Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Robert Ruffner, Planning Director RR

DATE: February 10, 2025

RE: Vacates a portion of Narrow Road near the intersection with DeBusk Drive

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of February 9, 2026 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (9-Yes) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

February 9, 2026 Planning Commission Draft Meeting Minutes
February 9, 2026 Agenda Item E4 Meeting Packet Materials

ITEM #4 - RIGHT OF WAY VACATION
VACATE AN IRREGULAR-SHAPED PORTION OF NARROW ROAD AS IT IS CURRENTLY LOCATED EAST OF LOTS 14 AND 15, NORTH OF THE INTERSECTION WITH DE BUSK DRIVE, INCLUDING ALL ASSOCIATED UTILITY EASEMENTS, AS ORIGINALLY DEDICATED BY IMMANUEL SUBDIVISION NO. 2, PLAT KN 2025-14

KPB File No.	2026-006V
Planning Commission Meeting:	February 9, 2026
Applicant / Owner:	David & Christina Hall
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Intersection of Narrow Road and De Busk Drive, Nikiski Area
Legal Description:	NARROW ROAD, T 07N R 11W SEC 04 SM KN 2025014 IMMANUEL SUB NO 2 LOT 11 THROUGH 14

Staff report given by Platting Manager Vince Piagentini.

Commissioner Brantley opened the item for public comment.

- Cody McLane, McLane Consulting Group: Mr. McLane made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Gillham moved, seconded by Commissioner Slaughter to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:
MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
Absent – 1	Epperheimer

ITEM #5 – CONDITIONAL LAND USE PERMIT
VACATE AN IRREGULAR-SHAPED PORTION OF NARROW ROAD AS IT IS CURRENTLY LOCATED EAST OF LOTS 14 AND 15, NORTH OF THE INTERSECTION WITH DE BUSK DRIVE, INCLUDING ALL ASSOCIATED UTILITY EASEMENTS, AS ORIGINALLY DEDICATED BY IMMANUEL SUBDIVISION NO. 2, PLAT KN 2025-14

PC Resolution No.	2026-12
Planning Commission Meeting:	February 9, 2026
Applicant / Owner:	M & M Gravel
Parcel No.	015-160-17
General Location:	Nikiski Area
Legal Description:	T07N R12W SEC 35 SM KN E1/2 NE1/4 NW1/4

Staff report given by Planner Ryan Raidmae

Commissioner Brantley opened the item for public comment.

- Gina DeBardelaben, Consulting Group: Ms. DeBardelaben made herself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Slaughter moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2026-12 granting approval of a conditional land use permit to operate a sand, gravel or materials site under Type I & II endorsements for a parcel described as T07N, R12W, SEC 35 SM KN E 1/2, NE 1/4, NW 1/4, Kenai Recording District.

UNAPPROVED

E. NEW BUSINESS

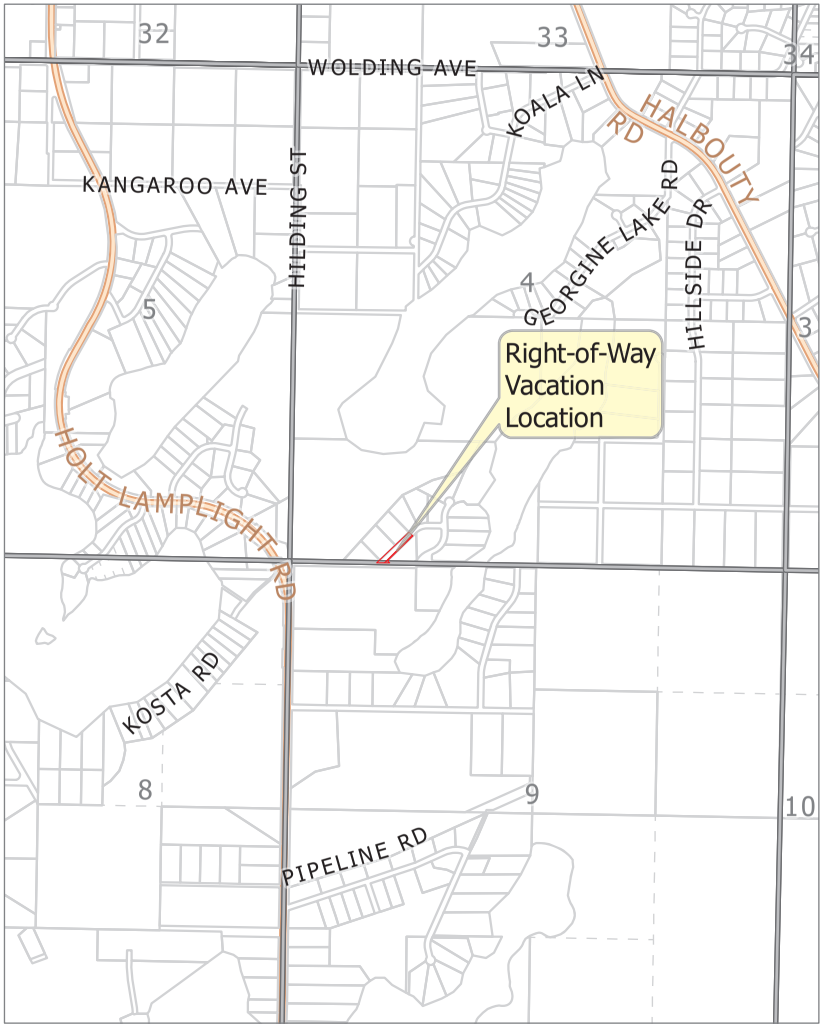
4. ROW Vacation; KPB File 2026-006V
McLane Consulting / Hall
Request: Vacates a portion of Narrow Road near the intersection with DeBusk Drive
Location: Lots 11-14 Immanuel Subdivision No. 2, Plat KN 2025-14
Nikiski Area

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

1/16/2026



KPB File 2026-006V
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.

KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2026-006V
1/16/2026

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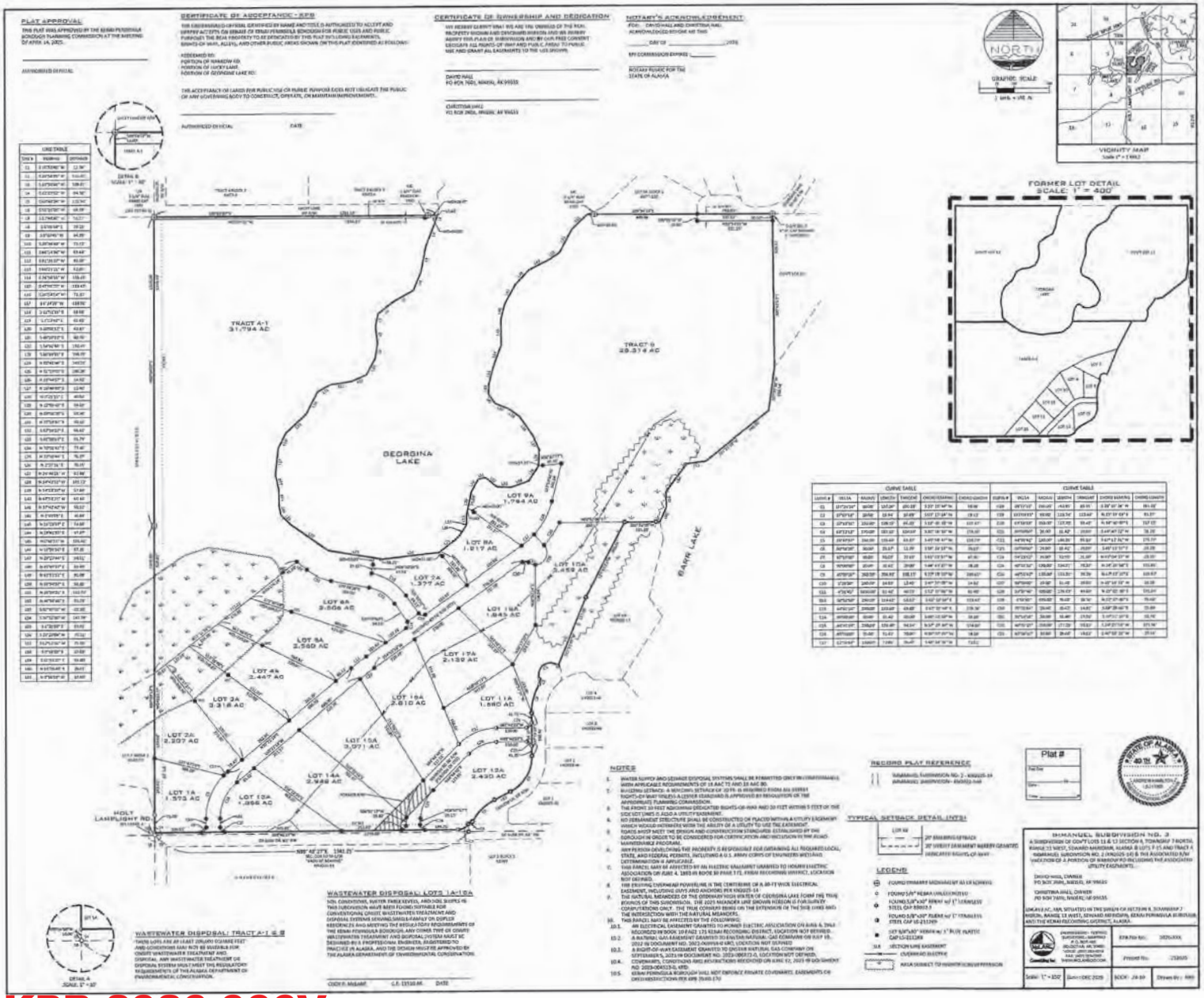

KPB 2026-006V

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - RIGHT OF WAY VACATION

VACATE AN IRREGULAR-SHAPED PORTION OF NARROW ROAD AS IT IS CURRENTLY LOCATED EAST OF LOTS 14 AND 15, NORTH OF THE INTERSECTION WITH DE BUSK DRIVE, INCLUDING ALL ASSOCIATED UTILITY EASEMENTS, AS ORIGINALLY DEDICATED BY IMMANUEL SUBDIVISION NO. 2, PLAT KN 2025-14

KPB File No.	2026-006V
Planning Commission Meeting:	February 9, 2026
Applicant / Owner:	David and Christina Hall of Nikiski, Alaska
Surveyor:	Andrew Hamilton, McLane Consulting Inc.
General Location:	Intersection of Narrow Road and De Busk Drive, Nikiski Area
Legal Description:	NARROW ROAD, T 07N R 11W SEC 04 Seward Meridian KN 2025014 IMMANUEL SUB NO 2 LOT 11 THROUGH 14

STAFF REPORT

Specific Request / Purpose as stated in the petition:
This plat proposes to relocate the intersection of Narrow Road and De Busk Drive to the west where the construction of the intersection is more feasible, safe and economical. The current location of said intersection creates an awkward and acute angle to the east.

Notification: The public hearing notice was published in the February 6, 2026 issue of the Peninsula Clarion and the February 5, 2026 issue of the Homer News as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Nikiski
Post Office of Nikiski

Nine certified mailings were sent to owners of property within 300 feet of the proposed vacation. Two receipts had been returned when the staff report was prepared.

Eleven public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game
State of Alaska DNR
State of Alaska DOT
State of Alaska DNR Forestry
Emergency Services of Nikiski
Nikiski Community Council
Ninilchik Traditional Council
Alaska Communication Systems (ACS)
ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed):
Legal access to the affected lots is by Narrow Road.

The proposed vacation is located at the southern end of Narrow Road, a 60-foot-wide dedicated right-of-way. Narrow Road currently serves approximately eight parcels. It connects to De Busk Drive to the south and Shalom Lane to the northeast. De Busk Drive is a borough-maintained right-of-way that proves access to Holt Lamplight Road, a state-maintained road.

The proposed plat, Immanuel Subdivision No. 3, will finalize the vacation, realigning the right-of-way to the east. The sketch depicts both the portion of right-of-way proposed for vacation and the location of the realigned roadway. A 60-foot-wide right-of-way, named Redeemed Road, is also proposed for dedication to the west. **Staff recommends** revising the sketch to remove the shaded right-of-way area north of the proposed vacation that lies within the remaining portion of Narrow Road, and to include the total area of the proposed vacation.

The affected parcels and all surrounding parcels will continue to have access via Narrow Road.

The block is defined by De Busk Drive, Narrow Road, Shalom Lane, and a lake. Vacating this segment of Narrow Road will alter the block length.

De Busk Drive and its intersection with Narrow Road lie within a 66-foot section line easement, with 33-feet located on either side of the section line.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT comments	No response

Site Investigation:
Publicly available imagery indicates that Narrow Road is currently unconstructed.

Available topographic data shows slight downward sloping to the south within the area proposed for vacation.

No wetlands are present on the subject parcels or within the area proposed for vacation. Several lakes are located in the vicinity of the subdivision.

