

C. CONSENT AGENDA

- *5 Plat Amendment Request**
 - a. Dawn Estates Whittenberg Addition; KPB File 2024-120R1A1**

**PLAT AMENDMENT REQUEST
DAWN ESTATES WHITTENBERG ADDITION AMENDED**

KPB File No.	2024-120R1A1
Planning Commission Meeting:	March 16, 2026
Surveyor:	Jason Young and Mark Aimonetti, Edge Survey and Design, LLC
General Location:	Ryan Lane, Sterling

STAFF REPORT

Following the recording of the plat Dawn Estates Whittenberg Addition KN 2025-25 with the State Recorder’s Office, errors of the ownership name on the plat were identified and the surveyor contacted for correction by an Amended Plat as per 11 AAC 53.260. The survey firm has requested permission to withdraw the original mylar for amendment with this submittal request.

Specific Request

The following correction is proposed to the plat:

- Correct the name of Robert L. Whittenberg in the Certificate of Ownership and Dedication and the Notary Acknowledgement, changing “Bob” to “Robert L. “

Notification

A notification letter was sent to all affected land owners. They were informed of the proposed correction and advised that the amendment will not affect lot designations or monumentation

Staff recommends approval of the requested amendment, with the following actions:

- Add “PLAT” after AMENDED above the title block, per 11 AAC 53.260(1)
- Add reference to KPB 2024-120R1A1 near the KPB File No 2024-120R1 as this is the associated file.
- In the Surveyor’s Affidavit, add the initial L. after Robert in the statement of revision.

RECOMMENDATION:

GRANT APPROVAL TO THE SURVEYOR TO WITHDRAW THE ORIGINAL RECORDED/FILED MYLAR TO AMEND AS REQUESTED, SUBJECT TO THE FOLLOWING:

1. **WRITTEN APPROVAL BY THE STATE RECORDER.**
2. **COMPLIANCE WITH STAFF RECOMMENDATIONS**

20.25.120 – Review and appeal.

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 distribution of decision in accordance with KPB 21.20.250.

END OF STAFF REPORT

Edge Survey and Design LLC.

8000 King Street Anchorage, Alaska 99518

Dawn Estates Whittenberg Addition

The above referenced subdivision plat, as filed in the Kenai Recording District Office under the plat file number 2025-25 has been revised as follows.

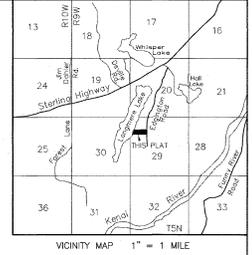
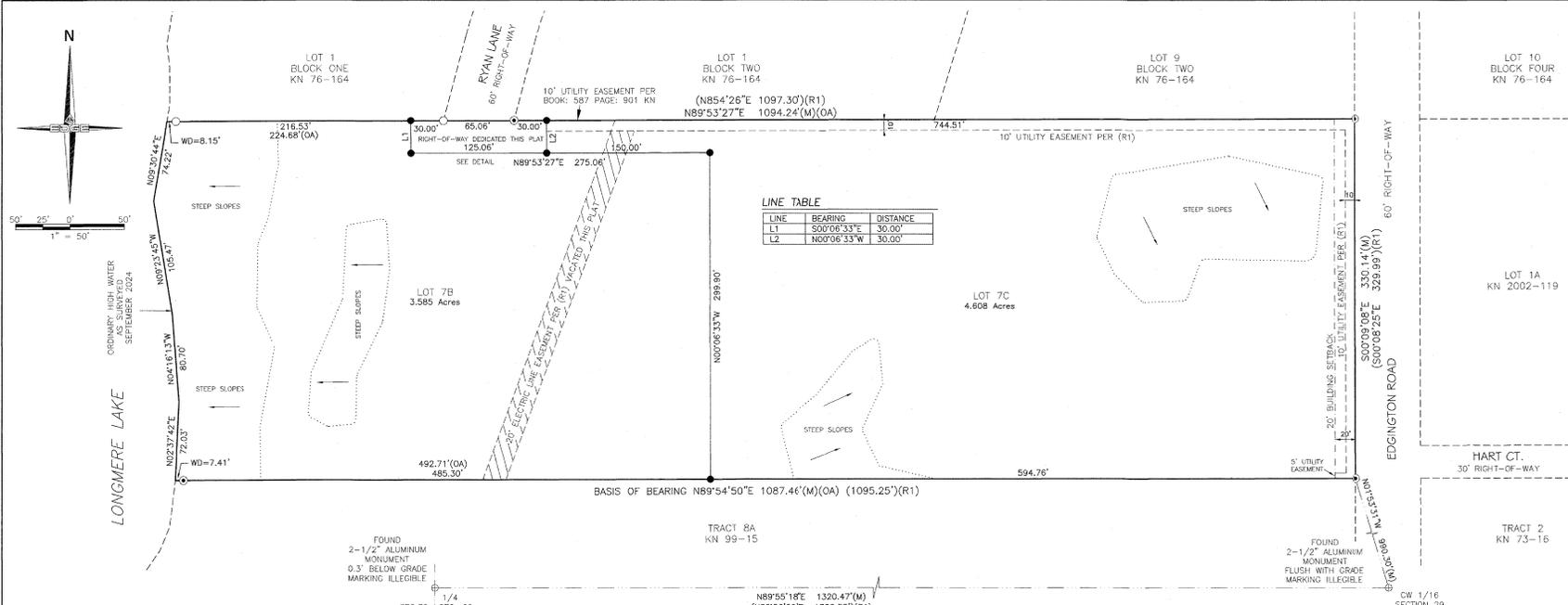
The name of Robert L. Whittenberg has been changed from Bob to Robert within the certificate of ownership and dedication and the notary acknowledgement.

