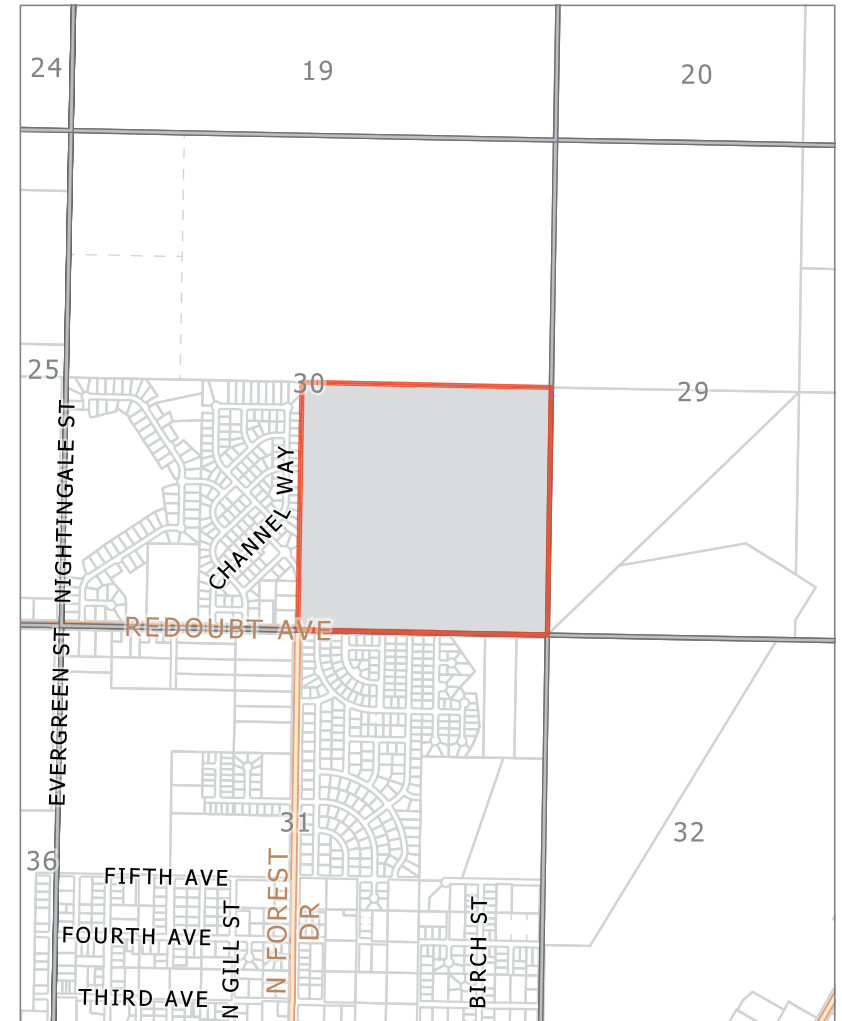
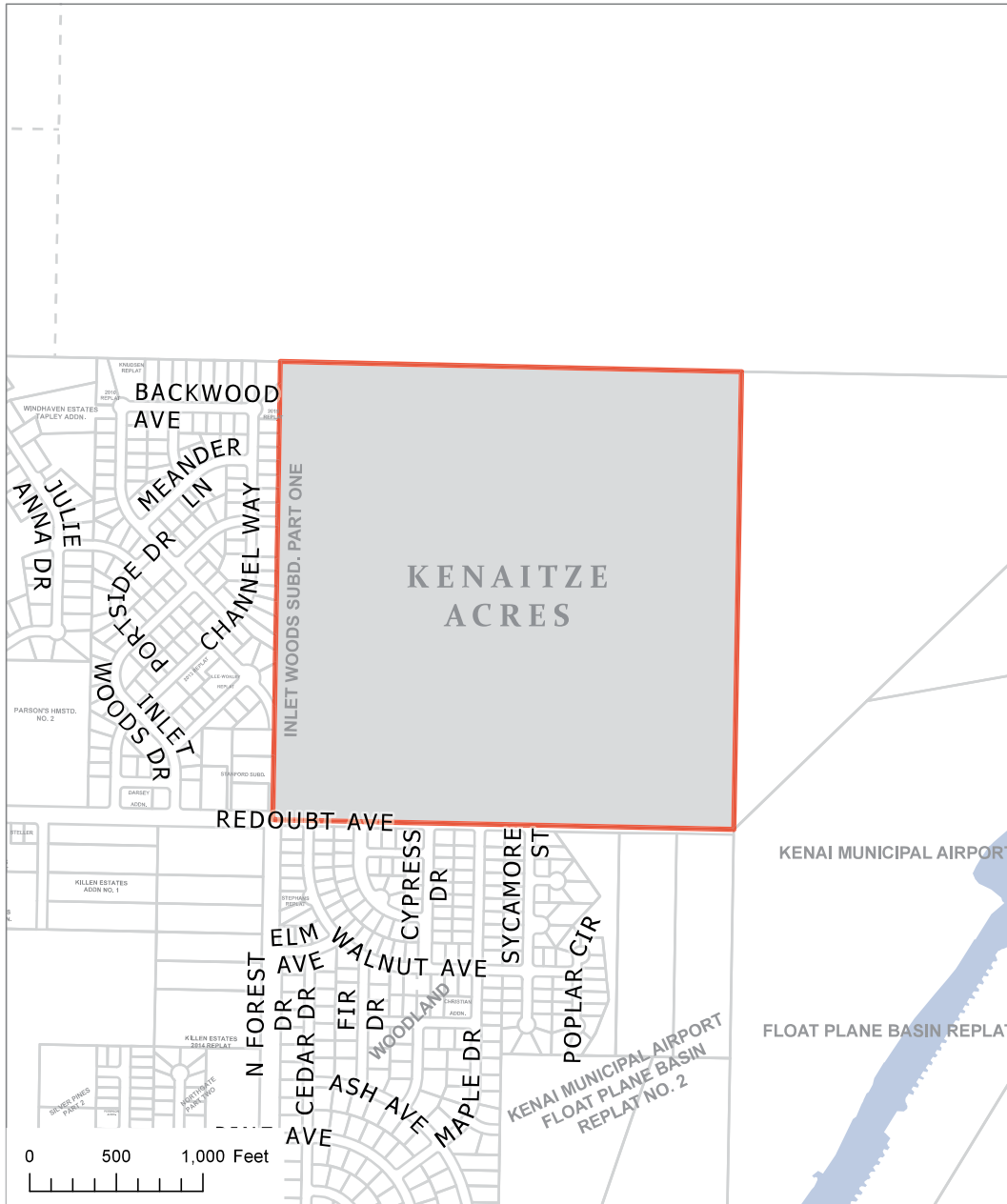
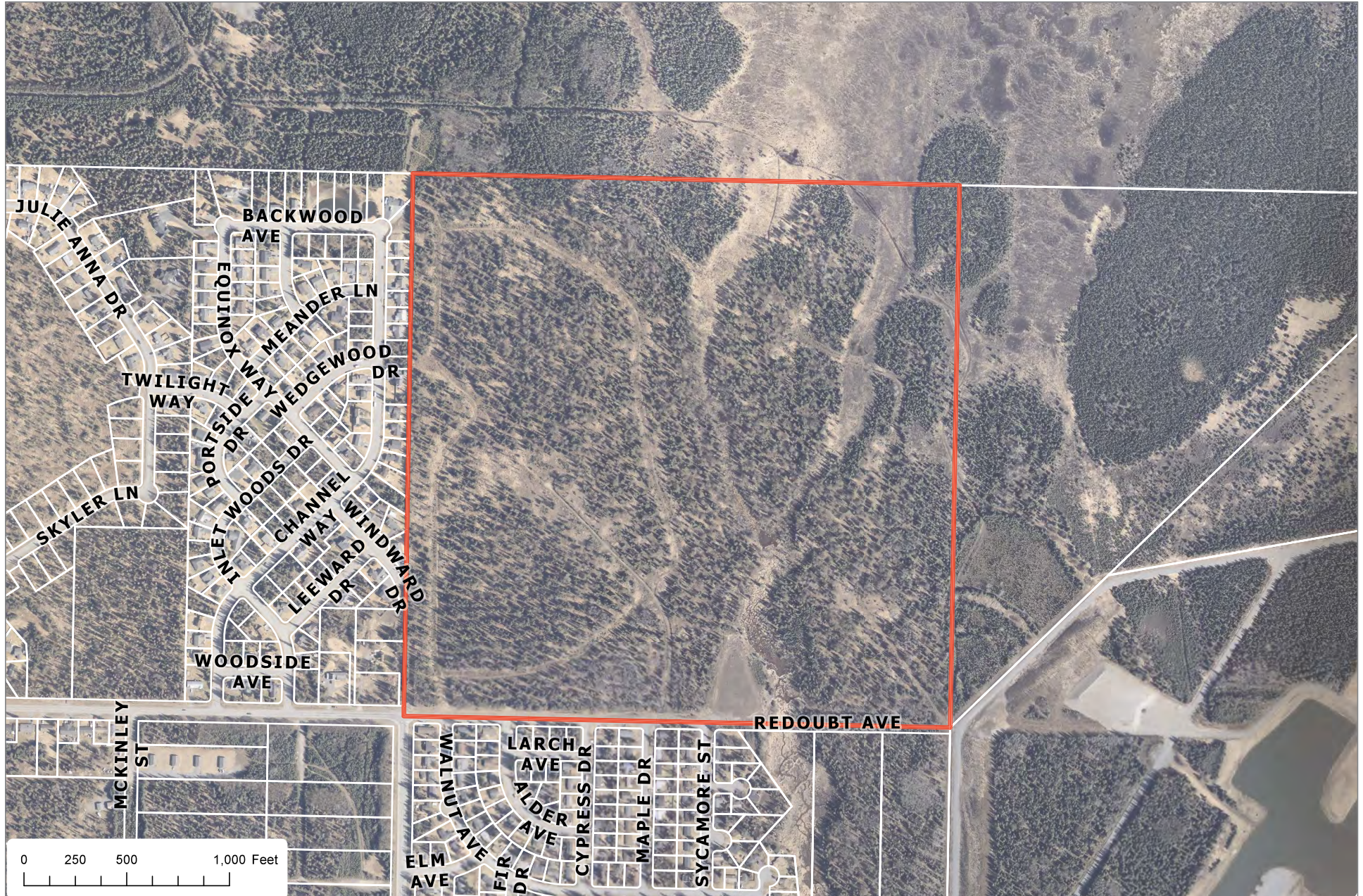


