

# Kenai Peninsula Borough

## Planning Department

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### MEMORANDUM

**TO:** Wayne Ogle, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Marcus Mueller, Land Management Officer 

**DATE:** February 5, 2019

**RE:** Vacation in the Happy Valley area of a 66-foot wide public access easement, mislabeled as a section line easement, centered on the section line crossing Lot 9A Block 1 Angler's Crest Subdivision No. 4 (Plat HM 2010-12) and Lots 2 and 4 Block 2 Angler's Crest Subdivision No. 3 (Plat HM 2008-62) as granted on Angler's Crest Subdivision, Plat HM 2008-62. The public access easement being vacated is unconstructed and located within the SW 1/4 of Section 4 and the NW 1/4 of Section 9, Township 2 South, Range 14 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-002V. Petitioner: Ninilchik Native Association, Inc. of Ninilchik, AK.

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 4, 2019, the Kenai Peninsula Borough Planning Commission granted approval of the proposed 66-foot wide public access easement vacation by unanimous consent based on the following findings of fact. This petition is being sent to you for your consideration and action.

#### *Findings:*

1. A 33-foot section line easement was attached to each side of the section line (66-foot total width), Sections 4 and 9, Township 2 South, Range 14 West, S.M., per AS 19.10.010.
2. The Planning Commission approved vacating the 66-foot wide section line easement on April 17, 1989.
3. The KPB Assembly concurred with the Planning Commission's approval to vacate the section line easement on May 16, 1989.
4. EV-2-455 (HM 90-35), which finalized vacation of the 66-foot section line easement, was recorded on August 10, 1990.
5. Angler's Crest Subdivision (HM 95-25) showed the 66-foot section line easement attached to Sections 4 and 9, Township 2 South, Range 14 West, S.M., as existing.
6. Angler's Crest Subdivision No. 2 (HM 2002-56), Angler's Crest Subdivision No. 3 (HM 2008-62), and Angler's Crest Subdivision No. 4 (HM 2010-12) carried forward the 66-foot section line easement.
7. Per KPB GIS 4-foot contours, the western and eastern portion of the 66-foot public access easement (mislabeled as a section line easement) is subject to slopes greater than 20 percent.
8. Angler's Crest Subdivision and its subsequent replats are served by KPB maintained Tidal Knoll Road.
9. Shore zone photos show the bluff is steep, partially vegetated, and partially eroded.
10. Based on shore zone photos and KPB GIS 4-foot contours, the public access easement (mislabeled as a 66-foot section line easement) is not practical for access to the beach.
11. Lot 6A (HM 80-02) approximately 525 feet to the north, which is owned by the State Department of Natural Resources, provides paved access to the beach.
12. Per the submittal, the public access easement proposed for vacation has not been constructed.

13. Per the submittal, the public access easement proposed for vacation is not in use for access.
14. Sufficient rights-of-way exist to serve the surrounding properties.
15. No surrounding properties will be denied access.

Draft, unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

cc: petitioners' w/minutes only



# Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Charlie Pierce  
Borough Mayor

February 5, 2019

## **KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF DECISION**

### **MEETING OF FEBRUARY 4, 2019**

RE: Vacation in the Happy Valley area of a 66-foot wide public access easement, mislabeled as a section line easement, centered on the section line crossing Lot 9A Block 1 Angler's Crest Subdivision No. 4 (Plat HM 2010-12) and Lots 2 and 4 Block 2 Angler's Crest Subdivision No. 3 (Plat HM 2008-62) as granted on Angler's Crest Subdivision, Plat HM 2008-62. The public access easement being vacated is unconstructed and located within the SW 1/4 of Section 4 and the NW 1/4 of Section 9, Township 2 South, Range 14 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-002V. Petitioner: Ninilchik Native Association, Inc. of Ninilchik, AK.

By unanimous consent, the Kenai Peninsula Borough Planning Commission granted approval of the proposed 66-foot wide public access easement vacation during their regularly scheduled meeting of February 4, 2019 based on the following findings of fact.

#### *Findings:*

1. A 33-foot section line easement was attached to each side of the section line (66-foot total width), Sections 4 and 9, Township 2 South, Range 14 West, S.M., per AS 19.10.010.
2. The Planning Commission approved vacating the 66-foot wide section line easement on April 17, 1989.
3. The KPB Assembly concurred with the Planning Commission's approval to vacate the section line easement on May 16, 1989.
4. EV-2-455 (HM 90-35), which finalized vacation of the 66-foot section line easement, was recorded on August 10, 1990.
5. Angler's Crest Subdivision (HM 95-25) showed the 66-foot section line easement attached to Sections 4 and 9, Township 2 South, Range 14 West, S.M., as existing.
6. Angler's Crest Subdivision No. 2 (HM 2002-56), Angler's Crest Subdivision No. 3 (HM 2008-62), and Angler's Crest Subdivision No. 4 (HM 2010-12) carried forward the 66-foot section line easement.
7. Per KPB GIS 4-foot contours, the western and eastern portion of the 66-foot public access easement (mislabeled as a section line easement) is subject to slopes greater than 20 percent.
8. Angler's Crest Subdivision and its subsequent replats are served by KPB maintained Tidal Knoll Road.
9. Shore zone photos show the bluff is steep, partially vegetated, and partially eroded.
10. Based on shore zone photos and KPB GIS 4-foot contours, the public access easement (mislabeled as a 66-foot section line easement) is not practical for access to the beach.
11. Lot 6A (HM 80-02) approximately 525 feet to the north, which is owned by the State Department of Natural Resources, provides paved access to the beach.
12. Per the submittal, the public access easement proposed for vacation has not been constructed.

13. Per the submittal, the public access easement proposed for vacation is not in use for access.
14. Sufficient rights-of-way exist to serve the surrounding properties.
15. No surrounding properties will be denied access.

The approval of the vacation is subject to:

1. Consent by KPB Assembly.
2. No objection from Leonard Anderson IV, owner of Lot 9A Block 1 Angler's Crest Subdivision No. 4 (HM 2010-12).
3. Sketch of the proposed vacation clearly showing the public access easement, mislabeled as a 66-foot section line easement, being vacated to be attached to Planning Commission Resolution 2019-06 becoming Page 2 of 2.
4. The sketch clearly showing the public access easement, mislabeled as a 66-foot section line easement, being vacated shall not be drawn on a previously recorded document.
5. Filing the PC Resolution in the appropriate recording district within 90 days of the Planning Commission's approval.
6. The Planning Department is responsible for filing the Planning Commission resolution.
7. The petitioner will provide the recording fee for the resolution and its attachment to the Planning Department.

