



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/5/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into three parcels.

KPB File No. 2025-067

Petitioner(s) / Land Owner(s): Bryon and Jennifer Jaymes of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Tuesday, May 27, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

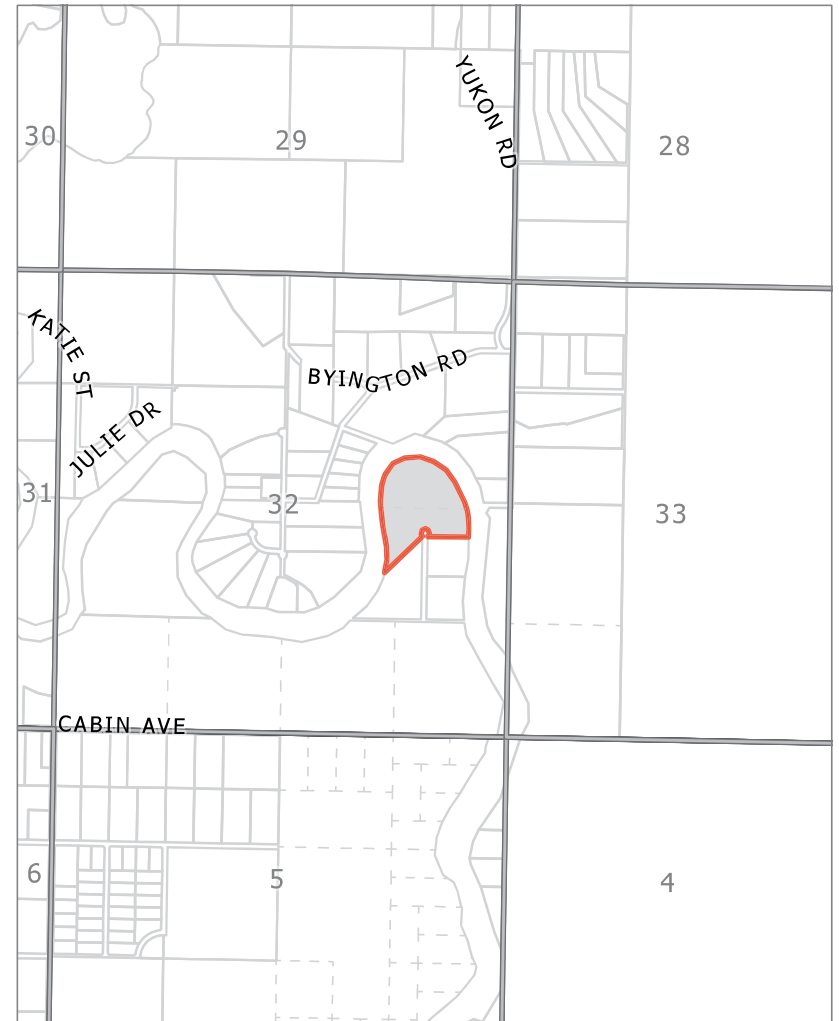
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, May 23, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