E. NEW BUSINESS

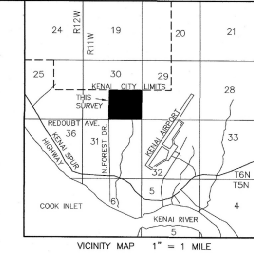
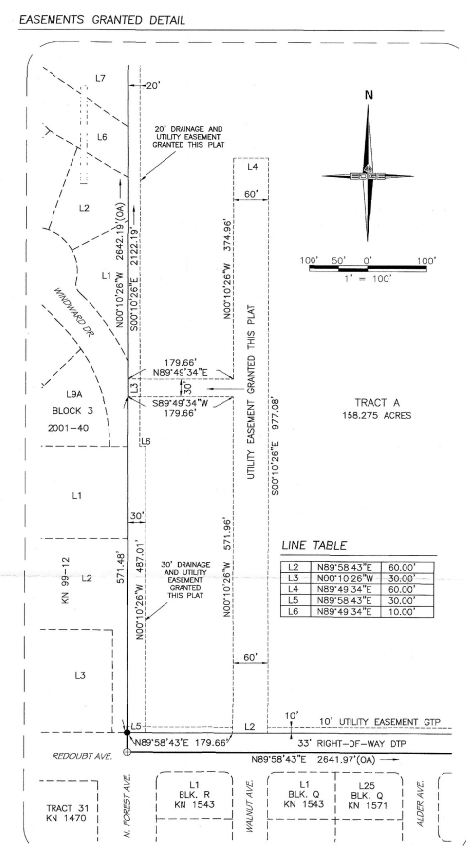
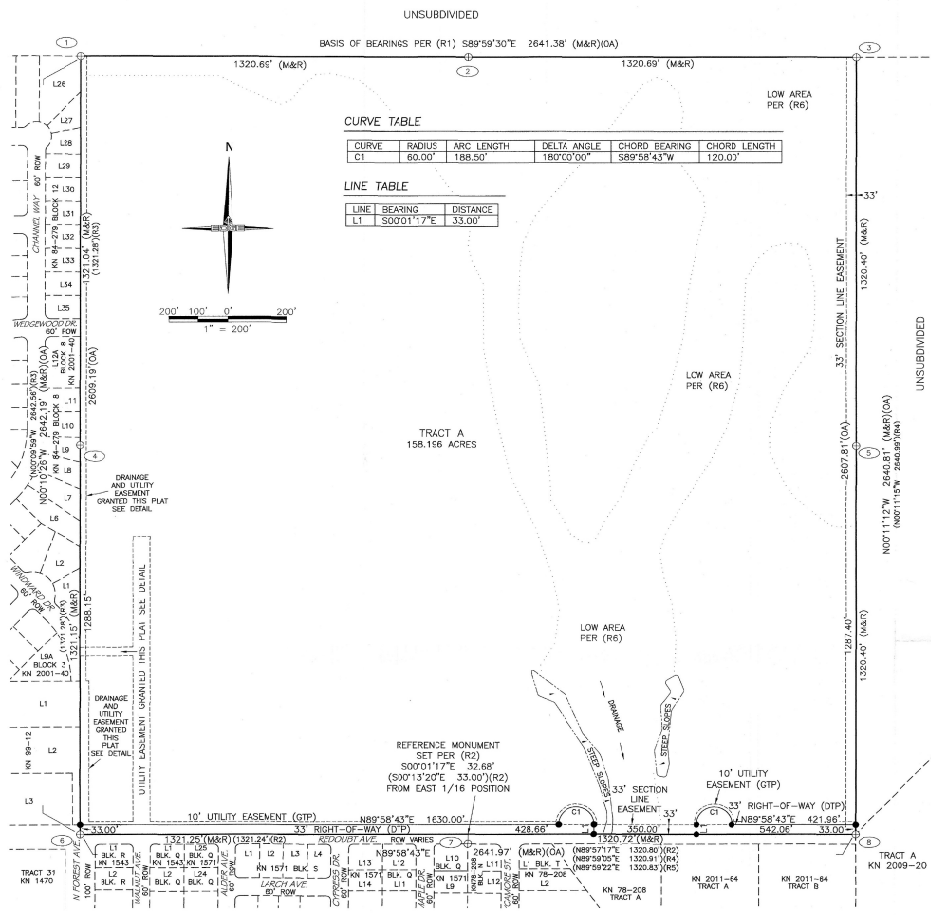
- 1. Kenaitze Acres; KPB File 2025-100**
Edge Survey & Design / Kenaitze Indian Tribe IRA
Location: Redoubt Avenue & N. Forest Drive
City of Kenai



