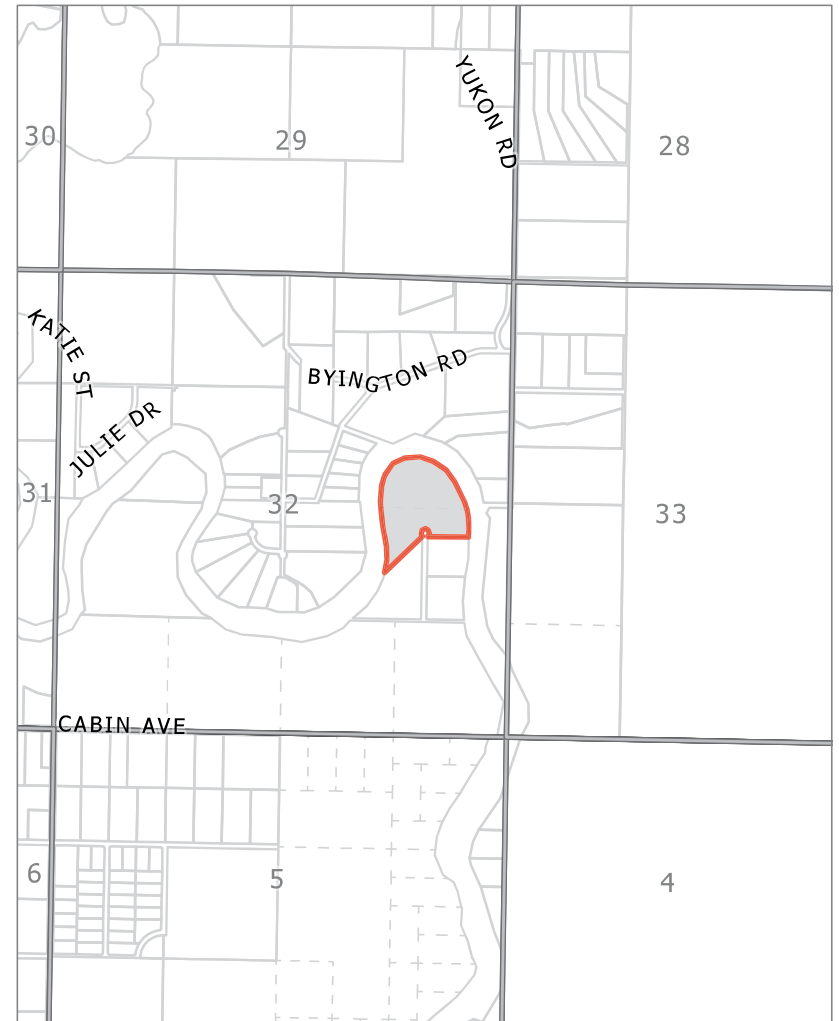
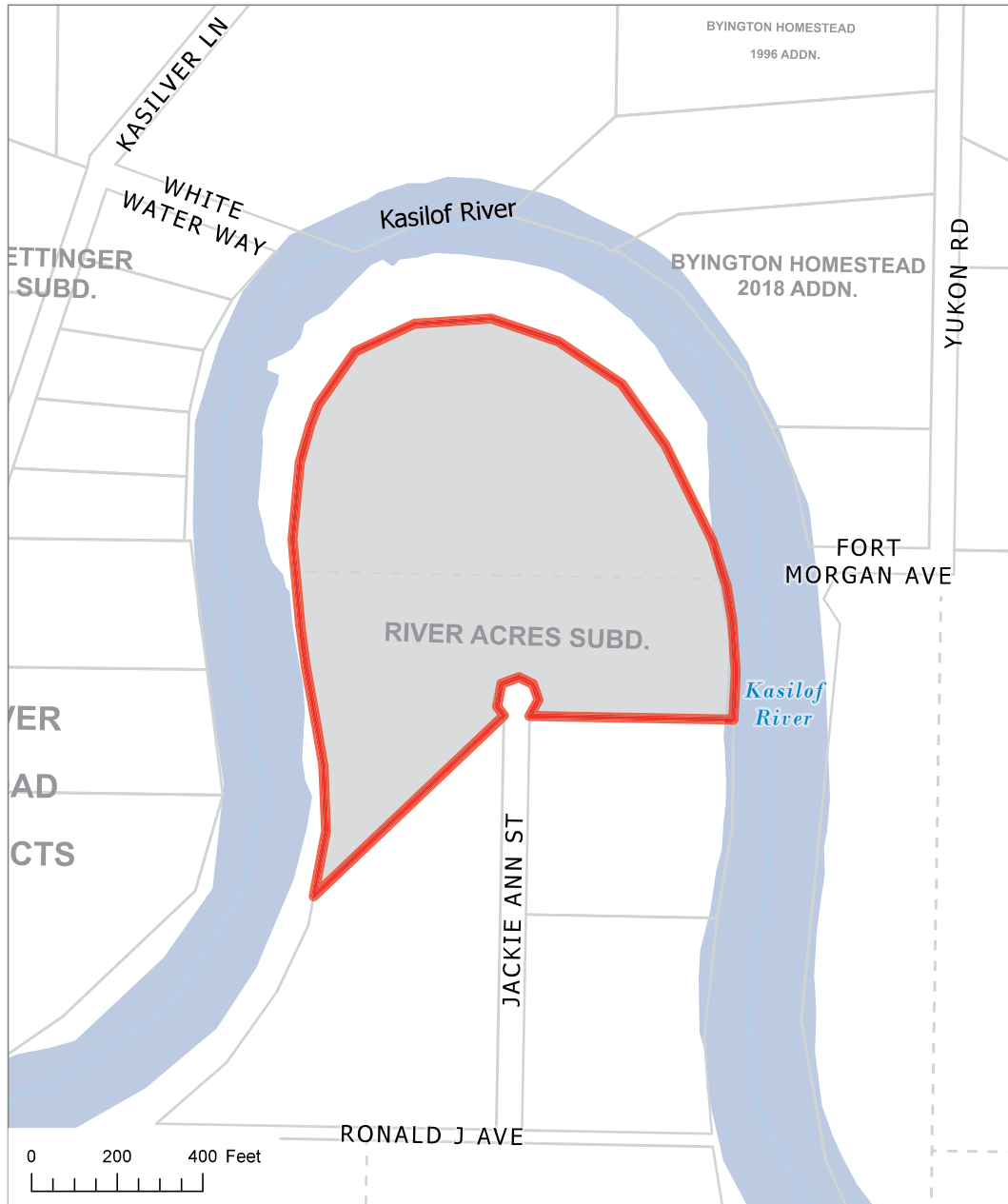


E. NEW BUSINESS

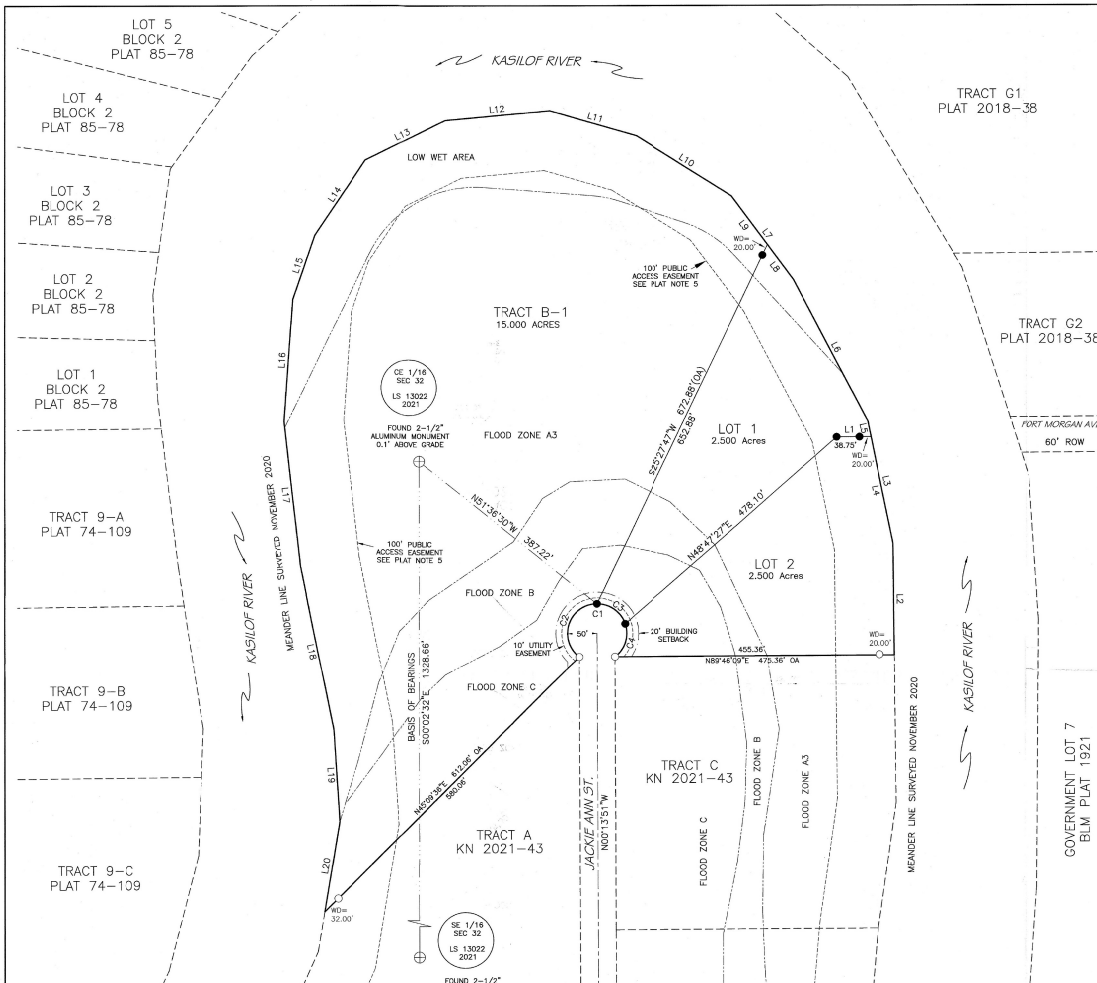
- 5. River Acres Subdivision Blu Addition; KPB File 2025-067
Edge Survey & Design / Jaymes
Location: Nearest Road – Cabin Lake Rd off Johnson Lake Rd
Cohoe Area**