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. The proposed vacation will be forwarded to the Borough Assembly. The Assembly shall have 30 calendar days from the date of approval (February 4, 2019) in which to veto the Planning Commission decision. If the Planning Director receives no veto within the specified period, the Assembly shall be considered to have given consent to the vacation.

Please contact the Borough Clerk's office (907-714-2160 or 1-800-478-4441 toll-free within the borough) for additional information.

This notice and unapproved minutes of the subject portion of the meeting were sent February 6, 2019 to:

Peninsula Surveying, LLC  
10535 Katrina Blvd.  
Ninilchik, AK 99639

Ninilchik Native Association, Inc.  
PO Box 39130  
Ninilchik, AK 99639-0130

Leonard Anderson IV  
111 S Highland St. #410  
Memphis, TN 38111-4640

Scott Rand and Leann Renick  
3395 N. Grizzly Bear Ct.  
Wasilla, AK 99654

AGENDA ITEM G. PUBLIC HEARINGS

1. Vacate the 66-foot wide public access easement, mislabeled as a section line easement, centered on the section line crossing Lot 9A Block 1 Angler's Crest Sub. No. 4 (Plat HM 2010-12) and Lots 2 and 4 Block 2 Angler's Crest Sub. No. 3 (Plat HM 2008-62) as granted on Angler's Crest Subdivision, Plat HM 1995-25; located within the SW1/4 of Section 4 and the NW1/4 of Section 9, T2S, R14W, S.M., Ninilchik, Kenai Peninsula Borough, Alaska. KPB File 2019-002V.

Staff Report given by Scott Huff

PC Meeting: 2/4/19

Purpose as stated in petition: The Section Line Easement was previously vacated by Plat HM 90-35. It was re-created, most likely in error, with Plat HM 95-25. There is existing access provided by Tidal Knoll Road and the Sterling Highway.

Petitioners: Ninilchik Native Association, Inc. of Ninilchik, Alaska

Notification: Public notice appeared in the January 24 issue of the Homer News as a separate ad. The public hearing notice was published in the January 31 issue of the Homer News as part of the Commission's tentative agenda.

Seven certified mailings were sent to owners of property within 300 feet of the proposed vacation (including the petitioner). No receipts have been returned when the staff report was prepared.

Public hearing notices were sent by regular mail to four owners within 600 feet of the proposed vacation.

Seventeen regular mailings were emailed to agencies and interested parties.

Public hearing notices were emailed or made available to 10 KPB staff/Departments via a shared database.

Notices were mailed to the Ninilchik Post Office and Ninilchik Community Library with a request to be posted in public locations.

The notice and maps were posted on the Borough bulletin board and Planning Department public hearing notice web site.

Comments Received:

KPB GIS Addressing: Access easement vacation - no plat for review

KPB River Center: Not within a flood hazard area. Not within the Habitat Protection District.

KPB Planner: No Local Option Zones or Material Sites affect this easement vacation.

KPB Roads: No comments.

State Parks: No comments.

ENSTAR: No comments, recommendations or objections.

ACS: No objections.

State of Alaska Dept. of Fish and Game: The proposed vacation would not impact public access to fish and wildlife resources and ADF&G does not have any concerns.

Staff Discussion: The petitioner owns Lots 2 and 4, Block 2, Angler's Crest Subdivision No. 3. Leonard Anderson IV owns Lot 9A, Block 1, Angler's Crest Subdivision No. 4. Mr. Anderson did not sign the vacation

petition. The petitioner owns a majority of the land fronting the part of the street (in this case a public access easement mislabeled as a section line easement) sought to be vacated so the vacation petition complies with KPB 20.70.050.

Comments from the KPB Roads Department were not available when the staff report was prepared.

**Findings:**

1. A 33-foot section line easement was attached to each side of the section line (66-foot total width), Sections 4 and 9, Township 2 South, Range 14 West, S.M., per AS 19.10.010.
2. The Planning Commission approved vacating the 66-foot wide section line easement on April 17, 1989.
3. The KPB Assembly concurred with the Planning Commission's approval to vacate the section line easement on May 16, 1989.
4. EV-2-455 (HM 90-35), which finalized vacation of the 66-foot section line easement, was recorded on August 10, 1990.
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7. Per KPB GIS 4-foot contours, the western and eastern portion of the 66-foot public access easement (mislabeled as a section line easement) is subject to slopes greater than 20 percent.
8. Angler's Crest Subdivision and its subsequent replats are served by KPB maintained Tidal Knoll Road.
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11. Lot 6A (HM 80-02) approximately 525 feet to the north, which is owned by the State Department of Natural Resources, provides paved access to the beach.
12. Per the submittal, the public access easement proposed for vacation has not been constructed.
13. Per the submittal, the public access easement proposed for vacation is not in use for access.
14. Sufficient rights-of-way exist to serve the surrounding properties.
15. No surrounding properties will be denied access.

**STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the vacation as petitioned, subject to:

1. Consent by KPB Assembly.
2. No objection from Leonard Anderson IV, owner of Lot 9A Block 1 Angler's Crest Subdivision No. 4 (HM 2010-12).
3. Sketch of the proposed vacation clearly showing the public access easement, mislabeled as a 66-foot section line easement, being vacated to be attached to Planning Commission Resolution 2019-06 becoming Page 2 of 2.
4. The sketch clearly showing the public access easement, mislabeled as a 66-foot section line easement, being vacated shall not be drawn on a previously recorded document.
5. Filing the PC Resolution in the appropriate recording district within 90 days of the Planning Commission's approval.
6. The Planning Department is responsible for filing the Planning Commission resolution.
7. The petitioner will provide the recording fee for the resolution and its attachment to the Planning Department.

**KPB 20.70.110:**

**A vacation of a street right-of-way, public area, or public easement within the borough outside of the limits of cities may not be made without the consent of the borough assembly. The assembly shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received by the planning director within the specified period, the borough**

shall be considered to have given consent to the vacation.

**KPB 20.70.120:**

- A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.**
- B. Upon denial by the planning commission, 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.**

END OF STAFF REPORT

Chairman Martin opened the meeting for public comment. Seeing and hearing no one wishing to speak, the public hearing was closed and discussion was opened among the commission.

