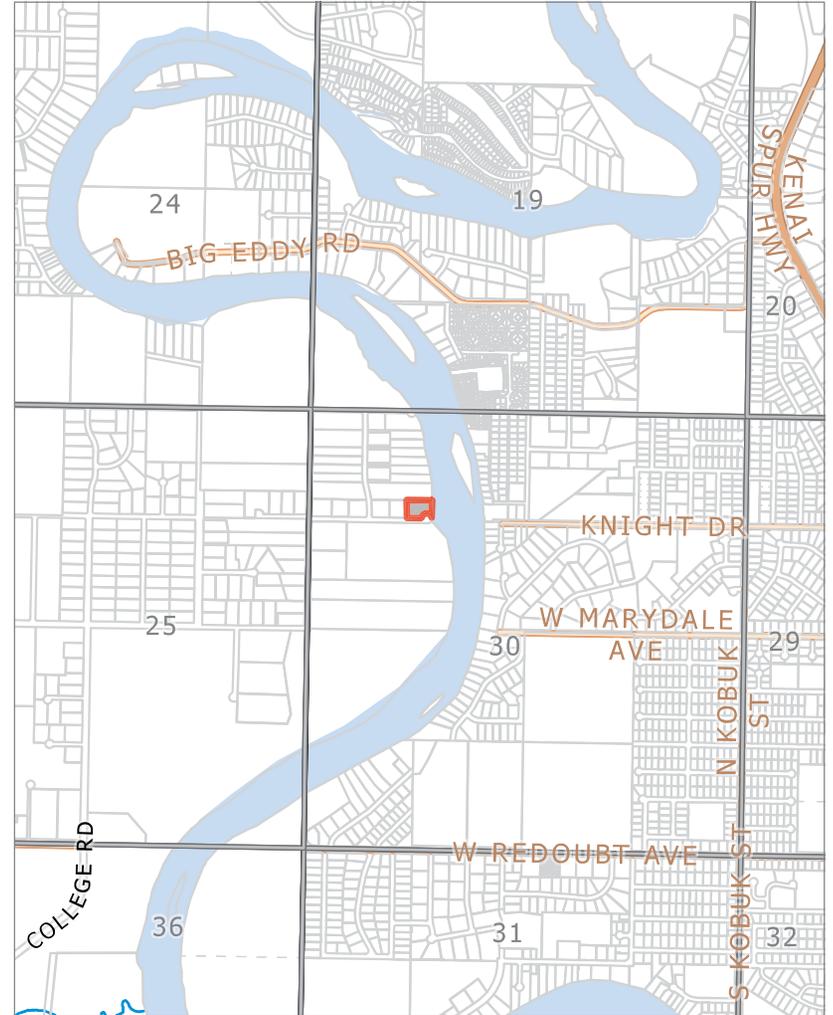


## **E. NEW BUSINESS**

- 12. Jake Estates ROW Replat; KPB 2023-115  
McLane Consulting Group / Asimakopoulos  
Location: Paulk Avenue  
Kalifornsky Area**

