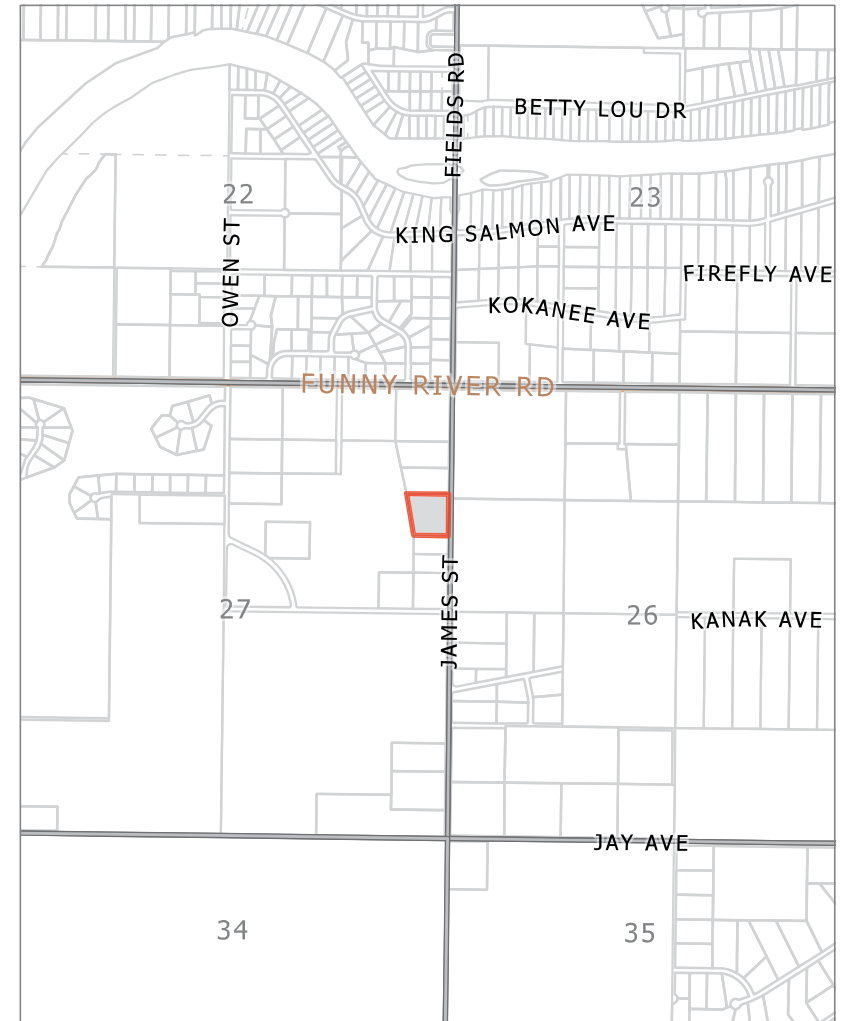


E. NEW BUSINESS

- 6. Whitcomb Subdivision Addition Number 7; KPB File 2025-068
Edge Survey & Design / Donchi, Scribner
Location: James Street off Funny River Road
Funny River Area / Funny River APC**



