

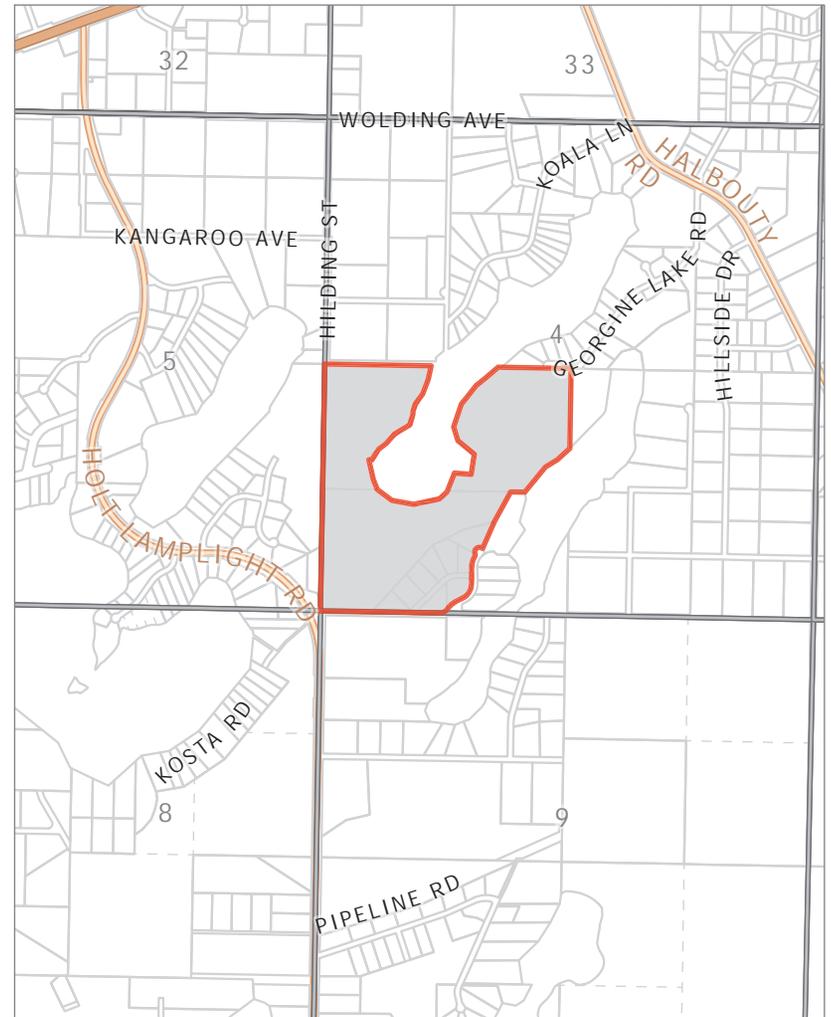
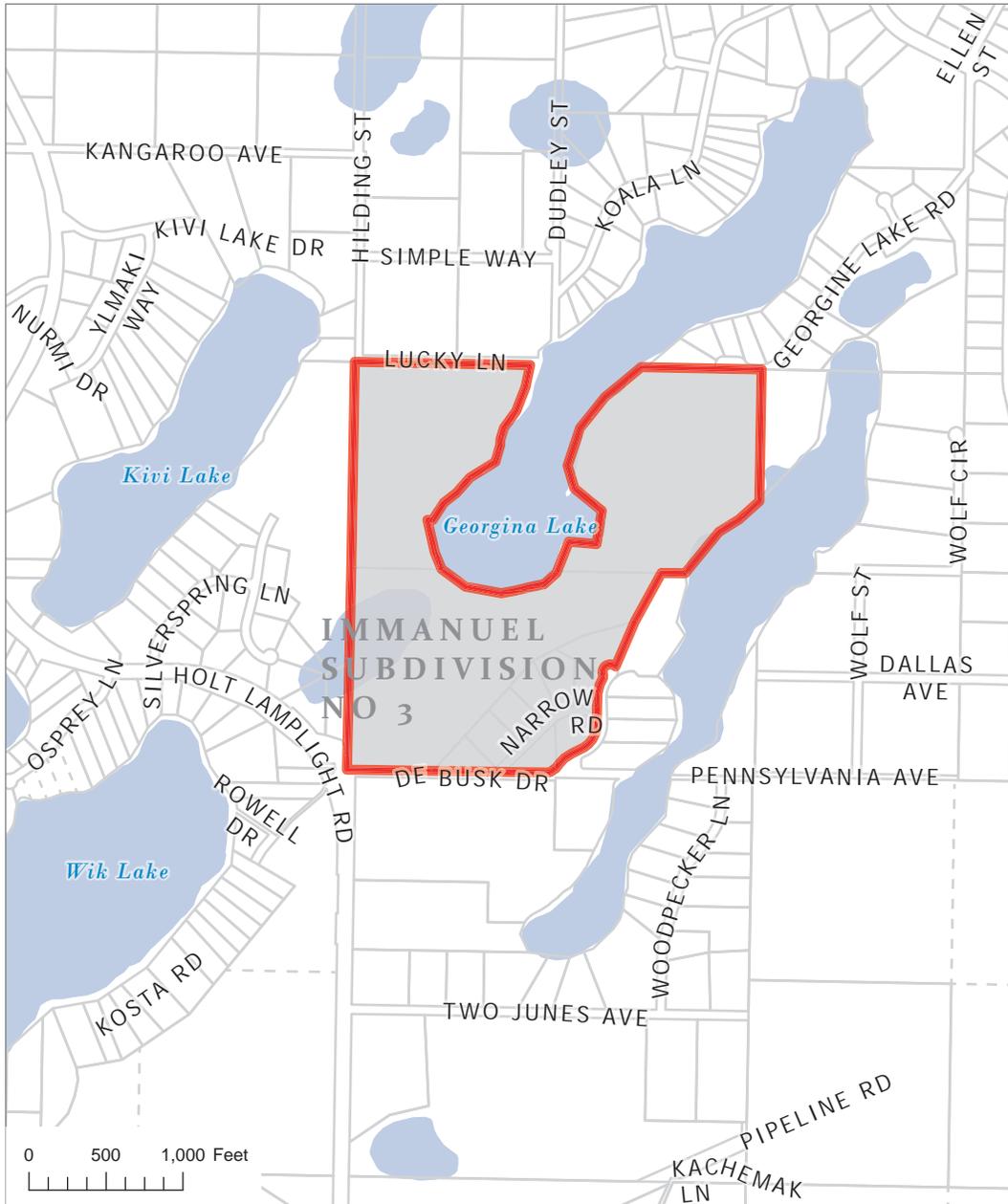
E. NEW BUSINESS

5. Immanuel Subdivision No. 3; KPB File 2026-006

McLane Consulting Group / Hall

**Location: De Busk Dr, Lucky Ln, Holt-Lamplight Rd,
Georgine Lake Rd, Shalom Ln & Narrow Rd**

Nikiski Area / Nikiski APC

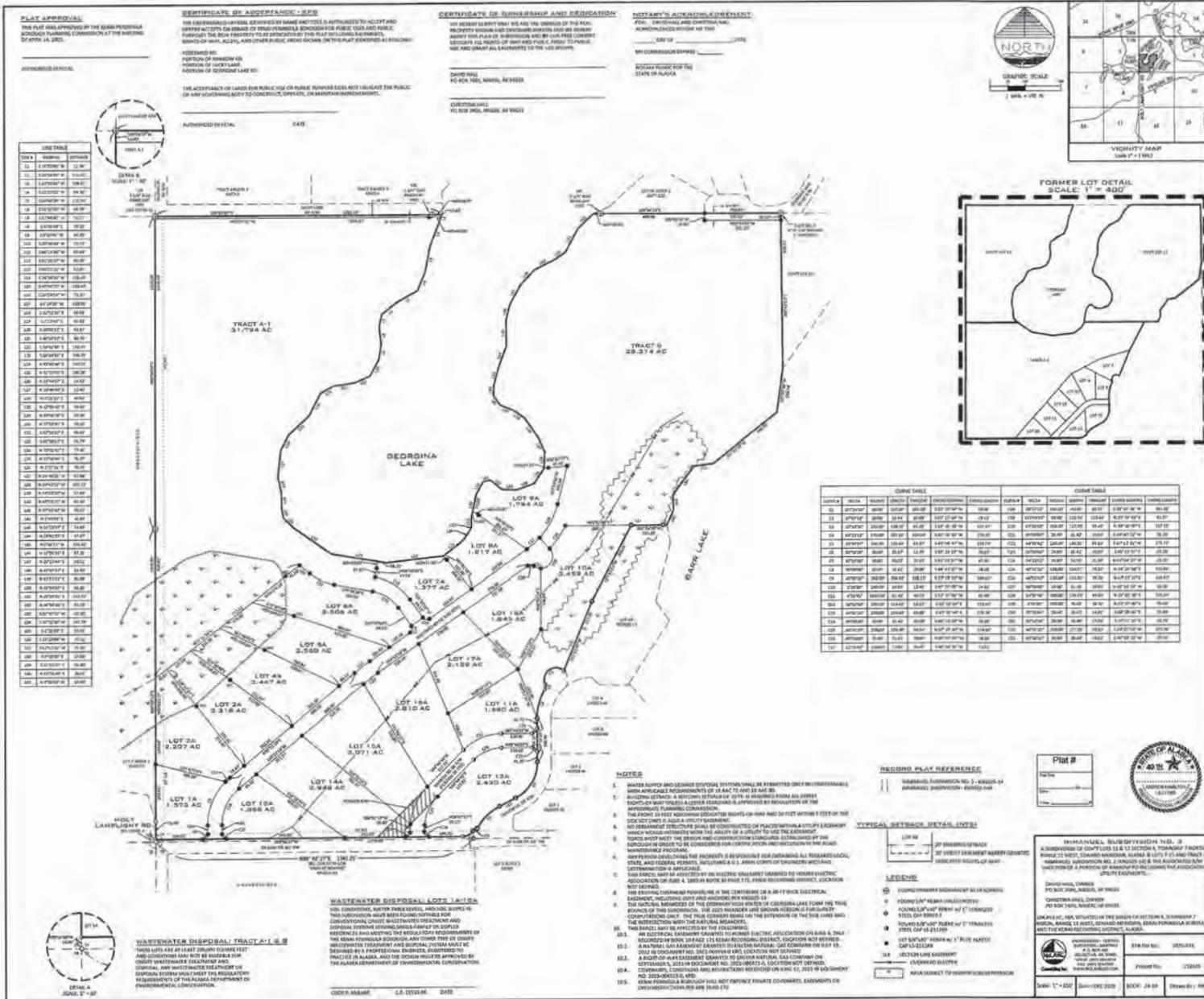


KPB File 2026-006
T07N R11W SEC04
Nikiski

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



PLAT APPROVAL
 THIS PLAT HAS APPROVED BY THE REGISTRATION DIVISION OF THE ALABAMA DEPARTMENT OF REVENUE AND HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MOBILE, ALABAMA, ON THIS DATE.

CERTIFICATE OF ACCEPTANCE - LOTS
 THE BOARD OF PUBLIC UTILITIES HAS REVIEWED AND APPROVED THE ACCEPTANCE OF THE LOTS FOR THE PURPOSES OF THE PUBLIC UTILITIES ACT OF 1907, AS AMENDED, AND THE BOARD OF PUBLIC UTILITIES HAS ORDERED THAT THE LOTS BE ACCEPTED FOR THE PURPOSES OF THE PUBLIC UTILITIES ACT OF 1907, AS AMENDED.

CERTIFICATE OF SUBSCRIPTION AND REDDITION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AND ENCLOSURE HEREON AND WE HEREBY AGREE TO SURRENDER THE SAME TO THE BOARD OF PUBLIC UTILITIES FOR THE PURPOSES OF THE PUBLIC UTILITIES ACT OF 1907, AS AMENDED.

NOTARY'S ACKNOWLEDGEMENT
 I, THE NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE SIGNATURES OF THE PARTIES TO THIS INSTRUMENT ARE TRUE AND CORRECT AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME FOR RECORDATION.