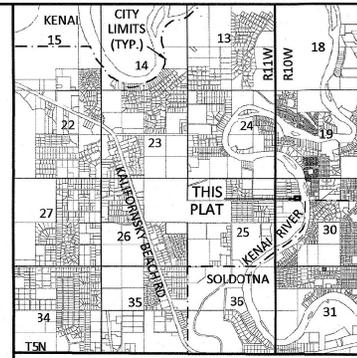
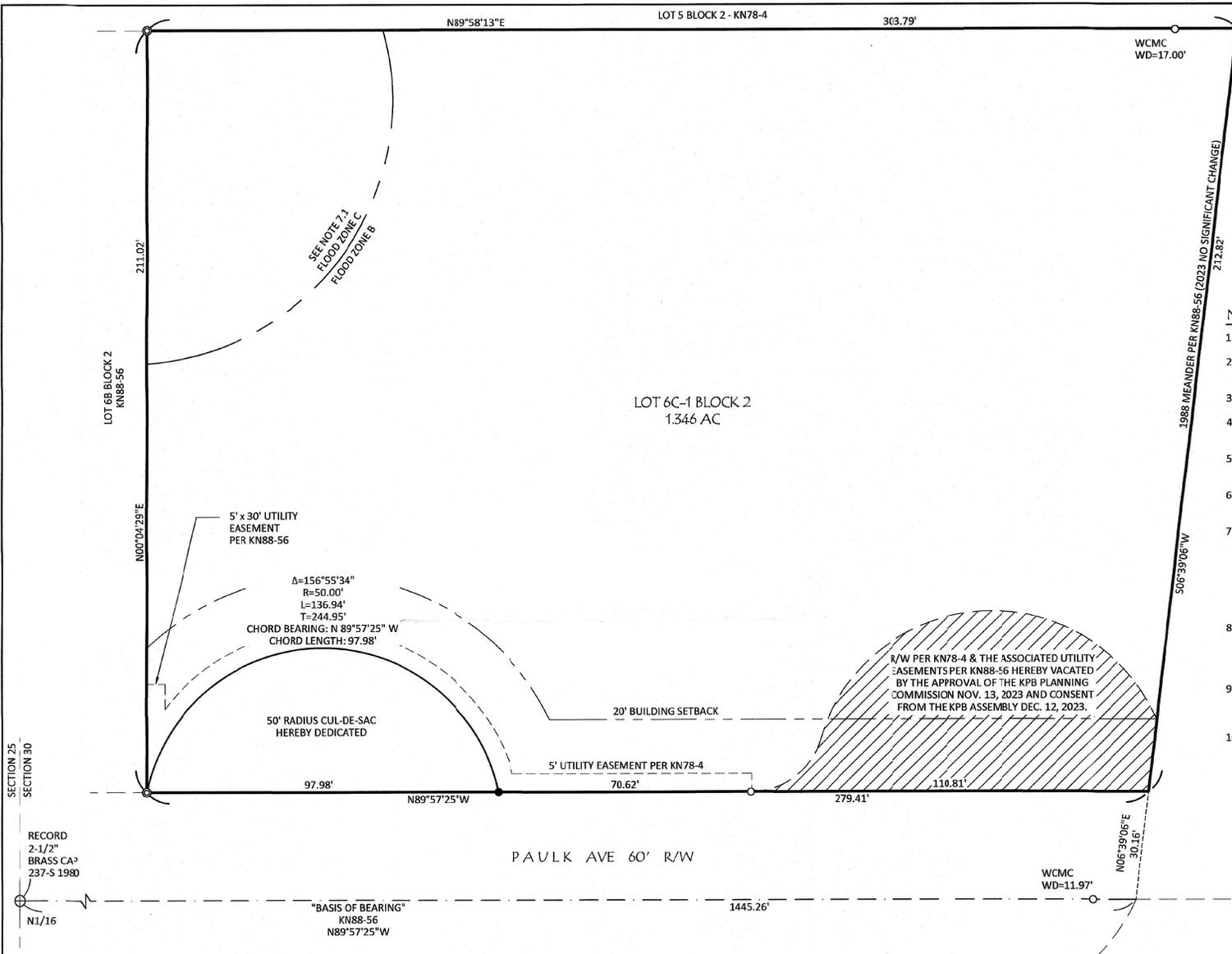


KPB File 2023-115  
T 05N R 10W SEC 30  
Kalifornsky

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**NOTES**

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 5 FEET OF THE 20FOOT BUILDING SETBACK IS ALSO A UTILITY EASEMENT PER KN88-56.
4. 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. 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 DEPARTMENT.
6. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE KENAI RIVER FORM THE TRUE BOUNDS OF LOT 6C-1. THE MEANDER LINE SHOWN PER KN78-4 HEREON IS FOR SURVEY COMPUTATIONS ONLY.
7. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21, CHAPTER 6 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
  - 7.1. SUBDIVISION IS LOCATED WITHIN THE FLOODZONE B AND ZONE C PER FEMA MAP PANEL NUMBER 020012-2045C.
8. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB CHAPTER 21.06, DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
9. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. WIDTH AND DEVELOPMENT MAY BE RESTRICTED UNDER TITLE 21, CHAPTER 18 OF KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
10. 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.

SECTION 25  
SECTION 30

RECORD  
2-1/2"  
BRASS CAP  
237-S 1980  
N1/16

- LEGEND**
- ⊕ RECORD PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS NOTED
  - FOUND 1-1/2" ALCAP LS-5152 1988
  - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

**WASTEWATER DISPOSAL**  
THE EXISTING PARENT SUBDIVISION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (SEPTEMBER 9, 1988) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20.40.040(A)(4)(A), FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 20.40.020(1)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**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.

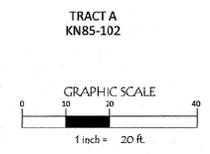
JODY J. ASIMAKOPOULOS  
PO BOX 1958, SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: JODY J. ASIMAKOPOULOS  
ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA



**PLAT APPROVAL**

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

AUTHORIZED OFFICIAL



<b>Plat #</b>	
Rec Dist	
Date	20____
Time	____ M

**JAKE ESTATES ROW REPLAT**  
A REPLAT OF LOT 6C BLOCK 2 JAKE ESTATES SALMON NEST ADDITION KN88-56 AND THE ASSOCIATED R/W VACATION  
JODY J. ASIMAKOPOULOS  
PO BOX 1958, SOLDOTNA, AK 99669  
1.433 AC M/L SITUATED IN THE NW1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99669 VOICE: (907) 263-2128 FAX: (907) 263-3865 WWW.MCLANECG.COM	KPB FILE NO. 2023-115V
	PROJECT NO. 232029	