The subject area is not located within a flood hazard area or a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments

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Staff Analysis:
In 2022, Immanuel Subdivision (KN 2022-46) first subdivided Government Lot 14, Section 4, Township 7 North, Range 11 West, Seward Meridian, creating Tract A and 6 lots.

In 2025, Immanuel Subdivision No. 2 (KN 2025-14) platted Government Lot 13 and further subdivided Tract A and lots 5 and 6. This subdivision dedicated Narrow Road.

The Assembly will consider the proposed vacation at its February 17, 2026 meeting. If approved, Immanuel Subdivision No. 3 will finalize the right-of-way vacation. The Plat Committee is scheduled to review the plat on February 9, 2026.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;
   Surveyor comments: All surrounding parcels remain with legal access via Narrow Road.

   Staff comments: Narrow road currently serves approximately eight parcels and is currently unconstructed.

2. A road is impossible or impractical to construct, and alternative access has been provided;
   Surveyor comments: Primary access to this land is via De Busk Drive and Narrow Road. This plat just simply relocates/reshapes the right of way intersection.

   Staff comments: The proposed plat, Immanuel Subdivision No. 3, will finalize the vacation, realigning the right-of-way to the east.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
   Surveyor comments:

   Staff comments: The proposed plat, Immanuel Subdivision No. 3, will finalize the vacation, realigning the right-of-way to the east and further subdivide the area to create additional lots. Additionally, a 60-foot right-of-way named Redeemed Road is proposed to be dedicated.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;
   Surveyor comments: The proposed plat relocates the right of way to the west (east) and so that Narrow Road intersects De Busk Drive at a 90 degree angle.

   Staff comments: No access to a lake, river or public area is being vacated.

5 The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
   Surveyor comments: The current intersection is dedicated at an angle not feasible to construction and cerates nontypical intersection geometry. This plat proposes to relocate the intersection of Narrow Road and De Busk Drive to the west (east) where the construction is more feasible, safe and economical.

   Staff comments: The proposed plat, Immanuel Subdivision No. 3, will finalize the vacation, realigning the right-of-way to the east and further subdivide the area to create additional lots. Additionally, a 60-foot right-of-way named Redeemed Road is proposed to be dedicated.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;
   Staff comments:

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Staff comments: Utility agencies provided no objections or no response was received.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.
   Staff comments:

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 50998 Holt Lamplight Rd. Existing Street Names are Correct: Yes List of Correct Street Names: Narrow Rd, De Busk Dr, Shalom Ln, Georgine Lake Rd, Lucky Ln. Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: This vacation will not affect addresses.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

Utility provider review:

HEA	No comments
ENSTAR	No response
ACS	No objections
GCI	No response

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Adjust hatching to cover correct vacation area.

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
3. Grant utility easements requested by any utility providers.
4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).

KPB 20.65.050 – Action on vacation application

H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.

I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.

J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
  - *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
    - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
    - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*

        - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
    - *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
        - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
        - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

END OF STAFF REPORT

KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2026-006V
1/16/2026

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KENAI PENINSULA BOROUGH

Planning

Wetlands

KPB File 2026-006V
1/16/2026

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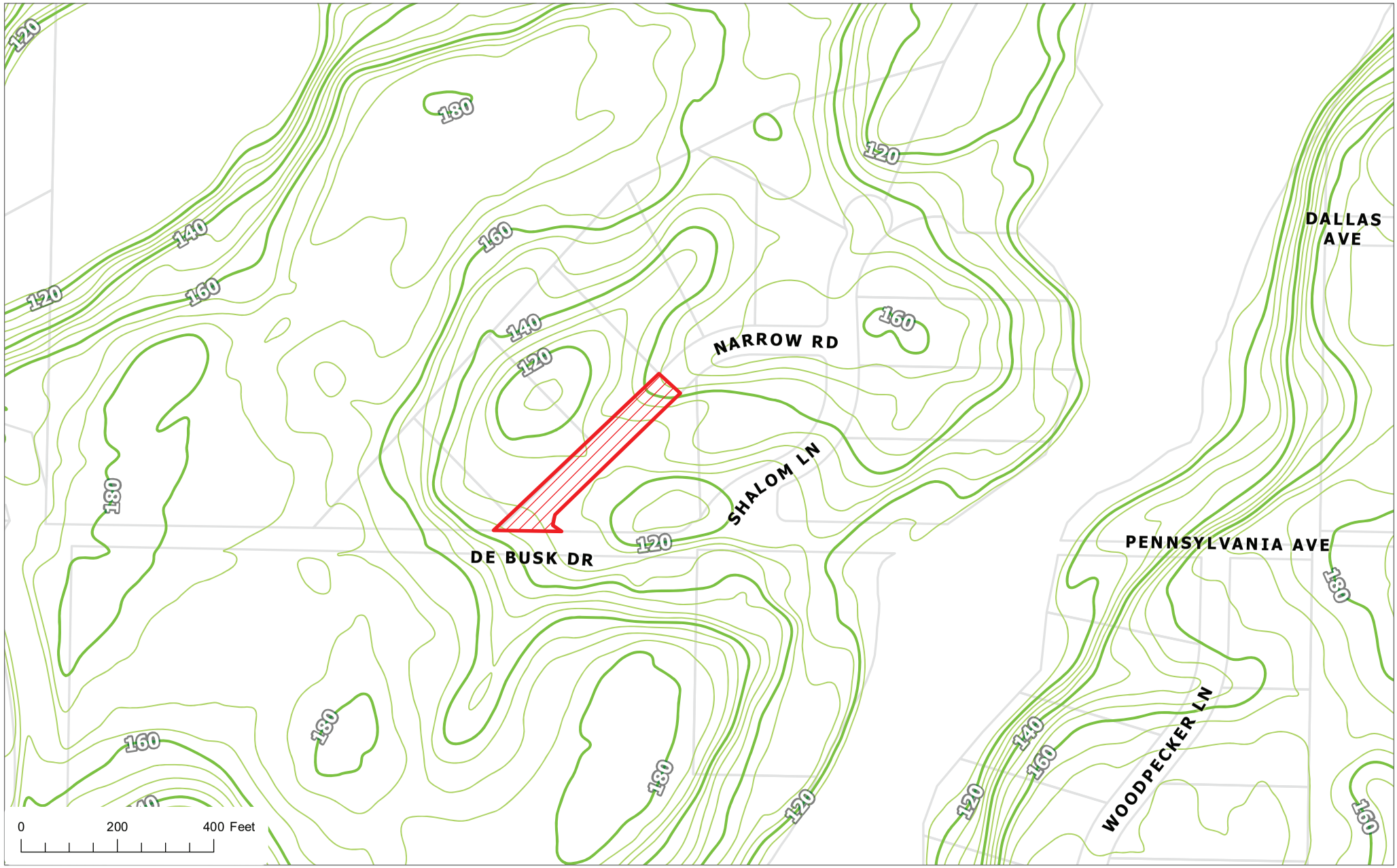
KENAI PENINSULA BOROUGH

