

# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)**

- 7. Valhalla Heights 2024 Addition; KPB File 2024-093**  
**Fineline Surveys / Wisniewski**  
**Location: Togiak Street & Fern Street**  
**City of Kenai**

**NOTES:**

- NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPT. OF TRANSPORTATION.
- THE FRONT 10 FEET OF ADJOINING RIGHTS-OF-WAY, AND 20' WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
- PROPERTY SUBJECT TO RESERVATION OF AN EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES AS DISCLOSED BY THE FOLLOWING PUBLIC LAND ORDERS:  
(P.L.O. 601 8/10/1949 AND AMENDED BY P.L.O. 757 8/10/1959)  
(P.L.O. 1613 4/7/1958)  
(DEPT. OF THE INTERIOR ORDER #2665 10/16/1951,  
AMENDMENT NO 1 THERETO 7/17/1952 & AMENDMENT NO 2 THERETO 9/15/1956)
- HOMER ELECTRIC ASSOCIATION, INC. HAS BEEN GRANTED EASEMENTS (BK. 35, PG. 187 7/11/1969 K.R.D.), & (SERIAL #2016-010321-0-11/21/2016) FOR ELECTRIC LINES AND SYSTEM, WITH THE RIGHT TO ENTER, MAINTAIN, OR REPAIR AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KP.B. 20.60.170.
- POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.
- ANY PERSON DEVELOPING 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.

**CERTIFICATE OF OWNERSHIP:**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

GRANT WISNIEWSKI  
5839 KENAI SPUR HWY  
KENAI, AK 99611

AMANDA WISNIEWSKI  
5839 KENAI SPUR HWY  
KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT:**

FOR: GRANT WISNIEWSKI & AMANDA WISNIEWSKI

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**WASTEWATER DISPOSAL:**

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON 10/16/1974. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

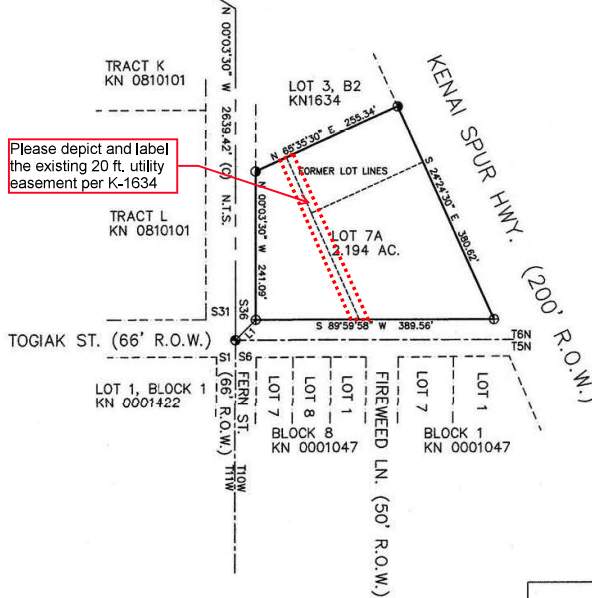
**LEGEND:**

- GLO BRASS CAP MONUMENT 1/4 CORNER SECS 31 & 66
- ⊕ 1/2" REBAR WITH 1" ALCAP 1968 610-S
- ⊙ 1/2" REBAR 1968 610-S
- (R) RECORD BEARINGS AND DISTANCES PER (KN 1634)
- (C) COMPUTED

This easement still exists but is no longer required as the interior lot line was removed on plat KN 2016-67. This easement of record could be released if the owners wish. The owners would need to contact HEA to prepare the easement release document as well as pay the recording fees.

Please depict and label the existing 20 ft. utility easement per K-1634

LINE	BEARING	DISTANCE
L1	S 44°58'15" W	46.65'

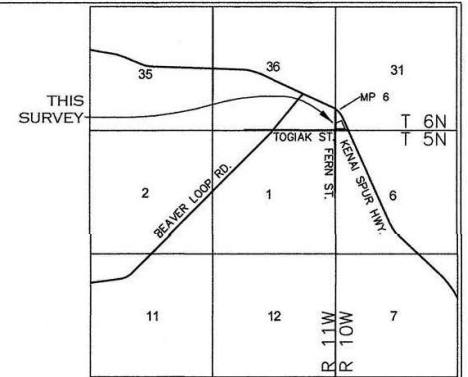
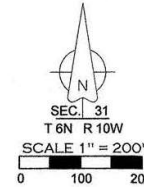


HEA REVIEWED - SEE COMMENTS

*Scott Huff*

Scott Huff 9/25/2024  
Land Management Officer

**KPB 2024-093**



VICINITY MAP SCALE 1" = 1 MILE

**PLAT APPROVAL:**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, / /

KENAI PENINSULA BOROUGH

BY: \_\_\_\_\_

AUTHORIZED OFFICIAL: \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VALHALLA HEIGHTS 2024 ADDN,  
K.P.B. FILE # 2024-

A VACATION OF LOT LINES BETWEEN LOTS 4 & 7 VALHALLA HEIGHTS SUBD PART 2 (KN-1634) AND LOT 5-A1 VALHALLA HEIGHTS SUBD WISNIEWSKI SECOND ADDN (KN2016-0067), SW 1/4 OF SW 1/4 SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. KENAI RECORDING DISTRICT. containing 2.194 acres.

OWNERS: GRANT WISNIEWSKI & AMANDA WISNIEWSKI  
5839 KENAI SPUR HWY, KENAI, AK 99611

**FINELINE SURVEYS**

P.O. Box 774  
Anchor Point, Alaska 99556  
Dmitri D. Kimbrell, RLS (907) 360 6382

SCALE: 1"=200' DATE: 8/6/2024