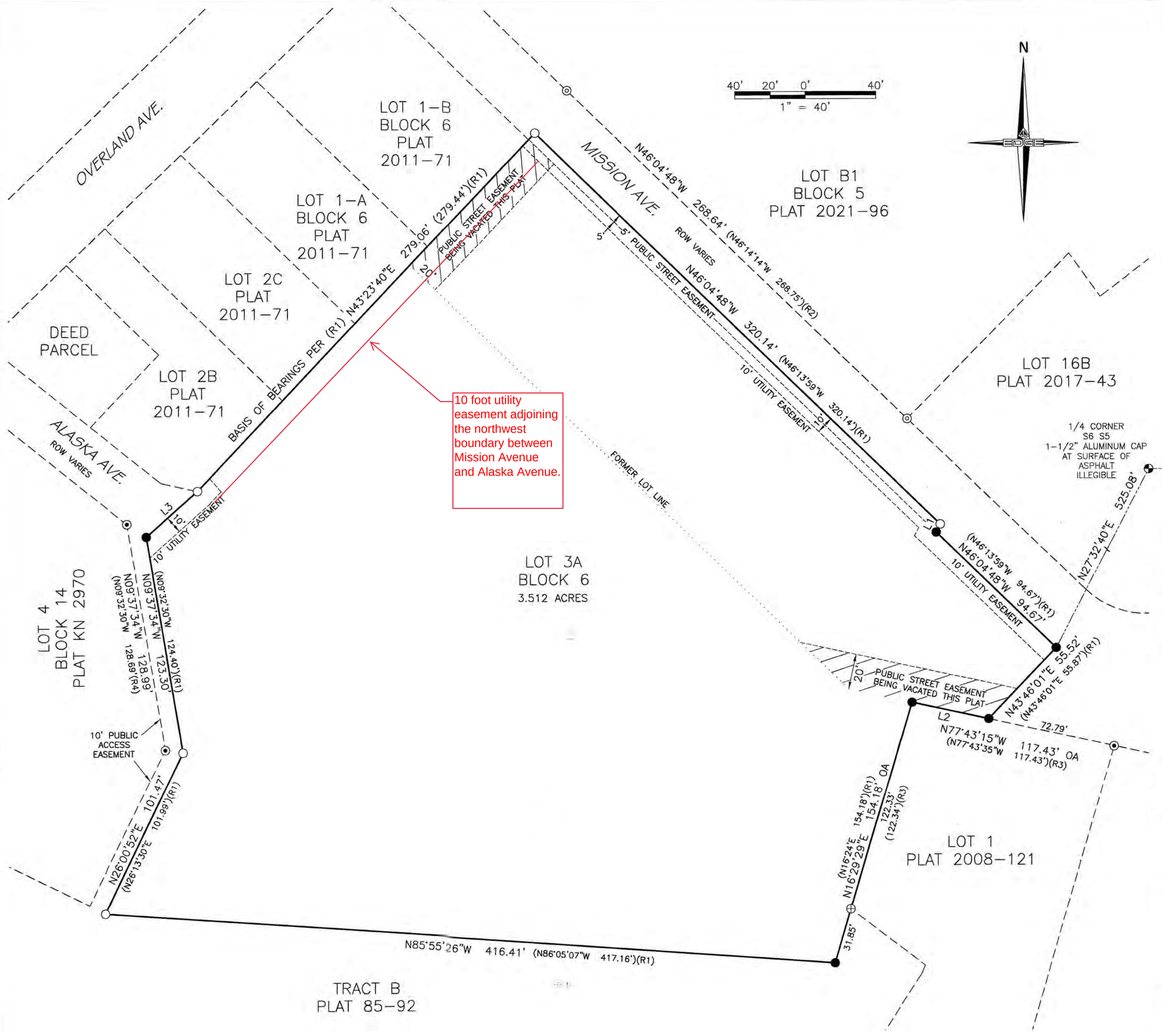


10 foot utility easement adjoining the northwest boundary between Mission Avenue and Alaska Avenue.