Planning

Aerial with 5-foot Contours

KPB File 2026-006V
1/16/2026



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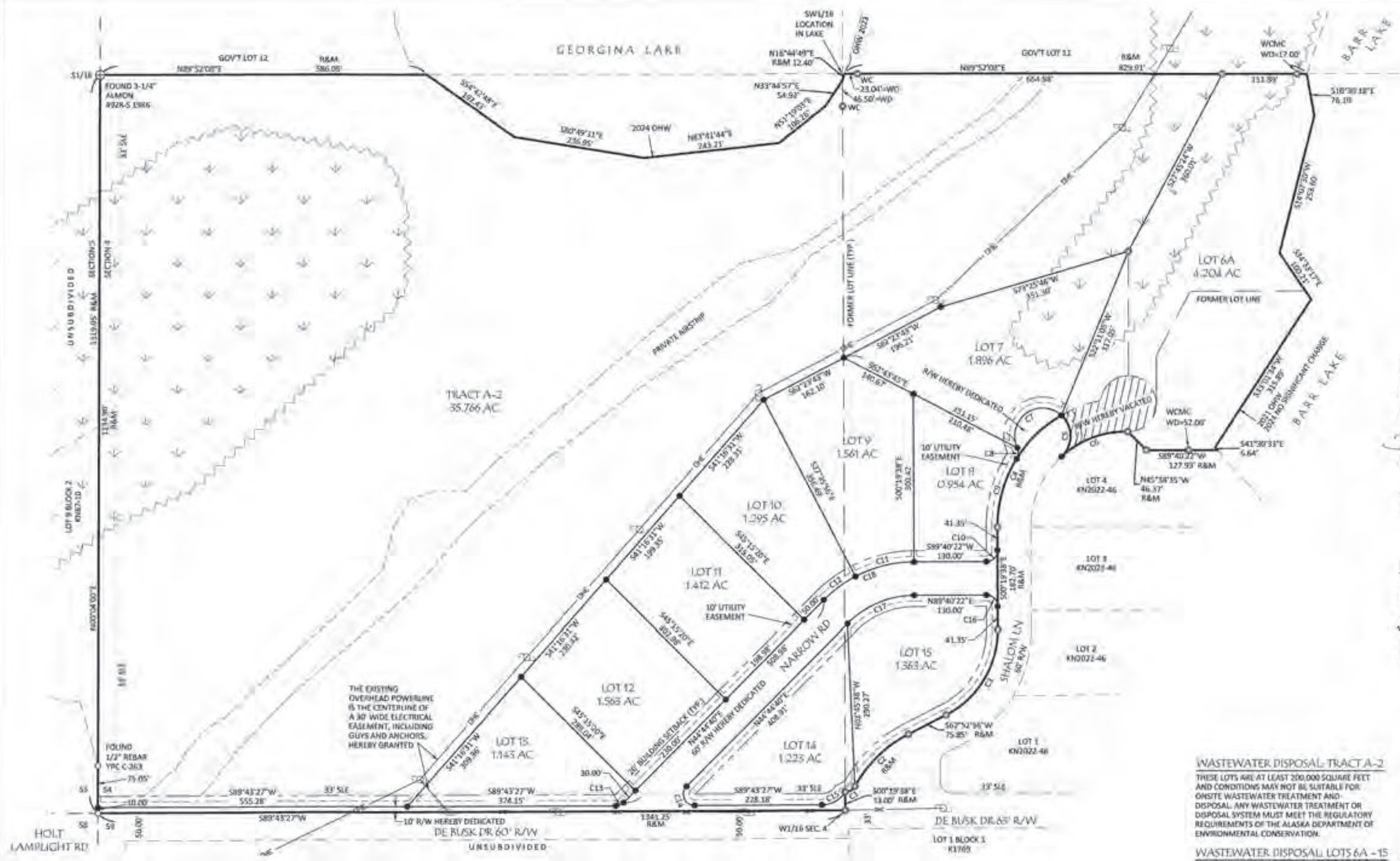


NORTH

GRAPHIC SCALE

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP LS-231269
- SLE — SECTION LINE EASEMENT
- POWER POLE
- OVERHEAD ELECTRIC
- AREA SUBJECT TO INUNDATION
- R&M — RECORD & MEASURED

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED 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, OWNER GOV. LOT 13 & TRACT A KN2022-46
PO BOX 7601, NIKISKI, AK 99635

C. Hall

CHRISTINA HALL, OWNER GOV. LOT 13 & TRACT A KN2022-46
PO BOX 7601, NIKISKI, AK 99635

NOTARY'S ACKNOWLEDGEMENT

FOR: DAVID HALL AND CHRISTINA HALL
ACKNOWLEDGED BEFORE ME THIS

10 DAY OF JANUARY, 2025

MY COMMISSION EXPIRES: 6/27/2028

NOTARY PUBLIC FOR THE STATE OF ALASKA

STATE OF ALASKA
NOTARY PUBLIC
Andrew Hamilton
My Commission Expires Jun 27, 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 Rais

TERENCE RAIS, OWNER LOT 5 & 6 KN2022-46
1007 2ND ST, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: TERENCE RAIS
ACKNOWLEDGED BEFORE ME THIS

10 DAY OF JANUARY, 2025

MY COMMISSION EXPIRES: 6/27/2028

NOTARY PUBLIC FOR THE STATE OF ALASKA

STATE OF ALASKA
NOTARY PUBLIC
Andrew Hamilton
My Commission Expires Jun 27, 2028

RECORD PLAT REFERENCE

IMMANUEL SUBDIVISION - KN2022-046

ALL RECORD AND MEASURE DATA AGREE UNLESS OTHERWISE SPECIFIED

WASTEWATER DISPOSAL: TRACT A-2

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.

WASTEWATER DISPOSAL: LOTS 6A - 15

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-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.

Cody M. 3/17/2025

CODY R. MCLANE C.E. 11510 AK DATE

RIGHT OF WAY VACATION

THAT PORTION OF SHALOM LN. TO BE VACATED AS SHOWN HEREON WAS APPROVED FOR VACATION AT THE MARCH 25, 2024 KPB PLANNING COMMISSION MEETING AND GIVEN UNANIMOUS CONSENT TO VACATE BY THE KPB ASSEMBLY AT THE APRIL 2, 2024 MEETING AND THIS PLAT IS FINALIZING THE VACATION PETITION IN ACCORDANCE WITH KPB 20.10.080.