SCALE 1" = 20'	DATE : OCT. 2023	BOOK NO. : 22-04	DRAWN BY : JAH
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AGENDA ITEM E. NEW BUSINESS

**ITEM #12 - PRELIMINARY PLAT  
JAKE ESTATES ROW REPLAT**

<b>KPB File No.</b>	2023-115
<b>Plat Committee Meeting:</b>	February 26, 2024
<b>Applicant / Owner:</b>	Jody Asimakopoulos of Soldotna, Alaska
<b>Surveyor:</b>	James Hall / McLane Consulting Inc
<b>General Location:</b>	Kalifornsky

<b>Parent Parcel No.:</b>	055-370-28
<b>Legal Description:</b>	T 5N R 10W SEC 30 Seward Meridian KN 0880056 Jake Estates Sub Salmon Nest Addn Lot 6C BLK 2
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will finalize a vacation of right -of-way and dedication of new right-of-way location for a turnaround.

**Location and Legal Access (existing and proposed):** This area is located off of Kalifornsky Beach Road to E Poppy Lane, Poppy Ridge Road, Bonita Avenue, then Paulk Avenue. Paulk Avenue and portions of Bonita Avenue are borough maintained with maintenance ending just before the driveway of the subject property. The cul-de-sac bulb is adjoining the Kenai River to the east providing access to the river.

This plat will be completing a right-of-way vacation that was approved by the Planning Commission on November 13, 2023 and given consent by the Assembly on December 12, 2023.

Block length is compliant as the plat is dedicating a turnaround to replace the one being vacated.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: The public river access appears to be preserved. The shift of the traffic bulb away from the proximity to the river bank is a positive from both a construction and habitat preservation perspective. There is some history of Paulk ROW encroachments by adjacent residents. Public access to the resource is the intent of the dedication and should be protected.
SOA DOT comments	

**Site Investigation:**

This area is generally flat with a slight decline towards the river to the east.

The current location for the bulb area falls within the classified Riverine wetland. The proposed location will be outside of any classified wetlands.

This area is located within a mapped flood hazard area, floodway, and habitat protection area for the Kenai River. The correct flood hazard notes are on the plat. **Staff recommends:** plat note 7.1 be revised to remove Zone C as

it is not shown on the flood plain map for the area involved (see map in packet)

There are several structures located on the property. The structures near the new dedication and setback have been relocated according to the surveyor.

<p>KPB River Center review</p>	<p>See attachments</p> <p>A. Floodplain</p> <p>Reviewer: Hindman, Julie          Floodplain Status: IS in flood hazard area          Comments: Flood Zone: A4,B,Floodway          Map Panel: 020012-2045C          In Floodway: True          Floodway Panel: 020012-0013</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan          Habitat Protection District Status: IS totally or partially within HPD          Comments: i:0#.w kpb\maldridge</p> <p>C. State Parks</p> <p>Reviewer:          Comments:</p>
<p>State of Alaska Fish and Game</p>	

**Staff Analysis**

Lot 6 of KN 78-4 was subdivided into three lots by Jake Estates Salmon Nest Addition, KN 88-56. No other platting actions have happened for this lot.

A soils report will not be required as the parent subdivision was approved by ADEC and this plat is not increasing the number of buildable lots.

Notice of the proposed plat was mailed to the beneficial interest holder on January 31, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**Utility Easements**

There is a 5 foot by 30 foot utility easement in the southwest corner of the plat carried forward from the parent plat (Jake Estates Salmon Nest Addition KRD 88-56) is shown correctly. The parent plat KRD 88-56 granted a 5 foot utility easement along the front 5 feet of Building Setback, current KPB Code 20.30.060(D) Easements – Requirements states “Unless a utility company request additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement.” **Staff recommends:** plat note 3 be updated to current code and the easement line be extend to east boundary line.

This plat, beside vacating the right-of-way, also vacated the associated utility easement associated with the right-of-way.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	HEA comments are in the packet
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  45730 PAULK AVE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  PAULK AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:  No additional comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: Current Imagery shows multiple ROW encroachments. Limits public access to the River.</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comment</p>
Advisory Planning Commission	

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**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

- Update the KPB File number to 2023-115
- **Staff recommendation:** comply with 20.60.110.

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**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;  
**Staff recommendation:**  
*Mark the curved line as the southern edge of right-of-way line since the curve makes it look different.*
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;  
**Staff recommendation:**  
*Reduce the scale of the vicinity map. The intent of the map is to show the vicinity of the site and roads around and adjacent to it and as a way to get to the site from a major road, not a parcel map or a section township range map.*
- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;  
**Staff recommendation:**  
Show low area and area of inundation from river on the final

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**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

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**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

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**KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:** comply with 20.60.190.

