



## 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 lot into three lots.

KPB File No. 2025-068

Petitioner(s) / Land Owner(s): Sarah Donchi 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.

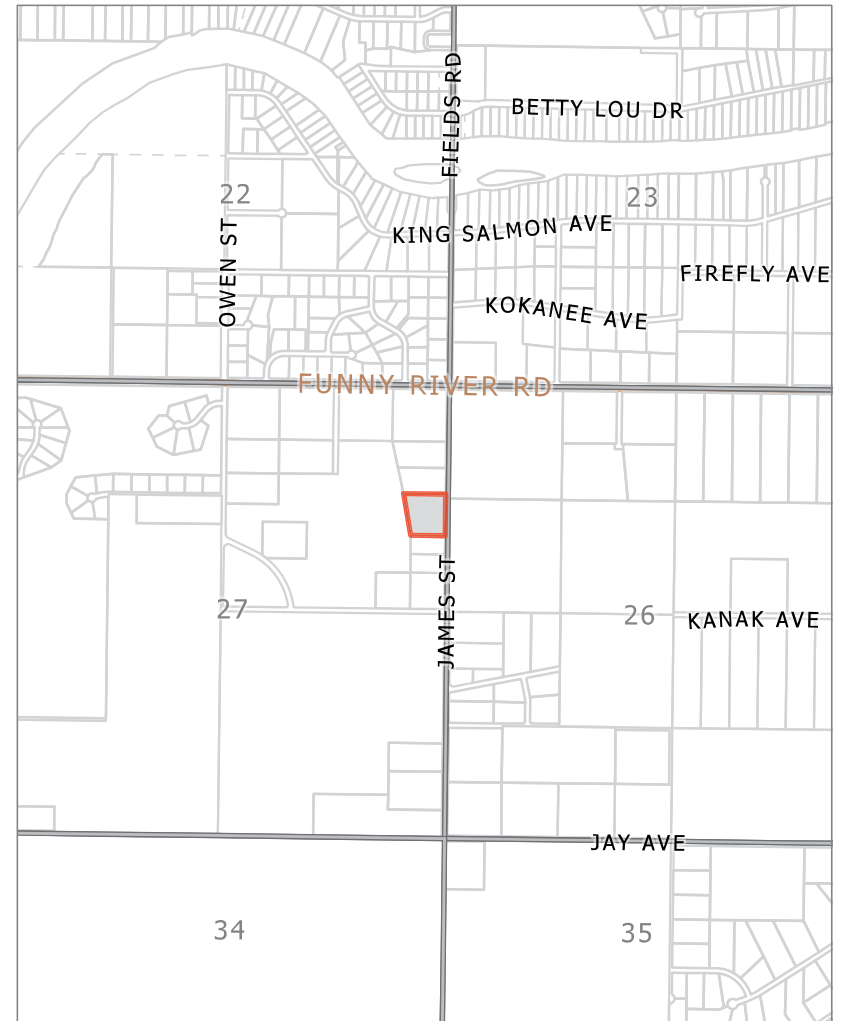
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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).

