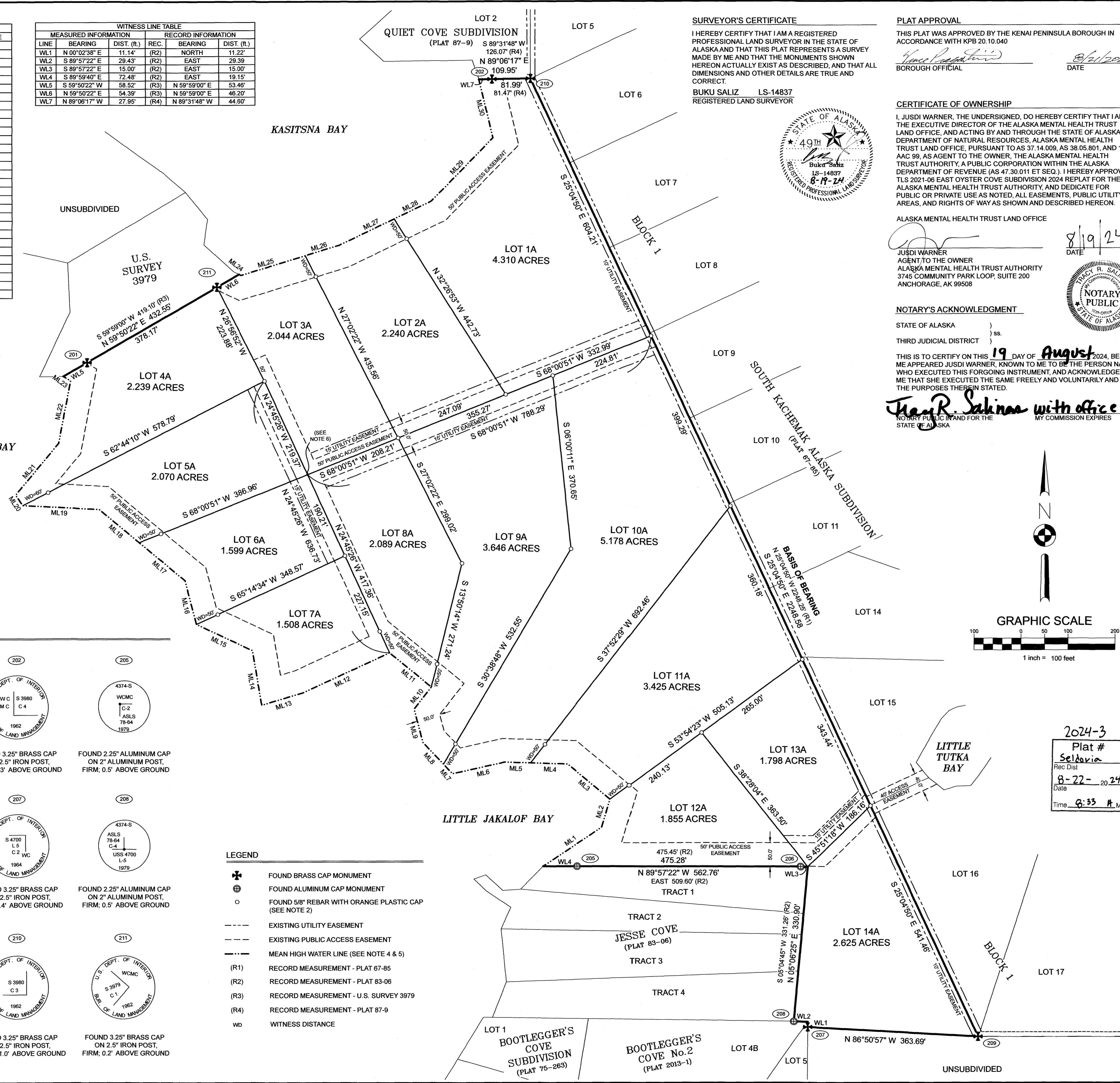


LINE	BEARING	DISTANCE
ML1	N 56°20'27" E	149.94'
ML2	N 16°37'17" E	62.21'
ML3	N 50°20'25" W	117.53'
ML4	N 88°25'12" W	79.19'
ML5	N 88°25'12" W	55.65'
ML6	S 77°28'19" W	113.05'
ML7	N 43°34'12" W	28.00'
ML8	N 43°34'12" W	63.55'
ML9	N 14°44'33" W	73.39'
ML10	N 38°02'01" E	59.73'
ML11	N 50°50'37" W	115.23'
ML12	S 65°11'16" W	202.62'
ML13	S 73°18'43" W	92.15'
ML14	N 09°50'20" W	117.85'
ML15	N 64°59'35" W	131.68'
ML16	N 14°51'00" W	96.33'
ML17	N 50°18'17" W	126.39'
ML18	N 50°18'17" W	110.07'
ML19	N 86°57'53" W	163.08'
ML20	N 35°38'59" W	27.23'
ML21	N 39°50'02" E	143.66'
ML22	N 10°42'51" E	135.49'
ML23	N 59°05'36" W	17.81'
ML24	S 64°50'42" E	5.05'
ML25	N 72°57'11" E	143.07'
ML26	N 72°57'11" E	76.22'
ML27	N 64°26'25" E	129.38'
ML28	N 64°26'25" E	87.81'
ML29	N 44°17'31" E	187.72'
ML30	N 13°35'01" W	127.90'

MEASURED INFORMATION		RECORD INFORMATION	