- Add Certificate of Acceptance
- Add a Plat Approval in compliance with 20.60.190 with the date of February 26, 2024

---

**RECOMMENDATION:**

**STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



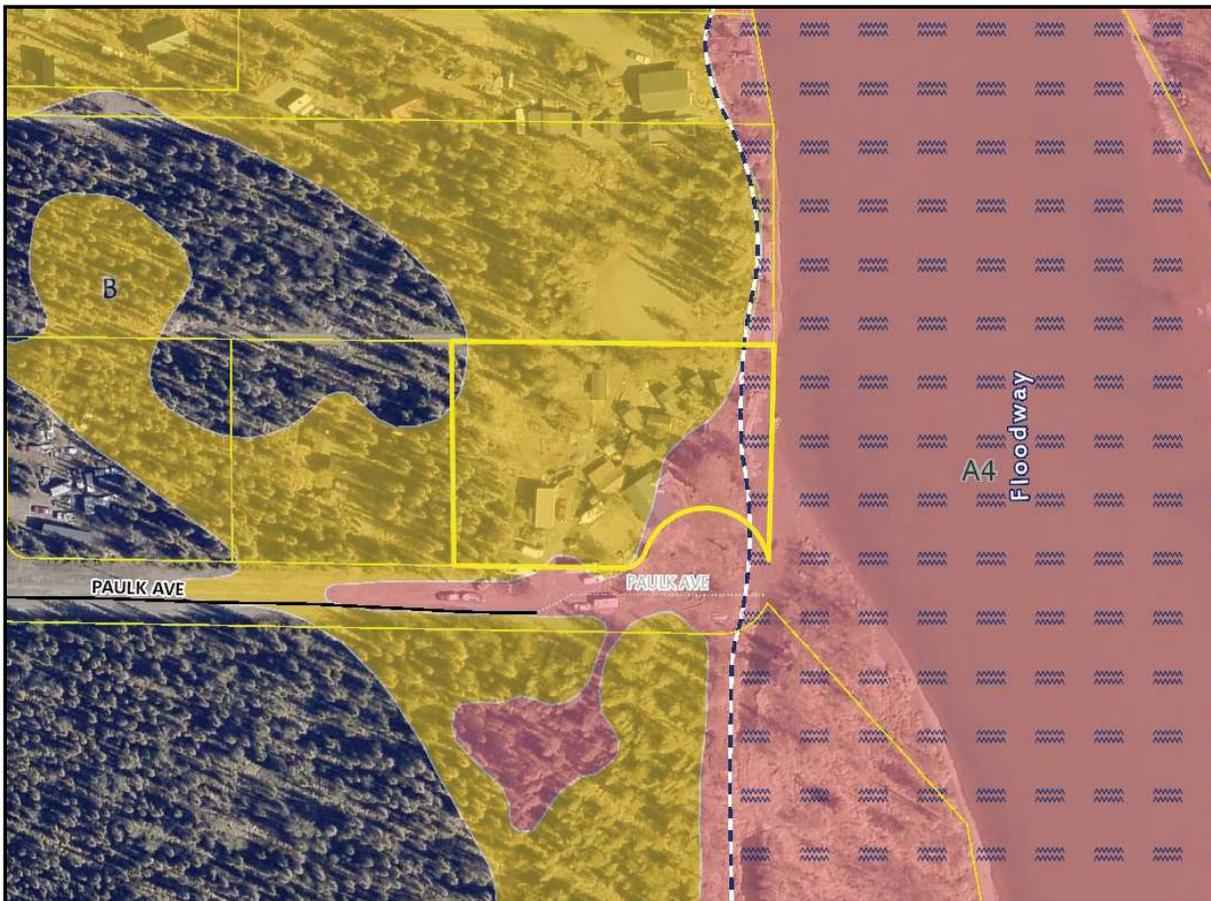
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



# FLOODPLAIN DETERMINATION MAP

PARCEL ID: 05537028

10/25/2023 3:37



## Definitions

-  **Floodway**  
Highest Risk, Most Regulated
-  **Zone B**  
Non-Regulatory  
0.2% Annual Chance Flood
-  **Zone A4**  
Regulatory  
1% Annual Chance Flood

## Community Flood Insurance Rate Map (FIRM) Panel(s):

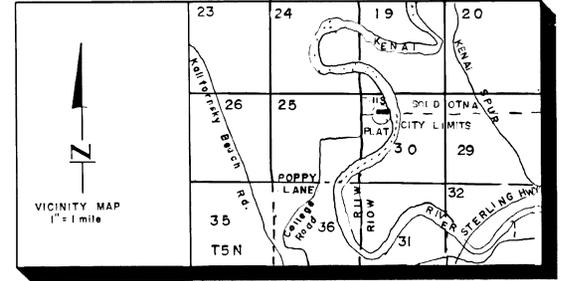
0200122045C

The city of Soldotna does not participate in the National Flood Insurance Program (NFIP) and is outside the regulatory jurisdiction of the KPB Floodplain Management Program.