CERTIFICATE OF ACCEPTANCE - KPB

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 (NARROW RD, DE BUSK DR & SHALOM 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.

4/3/2025

AUTHORIZED OFFICIAL DATE

PLAT APPROVAL

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

4/3/2025

AUTHORIZED OFFICIAL 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 LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY AND 20 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. 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, 1963 IN BOOK 10 PAGE 171, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
8. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF GEORGINA LAKE AND BARR LAKE FORM 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 BY THE FOLLOWING:

9.1. AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1963 RECORDED IN BOOK 10 PAGE 171 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. 2022-005918-0 KRD, LOCATION NOT DEFINED.

9.3. A RIGHT-OF-WAY EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY ON SEPTEMBER 5, 2023 IN DOCUMENT NO. 2023-006872-0, LOCATION NOT DEFINED.

9.4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 12, 2023 IN DOCUMENT NO. 2023-004535-0, KRD.

9.5. KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	
C1	60°38'29"	20.00'	21.17'	11.70'	S59°24'12"W	20.18'	R&M
C2	33°47'37"	230.00'	135.66'	69.87'	S40°58'47"W	133.70'	R&M
C3	63°17'13"	170.00'	187.53'	104.59'	S31°58'29"W	178.16'	R&M
C4	60°10'37"	230.00'	241.57'	133.28'	S29°45'41"W	230.62'	R&M
C5	95°12'53"	50.00'	83.09'	54.77'	N48°15'40"W	73.85'	R&M
C6	43°54'29"	170.00'	130.28'	68.53'	S69°28'02"W	127.11'	R&M
C7	157°24'16"	50.00'	137.36'	250.28'	S63°25'48"W	98.06'	
C8	57°07'18"	20.00'	19.94'	10.88'	S01°17'14"W	19.12'	
C9	32°10'31"	230.00'	129.16'	66.33'	S15°45'38"W	127.47'	
C10	90°00'00"	20.00'	31.42'	20.00'	S44°40'22"W	28.28'	
C11	27°16'10"	230.00'	109.40'	55.80'	S76°02'13"W	108.45'	
C12	17°39'24"	230.00'	70.88'	35.72'	S53°34'22"W	70.60'	
C13	44°58'47"	20.00'	15.70'	8.28'	S67°14'08"W	15.30'	
C14	135°01'13"	20.00'	47.13'	48.31'	N22°45'57"W	36.96'	
C15	57°18'59"	50.00'	50.02'	27.33'	S61°03'57"W	47.96'	
C16	90°00'00"	20.00'	31.42'	20.00'	S45°19'38"E	28.28'	
C17	44°55'42"	170.00'	133.31'	70.29'	N67°12'31"E	129.92'	
C18	44°59'42"	230.00'	180.63'	95.10'	S67°12'37"W	[illegible]	

STATE OF ALASKA
49TH
ANDREW HAMILTON
LS-231269
4/1/2025
PROFESSIONAL LAND SURVEYOR

2025-14
Plat #
Kenai
Rec Dist
4/3/25
Date
1:53 pm
Time

IMMANUEL SUBDIVISION No. 2

A RESUBDIVISION OF GOV'T LOT 13 SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA AND LOT 5, 6 & TRACT A IMMANUEL SUBDIVISION (KN2022-046)
AND THE ASSOCIATED R/W VACATION OF SHALOM LN ALONG WITH THE ADJOINING UTILITY EASEMENTS

DAVID HALL, OWNER
PO BOX 7601, NIKISKI, AK 99635

CHRISTINA HALL, OWNER
PO BOX 7601, NIKISKI, AK 99635

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

53.876 AC. M/L 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.

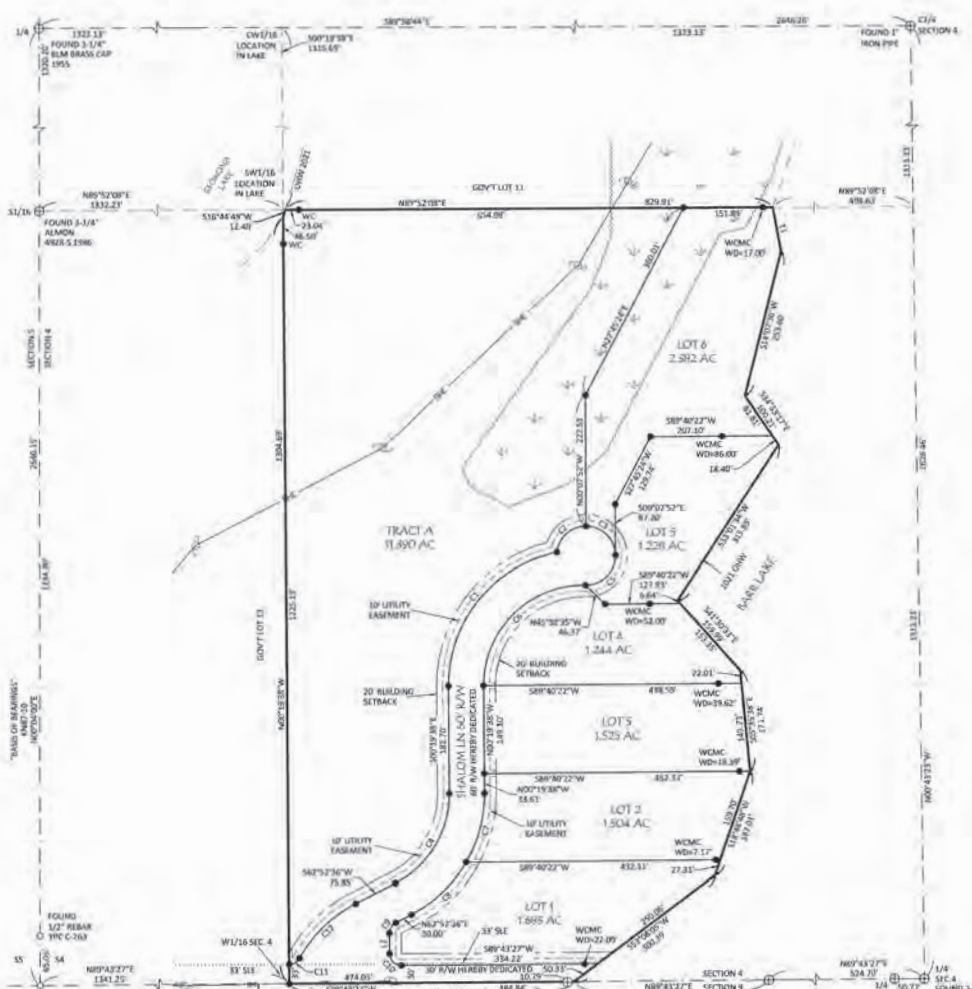
McLANE Consulting Inc
ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECG.COM

