



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022-02**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT KENAITZE GOVERNMENT LOTS REPLAT ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Edge Survey and Design and,

WHEREAS, the plat meets Municipal Code requirements of the General Commercial (GC); and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, access is provided via S Spruce Street, which is a paved, City maintained road; and

WHEREAS, City water and sewer lines are located along S Spruce Street; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, easements are sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the preliminary plat meets standards for water and wastewater.
2. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the proposed lots meets City standards for minimum lot sizes.
3. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the proposed lots meet City standards for minimum lot width, maximum lot coverage, maximum height, and setbacks.

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

Section 1. That the preliminary plat of Kenaitze Government Lots Replat be approved subject to the following conditions:

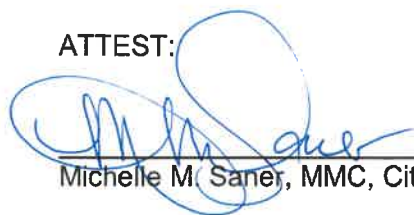
1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 26th day of January, 2022.



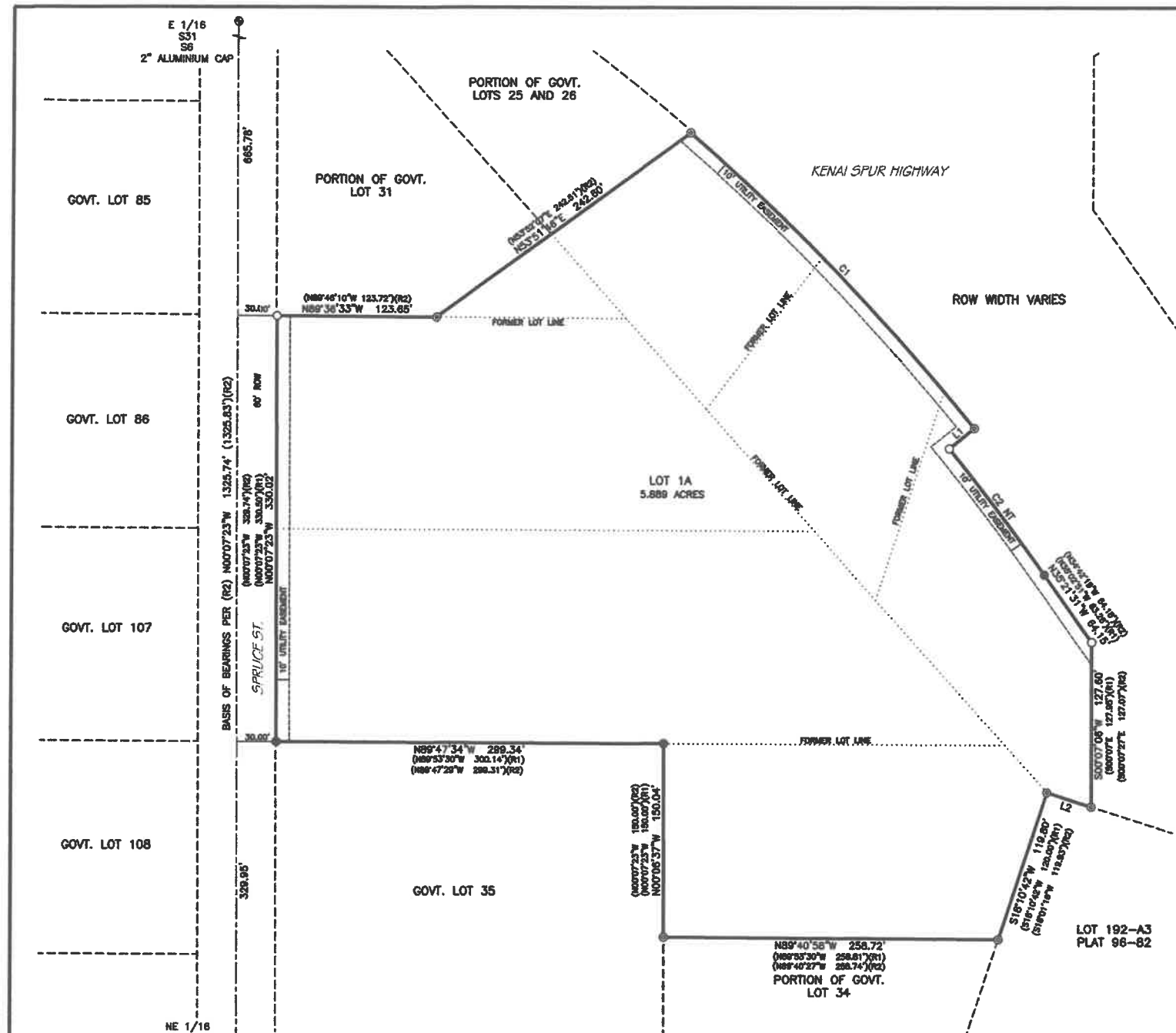
JEFF TWAIT, CHAIRPERSON

ATTEST:



