



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/1/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This plat grants a 30' x 487' utility easement and a 20' x 2,122' utility easement along the western boundary; a 60' x 977' utility easement aligned to the north of Walnut Ave; a 30' x 180' utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicates the 33' Redoubt Avenue right-of-way with a 10' utility easement.

KPB File No. 2025-100

Petitioner(s) / Land Owner(s): Kenaitze Indian Tribe IRA of Kenai, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, August 11, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, August 8, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

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

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

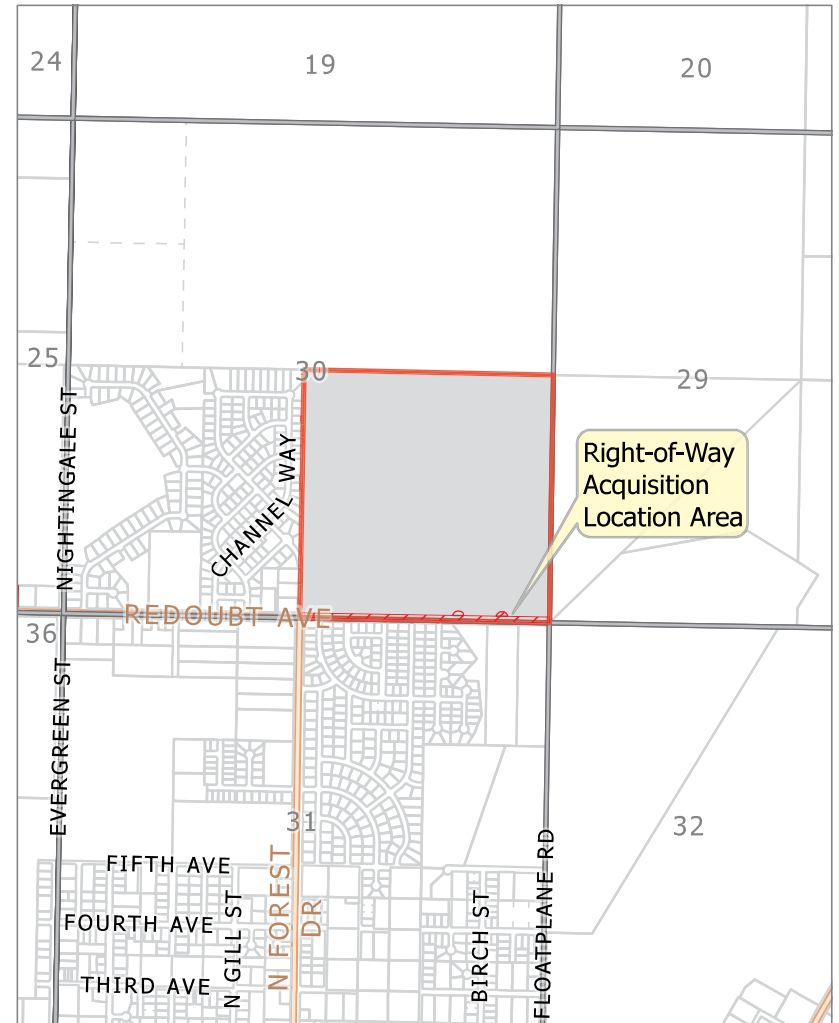
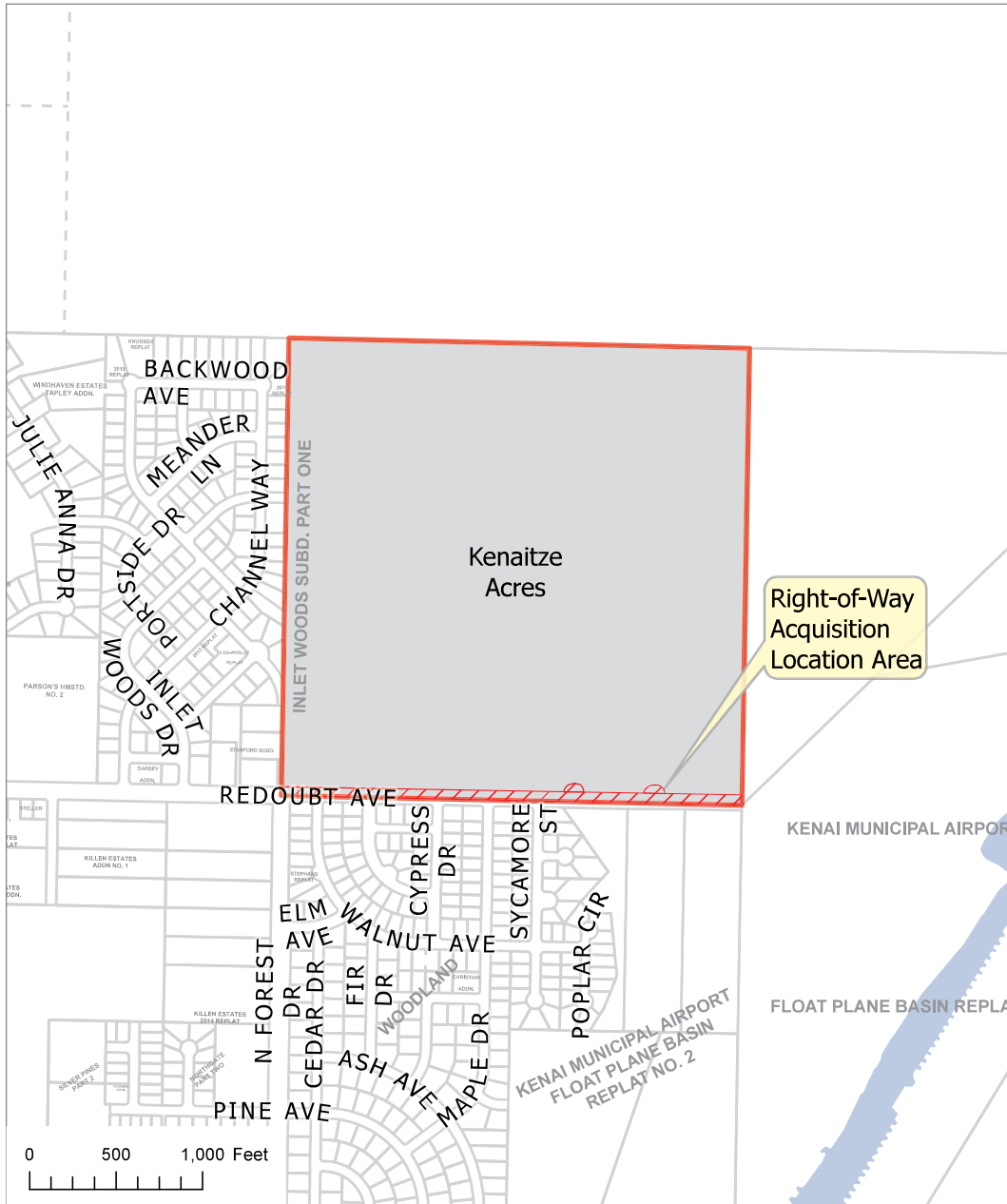
Mailed 7/21/2025



