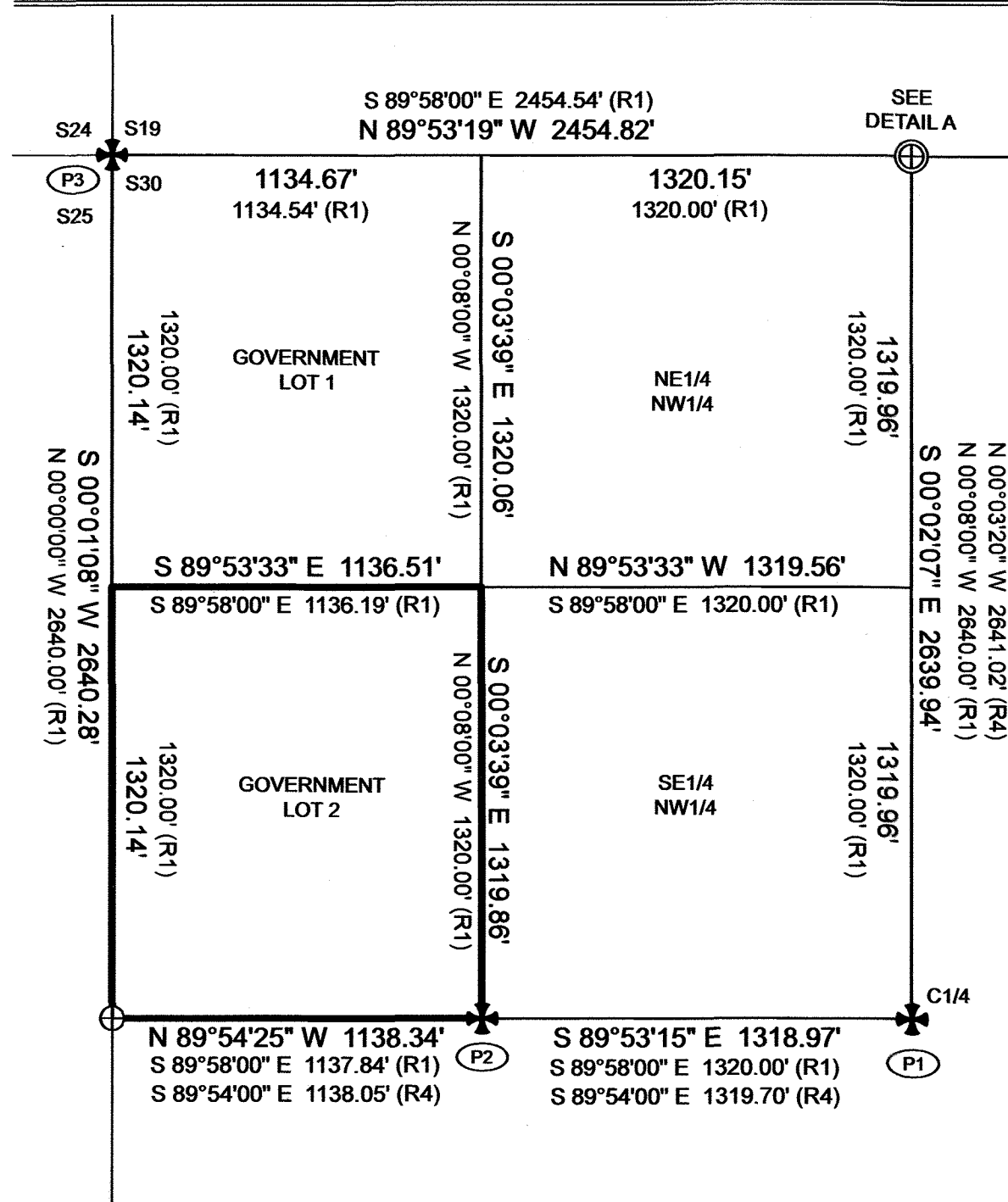