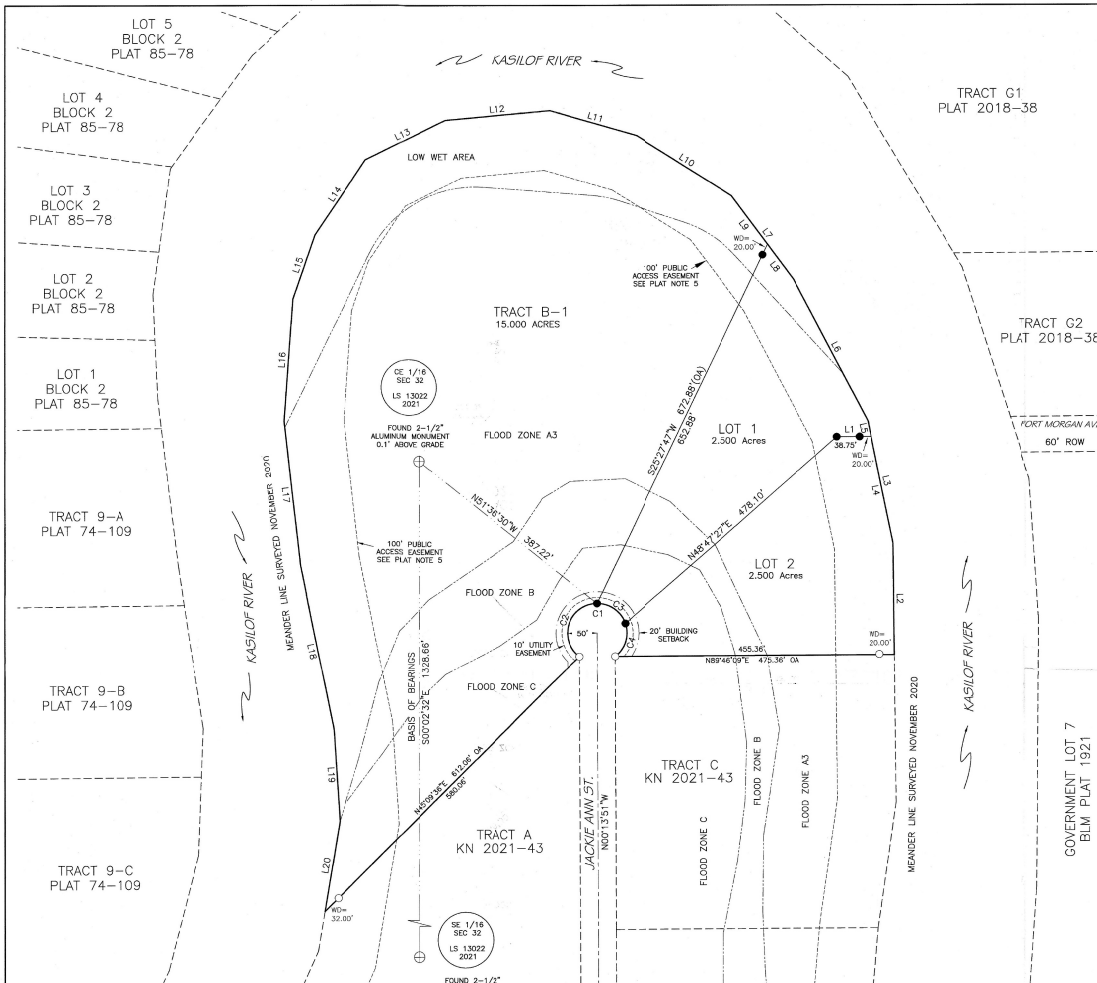
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 5/6/2025



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



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" REDAR
- 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°46'06"W	58.75'
L2	N00°43'04"W	188.26'
L3(OA)	N11°40'00"W	211.61'
L4	N11°40'00"W	184.75'
L5	N11°40'00"W	26.88'
L6	N27°49'10"W	272.12'
L7(OA)	N36°44'25"W	176.75'
L8	N36°44'25"W	74.03'
L9	N36°44'25"W	102.73'
L10	N57°35'59"W	190.83'
L11	N73°44'28"W	152.98'
L12	S64°44'25"W	179.39'
L13	S63°42'05"W	151.83'
L14	S33°42'54"W	152.89'
L15	S18°53'31"W	114.67'
L16	S04°07'35"W	207.19'
L17	S06°24'54"E	246.13'
L18	S11°22'58"E	285.52'
L19	S03°35'05"E	153.98'
L20	S09°25'52"W	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'	124.80'	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

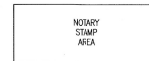
- THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. ANY PERSONS DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED FEDERAL, STATE, OR LOCAL PERMITS, INCLUDING THE U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- BUILDING SETBACK - A SETBACK OF 20 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 OR 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 B AND C PER MAP PANEL 02012 2730 A.
- EXCEPTION TO KPB CODE 20.40.100, TO REQUIRE A SOILS 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: ____

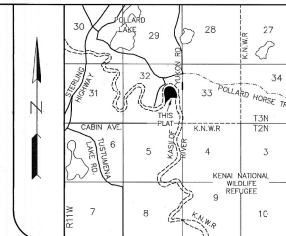
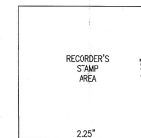
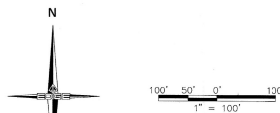


PLAT APPROVAL

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
35555 KENAI SPUR HIGHWAY
SOLDOTNA, ALASKA 99669

BYRON JAYMES
35555 KENAI SPUR HIGHWAY
SOLDOTNA, ALASKA 99669

KPB FILE No. 2025-000

RIVER ACRES SUBDIVISION BLU RIVER ADDITION

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

OWNERS:
BYRON AND JENNIFER JAYMES
35555 KENAI SPUR HIGHWAY
SOLDOTNA, ALASKA 99669

LOCATED WITHIN E 1/2 SECTION 32,
T-3N, R-11W, S-5M
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
STATE OF ALASKA

CONTAINING 20.00 ACRES



8000 KING STREET ANCHORAGE, AK 99515
Phone (907) 344-3990 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