

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 ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.009, AS 38.05.801, AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ). I HEREBY APPROVED TRUST LAND SURVEY 2021-04 FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

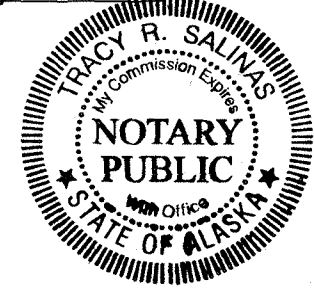
ALASKA MENTAL HEALTH TRUST LAND OFFICE

JUSDI WARNER, EXECUTIVE DIRECTOR
ALASKA MENTAL HEALTH TRUST LAND OFFICE
2600 CORDOVA ST. SUITE 201
ANCHORAGE, AK 99503

1/18/24
DATE

NOTARY'S ACKNOWLEDGEMENT

FOR: Jusdi Warner
ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2023.



NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: With office

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF 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 THIS PLAT IDENTIFIED AS FOLLOWS:

EXTENSION OF LAKEFRONT DRIVE RIGHT-OF-WAY

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

[Signature] 4/10/2024
AUTHORIZED OFFICIAL SIGNATURE DATE

[Signature] VINCE PIAGENTINI
TITLE PRINTED NAME

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 26, 2022.

[Signature] 4/10/2024
AUTHORIZED OFFICIAL SIGNATURE DATE

NOTES:

- STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT (E.G. 30'-30.00').
- THE FOLLOWING RIGHT-OF-WAY IS DEDICATED IN THIS PLAT: CONTINUATION OF LAKEFRONT DRIVE, CONTAINING 0.844 ACRES MORE OR LESS, TO THE KENAI PENINSULA BOROUGH (KPB).
- 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.
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION (KPB 20.60.180).
- MONUMENT M6, SOUTH 1/16TH CORNER, SECTION 29 & SECTION 28 FOUND DISTURBED, MONUMENT REHABILITATED THIS SURVEY BY BEARING TREE ACCESSORY EVIDENCE.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION GRANTED EXCEPTIONS TO (KPB 20.30.100) (CUL-DE-SAC REQUIREMENTS) AND KPB 20.30.170 (BLOCKS LENGTH REQUIREMENTS) AT THE MEETING OF SEPTEMBER 26, 2022.
- THE BASIS OF BEARING FOR THIS SURVEY IS GEODETIC NORTH WITH AN OBSERVED BEARING OF N0°32'37"E BETWEEN M6 AND M7. LOCAL PLACE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH.
- LOCATION OF WETLANDS AREAS (PER KPB 20.25.070) DEPICTED HEREON, DELINEATED BY ABR INC.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE KPB IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- 15' UTILITY EASEMENT DEDICATED ALONG ALL RIGHTS-OF-WAY AND IS GRANTED BY THIS PLAT (KPB 20.30.060(D)).
- 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.
- THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER OR ORDINARY HIGH WATER FORMS THE TRUE BOUND OF THE SUBDIVISION. THE APPROXIMATE LINE OF THE 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.
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH ALASKA STATUTES 38.05.801 AND TRUST LAND SURVEY (TLS) 2021-04.
- MAGNETIC NORTH DECLINATION AT N 14°33' E OF TRUE NORTH. (WMM-2020) DATE OF DECLINATION RETRIEVED: 12/01/2022
- 33' EASEMENT ALONG SECTION LINES PER DNR CONCURRENCE ON APPLICABILITY OF SECTION LINE EASEMENTS (AS 19.10.010).
- 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 ENGINEERS 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.