KPB File 2025-100
T 06N R 11W S30
Kenai



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.



CERTIFICATE OF SURVEYOR

MARK AMONETTI 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 9, 1922















OWNERS: KENAITZE INDIAN TRIBE IRA KENAITZE INDIAN TRIBE PO BOX 958 KENAI, ALASKA 99611 LOCATED WITHIN SE 1/4, SECTION 30, T6N, R11W, S14 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

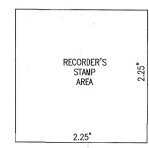
	FOUND PRIMARY MONUMENT AS REFERENCED
	SET PROPERTY CORNER
	5/8" X 30" REBAR
	WITH 2" ALUMINUM CAP
	STAMPED EDGE SURVEY
	SUBDIVISION BOUNDARY
	INTERIOR LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT
	STEP SLOPES
	MONUMENT REFERENCE NUMBER
	OVERFALL
	RECORD DATA
	MEASURED AND RECORD DATA PER (R1)
	GRANTED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

MONUMENT SUMMARY

REFERENCES

(R1)	RECORD OF SURVEY, PLAT 2023-1, KENAI RECORDING DISTRICT
(R2)	WOODLAND SUBDIVISION PART IV, PLAT 78-208, KENAI RECORDING DISTRICT
(R3)	NILE WOODS SUBDIVISION PART ONE, PLAT 34-279, 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 HOMEY 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
CITY OF KENAI
210 FIDALGO AVENUE
KENAI, ALASKA 99611

DATE:

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

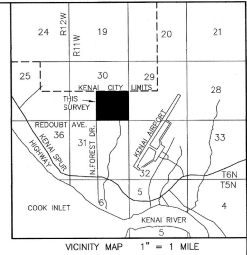
NOTARY'S ACKNOWLEDGEMENT

FOR: RUDOLPH O. WILSON JR.
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

NOTARY PUBLIC SIGNATURE

NOTARY
STAMP
AREA



KPB 2025-100

PRELIMINARY PLAT

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

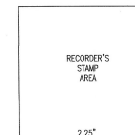
LOCATED WITHIN SE 1/4, SECTION 30,
T.6N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

CONTAINING 160.192 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AEC# 1392 www.edgesurvey.net

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



AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
KENAITZE ACRES**

KPB File No.	2025-100
Plat Committee Meeting:	August 11, 2025
Applicant / Owner:	Kenaitze Indian Tribe IRA
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Redoubt Ave and N Forest Dr / City of Kenai

Parent Parcel No.:	041-010-02
Legal Description:	T 6N R 11W SEC 30 SEWARD MERIDIAN KN - RS SE1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030, 20.30.170, 20.30.100

STAFF REPORT

Specific Request / Scope of Subdivision: This plat proposes to 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 north of Walnut Ave to the south; a 30' x 180' utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicates two cul-de-sacs on the north side of Redoubt Avenue along with adjacent 10' utility easements.

Location and Legal Access (existing and proposed):

The plat is located at the east end of Redoubt Avenue in the City of Kenai, near Sycamore Street. Redoubt Avenue is located on the south side of the plat, currently as a 33-foot dedication. The plat proposes to dedicate two cul-de-sacs coming from the east and the west to fulfill the north half of Redoubt Ave. The two cul-de-sacs will not connect due to a ravine between them preventing the complete road.

On the west, Wedgewood Dr and Windward Dr intercept the west property line from previous plats. The surveyor has requested exceptions to KPB Codes 20.30.030 Proposed Street Layout, 20.30.170 Block Length and 20.30.100 Cul-de-sac. These will be further discussed in the staff report, but are requesting to not extend the two mentioned roads into the property.

The plat is proposing the two dedications of the 33' Redoubt Ave cul-de-sacs with bulbs on the ends as noted above. The cul-de-sac coming from the west will be 1630' long and will have several side roads coming into it from the south. On the east, the cul-de-sac will be 422' long will access coming from an undedicated road from the south, being an extension of Floatplane Rd.

The plat is affected by section line easements on the south and east sides. **Staff recommends** the surveyor verify the easement width and show full easement on the south along with source information for both easements. The section line easements should be added to the plat notes.

There are several trails crossing the property, but they appear to be trails of convivence or recreation and not private trails

Block length is not compliant and an exception has been requested to 20.30.170 as noted.

KPB Roads Dept RSA review	Out of Jurisdiction: Yes
---------------------------	--------------------------

	Roads Director: Uhlin, Dil Comments: no objection at this time
SOA DOT comments	No response

Site Investigation:

Per KPB GIS data there are no structures or improvements to the property, the land is vacant.

There are no steep areas noted on the plat. There is a drainage area running from the north to the south across the plat, which is reason for the cul-de-sacs to not be complete.

According to the KWF Wetlands assessment there are wetlands crossing the plat following the drainage area. The wetlands are marked out along the drainage area, but the lines are faint and not easily viewed. **Staff recommends** the surveyor make the lines more easily visible. **Staff recommends** revising plat note 2 to; Any person involved in the further development of 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.

The plat is located in the City of Kenai which administers its own floodplain program. The City of Kenai may be reached at 907-283-8237 or at planning@kenai.city for information on floodplain regulations and permits required within Kenai city limits. According to FEMA information the plat is located in a flood hazard zone and the surveyor may add the note in KPB 20.30.280 and include the FEMA Panel and Zone at their choice.

The City of Kenai has identified the parcel as a non-regulatory flood zone D. Add a note the ' City of Kenai Floodplain Administrator should be contacted or information and regulations.' This can be added to plat note 2.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Within City of Kenai Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The plat is the first of the SE1/4 of Section 30, Township 6 North, Range 11 West SM, City of Kenai, Alaska.