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

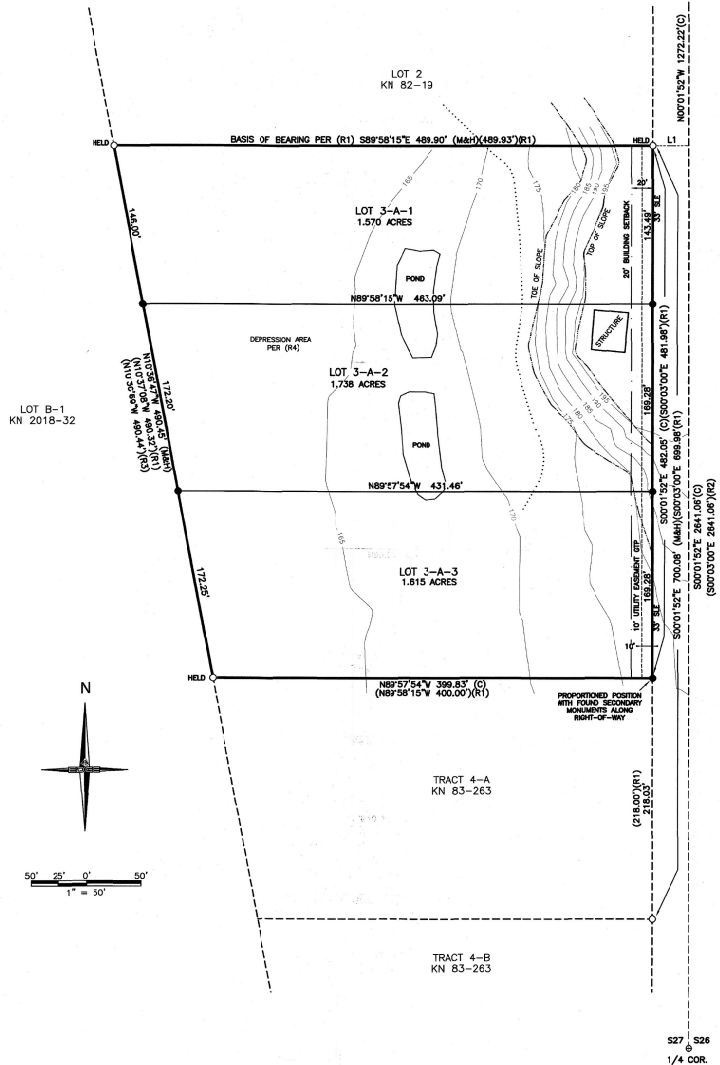


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

LINE TABLE

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

SEC. COR.
S22 523
S27 526



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, 1981, 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, 1963, BOOK 30 PAGE 53, HOMER RECORDING DISTRICT. RELEASE OF GENERAL RIGHT-OF-WAY, RECORDED APRIL 23, 2003, SERIAL NO. 2003-001894-0.
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 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2025	_____	ADJACENT PROPERTY LINE EASEMENT
GTP	GRANTED THIS PLAT	_____	20 FOOT BUILDING SETBACK
(M)	MEASURED AND HELD	_____	TOP/TOE OF BLUFF
(C)	COMPUTED	_____	DEPRESSION AREA PER (R4)
(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.

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK ANONETTI 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.



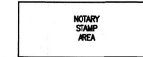
PRELIMINARY

NOTARY ACKNOWLEDGEMENT

FOR: SARAH DONOH
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

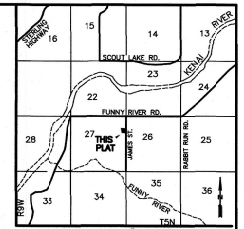


NOTARY ACKNOWLEDGEMENT

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 F.L.E. 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 27,
T.5N., R.9W., S.1M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

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

CONTAINING 4.923 ACRES



8000 UNG STREET ANCHORAGE, AK 99516
Phone (907) 344-5990 Fax (907) 344-7794
AEC# 1392 www.edgesurvey.net

DRAWN BY:	DATE:	PROJECT:
JS	05/28/2025	25-230
CHECKED BY:	SCALE:	SHEET:
MA	1" = 50'	1 OF 1

KPB 2025-068

AGENDA ITEM E. NEW BUSINESS

**ITEM #6 - PRELIMINARY PLAT
WHITCOMB SUBDIVISION ADDITION NUMBER 7**

KPB File No.	2025-068
Plat Committee Meeting:	May 27, 2025
Applicant / Owner:	Sarah Donchi and Rupert Scribner of Funny River, Alaska
Surveyor:	Jason Young / Edge Survey and Design
General Location:	Funny River Area

Parent Parcel No.:	066-460-13
Legal Description:	T 5N R 9W SEC 27 SEWARD MERIDIAN KN 0830263 WHITCOMB SUB ADDN NO 4 LOT 3-A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190- Lots-Dimensions

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 4.92-acre lot into three lots ranging in size from 1.57-acres to 1.74-acres.

Location and Legal Access (existing and proposed):

The proposed plat is located along James Street, south of Funny River Road at milepost 13. James St is a 66-foot dedicated right-of-way with an installed road, maintained by the Borough. James Street gives access to all three lots of the subdivision.

The plat is not dedicating any new right-of-way nor is it vacating any. **Staff recommends** the surveyor label James St and the right-of-way on the east side of the plat.

There is a section line easement on the east side of the plat as noted in the Certificate to Plat. **Staff recommends** the surveyor verify the easement and show it on the drawing in James St.

Block length is not compliant along this plat. To create proper road placement for block division, a road should be located at the north end of the plat. Due to steep terrain in this location a road is not feasible. There are also wetlands on the backside of the entire plat also making for unhospitable location for a road to go into. **Staff recommends** the Plat Committee concur an exception to KPB 20.30.170 Block -length requirements is not needed due the circumstances noted.