[Signature]
ENGINEER SIGNATURE

CE13353
LICENSE#

29 Jan 2024
DATE

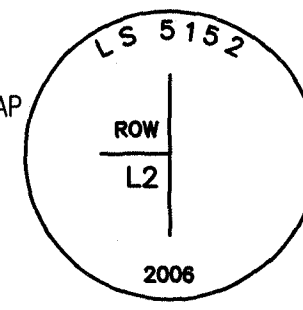
| Curve Table | | | | | |
|-------------|--------|--------|--------|---------|---------------|
| Curve # | Arc | Radius | Delta | Chord D | Chord B |
| C1 | 28.18 | 40.94 | 39.44 | 27.62 | N69° 02' 57"E |
| C2 | 113.91 | 50.00 | 130.53 | 90.83 | S60° 03' 51"E |
| C3 | 105.79 | 50.00 | 121.22 | 87.13 | N65° 48' 44"E |
| C4 | 28.47 | 41.91 | 38.92 | 27.92 | N66° 27' 31"W |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L1 | 30.37 | S52° 48' 02"W |
| L2 | 58.12 | S65° 10' 10"W |
| L3 | 87.42 | S29° 48' 08"W |
| L4 | 52.07 | S64° 50' 31"W |
| L5 | 54.50 | S49° 44' 52"W |
| L6 | 110.27 | S31° 52' 07"W |
| L7 | 101.90 | S3° 59' 03"W |
| L8 | 50.51 | S4° 37' 46"E |
| L9 | 96.06 | S10° 22' 09"E |
| L10 | 54.93 | S7° 13' 34"W |
| L11 | 16.45 | S36° 15' 19"W |
| L12 | 19.57 | S24° 43' 21"E |
| L13 | 113.86 | S0° 00' 43"E |
| L14 | 14.27 | S25° 27' 12"E |
| L15 | 57.17 | N19° 01' 04"W |
| L16 | 54.56 | N5° 44' 44"W |
| L17 | 117.57 | N1° 46' 55"E |

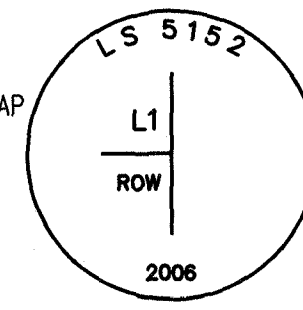
| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L18 | 57.02 | N9° 15' 06"W |
| L19 | 61.48 | N16° 53' 38"W |
| L20 | 57.26 | N24° 28' 07"W |
| L21 | 56.22 | N29° 54' 12"W |
| L22 | 65.40 | N43° 51' 34"W |
| L23 | 65.72 | N13° 32' 18"W |
| L24 | 57.98 | N44° 02' 50"W |
| L25 | 52.20 | N33° 24' 21"W |
| L26 | 27.88 | N45° 00' 52"W |
| L27 | 33.82 | N24° 42' 44"W |
| L28 | 9.93 | N71° 53' 24"W |
| L29 | 19.56 | N71° 53' 24"W |
| L30 | 61.89 | S76° 00' 23"W |
| L31 | 64.75 | S72° 09' 28"W |
| L32 | 43.73 | S77° 36' 11"W |
| L33 | 53.71 | S87° 14' 52"W |
| L34 | 43.87 | N85° 26' 09"W |

M1 FOUND
5/8" REBAR
1' ABOVE GRADE
NOT HELD

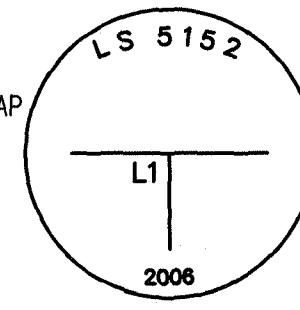
M2 FOUND
1-1/2" ALUMINUM CAP
REBAR
.7' ABOVE GRADE



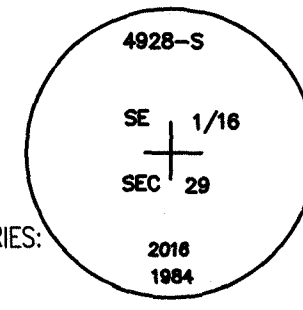
M3 FOUND
1-1/2" ALUMINUM CAP
REBAR
.2' BELOW GRADE



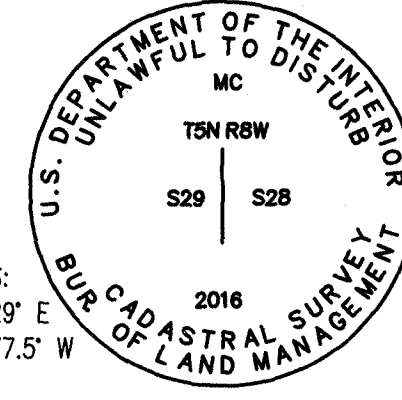
M4 FOUND
1-1/2" ALUMINUM CAP
REBAR
.2' ABOVE GRADE



