




## **KENAI PENINSULA BOROUGH**


Planning Department • Land Management Division  
144 North Binkley Street • Soldotna, Alaska 99669-7520  
**PHONE:** (907) 714-2200 • **FAX:** (907) 714-2378  
Toll-free within the Borough: 1-800-478-4441, Ext. 2200  
[www.borough.kenai.ak.us](http://www.borough.kenai.ak.us)


**JOHN J. WILLIAMS**  
**BOROUGH MAYOR**

### **MEMORANDUM**

**TO:** Grace Merkes, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** John J. Williams, Kenai Peninsula Borough Mayor 

 Max Best, Planning Director  
Paul Knight, Lead Appraiser

**FROM:**  Marcus A. Mueller, Land Management Officer

**DATE:** June 25, 2008

**SUBJECT:** Amendments to Ordinance 2008-14 Authorizing the Sale of Certain  
Parcels of Borough Land by Sealed Bid

The Borough Assessing Department and the Land Management Division worked together to determine market values for the 7 parcels of land proposed for the 2008 sealed bid land sale. Additionally, subsequent to introduction, two plats associated with 5 of the properties have been recorded and new parcel numbers were assigned to those parcels. Attached are copies of the recorded plats. The following amendment provides the new parcel numbers, the new legal descriptions and the proposed minimum bid values for the land sale parcels.

**Amend Section 1 as follows:**

<b>ASSESSOR PARCEL</b>	<b>GENERAL LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>ACRES</b>	<b>CLASSIFICATION</b>	<b>MINIMUM BID</b>
131-010-34	Kalifornsky Beach	Lot 1 Inlet Dreams Subdivision, According to Plat No 2007-129, Kenai Recording District	2.639	Residential	<b><u>\$114,500</u></b>
131-010-35	Kalifornsky Beach	Lot 2 Inlet Dreams Subdivision, According to Plat No 2007-129, Kenai Recording District	2.524	Residential	<b><u>\$119,000</u></b>

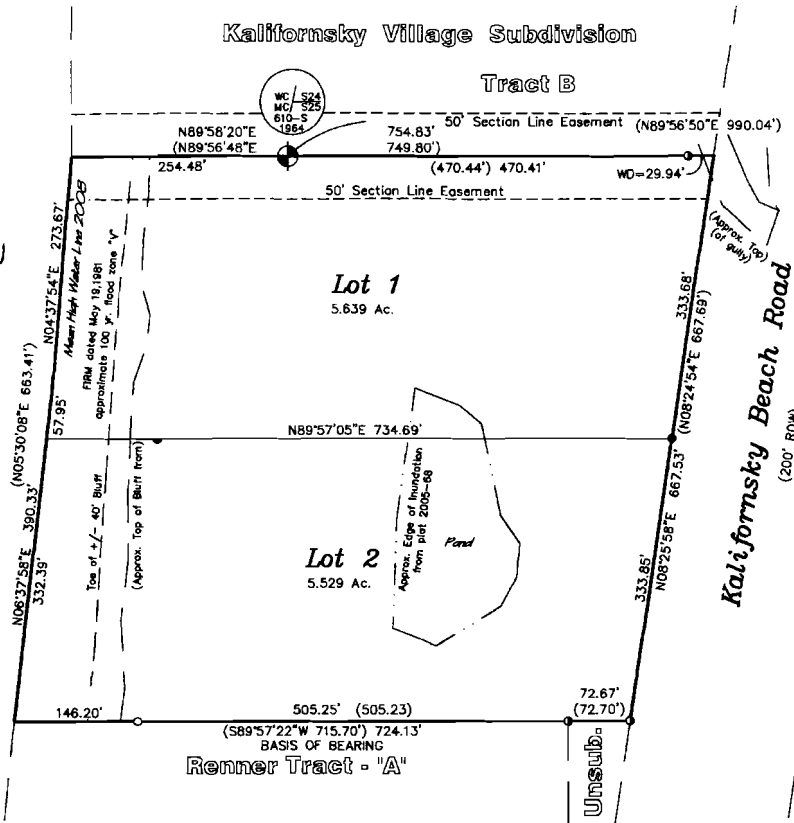
[N Portion 131-110-70] <b><u>131-110-71</u></b>	Kalifornsky Beach	Lot 1 Ocean Pond Subdivision Second Addition, According to [Preliminary Plat KPB File 2008-089] <b><u>Plat No. 2008-53,</u></b> <b><u>Kenai Recording District</u></b>	[5.619] <b><u>5.639</u></b>	Residential	<b><u>\$195,000</u></b>
[S Portion 131-110-70] <b><u>131-110-72</u></b>	Kalifornsky Beach	Lot 2 Ocean Pond Subdivision Second Addition, According to [Preliminary Plat KPB File 2008-089] <b><u>Plat No. 2008-53,</u></b> <b><u>Kenai Recording District</u></b>	[5.490] <b><u>5.529</u></b>	Residential	<b><u>\$205,000</u></b>
[NW Portion 133-022-23] <b><u>133-022-38</u></b>	Cohoe	Lot D1 Pettifogger's Place Three Subdivision, According to [Preliminary Plat KPB File 2008-090] <b><u>Plat No. 2008-50,</u></b> <b><u>Kenai Recording District</u></b>	[4.265] <b><u>4.267</u></b>	Residential	<b><u>\$30,500</u></b>
[NE Portion 133-022-23] <b><u>133-022-39</u></b>	Cohoe	Lot D2 Pettifogger's Place Three Subdivision, According to [Preliminary Plat KPB File 2008-090] <b><u>Plat No. 2008-50,</u></b> <b><u>Kenai Recording District</u></b>	[4.611] <b><u>4.608</u></b>	Residential	<b><u>\$33,000</u></b>
[SE Portion 133-022-23] <b><u>133-022-40</u></b>	Cohoe	Lot D3 Pettifogger's Place Three Subdivision, According to [Preliminary Plat KPB File 2008-090] <b><u>Plat No. 2008-50,</u></b> <b><u>Kenai Recording District</u></b>	[4.417] <b><u>4.418</u></b>	Residential	<b><u>\$31,500</u></b>