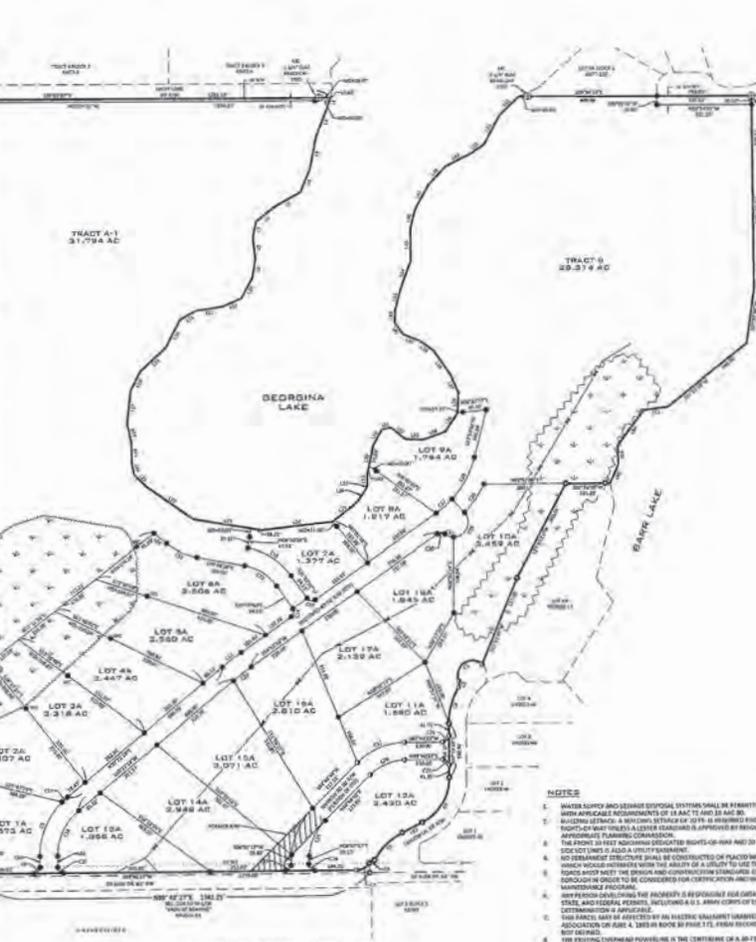
ADDRESS TO: COUNTY OF MOBILE, ALABAMA
 ADDRESS TO: COUNTY OF MOBILE, ALABAMA
 ADDRESS TO: COUNTY OF MOBILE, ALABAMA

CITY OF MOBILE, ALABAMA
 COUNTY OF MOBILE, ALABAMA
 STATE OF ALABAMA

DATE OF RECORDATION
 COUNTY OF MOBILE, ALABAMA
 STATE OF ALABAMA

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S 89° 00' 00" W	12.00
2	S 89° 00' 00" W	12.00
3	S 89° 00' 00" W	12.00
4	S 89° 00' 00" W	12.00
5	S 89° 00' 00" W	12.00
6	S 89° 00' 00" W	12.00
7	S 89° 00' 00" W	12.00
8	S 89° 00' 00" W	12.00
9	S 89° 00' 00" W	12.00
10	S 89° 00' 00" W	12.00
11	S 89° 00' 00" W	12.00
12	S 89° 00' 00" W	12.00
13	S 89° 00' 00" W	12.00
14	S 89° 00' 00" W	12.00
15	S 89° 00' 00" W	12.00
16	S 89° 00' 00" W	12.00
17	S 89° 00' 00" W	12.00
18	S 89° 00' 00" W	12.00
19	S 89° 00' 00" W	12.00
20	S 89° 00' 00" W	12.00
21	S 89° 00' 00" W	12.00
22	S 89° 00' 00" W	12.00
23	S 89° 00' 00" W	12.00
24	S 89° 00' 00" W	12.00
25	S 89° 00' 00" W	12.00
26	S 89° 00' 00" W	12.00
27	S 89° 00' 00" W	12.00
28	S 89° 00' 00" W	12.00
29	S 89° 00' 00" W	12.00
30	S 89° 00' 00" W	12.00
31	S 89° 00' 00" W	12.00
32	S 89° 00' 00" W	12.00
33	S 89° 00' 00" W	12.00
34	S 89° 00' 00" W	12.00
35	S 89° 00' 00" W	12.00
36	S 89° 00' 00" W	12.00
37	S 89° 00' 00" W	12.00
38	S 89° 00' 00" W	12.00
39	S 89° 00' 00" W	12.00
40	S 89° 00' 00" W	12.00
41	S 89° 00' 00" W	12.00
42	S 89° 00' 00" W	12.00
43	S 89° 00' 00" W	12.00
44	S 89° 00' 00" W	12.00
45	S 89° 00' 00" W	12.00
46	S 89° 00' 00" W	12.00
47	S 89° 00' 00" W	12.00
48	S 89° 00' 00" W	12.00
49	S 89° 00' 00" W	12.00
50	S 89° 00' 00" W	12.00
51	S 89° 00' 00" W	12.00
52	S 89° 00' 00" W	12.00
53	S 89° 00' 00" W	12.00
54	S 89° 00' 00" W	12.00
55	S 89° 00' 00" W	12.00
56	S 89° 00' 00" W	12.00
57	S 89° 00' 00" W	12.00
58	S 89° 00' 00" W	12.00
59	S 89° 00' 00" W	12.00
60	S 89° 00' 00" W	12.00
61	S 89° 00' 00" W	12.00
62	S 89° 00' 00" W	12.00
63	S 89° 00' 00" W	12.00
64	S 89° 00' 00" W	12.00
65	S 89° 00' 00" W	12.00
66	S 89° 00' 00" W	12.00
67	S 89° 00' 00" W	12.00
68	S 89° 00' 00" W	12.00
69	S 89° 00' 00" W	12.00
70	S 89° 00' 00" W	12.00
71	S 89° 00' 00" W	12.00
72	S 89° 00' 00" W	12.00
73	S 89° 00' 00" W	12.00
74	S 89° 00' 00" W	12.00
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77	S 89° 00' 00" W	12.00
78	S 89° 00' 00" W	12.00
79	S 89° 00' 00" W	12.00
80	S 89° 00' 00" W	12.00
81	S 89° 00' 00" W	12.00
82	S 89° 00' 00" W	12.00
83	S 89° 00' 00" W	12.00
84	S 89° 00' 00" W	12.00
85	S 89° 00' 00" W	12.00
86	S 89° 00' 00" W	12.00
87	S 89° 00' 00" W	12.00
88	S 89° 00' 00" W	12.00
89	S 89° 00' 00" W	12.00
90	S 89° 00' 00" W	12.00
91	S 89° 00' 00" W	12.00
92	S 89° 00' 00" W	12.00
93	S 89° 00' 00" W	12.00
94	S 89° 00' 00" W	12.00
95	S 89° 00' 00" W	12.00
96	S 89° 00' 00" W	12.00
97	S 89° 00' 00" W	12.00
98	S 89° 00' 00" W	12.00
99	S 89° 00' 00" W	12.00
100	S 89° 00' 00" W	12.00



CURVE TABLE

LINE #	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
1	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
2	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
3	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
4	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
5	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
6	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
7	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
8	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
9	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
10	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
11	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
12	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
13	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
14	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
15	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
16	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
17	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
18	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
19	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
20	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
21	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
22	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
23	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
24	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
25	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
26	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
27	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
28	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
29	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
30	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
31	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
32	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
33	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
34	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
35	S 89° 00' 00" W	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00	S 89° 00' 00" W	12.00	12.00
36	S 89° 00' 00" W	12.00	S 89° 00' 0								

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

CERTIFICATE OF ACCEPTANCE - KPB
THE UNDERSIGNED 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 REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

RECEIVED BY:
PORTION OF NARROW RD.
PORTION OF LUCY LAKE
PORTION OF GEORGINA LAKE E.D.

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 ADORN 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.

DAVID HALL
PO BOX 7601, NIKSIA, AK 99855

CHRISTINA HALL
PO BOX 7601, NIKSIA, AK 99855

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	S 01°34'46"W	51.80
12	S 02°30'50"W	113.47
13	S 03°00'00"W	199.81
14	S 02°20'00"W	84.90
15	S 04°45'00"W	113.18
16	S 03°12'30"W	85.03
17	S 12°44'00"W	51.71
18	N 01°00'00"E	79.18
19	S 01°00'00"E	54.80
20	S 02°00'00"E	71.77
21	S 01°45'00"E	89.41
22	S 01°00'00"E	89.00
23	S 01°00'00"E	82.81
24	S 02°00'00"E	88.80
25	S 02°30'00"E	72.37
26	S 02°45'00"E	110.00
27	S 02°00'00"E	110.00
28	S 01°15'00"E	88.88
29	S 01°30'00"E	85.62
30	S 03°00'00"E	62.89
31	S 04°00'00"E	101.47
32	S 04°45'00"E	101.47
33	S 05°00'00"E	104.71
34	S 04°45'00"E	104.71
35	S 03°00'00"E	104.71
36	S 02°00'00"E	104.71
37	S 01°00'00"E	104.71
38	S 01°15'00"E	104.71
39	S 01°30'00"E	104.71
40	S 01°45'00"E	104.71
41	S 02°00'00"E	104.71
42	S 02°15'00"E	104.71
43	S 02°30'00"E	104.71
44	S 02°45'00"E	104.71
45	S 03°00'00"E	104.71
46	S 03°15'00"E	104.71
47	S 03°30'00"E	104.71
48	S 03°45'00"E	104.71
49	S 04°00'00"E	104.71
50	S 04°15'00"E	104.71
51	S 04°30'00"E	104.71
52	S 04°45'00"E	104.71
53	S 05°00'00"E	104.71
54	S 05°15'00"E	104.71
55	S 05°30'00"E	104.71
56	S 05°45'00"E	104.71
57	S 06°00'00"E	104.71
58	S 06°15'00"E	104.71
59	S 06°30'00"E	104.71
60	S 06°45'00"E	104.71
61	S 07°00'00"E	104.71
62	S 07°15'00"E	104.71
63	S 07°30'00"E	104.71
64	S 07°45'00"E	104.71
65	S 08°00'00"E	104.71
66	S 08°15'00"E	104.71
67	S 08°30'00"E	104.71
68	S 08°45'00"E	104.71
69	S 09°00'00"E	104.71
70	S 09°15'00"E	104.71
71	S 09°30'00"E	104.71
72	S 09°45'00"E	104.71
73	S 10°00'00"E	104.71
74	S 10°15'00"E	104.71
75	S 10°30'00"E	104.71
76	S 10°45'00"E	104.71
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79	S 11°30'00"E	104.71
80	S 11°45'00"E	104.71
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87	S 13°30'00"E	104.71
88	S 13°45'00"E	104.71
89	S 14°00'00"E	104.71
90	S 14°15'00"E	104.71
91	S 14°30'00"E	104.71
92	S 14°45'00"E	104.71
93	S 15°00'00"E	104.71
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95	S 15°30'00"E	104.71
96	S 15°45'00"E	104.71
97	S 16°00'00"E	104.71
98	S 16°15'00"E	104.71
99	S 16°30'00"E	104.71
100	S 16°45'00"E	104.71
101	S 17°00'00"E	104.71
102	S 17°15'00"E	104.71
103	S 17°30'00"E	104.71
104	S 17°45'00"E	104.71
105	S 18°00'00"E	104.71
106	S 18°15'00"E	104.71
107	S 18°30'00"E	104.71
108	S 18°45'00"E	104.71
109	S 19°00'00"E	104.71
110	S 19°15'00"E	104.71
111	S 19°30'00"E	104.71
112	S 19°45'00"E	104.71
113	S 20°00'00"E	104.71
114	S 20°15'00"E	104.71
115	S 20°30'00"E	104.71
116	S 20°45'00"E	104.71
117	S 21°00'00"E	104.71
118	S 21°15'00"E	104.71
119	S 21°30'00"E	104.71
120	S 21°45'00"E	104.71
121	S 22°00'00"E	104.71
122	S 22°15'00"E	104.71
123	S 22°30'00"E	104.71
124	S 22°45'00"E	104.71
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128	S 23°45'00"E	104.71
129	S 24°00'00"E	104.71
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132	S 24°45'00"E	104.71
133	S 25°00'00"E	104.71
134	S 25°15'00"E	104.71
135	S 25°30'00"E	104.71
136	S 25°45'00"E	104.71
137	S 26°00'00"E	104.71
138	S 26°15'00"E	104.71
139	S 26°30'00"E	104.71
140	S 26°45'00"E	104.71
141	S 27°00'00"E	104.71
142	S 27°15'00"E	104.71
143	S 27°30'00"E	104.71
144	S 27°45'00"E	104.71
145	S 28°00'00"E	104.71
146	S 28°15'00"E	104.71
147	S 28°30'00"E	104.71
148	S 28°45'00"E	104.71
149	S 29°00'00"E	104.71
150	S 29°15'00"E	104.71
151	S 29°30'00"E	104.71
152	S 29°45'00"E	104.71
153	S 30°00'00"E	104.71
154	S 30°15'00"E	104.71
155	S 30°30'00"E	104.71
156	S 30°45'00"E	104.71
157	S 31°00'00"E	104.71
158	S 31°15'00"E	104.71
159	S 31°30'00"E	104.71
160	S 31°45'00"E	104.71
161	S 32°00'00"E	104.71
162	S 32°15'00"E	104.71
163	S 32°30'00"E	104.71
164	S 32°45'00"E	104.71
165	S 33°00'00"E	104.71
166	S 33°15'00"E	104.71
167	S 33°30'00"E	104.71
168	S 33°45'00"E	104.71
169	S 34°00'00"E	104.71
170	S 34°15'00"E	104.71
171	S 34°30'00"E	104.71
172	S 34°45'00"E	104.71
173	S 35°00'00"E	104.71
174	S 35°15'00"E	104.71
175	S 35°30'00"E	104.71
176	S 35°45'00"E	104.71
177	S 36°00'00"E	104.71
178	S 36°15'00"E	104.71
179	S 36°30'00"E	104.71
180	S 36°45'00"E	104.71
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182	S 37°15'00"E	104.71
183	S 37°30'00"E	104.71
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207	S 43°30'00"E	104.71
208	S 43°45'00"E	104.71
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295	S 65°30'00"E	104.71
296	S 65°45'00"E	104.71
297	S 66°00'00"E	104.71
298	S 66°15'00"E	104.71
299	S 66°30'00"E	104.71
300	S 66°45'00"E	104.71
301	S 67°00'00"E	104.71
302	S 67	