A soils report will not be required for Tract A as city water and sewer is available.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat was reviewed at the City of Kenai Planning and Zoning Commission Regular Meeting of June 25, 2025. Per the Kenai Staff Report and review, the plat meets the design standards of the City of Kenai and Resolution PZ2025-22 recommends approval of Kenaitze Acres to the Kenai Peninsula Borough. The resolution and City report are included in the packet. **Staff recommends** A City Installation Agreement be submitted with the final plat or a statement from the City that an installation agreement is not required.

The City Packet and report mention a private right-of-way within the document which appears to be aligned with the 60' by 977' utility easement. **Staff recommends** this right-of-way be shown on the drawing

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

Utility Easements

The are Electric Line easements noted at plat note 4 as listed in the certificate to plat. **Staff recommends** the note be revised and the easements be correctly depicted according to the legal descriptions within the documents.

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

Plat note 6 indicates a new dedication for a water drainage / utility easement granted this plat with an open document listed. **Staff recommends** the document be filed prior the finalization of the plat and a copy be supplied to staff and plat note 6 be completed. If the easement noted in plat note 6 are the same as shown on the west side of the plat, surveyor should add to the identification of the easement to 'See Note 6'.

The plat is granting a 10' utility easement along the proposed right of way dedications.

The plat is also granting a 60' by 977.06' utility easement which is in line with the extension north of Walnut Ave from the south, also having a 30' wide extension over to Windward Dr to the west.

Utility provider review:

HEA	Power lines appear to be within utility easements granted.
ENSTAR	No response
ACS	No objections
GCI	No response

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn</p> <p>Affected Addresses: 1000 REDOUBT AVE</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: REDOUBT AVE, N FOREST DR, WALNUT AVE, ALDER AVE, LARCH AVE, CYPRESS DR MAPLE DR, SYCAMORE ST</p> <p>Existing Street Name Corrections Needed: SYCAMORE is cut off please correct</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: CITY OF KENAI WILL ADVISE ON ADDRESSING</p>
Code Compliance	Reviewer: Ogren, Eric

	Comments: No comments
LOZMS Review 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. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Change the date in the Plat Approval to August 11, 2025

In the Certificate of Ownership and Dedication, Add IRA to the end of Kenaitze Indian Tribe on the first and third lines.

KPB 20.25.070 – Form and contents required

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

A. Within the Title Block

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

Staff recommendation:

Modify the KPB File N to 2025-100

Add City of Kenai to the legal description

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

Verify and show the section line easement along the entire south line. Data indicates it may be 50' wide.

Forest Ave in the southwest needs corrected to Forest Dr.

Sycamore St on the south needs full name

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

Staff recommendation:

Verify the width of the section line easement on the east as it may also be 50' wide.

The easements in 301/737 and 301/738 need to be shown correctly on the drawing according to the legal description in the documents.

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

L27 & L28 in the northwest need revise to Lot 27A KN2014-20
Block on the south between Cypress Dr and Maple Dr needs to be changed to Block O
Add Block T to L2 KN78-208
Block Q east of Maple St needs changed to Block N

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
KWF Wetland Assessment shows Wetland/ Complex, Lakebed and Riverine on the property, not shown on the plat drawing. Area indicted by R6 des not stand out.

KPB 20.30 – Subdivision Design Requirements

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

KPB 20.40 – Wastewater Disposal

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

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

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

EXCEPTIONS REQUESTED:

A. KPB 20.30.030 Proposed Street Layout, KPB 20.30.170 Block Length

Surveyor's Discussion:

The petitioner requests an exception to the requirement for dedicating right-of-way along the drainage corridor on the southern boundary and along the entire western, northern and eastern boundaries of the proposed subdivision (Tract A).

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Natural Drainage Constraint: A prominent natural drainage channel crosses the southern portion of the property, characterized by high water table and seasonal flow, which presents significant constraints to road construction. Hydric soils and associated wetlands make structural fill and stabilization prohibitively expensive and environmentally detrimental.
2. Section Line Easement Providing Access: The southern and eastern boundaries are each subject to existing 33-foot section line easements, which fulfill access requirements and mitigate the need for additional right-of-way dedication at this time.
3. Topographic and Soil Limitations: Soil mapping indicates the presence of poorly drained soils along the eastern and northern boundaries, which are rated as "severe" for road development. These areas would require significant subgrade modification to meet KPB road construction standards.
4. Adjacent Development Patterns: Developments to the west (Inlet Woods Subdivision) did not dedicate right-of-way along the 1/4 section line, establishing a precedent. Current local street networks are functioning adequately, and no network connectivity need has been identified.
5. Future Subdivision Flexibility: Dedication of public right-of-way can be more appropriately addressed at the

time of further subdivision of Tract A, should development patterns shift or additional access become necessary. Deferring dedication maintains design flexibility and avoids premature capital investment.

6. Lack of Connectivity Demand: The adjacent tracts to the north and east are large undeveloped, and currently lack subdivision pressure. There is no foreseeable demand for through-connections or local road grid extension in these directions.

Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Findings.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1 - 3 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 3 & 4 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 4-6 appear to support this standard.

B. KPB 20.30.100 Cul-de-sacs

Surveyor's Discussion:

The petitioner requests an exception to the requirement for a turnaround (cul-de-sac or hammerhead) dedication at the eastern termini of Wedgewood Drive and Windward Drive, which are located on the western edge of the proposed tract.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. Existing Infrastructure Adequacy: Windward Drive as a constructed turnaround just west of the proposed

tract boundary, providing adequate turnaround for emergency vehicle and local traffic. No additional turnaround facility is necessary at this time.

2. Undeveloped Road Segment: The eastern portion of Wedgewood Drive, east of Channel Way, remains undeveloped and unmaintained. It functions as a paper street with no current traffic or access utility, and no safety or access concerns have been identified.
3. Minimal Development Pressure: Current land use patterns and low-density development do not warrant additional capital investment or land dedication for expanded street-end facilities.
4. Right-of-way Dedication Deferral: As with the street layout exception, any necessary turnaround dedication can be more appropriately addressed upon further subdivision of Tract A, preserving landowner flexibility and minimizing premature land encumbrance.
5. Operational Safety and Design Standards: The existing road network and local streets currently meets operational and public safety design standards without the need for additional turnarounds at this location.

Surveyor's Conclusion:

The petitioner believes that the requested exceptions are consistent with the intent of KPB subdivision code, given the significant physical and environmental constraints, existing access easements, and current and foreseeable development patterns. The proposed configuration ensures public safety, respects natural features and preserves future planning flexibility while avoiding unnecessary cost.

Staff Discussion:

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

B. Hammerhead or T-type turnarounds may be allowed on a case-by-case basis. Adequate turning radii, width and depth must be provided for road maintenance and emergency vehicle access. Plans must be reviewed with a recommendation by emergency service providers and the KPB Road Service Area Board prior to submittal for planning commission review.

Findings.

6. The two roads entering from the west are not intended to be permanently closed at this time. A cul-de-sac would need to be broke and vacated when further development is proposed.
7. The expense of constructing the cul-de-sacs would be an unnecessary expense on the petitioner, to be later removed with further development.