KPB File 2025-067
T 3N R 11W Sec32
Cohoe



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.



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT
- 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2021
- SET PROPERTY CORNER 5/8" x 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- 20 FOOT BUILDING SETBACK
- EASEMENT
- FLOOD ZONES
- Ⓡ MONUMENT REFERENCE NUMBER
- OA OVERALL
- (R1) RECORD DATA (R1)

LINE TABLE

LINE	BEARING	DISTANCE
L1(OA)	S89°46'09"W	58.75'
L2	N00°43'04"E	188.26'
L3(OA)	N11°40'00"E	211.61'
L4	N11°40'00"E	184.75'
L5	N11°40'00"E	26.86'
L6	N27°49'10"W	272.12'
L7(OA)	N36°44'25"E	176.75'
L8	N36°44'25"E	74.03'
L9	N36°44'25"E	102.73'
L10	N07°55'59"W	190.83'
L11	N73°44'28"W	152.98'
L12	S64°44'25"E	179.39'
L13	S63°42'07"E	151.83'
L14	S33°42'54"E	152.89'
L15	S18°53'33"E	114.67'
L16	S04°07'39"E	207.19'
L17	S06°24'56"E	245.13'
L18	S11°22'58"E	285.52'
L19	S03°35'09"E	153.98'
L20	S02°45'57"E	154.50'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(OA)	50.00'	249.81'	286°13'37"	S89°46'09"W	60.00'
C2	50.00'	124.90'	143°07'48"	S18°12'14"W	94.87'
C3	50.00'	62.45'	71°33'54"	N54°26'54"W	58.47'
C4	50.00'	62.45'	71°33'54"	S17°07'00"W	58.47'

REFERENCES

(R1) RIVER ACRES SUBDIVISION, PLAT 2021-43, KENAI RECORDING DISTRICT

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.

NOTES

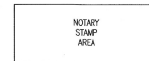
- THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. ANY PERSONS DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED FEDERAL, STATE, OR LOCAL PERMITS, INCLUDING THE U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO THE 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.
- THIS SUBDIVISION IS SUBJECT TO ANY PROHIBITION OF LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
- THIS SUBDIVISION IS SUBJECT TO A CONTINUOUS PUBLIC ACCESS EASEMENT ON THE BED AND ONE HUNDRED (100) FEET UPLAND OF AND ALONG THE ORDINARY HIGH WATER MARK OF THE KASLOF RIVER GIVEN BY RECITAL IN DEED; RECORDED: MAY 1, 2003, SERIAL NO.: 2003-005338-0.
- AT THE TIME OF THE RECORDING OF THIS PLAT, LEGAL ACCESS IS BY WAY OF KASLOF RIVER.
- THE NATURAL MEANDER LINE FORMS THE TRUE BOUNDARY OF THE SUBDIVISION, THE TRUE PROPERTY CORNERS BEING THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE.
- FLOODWAY NOTICE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18 AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTIES SHOWN ON THIS PLAT HAVE 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 CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES A3, 3 AND C PER MAP PANEL 020012 2730 A.
- EXCEPTION TO KPB CODE 20.40.100, TO REQUIRE A SOLS ANALYSIS REPORT, WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF MAY 27, 2025.
- WASTEWATER DISPOSAL: ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY ACKNOWLEDGEMENT

FOR: JENNIFER JAYMES
ACKNOWLEDGED BEFORE ME
THIS DAY OF 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

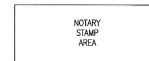


NOTARY ACKNOWLEDGEMENT

FOR: BYRON JAYMES
ACKNOWLEDGED BEFORE ME
THIS DAY OF 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

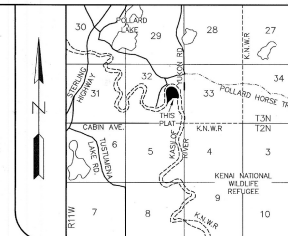
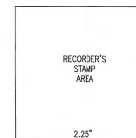
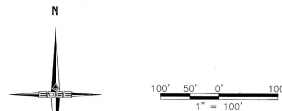


PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 27, 2021.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL



VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS 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.

JENNIFER JAYMES
15555 KENAI SPUR HIGHWAY
SOLDOTNA, ALASKA 99669

BYRON JAYMES
15555 KENAI SPUR HIGHWAY
SOLDOTNA, ALASKA 99669

KPB FILE No. 2025-000

RIVER ACRES SUBDIVISION BLU RIVER ADDITION

A SUBDIVISION OF
RIVER ACRES SUBDIVISION
PLAT 2021-43
KENAI RECORDING DISTRICT

OWNERS:
BYRON AND JENNIFER JAYMES
15555 KENAI SPUR HIGHWAY
SOLDOTNA, ALASKA 99669

LOCATED WITHIN E 1/2 SECTION 32,
T.3N., R.11W., S.4M.
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
STATE OF ALASKA

CONTAINING 20.00 ACRES



3000 KING STREET, ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AOL # 1392 www.edgesurvey.net

DRAWN BY: DATE: 05/01/2025 PROJECT: 25-518
JY
CHECKED BY: SCALE: 1" = 100' SHEET: 1 OF 1
MA

KPB 2025-067

PRELIMINARY PLAT

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
RIVER ACRES SUBDIVISION BLU RIVER ADDITION**

KPB File No.	2025-067
Plat Committee Meeting:	May 27, 2025
Applicant / Owner:	Bryon and Jennifer Jaymes of Kasilof, Alaska
Surveyor:	Jason Young; Edge Survey and Design, LLC
General Location:	Kasilof River Area

Parent Parcel No.:	133-120-02
Legal Description:	Tract B, River Acres Subdivision, Plat 2021-43, Kenai Recording District, Township 3 North, Range 11 West, Section 32, Seward Meridian
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	On-site / On-site
Exception Request	20.40.100- Soils Analysis and Report

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 20-acre parcel into three parcels: two parcels each consisting of 2.500 acres and one parcel of 15.000 acres.

Location and Legal Access (existing and proposed):

The proposed plat is located east of mile 11 of the Kasilof River.

Legal access is by Kasilof River surrounding the plat on the west, north and east and Jackie Ann Street to the south. Access by the Kasilof River is currently the most feasible access for the subject area. Jackie Ann Street is a 60-foot dedicated road which connects to Ronald J. Avenue to the south. Ronald J. Avenue extends east and west to the Kasilof River and does not interconnect with other roads at this time and neither is developed. Plat note number 6 states the legal access to the property is by the Kasilof River. **Staff recommends** the Plat Committee approve the legal access to the plat to be by the Kasilof River as being the most practical and feasible access and waiving the standard legal access requirement of KPB 20.30.050(A). With the approval of the Kasilof River as access, plat note 6 shall add the date of this meeting and approval.

A public access easement affects the subject property on the river bed and one hundred feet upland of and along the ordinary high-water mark of the Kasilof River as documented in serial number 2003-005338-0 Kenai Recording District. This easement has been noted as plat note number 5 on the preliminary plat. The location of the easement is depicted on the drawing but appears to be in a different location than shown on the parent plat. **Staff recommends** the surveyor should confirm location with DNR and place appropriately.

The block length is non-compliant. The Kasilof River abuts the subdivision on three sides and the roads dedicated by the parent plat provided the most conducive rights-of-way for the area at this time. There are no other connections to public access at this time.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objection at this time.
SOA DOT comments	No Comments

Site Investigation:

No structures are depicted on the preliminary plat. Verifying that information with KPB GIS Imagery and KPB Assessing Records, the subject property is determined as vacant.

KPB GIS Imagery Terrain Viewer shows minimal contours on the subject area with no grades exceeding 20%.