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
IMMANUEL SUBDIVISION NO 3**

KPB File No.	2026-006
Plat Committee Meeting:	February 9, 2026
Applicant / Owner:	David and Christina Hall of Nikiski, Alaska
Surveyor:	Andrew Hamilton, McLane Consulting, Inc.
General Location:	Narrow Road and De Busk Drive, Nikiski Area

Parent Parcel No.:	013-061-46, 013-061-48 thru 013-061-56, 013-061-43 & 013-061-44
Legal Description:	T 07N R 11W SEC 04 SEWARD MERIDIAN KN 2025014 IMMANUEL SUB NO 2 LOT 7- 15 & A-2 T 7N R 11W SEC 04 SEWARD MERIDIAN KN GOVT LOTS 11 & 12
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will vacate and relocate the south end of Narrow Rd and reconfigure eleven lots and a tract into eighteen lots, two tracts and three new dedications. The lots will vary in size from 1.217 acres to 2.560 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is from Holt Lamplight Road to De Busk Dr which is on the south side of the plat. De Busk Dr gives access to both existing Narrow Rd and proposed Redeemed Rd.

The plat is also dedicating 10' to Lucky Lane on the north of Tract A-1. Lucky Lane has access from Holt Lamplight Rd by Kangaroo Ave to Hilding St down to Lucky Lane.

On the northeast corner of the plat is being dedicated a portion for Georgina Lake Rd. this is to cover the portion of road that is dropping in from the adjacent cul-de-sac. Future development will expand this road into Tract B.

This plat will be finalizing the vacation of the southerly 260 feet of Narrow Rd as platted by Immanuel Subdivision No. 2 KN 2025-14. The vacation is scheduled to be heard at the February 9, 2026 Planning Commission meeting for approval. And then to go to the KPB Assembly on February 17, 2026 for consent.

The plat is affected by 33 foot section line easement on the south and west lines as shown on the drawing.

Block length is not compliant with Redeemed Rd ending in a cul-de-sac. With further development of Tracts A-1 and B, compliance will get better.

The cul-de-sac length is out of compliance also. From the center of De Busk Rd to the center of the access point to Tract A-1 is approximately 1350 feet, well beyond the 1000 required. With the wetlands behind the lots on the west, there is no solution available to put a better location for a road. **Staff recommends** the Plat Committee concur an exception to 20.30.100 Cul-de-sacs.

There looks to be a trail running up the property in the location of where Redeemed Rd is being placed on the plat.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objections at this time.
SOA DOT&PF comments	<ul style="list-style-type: none"> o No objection to the proposed plat o No direct access to Holt Lamplight Road for Lot 1A

Site Investigation:

There does not appear to be structures on the site that need to be identified.

There are steep areas on the plat that are not shown that are mostly near the edges of Georgina Lake on the south end, these are minimal and not a priority on this site.

There are wetlands per the KWF Wetlands Assessment which are shown on the drawing as the grass hatch on the drawing.

The wetlands on the west side of the drawing per KPB GIS aerial data looks to be a pond. **Staff recommends** the surveyor verify the condition of the area and report back to staff the results as it looks to be more than a depression categorization.

Per the River Center reviewers, the plat is not located in a FEMA flood hazard area or a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

Staff Analysis

The property was originally Government Lots 11, 12, 13 and 14 of section 4, Township 7 North, Range 11 West, SM Alaska. Government Lot 14 was divided by Immanuel Subdivision KN 2022-46. Government Lot 14 and Lots 5 & 6 of KN2022-46 were platted by Immanuel Subdivision NO. 2 KN2025-14. This platting action will subdivide Government lots 11 & 12 and Lots 7-15 and Tract A-2 of KN2025-14 into 18 lots, two tracts

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. If the engineer has the capability use results from the soils report from Immanuel Subdivision No 2., he is welcome to do so and add into the new report.

A soils report will not be required for the tracts as they are above 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Nikiski Advisory Planning Commission minutes for the February 5, 2026 meeting were not available when the staff

report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

Existing utility easement being carried over from the parent plat along Narrow Rd are noted and shown in the typical setback detail.

Utility easements associated with the right-of-way vacation are noted on the plat, but not shown as it would be congested.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

New 10’ utility easements are shown in the typical setback detail.

HEA has requested an easement located on the overhead power line, granting a 30 foot wide electrical easement. A copy of the HEA request is included in the packet for viewing.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 50998 Holt Lamplight Rd</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: De Busk Dr, Narrow Rd, Shalom Ln, Lucky Ln, Georgine Lake Rd</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names: Redeemed Rd.</p> <p>List of Street Names Denied:</p> <p>Comments: 50998 Holt Lamplight Rd will be changed to a Redeemed Rd address.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p>

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comments
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Need an overall curve label for C19 & C31

Wastewater Disposal note needs revised to Lots 7A-15A & 16-24

Change the date in the Plat Approval to February 9, 2026.

Add near the Plat Approval the date of the approval of the vacation of Narrow Rd by the Planning Commission and leave space for the consent date by the KPB Assembly

PLAT NOTES?

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Modify the KPB File No to 2026-006

In the title block, the legal need changed to Tract A-2

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- The 30' overhead powerline easement in Tract B appears to be new and not dedicated in 2025-14 as part was out of view in drawing. please cover this portion with new easement as requested by HEA.
- The east end of Lucky Lane may need a detail as the pins make it look like the dedication is pinched off and separate pieces.
- In Narrow Rd, the hatching is covering a portion that is not being vacated and is more an overlap area. Please remove the hatching in between curves C25 and C32 ROW and lighten the other hatch if possible.
- Vacation area on the front of Lot 13 KN 2025-14 needs to be drawing correctly with the curve added.

J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff recommendation:

- Need a dimension on the north line of Lot 24, either a overall or a breakdown, unsure (no closure ran)

- Is there a pin to be set on west line of Lot 17 that is missing?
- Need a witness distance on south line of Tract B near SE corner.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

RECOMMENDATION:

STAFF RECOMMENDS:

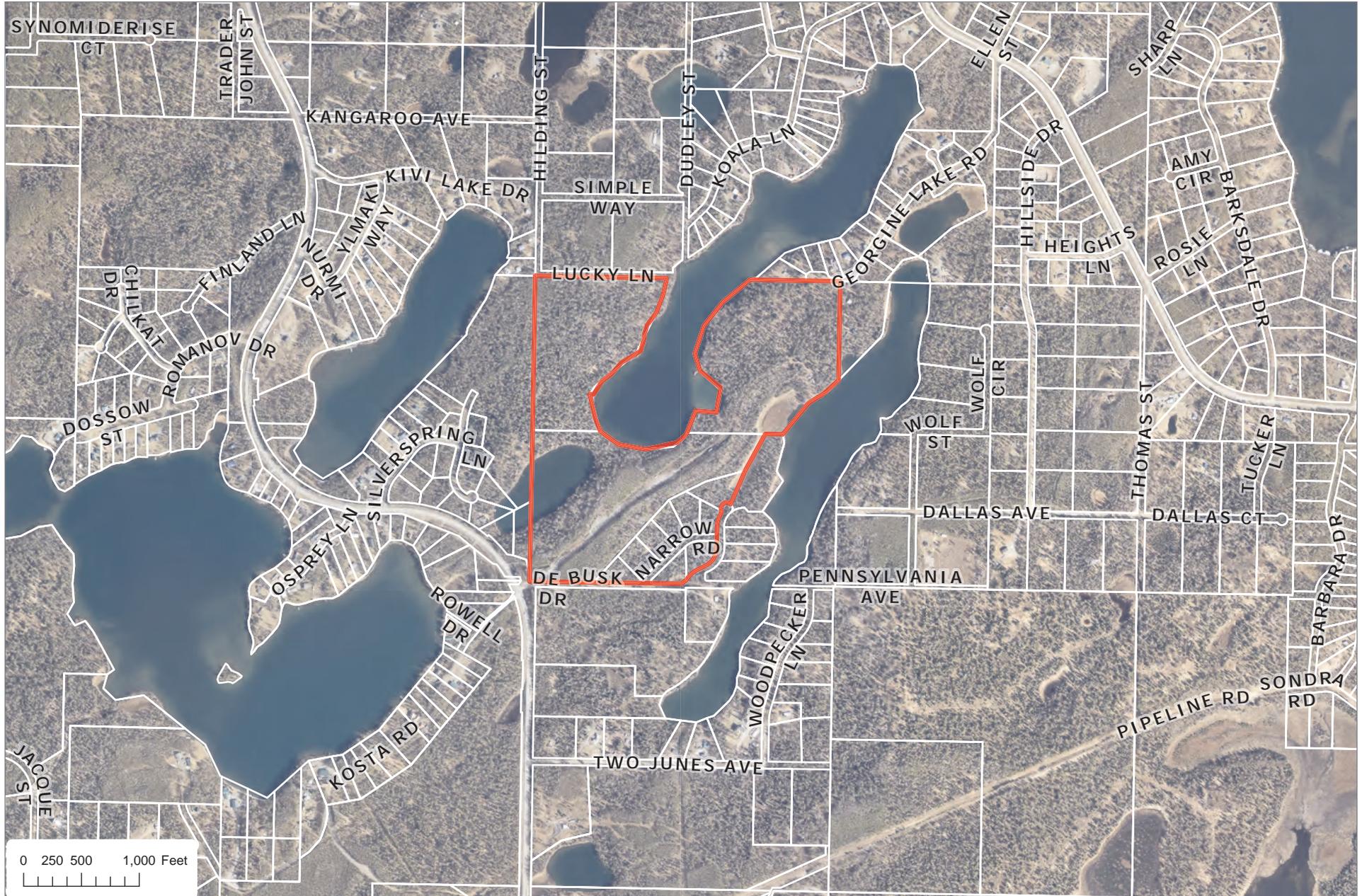
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