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

88-56  
 RECORDED FILED 20-  
 Kenai REC. DIST.  
 9/22 1989  
 9:59 A.  
 Integrity Surveys

FLOOD PLAIN NOTE:  
 LOTS WITHIN THIS SUBDIVISION MAY BE LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA. DEVELOPMENT MUST COMPLY WITH CHAPTER 21 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES. A SURVEY TO DETERMINE THE ELEVATION OF THE PROPERTY MAY BE REQUIRED PRIOR TO CONSTRUCTION.

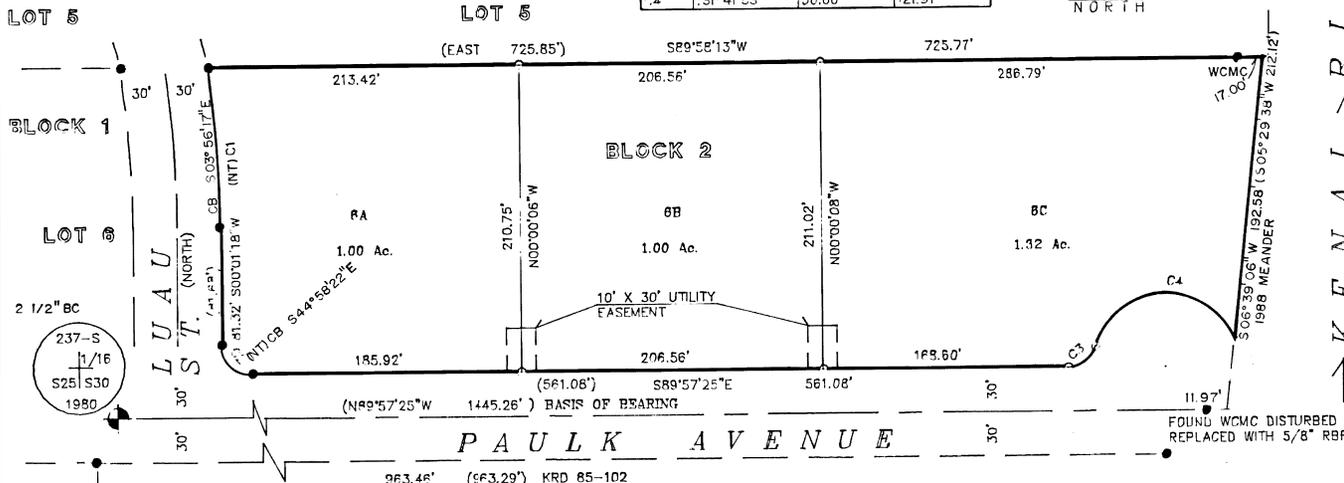


JAKE ESTATES

No.	Delta	Radius	Arc Length
C1	07°44'51"	808.21	109.48
C2	90°10'56"	20.00	31.48
C3	73°23'57"	20.00	25.62
C4	1°31'41'53"	50.00	121.91



K E N A I R I V E R



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

*Ramona M Paulk*  
 RAMONA M. PAULK  
 P.O. BOX 191  
 SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 9 DAY OF AUGUST, 1988 FOR *Ramona M. Paulk*

*Cliff Bley*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 3/12/89

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 7-25-88

KENAI PENINSULA BOROUGH  
*Richard T. ...*  
 AUTHORIZED OFFICIAL



K.P.B. FILE NO. 88-058

JAKE ESTATES  
 SALMON NEST ADDITION

A RESUBDIVISION OF LOT 6 BLOCK 2  
 JAKE ESTATES SUBDIVISION LOCATED WITHIN THE N1/2 NW 1/4 SEC. 30, T5N, R10W, S.M. KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
 CONTAINING 3.32 Ac INTO 3 PARCELS

INTEGRITY SURVEYS

P.O. BOX 1831 SOLDOTNA, ALASKA 99669	
SURVEYORS	PLANNERS
JOB NO.: 88-23	FIELD BOOK: 88-4
DISK NO.: D4	FILE NAME: JAKE ESTATES
SURVEYED: JULY 88	PLATTED: AUGUST 88
DRAFTED: CB / JS	SCALE: 1" = 60'
CHECKED: CB	SHEET:

LEGEND

- MONUMENT (Found this survey)
- MONUMENT (Set this survey)
- 1/2" REBAR (Found this survey)
- 5/8" x 30" REBAR (Set this survey)
- ( ) RECORD DATUM KR D 78-4
- (NT) NON-TANGENT
- CB CHORD BEARING

