



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 4/13/2026 to vacate a public right-of-way in the Kenai area. Area under consideration is described as follows:

Request / Affected Property: Vacates a 60' by approximately 155' right-of-way and associated utility easement along the southeasterly lot line parallel to Wildwood Dr granted per K1399

KPB File No. 2026-034V.

Petitioner(s) / Land Owner(s): Alexander Douthit of Kenai, AK.

Purpose as stated in petition: This land was originally plotted in 1962 as a frontage road to access residential lots that will be replotted into one larger lot. The frontage road is no longer needed to access the property. Wildwood drive access is adequate..

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, May 11, 2026**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

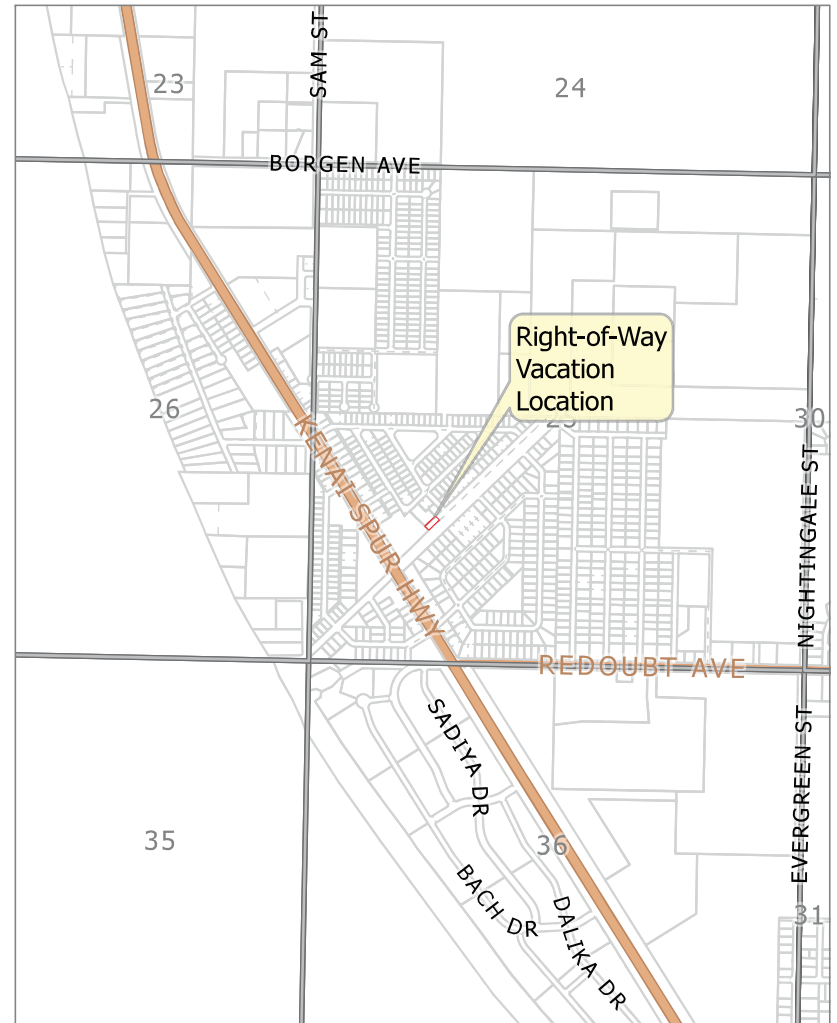
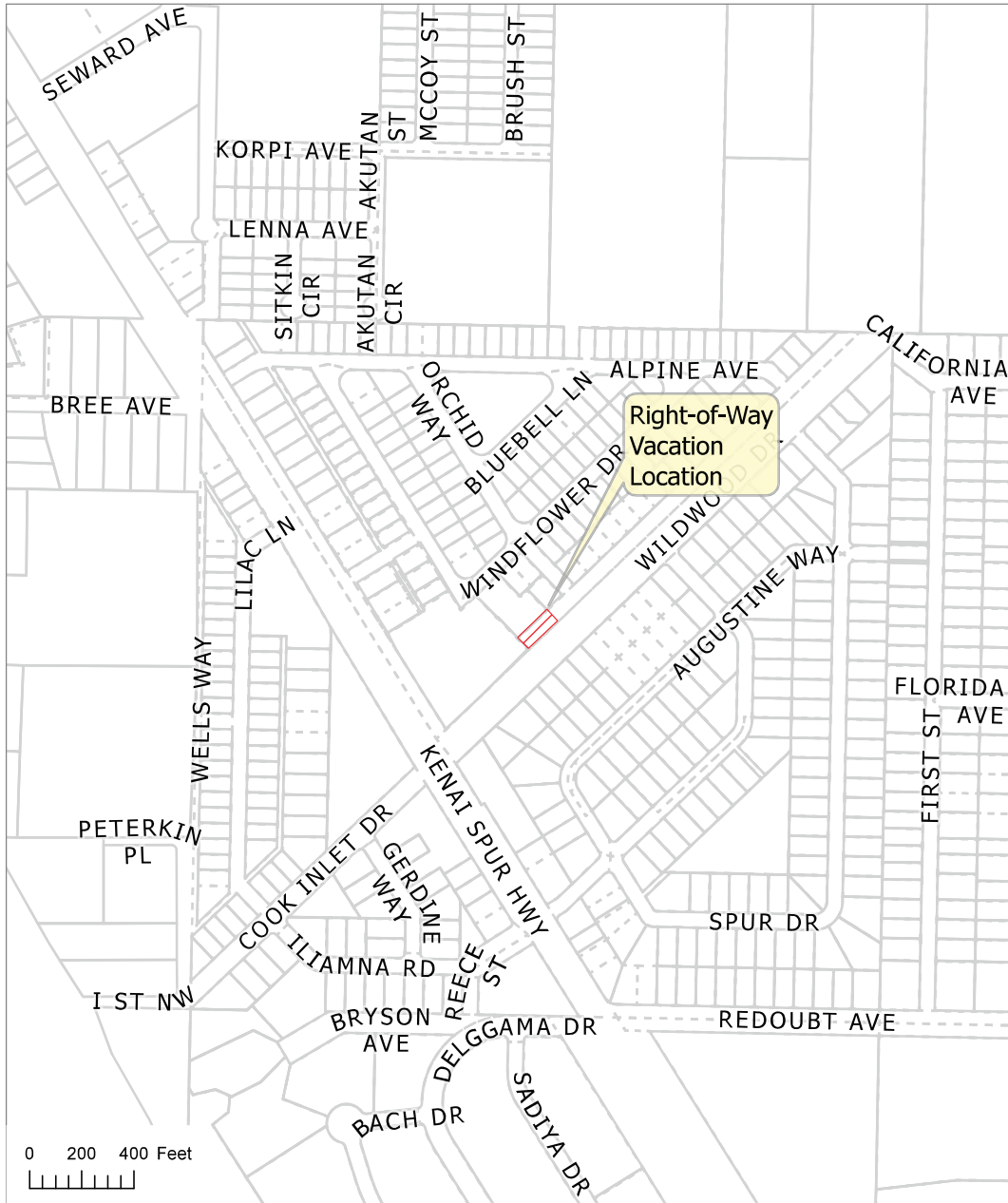
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, May 8, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough) or email planning@kpb.us.