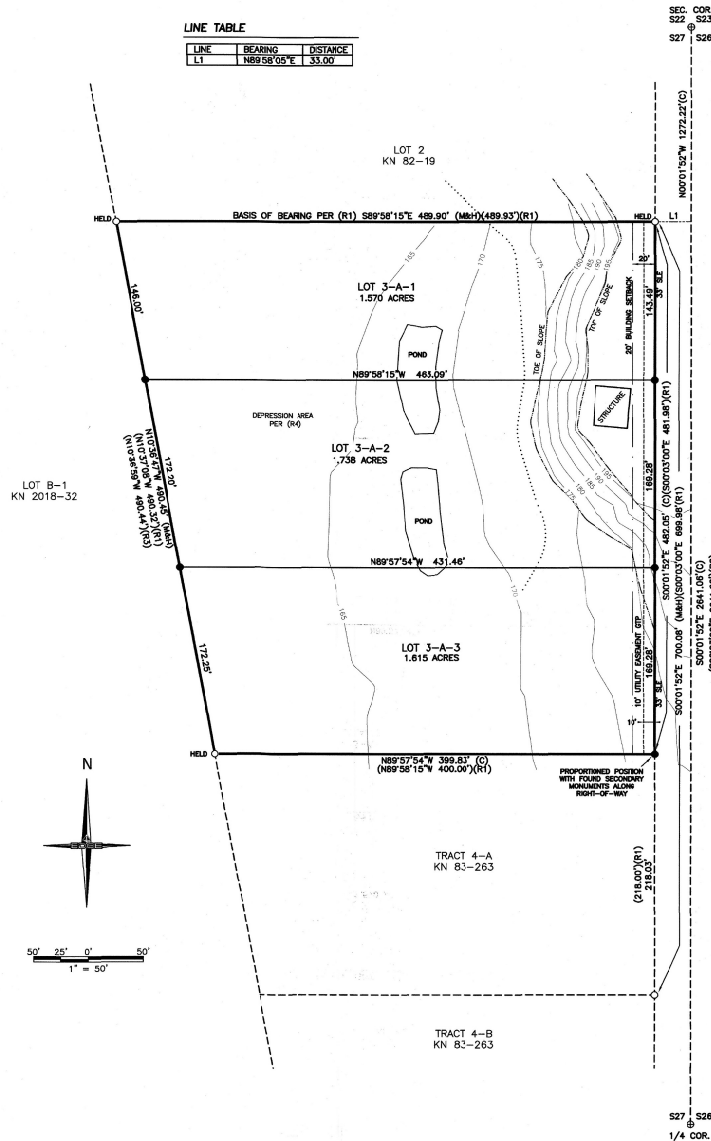
Mailed 5/6/2025



KPB File 2025-068  
T 5N R 9W Sec27  
Funny River

# LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°58'05"E	33.00'



## NOTES

1. 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.
2. THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, GRANTED THIS PLAT 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.
3. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
4. THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED NOVEMBER 6, 1984, VOLUME 250, PAGE 76, KRD.
5. THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED APRIL 25, 1991, VOLUME 381, PAGE 423, KRD.
6. THESE PARCELS SUBJECT TO AN EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED AUGUST 13, 1983, BOOK 30 PAGE 53, HOMER RECORDING DISTRICT, RELEASE OF GENERAL RIGHT-OF-WAY, RECORDED APRIL 23, 2003, SERIAL NO. 2003-001884-D.
7. EXCEPTIONS TO KPB CODE 20.30.190, LOTS - DIMENSIONS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 27, 2025 MEETING.
8. WASTEWATER DISPOSAL SOIL CONDITIONS, WATER TABLE LEVELS AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER \_\_\_\_\_ LICENSE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

## LEGEND

⊕	RECORD PRIMARY MONUMENT AS REFERENCED	_____	SUBDIVISION BOUNDARY
○	FOUND PROPERTY CORNER - 5/8" REBAR NO CAP	_____	INTERIOR LOT LINE
●	SET PROPERTY CORNER	_____	ADJACENT PROPERTY LINE
	5/8" X 30" REBAR WITH 2" ALUMINUM CAP	_____	EASEMENT
	STAMPED EDGE SURVEY LS-13022 2025	_____	20 FOOT BUILDING SETBACK
GTP	GRANTED THIS PLAT	_____	TOP/TOE OF BLUFF
(M)	MEASURED AND HELD	_____	DEPRESSION AREA PER (R4)
(C)	COMPUTED	_____	
(SLE)	SECTION LINE EASEMENT	_____	

## REFERENCES

- (R1) WHITCOMB SUBDIVISION NO. 4, PLAT 83-263, KENAI RECORDING DISTRICT  
 (R1) WHITCOMB SUBDIVISION NO. 3, PLAT 82-19, KENAI RECORDING DISTRICT  
 (R3) WHITCOMB SUBDIVISION NO. 5, PLAT 86-25, KENAI RECORDING DISTRICT  
 (R4) KENAI WATERSHED FORUM WETLAND ASSESSMENT

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 27, 2025.  
 KENAI PENINSULA BOROUGH

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

## 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.



PRELIMINARY

## NOTARY ACKNOWLEDGEMENT

FOR: SARAH DONOH  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

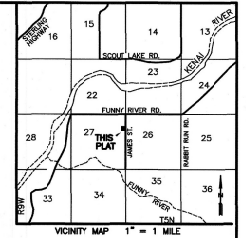


## NOTARY ACKNOWLEDGEMENT

FOR: RUPERT SCRIBNER  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



## 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.

SARAH DONOH  
 35850 JAY AVENUE  
 SOLDOTNA, ALASKA 99669

RUPERT SCRIBNER  
 35850 JAY AVENUE  
 SOLDOTNA, ALASKA 99669

KPB FILE No. 2025-000

## WHITCOMB SUBDIVISION ADDITION NUMBER 7

A SUBDIVISION OF  
 LOT 4-A  
 WHITCOMB SUBDIVISION NO. 4  
 PLAT 83-219  
 KENAI RECORDING DISTRICT

LOCATED WITHIN:  
 NE 1/4 SECTION 17,  
 T.5N., R.5W., S.1M.  
 STATE OF ALASKA  
 KENAI PENINSULA BOROUGH  
 KENAI RECORDING DISTRICT

OWNERS:  
 SARAH DONOH AND RUPERT SCRIBNER  
 35850 JAY AVENUE  
 SOLDOTNA, ALASKA 99669

CONTAINING 4923 ACRES



6000 KING STREET ANCHORAGE, AK 99518  
 Phone (907) 344-5990 Fax (907) 344-7794  
 AEC# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 04/29/2025	PROJECT: 25-530
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1

KPB 2025-068