Michelle M. Saner, MMC, City Clerk





NOTES

- FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE OF ALASKA AND LOCAL REGULATIONS.
- DEVELOPMENT OF THIS PARCEL SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
- THE FRONT 10 FEET ADJACENT TO RIGHT OF WAY IS AN UTILITY EASEMENT. 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.
- GENERAL ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINES EASEMENT, LOCATION NOT DEFINED, GRANTED TO KENAI POWER CORPORATION, HAVING THE FOLLOWING RECORDING INFORMATION. RECORDED DECEMBER 31, 1963. VOLUME: 11, PAGE: 267. KRD. EFFECTING FORMER LOTS 27, 28, 29 AND 31.
- GENERAL NATURAL GAS LINE EASEMENT, LOCATION NOT DEFINED, GRANTED TO KENAI UTILITY SERVICE CORPORATION, HAVING THE FOLLOWING RECORDING INFORMATION. RECORDED JULY 23, 1968. VOLUME: 32, PAGE: 79. KRD. EFFECTING FORMER LOT 31.
- TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN INSTRUMENT BY THE CITY OF KENAI TO KENAI ELECTRIC, INC., AND RECORDED: APRIL 1, 1977 VOLUME/PAGE: 106/456 AFFECTS FORMER LOT 31.
- EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES THERETO: FOR: INGRESS AND EGRESS TO LOT 34 RECORDED: JANUARY 16, 2013. SERIAL NO.: 2013-000445-0.
- EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES THERETO: FOR: TELEPHONE/TELECOMMUNICATION LINES AND RELATED PURPOSES IN FAVOR OF: ACS OF THE NORTHLAND, LLC RECORDED: APRIL 9, 2013. SERIAL NO.: 2013-003311-0.
- RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 801, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1956; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2685, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
- EFFECTS OF KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2013-06, INCLUDING THE TERMS AND CONDITIONS THEREIN: RECORDED: APRIL 29, 2013 SERIAL NO.: 2013-004092-0.
- 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.

LEGEND

- | | | | |
|---|--|-------|----------------------------|
| ● | MONUMENT FOUND AS REFERENCED | — | PARCEL BOUNDARY |
| ○ | PROPERTY CORNER FOUND 5/8" REBAR | | FORMER LOT LINE |
| ⊙ | PROPERTY CORNER FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED HNJ 288-S | ---- | ADJACENT PROPERTY LINE |
| ⊙ | PROPERTY CORNER FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED LS-5152 | ---- | EASEMENT |
| ● | PROPERTY CORNER FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED LS-6101 | (R/L) | CENTERLINE |
| | | KRD | RECORD DATA, SEE REFERENCE |
| | | NT | KENAI RECORDING DISTRICT |
| | | | NON-TANGENTIAL |

REFERENCES

- (R1) SELWAY - WILHELM DEED OF RECORD BOUNDARY SURVEY, PLAT 82-648S, KENAI RECORDING DISTRICT
- (R2) RECORD OF SURVEY, PLAT 2021-34, KENAI RECORDING DISTRICT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1809.86'	318.05'	10°04'08"	N43°53'56"W	317.84'
C1(R1)	1809.86'	317.53'	10°03'55"	N43°59'27"W	317.84'
C1(R2)	1809.86'	318.03'	10°04'05"	N43°54'01"W	317.82'
C2	1784.86'	122.31'	3°55'36"	S36°55'51"E	122.29'
C2(R1)	1784.86'	121.84'	3°54'40"	S37°00'11"E	121.82'
C2(R2)	1784.86'	122.36'	3°55'41"	S36°55'22"E	122.34'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N51°10'21"E	24.82'
L1(R1)	N51°02'28"E	25.00'
L1(R2)	N51°13'50"E	2.80'
L2	N72°02'47"W	36.16'
L2(R1)	N71°47'00"W	36.76'
L2(R2)	N71°57'30"W	36.42'

PLAT APPROVAL

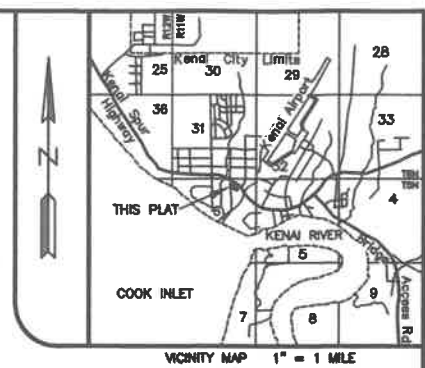
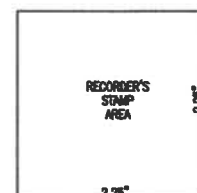
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 28, 2022.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, 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.



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.

CHELSEA HENDRICKS, INTERIM EXECUTIVE DIRECTOR
PO BOX 988
KENAI, ALASKA 99611
KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE

NOTARY ACKNOWLEDGEMENT

FOR: CHELSEA HENDRICKS
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2022

NOTARY PUBLIC SIGNATURE



KPB FILE No. 2022-000

KENAITZE
GOVERNMENT LOTS
REPLAT

A REPLAT OF
GOVERNMENT LOTS 27, 28, 29, 32, 33, THE NORTH
150' OF GOVERNMENT 34 AND THAT PORTION OF LOT 31
AS DESCRIBED IN BOOK 273, PAGE 847,
KENAI RECORDING DISTRICT

OWNERS:

KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE
PO BOX 988
KENAI, ALASKA 99611

LOCATED WITHIN NE 1/4, SECTION 6,
T.5N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

CONTAINING 5.889 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
NECL# 1392

DRAWN BY: JY	DATE: 12/22/2021	PROJECT: 21-834
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1