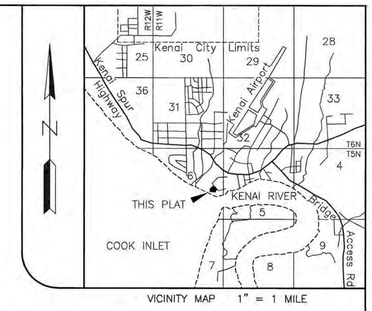
LEGEND

- MONUMENT FOUND AS REFERENCED
- PROPERTY CORNER FOUND 5/8" REBAR
- PROPERTY CORNER FOUND 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED LS–11795
- PROPERTY CORNER FOUND 5/8" REBAR WITH 1–1/2" ALUMINIUM CAP
- PROPERTY CORNER FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED LS–6101
- SET SECONDARY MONUMENT 5/8" X 30" REBAR WITH 2" ALUMINIUM CAP STAMPED EDGE SURVEY LS–13022 2021
- (R1) RECORD DATA, SEE REFERENCE
- KRD KENAI RECORDING DISTRICT
- OA OVERALL

- PARCEL BOUNDARY
- FORMER LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- MONUMENT TIE
- PUBLIC STREET EASEMENT BEING VACATED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°01'06"W	5.23'
L1(R1)	S29°20'W	5.16'
L2	S77°43'15"E	44.64'
L2(R1)	S77°43'15"E	44.02'
L3	S48°34'43"W	38.83'
L3(R1)	S48°34'43"W	37.23'



VICINITY MAP 1" = 1 MILE

REFERENCES

(R1) TOYON SUBDIVISION, PLAT K–1592, KENAI RECORDING DISTRICT

(R2) TOWNSITE OF KENAI KENAITZE ADDITION SUBDIVISION, PLAT 2012–11, KENAI RECORDING DISTRICT

(R3) ENDLESS VIEW, PLAT 2008–121, KENAI RECORDING DISTRICT

(R4) TOWNSITE OF KENAI, PLAT K–2970, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 13, 2021.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE AND DEDICATION BY CITY OF KENAI

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS–OF–WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

VACATION OF PUBLIC STREET EASEMENTS AS SHOWN.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE _____

PAUL OSTRANDER – CITY MANAGER
CITY OF KENAI
210 FIDALGO AVE.
KENAI, ALASKA 99611

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 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.

STATE OF ALASKA 49TH PRELIMINARY Mark A. Aimonetti No. 13022 – S REGISTERED PROFESSIONAL LAND SURVEYOR

HEA reviewed and requests a 10 foot utility easement adjoining the northwest boundary from Mission Avenue to Alaska Avenue. see sketch.
2/15/22
S Huff LMO

KPB 2022-011

RECORDER'S STAMP AREA 2.25" 2.25"

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

NOTARY ACKNOWLEDGEMENT

FOR: CHELSEA HENDRIKS
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____,2022

_____
NOTARY PUBLIC SIGNATURE

NOTARY STAMP AREA

NOTES

1. FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE OF ALASKA AND LOCAL REGULATIONS.
2. DEVELOPMENT OF THIS PARCEL SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
3. 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.
4. PUBLIC STREET EASEMENT VACATION WAS APPROVED BY KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 13, 2022.
5. GENERAL PUBLIC IMPROVEMENT, ELECTRIC TRANSMISSION AND DISTRIBUTION LINES EASEMENTS, LOCATION NOT DEFINED, GRANTED TO CITY OF KEANI, HAVING THE FOLLOWING RECORDING INFORMATION. RECORDED APRIL 1, 1968. VOLUME: 50, PAGE: 247. KRD.
6. DISCLAIMER OF INTEREST, INCLUDING THE TERMS AND CONDITIONS THEREIN: RECORDED: SEPTEMBER 16, 2004. SERIAL NO.: 2004–009237–0. KRD.
7. 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.

KPB FILE No. 2022–000

TOYON SUBDIVISION 2021 REPLAT AND PUBLIC STREET EASEMENT VACATION

A REPLAT OF
LOTS 1 AND 2 BLOCK 5
TOYON SUBDIVISION
PLAT K–1592

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

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

CONTAINING 3.512 ACRES

EDGE SURVEY AND DESIGN, LLC
12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392

DRAWN BY: JY	DATE: 12/22/2021	PROJECT: 21–615
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 1