KPB FILE No. 2024-022

PROJECT No. 232016

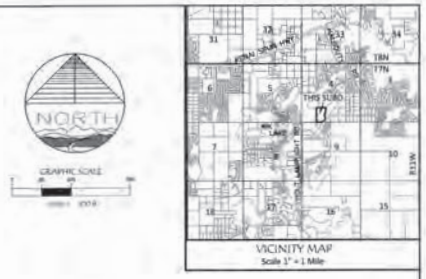
SCALE 1" = 100' | DATE: 2025 | BOOK NO: 24-01 | DRAWN BY: [illegible]

Sheet 1 of 1



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	75°09'44"	230.00'	312.44'	189.88'	S 29° 12' 45" W	290.49'
C2	89°19'53"	50.00'	77.70'	49.55'	S 49° 10' 11" W	69.97'
C3	90°00'00"	50.00'	78.54'	50.00'	N 45° 07' 02" W	70.71'
C4	69°12'13"	120.00'	167.53'	104.59'	S 11° 16' 29" W	158.10'
C5	91°29'10"	50.00'	79.75'	51.27'	N 45° 32' 43" E	71.58'
C6	91°34'51"	130.00'	207.78'	134.70'	N 45° 27' 50" E	243.71'
C7	39°38'14"	230.00'	123.00'	63.84'	N 15° 08' 01" E	121.59'
C8	32°37'57"	230.00'	130.92'	67.14'	N 46° 50' 58" E	129.20'
C9	63°09'09"	20.00'	22.04'	12.29'	N 31° 18' 01" E	20.95'
C10	90°00'00"	20.00'	31.42'	20.00'	N 45° 15' 18" W	28.28'
C11	60°58'35"	20.00'	21.27'	11.70'	S 59° 24' 15" W	20.27'
C12	89°47'57"	230.00'	335.06'	209.47'	S 45° 58' 47" W	304.39'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 10°39'10" W	75.10'
L2	N 0°19'35" W	54.97'



NORTH

GRAPHIC SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED 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 7601, NIKISKI, AK 99635

CHRISTINA HALL
PO BOX 7601, NIKISKI, AK 99635

NOTARY'S ACKNOWLEDGEMENT

FOR: DAVID HALL AND CHRISTINA HALL
ACKNOWLEDGED BEFORE ME THIS:

6TH DAY OF JULY, 2022

MY COMMISSION EXPIRES: June 7, 2023

NOTARY PUBLIC FOR THE STATE OF ALASKA

STATE OF ALASKA NOTARY PUBLIC
Jerome A. Hall
My Commission Expires Jun 7, 2023

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 PLAT INCLUDING THE RIGHTS-OF-WAY (DE BUSK DRIVE & SHALOM LANE) 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.

BY: 8/25/22
DATE

KENAI PENINSULA BOROUGH

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 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.

7/6/2022

CODY R. MOLANE 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.

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.

7/6/2022

CODY R. MOLANE C.E. 11510 AK DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 23, 2021.

8/25/22

AUTHORIZED OFFICIAL DATE

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- SLE SECTION LINE EASEMENT
- POWER POLE
- OVERHEAD ELECTRIC
- AREA SUBJECT TO INUNDATION

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 LESSER STANDARD IS APPROVED BY RESOLUTION BY THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY AND 20 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. 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, 1963 IN BOOK 10 PAGE 171, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
8. EXCEPTION GRANTED TO STREET LAYOUT (KPB 20.30 (200)A) AND BLOCK LENGTH (KPB 20.30.170) BY THE PLANNING COMMISSION AT THE FEBRUARY 22, 2021 MEETING.
9. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAG LOT 6.
10. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF GEORGINA LAKE AND BARK LAKE FORM THE TRUE BOUNDS OF LOTS 1 - 6 AND TRACT A. THE 2021 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.
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 TO ENSTAR ON JULY 19, 2022 IN DOCUMENT NO. 2022-065418-0 KRD, LOCATION NOT DEFINED.

STATE OF ALASKA
40TH
JAMES A. HALL
85032-S
7/6/2022
PROFESSIONAL LAND SURVEYOR

2022-46
Plat #
Kenai
Rec. Dist.
8/26 2022
Date
Time 2:00 p.m.

IMMANUEL SUBDIVISION

A SUBDIVISION OF GOV'T LOT 13 SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA

DAVID HALL, OWNER
PO BOX 7601
NIKISKI, AK 99635

CHRISTINA HALL, OWNER
PO BOX 7601
NIKISKI, AK 99635

22.777 AC. M/L 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.

McLANE Consulting Inc. PROFESSIONAL ENGINEERING · SURVEYING · MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 260-4216 FAX: (907) 262-9065 WWW.MCLANECLC.COM

KPB FILE NO: 2021-007

PROJECT NO. 212002

SCALE 1" = 100' | DATE JAN. 2021 | BOOK NO. / PG. | DRAWN BY: JMH

Page 1 of 1

DESK PACKET

Supplemental

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

E4. NEW BUSINESS

E4. ROWV_Narrow Road
Public Comments

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.

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 Immanual 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.

