



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022-03**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT TOYON SUBDIVISION 2021 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 Townsite Historic (TSH); and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, access is provided via Alaska Avenue, which is a paved, City maintained road; and

WHEREAS, City water and sewer lines are located along Mission Avenue; 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 Toyon Subdivision 2021 Replat be approved subject to the following conditions:

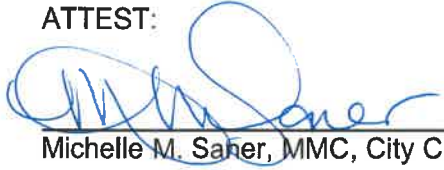
1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
 2. The Kenai City Council must declare that the two 20' public street easements to be vacated is not needed for a public purpose and approve the vacation of the 20' public street easements as shown on the preliminary plat.
-

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



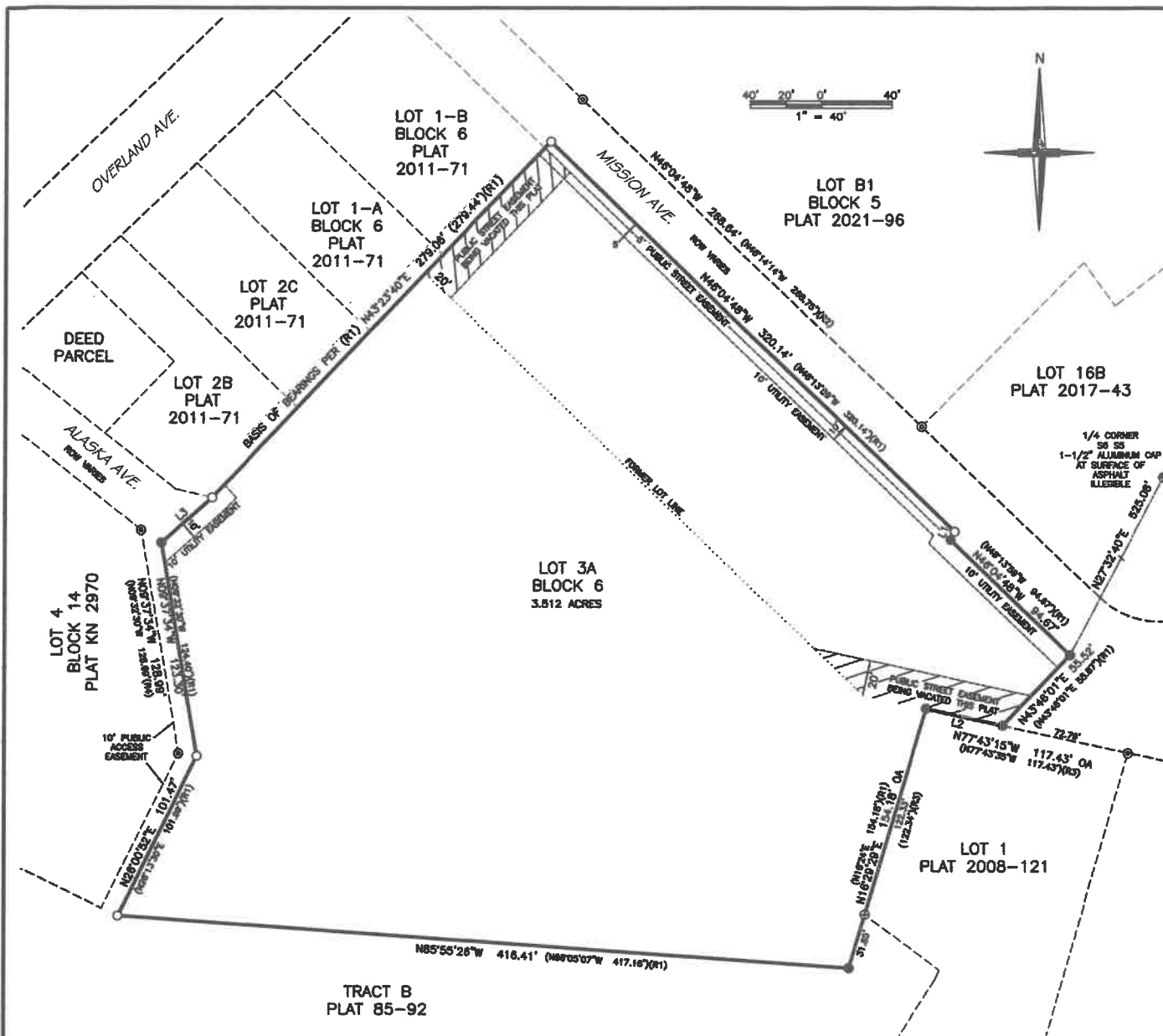
JEFF TWAIT, CHAIRPERSON

ATTEST:



Michelle M. Saher, MMC, City Clerk





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 KENAI, HAVING THE FOLLOWING RECORDING INFORMATION. RECORDED APRIL 1, 1988. VOLUME: 50, PAGE: 247. KRD.
6. DISCLAIMER OF INTEREST, INCLUDING THE TERMS AND CONDITIONS THEREIN: RECORDED: SEPTEMBER 18, 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.

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" ALUMINUM CAP
- PROPERTY CORNER FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED LS-8101
- SET SECONDARY MONUMENT 5/8" X 30" REBAR WITH 2" ALUMINUM 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)	S28°20'W	5.18'
L2	S77°43'15"E	44.84'
L2(R1)	S77°43'15"E	44.02'
L3	S48°34'43"W	38.83'
L3(R1)	S48°34'43"W	37.23'

REFERENCES

- (R1) TOYON SUBDIVISION, PLAT K-1592, KENAI RECORDING DISTRICT
- (R2) TOWNSITE OF KENAI KENAIZIE ADDITION SUBDIVISION, PLAT 2012-11, KENAI RECORDING DISTRICT
- (R3) ENDLESS VIEW, PLAT 2008-121, KENAI RECORDING DISTRICT
- (R4) TOWNSITE OF KENAI, PLAT K-2870, 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.

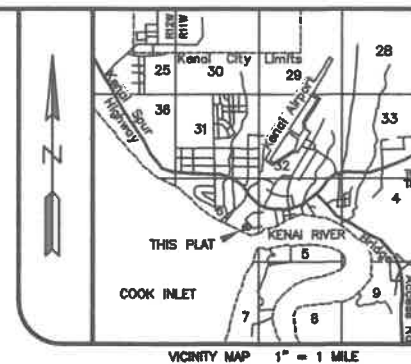
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: PAUL OSTRANDER - CITY MANAGER
CITY OF KENAI
210 FIDALGO AVE.
KENAI, ALASKA 99611

DATE

CERTIFICATE OF SURVEYOR

I, MARK ALMONETTI 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 KENAIZIE INDIAN TRIBE IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HERE AND THAT ON BEHALF OF KENAIZIE 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
KENAIZIE INDIAN TRIBE IRA
KENAIZIE INDIAN TRIBE

NOTARY ACKNOWLEDGEMENT

FOR: CHELSEA HENDRICKS
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2022

NOTARY PUBLIC SIGNATURE



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:

KENAIZIE INDIAN TRIBE IRA
KENAIZIE 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



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: 21-815
CHECKED BY: MA SCALE: 1" = 40' SHEET: 1 OF 1