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:

There is a building located on the plat, that when complete will be located on Lot 3-A-2. The Code Compliance Officer has noted that the house appears to be close to and possibly in the 20' building setback line. Per KPB Assessing information the house looks to have been built in 1982. Whitcomb Subdivision Addition No 3 KN 82-19 which created the 20' setback, did not show the house or note it at the time of platting. The structure identified on

the drawing do not look to be the same shape as the structure shown on KPB GIS data. KPB GIS aerial photo data shows two box shaped structures attached together with one being near the property line. **Staff recommends** the surveyor verify the location of the structures and the location to the front property line and inform staff if there is an issue with the structure into the building setback line. If an issue is found a Building Setback Encroachment Permit Application will need to be applied for to resolve the issue of the setback.

There are steep areas on the plat with the top and toe of slopes shown on the drawing near the east side near the road. Staff recommends the contours be removed but the top and toe of slope to remain of the finals plat.

The KWF Wetlands Assessment has identified an area of Depression classification as shown on the plat. The line notating the Depression area needs to be extended to the south line. The proper permitting note is on the plat.

The River Center review has identified the plat to be located in FEMA designated non-regulated flood zone A-unshaded requiring no depiction on the drawing. The Flood Hazard Notice as listed in KPB 20.30.280.D needs to be added to the plat notes and include the FIRM Panel and zone designation.

The plat is not in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within a non-regulatory flood zone. X - Unshaded is an area of minimal of flood hazard. No depiction is required but plat note should be present.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0955F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No Response

Staff Analysis

The subdivision was originally part of the NE1/4 of Section 27, Township 5 North, Range 9 West, S.M. Alaska. Whitcomb Subdivision Addition No. 3 KN 82-19 first subdivided the land into 6 lots and 2 tracts. Whitcomb Subdivision Addition No. 4 KN 83-263 resubdivided Tract B and Lots 3 & 4 of KN82-19 into the current layout for Lot 3-A. the current platting action is subdividing Lot 3-A into three new lots.

The surveyor has requested an exception to KPB 20.30.190 Lot Dimensions to be reviewed later in the staff report.

A soils report will be required and an engineer will sign the final plat as the new lots are all below 200,000 sq ft. and the parent plat did not have a soils report on file.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Funny River Advisory Planning Commission minutes were not available when the staff report was prepared on May 15, 2025 (KPB 21.02.020). Meeting notes will be provided with the desk packet if available but not necessarily addressed in the staff report.

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

Utility Easements

The parent plat Whitcomb Subdivision Addition No. 3 KN 82-19 dedicated a 20' Utility easement which was carried forward to Whitcomb Subdivision Addition No. 4 KN 83-263. The new plat needs to carry forward the 20' utility easement which is currently being shown as a 10' utility easement. **Staff recommends** the change as noted.

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 Comment
ENSTAR	No Comments or Recommendations
ACS	No response
GCI	Approved as Shown

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 35701 JAMES ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: JAMES ST</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: 35701 JAMES ST WILL REMAIN WITH LOT 3A2.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: It appears the Structures on the parcel are with in the 20ft building set back and would need an approval of a PC resolution to allow this. to continue.</p>
LOZMS Review 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 Review	<p>Reviewer: Windsor, Heather</p>

	Comments: No comment
Advisory Planning Commission	Unavailable

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Plat note 6 list easements in Homer Recording District Vol 30 Page 53 is unreadable, Inst 2003-001884-0 is in Sec 14, T4S, R15W release Vol 30 Page 53, this does not appear to affect this plat and can be removed.

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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:

Modify the KPB File to 2025-068

Change Lot 4-A in the legal description to 3-A

Parent plat filing is KN 83-263

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 road name of James St and right-of-way width on the road.

Verify and add the section line easement as per CTP #6, in James St.

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

Add the name of James St and 66' ROW to the drawing

Parent Plat Whitcomb Subdivision Addition No. # KN82-19 granted a 20' Utility Easement that was carried forward to KN 83-263 and needs to be carried forward to this plat.

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:

Parcel to the west needs corrected to Lot 1B

Parcels to the south need corrected to Lots rather than tracts

Parcel to the north needs Block 1 added to the lot label.

- 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:
Line for the limits of the Depression area needs to be continued across plat to the south
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
House close to setback and different shape than in aerial photos, need confirmation of location from surveyor.

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.