The Kasilof River abuts the subdivision on three sides: the north, west and east. The river and adjacent wetlands have been labeled and depicted on the preliminary plat.

The KPB River Center Reviewer has identified the area to be located within a FEMA designated flood hazard zone identified as flood zones A3, B and C per FEMA map panel 020012-2370A. The proper plat notes and depictions have been included on the plat.

The proposed plat is also located within a floodway. The proper plat note has been included on the preliminary plat as plat note number 7. Floodway is located in the river and **staff recommends** the surveyor should provide a label the plat indicating the floodway.

This property is also located within a habitat protection district which has been denoted on the plat as plat note number 9. **Staff recommends** the surveyor modify plat note number 9 and include the sentence regarding the width to comply with KPB 20.30.290.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Portions of this subdivision are within regulatory and non-regulatory flood zones. The zones and the floodway should be depicted and plat notes required.</p> <p>Flood Zone: A3,B,C,Floodway Map Panel: 020012-2730A In Floodway: True Floodway Panel: 020012-0025</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat fall within KPB 21.18 and the 50 foot setback applies to this area. Permits required through the River Center.</p>
State of Alaska Fish and Game	No response

Staff Analysis

Originally, this land was designated as Government lots 5 and 8 in Section 32, Township 3 North, Range 11 West, S.M., Alaska. In 2021, River Acres Subdivision (KN 2021-43) subdivided the land into four tracts and dedicated Jackie Ann Street and Ronald J. Avenue. This proposed plat will further subdivide Tract B into one Tract and Two Lots.

Proposed Tract B1 is approximately 653,400 square feet, exceeding the minimum 200,000 square feet in code. No soils report will be required for this tract. **Staff recommends** the KPB 20.40.030 wastewater disposal note be added to the final plat for Tract B1.

Lots 1 and 2 are approximately 108,900 square feet each. The Surveyor has requested an exception request to KPB 20.40.100- Wastewater Disposal Review. The exception will be discussed later in the staff report.

Notice of the proposed plat was mailed to the beneficial interest holder on May 5, 2025. 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 property is not within an advisory planning commission.

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

Utility Easements

The parent plat, River Acres Subdivision (KN 2021-43), granted a 10-foot utility easement adjacent to all rights-of-way. This easement has been depicted and denoted as plat note number 3.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	No Comments
ENSTAR	No Comments or Recommendations
ACS	No Response
GCI	Approved as Shown

KPB department / agency review:

Addressing Review	Reviewer: Leavitt, Rhealyn Affected Addresses: NONE Existing Street Names are Correct: Yes List of Correct Street Names: JACKIE ANN ST Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify the KPB file number to 2025-067
- Modify the Plat Approval date to May 27, 2025

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

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.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Correct the owner's name: "Bryon Jaymes"
- Include the entire mailing address "35555 Kenai Spur Highway, PMB 420"
- Staff suggests that the final plat be submitted with confirmation that the plat name will be "River Acres Subdivision Blu River Addition" as the exception request notes the name with the spelling of "Blue."

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:

- Add the ROW width to Jackie Ann Street

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:

- Correct the road from Section 30 through section 32- does not appear to be a platted road
- Staff suggests adding labels to: Johnson Lake, Star Lake and Raven Lake

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Modify the parcel to the northeast: Lot G2 per KN 2018-38

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.

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.

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

5. The certificate of ownership and dedication

- Please modify the owner's addresses to include the PMB box

EXCEPTIONS REQUESTED:

A. KPB 20.40.100-Soils analysis and report

Surveyor's Discussion: We are respectfully requesting an exception to the requirements of KPB Code 20.40.100, which calls for a soils analysis and report for platting actions, specifically in relation to wastewater disposal review. Based on the findings submitted below, we respectfully request approval of this exception under the discretionary provisions of the Borough Code. We believe this approach balances responsible planning with the practical constraints and intended use of the land.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. The proposed parcels are intended for recreational use in a remote area along the Kasilof River.
2. Future waste disposal systems are expected to include alternative methods such as privies, composting toilets, incineration, or transport off-site. These systems do not require the same site-specific soils data as conventional septic systems.
3. The subject parcels do not have legal or constructed access to the existing road system and may never obtain such access. This significantly limits the potential for future development requiring a traditional septic system or well.
4. Any future development is speculative and would require separate site-specific permitting and environmental review at that time.
5. Should a conventional septic system be proposed in the future, it will fall under the regulatory authority of the Alaska Department of Environmental Conservation (ADEC). At that point, a site-specific soils analysis would be required for ADEC approval.
6. Deferring the soils report until actual development is proposed ensures that data is accurate, relevant, and aligned with state requirements.
7. All newly proposed lots will have at least 20,000 square feet of continuous area available for the installation of wastewater disposal system, consistent with borough and state minimum area requirements.
8. Conducting a soils report in this location presents significant logistical and financial challenges, particularly in the absence of roads or development plans. Requiring such a report at this stage imposes an undue burden on the landowner with no practical benefit, given the speculative nature of development and the availability of alternative disposal options.

Staff Discussion:

20.40.100. - Soils analysis and report.

A. The soils analysis and report required by this chapter must demonstrate subsurface conditions and soils are suitable for designation as a usable wastewater disposal area under KPB 20.40.040(A)(4).

Findings.

9. Proposed Tract B1 is approximately 653,400 square feet, exceeding the minimum 200,000 square feet in code. No soils report will be required for this tract.
10. Lots 1 and 2 are approximately 108,900 square feet each.
11. The subject parcels are all currently vacant.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown
Findings 1-3; 8-11 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-8 and 11 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-5 and 11 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, 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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A

DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT 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