**MOTION:** Commissioner Ecklund moved, seconded by Commissioner Carluccio to approve the vacation in the Happy Valley area of a 66-foot wide public access easement.

**MOTION PASSED:** Seeing and hearing no discussion or objection the motion passed by unanimous consent.

## **G. PUBLIC HEARINGS**

- 1. Vacation of a 66 foot wide public access easement in the Happy Valley area.  
Petitioner: Ninilchik Native Association,  
Inc. of Ninilchik, Alaska.**

AGENDA ITEM G. PUBLIC HEARINGS

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STAFF REPORT

PC Meeting: 2/4/19

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Comments Received:

KPB GIS Addressing: Access easement vacation - no plat for review

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Anderson IV owns Lot 9A, Block 1, Angler's Crest Subdivision No. 4. Mr. Anderson did not sign the vacation petition. The petitioner owns a majority of the land fronting the part of the street (in this case a public access easement mislabeled as a section line easement) sought to be vacated so the vacation petition complies with KPB 20.70.050.

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**Findings:**

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15. No surrounding properties will be denied access.

**STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the vacation as petitioned, subject to:

1. Consent by KPB Assembly.
2. No objection from Leonard Anderson IV, owner of Lot 9A Block 1 Angler's Crest Subdivision No. 4 (HM 2010-12).
3. Sketch of the proposed vacation clearly showing the public access easement, mislabeled as a 66-foot section line easement, being vacated to be attached to Planning Commission Resolution 2019-06 becoming Page 2 of 2.
4. The sketch clearly showing the public access easement, mislabeled as a 66-foot section line easement, being vacated shall not be drawn on a previously recorded document.
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6. The Planning Department is responsible for filing the Planning Commission resolution.
7. The petitioner will provide the recording fee for the resolution and its attachment to the Planning Department.

**KPB 20.70.110:**

**A vacation of a street right-of-way, public area, or public easement within the borough outside of the limits of cities may not be made without the consent of the borough assembly. The assembly shall have 30 calendar days from the date of approval in which to veto the planning commission**

**decision. If no veto is received by the planning director within the specified period, the borough shall be considered to have given consent to the vacation.**

**KPB 20.70.120:**

- A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.**
- B. Upon denial by the planning commission, 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.**

END OF STAFF REPORT

**KENAI PENINSULA BOROUGH PLANNING COMMISSION  
RESOLUTION 2019-06  
KENAI RECORDING DISTRICT**

Vacate the 66-foot wide public access easement, mislabeled as a section line easement, centered on the section line crossing Lot 9A Block 1 Angler's Crest Subdivision No. 4 (Plat HM 2010-12) and Lots 2 and 4 Block 2 Angler's Crest Subdivision No. 3 (Plat HM 2008-62) as granted on Angler's Crest Subdivision (Plat HM 95-25); located within the SW1/4 of Section 4 and the NW1/4 of Section 9, T2S, R14W, S.M., Alaska, Ninilchik, within the Kenai Peninsula Borough; KPB File 2019-002V

WHEREAS, Ninilchik Native Association, Inc. of Ninilchik, Alaska requested the vacation of the 66-foot wide public access easement, mislabeled as a section line easement, centered on the section line crossing Lot 9A Block 1 Angler's Crest Subdivision No. 4 (Plat HM 2010-12) and Lots 2 and 4 Block 2 Angler's Crest Subdivision No. 3 (Plat HM 2008-62) as granted on Angler's Crest Subdivision (Plat HM 95-25) and carried forward by Angler's Crest Subdivision No. 2 (HM 2002-56), Angler's Crest Subdivision No. 3 (HM 2008-62), and Angler's Crest Subdivision No. 4 (HM 2010-12) and

WHEREAS, the 66-foot wide section line easement was vacated by Section Line Easement Vacation Plat EV-2-455 on August 10, 1990, Plat HM 90-35; and

WHEREAS, no surrounding properties will be denied access; and

WHEREAS, per the petition, the easement is not in use by any utility companies; and

WHEREAS, on February 4, 2019, the Kenai Peninsula Borough Planning Commission considered the background information, all comments received, and recommendations from KPB Planning Department staff regarding the proposed vacation; and

WHEREAS, the easement was granted by plat, without the underlying transfer of ownership as in a platted right-of-way dedication; and

WHEREAS, 20.70.140 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish vacations by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the 66 foot wide public access easement, mislabeled as a section line easement, centered on the section line crossing Lot 9A Block 1 Angler's Crest Subdivision No. 4 (Plat HM 2010-12) and Lots 2 and 4 Block 2 Angler's Crest Subdivision No. 3 (Plat HM 2008-62), is hereby vacated.

Section 2. That a sketch showing the location of the portion of the public access easement being vacated be attached to, and made a part of this resolution, becoming Page 2 of 2.

Section 3. That this resolution is eligible for recording upon being signed by the Planning Commission chairperson and will be deemed void if not recorded within 90 days of adoption.

Section 4. That this Resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fee.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Blair J. Martin, Chairperson  
Planning Commission

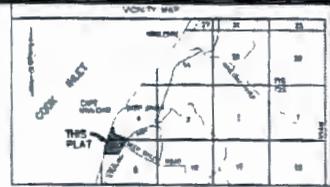
ATTEST:

