



**KENAI PENINSULA BOROUGH PLANNING COMMISSION  
RESOLUTION 2023-34  
KENAI RECORDING DISTRICT**

**VACATE THE ENTIRE**

15' utility easement going diagonally across Lot 4A of Pace's Pleasant Haven 2022 Replat KRD 2023-31 and the easterly most part of middle 15' utility easement except the west 22.27' Lot 1B Block 6 of Pace's Pleasant Haven 2022 Replat KN 2023-31 within S28, T05S, R10W, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2023-132V

WHEREAS, a request has been received from Andrew Von Ruden and Erik Bakke of Owatonna, MN to 15' utility easement going diagonally across Lot 4A of Pace's Pleasant Haven 2022 Replat KRD 2023-31 and the easterly most part of middle 15' utility easement except the west 22.27' Lot 1B Block 6 of Pace's Pleasant Haven 2022 Replat KN 2023-31 (KN20230031\_); 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 December 11, 2023, 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:

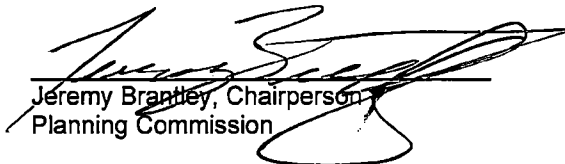
Section 1. That the above described 15' utility easement going diagonally across Lot 4A of Pace's Pleasant Haven 2022 Replat KRD 2023-31 and the easterly most part of middle 15' utility easement except the west 22.27' Lot 1B Block 6 of are hereby vacated.

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.

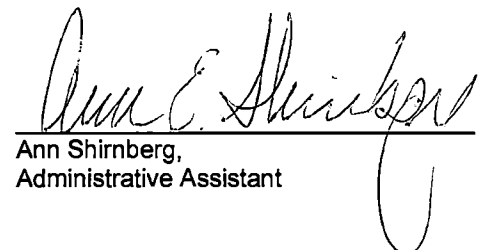
Section 3. That this resolution is eligible for recording upon being signed by the Planning Commission chairperson and will be deemed void if not recorded within 90 days of adoption.

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 11<sup>TH</sup> DAY OF DECEMBER, 2023.

  
Jeremy Brantley, Chairperson  
Planning Commission

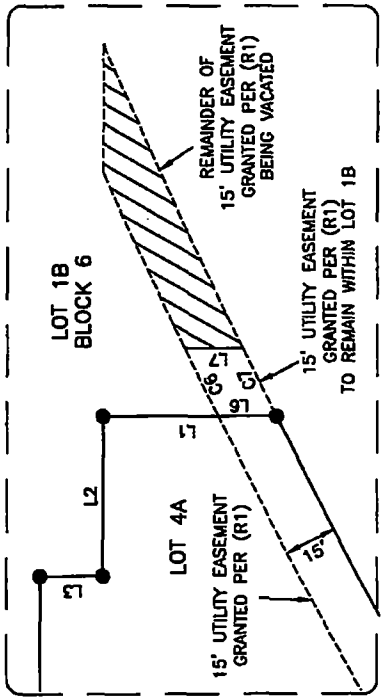
ATTEST:

  
Ann Shirnberg,  
Administrative Assistant

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



DETAIL - SCALE 1"=40'



NOTES

1. THIS EXHIBIT SHOWS THE VACATIONS OF UTILITY EASEMENTS GRANTED PER PLAT 2022-31, KR0.
2. NO FIELD SURVEY WAS COMPLETE, RECORD DATA SHOWN HEREON IS PER (R2).

REFERENCES

- (R1) PACE'S PLEASANT HAVEN SUBDIVISION ADDITION NO. 3, PLAT NO. 2022-31, KENAI RECORDING DISTRICT
- (R2) PACE'S PLEASANT HAVEN 2022 REPLAT, PLAT NO. 2023-31, KENAI RECORDING DISTRICT