The above revision constitutes the sole change made to the plat aside from the notation above the title block on the plat. The above revision does not affect any valid existing rights. I am therefore submitting this plat for refileing as corrected.

Date

Registration Number

Registered Land Surveyor



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.

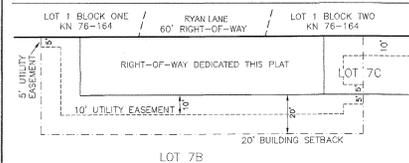


- LEGEND**
- ⊕ FOUND PROPERTY MONUMENT AS REFERENCED
 - FOUND PROPERTY CORNER 1/2" REBAR
 - ⊙ FOUND PROPERTY CORNER 3/4" REBAR
 - SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2024
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT
 - - - BUILDING SETBACK
 - - - MONUMENT TIE LINE
 - - - STEEP SLOPES
 - (M) MEASURED AND HELD
 - (OA) OVERALL
 - () RECORD DATA

REFERENCES

(R1) DAWN ESTATES NO. 2, PLAT 99-15, KENAI RECORDING DISTRICT

BUILDING SETBACK AND UTILITY EASEMENT DETAIL SCALE 1" = 30'



- NOTES**
- 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.
 - FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY AND THE FULL 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES 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 MAY BE AFFECTED BY A GENERAL LOCATION UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 16, 1968 IN BOOK 32 PAGE 132 KENAI RECORDING DISTRICT.
 - THIS SUBDIVISION SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON APRIL 9, 1999 IN VOLUME 556 PAGE 55 AND AMENDMENTS THERETO RECORDED ON MAY 7, 1999, VOLUME 557 PAGE 941, KENAI RECORDING DISTRICT.
 - THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
 - THIS SUBDIVISION IS AFFECTED BY A UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON AUGUST 18, 2000 IN BOOK 587 PAGE 901, KENAI RECORDING DISTRICT. AS SHOWN.
 - THIS PROPERTY MAY BE AFFECTED BY LOW WET AREAS. 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.
 - 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 PROGRAM. KPB 14.06.
 - NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.
 - ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
 - UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 16, 2024.
 - THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER OR ORDINARY WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION, THE APPROXIMATE LINE OF MEAN HIGH WATER OR ORDINARY HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
 - WASTEWATER DISPOSAL LOT 7C, LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- WASTEWATER DISPOSAL LOTS 7B, ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVED SEPTIC SYSTEM IN USE AT TIME OF THIS PLATTING ACTION. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES 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 INCLUDING EASEMENTS.

RIGHT OF WAY DEDICATED ON THIS PLAT - TURN AROUND AT END OF RYAN LANE

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

[Signature]
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH
 144 NORTH BRINKLEY STREET
 SOLDOTNA, ALASKA 99569

[Signature]
 DATE 5/13/2025

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 16, 2024.

KENAI PENINSULA BOROUGH

[Signature] 5/13/2025

AUTHORIZED OFFICIAL

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.

[Signature]
 BETTY WHITTENBERG
 BETTY WHITTENBERG
 PO BOX 143
 SOLDOTNA, AK 99669

[Signature]
 BOB L. WHITTENBERG
 PO BOX 143
 SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGEMENT

FOR: BETTY WHITTENBERG
 ACKNOWLEDGED BEFORE ME
 THIS 5th DAY OF March 2025

[Signature]
 PUBLIC NOTARY SIGNATURE

NOTARY ACKNOWLEDGEMENT

FOR: BOB L. WHITTENBERG
 ACKNOWLEDGED BEFORE ME
 THIS 5th DAY OF March 2025

[Signature]
 PUBLIC NOTARY SIGNATURE

Notary Public
 JASON YOUNG
 State of Alaska
 My Commission Expires December 1, 2028

Notary Public
 JASON YOUNG
 State of Alaska
 My Commission Expires December 1, 2028

2025-25
 Plat #
 Kenai
 Rec Dist
 05-11e-2025
 Date
 Time 12:47 PM

KPB FILE No. 2024-120R1

DAWN ESTATES WHITTENBERG ADDITION

A REPLAT OF
 TRACT 7A DAWN ESTATES NO. 2
 PLAT 99-15, KENAI RECORDING DISTRICT

LOCATED WITHIN SW1/4 NW1/4 SECTION 29,
 T.5N., R.9W., S.4
 STATE OF ALASKA
 KENAI PENINSULA BOROUGH
 KENAI RECORDING DISTRICT

OWNERS:
 ROBERT L. AND BETTY WHITTENBERG
 PO BOX 143
 SOLDOTNA, AK 99669

CONTAINING 8.280 ACRES

EDGE SURVEY AND DESIGN, LLC
 8000 KING STREET ANCHORAGE, AK 99518
 Phone (907) 344-5900 Fax (907) 344-7734
 REG# 1392

DRAWN BY: DATE: 03/03/2025 PROJECT: 24-591
 CHECKED BY: SCALE: 1" = 30' SHEET: 1 OF 1
 MK