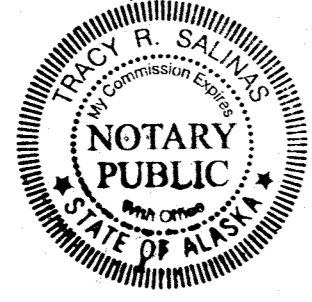


CERTIFICATE OF OWNERSHIP AND DEDICATION

I, JUSDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND THAT THE ALASKA MENTAL HEALTH TRUST AUTHORITY IS THE OWNER OF T.S. 2021-03 AS SHOWN HEREON. PURSUANT TO AS 38.05.801 AND THE REGULATIONS PROMULGATED THEREUNDER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

Jusdi Warner
 JUSDI WARNER
 EXECUTIVE DIRECTOR
 ALASKA MENTAL HEALTH TRUST AUTHORITY
 2600 CORDOVA STREET, SUITE 201
 ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT
 FOR: JUSDI WARNER JEFFREY GREEN
 ACKNOWLEDGED BEFORE ME THIS
 14th DAY OF August, 2023
 MY COMMISSION EXPIRES: With office



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 23, 2022

KENAI PENINSULA BOROUGH
Yvonne Logothetis
 AUTHORIZED OFFICIAL
 8/23/2023
 DATE

CERTIFICATE OF ACCEPTANCE

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, RIGHT-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: HERRIN STREET, PIKE COURT AND ROCKFISH AVENUE DEDICATION. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

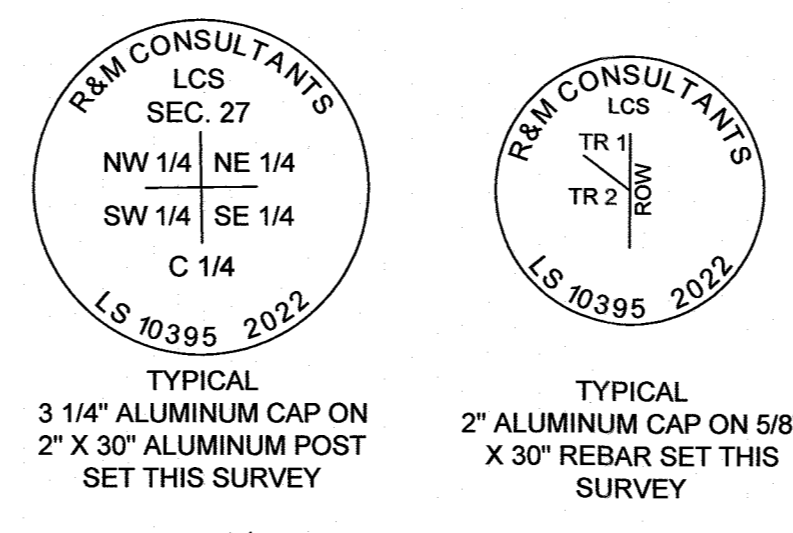
Yvonne Logothetis
 AUTHORIZED OFFICIAL
 KENAI PENINSULA BOROUGH
 8/23/2023
 DATE

WASTEWATER DISPOSAL

TRACTS THAT ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- ⊕ FOUND GLO MONUMENT AS DESCRIBED
- ⊙ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND IRON PIPE
- ⊙ SET TYPICAL ALUMINUM CAP THIS SURVEY
- ⊙ SET TYPICAL PRIMARY ALUMINUM MONUMENT THIS SURVEY
- SUBDIVISION BOUNDARY
- LOT LINE WITHIN THIS SUBDIVISION
- ADJACENT PROPERTY LINE NOT SURVEYED
- SECTION LINE
- CENTERLINE OF ROAD RIGHT-OF-WAY
- EASEMENT LINE
- HELD- HELD FOUND MONUMENT POSITION
- (M) MEASURED DIMENSION THIS SURVEY
- (C) COMPUTED DIMENSION
- (P) PROPORTIONED DIMENSION
- X COMPUTED POINT. NOTHING FOUND OR SET
- BBI- COMPUTED BY BEARING-BEARING INTERSECTION
- (BLM) RECORD DIMENSIONS PER BUREAU OF LAND MANAGEMENT PLAT APPROVED ON JULY 19, 1921
- (BLM-C) COMPUTED FROM RECORD BLM DIMENSIONS
- (R1) RECORD DIMENSIONS PER PLAT No. K-1430, K.R.D.
- R.O.W. RIGHT-OF-WAY
- DTP EASEMENT DEDICATED BY THIS PLAT