\_\_\_\_\_  
Julie Hindman  
Administrative Assistant

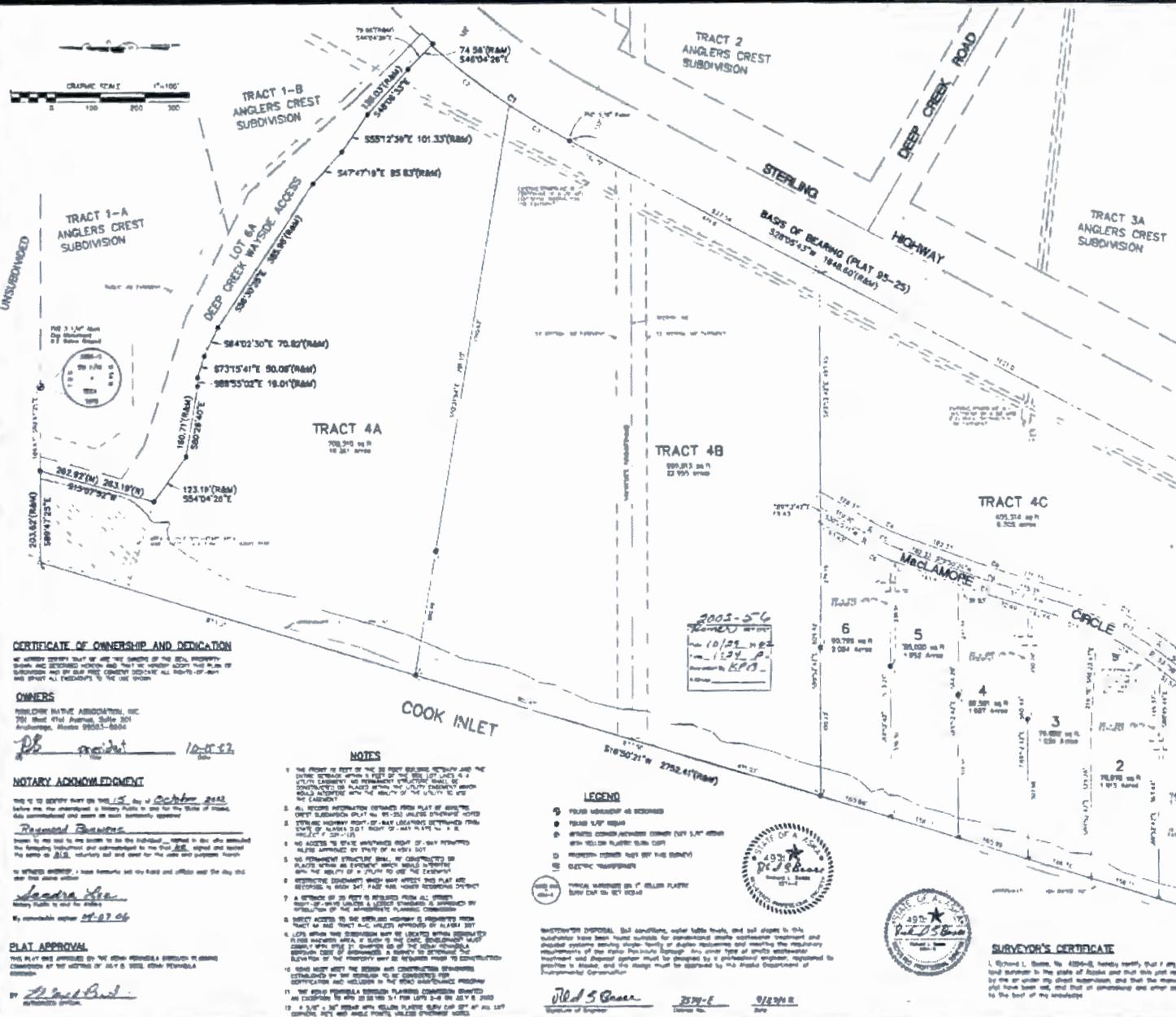
Return to:  
Kenai Peninsula Borough Planning Department  
144 North Binkley Street  
Soldotna, Alaska 99669







CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1 (RAM)	1884.10	374.38	188.84	373.36	55°47'32"
C2	1884.10	218.18	108.82	216.82	33°28'25"
C3	1884.10	138.12	68.71	136.52	19°57'40"
C4	476.25	88.38	44.17	87.97	28°58'30"
C5	288.00	47.83	23.82	47.44	14°29'15"
C6	138.00	21.82	10.91	21.61	7°14'37"
C7	53.00	10.42	5.21	10.32	3°28'30"
C8	172.25	47.70	23.86	47.10	14°29'15"
C9	102.00	48.18	24.09	47.73	14°29'15"
C10	102.00	30.53	15.26	30.45	9°15'22"
C11	180.00	280.38	140.19	280.12	177°30'11"
C12	180.00	270.38	135.19	272.08	167°30'11"
C13	178.00	180.22	90.11	180.13	162°58'42"
C14	172.25	183.15	91.57	183.00	163°58'22"
C15	172.25	88.13	44.06	87.84	157°28'40"
C16	132.00	88.04	44.02	87.78	157°28'40"
C17	132.00	57.84	28.92	57.68	132°58'40"



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We, the undersigned, being the owners of the above described property, do hereby certify that the plan of subdivision and dedication is correct and that we have received all necessary approvals and consents of all persons having an interest in the property.

**OWNERS**  
 BEAS ENGINEERING INC.  
 701 West 41st Avenue, Suite 301  
 Anchorage, Alaska 99503-8804

*DB* *resident* 12-11-22

**NOTARY ACKNOWLEDGMENT**

I, the undersigned, do hereby certify that the above described property is the property of the undersigned and that the plan of subdivision and dedication is correct and that we have received all necessary approvals and consents of all persons having an interest in the property.

*Leandra A. Beas*  
 Notary Public for the State of Alaska

My commission expires 07-07-26

**PLAT APPROVAL**

This plat was approved by the above named persons in the presence of the undersigned on 12-11-22, at Anchorage, Alaska.

*Leandra A. Beas*  
 Notary Public

**NOTES**

1. THE POINT OF BEGINNING IS THE POINT OF BEGINNING OF THE DEED DESCRIBING THE PROPERTY AND THE POINT OF BEGINNING OF THE DEED DESCRIBING THE PROPERTY.
2. ALL RECORD INFORMATION OBTAINED FROM PLAT OF THE DEED DESCRIBING THE PROPERTY IS CORRECT AND ACCURATE.
3. THE DEED DESCRIBING THE PROPERTY IS CORRECT AND ACCURATE.
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13. THE DEED DESCRIBING THE PROPERTY IS CORRECT AND ACCURATE.

**LEGEND**

- 1. YELLOW BOUNDARY OR RECORD
- 2. YELLOW 1/4" BOUND
- 3. YELLOW CORNER MARKERS CORNER (NOT 1/4" BOUND)
- 4. YELLOW PLASTER SIGN CORNER
- 5. YELLOW PLASTER SIGN CORNER (NOT 1/4" BOUND)
- 6. YELLOW PLASTER SIGN CORNER (NOT 1/4" BOUND)
- 7. YELLOW PLASTER SIGN CORNER (NOT 1/4" BOUND)
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- 10. YELLOW PLASTER SIGN CORNER (NOT 1/4" BOUND)
- 11. YELLOW PLASTER SIGN CORNER (NOT 1/4" BOUND)
- 12. YELLOW PLASTER SIGN CORNER (NOT 1/4" BOUND)
- 13. YELLOW PLASTER SIGN CORNER (NOT 1/4" BOUND)



**SURVEYOR'S CERTIFICATE**

I, Richard L. Beas, No. 4927-A, hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the measurements shown on this plat have been made, and that all computations and other details are true and correct to the best of my knowledge.