EXCEPTIONS REQUESTED:

A. KPB 20.30.190 Lot Dimensions

Surveyor's Discussion:

Request for exception to KPB code 20.30.190 – Lot Dimensions

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

1. Only proposed Lot 3-A-1 requires an exception to KPB 20.30.190; Lots 3-4-2 and 3-A-3 meet all applicable lot dimension requirements.
2. KPB Code 20.30.190 establishes a maximum length to width ratio of 3:1. Proposed Lot 3-A-1 has a length to width ratio of 3.4:1, exceeding the standard by 19.8 feet in width.
3. The exception is minor in nature, representing a small deviation from the code, and does not substantially alter the intended character of the subdivision.
4. An existing structure located on proposed Lot 3-A-2, 148.5 feet from the north boundary, limits flexibility in lot design and contributes to the hardship in meeting dimensional requirements.
5. Strict application of the lot dimensions standard would require significant and unnecessary alterations to the existing parcel layout, potentially impacting existing structures and infrastructure.
6. Proposed Lot 3-A-1 meets or exceeds all other applicable subdivision standards, including minimum lot area and access requirements.
7. Granting the exception will allow for a more practical subdivision layout while preserving the orderly development of the area.
8. The proposed subdivision is compatible with surrounding development and existing parcel patterns within the vicinity.

9. Granting the requested exception will not be detrimental to public health, safety, or welfare and will not adversely impact adjoining properties or future development potential.
10. Approval of the exception is consistent with the purposes of Title 20 and the broader goals of the Kenai Peninsula Borough Comprehensive Plan, which encourages flexibility in subdivision design where appropriate.

Staff Discussion:

20.30.190. - Lots—Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

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 3 - 6 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 4, 5, 7 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 8-10 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.