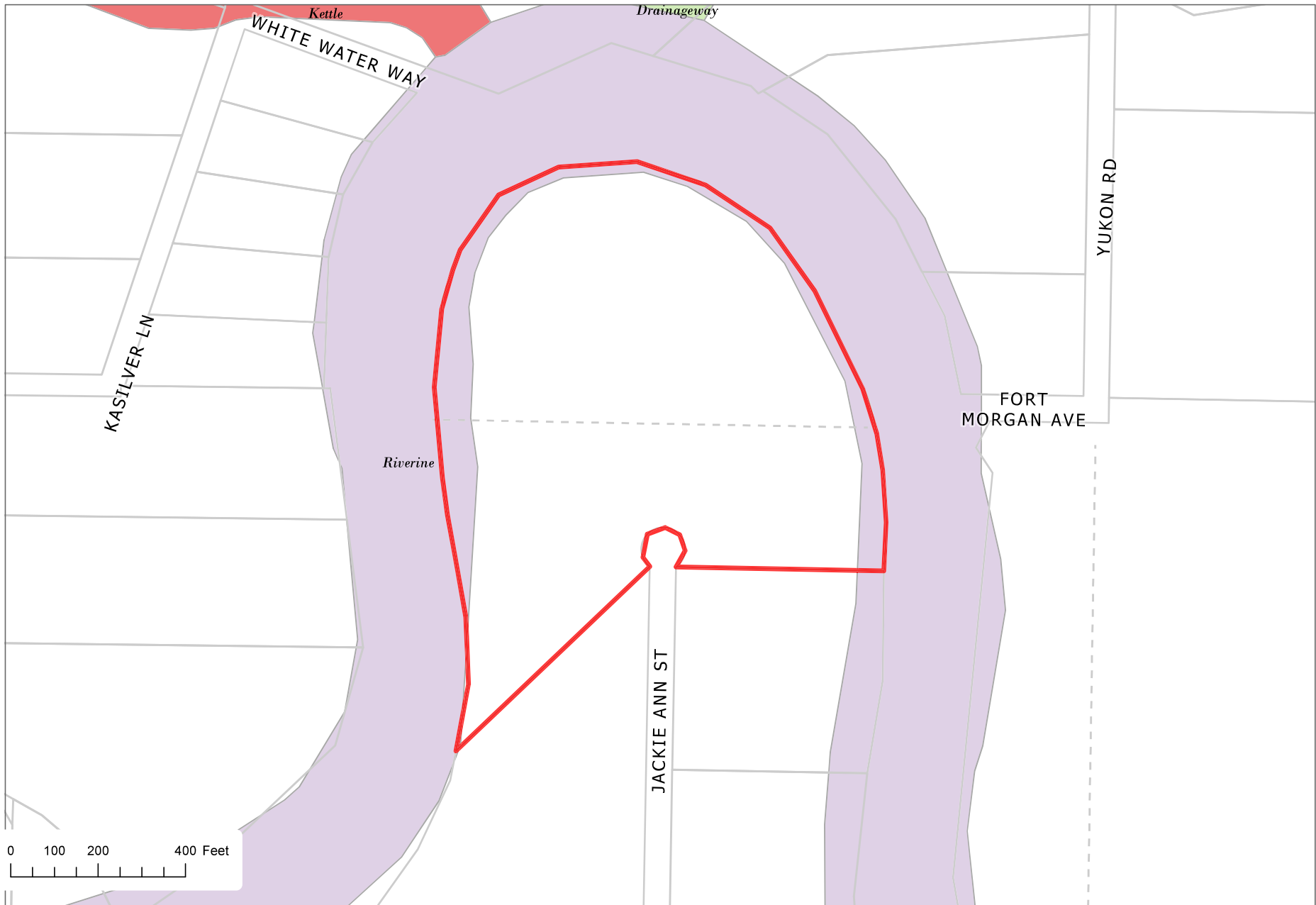
Aerial Map



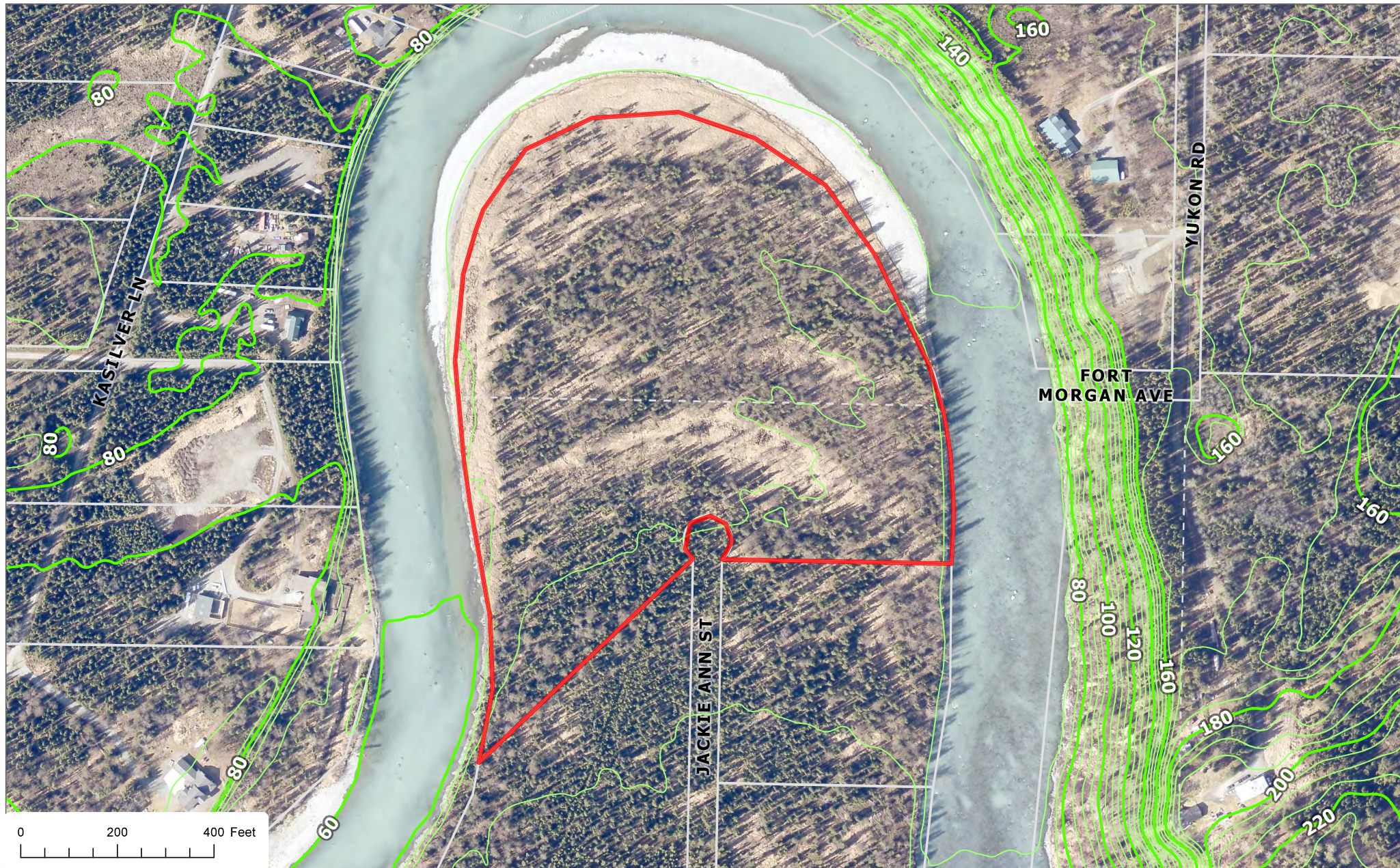
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



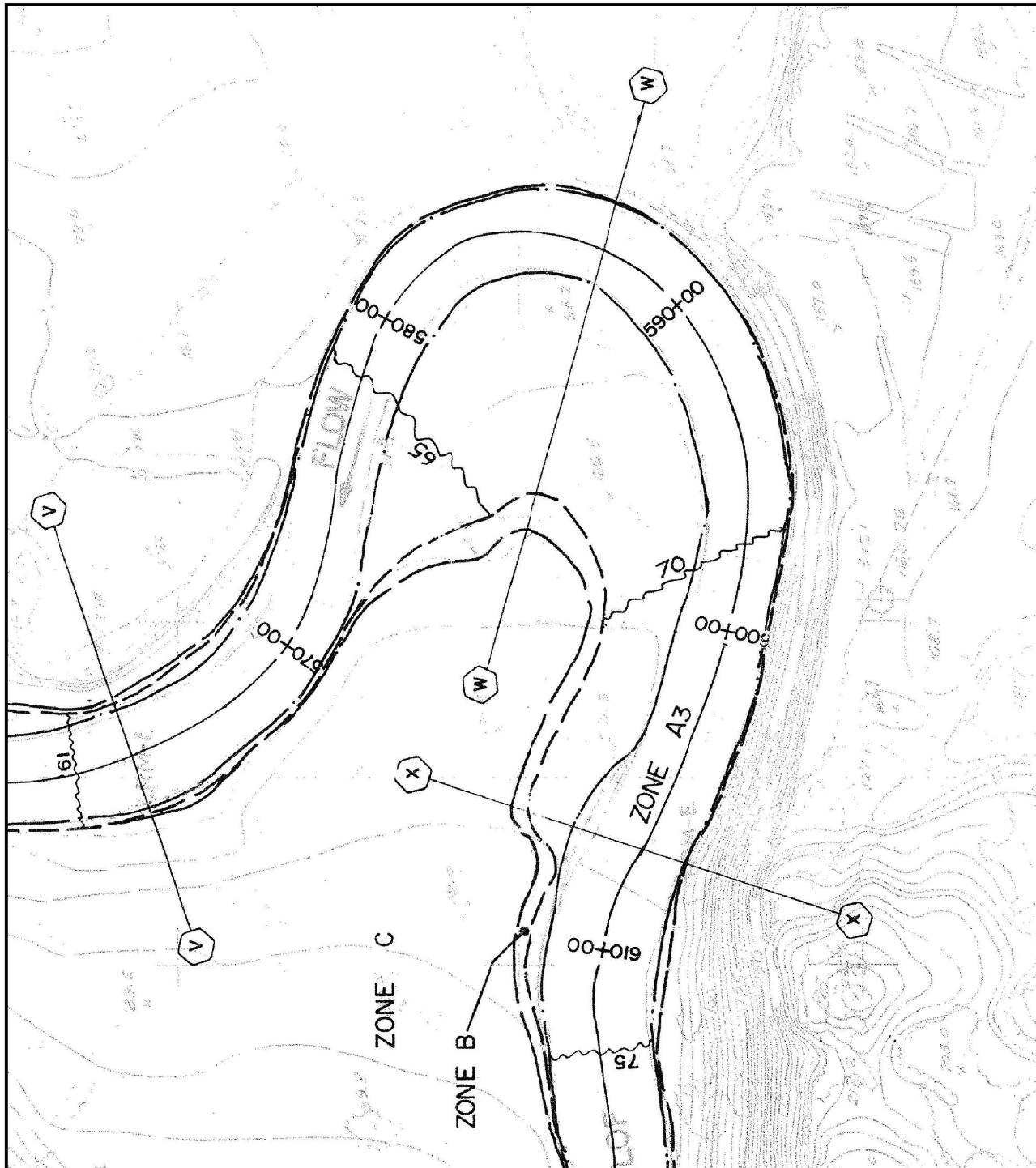
Wetlands



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.



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APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FLOODWAY FLOOD BOUNDARY AND FLOODWAY MAP

**KENAI PENINSULA
BOROUGH, ALASKA**

PANEL 25 OF 32
(SEE MAP INDEX FOR PANELS NOT PRINTED)

Notice: This map was reissued on January 26, 2024, to make a correction. This version replaces any previous versions. See the Notice-to-User letter that accompanied this correction for details.

