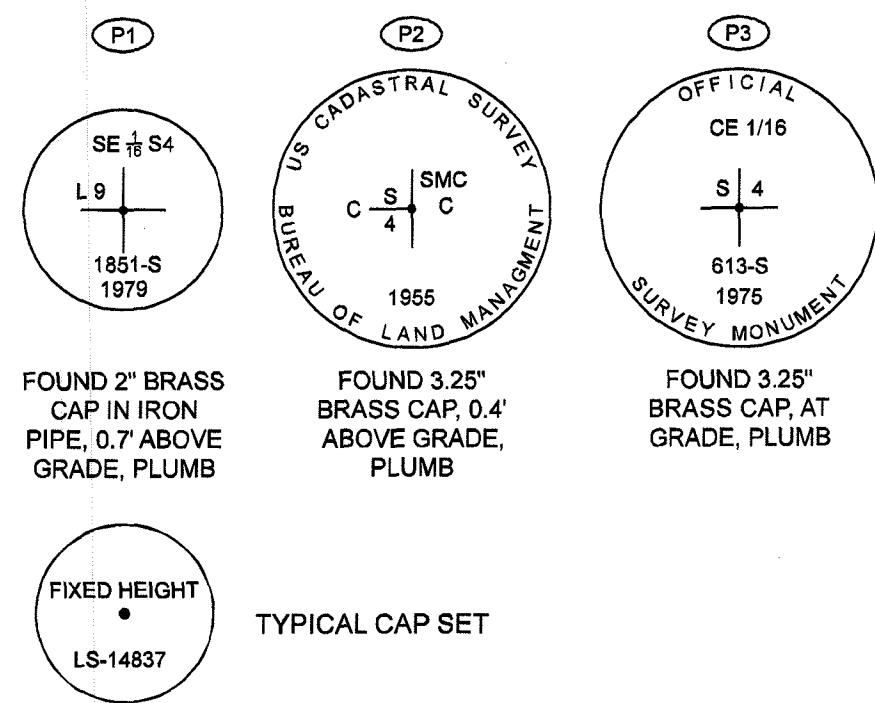
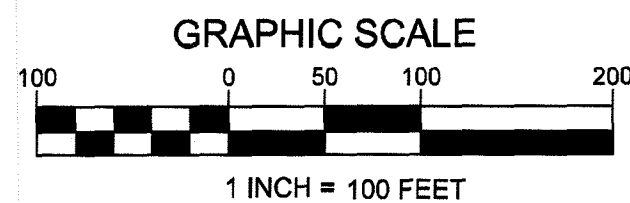