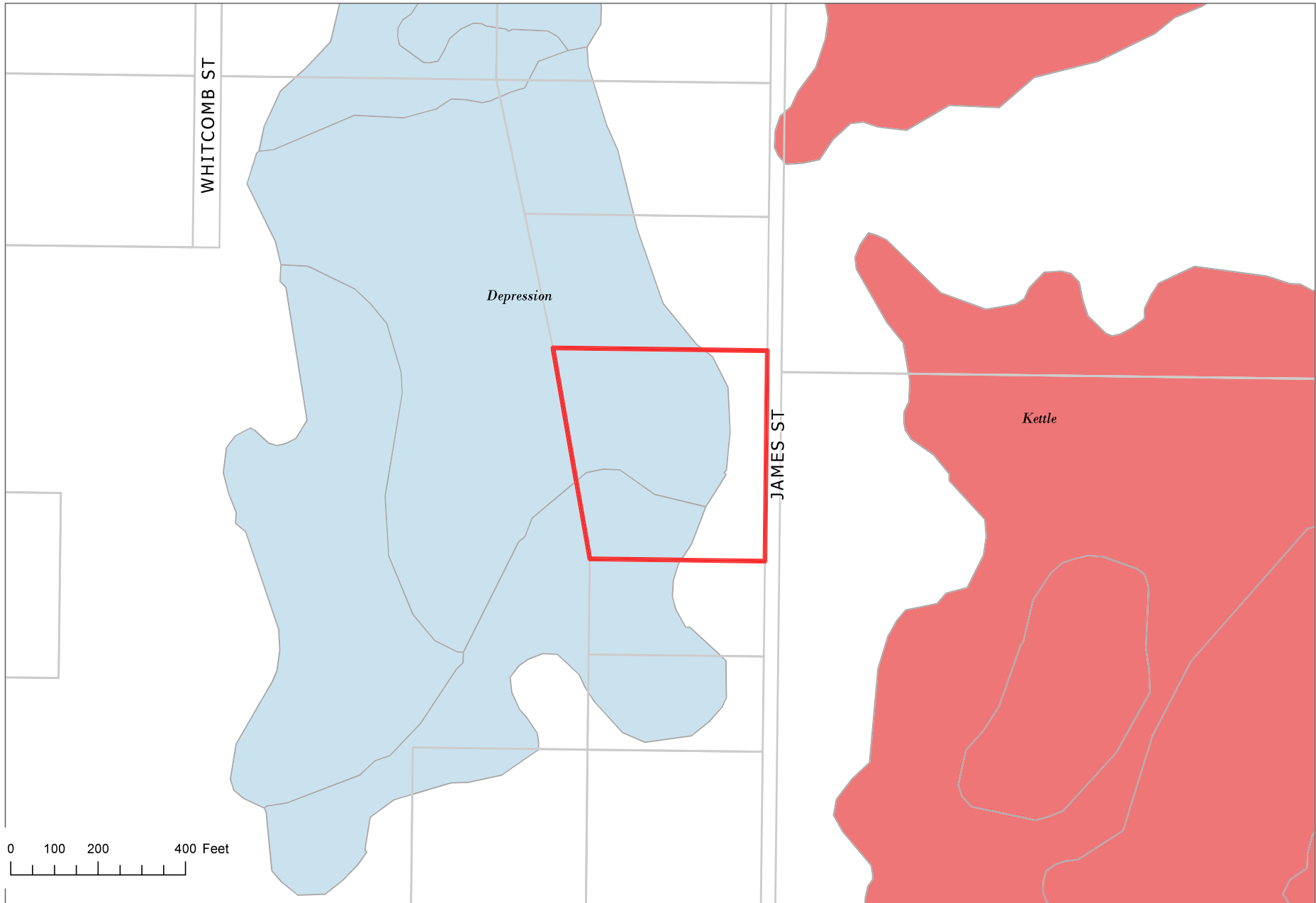
END OF STAFF REPORT



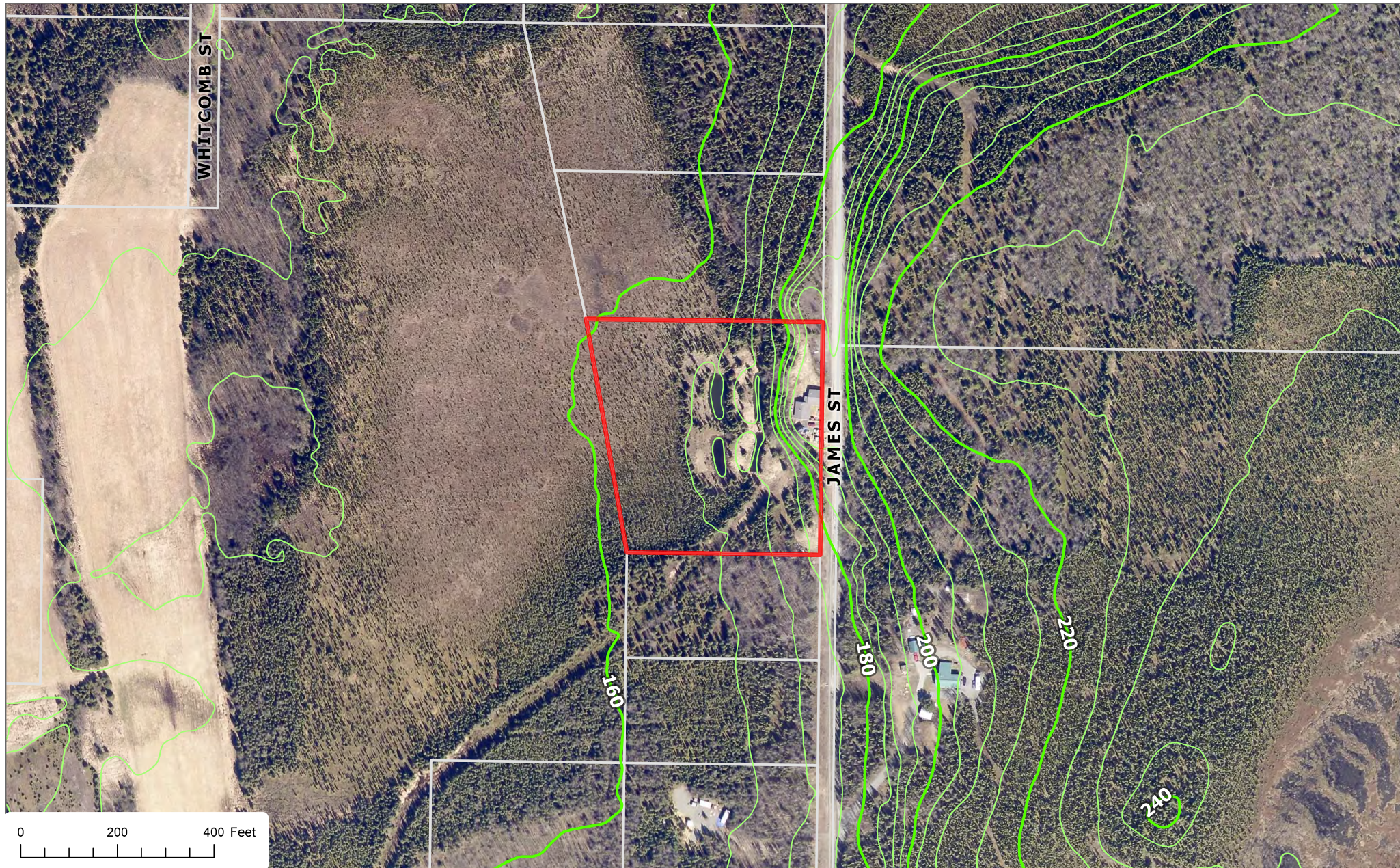
Aerial Map