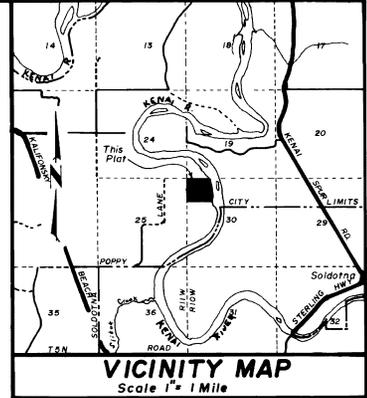
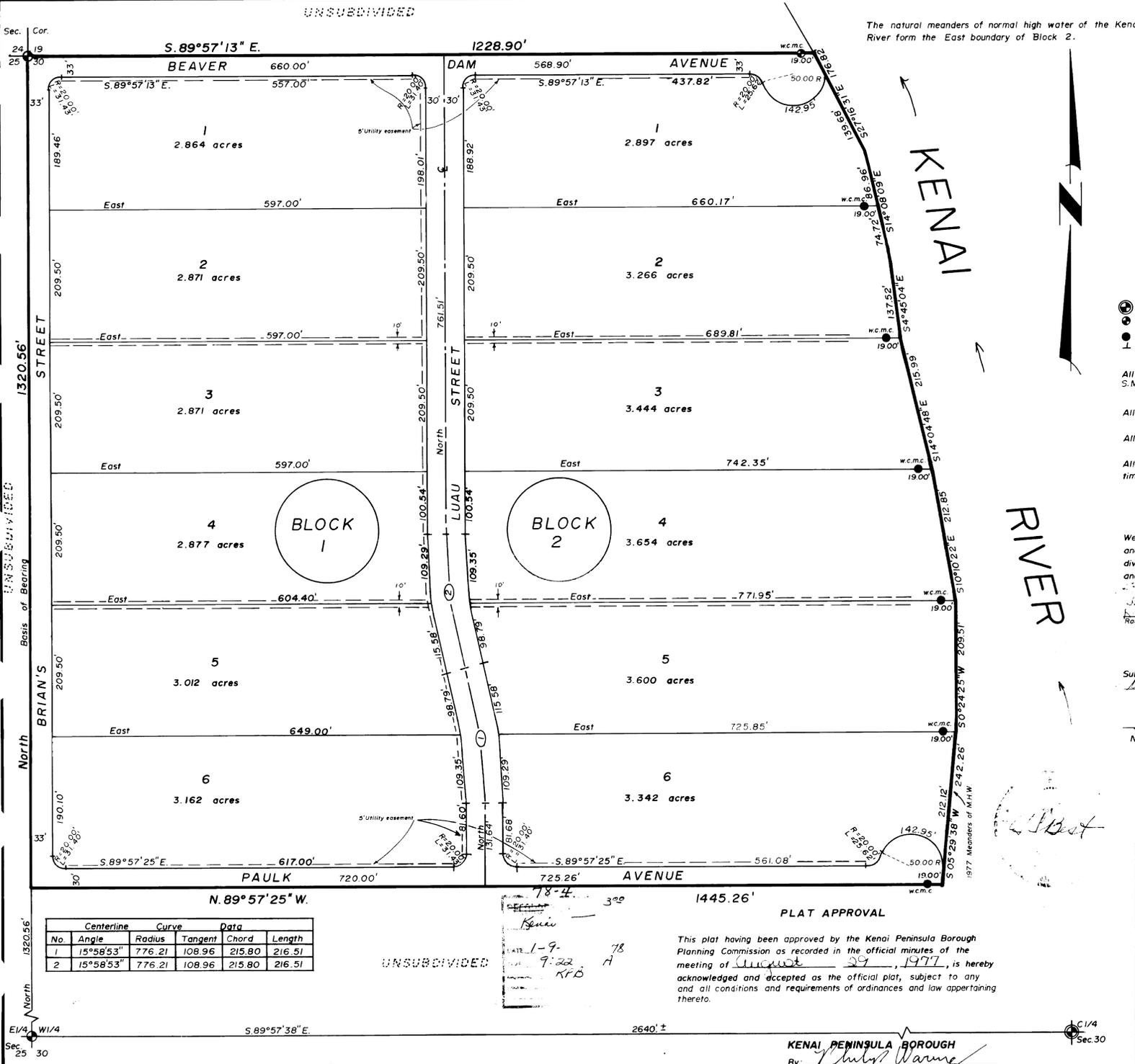
MEANDER NOTE:  
 THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER OR ORDINARY HIGH WATER FORMS THE TRUE BOUNDS OF THE SUBD. THE APPROXIMATE LINE OF MEAN HIGH WATER OR ORDINARY HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE SUBDIVISION CORNERS BEING ON THE EXTENSION OF THE SUBDIVISION SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

NOTES:

- 1) PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL.
- 2) A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 3) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
- 4) THE FRONT 5 FEET OF BUILDING SETBACK IS RESERVED AS A UTILITY EASEMENT
- 5) DUE TO HIGH WATER TABLE ALL LOTS WILL REQUIRE ENGINEERED MOUND DISPOSAL SYSTEM WITH ADEC APPROVAL PRIOR TO INSTALLATION, 18 AAC 72.060.