LINE	BEARING	DIST. (ft.)	REC. BEARING
WL1	N 00°02'38" E	11.14'	(R2) NORTH 11.22'
WL2	S 89°57'22" E	29.43'	(R2) EAST 29.39'
WL3	S 89°57'22" E	15.00'	(R2) EAST 15.00'
WL4	S 89°59'40" E	72.48'	(R2) EAST 19.15'
WL5	S 59°50'22" W	58.52'	(R3) N 59°59'00" E 53.46'
WL6	N 59°50'22" E	54.39'	(R3) N 59°59'00" E 46.20'
WL7	N 89°06'17" W	27.95'	(R4) N 89°31'48" W 44.60'

MONUMENT DETAILS	

LEGEND	
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8\"/>
	EXISTING UTILITY EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT
	MEAN HIGH WATER LINE (SEE NOTE 4 & 5)
(R1)	RECORD MEASUREMENT - PLAT 87-85
(R2)	RECORD MEASUREMENT - PLAT 83-06
(R3)	RECORD MEASUREMENT - U.S. SURVEY 3979
(R4)	RECORD MEASUREMENT - PLAT 87-9
wd	WITNESS DISTANCE



SURVEYOR'S CERTIFICATE
 I 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 AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.
BUKU SALIZ LS-14837
 REGISTERED LAND SURVEYOR