*Richard L. Beas*  
 Signature of Surveyor  
 12/11/22  
 Date

PLAT OF  
**ANGLERS CREST SUBDIVISION NO. 2**  
 LOTS 1 THRU 6, TRACT 4A,  
 TRACT 4B AND TRACT 4C  
 A SUBDIVISION OF TRACT 4, ANGLERS  
 CREST SUBDIVISION (PLAT 95-25)  
 LOCATED WITHIN THE SW 1/4 OF SECTION 4,  
 AND THE NW 1/4 OF SECTION 9, T2S R14E  
 SEWARD MERIDIAN, HONOLULU RECORDING DISTRICT,  
 THIRD JUDICIAL DISTRICT, ALASKA  
 CONTAINING 61.288 ACRES MORE OR LESS

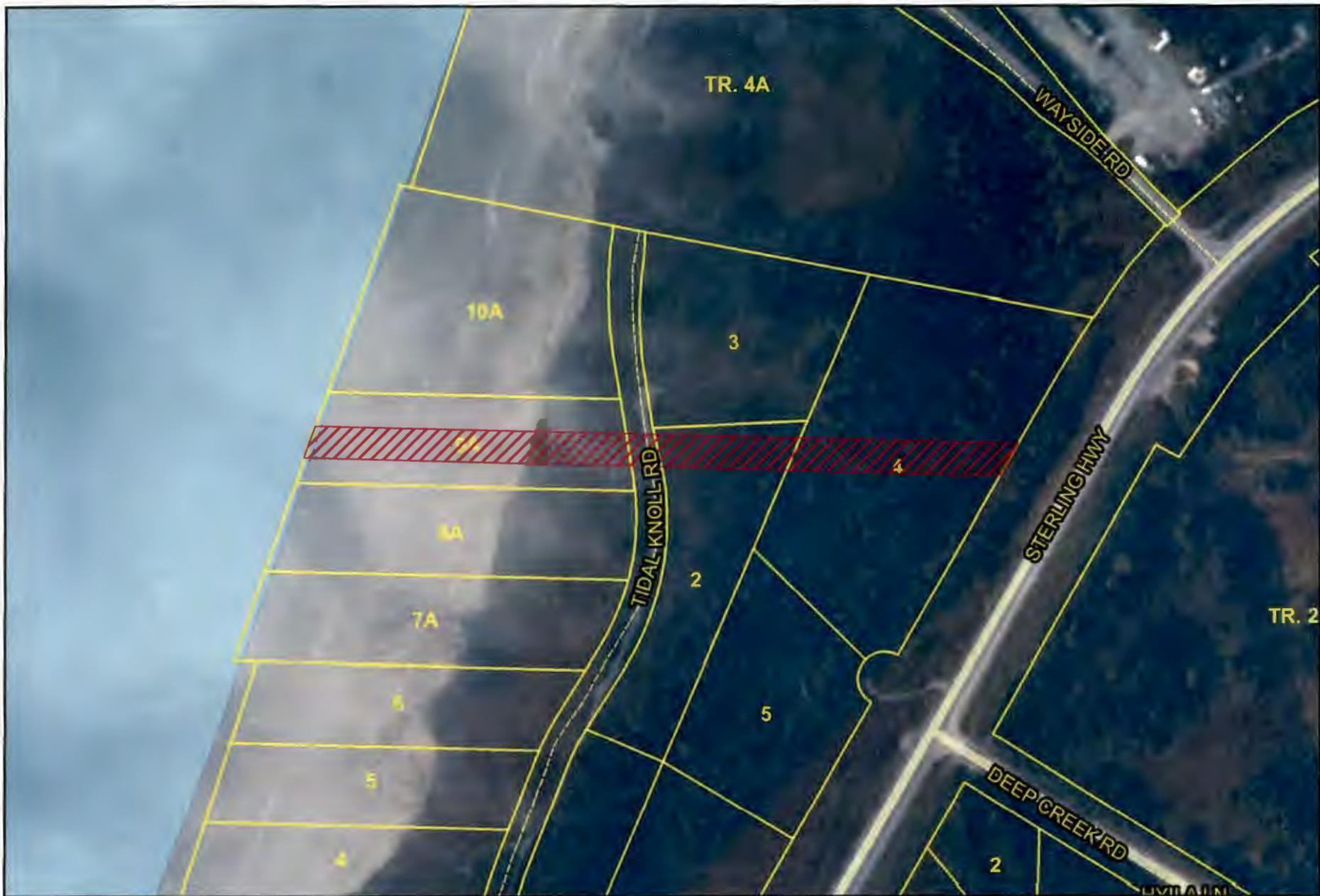
**Beas Engineering**  
 401 E. 21st Ave. Suite 3247  
 ANCHORAGE, ALASKA 99504  
 907-557-4227

Scale: 1"=100'	APP No: 22-143	Date: 1/04/24	BY: [Signature]
Drawn: [Signature]	Rev: [Signature]	Field Date: 08-23	Field Book: 2022-10