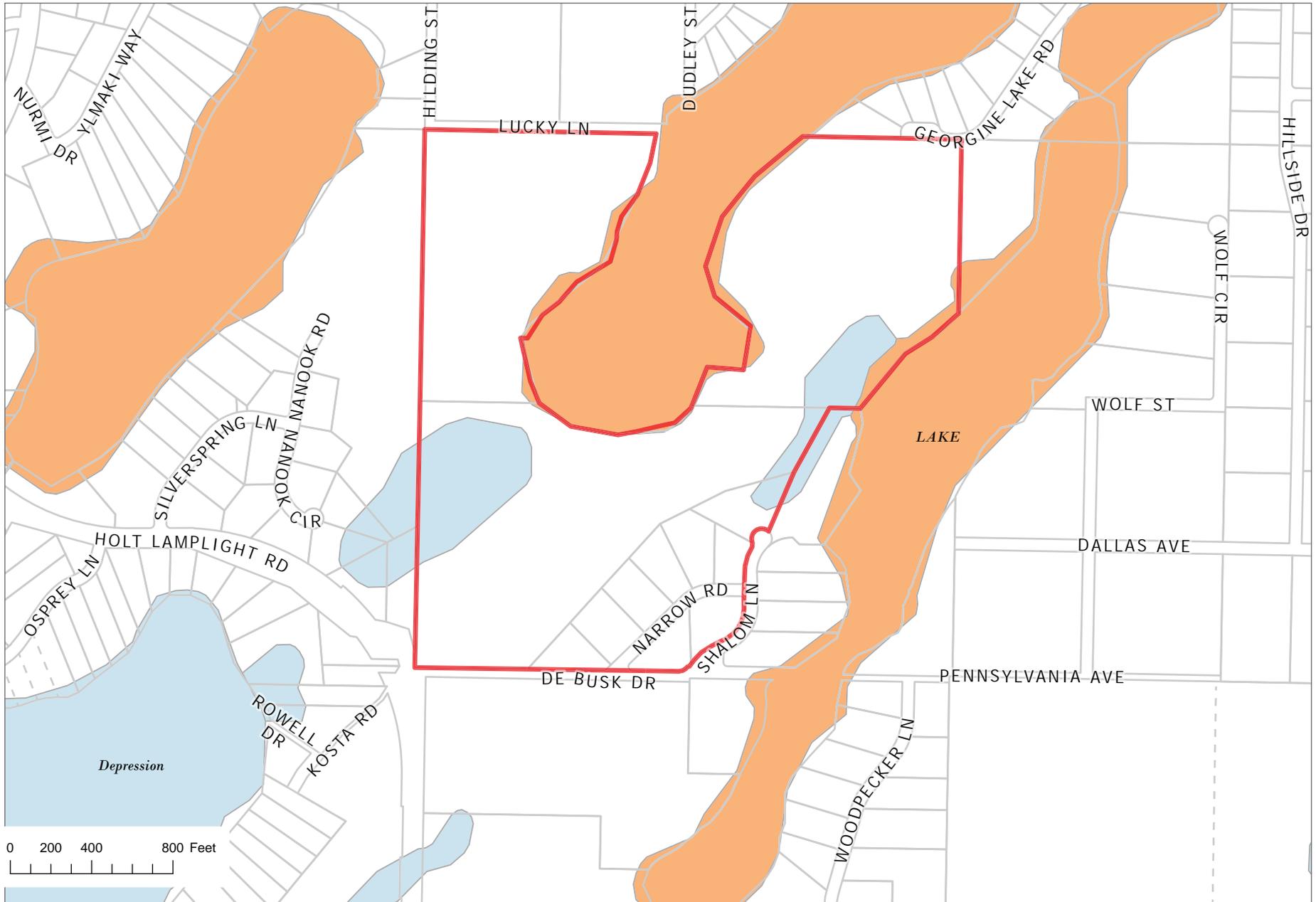
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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 NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

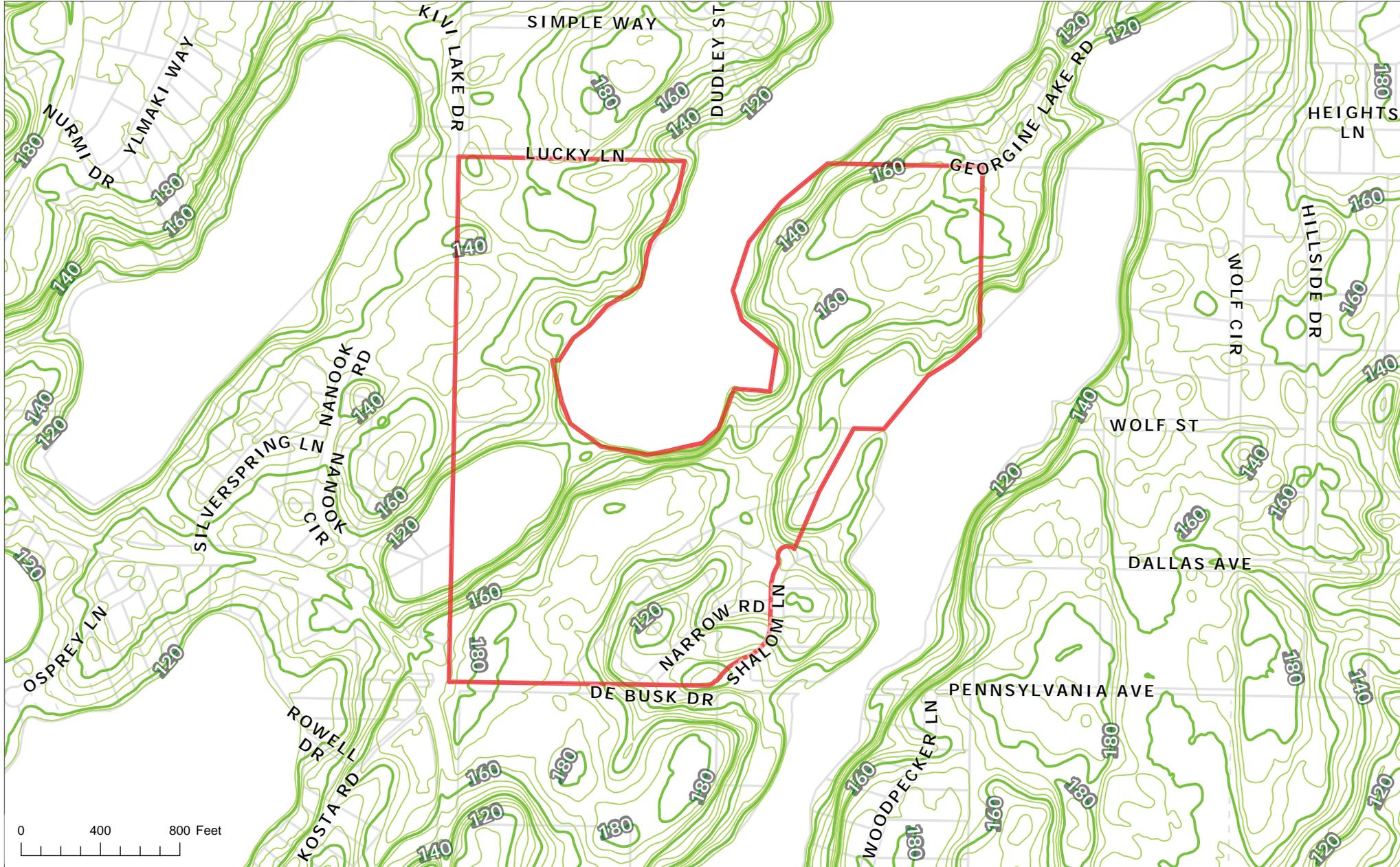
END OF STAFF REPORT



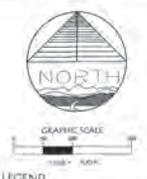
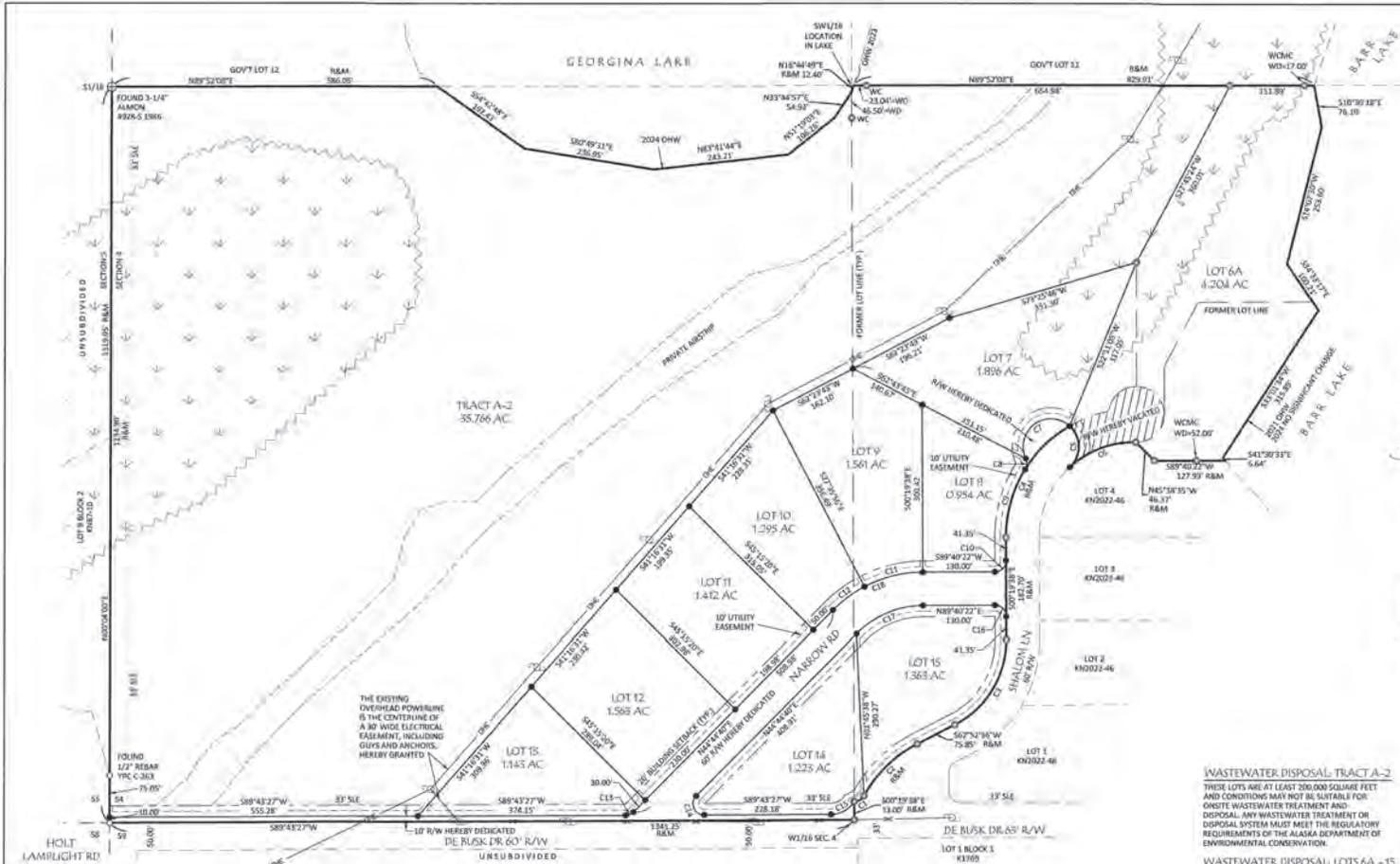
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



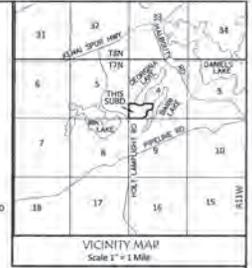
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- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" BEAR UNLESS NOTED
 - FOUND 5/8" X 3/4" BEAR w/ 1" STAINLESS STEEL CAP AS NOTED
 - SET 5/8" X 3/4" BEAR w/ 1" STAINLESS STEEL CAP LS-231269
 - SECTION LINE EASEMENT
 - POWER POLE
 - OVERHEAD ELECTRIC
 - AREA SUBJECT TO INUNDATION
 - RECORD & MEASURED



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I 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.