marked Proposed Plat KPB GIS

viewKPB

Redeemed Road

0 300 600 ft

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

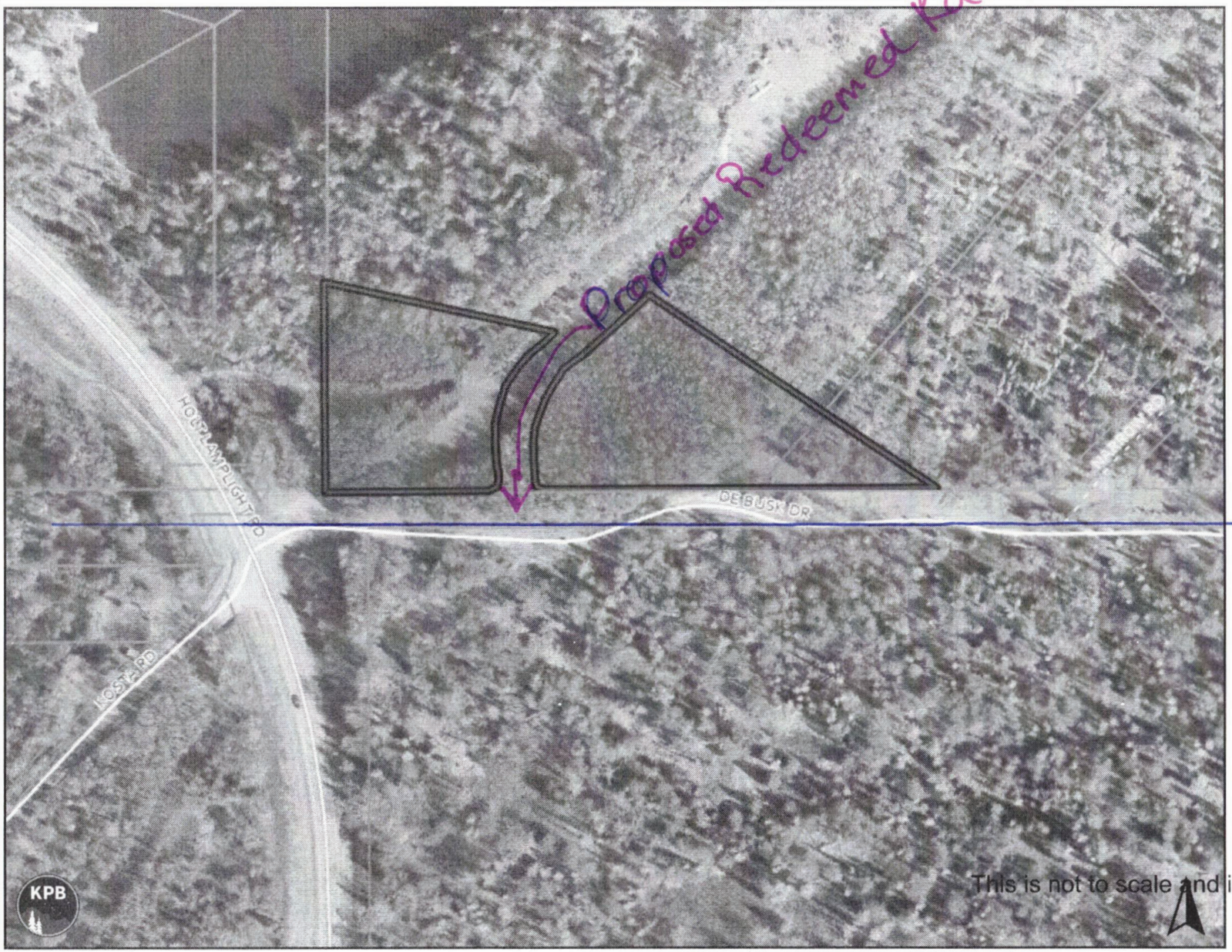
Parcels and PLSS

Tax Parcels

2/1/2026 2:10:40 PM

Enhanced depicition of encroachment of DeBusk

viewKPB Redeemed Road



Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels

Dark line private property line

White line path of DeBusk Drive

0 300 600 ft

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.

2/1/2026 2:10:40 PM

Redeemed Debusk interestion encroachment 2

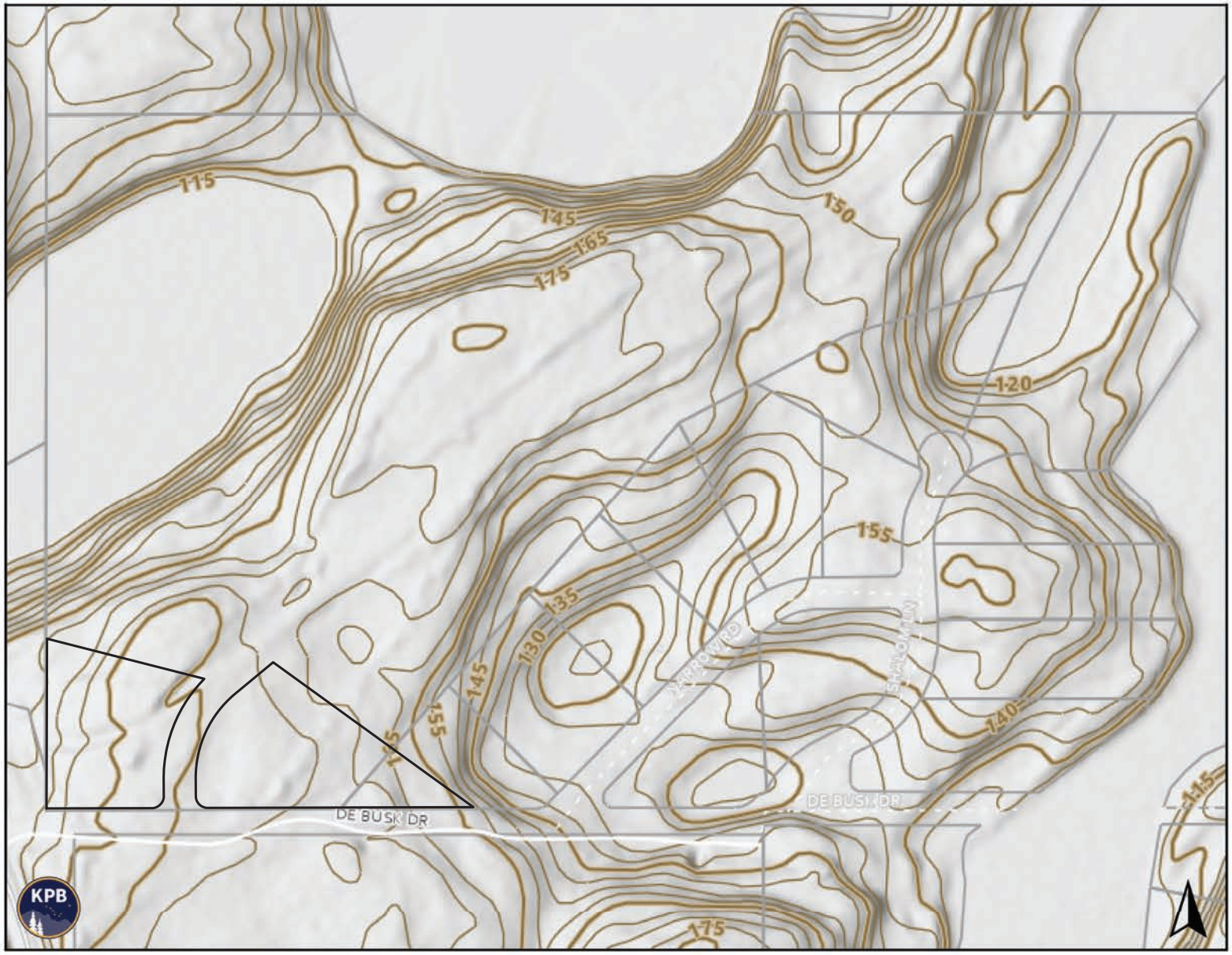
Shalom placement encroachment and steep enbankment