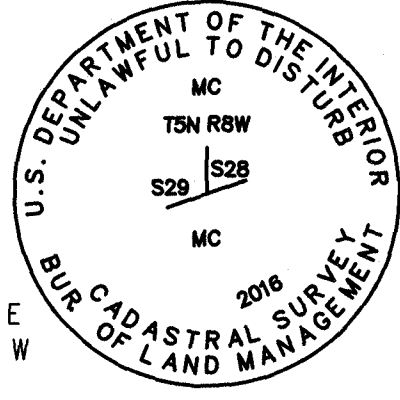
M5 FOUND
2" BRASS CAP
FLARED END
IRON POST
0.1' ABOVE GRADE
RECORDED ACCESSORIES:
NONE RECORDED



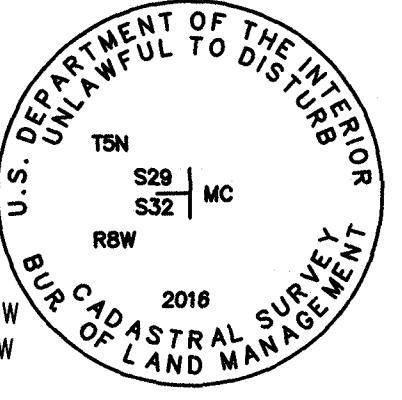
M6 FOUND
3" BRASS CAP
FLARED END
STAINLESS STEEL POST
DISTURBED
RECORDED ACCESSORIES:
9" SPRUCE, 31.68' N 29° E
6" SPRUCE, 34.98' N 77.5° W