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 72.065 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

*Paul D. Howarth* EE 9/12/88  
 SIGNATURE TITLE DATE



- LEGEND AND NOTES**
- Found official survey B.C. monument (610-S)
  - Found G.L.O. B.C. monument
  - Set 1/2" x 20" steel rebar.
  - ⊥ Set 1/2 x 20 steel rebar at all lot corners.

All bearings refer to the West boundary of Sec. 30, T5N, R9W, S.M. AK. as being North.

All datum of record shown thus ( ).

All lots are subject to a 20' bldg. setback along all dedicated R/W's.

All wastewater disposal systems shall comply with existing law at time of construction.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

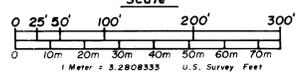
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

*Ramona Pauk, et al.*  
*Robert K. Fanning*

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this 21<sup>st</sup> day of November, 1977.

*G.S. Best*  
 Notary Public for Alaska My commission expires: 12-31-1978



No.	Angle	Radius	Tangent	Chord	Length
1	15°58'53"	776.21	108.96	215.80	216.51
2	15°58'53"	776.21	108.96	215.80	216.51

PLAT APPROVAL

Kenai  
 1-9-78  
 9-22  
 KPB

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 29, 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH  
 By: *Cheryl Warming*

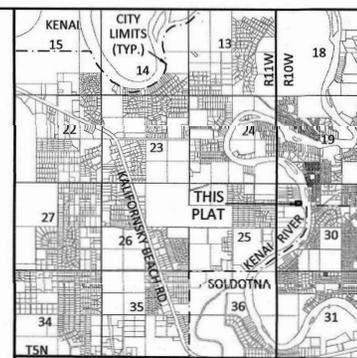
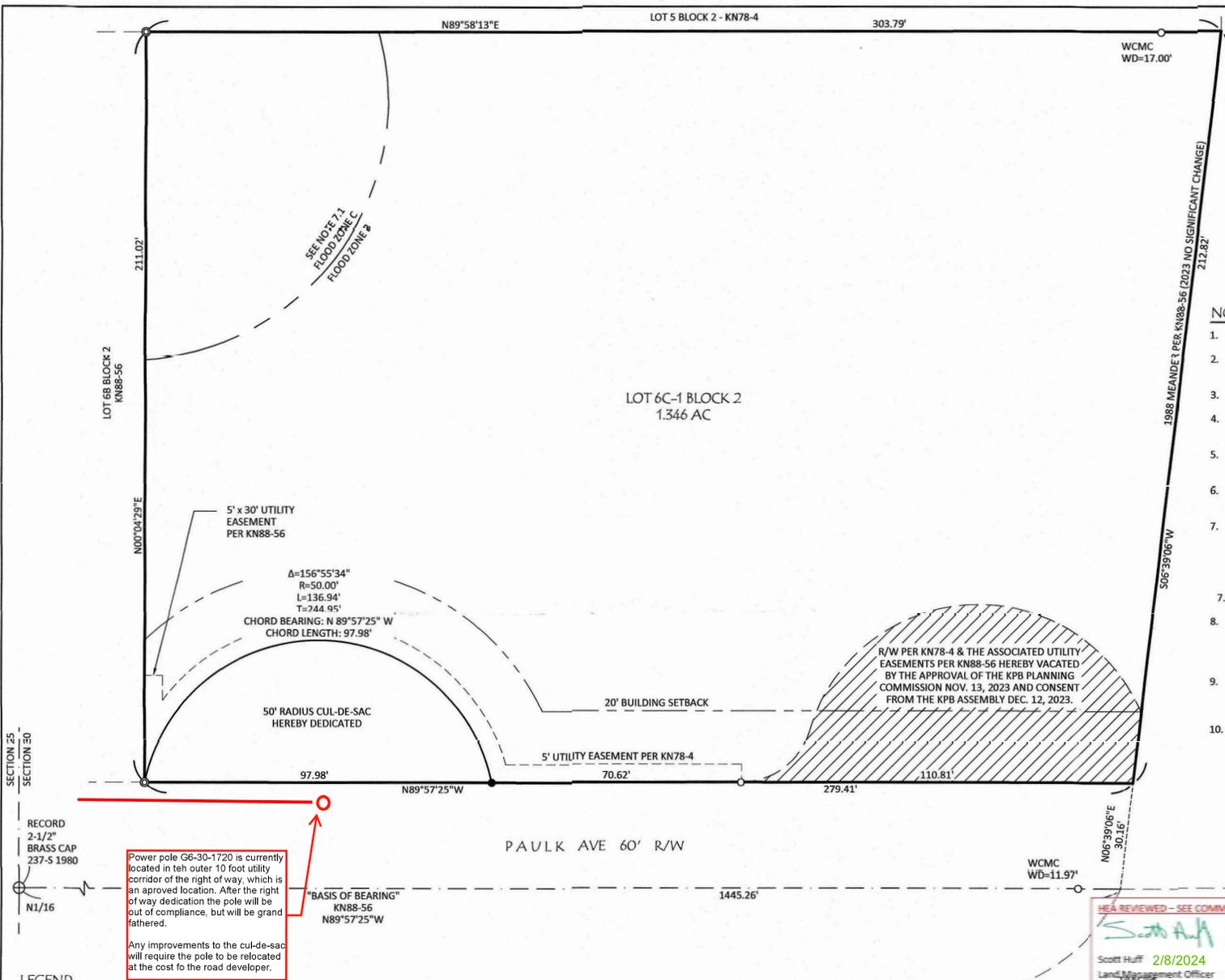
**JAKE ESTATE SUBDIVISION**