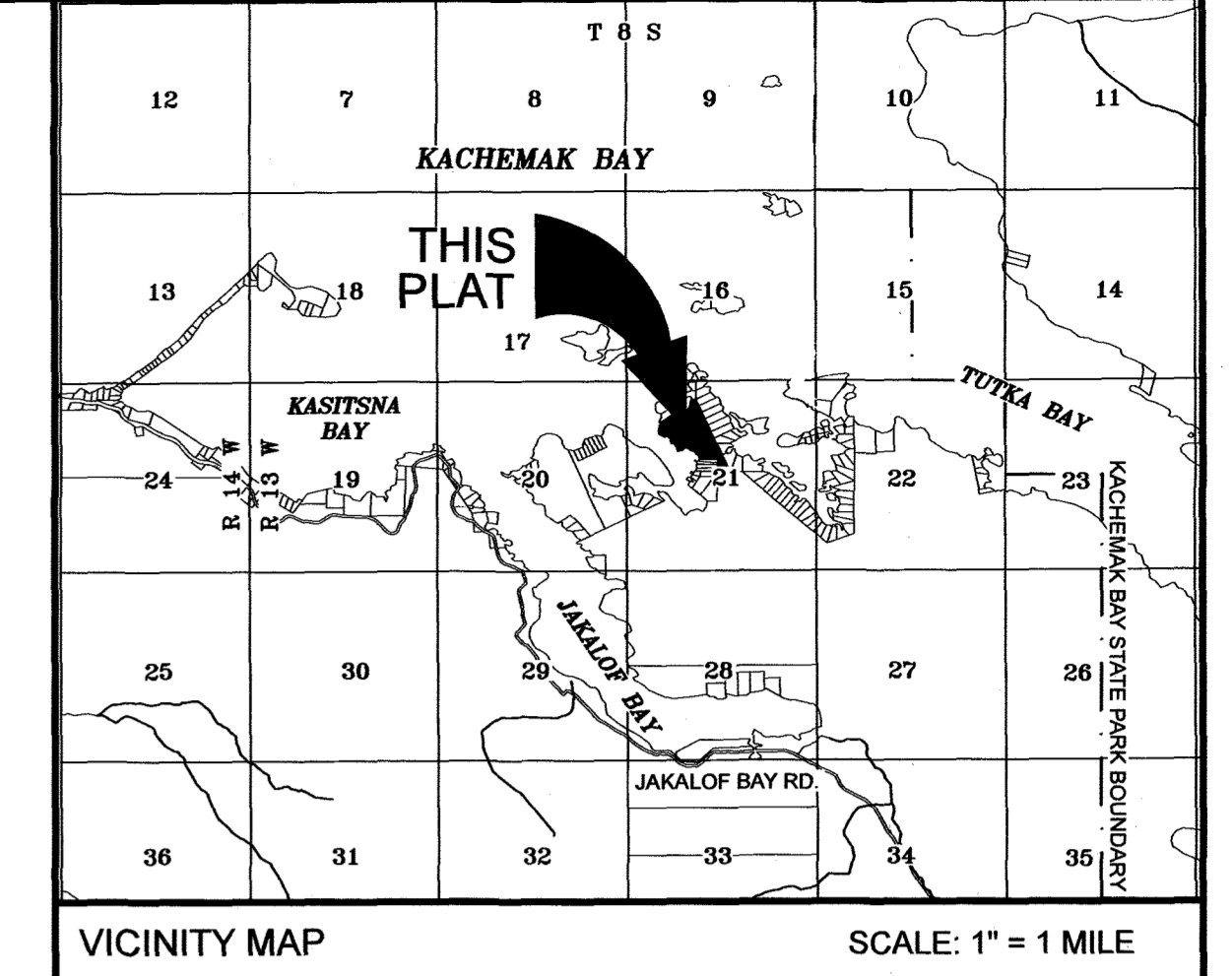
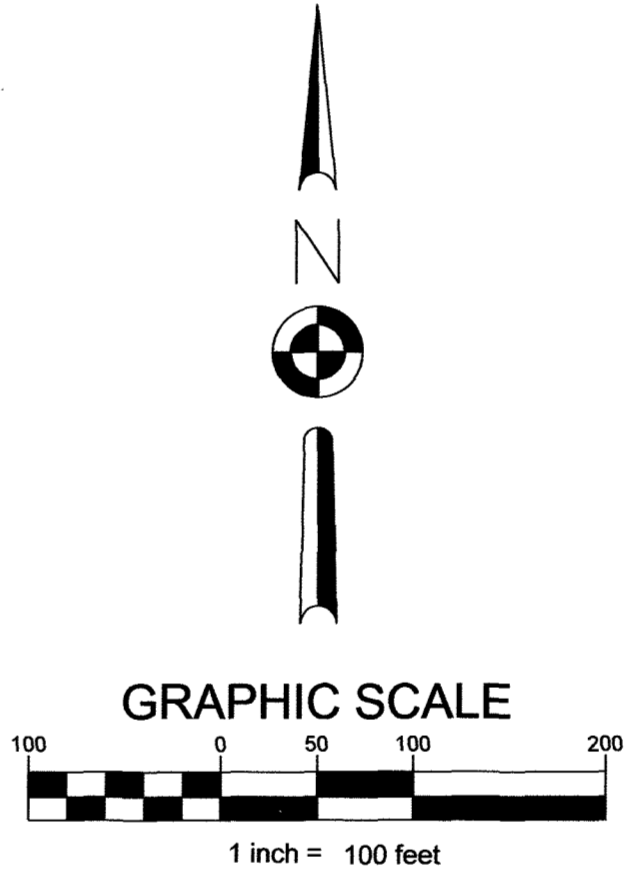
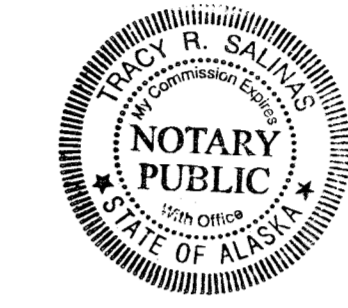
PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040
[Signature]
 BOROUGH OFFICIAL
 DATE: 8/19/24

