



**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2024-11
KENAI RECORDING DISTRICT**

Vacates the utility easement granted per KN 78-136, which is approximately 7,219 square feet and 20 feet wide. This easement is located on the common lot line between lots 5 and 6, block 2, in Chugach Heights Subdivision, Plat 78-136 (KN 1978136), Kenai Recording District, granted by Chugach Heights Subdivision, Plat 78-136 (KN 1978136); within S10, T07N, R12W, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2024-076V

WHEREAS, a request has been received from V Penny and David M Gottsche of Kenai, AK to Vacate the utility easement granted per KN 78-136, which is approximately 7,219 square feet and 20 feet wide. This easement is located on the common lot line between lots 5 and 6, block 2, in Chugach Heights Subdivision, Plat 78-136 (KN 1978136), granted by Chugach Heights Subdivision (KN 0780136); 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 August 12, 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 the utility easement granted per KN 78-136, which is approximately 7,219 square feet and 20 feet wide. This easement is located on the common lot line between lots 5 and 6, block 2, in Chugach Heights Subdivision, Plat 78-136 (KN 1978136), 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.

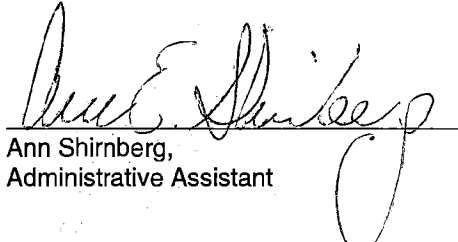
Section 3. That this resolution is eligible for recording upon being signed by the Planning Commission chairperson and will be deemed void if not recorded within 90 days of adoption.

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

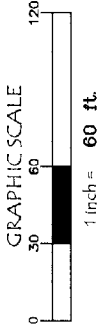
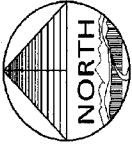
ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 12TH DAY OF AUGUST, 2024.


Jeremy Brantley, Chairperson
Planning Commission

ATTEST:


Ann Shirnberg,
Administrative Assistant

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



RECORD
GLO BRASS
CAP
1926

N32°56'07"E
835.00'

200.00'

S32°56'07"W
200.00'

S32°56'07"W
220.00'

N32°56'07"E
317.94'

RECORD
3-1/4" ALMON
1300-S 1978

NOTES:

1. THIS EXHIBIT SHOWS UTILITY EASEMENT TO BE VACATED.
2. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM DATA OF RECORD PER KN78-136. NO ADDITIONAL FIELD SURVEY WAS PERFORMED THIS DATE.



UNSUBDIVIDED

LOT 3
BLOCK 2
KN78-136

LOT 5
BLOCK 2
KN78-136

LOT 6
BLOCK 2
KN78-136

LOT 7
BLOCK 2
KN78-136

LOT 4
BLOCK 2
KN78-136

LOT 13
BLOCK 1
K78-136

20' UTILITY EASEMENT PER KN78-136 HEREBY VACATED

N52°20'42"W

R=190.00'
L=113.95'

M63°46'51"E
120.72'

20' BUILDING SETBACK
M63°46'51"E
221.98'

AMCHITKA ST 60' R/W PER KN78-136

CHUGACH HEIGHTS SUBDIVISION
UTILITY EASEMENT VACATION EXHIBIT

20' UTILITY EASEMENT PER CHUGACH HEIGHTS SUBDIVISION (KN78-136)
ENCUMBERING LOTS 5 AND 6 BLOCK 2 CHUGACH HEIGHTS SUBDIVISION
HEREBY VACATED

DAVID M. GOTTSCHÉ
50850 NOATAK WAY
KENAI, AK 99611

V. PENNY GOTTSCHÉ
50850 NOATAK WAY
KENAI, AK 99611

7443 S.F. M/L SITUATED IN THE NW1/4 OF SECTION 10, TOWNSHIP 7 NORTH,
RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, KENAI
RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
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SOLDOTNA, AK 99669
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WWW.MCLANECG.COM

KPB FILE NO. 2024-076V

PROJECT NO. 242018

SCALE: 1" = 60'

DATE: AUG 2024

DRAWN BY: AHH