Staff reviewed the exception request and recommends granting approval

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1-3 & 5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is

the most practical manner of complying with the intent of this title;
Findings 1, 4, 6 & 7 appear to support this standard.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1,2 & 5 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

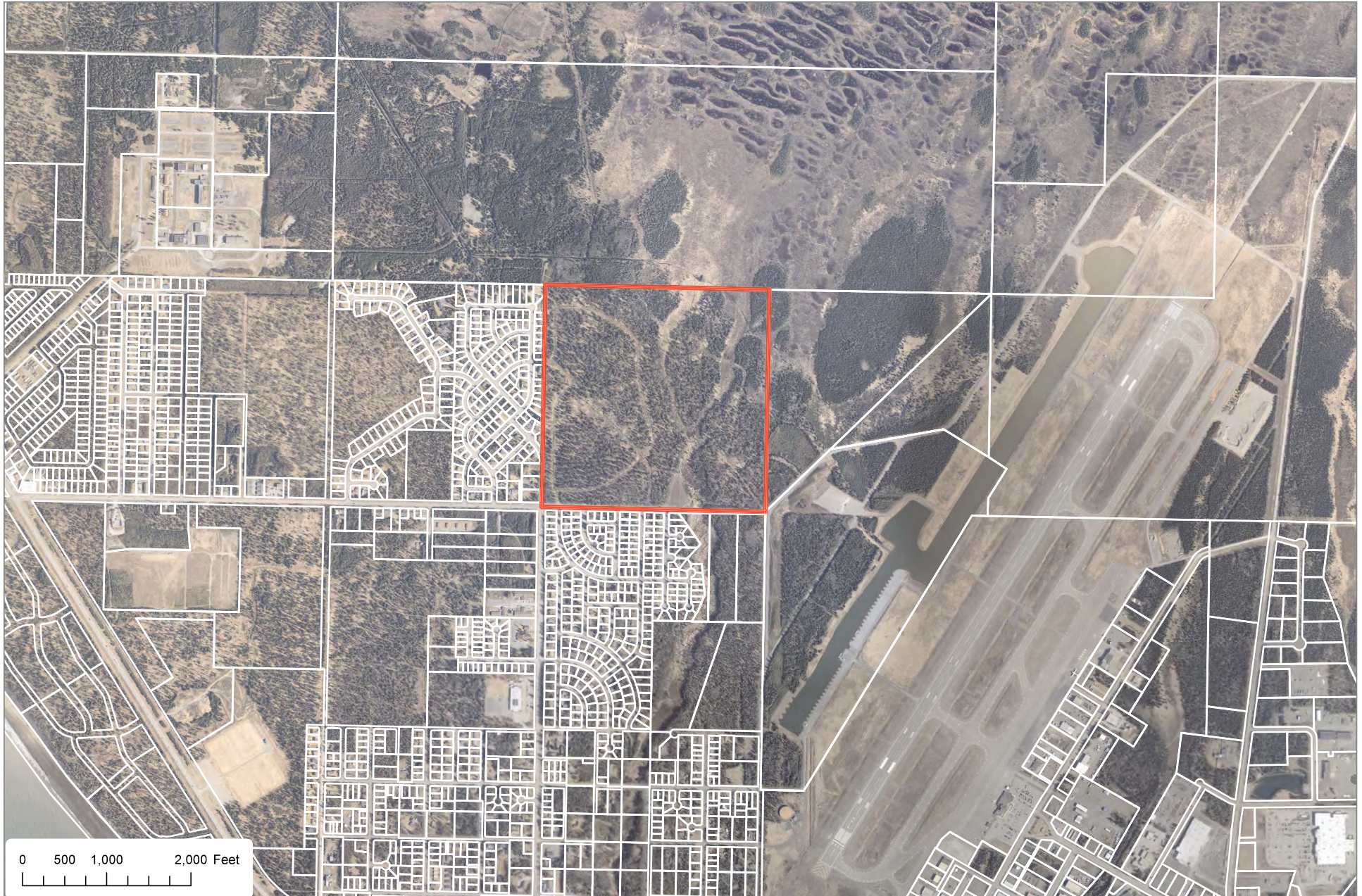
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

