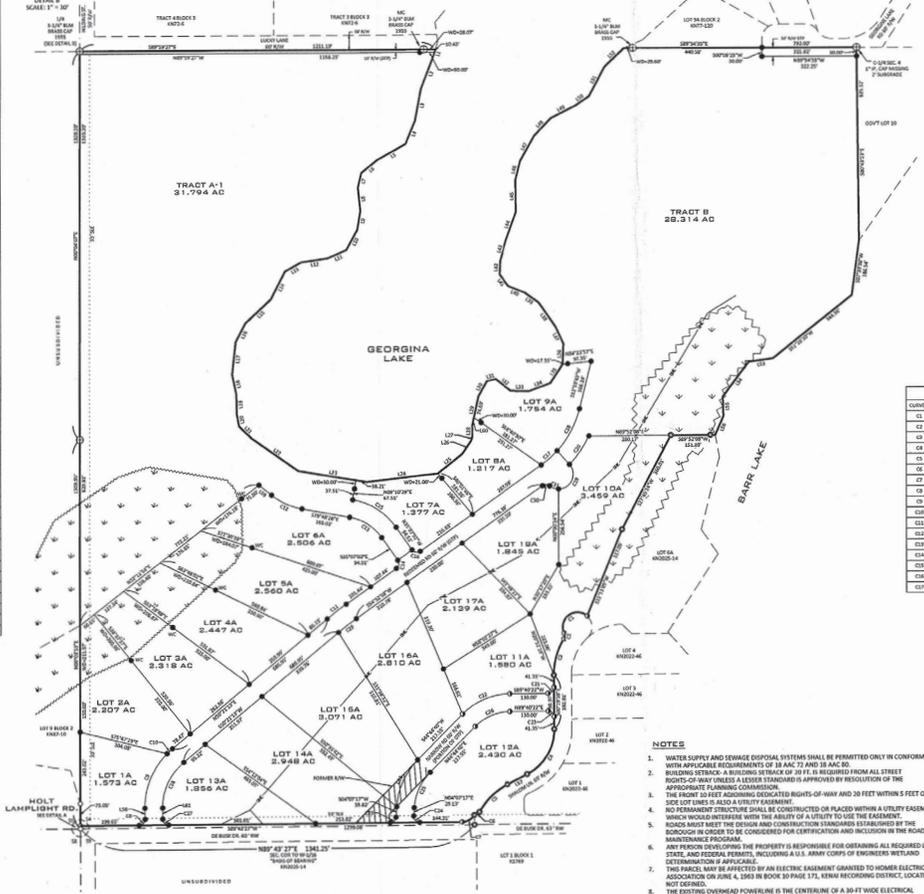
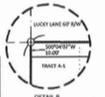
CHRISTINA HALL
 PO BOX 7001, NIKELI, AK 99515