2023-41
 Plat #
 Kenai
 Rec Dist
 8/23/2023
 Date
 Time 2:00 PM

NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- 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).
- 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 (KPB 20.30.240).
- THE FRONT 10 FEET ADJOINING THE DEDICATED RIGHTS-OF-WAY OF FAIRWAY AVENUE AND HERRIN COURT IS GRANTED BY THIS PLAT AS UTILITY EASEMENTS (KPB 20.30.060). EASEMENTS ALONG HERRIN STREET WERE NOT REQUIRED WITH THIS PLATING ACTION.
- 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 (KPB 20.60.150).
- 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.
- THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- EASEMENTS LABELED AS "DTP" ARE DEDICATED BY THIS PLAT. ALL EASEMENTS NOT FOLLOWED BY "DTP" ARE EXISTING EASEMENTS THAT ARE NOT DEDICATED BY THIS PLAT.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	46.36'	50.00'	53°07'27"	S 63° 25' 38" E	44.72'
C2	94.04'	50.00'	107°45'58"	S 89° 15' 08" W	80.78'
C3	108.39'	50.00'	124°12'24"	S 26° 44' 03" E	88.38'

FOUND MONUMENTS

M1

FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE, 0.6" ABOVE GRADE. GOOD CONDITION

M2

FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE, 0.8" ABOVE GRADE. GOOD CONDITION

M3

FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE, 0.5" ABOVE GRADE. GOOD CONDITION

M4

FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE, 0.5" ABOVE GRADE. GOOD CONDITION

M5

FOUND 2 1/2" ALUMINUM MONUMENT ON 5/8" DIA. REBAR, 0.5" BELOW GRADE. GOOD CONDITION

LINE TABLE

LINE No.	DIRECTION	LENGTH
L1	N 13°12'28" W	33.75'
L2	N 00°04'35" E	42.86'
L3	N 32°55'12" E	67.83'
L4	N 47°40'02" E	65.58'