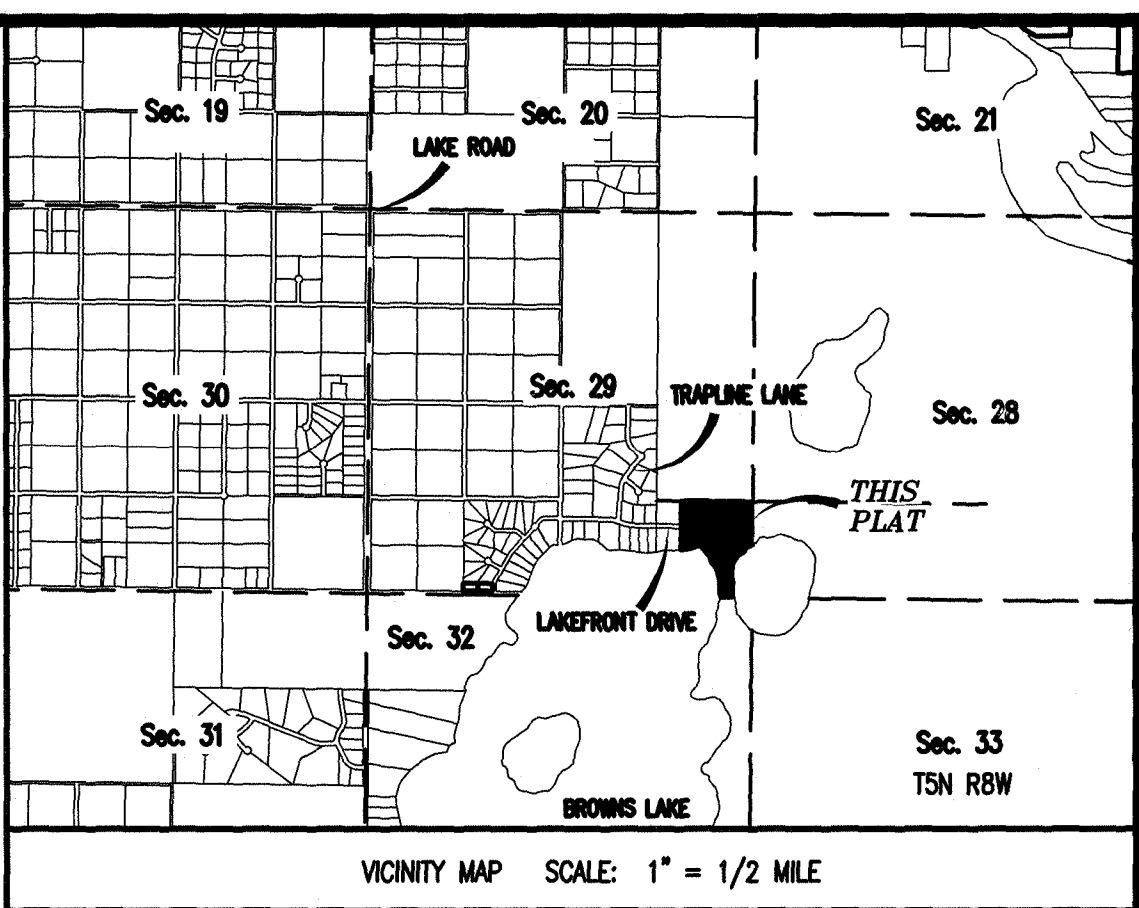
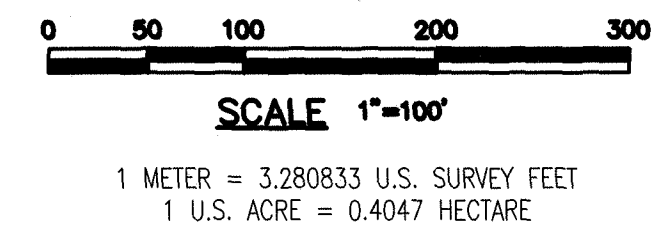
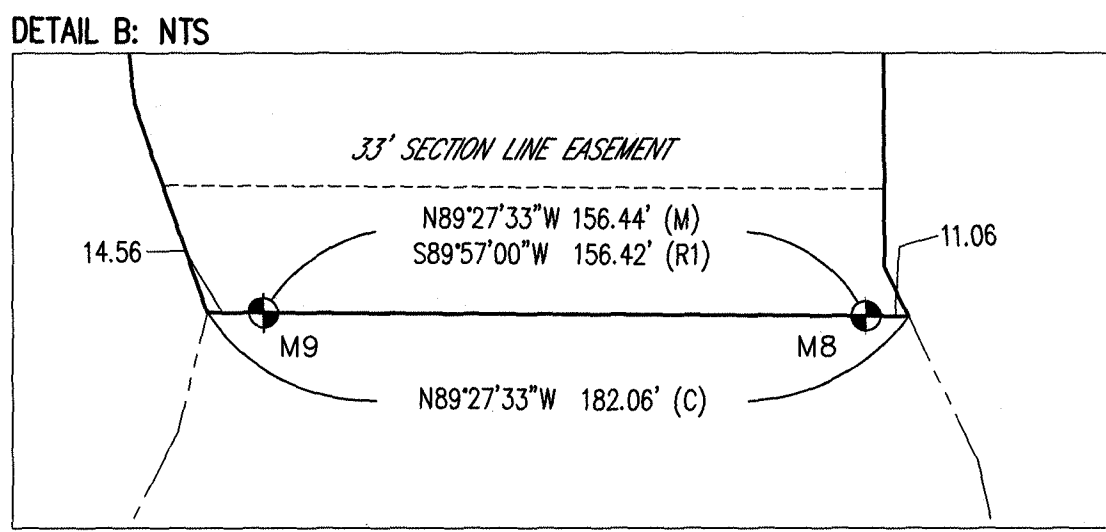
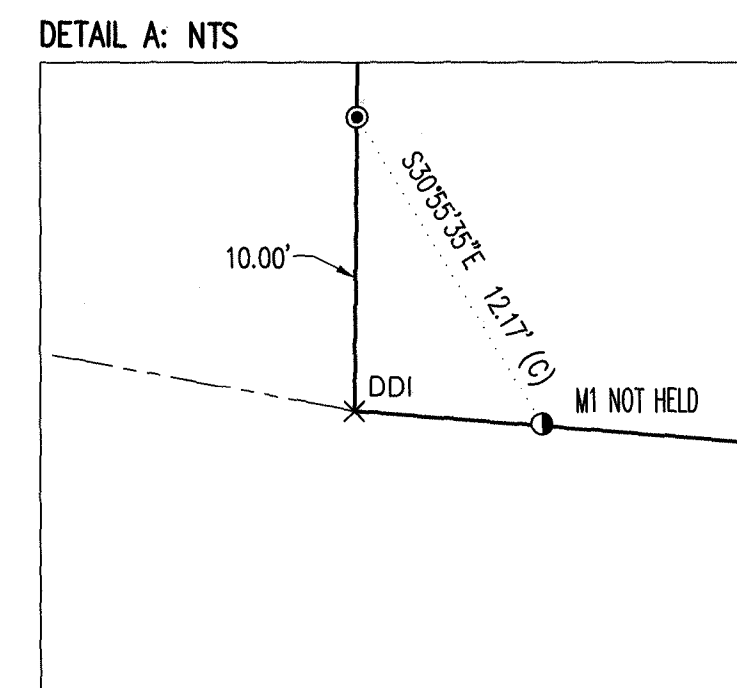
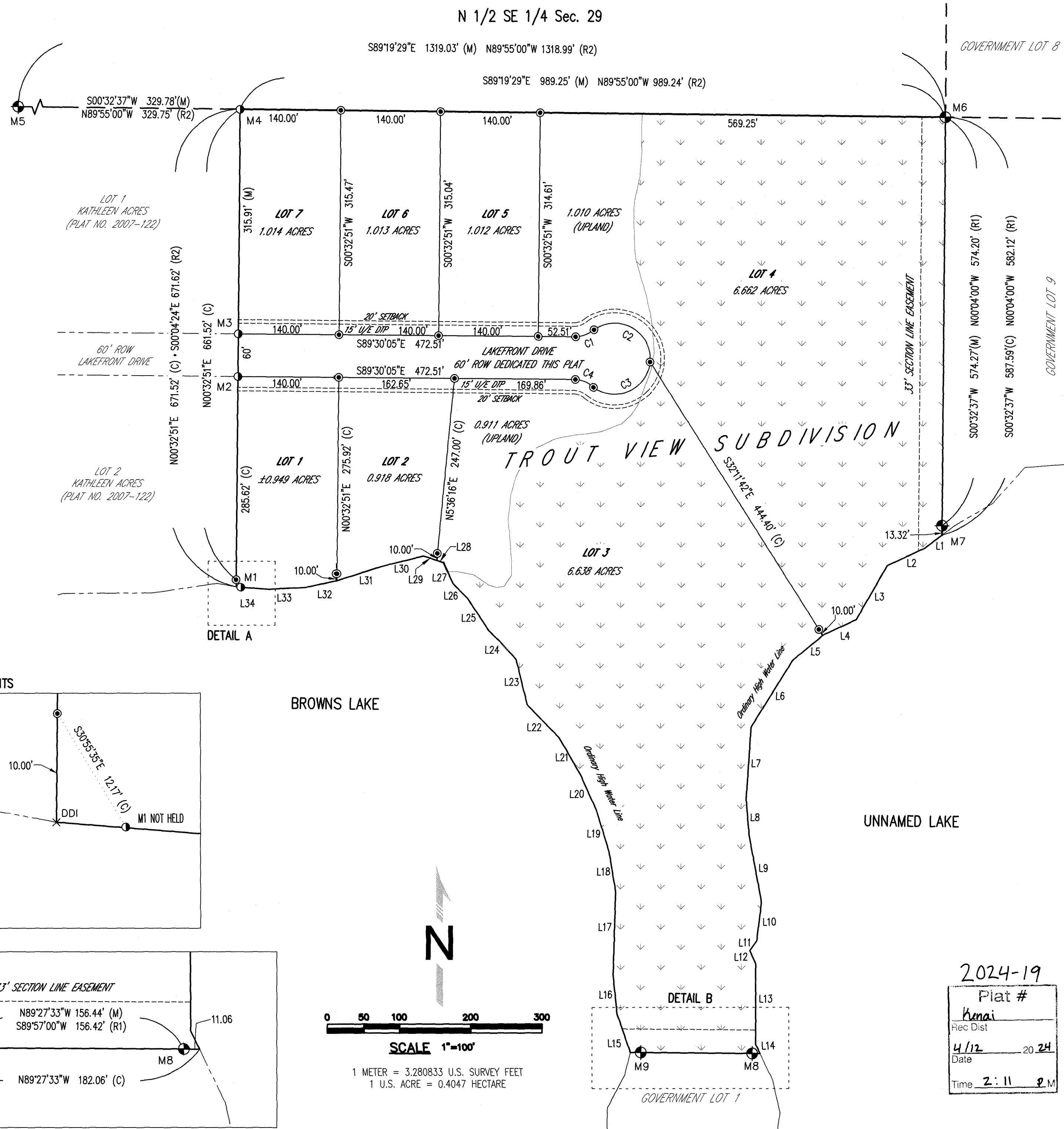
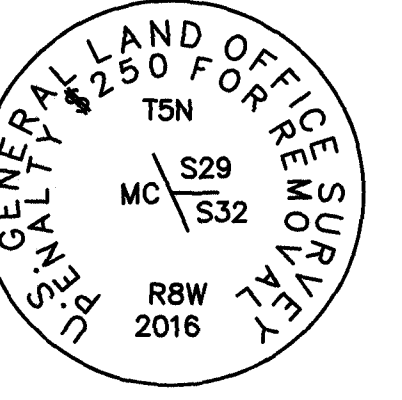
M7 FOUND
3" BRASS CAP
FLARED END
STAINLESS STEEL POST
0.1' ABOVE GRADE
RECORDED ACCESSORIES:
8" SPRUCE, 9.24' N 41° E
6" SPRUCE, 32.34' S 72° W