NOTARY'S ACKNOWLEDGEMENT
 FOR: DAVID HALL AND CHRISTINA HALL
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

LINE TABLE

LINE #	BEARING	DISTANCE
11	S59°29'47"W	53.30'
12	S20°20'50"W	133.40'
13	S10°20'40"W	108.85'
14	S2°27'37"W	84.30'
15	S20°20'50"W	133.40'
16	S59°29'47"W	65.33'
17	S52°49'47"W	83.37'
18	S20°20'50"W	78.20'
19	S10°20'40"W	64.30'
20	S2°27'37"W	77.37'
21	S20°20'50"W	88.60'
22	S18°39'27"W	60.00'
23	S49°21'21"W	42.80'
24	S20°20'50"W	108.40'
25	S49°21'21"W	108.40'
26	S20°20'50"W	73.37'
27	S2°27'37"W	108.85'
28	S11°51'51"W	68.60'
29	S1°21'42"W	65.67'
30	S2°27'37"W	63.37'
31	S49°21'21"W	60.00'
32	S49°21'21"W	135.40'
33	S49°21'21"W	135.40'
34	N89°42'42"E	135.40'
35	N89°42'42"E	135.40'
36	N89°42'42"E	135.40'
37	N89°42'42"E	135.40'
38	N89°42'42"E	135.40'
39	N89°42'42"E	135.40'
40	N89°42'42"E	135.40'
41	N89°42'42"E	135.40'
42	N89°42'42"E	135.40'
43	N89°42'42"E	135.40'
44	N89°42'42"E	135.40'
45	N89°42'42"E	135.40'
46	N89°42'42"E	135.40'
47	N89°42'42"E	135.40'
48	N89°42'42"E	135.40'
49	N89°42'42"E	135.40'
50	N89°42'42"E	135.40'
51	N89°42'42"E	135.40'
52	N89°42'42"E	135.40'
53	N89°42'42"E	135.40'
54	N89°42'42"E	135.40'
55	N89°42'42"E	135.40'
56	N89°42'42"E	135.40'
57	N89°42'42"E	135.40'
58	N89°42'42"E	135.40'
59	N89°42'42"E	135.40'
60	N89°42'42"E	135.40'
61	N89°42'42"E	135.40'
62	N89°42'42"E	135.40'
63	N89°42'42"E	135.40'
64	N89°42'42"E	135.40'
65	N89°42'42"E	135.40'
66	N89°42'42"E	135.40'
67	N89°42'42"E	135.40'
68	N89°42'42"E	135.40'
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76	N89°42'42"E	135.40'
77	N89°42'42"E	135.40'
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79	N89°42'42"E	135.40'
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81	N89°42'42"E	135.40'
82	N89°42'42"E	135.40'
83	N89°42'42"E	135.40'
84	N89°42'42"E	135.40'
85	N89°42'42"E	135.40'
86	N89°42'42"E	135.40'
87	N89°42'42"E	135.40'
88	N89°42'42"E	135.40'
89	N89°42'42"E	135.40'
90	N89°42'42"E	135.40'
91	N89°42'42"E	135.40'
92	N89°42'42"E	135.40'
93	N89°42'42"E	135.40'
94	N89°42'42"E	135.40'
95	N89°42'42"E	135.40'
96	N89°42'42"E	135.40'
97	N89°42'42"E	135.40'
98	N89°42'42"E	135.40'
99	N89°42'42"E	135.40'
100	N89°42'42"E	135.40'



WASTEWATER DISPOSAL: TRACT A-1 & B
 THESE LOTS ARE AT LEAST 10,000 SQUARE FEET AND CONDITIONS MAY BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOTS 1A-18A
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

OWNER: DAVID HALL, CHRISTINA HALL DATE: _____

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C2	207°12'00"	200.00'	103.60'	S103°36'00"W	103.60'
C2	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C3	127°00'00"	200.00'	117.47'	S117°00'00"W	117.47'
C3	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C4	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C4	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C5	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C5	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C6	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C6	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C7	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C7	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C8	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C8	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C9	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C9	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C10	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C10	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C11	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C11	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C12	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C12	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C13	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C13	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C14	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C14	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C15	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C15	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C16	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C16	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C17	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C17	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C18	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C18	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C19	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C19	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C20	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C20	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C21	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C21	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C22	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C22	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C23	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C23	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C24	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C24	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C25	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C25	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C26	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C26	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C27	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C27	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C28	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C28	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C29	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C29	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C30	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C30	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C31	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C31	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C32	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C32	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C33	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C33	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C34	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C34	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C35	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C35	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C36	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C36	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C37	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C37	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C38	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C38	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C39	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C39	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C40	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C40	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C41	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C41	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C42	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C42	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C43	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C43	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C44	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C44	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C45	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C45	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C46	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C46	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C47	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C47	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C48	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C48	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C49	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C49	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C50	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C50	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'	C51	107°04'00"	200.00'	107.04'	S107°04'00"W	107.04'
C51	107°04'00"	200.00'	107.04'	S107°04'0							