David Hall
 DAVID HALL, CHAIRMAN, GOVT. LOT 15 & TRACT A-2, LOT 15-16
 PO BOX 7601, NIKOSI, AK 99625

NOTARY'S ACKNOWLEDGEMENT
 FOR: TERENCE BAS
 ACKNOWLEDGED BEFORE ME THIS
 10 DAY OF September, 2025
 MY COMMISSION EXPIRES 07-21-2028
 NOTARY PUBLIC FOR THE STATE OF ALASKA

STATE OF ALASKA
 NOTARY PUBLIC
 Andrew Hamilton
 My Commission Expires 07-21-2028

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

Terence Bas
 TERENCE BAS, OWNER LOT 1 & 2, TRACT A-2
 3107 2ND ST, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT
 FOR: TERENCE BAS
 ACKNOWLEDGED BEFORE ME THIS
 10 DAY OF September, 2025
 MY COMMISSION EXPIRES 08-15-2026
 NOTARY PUBLIC FOR THE STATE OF ALASKA

STATE OF ALASKA
 NOTARY PUBLIC
 Andrew Hamilton
 My Commission Expires 08-15-2026

RECORD PLAT REFERENCE
 IMMANUEL SUBDIVISION - #2022-046
 ALL RECORD AND MEASURE DATA AGREE UNLESS OTHERWISE SPECIFIED

WASTEWATER DISPOSAL TRACT A-2
 THESE LOTS ARE AT LEAST 200 SQUARE FEET AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE 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 6A-15
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL TYPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DOWNSIDE RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE 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.

Colin McLean 3/17/2025
 COLIN M. McLEAN C.E. 11510 AK DATE

RIGHT OF WAY VACATION
 THAT PORTION OF SHALON LN. TO BE CANCELLED AS SHOWN HEREON WAS APPROVED FOR VACATION AT THE MEETING OF THE 2024 8TH PLANNING COMMISSION MEETING AND GIVEN UNANIMOUS CONSENT TO VACATE BY THE ORD ASSEMBLY AT THE APRIL 2, 2024 MEETING AND THIS PLAT IS FULFILLING THE VACATION PETITION IN ACCORDANCE WITH KRS 20.01.080.

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 8, 2024.

CERTIFICATE OF ACCEPTANCE - KPI
 THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY (BARBER PO, DE BUSK DR & SHALON LN), ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. 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.

Robert J. ...
 AUTHORIZED OFFICIAL DATE



2025-14
 Plat #
 Kenai
 4/31/25
 No. 1559

IMMANUEL SUBDIVISION No 2
 A RESUBDIVISION OF GOVT LOT 15 SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA AND LOTS 5, 6 & TRACT A-2 IMMANUEL SUBDIVISION (#2022-046) AND THE ASSOCIATED E/W VACATION OF SHALON LN ALONG WITH THE ADDITIONAL UTILITY EASEMENTS

DAVID HALL, OWNER
 PO BOX 7601, NIKOSI, AK 99625

TERENCE BAS, OWNER
 1007 2ND ST, KENAI, AK 99611

CHANGING: 202501
 SURVEYING: 202501
 MAPPING: 202501
 KRS 20.01.080
 FAX: (907) 262-2000
 WWW.MSLANC.COM

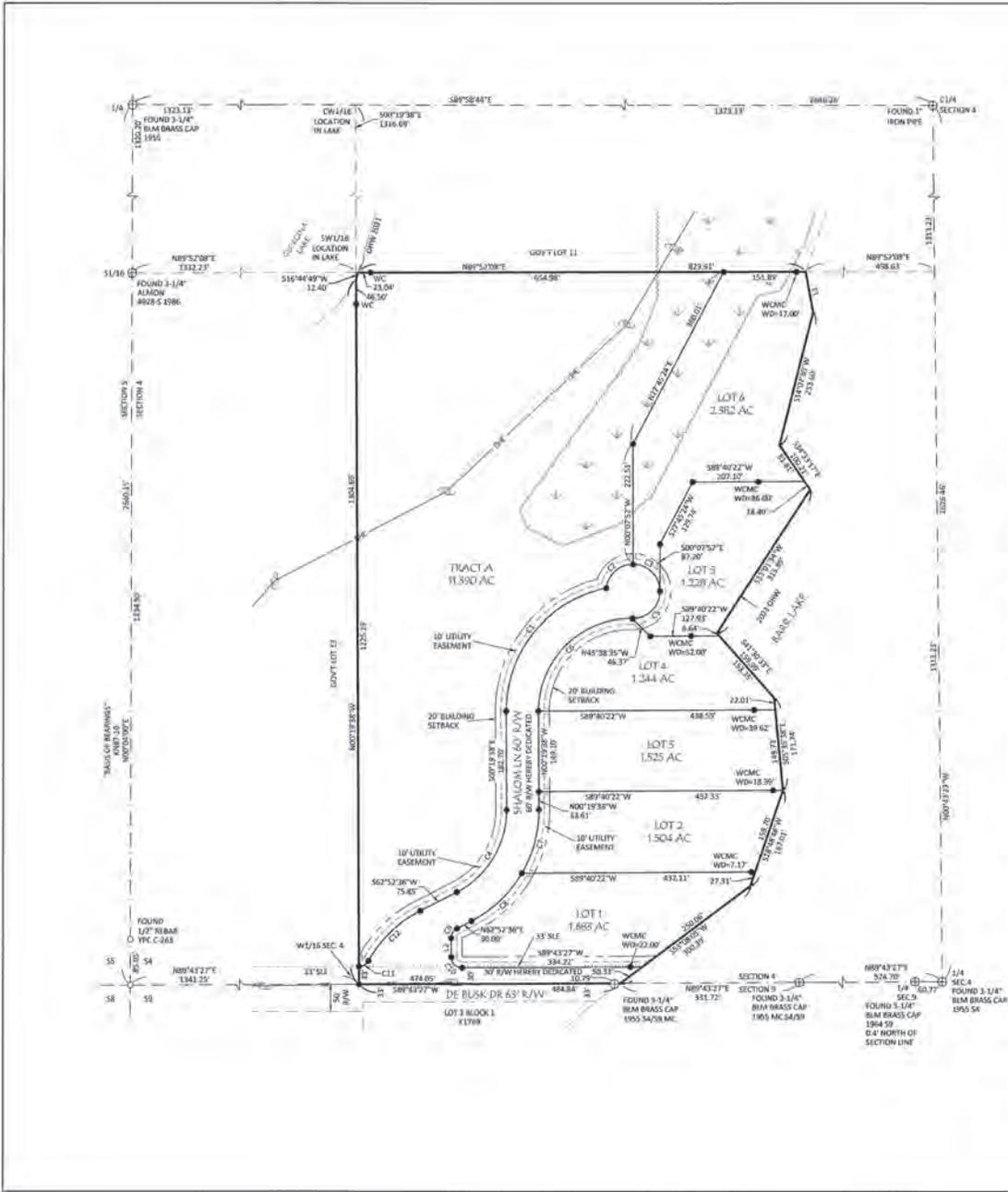
KPI FILE NO. 2024-022
 PROJECT NO. 2307019

SCALE: 1" = 100' DATE: JUNE 2025 BOOK: 10-1465 SHEET NO. 1

NOTES

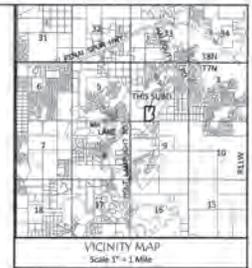
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSE STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE RIGHT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY AND 20 FEET WITHIN 5 FEET OF THE SIDE OF LINES IS ALSO A UTILITY EASEMENT.
4. 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.
5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
6. 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.
7. THIS PARCEL MAY BE AFFECTED BY AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 2023 IN BOOK 10 PAGE 111, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
8. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF GEORGINA LAKE AND BARK LAKE FROM THE TRUE BOUNDS OF LOT 6A AND TRACT A-2, THE 2023 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
9. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 9.1. AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1984 RECORDED IN BOOK 10 PAGE 111, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - 9.2. A NATURAL GAS EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY ON JULY 10, 2022 IN DOCUMENT NO. 2022-05939-KID, LOCATION NOT DEFINED.
 - 9.3. A RIGHT-OF-WAY EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY ON SEPTEMBER 5, 2023 IN DOCUMENT NO. 2023-06672-Q, LOCATION NOT DEFINED.
 - 9.4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 12, 2023 IN DOCUMENT NO. 2023-00453-D, KID.
 - 9.5. KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS FOR KPR 20.01.170.

CURVE NO.	BEARING	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	AREA
C1	88°30'28"	20.00	21.17	13.70	1.97 24 11"	18.38
C2	89°47'31"	290.00	133.66	88.87	140° 52' 47"	120.39
C3	89°37'31"	376.00	187.51	108.59	141° 32' 59"	174.51
C4	89°07'07"	280.00	291.57	110.36	139° 07' 43"	200.32
C5	90°12'37"	200.00	83.89	74.77	94°07'31"00"	11.87
C6	49°34'29"	170.00	100.23	58.12	108° 38' 32"	127.11
C7	107°24'18"	50.00	127.90	256.28	50°25'44"	188.00
C8	5°07'34"	20.00	19.88	0.888	308° 17' 14"	19.12
C9	82°10'11"	200.00	129.18	86.03	137° 45' 38"	127.47
C10	90°08'00"	20.00	11.42	38.89	548° 49' 22"	28.28
C11	97°18'10"	200.00	109.40	75.00	138° 18' 12"	168.45
C12	17°39'24"	200.00	69.86	65.17	510° 38' 27"	75.07
C13	4°29'47"	20.00	19.78	8.28	310° 46' 08"	17.90
C14	120°01'37"	20.00	41.13	44.12	102° 07' 37"	36.88
C15	17°21'39"	100.00	18.83	22.89	510° 58' 57"	47.80
C16	90°07'00"	20.00	11.41	26.00	248° 18' 38"	28.28
C17	49°55'44"	110.00	113.11	52.98	94° 12' 31"	128.87
C18	89°49'42"	100.00	100.83	95.10	347° 12' 17"	171.77



CURVE TABLE					
CURVE #	DATA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	79°06'41"	246.02	87.44	349.60	8.59' L2 49' W
C2	87°23'57"	50.00	72.09	44.50	8.48' S2 15' W
C3	87°00'00"	50.00	39.54	30.00	8.40' S2 12' W
C4	87°22'37"	150.00	181.53	184.59	8.57' S2 29' W
C5	87°23'57"	50.00	79.79	50.27	8.48' S2 14' W
C6	87°34'51"	100.00	200.77	194.98	8.49' S2 30' W
C7	87°29'32"	250.00	323.60	315.04	8.52' S2 27' W
C8	87°23'57"	250.00	330.80	321.14	8.48' S2 26' W
C9	87°00'00"	250.00	22.64	22.79	8.47' S2 31' W
C10	87°00'00"	25.00	31.42	30.60	8.45' S2 33' W
C11	86°58'25"	25.00	21.17	21.09	8.59' S2 32' W
C12	87°47'37"	250.00	133.66	134.87	8.47' S2 47' W
C13					8.53' S2

LINE TABLE		
LINE #	BEARING	DISTANCE
1-1	N 10° 00' 00" W	61.00
1-2	N 75° 32' 34" W	84.87



CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DISCLOSED HEREON AND 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.

David Hall
 DAVID HALL
 PO BOX 7802, WENDELL, AK 99683
 CHRISTINA HALL
 PO BOX 7802, WENDELL, AK 99683
NOTARY'S ACKNOWLEDGEMENT
 I, DAVID HALL AND CHRISTINA HALL
 ACKNOWLEDGE BEFORE ME THIS
6TH DAY OF JULY, 2022.
 MY COMMISSION EXPIRES June 9, 2023
 NOTARY PUBLIC FOR THE STATE OF ALASKA



CERTIFICATE OF ACCEPTANCE
 THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN INCLUDING THE RIGHTS-OF-WAY (IF BUSK CANYON & SHALOM LANE) SHOWN ON THIS PLAN. 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.

