



**KENAI PENINSULA BOROUGH PLANNING COMMISSION  
RESOLUTION 2024-07  
KENAI RECORDING DISTRICT**

Vacates an approximate 3,000 foot utility easement vacation granted by South Bend Bluff Estates KN 2002-42, granted by South Bend Bluff Estates KN 2002-42 (KN 2023042); within S14, T05N, R11W, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2023-112V

WHEREAS, a request has been received from Jennifer Roberts and Daniel R Presley of Soldotna, AK to Vacates an approximate 3,000 foot utility easement vacation granted by South Bend Bluff Estates KN 2002-42 granted by South Bend Bluff Estates KN 2002-42 (KN 2023042); and

WHEREAS, affected utility companies have provided written non-objection to the proposed vacation; and

WHEREAS, the Kenai Peninsula Borough Roads Department provided written non-objection to the proposed vacation; and

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

WHEREAS, no surrounding properties will be denied utilities; and

WHEREAS, on May 13, 2024, the Kenai Peninsula Borough Planning Commission addressed all concerns about the proposed vacation; and

WHEREAS, the Planning Commission has found that vacating the utility easement will not be detrimental to the public interest; 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:

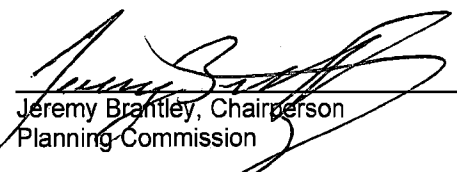
Section 1. That the above described Vacates an approximate 3,000 foot utility easement vacation granted by South Bend Bluff Estates KN 2002-42 are hereby vacated.

Section 2. That an as-built survey or sketch prepared, signed, and sealed by a licensed land surveyor showing the locations of the portions of the utility easements being vacated be attached to, and made a part of this resolution, becoming page 2 of 2.

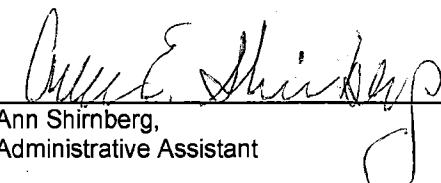
Section 3. That this resolution is eligible for recording upon being signed by the Planning Commission chairperson and will be deemed void if not recorded within 90 days of adoption.

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 28<sup>TH</sup> DAY OF MAY, 2024.

  
Jeremy Brantley, Chairperson  
Planning Commission

ATTEST:

  
Ann Shirnberg,  
Administrative Assistant

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



LOT 6-A  
BLOCK 1  
KN2024-15

LOT 8-A  
BLOCK 1  
KN2024-15

LOT 9 - BLOCK 1  
KN2002-42

15' x 200' UTILITY EASEMENT PER  
KN2002-42 HEREBY VACATED

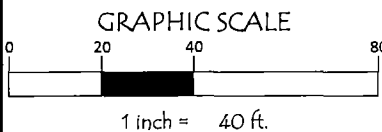
33' SLE

20' BUILDING SETBACK

SECTION 14  
SECTION 23

15' UTILITY EASEMENT PER KN2002-42 TO REMAIN

WINRIDGE AVE 60' R/W



### SOUTH BEND BLUFF ESTATES UTILITY EASEMENT VACATION EXHIBIT

15' x 200' UTILITY EASEMENT PER SOUTH BEND BLUFF ESTATES  
(KN2002-42) ENCUMBERING LOT 8-A BLOCK 1 SOUTH BEND BLUFF  
ESTATES 2023 REPLAT (KN2024-15) HEREBY VACATED

DANIEL R. PRESLEY & JENNIFER ROBERTS (OWNERS)  
PO BOX 3288, SOLDOTNA, AK 99669

3000 S.F. M/L SITUATED IN THE SW1/4 SEC.14 & NW1/4 SEC.23,  
T5N, R11W, SM, KENAI PENINSULA BOROUGH, AND THE  
KENAI RECORDING DISTRICT, ALASKA.



Consulting Inc

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Project No.	242014
Date :	APR. 2024
Drawn by :	JAH
Scale :	1" = 40'
KPB File No.	2023-112V