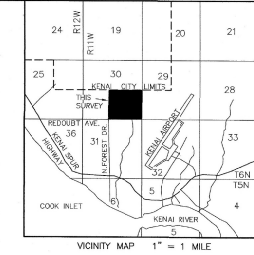
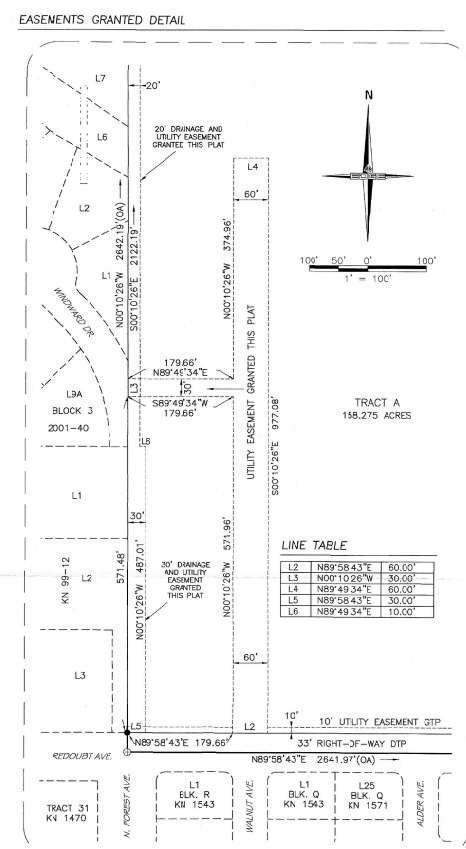
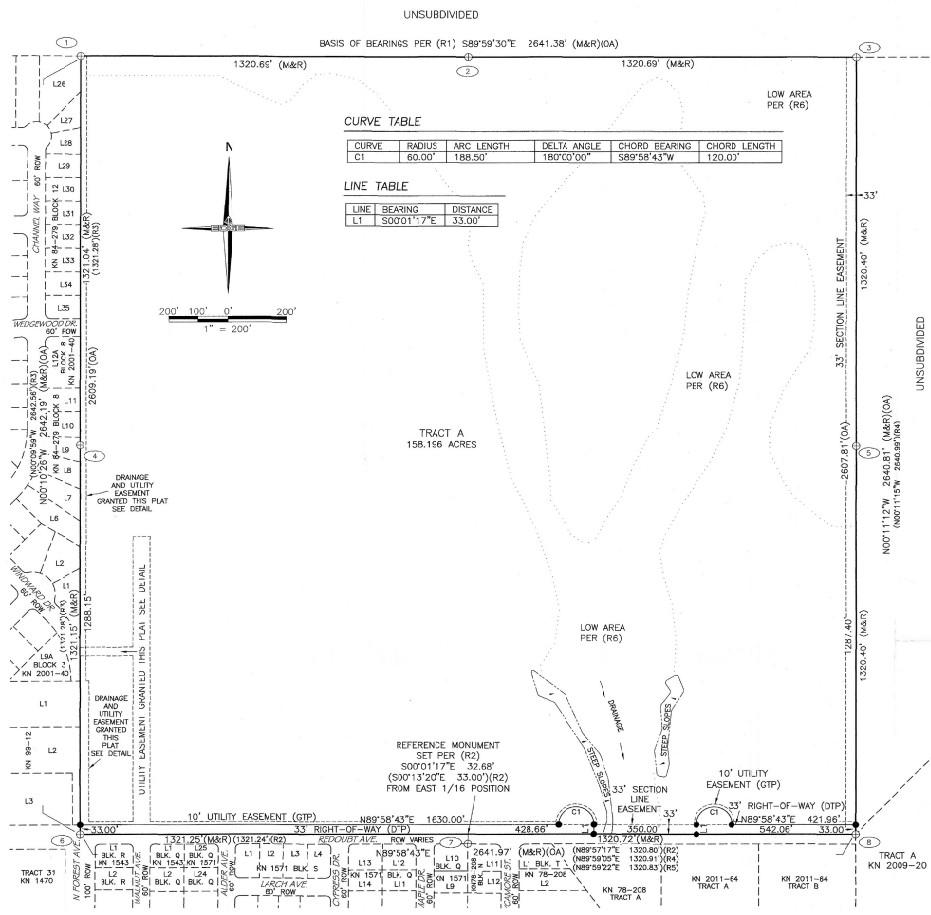
KENAI PENINSULA BOROUGH
Planning