DESCRIPTION  
 42.70± Ac. of Govt. Lot 3, located in NW 1/4 NW 1/4 and in a portion of NE 1/4 NW 1/4 that lies west of the Kenai River Sec. 30, T.5N., R.10W., S.M. AK. and in the Kenai Peninsula Borough.

Owner: Ramona Pauk Et. Al.  
 Box 191  
 Soldotna, Ak. 99669

PO. Box 476 Soldotna AK.  
 G.S. Best  
 Geologist, Registered Land Surveyor

Date Surveyed Aug. 1977	Scale 1" = 100'	Bk. No. 77-2
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VICINITY MAP  
Scale 1" = 1 Mile

NOTES

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3. THE FRONT 5 FEET OF THE 20 FOOT BUILDING SETBACK IS ALSO A UTILITY EASEMENT PER KN88-56.
4. 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. 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 DEPARTMENT.
6. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE KENAI RIVER FORM THE TRUE BOUNDS OF LOT 6C-1. THE MEANDER LINE SHOWN PER KN78-4 HEREON IS FOR SURVEY COMPUTATIONS ONLY.
7. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21, CHAPTER 6 OF THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
  - 7.1. SUBDIVISION IS LOCATED WITHIN THE FLOOD ZONE B AND ZONE C PER FEMA MAP PANEL NUMBER 02012-2045C.
8. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB CHAPTER 21.06, DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
9. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. WIDTH AND DEVELOPMENT MAY BE RESTRICTED UNDER TITLE 21, CHAPTER 18 OF KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
10. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORP'S OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

SECTION 25  
SECTION 30

RECORD  
2-1/2"  
BRASS CAP  
237-S 1980  
N1/16

Power pole G6-30-1720 is currently located in the outer 10 foot utility corridor of the right of way, which is an approved location. After the right of way dedication the pole will be out of compliance, but will be grandfathered.  
Any improvements to the cul-de-sac will require the pole to be relocated at the cost to the road developer.

- LEGEND
- ⊕ RECORD PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS NOTED
  - FOUND 1-1/2" ALCAP LS-5152 1988
  - SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

**WASTEWATER DISPOSAL**  
THE EXISTING PARENT SUBDIVISION WAS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (SEPTEMBER 9, 1988) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20.40.040(A)(4)(A), FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 20.40.020(1)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

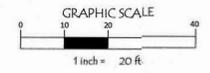
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JODY J. ASIMAKOPOULOS  
PO BOX 1958, SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: JODY J. ASIMAKOPOULOS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

HEA REVIEWED - SEE COMMENTS  
Scott Huff 2/8/2024  
Land Management Officer  
TRACPA  
KN88-102



**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.080.

AUTHORIZED OFFICIAL \_\_\_\_\_



Plat #	
Rec Dist	
Date	20____
Time	____:____

**JAKE ESTATES ROW REPLAT**  
A REPLAT OF LOT 6C BLOCK 2 JAKE ESTATES SALMON NEST ADDITION KN88-56 AND THE ASSOCIATED R/W VACATION  
JODY J. ASIMAKOPOULOS  
PO BOX 1958, SOLDOTNA, AK 99669  
1.433 AC M/L SITUATED IN THE NW1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT.



KPB FILE NO. 2023-115V  
PROJECT NO. 232029

SCALE 1" = 20'	DATE: OCT. 2023	BOOK NO.: 22-04	DRAWN BY: JAH
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