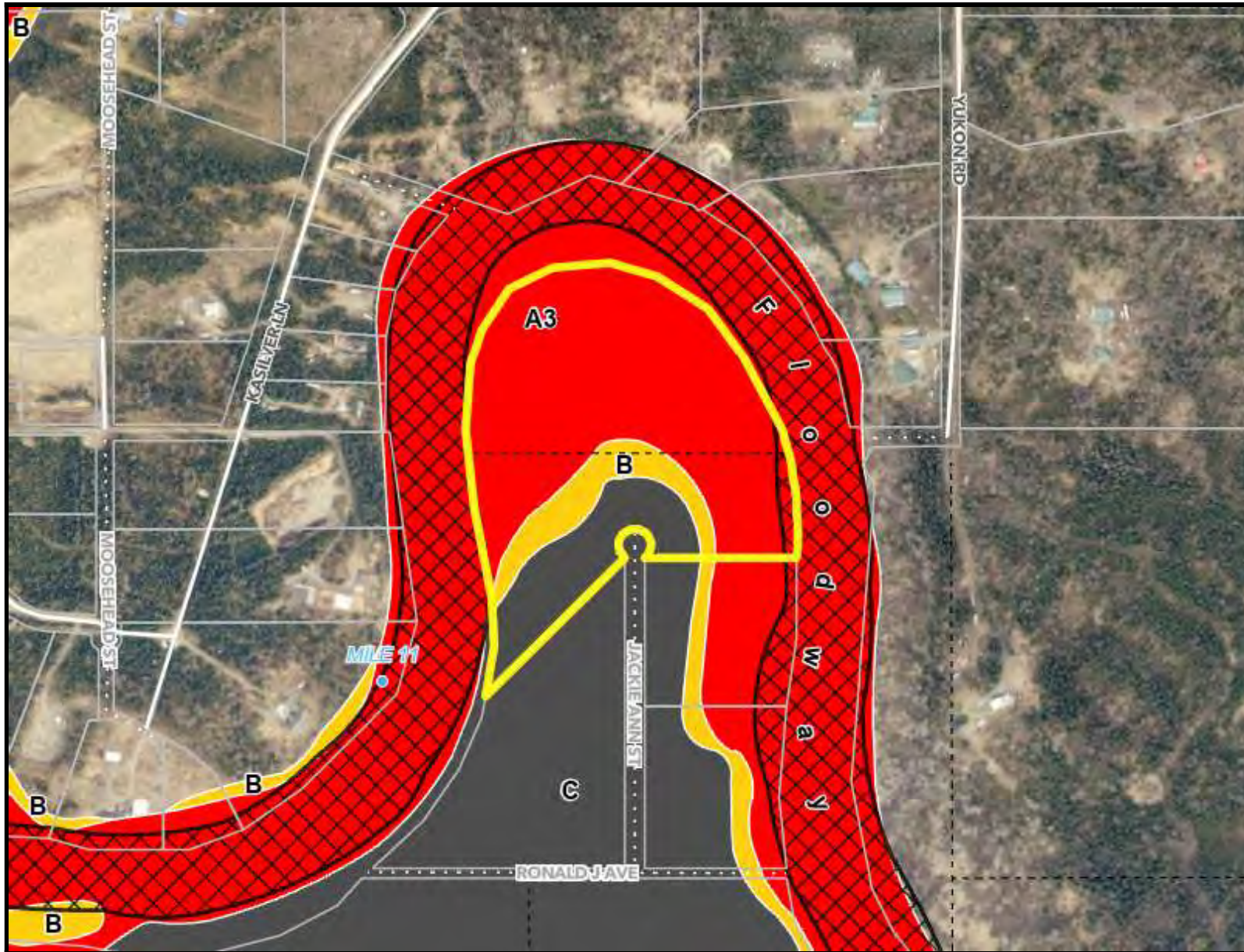
COMMUNITY-PANEL NUMBER
020012 0025

EFFECTIVE DATE:
MAY 19, 1981



federal emergency management agency
federal insurance administration

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



KPB Parcel ID(s):

13312002

Selected Parcel Boundary or
Boundaries



Parcel and PLSS

Tax Parcels



Lots

Lot Lines



Lot Polygons



Regulatory Floodplain

Regulatory_Floodway



Floodplain

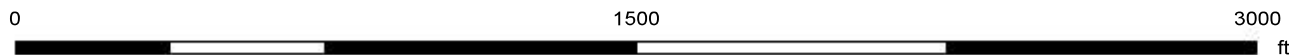
A3

B

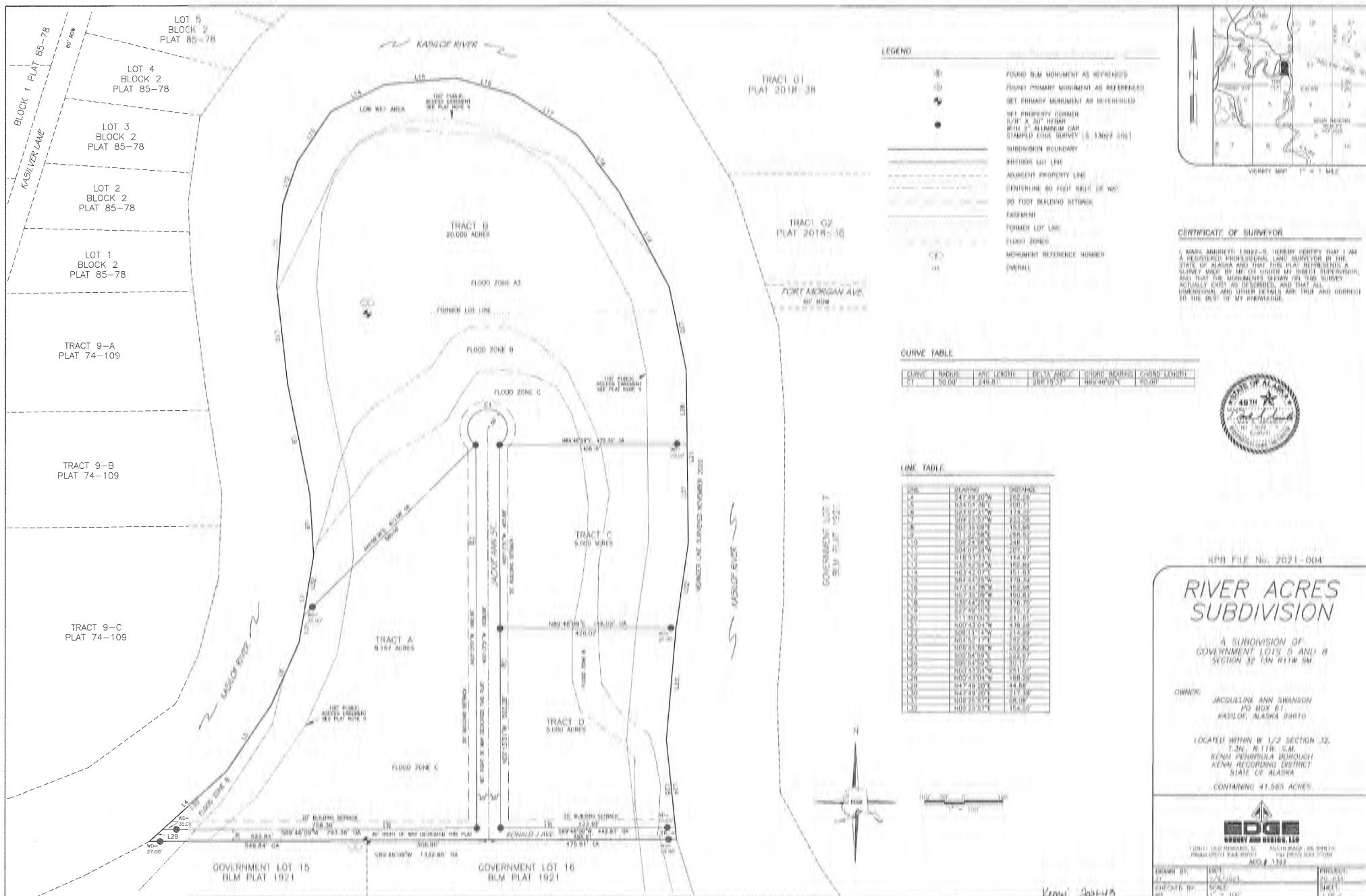
C

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

0200122730A



For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.