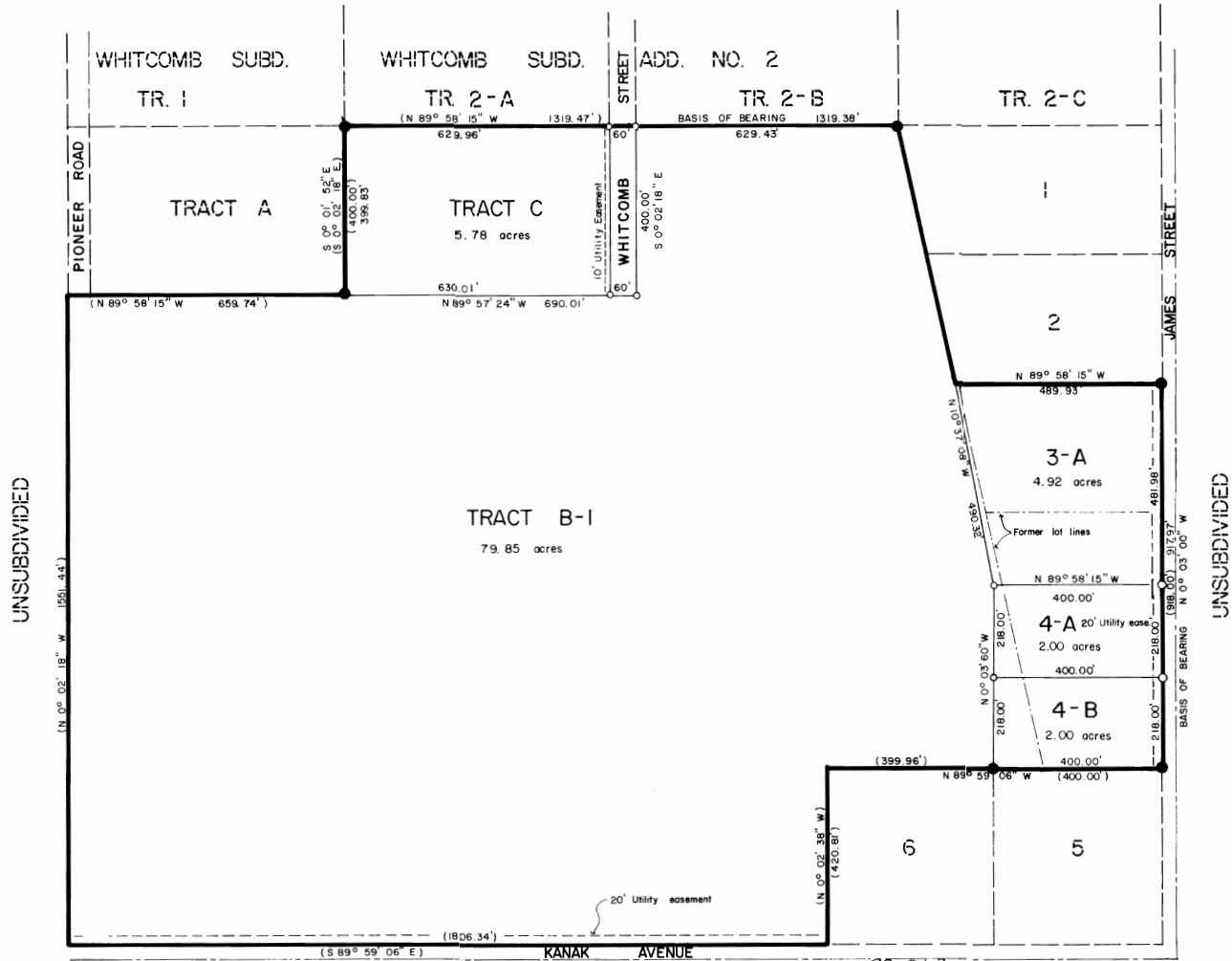
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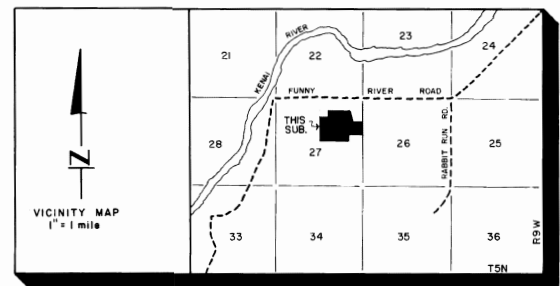