TYPICAL SET MONUMENTS

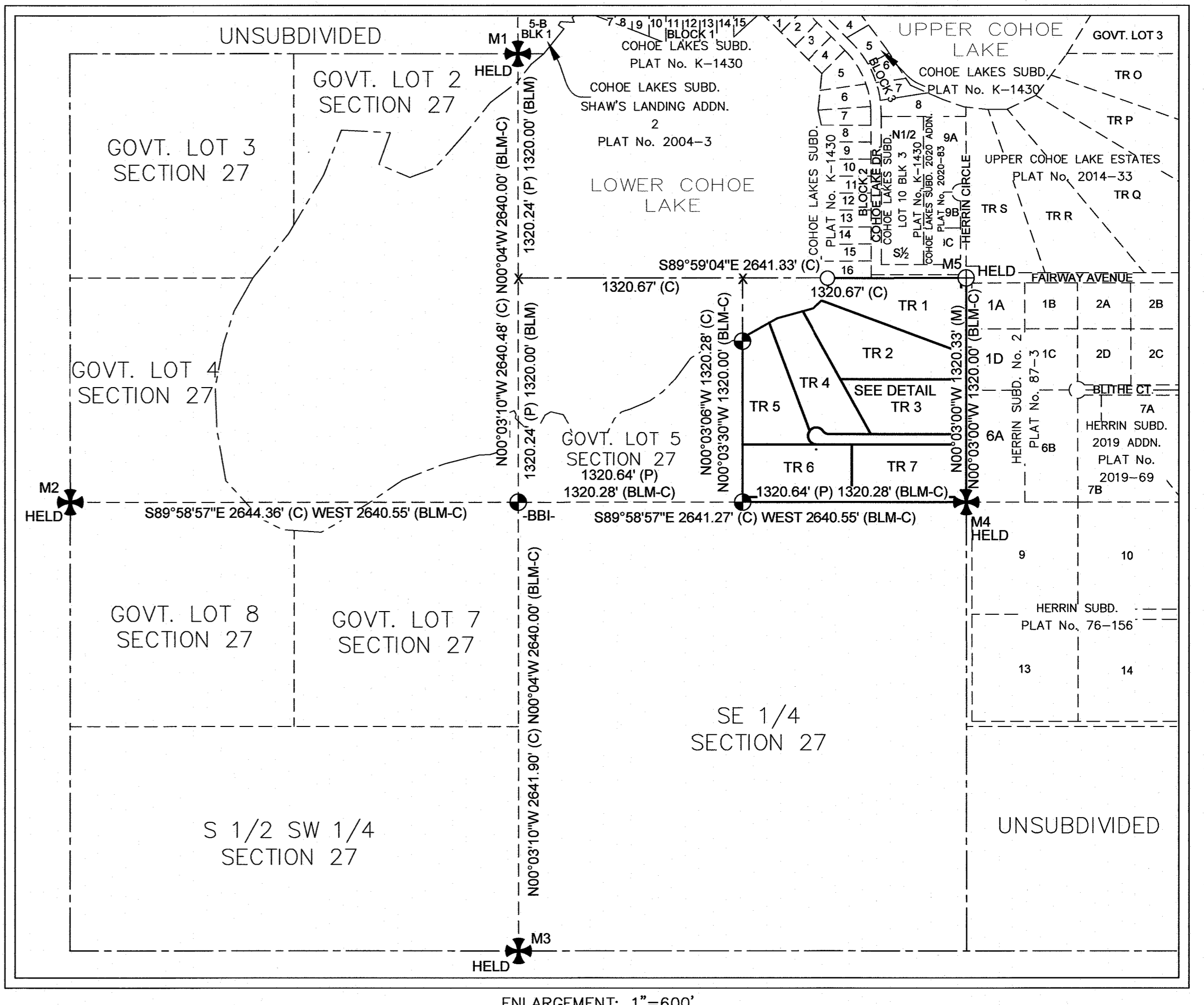
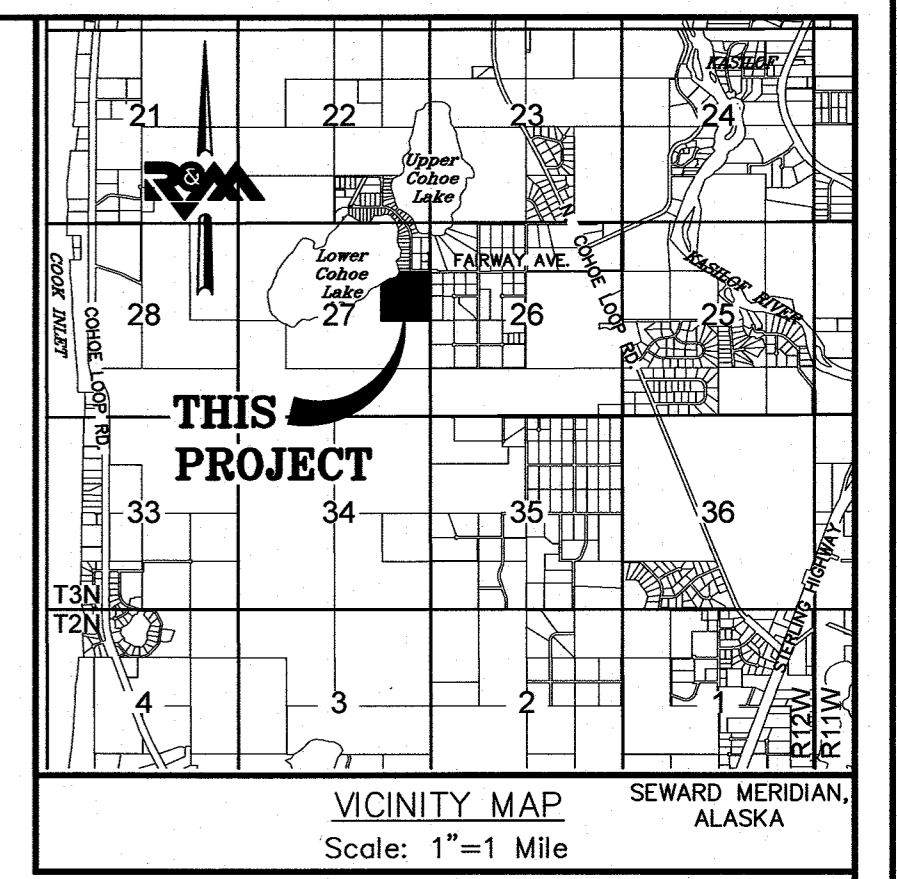
R&M CONSULTANTS
 LCS SEC. 27
 NW 1/4 NE 1/4
 SW 1/4 SE 1/4
 C 1/4
 LS 10395 2022