LEGEND

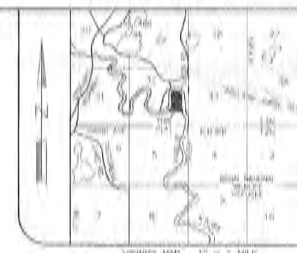
- FOUND BLM MONUMENT AS REFERENCED
- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- SET PROPERTY CORNER
- 5/8" x 3/4" REBAR
- WITH 2" ALUMINUM CAP
- STAMPED FIELD SURVEY (S. 1992 S.S.)
- SUBDIVISION BOUNDARY
- PREVIOUS LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE 60 FOOT RIGHT OF WAY
- 30 FOOT BUILDING SETBACK
- EASEMENT
- FORMER LOT LINE
- FLOOD ZONES
- MONUMENT REFERENCE NUMBER
- OVERALL

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CURVE BEARING	CHORD LENGTH
C1	50.00	246.81	288.14° 17'	N49°24'00"E	20.00

LINE TABLE

LINE	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	N49°24'00"E	20.00	20.00
2	N49°24'00"E	20.00	40.00
3	N49°24'00"E	20.00	60.00
4	N49°24'00"E	20.00	80.00
5	N49°24'00"E	20.00	100.00
6	N49°24'00"E	20.00	120.00
7	N49°24'00"E	20.00	140.00
8	N49°24'00"E	20.00	160.00
9	N49°24'00"E	20.00	180.00
10	N49°24'00"E	20.00	200.00
11	N49°24'00"E	20.00	220.00
12	N49°24'00"E	20.00	240.00
13	N49°24'00"E	20.00	260.00
14	N49°24'00"E	20.00	280.00
15	N49°24'00"E	20.00	300.00
16	N49°24'00"E	20.00	320.00
17	N49°24'00"E	20.00	340.00
18	N49°24'00"E	20.00	360.00
19	N49°24'00"E	20.00	380.00
20	N49°24'00"E	20.00	400.00
21	N49°24'00"E	20.00	420.00
22	N49°24'00"E	20.00	440.00
23	N49°24'00"E	20.00	460.00
24	N49°24'00"E	20.00	480.00
25	N49°24'00"E	20.00	500.00
26	N49°24'00"E	20.00	520.00
27	N49°24'00"E	20.00	540.00
28	N49°24'00"E	20.00	560.00
29	N49°24'00"E	20.00	580.00
30	N49°24'00"E	20.00	600.00
31	N49°24'00"E	20.00	620.00
32	N49°24'00"E	20.00	640.00
33	N49°24'00"E	20.00	660.00
34	N49°24'00"E	20.00	680.00
35	N49°24'00"E	20.00	700.00
36	N49°24'00"E	20.00	720.00
37	N49°24'00"E	20.00	740.00
38	N49°24'00"E	20.00	760.00
39	N49°24'00"E	20.00	780.00
40	N49°24'00"E	20.00	800.00
41	N49°24'00"E	20.00	820.00
42	N49°24'00"E	20.00	840.00
43	N49°24'00"E	20.00	860.00
44	N49°24'00"E	20.00	880.00
45	N49°24'00"E	20.00	900.00
46	N49°24'00"E	20.00	920.00
47	N49°24'00"E	20.00	940.00
48	N49°24'00"E	20.00	960.00
49	N49°24'00"E	20.00	980.00
50	N49°24'00"E	20.00	1000.00



CERTIFICATE OF SURVEYOR

I, MARK ANDRETTI 1987-5, HEREBY CERTIFY THAT I AM A LICENSED 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPR FILE No. 2021-004

RIVER ACRES SUBDIVISION

A SUBDIVISION OF
GOVERNMENT LOTS 5 AND 8
SECTION 32 1/4N R11W 3M

OWNER:
JACQUELINE ANN SWANSON
PO BOX 61
KASLOOF, ALASKA 99810

LOCATED WITHIN 1/2 SECTION 32,
T.3N., R.11W., S.4M.
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
STATE OF ALASKA

CONTAINING 41.565 ACRES



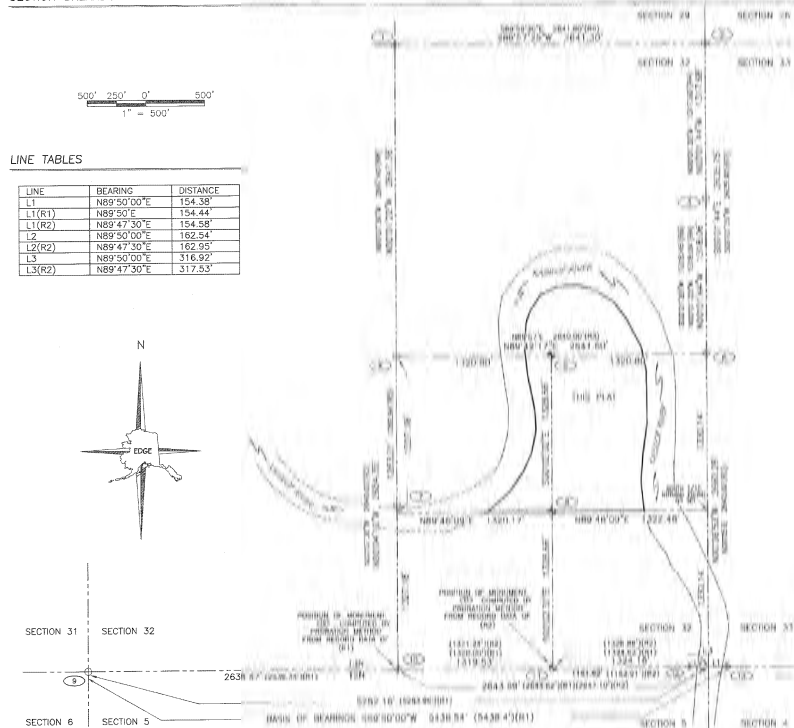
10001 100 HENRIETTA ST. ANCHORAGE, AK 99515
PHONE (907) 544-5000 FAX (907) 544-7000
MOBILE 907-1392

DRAWN BY: JY	DATE: 2/22/2024	PROJECT: PO BOX 61
CHECKED BY: MS	SCALE: 1" = 100'	SHEET: 1 OF 2

Kenai 2021-004

Page 1 of 2

SECTION BREAKDOWN



LINE TABLES

LINE	BEARING	DISTANCE
L1	N89°50'00"E	154.38'
L1(R1)	N89°50'E	154.44'
L1(R2)	N89°47'30"E	154.58'
L2	N89°50'00"E	162.54'
L2(R2)	N89°47'30"E	162.55'
L3	N89°50'00"E	316.92'
L3(R2)	N89°47'30"E	317.53'

REFERENCES

- | | |
|---|---|
| (R1) BLM PLAT, T2N R11W, SECTION 5, DATED NOVEMBER 1, 1955 | (R5) PLAT 99-80, RIVER ROAD TRACTS RASLIER ADDITION, KENAI RECORDING DISTRICT |
| (R2) PLAT NO. 98-44, RECORD OF SURVEY, KENAI RECORDING DISTRICT | (R6) PLAT 2016-38, DUNSTON HOMESTEAD 2016 ADDITION, KENAI RECORDING DISTRICT |
| (R3) BLM PLAT, T3N R11W, SECTION 32, DATED MAY 93, 1992 | (R7) PLAT 2013-68, DUNSTON HOMESTEAD 2013 ADDITION, KENAI RECORDING DISTRICT |
| (R4) PLAT 94-55RS, RECORD OF SURVEY, KENAI RECORDING DISTRICT | (R8) PLAT 2012-73, GRANT TRACT SUBDIVISION #4, KENAI RECORDING DISTRICT |

MONUMENT SUMMARY



NOTES

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. ANY PERSONS DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED FEDERAL, STATE, OR LOCAL PERMITS, INCLUDING THE U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION & APPLICABLE.
2. BUILDING SETBACKS - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. ALL PERMANENT STRUCTURE SHALL BE CONFINED TO THE PLAT WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. THIS SUBDIVISION IS SUBJECT TO ANY PROVISIONS OR LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR OTHERWISE OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
5. THIS SUBDIVISION IS SUBJECT TO A CONTIGUOUS PUBLIC ACCESS EASEMENT ON THE WEST AND ONE HUNDRED (100) FEET UPDRO OF AND ALONG THE URBINARY HIGH WATER MARK OF THE RASLIER RIVER GIVEN BY RASLIER IN DEED (RECORDED MAY 1, 2013, SERIAL NO. 2003-00938-B).
6. RIGHTS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND RECORD IN THE ROAD MAINTENANCE PROGRAM.
7. AT THE TIME OF THE RECORDING OF THIS PLAT, LEGAL ACCESS IS BY WAY OF RASLIER RIVER.
8. THE NATURAL MEANDER LINE FORMS THE TRUE BOUNDARY OF THE SUBDIVISION, THE TRUE PROPERTY BOUNDS BEING THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE URBINARY HIGH WATER LINE.
9. FLOODWAY PORTION PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY PLANNING TO THE CHARTER 2116. ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
10. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT RULES, PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KRS CHAPTER 2.1.18 AS MAY BE AMENDED FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
11. FLOOD HAZARD ZONING: SOME OR ALL OF THE PROPERTIES SHOWN ON THIS PLAT HAVE 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 ADMINISTRATION SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.08 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS RECORDED BY FLOOD ZONES AS B AND C FOR MAP PANEL D20112 2730 A.
12. WASTEWATER DISPOSAL: THESE LOTS ARE AT LEAST 20,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR IN-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE AND DEDICATION BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL, HEREBY BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USE 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:

RIGHT OF WAYS DEDICATED ON THIS PLAT: JACKIE ANN STREET AND RONALD J AVENUE

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

Maureen O'Sullivan
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH
 144 NORTH BRIDLEY STREET
 SELOUTHA, ALASKA 99689