LEGEND

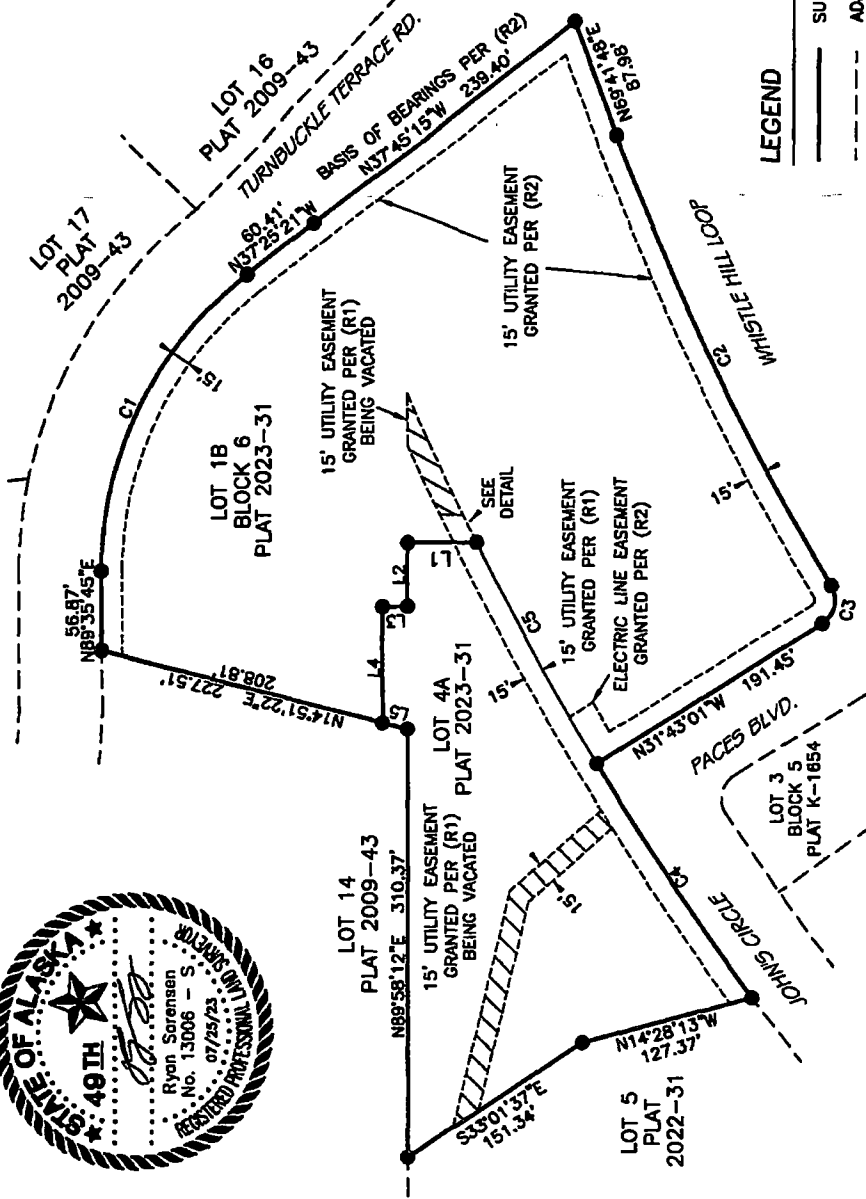
- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- PROPERTY CORNER OF RECORD
- EASEMENT BEING VACATED

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'00"W	49.88'
L2	S69°58'12"W	45.97'
L3	S00°00'00"W	18.07'
L4	N89°58'12"E	83.75'
L5	S14°51'22"W	18.70'
L6	N00°00'00"W	16.73'
L7	S00°00'00"E	15.65'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	270.00'	246.23'	52°15'09"	N63°58'45"W	237.78'
C2	2059.89'	363.96'	10°07'25"	N64°38'06"E	363.49'
C3	20.00'	30.97'	86°42'38"	S76°04'19"E	27.96'
C4	2269.89'	203.47'	5°08'09"	S56°26'09"W	203.40'
C5	2269.89'	183.67'	4°38'10"	N61°19'18"E	183.62'
C6	2284.88'	22.23'	0°33'27"	S64°06'18"W	22.23'
C7	2269.88'	22.27'	0°33'43"	N63°55'15"E	22.27'



**EDGE**  
SURVEY AND DESIGN, LLC

8000 KING STREET  
ANCHORAGE, AK 99516  
Phone (907) 344-5990 Fax (907) 344-7794

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EXHIBIT A

DRAWN BY: JY	DATE: 07/25/2023	PROJECT: 23-552
CHECKED BY: RS	SCALE: AS SHOWN	SHEET: 1 OF 1