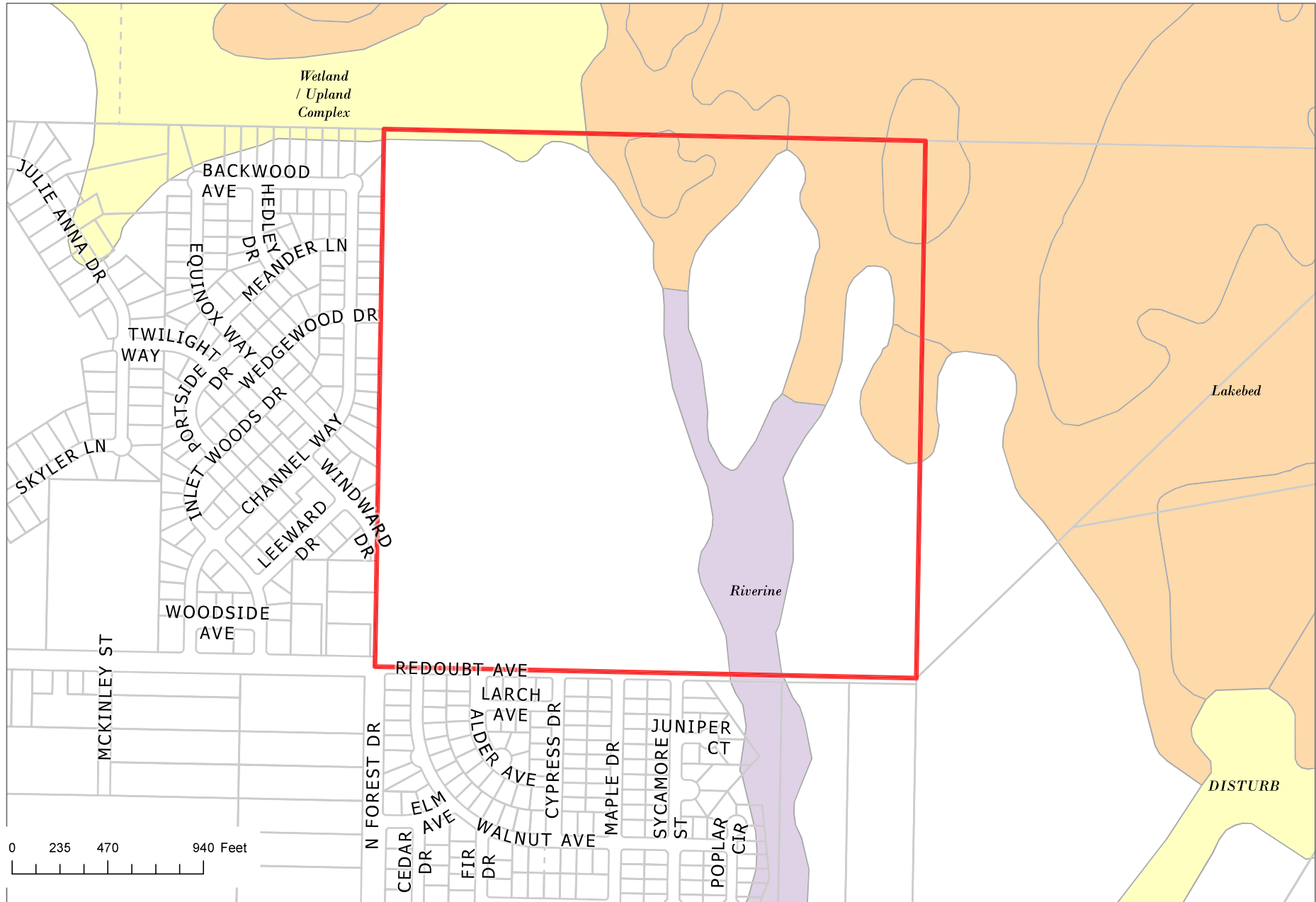
END OF STAFF REPORT



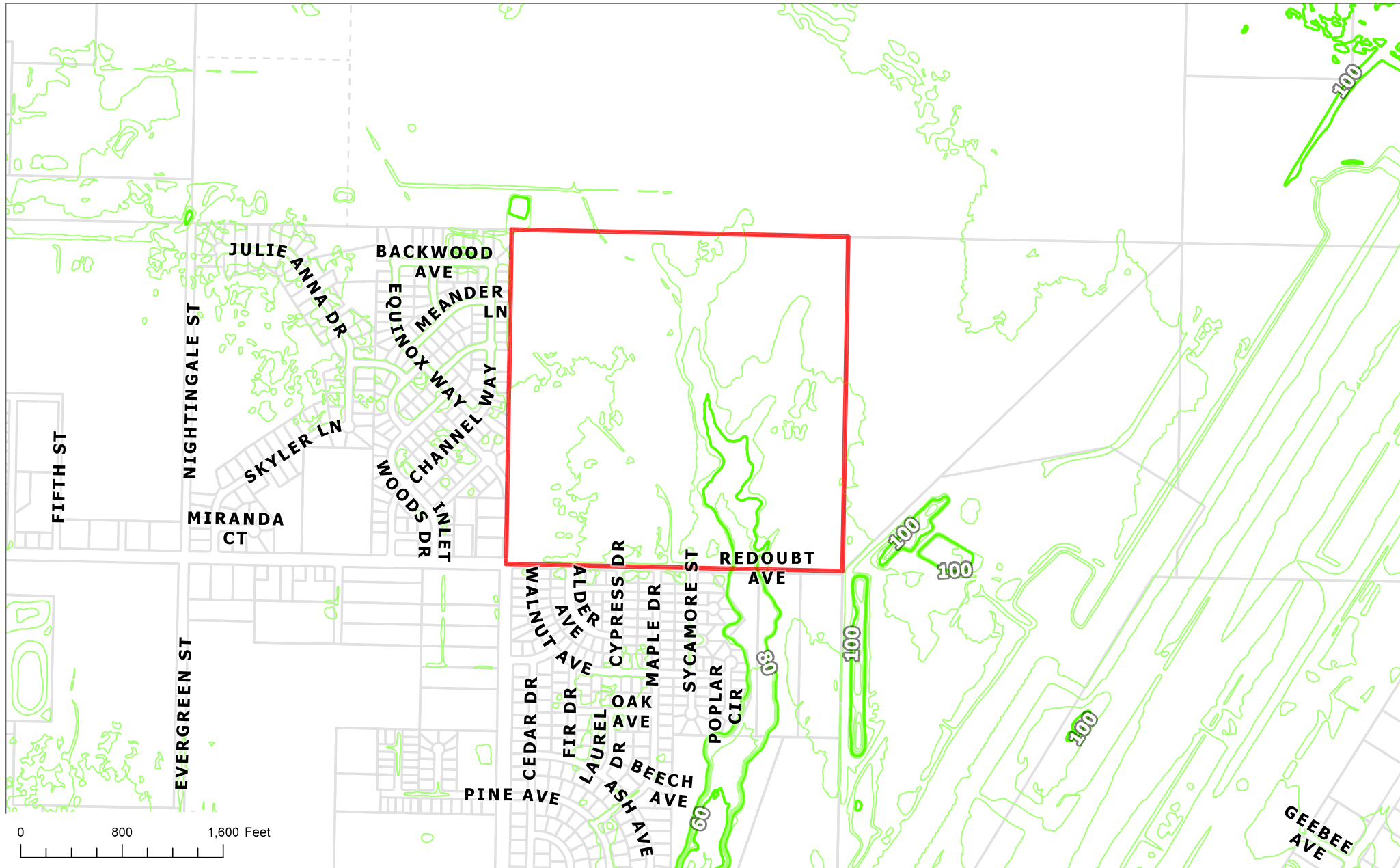
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



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



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

ORIGINAL
Accepted June 9-1922

<i>Areas in Acres</i>	
<i>Public Land</i>	<i>3,815.08</i>
<i>Indian Reservation</i>	
<i>Indian Allotments</i>	
<i>Mineral Claims</i>	
<i>Water Surface</i>	
<i>Total Area</i>	<i>3,815.08</i>

Scale 40 Chains to an inch

Mean Magnetic Declination.

[illegible]

The above map of Township No. 6 North Range No. 11 West of the Seward Meridian Alaska is strictly conformable to the field notes of the survey thereof on file in this office which have been examined and approved.

U. S. Surveyor General's Office.
Juneau, Alaska. March 18, 1922

Approved: *Earl K. Heide*
 Surveyor General.



SENT VIA ELECTRONIC MAIL

June 26, 2025

Edge Survey & Design, LLC
PO Box 208
Kasilof, AK 99610
jason@edgesurvey.net

RE: Notice of Recommendation - Resolution PZ2025-22 – Preliminary Plat – Kenaitze Acres

Dear Edge Survey & Design, LLC.:

On Wednesday, June 25, 2025, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2025-22 for Preliminary Plat - Kenaitze Acres. An installation agreement may be required pending the agreement between the Kenaitze Indian Tribe and City of Kenai. Enclosed is a copy of the resolution.

If you have any questions, please contact Planning & Zoning Department at 907-283-8237 or planning@kenai.city.

Sincerely,

A handwritten signature in blue ink, appearing to read "KB 11", followed by a horizontal line.

Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director

Enclosure

cc: Beverly Carpenter, KPB Planning Department (bcarpenter@kpb.us)



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-22**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT KENAITZE ACRES ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESS: 1000 Redoubt Avenue

LEGAL DESCRIPTION: Section 30, Township 6 North, Range 11 West,
Seward Meridian

KPB PARCEL NUMBER: 04101002

WHEREAS, the City of Kenai received a Right-of-Way Dedication plat from Edge Survey & Design, LLC, on behalf of property owner Kenaitze Indian Tribe, for a replat of Section 30, Township 6 North, Range 11 West, Seward Meridian; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lots will have access from Redoubt Avenue (a maintained asphalt City road); and,

WHEREAS, City water is available to the proposed lots; and,

WHEREAS, City sewer is available to the proposed lots; and,

WHEREAS, this plat grants a 30-foot by 487-foot utility easement and a 20-foot by 2,122-foot utility easement along the western boundary; a 60-foot by 977-foot utility easement aligned to the north of Walnut Avenue; a 30-foot by 180-foot utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicating the 33-foot Redoubt Avenue right-of-way with a 10-foot utility easement; and,

WHEREAS, an installation agreement is required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The City water and wastewater is subject to the regulatory requirements of the City of Kenai Public Works Department.

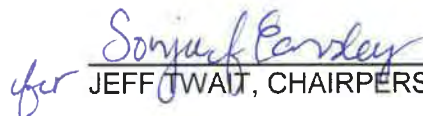
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat is newly dedicated. The proposed, private right-of-way is a continuation of an existing street and is determined acceptable access.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet (\approx 0.47 acre), with the lot remaining 158.275 acres.
4. Pursuant to KMC 14.24.020 General Requirements, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That preliminary plat Kenaitze Acres for a right-of-way dedication of Section 30, Township 6 North, Range 11 West, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. An exception to KMC 14.10.070(d)(1) – Block length greater than 1,400 feet is recommended in order to maintain a large parcel suitable for future tribal-led development.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 25th DAY OF JUNE, 2025.


JEFF TWAIT, CHAIRPERSON

ATTEST:


Michelle M. Saner, MMC, City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
DATE: June 10, 2025
SUBJECT: Resolution No. PZ2025-22 – Preliminary Plat – Kenaitze Acres

Request	The applicant is proposing a Right-of-Way Dedication plat of SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian.
Staff Recommendation	Adopt Resolution No. PZ2025-22 recommending approval of Right-of-Way Dedication plat – Kenaitze Acres, granting utility easements and a 33-foot right-of-way along Redoubt Avenue.

Applicant:	Edge Survey & Design, LLC Attn: Jason Young PO Box 208 Kasilof, AK 99610
Property Owner:	Kenaitze Indian Tribe IRA
Legal Descriptions:	SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian
Property Address:	1400 Redoubt Avenue
KPB Parcel No.:	04101002
Zoning District:	Rural Residential (RR)
Land Use Plan:	Low Density Residential (LDR)
Surrounding Uses:	Rural Residential, Suburban Residential, and Airport

SUMMARY

A Right-of-Way Dedication plat has been submitted by Edge Survey & Design, LLC on behalf of the property owner granting utility easements and a 33-foot right-of-way along Redoubt Avenue on SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian. This plat will grant a 30-foot by 487-foot utility easement and a 20-foot by 2,122-foot utility easement along the western boundary; a 60-foot by 977-foot utility easement aligned to the north of Walnut Avenue;

a 30-foot by 180-foot utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicating the 33-foot Redoubt Avenue right-of-way with a 10-foot utility easement. There is a steep ravine impacting the southeast corner of the parcel. There are no current plans to bridge this ravine until future development warrants. Redoubt Avenue will terminate in a cul-de-sac on either side of the ravine. The western end of Redoubt Avenue will approach from N. Forest Drive and the east will terminate at the edge of the airport until development warrants. Redoubt Avenue is on a section line easement, which allows for the continuation of the easement through ravine.

This plat does not intend to subdivide the property, as it is Kenaitze Indian Tribe's intention to retain ownership of the entire parcel, even after development is completed.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

ANALYSIS

The proposed Right-of-Dedication plat far exceeds the minimum lot size requirement of 20,000 square feet (≈ 0.47 acre) for the Rural Residential (RR) zoning district. The parcel is 158.275 acres.

City water and sewer is available along Redoubt Avenue and North Forest Drive at the southwest corner of the parcel. Extensions of the water and sewer mains onto the parcel will be completed as a condition of development.

Access to the proposed Lots is provided via Redoubt Avenue, a maintained asphalt City road.

A private road ROW is within the proposed preliminary plat and is newly dedicated as of this plat. The proposed dedicated ROW overlays a utility easement that is granted to the City of Kenai for the installation and maintenance of water and wastewater utilities. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. There is an existing agreement between the City of Kenai, as agreed to in Resolution 2025-37 where the City of Kenai will conduct limited road maintenance for a period of ten years. Therefore, staff finds that an installation agreement may be required for the final plat.

This plat will grant a 30-foot by 487-foot utility easement and a 20-foot by 2,122-foot utility easement along the western boundary; a 60-foot by 977-foot utility easement aligned to the north of Walnut Avenue; a 30-foot by 180-foot utility easement between the aforementioned easement and Windward Drive in the Inlet Woods Subdivision; and dedicating the 33-foot Redoubt Avenue right-of-way with a 10-foot utility easement.

The parcel has been designated by FEMA as non-regulatory flood zone D, described as *Undetermined Flood Risk* (See Floodplain Designation Exhibit A). Prior to development, the City of Kenai Floodplain Administrator should be contacted for information and regulations. The City of Kenai Floodplain Administrator has reviewed the preliminary plat and has no comments.

Staff finds that the preliminary plat for Right-of-Way Dedication plat of SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the Right-of-Way Dedication plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The City water and wastewater is subject to the regulatory requirements of the City of Kenai Public Works Department.
 - a. An exception is requested for KMC 14.10.070(d)(1) – *Blocks*. No block shall be longer than one thousand four hundred (1,400) feet. Due to the use of this land as a private, tribally-owned community, future private roads will be constructed at the discretion of the Kenaitze Indian Tribe and will provide reasonable access to buildings within the larger parcel.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat is newly dedicated. The proposed right-of-way is a continuation of an existing street and is determined acceptable access.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet (\approx 0.47 acre), with the lot remaining 158.275 acres.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Kenaitze Acres meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2025-22 for a Right-of-Way Dedication plat of SE 1/4, Section 30, Township 6 North, Range 11 West, Seward Meridian to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. An exception to KMC 14.10.070(d)(1) – Block length greater than 1,400 feet is requested by the City in order to maintain a large parcel suitable for future tribal-led development.

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Kenaitze Acres



Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels





0 1000 2000
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

Page 23

Borough assumes no liability of any kind arising from the use of this data. The ration or modification of the data. In using these data, you further agree to data, or use of the data.