Redeemed intersection showing encroachment 1

marked KPB GIS - Immanuel Subdivsion contours with Lot Shalom issue

viewKPB

Immanuel Subdivision-Topo



Legend

Historical Aerial Photos

Photos

Transportation

Mileposts

Parcels and PLSS

Tax Parcels

Terrain

2008/09 LiDAR Hillshade

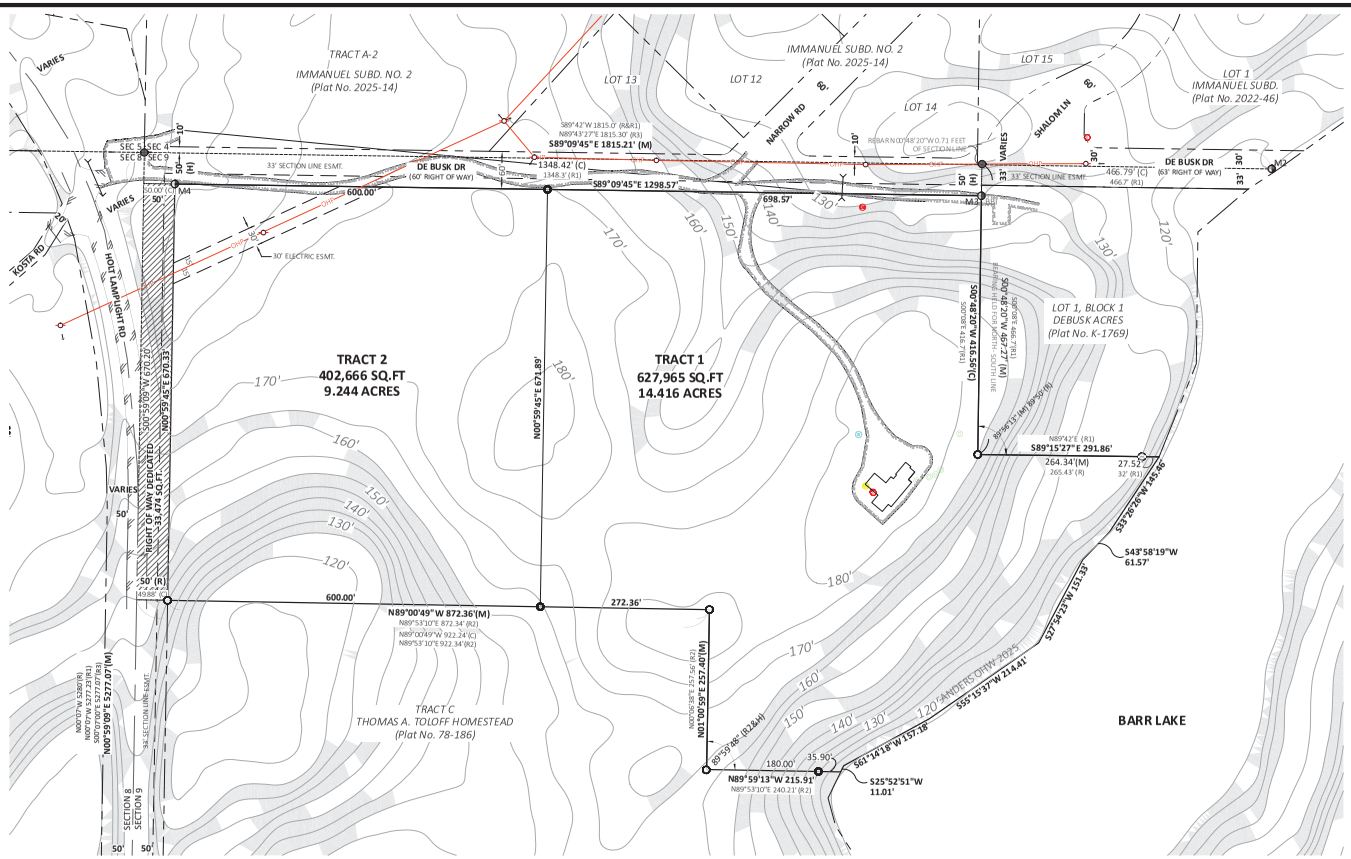
255 - 0

0 500 1000 ft

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.

2/5/2026 8:27:34 PM

marked Final Plat Exhibit with Debusk



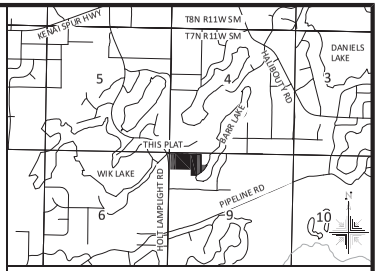
MONUMENT DETAILS

FOUND 3-1/4" BRASS CAP
IN MONUMENT CASE
0.9' BELOW RIM
GOOD CONDITION

FOUND 3-1/4" BRASS CAP
0.8' 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



VICINITY MAP SCALE: 1" = 1/2 MILE

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 932 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 1-1/4" YELLOW PLASTIC CAP ON 5/8" X 30" REBAR STAMPED AKLAND 107877 (AK LAND LS107877)

(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

LEGEND

- CULVERT
- SWITCH CABINET
- POWER POLE
- ELECTRICAL MANHOLE
- ELECTRIC METER
- UTILITY PEDESTAL
- GAS METER
- WELL
- CLEANOUT
- ROW DEDICATION
- > 20% SLOPE
- SECTION LINE
- EASEMENT
- CONTOUR
- OVERHEAD POWER LINES
- EDGE OF PAVEMENT
- GRAVEL

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 IN ACCORDANCE WITH KPB 20.10.040.

KENAI PENINSULA BOROUGH

_____

AUTHORIZED OFFICAL 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.

STATE OF ALASKA
Stacy M. Wessel
10787
PROFESSIONAL LAND SURVEYOR

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. 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

AK Lands, Land Surveying LLC
PO Box 110485
Anchorage, AK 99511

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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	PN: 1559	Field Book: 8/56-58_13/68-69	KPB No. 2025-XXX