MONUMENT DETAILS



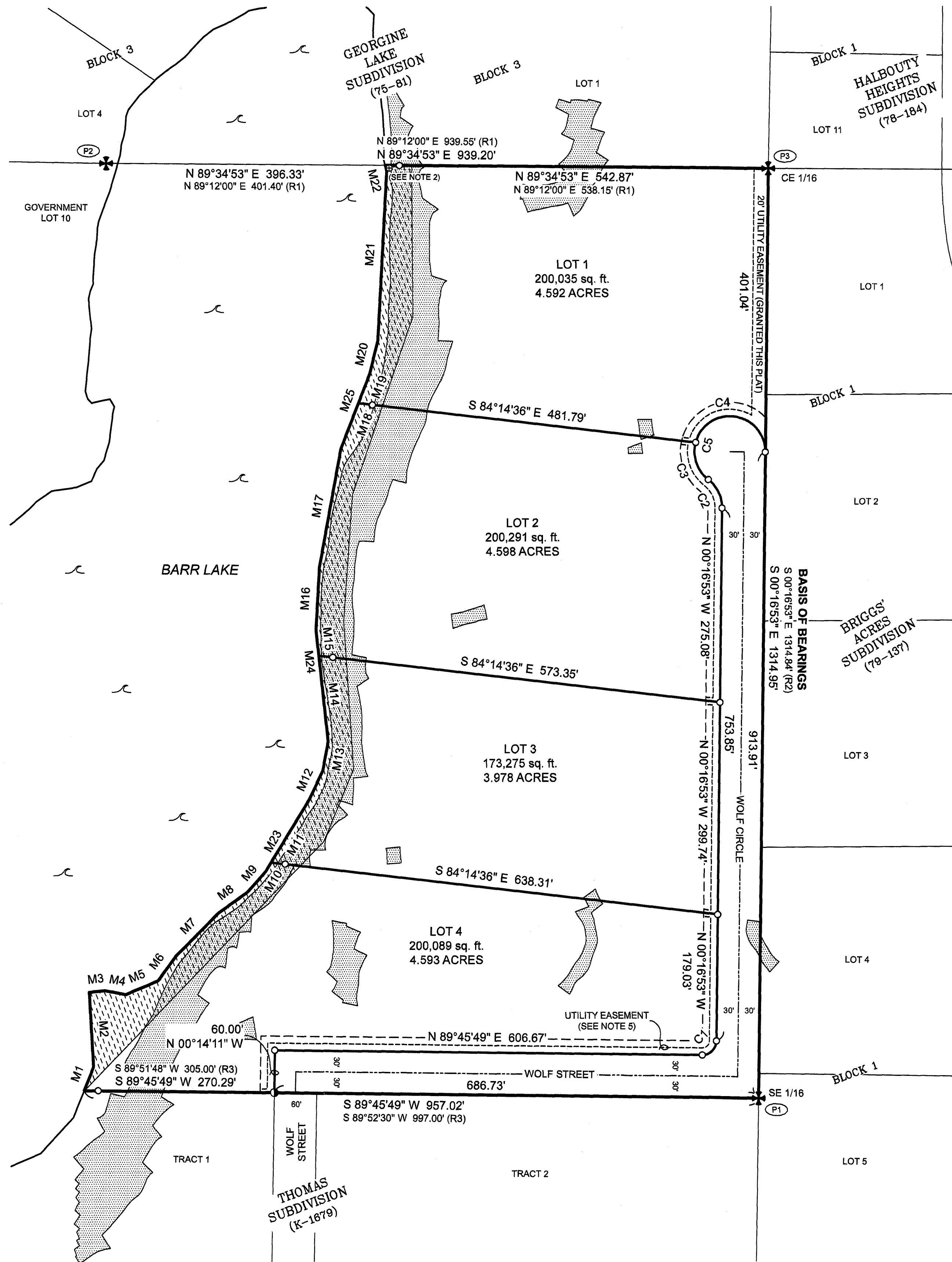
LEGEND

- ✕ FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR W / YELLOW PLASTIC CAP
- SET 5/8" X 30" REBAR (SEE NOTE 1)
- ⊙ FOUND 5/8" REBAR (SEE NOTE 2)
- (R1) RECORD MEASUREMENT - PLAT No. 75-81
- (R2) RECORD MEASUREMENT - PLAT No. 79-137
- (R3) RECORD MEASUREMENT - PLAT No. K-1679
- SUBDIVISION BOUNDARY
- PROPERTY LINE CREATED BY THIS PLAT
- RIGHT-OF-WAY CENTERLINE
- - - 20' BUILDING SETBACK (SEE NOTE 4)
- - - UTILITY EASEMENT (SEE NOTE 5)
- ▨ SLOPES EXCEEDING 20% GRADE (FROM KENAI PENINSULA BOROUGH TERRAIN VIEWER 4' CONTOUR DATA)
- ▨ WETLAND - TYPE "LAKE" (FROM KENAI PENINSULA BOROUGH GIS DATASET "KWF WETLANDS ASSESSMENT")



LINE	BEARING	DISTANCE
M1	N 20°54'01" E	35.80'
M2	N 04°13'21" W	105.92'
M3	N 82°51'11" E	22.62'
M4	S 80°16'49" E	29.80'
M5	N 66°38'35" E	50.00'
M6	N 35°19'23" E	42.96'
M7	N 43°46'48" E	86.16'
M8	N 53°13'53" E	51.22'
M9	N 40°17'33" E	38.86'
M10	N 30°30'17" E	14.52'
M11	N 30°30'17" E	104.67'
M12	N 23°57'12" E	44.74'
M13	N 09°38'23" E	41.50'
M14	N 07°05'45" W	122.17'
M15	N 07°05'45" W	35.28'
M16	N 02°09'55" E	89.93'
M17	N 09°21'03" E	170.29'
M18	N 20°20'43" E	69.37'
M19	N 20°20'43" E	44.52'
M20	N 12°48'09" E	49.31'
M21	N 02°10'12" E	238.81'
M22	N 15°40'11" W	8.83'
M23	N 30°30'17" E	119.19'
M24	S 07°05'45" E	157.45'
M25	N 20°20'43" E	113.89'