Vicinity Map

7/2/2025



KPB File 2025-100
T 6N R 11W Sec 30
Kenai



CERTIFICATE OF SURVEYOR

I, MARK ANNETT 13022-S, 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 MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2025-XXX

KENAITZE ACRES

A RIGHT-OF-WAY DEDICATION PLAT OF SOUTH EAST QUARTER SECTION 30 TOWNSHIP 6 NORTH RANGE 11 WEST SEWARD MERIDIAN, ALASKA AS SHOWN ON BLM PLAT ACCEPTED JUNE 5, 1922

OWNERS:
KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE
PO BOX 958
KENAI, ALASKA 99611
LOCATED WITHIN SE 1/4, SECTION 30, T6N, R11W, S14E
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI
CONTAINING 160.192 ACRES



8003 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5990 Fax (907) 344-7794
AECIL# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 06/01/2025	PROJECT: 15-533
CHECKED BY: NA	SCALE: 1" = 200'	SHEET: 1 OF 2

LEGEND

- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY S-13022 2025
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- STEPPED SLOPES
- MONUMENT REFERENCE NUMBER
- OVERFALL
- RECORD DATA
- MEASURED AND RECORD DATA PER (R1)
- GTP GRANTED THIS PLAT
- DTP DEDICATED THIS PLAT

MONUMENT SUMMARY

- 1. 2-1/2" ALUMINUM MONUMENT 0.1' ABOVE GRADE
- 2. 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE
- 3. 2-1/2" ALUMINUM MONUMENT 0.1' ABOVE GRADE
- 4. 3-1/4" ALUMINUM MONUMENT 0.3' BELOW GRADE
- 5. 2-1/2" ALUMINUM MONUMENT 0.1' ABOVE GRADE
- 6. 2-1/2" ALUMINUM MONUMENT FLUSH WITH GRADE
- 7. 2-1/2" ALUMINUM MONUMENT 0.1' ABOVE GRADE
- 8. 3-1/4" ALUMINUM MONUMENT 1.2' BELOW GRADE