6/18/2021
 DATE

PLAT APPROVAL

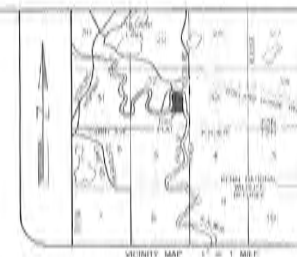
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 9, 2021 KENAI PENINSULA BOROUGH

Maureen O'Sullivan
 AUTHORIZED OFFICIAL

6/18/2021
 DATE

LEGEND

- FOUND BLM MONUMENT
- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINES
- MONUMENT REFERENCE NUMBER
- RECORD DATA SEE REFERENCES



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

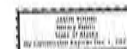
Maureen O'Sullivan
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH
 144 NORTH BRIDLEY STREET
 SELOUTHA, ALASKA 99689

NOTARY ACKNOWLEDGEMENT

FOR JACQUELINE ANN SWANSON
 ACKNOWLEDGE BEFORE ME:

THIS 15 DAY OF July 2021

Maureen O'Sullivan
 PUBLIC NOTARY SIGNATURE



RPD FILE NO. 2021-004

RIVER ACRES SUBDIVISION

A SUBDIVISION OF
 GOVERNMENT LOTS 5 AND 8
 SECTION 32 T3N R11W 5M

OWNER:
 JACQUELINE ANN SWANSON
 PO BOX 61
 RASLIER, ALASKA 99610

LOCATED WITHIN W 1/2 SECTION 32,
 T3N, R11W, 5M
 KENAI PENINSULA BOROUGH
 KENAI RECORDING DISTRICT
 STATE OF ALASKA

CONTAINING 81.563 ACRES

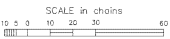
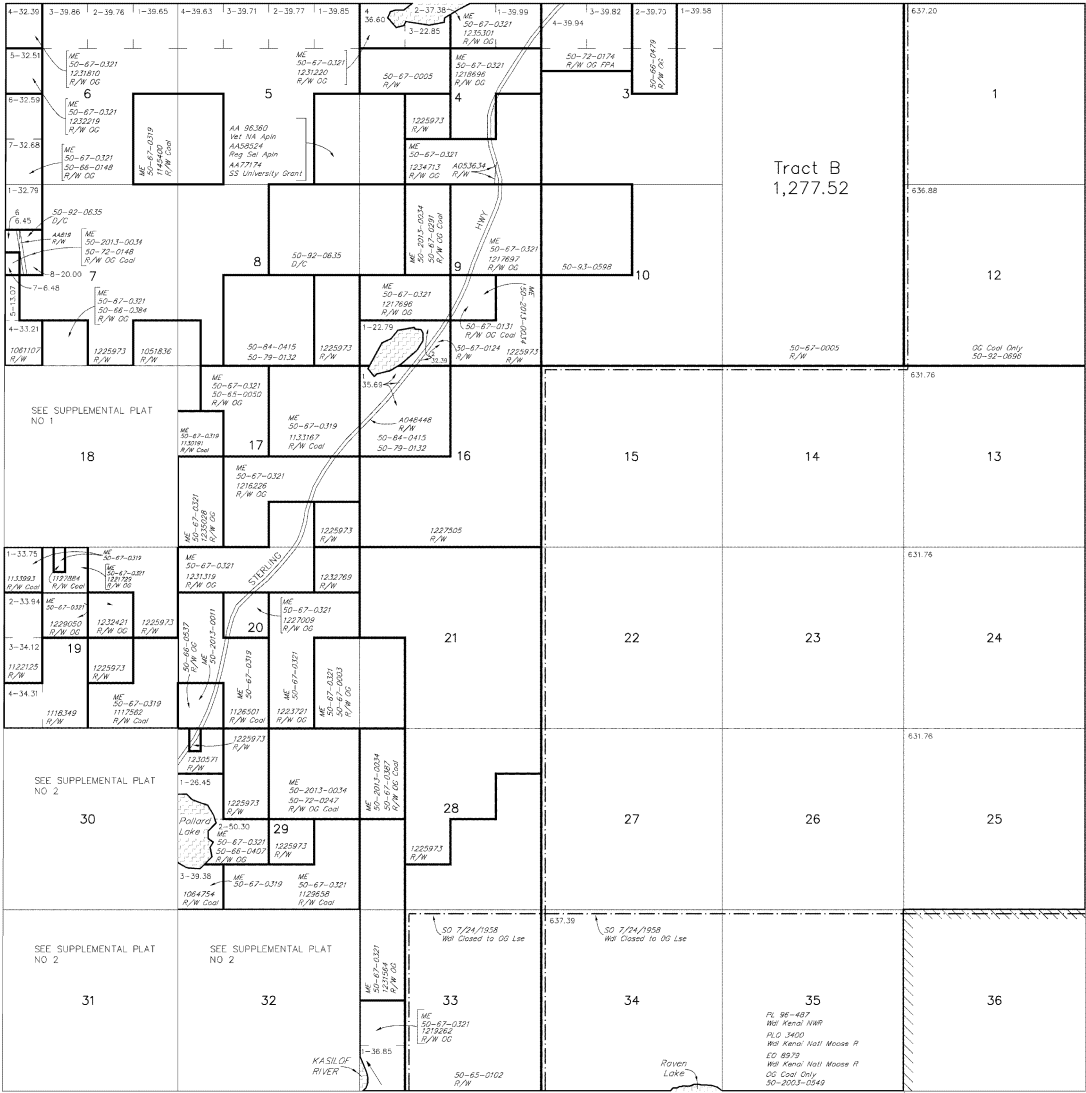


LEWIS DICKSON, D. ARCHITECT, P.E. 99610
 PHONE (907) 544-6000 FAX (907) 544-7702
 2021-43
 6/18/2021
 6/18/2021

DRAWN BY:	DATE:	PROJECT:
10	7/19/2021	20-104
CHECKED BY:	SCALE:	SHEET:
10	1" = 500'	1 OF 2

Page 2 of 2

PARTIALLY SURVEYED TOWNSHIP 3 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA
PROTRACTION DIAGRAM NO. S16-5 OFFICIALLY FILED 5/8/1963



WARNING:
This plat is the Bureau's Record of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords herein do not reflect title changes which may have been
effected by lateral movements of rivers or other bodies of water.
Refer to the cadastral survey for official survey information.

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLD 5183 Wai Aid of Leg & C1 W/A Kenai Natl Moose
Range affects Lds/Interests not conveyed

PLD 5184 Wai C1 affects Lds/Interests not conveyed
Excl Lds W/A PLD 5183

PLD 5186 Wai C1 & Public Interest affects Lds/Interests
not conveyed Excl Lds W/A Kenai NWR

A050463 SS Amdt PL 96-487 Sec 906(a) Top Filed

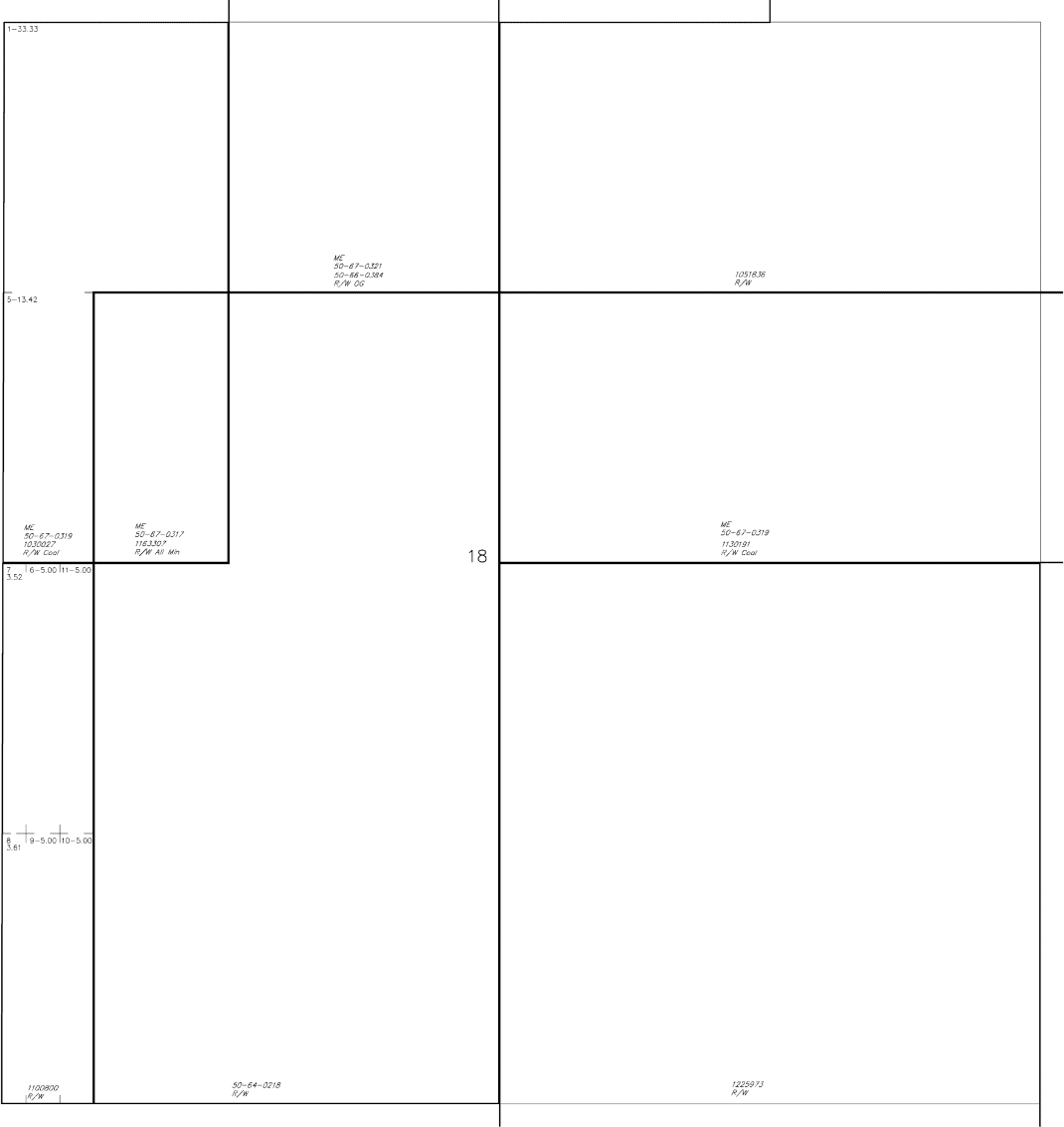
A058731 SS Reserved Min Estate Only Excl Kenai NWR