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	20.00'	90°02'42"	31.43'	28.30'	S 44°44'28" W
C2	50.00'	53°07'48"	46.36'	44.72'	S 26°50'47" E
C3	50.00'	67°18'49"	58.74'	55.42'	S 19°45'16" E
C4	50.00'	165°48'59"	144.70'	99.23'	N 83°11'22" W
C5	50.00'	233°07'48"	203.44'	89.44'	N 63°09'13" E



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 TRUST LAND SURVEY 2023-04 WONDER VIEW SUBDIVISION 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 7/19/2024
 EXECUTIVE DIRECTOR ALASKA MENTAL HEALTH TRUST LAND OFFICE
 2600 CORDOVA STREET, SUITE 201 ANCHORAGE, AK 99503

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA }
 THIRD JUDICIAL DISTRICT }

THIS IS TO CERTIFY ON THIS 19th DAY OF July, 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. *JEFFREY GREEN

Jeffrey Green with office
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 22, 2024.

Yvonne Peterson 8/21/2024
 AUTHORIZED OFFICIAL 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, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

WOLF STREET
 WOLF CIRCLE

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

Yvonne Peterson 8/21/2024
 AUTHORIZED OFFICIAL DATE
 KENAI PENINSULA BOROUGH
 144 NORTH BINKLEY STREET
 SOLDOTNA, ALASKA 99589

WASTE WATER DISPOSAL: LOT 3

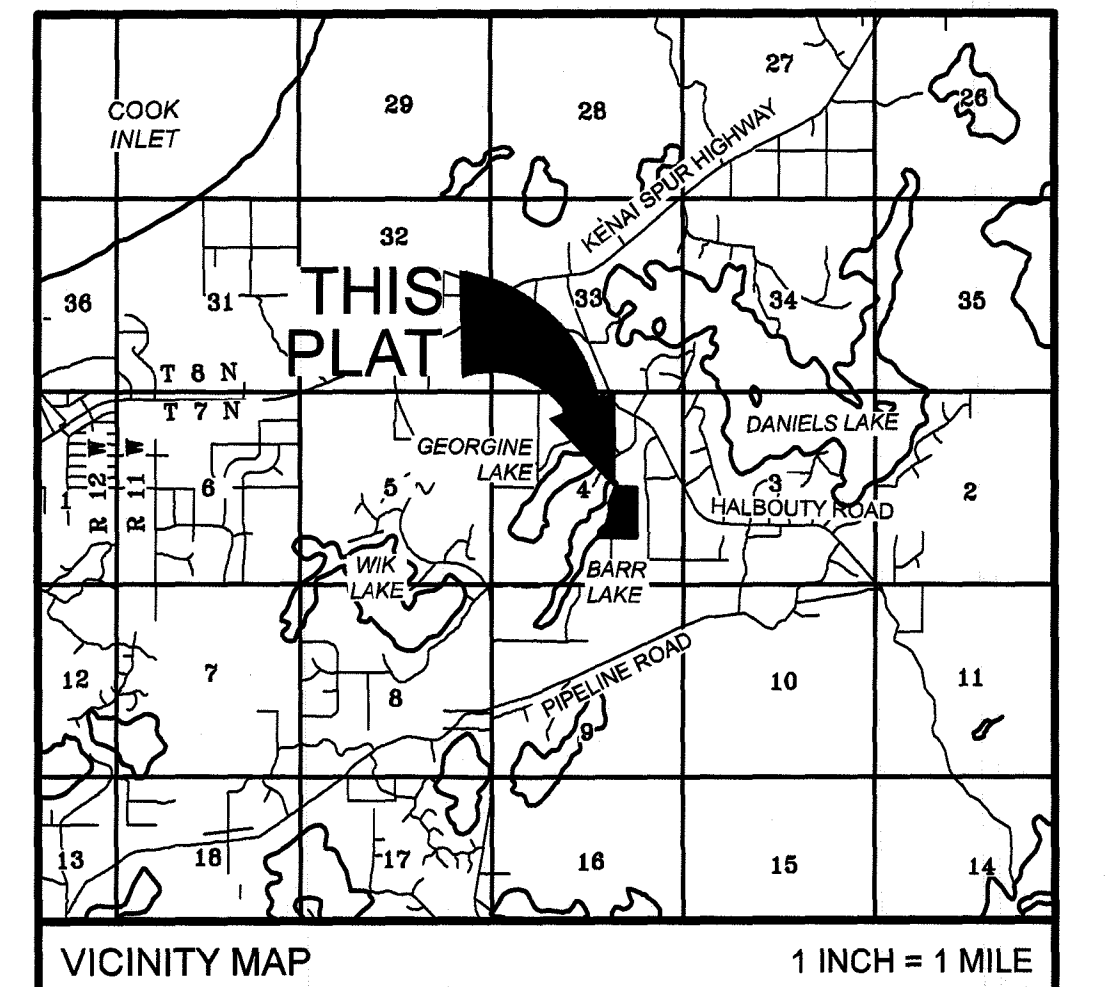
SOIL CONDITIONS, WATER TABLE LEVELS, AND SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL, ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE FAMILY OR DUPLEX RESIDENCE AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Buku Saliz CE13353 22 July '24
 ENGINEER LICENSE No. DATE