Kalifornsky Village Subdivision

Tract B

Tract B

Cook Inlet



NOTES:

- 1) An exception was granted by the Plat Committee to KPB 20.20.030 April 14, 2008.
- 2) Building Setback - A set back of 20 feet is required from all street rights-of-way unless a lesser standard is approved by Commission of the appropriate Planning Commission.
- 3) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 4) Front 10 ft. of the building setback adjacent to rights-of-way is also a utility easement. 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.
- 5) Lots within this subdivision may be within a designated flood hazard area; if such is the case, development must comply with Title 21 of the Kenai Peninsula Borough Code of Ordinances. A survey may be required to determine the elevation of the property prior to construction.

- 6) The natural meanders of the line of Mean High Water or Ordinary High Water forms the true boundary of the subdivision. The approximate line of Mean High Water or Ordinary High Water, as shown, is for computations only. The TRUE property corners being on the extension of the side lot lines and their intersection with the natural meanders.
- 7) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

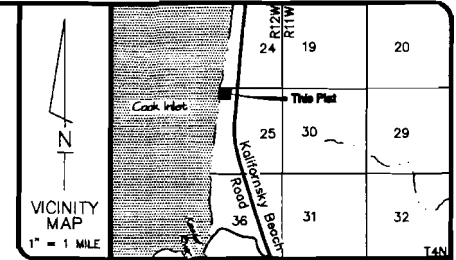
LEGEND:

- ⊗ 2-1/2" Brass Cap BLM Monument (found)
- ⊕ Monument (found)
- 1/2" Rebar (found)
- 5/8" Rebar (found)
- 5/8" Rebar (set)
- ▲ Witness Corner Meander Corner 5/8" Rebar (set)
- ( ) Record Datum - Ocean Pond Subdivision Plat # KR2 2005-68



SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



CERTIFICATE of OWNERSHIP and DEDICATION

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

*John J. Williams*  
John J. Williams, Mayor  
Kenai Peninsula Borough  
144 N. Binkley Street  
Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 16<sup>th</sup> DAY OF June 2008 FOR John J. Williams, Mayor

*Alan M. Hughes*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 1/1/11



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 14, 2008

KENAI PENINSULA BOROUGH

*Masha Best*  
AUTHORIZED OFFICIAL

2008-53  
RECORDED  
Kenai REC. DIST.  
DATE: 6/18 2008  
TIME: 1:22 P.M.  
REQUESTED BY:  
INTEGRITY SURVEYS  
8195 KENAI SPUR HWY  
KENAI, ALASKA 99611