M8 FOUND
3" BRASS CAP
FLARED END
STAINLESS STEEL POST
0.3' ABOVE GRADE
RECORDED ACCESSORIES:
7" SPRUCE, 54.12' S 47° W
7" SPRUCE, 24.09' N 46° W



M9 FOUND
2" BRASS CAP
FLARED END
STAINLESS STEEL POST
0.1' ABOVE GRADE
RECORDED ACCESSORIES:
7" SPRUCE, 29.37' N 33° E
6" SPRUCE, 48.51' S 30° E



- LEGEND**
- Recovered primary monument as described
 - Recovered monument as described see monument details
 - Computed corner no monument found or set
 - Set monument
 - Typical mon set unless detailed otherwise
 - Set 5/8" x 30" rebar with 1-1/4" yellow plastic cap, flush with grade.
 - (R1) Record information per BLM plat TSN, RSW, S.M. AK
 - (R2) Record information per Kathleen Acres Subdivision, KPB file # 2007-122
 - DDI Position determined by distance distance intersection
 - U/E Utility Easement
 - DTP Dedicated This Plat
 - (M) Measured bearing and/or distance
 - (C) Computed bearing and/or distance
 - Subdivision border
 - Lot lines
 - Easement
 - Adjacent property line
 - Section line/tie line
 - Tie line
 - Wetlands

SURVEYOR'S CERTIFICATE

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



Plat of:
TRUST LAND SURVEY 2021-04
TROUT VIEW SUBDIVISION
LOTS 1-7
CONTAINING 19.050 ACRES MORE OR LESS

A SUBDIVISION OF:
GOVERNMENT LOT 5 IN SECTION 29, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN,
KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
LOCATED WITHIN: SE1/4 SE1/4 SECTION 29, TOWNSHIP 5 NORTH, RANGE 8 WEST, S.M.,
ALASKA.

Client: ALASKA MENTAL HEALTH TRUST LAND OFFICE
2600 CORDOVA ST. SUITE 201
ANCHORAGE, AK 99503

KUNA ENGINEERING

4300 B STREET, Suite 605, Anchorage, Alaska 99505
Tele: (907) 339.6566 WWW.KUNAENG.COM

Certificate of Authorization No. 129381

Drawn: NDE Date: December 15, 2023 Date of Survey: December 1-2, 2021
Checked: TMM Scale: 1"=100' PN: 165.030321 Field Book: 2023-ANC SURVEY, Pg 40-41 KPB FILE NO. 2022-127

2024-19
Plat #
Kenai
4/12/24
Date
Time 2:11 PM



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, Nolan Scarlett, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that all real property taxes levied by the Kenai Peninsula Borough through December 31, 2023 have been paid for the area(s) described as:

Subdivision: Trust Land Survey 2021-04 Trout View Subdivision Lots 1-7

Parcel # 06632134

T 5N R 8W SEC 29 Seward Meridian KN GOVT LOT 5

Effective January 1, 2024, estimated taxes of \$0.00 were paid on the above property(s). However, if the estimated taxes are less than the actual amounts levied on July 1, 2024, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 5th day of March, 2024.

Nolan Scarlett

Nolan Scarlett

Property Tax and Collections Manager