Lucy McLean 8/16/22
 KENAI PENINSULA BOROUGH DATE

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LARGER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY AND 10 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 4. 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.
 5. READS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE ELIGIBLE FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
 6. 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.
 7. THIS PARCEL MAY BE AFFECTED BY AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON RINE 4, 1003 IN SD08 1003 RACE 17X, KENAI RECORDING DISTRICT, LOCATION NOT DEPICTED.
 8. EXCEPTION GRANTED TO STREET LAYOUT (RPS 20.30 (9)(A) AND BLOCK LENGTH (RPS 20.30 (1)(D)) BY THE PLANNING COMMISSION AT THE FEBRUARY 22, 2021 MEETING.
 9. NO STRUCTURES ARE PERMITTED WITHIN THE RAWANDE PORTION OF FLAG LOT 6.
 10. THE NATURAL MEANINGS OF THE GROUNDWATER OF GEORGINA LAKE AND BARR LAKE FORM THE TRUE BOUNDS OF LOTS 1-6 AND TRACT A. THE 2021 BANNER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANERS.
 11. LOT 6 MAY HAVE POSSIBLE LIMITATION ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
 12. THIS PARCEL MAY BE AFFECTED BY A NATURAL GAS EASEMENT GRANTED BY HENRI ADAMS IN 2022 IN ACCORDANCE WITH 2022-065118-B-NELC LOCATION NOT DEPICTED.

WASTEWATER DISPOSAL LOTS 1-4
 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE FAMILIES 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.

Lucy McLean 7/6/2022
 CODY R. McLEAN C.E. 11510-AK DATE

WASTEWATER DISPOSAL LOTS 5 & 6
 SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR A TYPICAL ALTERNATE WASTEWATER DISPOSAL SYSTEM FOR USE ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS 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 PRIOR TO CONSTRUCTION.

Lucy McLean 7/6/2022
 CODY R. McLEAN C.E. 11510-AK DATE

WASTEWATER DISPOSAL TRACT A
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET AND CONDITIONS MAY NOT 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.

PLAT APPROVAL
 THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 22, 2022.

James A. Hall 8/16/22
 AUTHORIZED OFFICIAL DATE



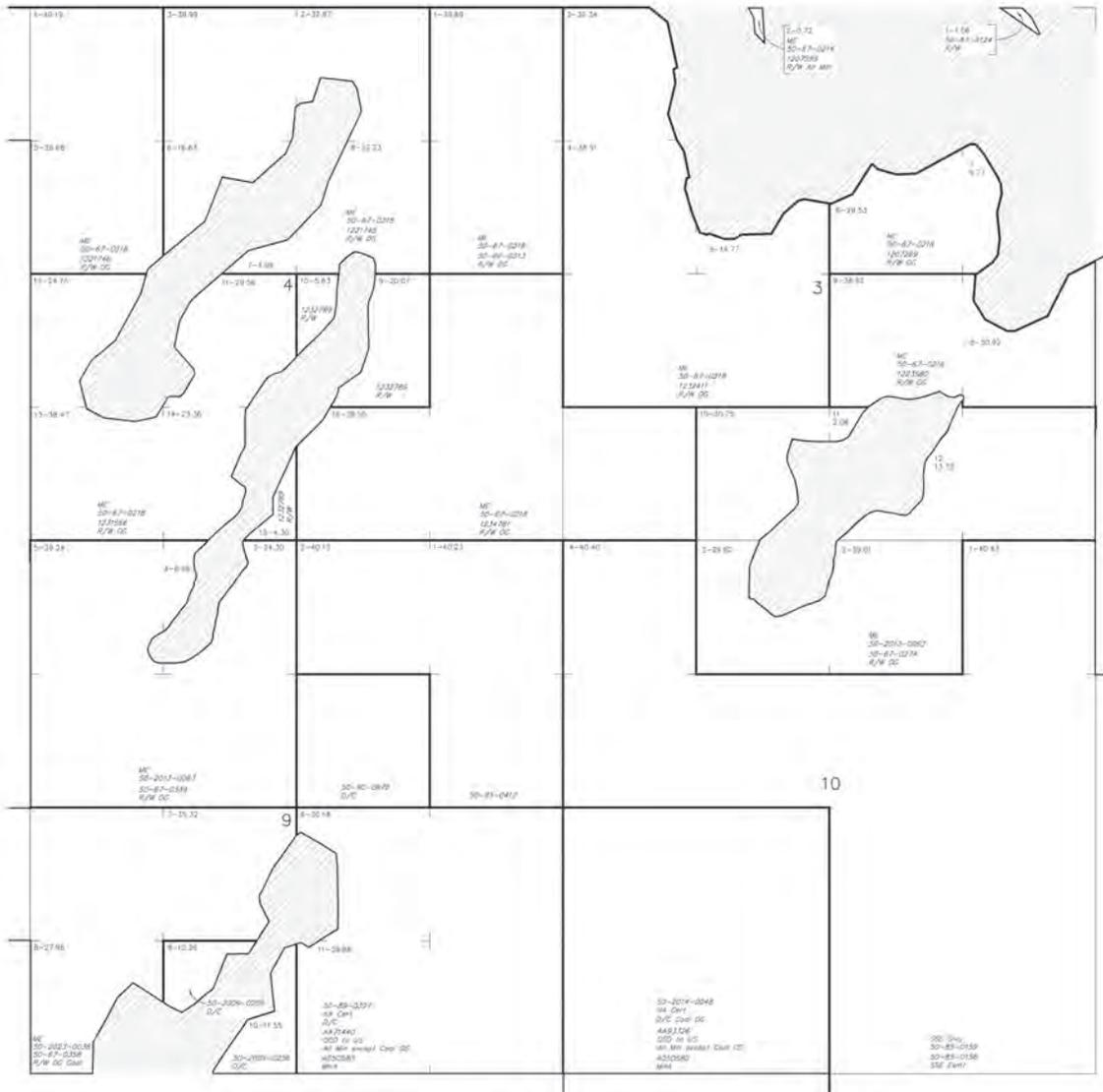
2022-416
 Plat #
 Kenai
 8/16/22
 Date
 2:02pm

IMMANUEL SUBDIVISION
 A SUBDIVISION OF GOVT LOT 14 SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA
 DAVID HALL OWNER CHRISTINA HALL, OWNER
 PO BOX 7802 WENDELL, AK 99683
 02.777 AC. ARE SITUATED IN THE SW1/4 OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERED, TESTED, SURVEYED, ALIGNED, P.L. BOX 406, SHELTON, AK 99684
 VOICE: (907) 264-4218 FAX: (907) 264-3038
 WWW.MCMCLAND.COM

8/16/22 P.L.# E-14 2022-416
 8/16/22 2:02 PM
 FILED 11-1000 DATE JULIAN 2022 BOOK NO. 12101 DRAWING NO. 1441

SURVEYED TOWNSHIP 7 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

**MTP
SUPPL SEC 3, 4, 9, 10**
NO 2

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS

- PL 92-203 W/ AA6698, Lots W/ AA6698-A
- PLD 5183 W/ Ala of Leg & C affects Lds/Interests
not conveyed W/ Kenai National Moose Range
- PLD 5184 W/ C affects Lds/Interests not conveyed
- AA6698-A V/Sw. Adm. Excl. Nav. waters, patented Lds. &
Lds. W/ 2 miles of the city limits of Kenai & Sitka
- AG0592/ SS Admt PL 96-487, Sec 106(s), Top Flats
- AG06731 SS Reserved Min Estate Only



WARNING:
This map is the Bureau's record of title, and should be used
only as a general guide to the location of survey data. Res-
ponses should be not relied upon for purposes of title. For more
information on survey monuments or other public domain lands,
refer to the National Survey of Public Lands.

CURRENT TO:	NO 2
6-13-2003	Sew Mer 7 N R 11 W ACAD



January 28, 2026

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004**
- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004V**
- **Wilderness Edge Subdivision: KPB 2026-002**
- **Golf Acres Subdivision Bogie Court Vacation: KPB 2026-005V**
- **Immanuel Subdivision No. 3: KPB 2026-006V**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Timberline Rush Patch Replat: KPB 2025-162**
 - No objection to the proposed plat.
 - Lot 3B-1 must take access to Cannonball Circle.
 - Applicant should apply for a shared driveway permit for Lot 3B-2. Driveway permits and Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Enzler Subdivision 2026 Replat: KPB 2026-003**
 - No objection to the proposed plat.
 - No direct access to Big Eddy Rd for proposed Lot 1 and Lot 2.
 - Lot 1 Block one must take access from Joplin Circle.
 - Lot 2 Block one must take access from Enzler Place.

- **Immanuel Subdivision No. 3: KPB 2026-006**
 - No objection to the proposed plat.
 - No direct access to Holt Lamplight Rd. for Lot 1A.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,



Romorenzo Marasigan
Transportation Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF

DESK PACKET

Supplemental

(MATERIALS SUBMITTED BY 1:00 PM 02/06/2026)

E5. NEW BUSINESS

- E5. Immanuel Sub No 3
h #

Piagentini, Vincent

From: Raidmae, Ryan
Sent: Friday, February 6, 2026 9:32 AM
To: Piagentini, Vincent
Cc: Simons, Sandee; Carpenter, Beverly; Lopez, Samantha
Subject: Nikiski APC Recommendations for Platting Items

Good Morning, Platting Friends,

At Nikiski's Advisory Planning Commission Meeting, held on February 05, 2026, the Commission recommended the following:

- Immanuel Subdivision, No. 3 (KPB 2026-006) – **Approved**
- Immanuel Subdivision, No. 3, Vacation, (KPB 2026-006V) – **Approved**
- Veal Subdivision 2026 Addition (KPB 2026-099) – **Approved**

If you have any questions about the recommendations, please let me know.

Thank You,

Ryan Raidmae

Planner

Kenai River Center

A Division of the Planning Department

Office: (907) 714-2460 **Direct:** (907) 714-2462

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be considered a public record under the law.

From: [Janet Carroll](#)
To: [Planning Dept.](#)
Subject: <EXTERNAL-SENDER>Written Comment re: KPB File No. 2026-006
Date: Friday, February 6, 2026 12:46:01 PM

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

We are the property owners of 51515 Georgine Lake Rd. in Nikiski, since 2005 when we purchased and developed the property. We appreciate the quiet lakefront property that we have enjoyed for 21 years.

Recently, we received the notice that David Hall is looking to develop his grandfather's property. Our property borders the Hall property. After purchasing ours in 2005, we spoke with, Mr Hall's grandfather, Mr. Barr personally and he was not interested in developing the land while he was alive which we were grateful for.

With his death and the transition of his property to his grandson, we recognize that nothing stays the same forever. However, we want to be a part of the discussion on the development of the property adjacent to ours. It's our understanding that Mr. Hall's property closest to us is not being developed at this time. In the interest of future realities, we'd like to establish that what we have seen is that those of us living on Georgina Lake enjoy the lake's beauty for its wildlife and laid back lifestyle. We hope to preserve this setting by working with Mr. Hall.

Thank you for the opportunity to be a part of the discussion of our property and Mr. Hall's plans.

Sincerely,

James and Janet Carroll

Susie Chmielowiec
49821 DeBusk Drive
Nikiski, AK

Public comment to KPB-7449 Immanuel Subdivision

Hearing 2-9-2026

The plat submission for this property should be denied or, in the alternative, be approved on a conditional basis.

The problems with the plat pertain to the placement of roads intersecting DeBusk, Narrow, Redeemed and Shalom.

DeBusk Drive encroaches upon private property directly across from the subject property in 2 places. One is where the proposed Redeemed Road will intersect with DeBusk. The other is where the proposed Shalom Road will intersect with DeBusk.

Narrow Road is not accurately depicted on the plat. The original location is there, but in fall 2025, the intersection was relocated.

A meeting was held on DeBusk Drive October 10, 2025 at approximately 11:30am to discuss re-alignment, at which time the private property was marked by Chmielowiec's surveyor with stakes and paint. It was attended by Dennis Merkes, road contractor for the Halls, a representative of McLane (name unknown), the firm submitting the plat for the Halls, Brian Conrad and Jed Painter, with KPB road maintenance, a representative of Alaska Land Surveys, the firm surveying and marking the property lines for Chmielowiec, and Susie Chmielolwiec. The boundaries were very clearly marked to show where DeBusk encroached upon Chmielowiec's private property. Everyone could clearly see that placement of any roads should not go in those areas. Yet, McLane has submitted a plat that places Redeemed and Shalom ingress and egress in such positions that drivers will have no choice but to trespass onto private land with no permission. Chmielowiec is currently trying to replat her property into 2 parcels for insurance and financing reasons. Chmielowiec is currently trying to work with KPB platting to resolve this issue but there has been no resolution at this point. The encroachment issue is preventing the approval. I am unsure why platting would support a plan that calls for trespass upon private property, e.g., Immanuel Subdivision.