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



NOTES

- SET 5/8" X 30" REBAR WITH 1.25" DIAMETER ORANGE PLASTIC CAP AT ALL LOT CORNERS AND 20' UPLAND ON PROPERTY LINES AS WITNESS CORNERS TO THE MEANDER CORNERS.
- A 5/8" REBAR WAS FOUND 3.84' SOUTH OF THE RECOVERED PROPERTY LINE. IT WAS NOT USED AS A PART OF THIS SURVEY.
- THE VICINITY MAP WAS CREATED USING PUBLICLY AVAILABLE GIS DATA. THIS DATA IS MAINTAINED BY LOCAL, STATE, AND FEDERAL ENTITIES.
- A BUILDING 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.
- THE FRONT 10 FEET ADJOINING ALL RIGHTS-OF-WAY AND INCREASING TO 20 FEET WITHIN 5 FEET OF SIDE LOT LINES IS GRANTED AS A UTILITY EASEMENT PER THIS PLAT.
- 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.
- THESE PROPERTIES MAY BE SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA QUIT CLAIM DEED, AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. SAID PATENT, AMONG OTHER THINGS, RESERVES ALL OIL, GAS AND OTHER MINERALS TOGETHER WITH THE PRIVILEGES, MINING AND DRILLING RIGHTS AND IMMUNITIES.
- 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.
- 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)
- EXCEPTIONS TO KPB 20.30.100 (CUL-DE-SACS) AND KPB 20.30.170 (BLOCKS LENGTH REQUIREMENTS) WERE GRANTED BY THE KPB PLANNING COMMISSION AT THE MEETING HELD ON JANUARY 22, 2024.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE IS FOR COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- WASTEWATER DISPOSAL: LOTS 1, 2, AND 4 ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT OF
TRUST LAND SURVEY 2023-04 WONDER VIEW SUBDIVISION
 A SUBDIVISION OF
 GOVERNMENT LOT 9, SECTION 4
 TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 20.01 ACRES

FIXED HEIGHT LLC 907.290.8949
 WWW.FIXEDHEIGHT.COM
 600 W 41st AVE, STE C ANCHORAGE, AK 99503
 C.O.A. 122544

OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY
 3745 COMMUNITY PARK LOOP, SUITE 200; ANCHORAGE, AK 99508

KPB FILE No.: 2023-139 DRAWN BY: BS
 PROJECT No.: 23065 CHECKED BY: ATP
 SURVEY DATE: JULY 31, 2023 SCALE: 1" = 100'
 TLO FILE No.: TLS 2023-04 SHEET: 1 OF 1

2024-45
 Plat #
 Kenai
 Rec Dist
 8/22 2024
 Date
 Time 8:34 AM





**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: Wonder View Subdivision

Parcel # 01321311

T 7N R 11W SEC 4 Seward Meridian KN GOVT LOT 9

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