Mailed 4/21/2026



KPB File 2026-034V
T06N R12W SEC25
City of Kenai

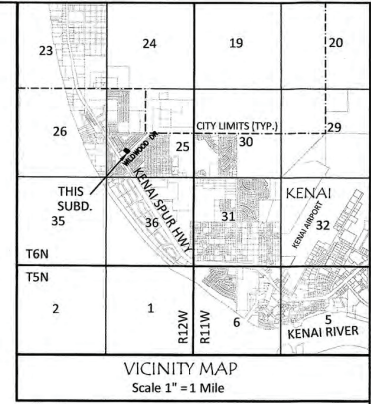
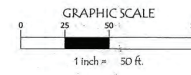
SECTION 76
SECTION 25
2639.94'
1037.41'
500'02'00"E
589°58'04"W
1061.13'
1602.46'

NOTES

- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
- 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.
- THIS PLAT GRANTS 10 FOOT UTILITY EASEMENTS ADJACENT AND PARALLEL TO DEDICATED RIGHTS OF WAY.
- RIGHT-OF-WAY VACATION SHOWN HEREON WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - THIS SUBDIVISION MAY BE AFFECTED BY A RESERVATION OF EASEMENT RESERVED BY PUBLIC LAND ORDER No.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No.1513 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No.2665 DATED OCTOBER 16, 1951, AMENDMENT No.1 DATED JULY 17, 1952 AND AMENDMENT No.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER. AN ELECTRIC EASEMENT GRANTED TO KENAI POWER CORPORATION ON JUNE 1, 1958 IN MISC. BOOK 2, PAGE 31, KR, LOCATION NOT DEFINED. AND ASSIGNED TO THE CITY OF KENAI DECEMBER 31, 1963 IN MISC. BOOK 11, PAGE 188, KR.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON DECEMBER 5, 1958 IN MISC. BOOK 2, PAGE 64, KR, LOCATION NOT DEFINED.
 - COVENANTS, CONDITIONS AND RESTRICTIONS PER BLACK GOLD ESTATES SUBDIVISION, AMENDED K1399. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KP8 20.60.170.

WASTEWATER DISPOSAL

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



"BASIS OF BEARINGS"
K1399

S26 S25 FOUND 3-1/4" ALMON 1979 610-S
S35 S36

NOTARY'S ACKNOWLEDGEMENT

FOR: ALEXANDER DOUTHIT AKA ALEX DOUTHIT
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2026

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALEXANDER DOUTHIT AKA ALEX DOUTHIT
1104 LEEWARD DR
KENAI, AK 99611

KPB 2026-034V

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- FOUND 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA IN ACCORDANCE WITH KP8 20.10.080.

AUTHORIZED OFFICIAL _____

Plat #	
Rec Dist	
Date	____-____-20____
Time	____:____ M



BLACK GOLD ESTATES 2026 VACATION	
A REPLAT OF LOT11-A BLOCK 8 BLACK GOLD ESTATES 2025 REPLAT (KN2025-70) & VACATION OF UNNAMED 60' R/W BLACK GOLD ESTATES SUBDIVISION (K1399)	
OWNER: ALEXANDER DOUTHIT AKA ALEX DOUTHIT 1104 LEEWARD DR KENAI, AK 99611	
0.721 AC. M/L SITUATED IN THE SW1/4 OF SECTION 25, TOWNSHIP 6 NORTH RANGE 12 WEST, SEWARD MERIDIAN, CITY OF KENAI, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.	
ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECG.COM	KPB FILE NO. 2025-048
PROJECT NO. 252006	
SCALE 1" = 50'	DATE : JULY 2025
BOOK NO. : 24-10	DRAWN BY : AHH