The encroachment on DeBusk was documented by Chmielowiec's surveyor. It is unclear and unknown why McLane does not show the path of DeBusk and the encroachment.

To approve the plat as submitted would put the owners of the Immanuel Subdivision, David and Christina Hall, in territorial and potentially legal conflict with the owner of the property located on the opposite side of DeBusk, Susie Chmielowiec. None of the parties want that.

Narrow Road: The plat needs to accurately show the current location of the road.

Redeemed Road: The ingress and egress needs to be relocated such that it does not encroach on the private property across from it. Alternatively, the encroachment issue needs to be resolved between Chmielowiec and KPB platting.

Shalom Road: The ingress and egress needs to be relocated such that it does not encroach on the private property across from it. Alternatively, the encroachment issue needs to be resolved between Chmielowiec and KPB platting. Further issues with this road make it impractical. The road would have to be built over an existing pond or otherwise fully submerged portion of land. Additionally, there is a 30-40 foot cliff that extends from the current location of the end of Shalom Road to DeBusk. The high portion is on DeBusk. To tie those together at the location currently proposed in the plat would also encroach upon private property, again.

Exhibits show the following:

SC 1 Immanuel Subdivision KPB GID proposed plat showing Redeemed Road proposed placement. The path of DeBusk can be seen as it crosses in and over the property line of the Chmielowiec property.

SC 2 Enhanced Immanuel Subdivision KPB GID proposed plat showing Redeemed Road proposed placement. The path of DeBusk can be seen as it crosses in and over the property line of the Chmielowiec property.

SC 3 Photo of DeBusk encroachment at proposed Redeemed intersection. Land to the left of the pink marks are private property.

SC 4 Photo of DeBusk encroachment at proposed Redeemed intersection. Land to the left of the pink marks are private property.

SC 5 Photo of DeBusk encroachment at proposed Shalom intersection. Land to the left of the pink marks and pink flagged stake are private property. The photo also shows the steep cliff Shalom would have to resolve. Shalom can be seen in the photo at the bottom of the hill. The plat proposes linking the current location of Shalom with DeBusk.

SC 6 Topo map of Immanuel Subdivision showing the elevations between DeBusk and proposed location of Shalom.

SC 7 Proposed plat of Big Bear Lookout. It is Chmielowiec's unapproved, pending plat that shows the encroachment of DeBusk onto the property that was derived from an original plat from 2023. The original plat and the current proposed plat show the path of DeBusk and its encroachment onto the property.

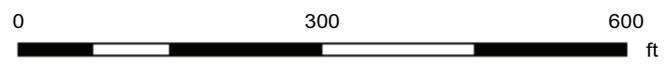


Legend

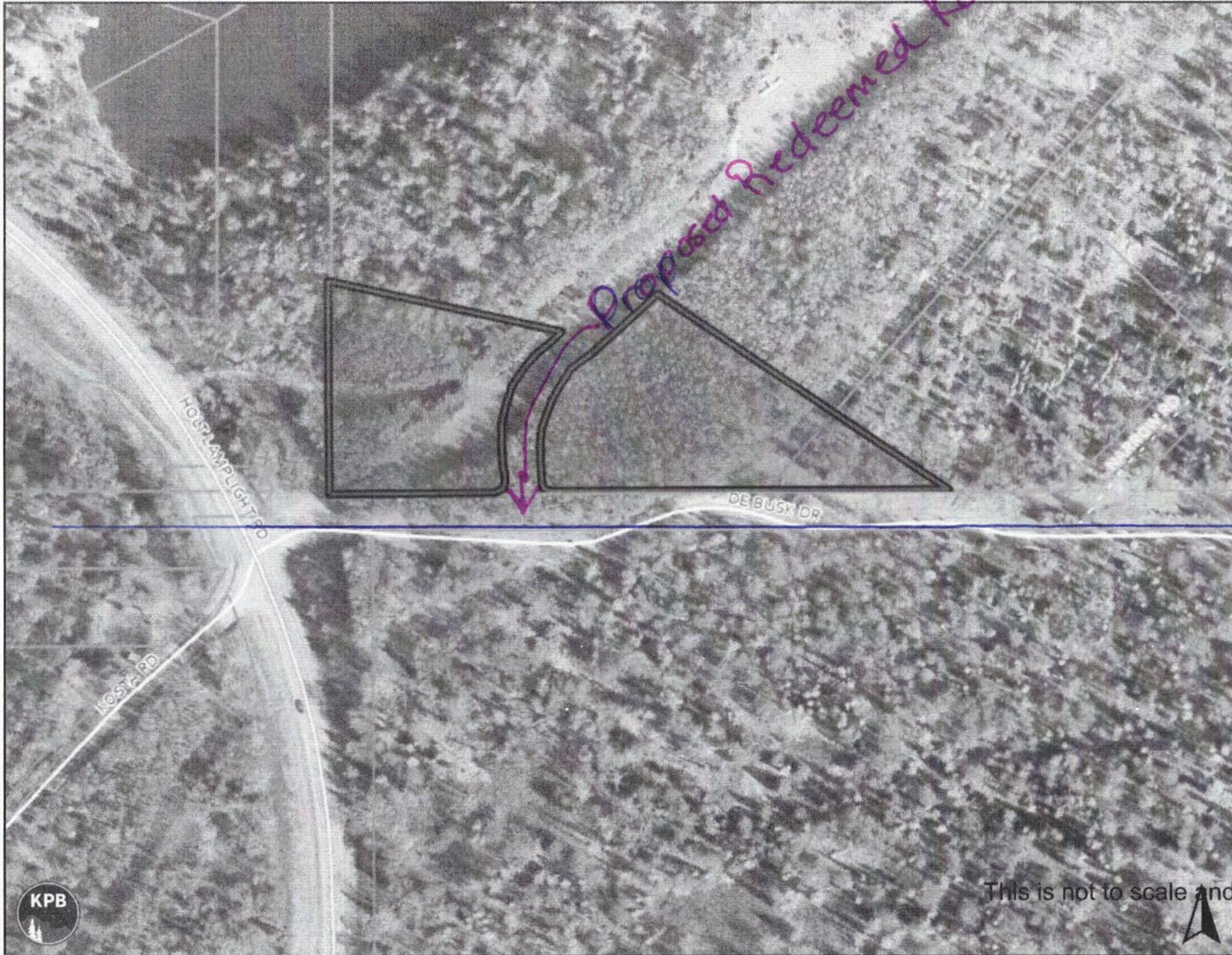
- Transportation
- Mileposts
- Parcels and PLSS
- Tax Parcels



This is not to scale and is for graphical puposes only.



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



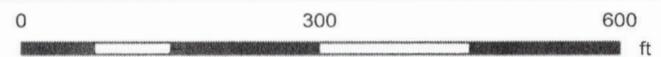
Legend

- Transportation
- Mileposts
- Parcels and PLSS
- Tax Parcels

Dark line private property line

white line path of DeBusk Drive

This is not to scale and is for graphical purposes only.



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



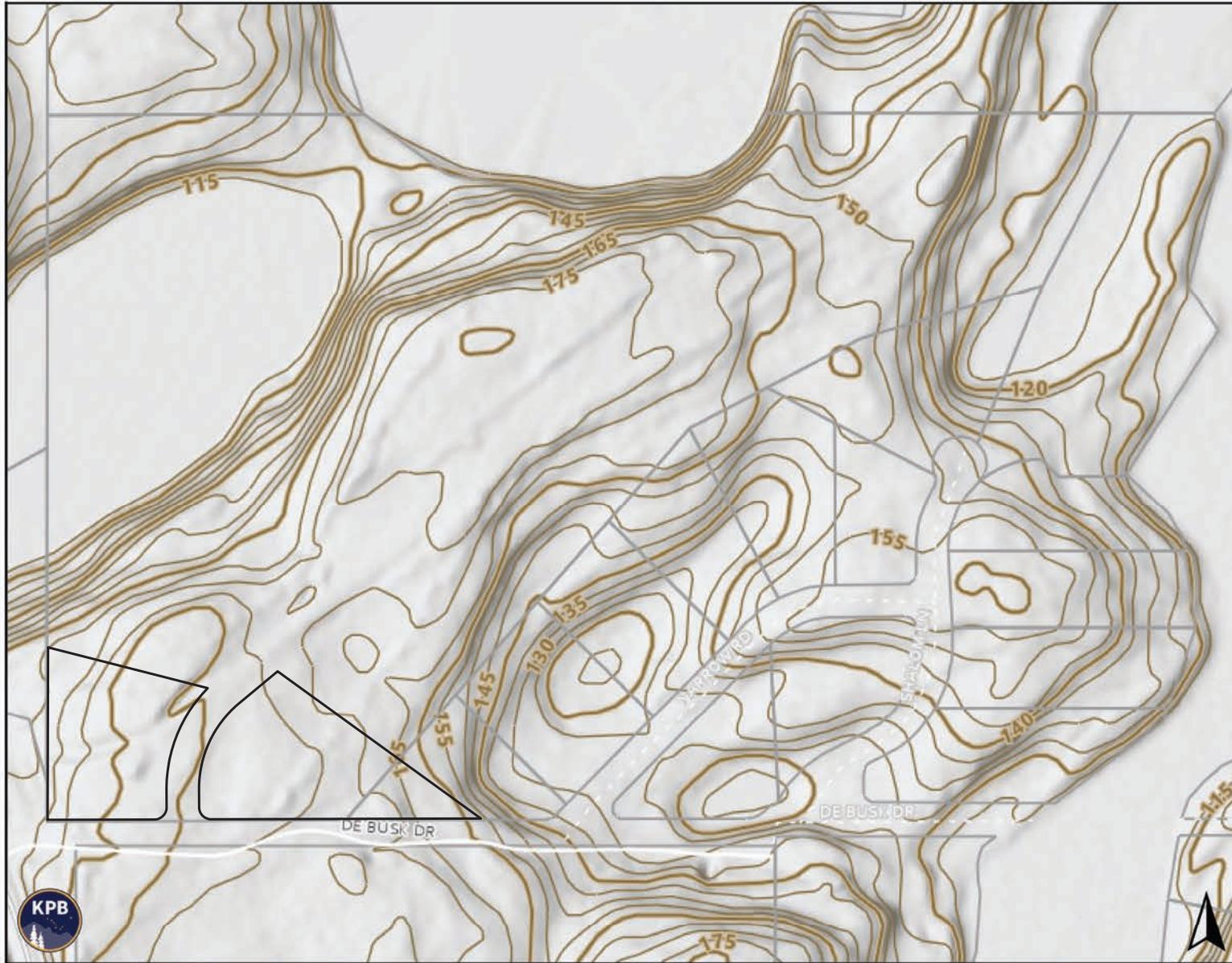
Redeemed Debusk interstion encroachment 2