CERTIFICATE OF OWNERSHIP
 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 APPROVE TLS 2021-06 EAST OYSTER COVE SUBDIVISION 2024 REPLAT 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

[Signature]
 JUSDI WARNER
 AGENT TO THE OWNER
 ALASKA MENTAL HEALTH TRUST AUTHORITY
 3745 COMMUNITY PARK LOOP, SUITE 200
 ANCHORAGE, AK 99508

NOTARY'S ACKNOWLEDGMENT
 STATE OF ALASKA)
) ss.
 THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY ON THIS 19 DAY OF August, 2024, BEFORE ME APPEARED JUSDI WARNER, KNOWN TO ME TO BE THE PERSON NAMED WHO EXECUTED THIS FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.
[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES



- NOTES**
- THE PURPOSE OF THIS SUBDIVISION REPLAT IS TO CLARIFY THE BEARINGS, DISTANCES, AND AREAS OF THE LOTS IN THE SUBDIVISION. THE ORIGINAL SUBDIVISION, TLS 2021-06 EAST OYSTER COVE SUBDIVISION, PLAT No. 2023-04, SELDOVIA RECORDING DISTRICT, WAS FOUND TO HAVE SEVERAL ERRONEOUS POSITIONS FOR FOUND MONUMENTS.
 - FOUND 5/8" X 3/32" REBAR WITH 1.25" DIAMETER ORANGE PLASTIC CAP AT ALL LOT CORNERS AND 50' UPLAND ON PROPERTY LINE AS WITNESS CORNERS TO THE MEANDER CORNERS, UNLESS OTHERWISE NOTED.
 - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
 - THE MEANDERS SHOWN HEREON ARE RECORD MEANDERS FROM TLS 2021-06 EAST OYSTER COVE SUBDIVISION (PLAT No. 2023-04, SELDOVIA RECORDING DISTRICT).
 - THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE IS FOR COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 - THE PROPERTY CORNER FOR LOTS 3A, 5A, 6A, AND 8A FALLS IN THE MIDDLE OF A LARGE TREE. NO PROPERTY CORNER WAS FOUND.
 - THE ONLY ACCESS AVAILABLE TO THIS SUBDIVISION AT THE TIME OF RECORDING IS BY WATER.
 - THESE PROPERTIES ARE SUBJECT TO TERMS, RESERVATIONS, CONDITIONS AND PROVISIONS CONTAINED IN THE QUITCLAIM DEED FROM THE STATE OF ALASKA RECORDED ON SEPTEMBER 25, 1996 IN BOOK 35, PAGE 415, SELDOVIA RECORDING DISTRICT.
 - THESE PROPERTIES ARE SUBJECT TO RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF LITTLE JAKALOF BAY.
 - THESE PROPERTIES ARE SUBJECT TO RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF KASITSNA BAY.
 - THESE PROPERTIES ARE SUBJECT TO EASEMENTS AS DEDICATED AND SHOWN ON THE PLAT OF TLS 2021-06 EAST OYSTER COVE SUBDIVISION (PLAT No. 2023-04, SELDOVIA RECORDING DISTRICT).
 - THESE PROPERTIES ARE SUBJECT TO THE EFFECT OF THE NOTES WHICH APPEAR ON THE PLAT OF TLS 2021-06 EAST OYSTER COVE SUBDIVISION (PLAT No. 2023-04, SELDOVIA RECORDING DISTRICT).
 - 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 VICINITY MAP WAS CREATED USING PUBLICLY AVAILABLE GIS DATA. THIS DATA IS MAINTAINED BY LOCAL, STATE, AND FEDERAL ENTITIES.
 - WASTEWATER DISPOSAL: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 9/30/2023. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