REFERENCES

- (R1) RECORD OF SURVEY, PLAT 2023-1, KENAI RECORDING DISTRICT
- (R2) WOODLAND SUBDIVISION PART IV, PLAT 78-208, KENAI RECORDING DISTRICT
- (R3) NILEY WOODS SUBDIVISION PART ONE, PLAT 34-275, KENAI RECORDING DISTRICT
- (R4) KENAI MUNICIPAL AIRPORT FLOAT PLANE BASIN REPLAT, PLAT 2009-20, KENAI RECORDING DISTRICT
- (R5) KENAI MUNICIPAL AIRPORT FLOAT PLANE BASIN REPLAT NO. 2, PLAT 2011-64, KENAI RECORDING DISTRICT
- (R6) KENAI WATERSHED FORUM WETLAND ASSESSMENT

PRELIMINARY PLAT

KPB 2025-100

NOTES

1. DEVELOPMENT OF THIS PARCEL SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
2. FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE OF ALASKA AND LOCAL REGULATIONS.
3. THE FRONT 10 FEET ADJACENT TO RIGHT OF WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH COULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. THIS PARCEL SUBJECT TO AN ELECTRIC LINE EASEMENT GRANTED TO HOMEX ELECTRIC ASSOCIATION, RECORDED BOOK 301 PAGES 737 AND 738, KENAI RECORDING DISTRICT. THIS EASEMENT IS LOCATED WITHIN THE RIGHT-OF-WAY DEDICATED THIS PLAT.
5. EXCEPTIONS TO KPB CODE 20.30.030 PROPOSED STREET LAYOUT, 20.30.170 BLOCK LENGTH AND 20.30.100 CUL-DE-SACS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JULY 14, 2025 MEETING.
6. THIS PARCEL SUBJECT TO A WATER DRAINAGE/UTILITY EASEMENT GRANTED TO CITY OF KENAI, RECORDED AS SERIAL NUMBER 2025-?????-1, KENAI RECORDING DISTRICT.
7. WASTEWATER DISPOSAL: CITY WATER AND SEWER ARE AVAILABLE TO SERVE THIS PARCEL. PLANS FOR WASTEWATER TREATMENT AND DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE BY CITY OF KENAI

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

DEDICATION OF RIGHT OF WAY -- NORTH 33 FEET OF REDOUBT AVENUE AND CUL-DE-SAC AREAS

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: TERRY EUBANK -- CITY MANAGER DATE: _____
CITY OF KENAI
210 FIDALGO AVENUE
KENAI, ALASKA 99611

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT KENAITZE INDIAN TRIBE IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HERE AND THAT ON BEHALF OF KENAITZE INDIAN TRIBE I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

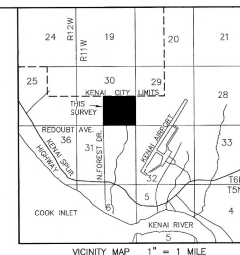
RUDOLPH O. WILSON JR., INTERIM EXECUTIVE DIRECTOR
PO BOX 988
KENAI, ALASKA 99611
KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE

NOTARY'S ACKNOWLEDGEMENT

FOR: RUDOLPH O. WILSON JR.
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

NOTARY PUBLIC SIGNATURE _____

NOTARY
STAMP
AREA



KPB 2025-100

PRELIMINARY PLAT

RECORDERS
STAMP
AREA
225'
225'

KPB FILE No. 2025-000

KENAITZE ACRES

A RIGHT-OF-WAY DEDICATION PLAT
OF
SOUTH EAST QUARTER
SECTION 30
TOWNSHIP 6 NORTH RANGE 11 WEST
SEWARD MERIDIAN, ALASKA
AS SHOWN ON BLM PLAT
ACCEPTED JUNE 9, 1922

OWNERS:
KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE
PO BOX 988
KENAI, ALASKA 99611

LOCATED WITHIN SE 1/4, SECTION 30,
T.6N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

CONTAINING 160.192 ACRES



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DRAWN BY: JY	DATE: 06/01/2025	PROJECT: 25-533
CHECKED BY: MA	SCALE: 1" = 200'	SHEET: 2 OF 2