TYPICAL
 3 1/4" ALUMINUM CAP ON
 2" X 30" ALUMINUM POST
 SET THIS SURVEY

R&M CONSULTANTS
 LCS
 TR 1
 TR 2
 TR 3
 TR 4
 TR 5
 TR 6
 TR 7
 TR 8
 TR 9
 TR 10
 TR 11
 TR 12
 TR 13
 TR 14
 TR 15
 TR 16
 TR 17
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 TR 97
 TR 98
 TR 99
 TR 100

TYPICAL
 2" ALUMINUM CAP ON 5/8"
 X 30" REBAR SET THIS
 SURVEY

GRAPHIC SCALE
 1 inch = 100 ft.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA; THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION; AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

David C. Hale
 DAVID C. HALE, L.S. 10395
 8/14/23
 DATE

PLAT OF TRUST LAND SURVEY 2021-03 LOWER COHOE SUBDIVISION CREATING TRACTS 1 THRU 7

A SUBDIVISION OF GOVERNMENT LOT 6, IN SECTION 27, TOWNSHIP 3 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA, CONTAINING 37.338 ACRES, MORE OR LESS
 KENAI RECORDING DISTRICT, ALASKA

ALASKA MENTAL HEALTH TRUST AUTHORITY
 STATE OF ALASKA, OWNER
 2600 CORDOVA ST., SUITE 201
 ANCHORAGE, ALASKA 99503

R&M AEC 111
 SURVEYOR:
 9101 Vanguard Drive, Anchorage, Alaska, 99507
 PH (907) 522-1707 FAX (907) 522-3403
 www.rmconsult.com

DRAWN: DCH SCALE: 1"=100' T.S. 2021-03 KPB FILE No. 2022-057
 CHECKED: AC FIELD BK: 2850.03 DATE: 08/14/23 SHEET: 1 OF 1



Finance Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2170 • (907) 714-2376 Fax

Peter A. Micciche
Borough Mayor

CERTIFICATE OF TAX DEPARTMENT

I, Jennifer VanHoose, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that, as of the date of this certificate, all real property taxes and special assessments levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

Subdivision: Trust Land Survey 2021-03 Lower Cohoe Subdivision

Parcel # 13311098

T 3N R 12W SEC 27 Seward Meridian KN GOV LOT 6

The following taxes and special assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: \$0.00.

Witness my hand and seal this 25th day of July, 2023.

A handwritten signature in cursive script that reads "Jennifer VanHoose".

Jennifer VanHoose

Property Tax and Collections Manager