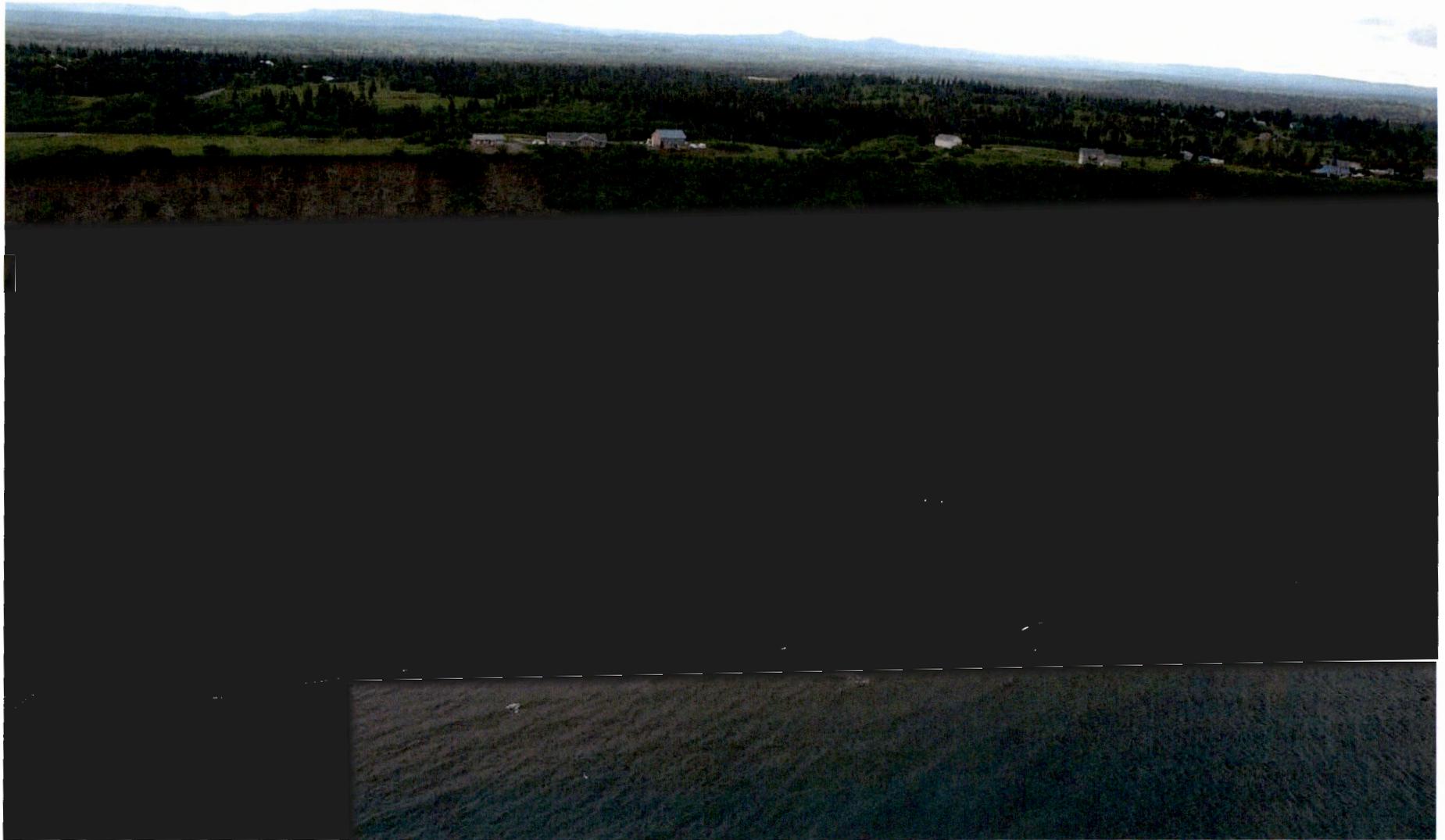
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**Aerial View**

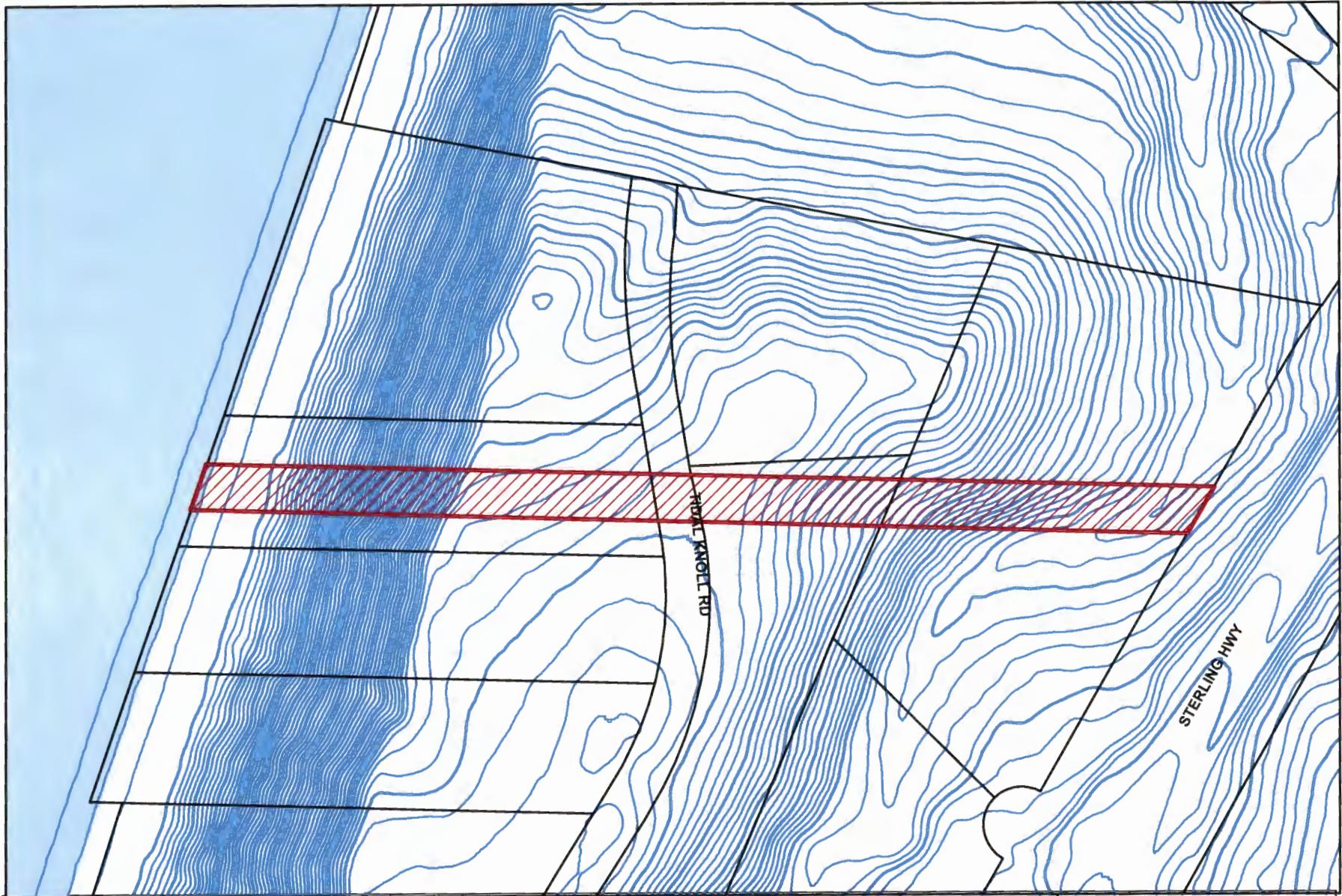


Public Access Easement Vacation

JReif, KPB  
Date: 1/10/2019



Shore zone photo directly across from the proposed public access easement vacation.