KPB FILE No. 2008-089

Ocean Pond Subdivision  
Second Addition

A subdivision of Tract 7, Ocean Pond Subdivision Plat # KR2005-68  
Located within the NE1/4, NW1/4, Section 25, T4N, R12W, S.W., Kenai Recording District, Kenai Peninsula Borough, Alaska.  
Containing 11.109 Acres

*Integrity Surveys, Inc.*

8195 Kenai Spur Hwy Kenai, Alaska 99611-8902  
SURVEYORS PHONE - (907) 283-9047 PLANNERS  
FAX --- (907) 283-9071

JOB NO: 28025 DRAWN: 07 June, 2008 SH  
SURVEYED: April 22-23, 2008 SCALE: 1" = 100'  
FIELD BK: 2008-1 PG: 42-43 DWG: 28208 Sub.dwg

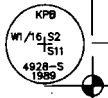
NOTES:

- 1) **WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 2) Proposed land uses are recreational, residential, agricultural, and commercial.
- 3) **Building Setback** - A set back of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 4) No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 5) Front 10 ft. of the building setback adjacent to rights-of-way is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a public Utility to use the easement.
- 6) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°11'53"E	25.56'
L2	S21°48'07"E	78.16'
L3	N89°13'02"E	23.00'

LEGEND:

- ⊗ 2 1/2" Brass Cap BLM Monument (record Plot # KRD 89-25)
- ⊕ 3 1/4" Aluminum Monument (record Plot # KRD 89-25)
- 5/8" Rebar w/ 2" Alum. Cap (found)
- 5/8" Rebar (set)
- ( ) Record Datum - Pettifogger's Place S/D Plat # KRD 89-25



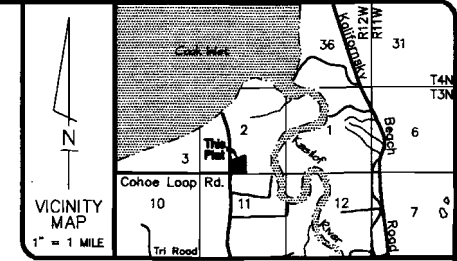
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	74°29'30"	20.00'	26.00'	24.21'	S36°58'46"W
(C1)	74°41'20"	20.00'	26.07'	24.26'	S37°03'40"W
C2	111°00'57"	20.00'	38.75'	32.97'	N56°17'43"W
(C2)	111°00'40"	20.00'	38.75'	32.97'	N56°17'12"W
C3	90°58'42"	20.00'	31.76'	28.53'	N44°37'19"E
(C3)	90°46'52"	20.00'	31.89'	28.48'	N44°36'34"E
C4	88°48'34"	20.00'	31.00'	27.99'	S44°48'48"E
(C4)	89°43'00"	20.00'	31.32'	28.21'	S45°08'30"E

SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



2008-090  
 RECORDED  
 Plan REC. DIST.  
 DATE: 4/17 2008  
 TIME: 12:19 P.M.  
 REQUESTED BY:  
 INTEGRITY SURVEYS  
 8195 KENAI SPUR HWY  
 KENAI, ALASKA 99611



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*John J. Williams*  
 John J. Williams, Mayor  
 Kenai Peninsula Borough  
 144 N. Binkley Street  
 Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF June 2008 FOR John J. Williams, Borough Mayor

*Alan Hughes*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 1/1/11



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 16, 2008

KENAI PENINSULA BOROUGH  
*Max Stued*  
 AUTHORIZED OFFICIAL

KPB FILE No. 2008-090

Pettifogger's Place Three Subdivision

A subdivision of Tract D Pettifogger's Place S/D, Plat No. 89-25 KRD.  
 Located within the SE1/4 SW1/4 Section 2, T3N, R12W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska  
 Containing 17.706 Acres

Integrity Surveys, Inc.

8195 Kenai Spur Hwy Kenai, Alaska 99611-8902  
 SURVEYORS PHONE - (907) 283-0047 PLANNERS FAX --- (907) 283-9071

JOB NO: 28025	DATE: 21 May, 2008 SH
SURVEYED: April 2008	SCALE: 1" = 100'
FIELD BK: 2008-1, Pg. 25	OWNER: 28025 Sub.dwg