AA05446 RD issued 8/15/2005 (Kasilof River)

CURRENT TO		Sew Mer
5-30-2023		T 3 N
		R 11 W

ACAD

PARTIALLY SURVEYED TOWNSHIP 3 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA
PROTRACTION DIAGRAM NO. S16-5 OFFICIALLY FILED 5/8/1963



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP
SUPPL SEC 18

NO 1

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLD 5183 Wai Aid of Leg & Ci W/1 Kenai NWR affects
Lds/Interests not conveyed

PLD 5184 Wai Ci affects Lds/Interests not conveyed
Excl Lds W/1 PLD 5183

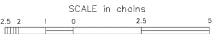
PLD 5186 Wai Ci & Public Interest affects Lds/Interests
not conveyed Excl Lds W/1 Kenai NWR

A026658 SS entire Tp

A058731 SS Reserved Min Estate Only Excl Kenai NWR

A050463 SS Amdt PL 96-487 Sec 906(e) Top Filed

A060527 SS Amdt PL 96-487 Sec 906(e) Top Filed



WARNING:
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only as a graphic display of the township survey data. Rec-
ords herein do not reflect title changes which may have been
affected by lateral movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

CURRENT TO		NO 1
3-11-2022		Sew Mer 3 N
		R 11 W ACAD

PARTIALLY SURVEYED TOWNSHIP 3 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA
PROTRACTION DIAGRAM NO. S16-5 OFFICIALLY FILED 5/8/1963

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP
SUPPL SECS 30-32

NO 2

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLO 5183 Wgt Aid of Leg & Cl W/1 Kenai NWR affects
Lds/Interest not conveyed

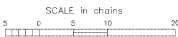
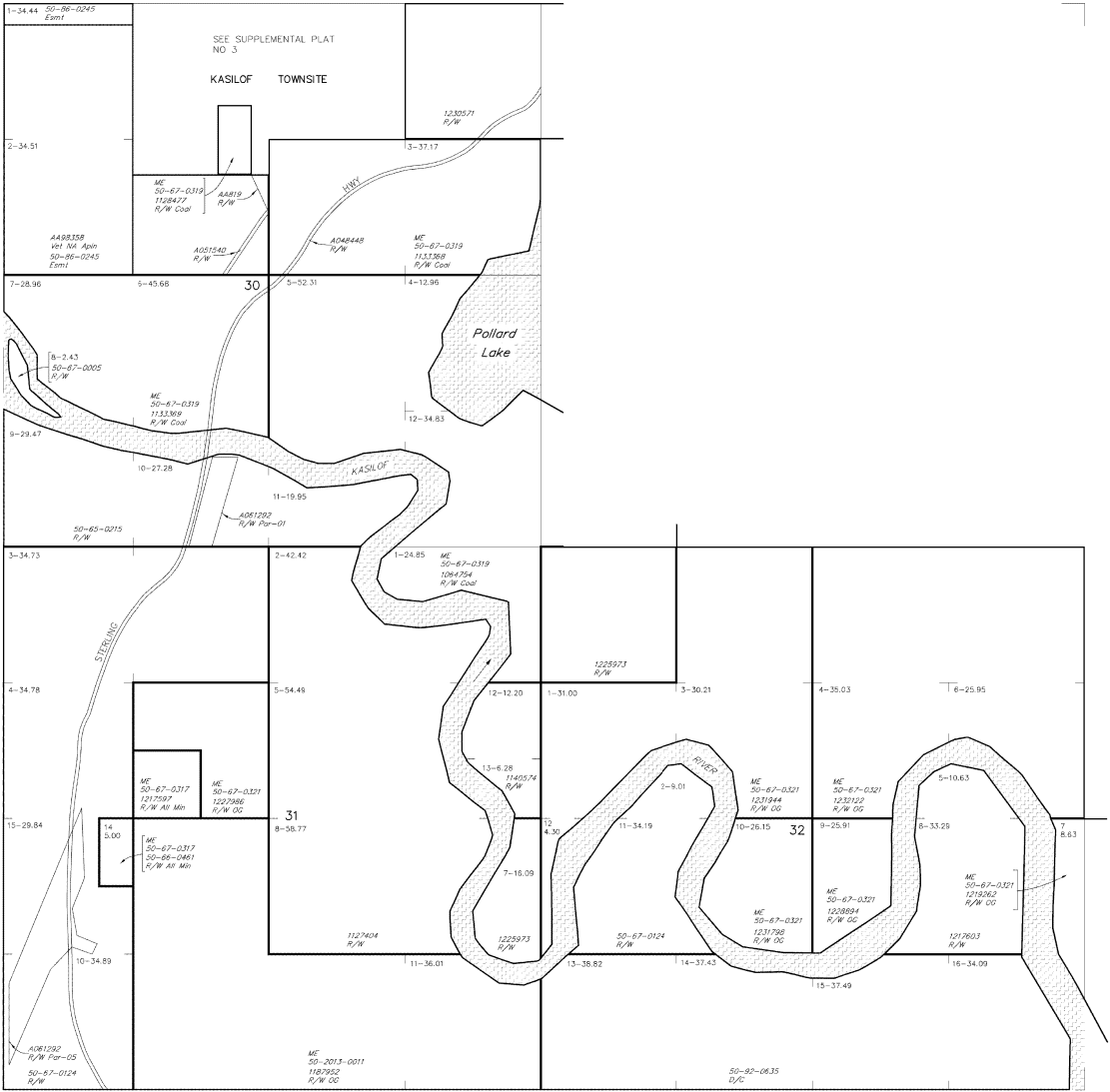
PLO 5184 Wgt Cl affects Lds/Interests not conveyed
Excl Lds W/1 PLO 5183

PLO 5186 Wgt Cl & Public Interest affects Lds/Interests
not conveyed Excl Lds W/1 Kenai NWR

A050463 SS Amdt PL 96-487 Sec 906(a) Top Filed

A058731 SS Reserved Min Estate Only Excl Kenai NWR

AA025446 RDI issued 8/15/2005 (Kasilof River)



WARNING:
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only as a graphic display of the township survey data. Rec-
ords herein do not reflect the changes which may have been
affected by lateral movements of rivers or other bodies of water.
Refer to the cadastral surveys for official survey information.

CURRENT TO		NO 2
4-11-2024		Sew Mer
		T 3 N
		R 11 W

ACAD

PARTIALLY SURVEYED TOWNSHIP 3 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA PROTRACTION DIAGRAM NO. S16-5 OFFICIALLY FILED 5/8/1963



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

KASLOF TOWNSITE USS 3564

NO 3

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PLO 5183 With Aid of Leg & Cl W/ Kanai NWR affects
Lds/Interests not conveyed

PLO 5184 With Cl affects Lds/Interests not conveyed
Excl Lds W/ PLO 5183

PLO 5188 With Cl & Public Interest affects Lds/Interests
not conveyed Excl Kanai NWR

A056658 SS entire Tp

A058731 SS Reserved Min Estate Only Excl Kanai NWR

A050463 SS Amdt Pl 96-487 Sec 806(e) Top Filled

A060527 SS Amdt Pl 96-487 Sec 806(e) Top Filled



WARNING:
This plat is the Bureau's Record of Title, and should be used
only as a graphic display of the township survey data. Rec-
ords herein do not reflect title changes which may have been
effected by lateral movements of rivers or other bodies of water.
Refer to the coastal surveys for official survey information.

CURRENT TO		NO 3
2-5-2013		Sew Mer
		T 3 N
		R 11 W
		ACAD