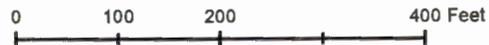


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Date: 1/16/2019

Kenai Peninsula Borough Planning Department

4-foot contours





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.

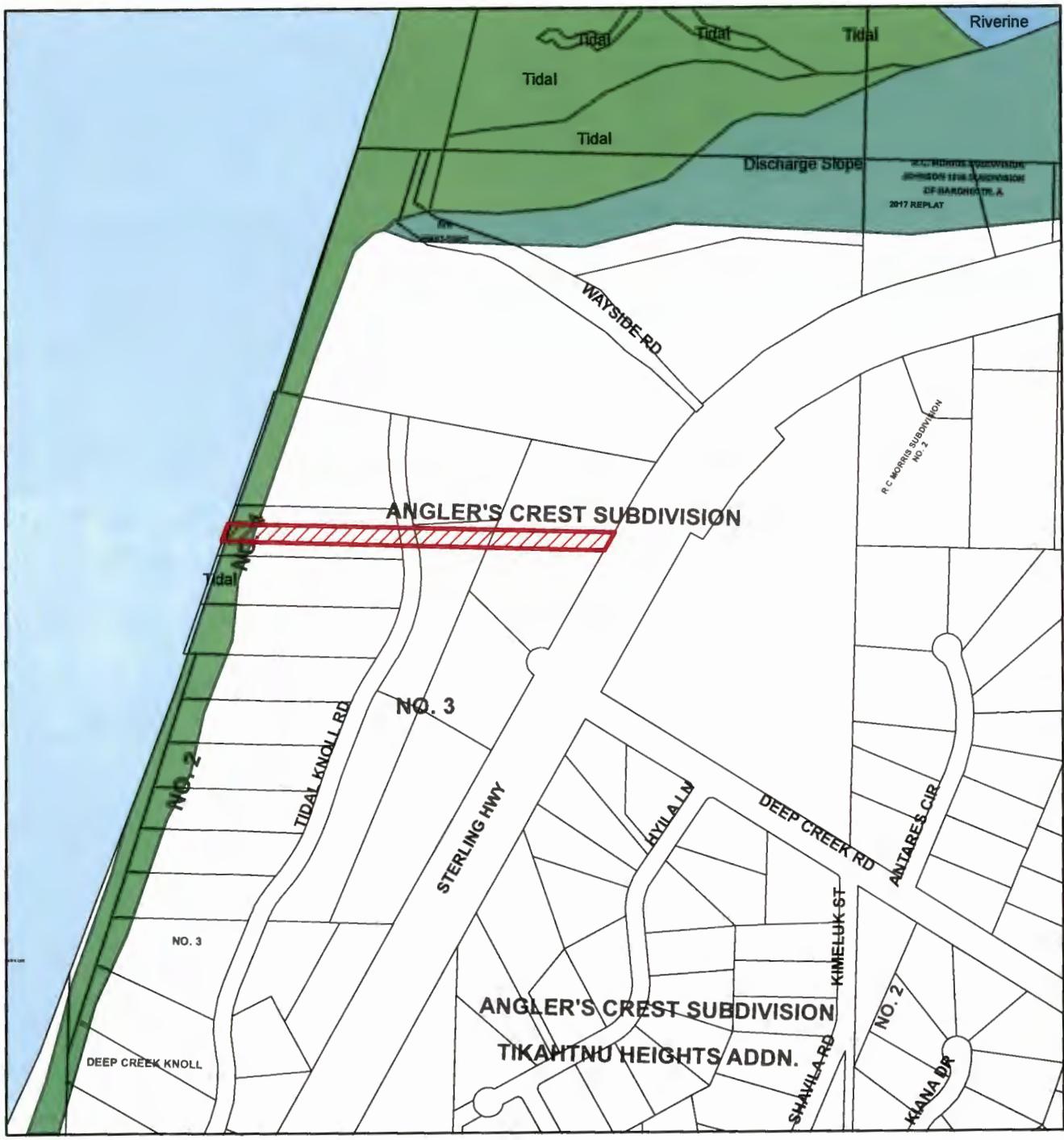
**Aerial View**



 Public Access Easement Vacation

JReif, KPB  
Date: 1/10/2019

**Kenai Watershed Forum 2013  
Cook Inlet Wetlands Mapping**

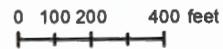


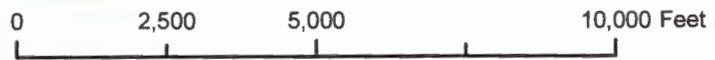
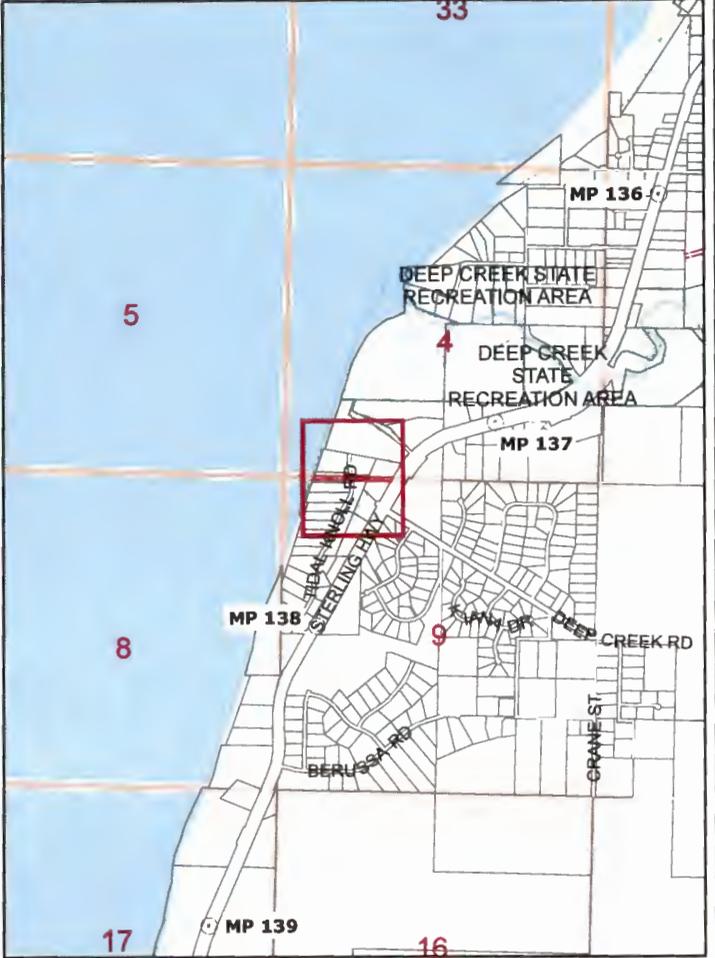
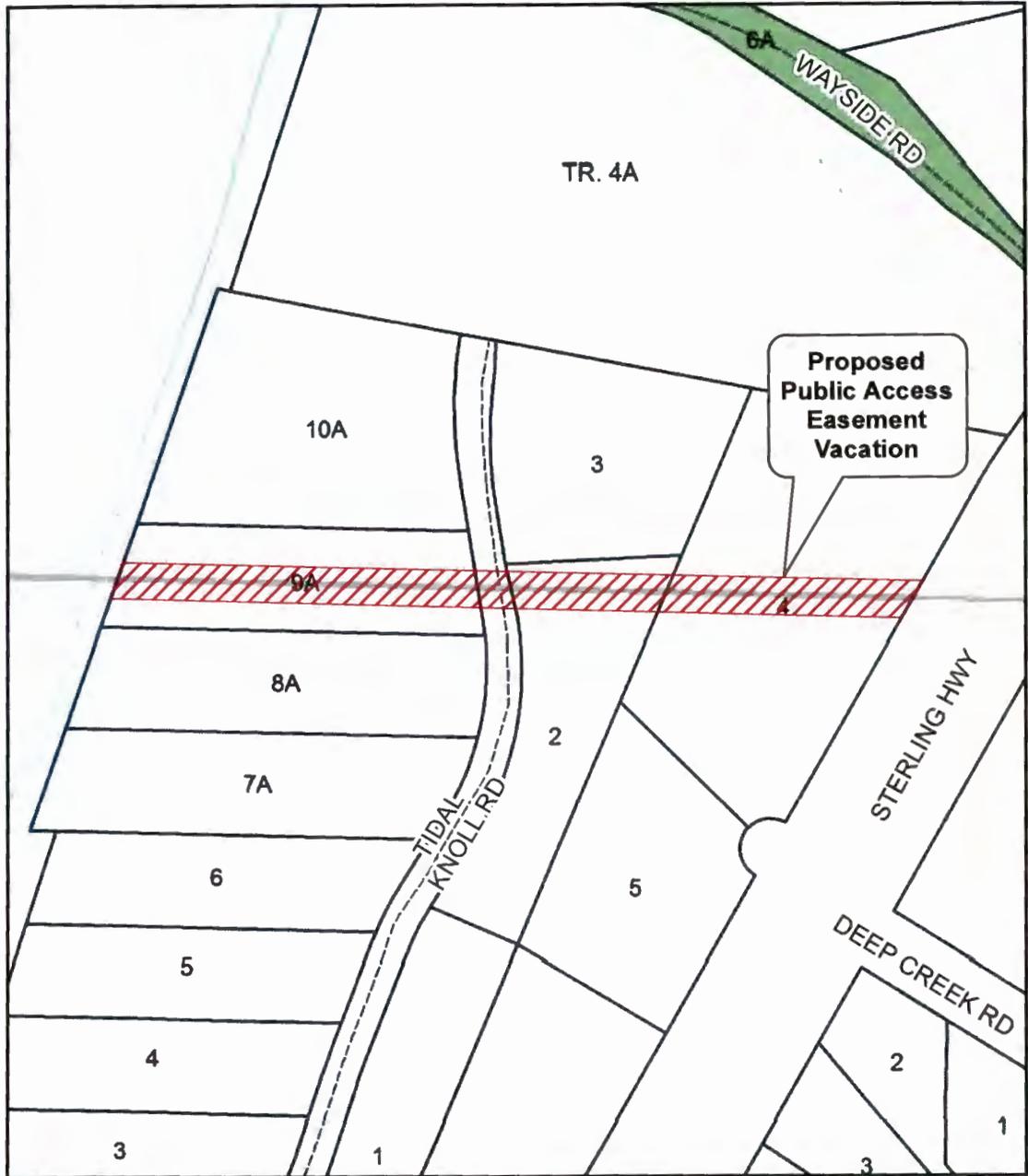
-  DISTURB
-  Depression
-  Discharge Slope
-  Drainageway
-  Floating Island
-  Headwater Fen
-  Kettle
-  LAKE
-  Lakebed
-  Late Snow Plateau
-  Riverine
-  Tidal
-  Wetland / Upland Complex
-  Access Easement Vacation



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Date: 1/16/2019

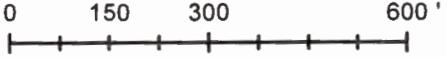




**KPB 2019-002V  
T02S R14W S04  
T02S R14W S09  
HAPPY VALLEY**



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JReif, KPB  
Date: 1/10/2019

# **Kenai Peninsula Borough**

## **PLANNING COMMISSION DESK PACKET**

**FEBRUARY 4, 2019**

**7:30 p.m.**

**Reif, Jordan**

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**From:** Scott Rand <scottr4570@live.com>  
**Sent:** Thursday, January 31, 2019 7:33 PM  
**To:** Reif, Jordan  
**Cc:** Scott Rand; Leann  
**Subject:** Public Access Easement Vacation - KPB File 2019-002V

Hello,

My wife and I own Lot 3 of Block 2 Angler's Crest Subdivision No. 3, in Ninilchik.

We received notice that a hearing will be held on or about 2/4/19, to discuss vacation of a 66 foot wide public access easement just south of our property line.

We are both in favor of vacating this easement, as Tidal Knoll Road provides good access to these properties.

Thank you for notifying us of the public hearing.

Sincerely,

Scott Rand - 907-315-0403

Leann Renick - 907 - 414-3637