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UNSUBDIVIDED

UNSUBDIVIDED



CERTIFICATE of OWNERSHIP and DEDICATION

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

James R. Whitcomb Betty J. Whitcomb
 JAMES R. WHITCOMB and BETTY J. WHITCOMB
 R.R. 2 BOX 1549
 SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 9 DAY OF Nov, 1983 FOR JAMES R & BETTY J. WHITCOMB

JANICE C. SHARP
 NOTARY PUBLIC

Janice Bishop
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 3/24/86

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 10, 1983

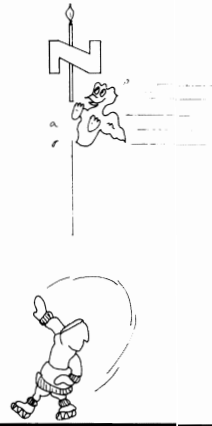
KENAI PENINSULA BOROUGH
[Signature]
 AUTHORIZED OFFICIAL

Cliff B.
 CLIFFORD E. BAKER, R.L.S.
 REGISTRATION NO. 15-5152



LEGEND

- ⊕ MONUMENT (Found this survey)
- ⊕ MONUMENT (Set this survey)
- 5/8" REBAR (Found this survey)
- 5/8" x 30" REBAR (Set this survey)
- () RECORD DATUM
- └ 5/8" REBAR (Corner of record)



83-263
 Kenai
 Nov 23 83
 2:34 P
 Dowling-Rice

Joe Dowling 11/22/83

NOTES:

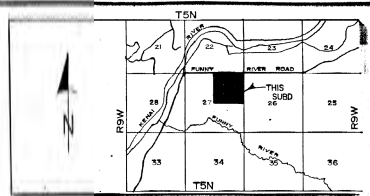
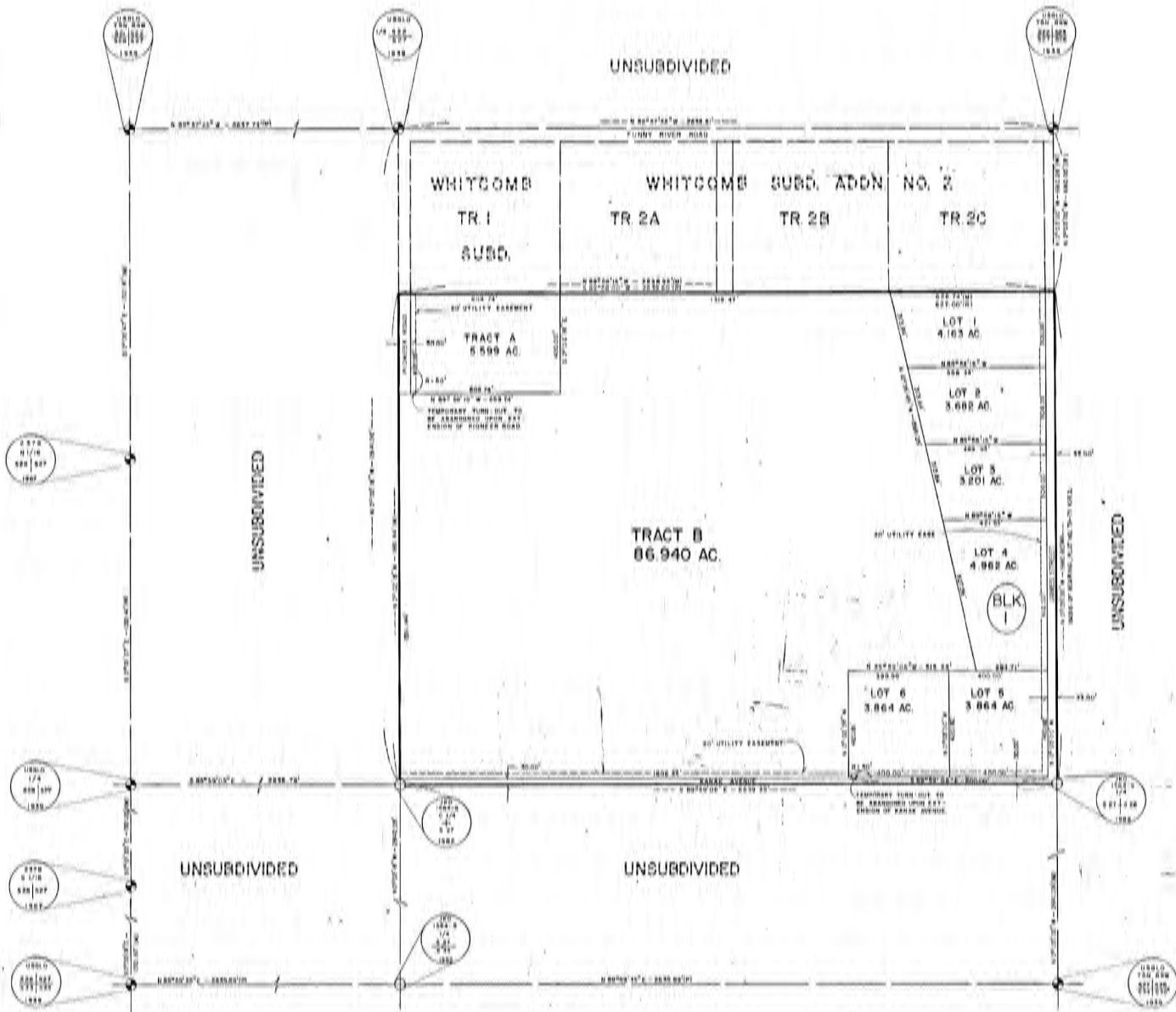
- 1) PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL.
- 2) A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- 3) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
- 4) BASIS OF THIS SURVEY IS PLAT KRD 82-19