2024-3
 Plat #
 Seldovia
 Rec Dist
 8-22-2024
 Date
 Time 8:33 AM

A PLAT OF	
TLS 2021-06 EAST OYSTER COVE SUBDIVISION 2024 REPLAT	
A SUBDIVISION OF	
LOTS 1 - 14	
TLS 2021-06 EAST OYSTER COVE SUBDIVISION PLAT No. 2023-04, SELDOVIA RECORDING DISTRICT CONTAINING 36.625 ACRES	
LOCATED WITHIN PROTRACTED SECTION 21, TOWNSHIP 8 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA KENAI PENINSULA BOROUGH SELDOVIA RECORDING DISTRICT	
	907.290.8949 WWW.FIXEDHEIGHT.COM
OWNER:	ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP, SUITE 200, ANCHORAGE, AK 99508
KPB FILE No.:	2024-084
PROJECT No.:	21083
SURVEY DATE:	SEPT, 2021; JULY, 2024
TLO FILE No.:	2021-06
DRAWN BY:	BS
CHECKED BY:	ATP
SCALE:	1" = 100'
SHEET:	1 OF 1



**KENAI PENINSULA
Borough**

Finance Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2170 | www.kpb.us

CERTIFICATE OF TAX DEPARTMENT

I, Nolan Scarlett, 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: TLS 2021-06 East Oyster Cove Subdivision 2024 Replat

Parcel #	19117106								
	T 08S R 13W SEC 21 Seward Meridian	SL	2023004	TLS	2021-06	EAST	OYSTER		
	COVE SUB LOT 6								
Parcel #	19117107								
	T 08S R 13W SEC 21 Seward Meridian	SL	2023004	TLS	2021-06	EAST	OYSTER		
	COVE SUB LOT 7								
Parcel #	19117108								
	T 08S R 13W SEC 21 Seward Meridian	SL	2023004	TLS	2021-06	EAST	OYSTER		
	COVE SUB LOT 8								
Parcel #	19117109								
	T 08S R 13W SEC 21 Seward Meridian	SL	2023004	TLS	2021-06	EAST	OYSTER		
	COVE SUB LOT 9								
Parcel #	19117110								
	T 08S R 13W SEC 21 Seward Meridian	SL	2023004	TLS	2021-06	EAST	OYSTER		
	COVE SUB LOT 10								
Parcel #	19117101								
	T 08S R 13W SEC 21 Seward Meridian	SL	2023004	TLS	2021-06	EAST	OYSTER		
	COVE SUB LOT 1								
Parcel #	19117102								
	T 08S R 13W SEC 21 Seward Meridian	SL	2023004	TLS	2021-06	EAST	OYSTER		
	COVE SUB LOT 2								
Parcel #	19117103								
	T 08S R 13W SEC 21 Seward Meridian	SL	2023004	TLS	2021-06	EAST	OYSTER		
	COVE SUB LOT 3								
Parcel #	19117104								
	T 08S R 13W SEC 21 Seward Meridian	SL	2023004	TLS	2021-06	EAST	OYSTER		
	COVE SUB LOT 4								
Parcel #	19117105								

Seldovia Recording District PL 2024-3

T 08S R 13W SEC 21 Seward Meridian SL 2023004 TLS 2021-06 EAST OYSTER
COVE SUB LOT 5
Parcel # 19117111

T 08S R 13W SEC 21 Seward Meridian SL 2023004 TLS 2021-06 EAST OYSTER
COVE SUB LOT 11
Parcel # 19117112

T 08S R 13W SEC 21 Seward Meridian SL 2023004 TLS 2021-06 EAST OYSTER
COVE SUB LOT 12
Parcel # 19117113

T 08S R 13W SEC 21 Seward Meridian SL 2023004 TLS 2021-06 EAST OYSTER
COVE SUB LOT 13
Parcel # 19117114

T 08S R 13W SEC 21 Seward Meridian SL 2023004 TLS 2021-06 EAST OYSTER
COVE SUB LOT 14

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 21st day of August, 2024.

Nolan Scarlett

Nolan Scarlett

Property Tax and Collections Manager