Shalom placement encroachment and steep embankment



Redeemed intersection showing encroachment 1



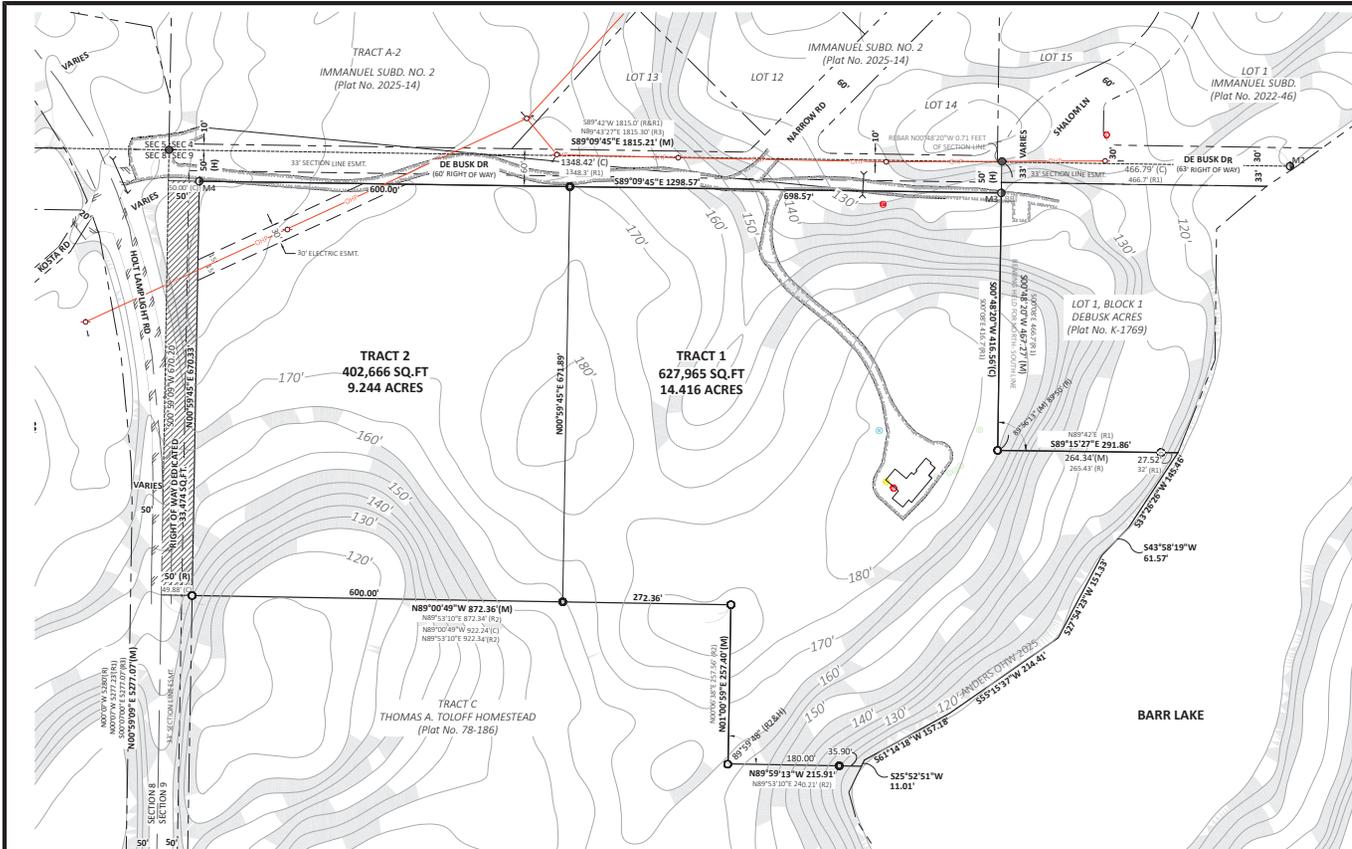
Legend

- Historical Aerial Photos
- Photos
- Transportation
- Mileposts
- Parcels and PLSS
- Tax Parcels
- Terrain
- 2008/09 LiDAR Hillshade
- 255 - 0



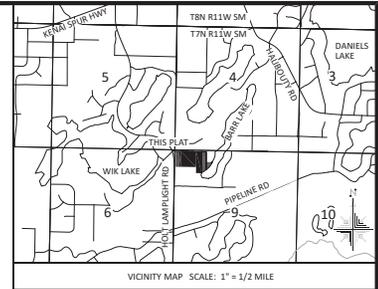
NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

marked Final Plat Exhibit with Debusk



MONUMENT DETAILS

- FOUND 3-1/4" BRASS CAP IN MONUMENT CASE 0.3' BELOW RIM GOOD CONDITION
- FOUND 3-1/4" BRASS CAP 0.5' ABOVE GRADE LEANING MEASURED POINT ON EXIT
- SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE
- SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE



NOTES:

1. 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.
2. RESERVATION OF SECTION LINE EASEMENT 33 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 43 USC §92 AND REENACTED BY 1721 CLA 1933.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

NOT ALL SITE FEATURES ARE SHOWN HEREON. CONTOURS ARE PER KPB GIS DATA

LEGEND

- FOUND / SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET 3-1/4" YELLOW PLASTIC CAP ON 5/8" X 30" REBAR STAMPED AKLAND 107877



- MEASURED BEARING AND/OR DISTANCE
- COMPUTED BEARING AND/OR DISTANCE
- HELD BEARING AND/OR DISTANCE
- RECORD PER BLM PLAT T7N, R11W, S4M ACCEPTED MAY 12, 1966
- RECORD PER PLAT K-1769
- RECORD PER PLAT 78-186
- RECORD PER PLAT 2022-46
- RECOVERED MONUMENT
- GRANTED THIS PLAT

- ### LEGEND
- SECTION LINE
 - - - EASEMENT
 - CONTOUR
 - OVERHEAD POWER LINES
 - EDGE OF PAVEMENT
 - GRAVEL

- CULVERT
- SWITCH CABINET
- POWER POLE
- ELECTRICAL MANHOLE
- ELECTRIC METER
- UTILITY FREDSTAL
- GAS METER
- WELL
- CLEANOUT
- ROW DEDICATION
- > 20% SLOPE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, SUSIE CHMIELOWICZ, 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 CHMIELOWICZ
3206 PATRICIA LN
PEARLAND, TX 77581

AUTHORIZED OFFICIAL SIGNATURE _____ DATE _____
TITLE _____ PRINTED NAME _____

NOTARY'S ACKNOWLEDGMENT
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.
GRANTED THIS PLAT

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.
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 23,660 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. 78-303.

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

LOCATED WITHIN: NW1/4 OF SECTION 9, T7N, R11W, S4M., AK.

OWNER
SUSIE CHMIELOWICZ
3206 PATRICIA LN
PEARLAND, TX 77581

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

Date: 07/16/2025 Scale: 1"= 100' Date of Survey: May 5, 2025 Sheet: 1 of 1
Drawn: SMW P#: 1559 Field Book: 8/56-58_13/68-69 KPB NO. 2025-XXX

From: [Don Howell](#)
To: [Planning Dept.](#)
Subject: <EXTERNAL-SENDER>KPB File No. 2026-006
Date: Thursday, February 5, 2026 9:31:05 AM

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Written testimony regarding KPB File No. 2026-006

To Whom It May Concern,

My wife and I fell in love with Georgine Lake as soon as we saw it. It is a quiet neighborhood with lots of forest still and a beautiful quiet lake with lots of wildlife we all enjoy. We bought a house at the end of Georgine Lake Rd. because we have several pets and they enjoy the forest beside our house and have made it their home as well and they feel safe there without traffic going by our house.

My wife and I would really like to keep our neighborhood and lake as it is as much as possible. We would like them not to build a road from Georgine Lake Rd. to their property, it would add a lot more traffic down our quiet little road and would scare the wildlife away and would destroy the forest as well. Also the two bigger tracts we would like to stay as is and not subdivided, Tract A1 the 31 acres and B the 28 acres that would cut down on less housing and saving more of the forest, also the other tracts we would like to see it be bigger lots to cut down on housing and keeping our area quiet.

If this subdivision is allowed to happen, it would be good if there were rules on the size of boat and engine size, also no jet skis because it washes away our little areas on our property that we like to set and relax and watch the loons, eagles, & ducks. We all have paddle boats and canoes because we all enjoy our quiet little heaven on earth we all have found and love and all the neighbors respect each other's quietness and space. Please don't ruin our neighborhood and lake.

We all know the Hall's are good people and I hear they are planning on building there as well so hopefully they will look at our request and take in consideration our concerns if this is allowed to go through. Thank you for your time and please don't ruin our neighborhood and lake.

Thanks
Don Howell

From: [Kristen Schmitz](#)
To: [Planning Dept.](#)
Subject: <EXTERNAL-SENDER>Public comment on subdivision Nikiski 2026-006
Date: Friday, February 6, 2026 5:26:14 AM

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Written testimony regarding KPB File No. 2026-006

Dear Kenai Peninsula Borough Planning Department,

I am a resident of Georgine Lake Road in Nikiski. We have lake access on Georgine Lake from our property and live at the end of the quiet road. I received a notification for a planned subdivision that is within 300 feet of my residence. I want to take this opportunity to comment with the future of Georgine Lake and our community in mind.

We chose to buy our home in this neighborhood due to the quiet and peaceful nature of this place, this very special and sparsely developed lake, and the lack of traffic since our road is not a through-road.

Georgine Lake is the most beautiful and peaceful place I have ever seen in a residential lake area in Alaska, or anywhere else. There is very low activity here and it is stunningly quiet most of the time. It is abundant with wildlife and we have a nesting pair of loons who return each year to raise their chicks, as well as other migratory birds who raise their young here.

The water in Georgine Lake is shallow, so it doesn't handle motorized water sports very well and becomes turbid when it's churned up which lowers the water quality. The waves created do more damage to the fragile shoreline in this small and narrow lake than they would in a larger lake, and disturb the loons and other wildlife more because they can't escape the wake.

The lake is private access only, which is helpful to maintain the ecosystem here and keep motorboats and jet skis out for the most part. Thankfully, there is very low traffic on the lake most years and usually just paddle-powered kayaks and canoes.

The other 2 sparsely developed lakes included in this proposed subdivision- Barr Lake and a small unnamed lake- also have very minimal traffic and noise.

The western half of Georgine Lake has been part of the old Barr homestead, and is currently a healthy mature and diverse forest with no development other than the old homestead, which is partly why it has remained so quiet and peaceful here. This homestead is the area in discussion for the proposed lots, and the new development would be located on a small strip of land in between all 3 of the lakes.

I appreciate that the landowners are not proposing more than 3 new residential lots on the lakeside of Georgine Lake, and leaving 2 large portions of the homestead intact. We are thankful that the Halls want to keep these 2 larger parcels of 28 and 31 acres and not include

them in the residential sales. This will help minimize the impacts to the area and existing community. Although, 3 new lakefront homes on the undeveloped side of the lake will have an impact no matter what. It could only take one new lakefront resident or powerboat to change this remarkably quiet and healthy place.

Some existing lots shown on this map are available on Barr lake now, with the addition of a few new ones proposed there, plus 5 new lots on the small unnamed lake along the new road they have put in for the subdivision. I'm sure they are also environmentally sensitive areas too. And the noise impact will carry throughout the area, since every part of this proposed subdivision is within earshot of our quiet community and sound carries far here considering the many lakes surrounding. Any increase in homes around here will definitely increase the noise, and decrease the quality of life in our area.

While you are considering approval of this subdivision, I would like you to keep some things in mind:

1) The environmental impacts: Please keep in mind the shallow nature and sensitivity of Georgine Lake, and the health of all 3 of the lakes, the forest, and the overall ecosystem here- which is worth preserving and protecting as much as possible now and into the future. Please require minimum setbacks for buildings from the shoreline to protect water quality and minimize runoff or wastewater contamination of the lake. Preferably there will never be a road leading directly to any of these lakes, as it would allow much larger watercraft to damage the water quality and wildlife.

2) The noise: This is a very quiet area. We would prefer to maintain the overall peaceful nature of this place and our unique lake community that has low levels of noise and lake traffic.

3) Any future proposed roads: Although we very much appreciate that the landowners are not currently proposing a road through their property to connect with Georgine Lake Road, I am hoping it will remain this way into the future and not become a proposal down the line, as it would substantially increase traffic in our neighborhood and thus decrease the quality of life here if this were to become a through-road.

4) Lot sizes: If it were possible to change the plans of the subdivision to reduce the amount of new homes going in, that would be so much better. If they could divide the same footprint into 4 or 5 acre lots instead of the smaller lots proposed, this could mean less houses, more forest, and less impact on the land and lakes. It would also give the new residents more privacy from each other, so it seems like it could be a winning situation for all, as long as the landowners could still make the same amount of profit per acre. Less houses in this area would significantly improve the future of quality of life for the residents and the environment here.

5) Future subdividing: We hope this is the end of subdividing in this area, and that tracts A1 (31 acres) and B (28 acres) will remain intact with no future proposals for further subdividing. With this proposal as it stands with potentially adding up to 20 more homes to this area, there will be environmental and noise impact on our community. But if there is any more dividing of this land in the future, it would utterly destroy this land and this lake and significantly reduce the quality of life for all here.

The land, lakes, and community here make this a uniquely special place. We all love it here just the way it is, and hope it will remain a quiet and enjoyable place to live into the future.

Thank you for taking the time to consider my comments today.

Sincerely,

Kristen Schmitz