WHITCOMB SUBDIVISION ADDITION NUMBER 4

A RESUBDIVISION OF TRACT B & LOTS 3 & 4, WHITCOMB SUBDIVISION ADD. NO. 3 LOCATED WITHIN THE NE 1/4 SECTION 27 T5N R9W S.M. ALASKA

DOWLING-RICE and ASSOCIATES
 P.O. BOX 1974 SOLDOTNA, ALASKA 99669

ENGINEERS 262 - 9011		SURVEYORS	
SURVEYED: 9-83	PLATTED: 9-83		
DRAFTED: LKA	SCALE: 1" = 200'		
CHECKED: CEB	FIELD BOOK:		



VICINITY MAP
SCALE 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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James R. Whitcomb (City of) *Betty J. Whitcomb*
JAMES R. WHITCOMB BETTY J. WHITCOMB
BOX 516 BOX 516
SOLDOTNA, AK SOLDOTNA, AK
99609 99609

NOTARY'S ACKNOWLEDGEMENT

FORWARDED AND SWORN BEFORE ME THIS 12th DAY OF March 1972, FOR JAMES R. & BETTY J. WHITCOMB.

Joan Brindley
JOAN BRINDLEY
MY COMMISSION EXPIRES 2-14-73

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF December 14, 1971.

KENAI PENINSULA BOROUGH
BY *[Signature]*
LOCAL OFFICIAL

James R. Dowling, Jr.
JAMES R. DOWLING, JR.
REGISTRATION NO. 1564-S



NOTES

1. PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL AND AGRICULTURE.
2. THE TOPOGRAPHY OF THIS SUBDIVISION IS SOMEWHAT FLAT.
3. A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LARGER STANDARD IS APPROVED BY REGULATION OF THE APPROPRIATE PLANNING COMMISSION.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT TIME OF CONSTRUCTION.

82-17
11-31
4-1-72

LEGEND

- Brass Cap Monument (Found this survey)
- "R" = 90° Right (for this survey)
- (R/M) Record, Measured & Proportioned
- Brass Cap Monument (Not this survey)

**WHITCOMB SUBDIVISION
ADDN. NO. 3**

A SUBDIVISION OF THE S1/2 NE1/4 AND THE S1/2 N1/2 NE1/4 SEC. 27, T5N, R9W, S.M.
CONTAINING 120.03 AC.
CONSISTING OF 6 LOTS & 2 TRACTS

DOWLING-RICE and ASSOCIATES
P.O. BOX 1574 SOLDOTNA, ALASKA 99609
ENGINEERS 262-9011 SURVEYORS
DATE NOV. 1971 SCALE 1" = 200'
DRAFTED W.J.H. SHEET 1 of 1
CHECKED J.K.D. FEB. 17, 1972