6/10/2025 9:06:45 AM

 <h2 style="margin: 0;">Preliminary Plat Submittal Form</h2>		City of Kenai Planning and Zoning Department 210 Fidalgo Avenue Kenai, AK 99611 (907) 283-8200 planning@kenai.city www.kenai.city/planning	
APPLICANT (SURVEYOR)			
Name:	Edge Survey and Design LLC.		
Mailing Address:	PO Box 208	City: Kasilof	State: AK Zip Code: 99610
Phone Number(s):			
Email:			
PROPERTY OWNER			
Name:	Kenaitze Indian Tribe		
Mailing Address:	PO Box 988	City: Kenai	State: AK Zip Code: 99610
Phone Number(s):			
Email:	Jerry O'Brien - Construction Director		
PROPERTY INFORMATION			
Kenai Peninsula Borough Parcel #:	04101002		
Current City Zoning:	Rural Residential		
Use:	<input type="checkbox"/> Residential <input type="checkbox"/> Recreational <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other: Vacant at this time		
Water:	<input checked="" type="checkbox"/> On Site <input type="checkbox"/> City <input type="checkbox"/> Community		
Sewer:	<input checked="" type="checkbox"/> On Site <input type="checkbox"/> City <input type="checkbox"/> Community		
PLAT INFORMATION			
Preliminary Plat Name:			
Revised Preliminary Plat Name:			
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Street Name (if vacating ROW):			
Exceptions Required and Requested:			
To not dedicate Right-of-Way along West, North and East boundary.			
Comments:			
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Certificate to Plat <input checked="" type="checkbox"/> (1) 24" x 36" Plat <input checked="" type="checkbox"/> (2) 11" x 17" Plats			
SIGNATURE			
Signature:			Date: 04/14/2025
Print Name:	Rudolph O. Wilson	Title/Business:	Executive Director

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 KEMER 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 KPW CODE 20.30.020 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 REDOUT AVENUE AND CUL-DE-SAC AREAS

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

BY: ERRY EUBANK – CITY MANAGER DATE: _____
CITY OF KENAI
270 PRADGO 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.

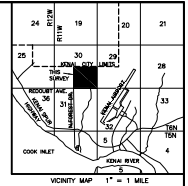
RUDOLPH G. WILSON JR., INTERIM EXECUTIVE DIRECTOR
PO BOX 988
KENAI, ALASKA 99611
KENAITZE INDIAN TRIBE IRA

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC SIGNATURE _____

NOTARY
STAMP
AREA



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



2000 KAD STREET - KETCHIKAN, AK 99901
Phone (907) 244-1300 Fax (907) 244-7784
AEO# 1392 www.edgesurvey.net

DRAWN BY: LF	DATE: 08/01/2025	PROJECT: 25-000
CHECKED BY: ME	SCALE: 1" = 200'	SHEET: A OF 2

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenai Spur Hwy., Unit B
Soldotna, AK 99669
Tel: (907) 260-8031 Fax: (907) 260-8036

CERTIFICATE TO PLAT

Edge Survey and Design, LLC.
PO Box 208
Kasilof, AK 99610
Attention: Jason Young

File Number: 25373
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of April 16, 2025 at 8:00 A.M. for a plat out of the following property:

The Southeast One-quarter (SE1/4) of Section 30, Township 6 North, Range 11 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska

The Company certifies that record title is vested in

Kenaitze Indian Tribe IRA
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **SPECIAL ASSESSMENTS**, if any due the taxing authority indicated:
Taxing Authority: City of Kenai
3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
4. **SUBJECT TO A ROAD RESERVATION** of 33 feet along each side of the section line as created by 43 U.S.C. 932.
5. **ANY PROHIBITION OR LIMITATION** on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
6. **RIGHTS OF THE PUBLIC** and or governmental agencies in and to that portion of said premises lying below the mean high water mark of the creeks and any questions of right of access to creeks in the event said lands do not in fact abut the creeks.
7. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deed:
Recorded: December 1, 1965
Volume/Page: 36/77

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

8. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:

Recorded: December 12, 1986
Volume/Page: 301/737
Granted To: Homer Electric Association, Inc.
Affects: North 20 feet of the South 50 feet of the West 360 feet of said land

9. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:

Recorded: December 12, 1986
Volume/Page: 301/738
Granted To: Homer Electric Association, Inc.
Affects: North 20 feet of the South 50 feet of the West 360 feet of said land

10. **NOTES, REFERENCES AND EASEMENTS AS SHOWN ON RECORD OF SURVEY NO. 2023-1**, filed for record in the Kenai Recording District on January 17, 2023.

Stewart Title of the Kenai Peninsula, Inc.

By 

Authorized Countersignature

Mary Frengle

Authorized Signator

NOTE: We will update this certificate to comply with Kenai Peninsula Borough Ordinance 90-38 upon notification from surveyor.



**KENAITZE
INDIAN
TRIBE**

www.kenaitze.org

Phone: 907-335-7200 • FAX: 855-335-8865

P.O. Box 988 • Kenai, AK 99611

**Kenaitze Indian Tribe
Resolution No. 2024-26**

Authorizing Rudolph O. Wilson, Jr. Interim Executive Director, to sign all contracts, agreements, and official documents on behalf of Kenaitze Indian Tribe in FY2023–2024

WHEREAS, Kenaitze Indian Tribe is a Federally recognized tribal government reorganized in 1971 under the statutes of the Indian Reorganization Act of 1934, as amended for Alaska in 1936, and the Tribal Council is the governing body of Kenaitze Indian Tribe; and,

WHEREAS, Kenaitze Indian Tribe has established long-term goals to enhance the health, social, and economic well-being, education, judicial, and cultural concerns of its people via programs that serve over 4,740 Alaska Native and American Indian (AN/AI) and other people who reside in the central and upper Kenai Peninsula, including approximately 2,023 enrolled Tribal Members; and,

WHEREAS, Kenaitze Indian Tribe has successfully administered P.L. 93-638 "Indian Self-Determination and Educational Assistance Act" (ISDEAA) programs independently for more than 18 years, as well as other federally funded projects via the Bureau of Indian Affairs, the Indian Health Service, and the U.S. Departments of Health and Human Services, Justice, Education, Labor, Housing and Urban Development, Interior, and Homeland Security, in addition to other grants and funding agreements awarded by the State of Alaska and private foundations, among other sources, and will continue such successful administration into the future; and,

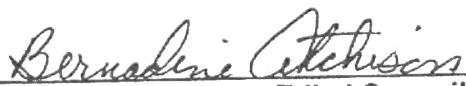
NOW THEREFORE BE IT RESOLVED, that the Kenaitze Tribal Council hereby authorizes Rudolph O. Wilson, Jr. Interim Executive Director, to sign all contracts, agreements, and official documents on behalf of Kenaitze Indian Tribe in FY2023–2024 in accordance with the "Signing Authority for Grants, Contracts, and Agreements" Policy and Procedure; and,

BE IT FURTHER RESOLVED, that additional approval from the Tribal Council is required for any Resolution, Waiver of Sovereign Immunity, encumbrance of Tribal assets, or where the risk of negative impact upon the Tribe is unusually high; and,

BE IT FURTHER RESOLVED, that Rudolph O. Wilson, Jr. may delegate signature authority to a designated alternate.

CERTIFICATION

Adopted this 14th day of August, 2024, by a vote 4 yeas and
0 nays 0 abstentions, and 2 absent, 0 opposed.


Bernadine Atchison, Tribal Council Chair
Kenaitze Indian Tribe


Ronette Stanton, Tribal Council Secretary
Kenaitze Indian Tribe