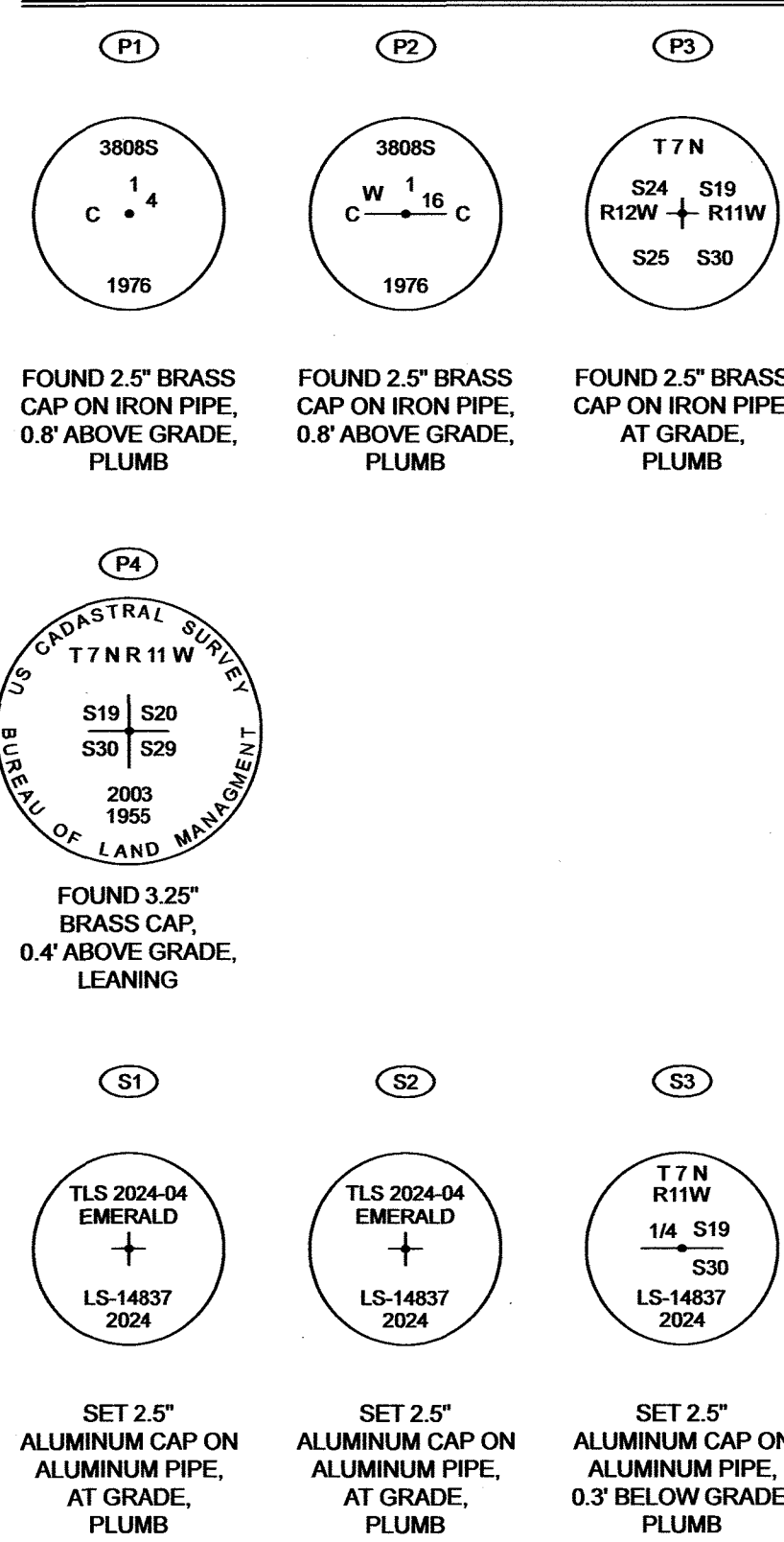


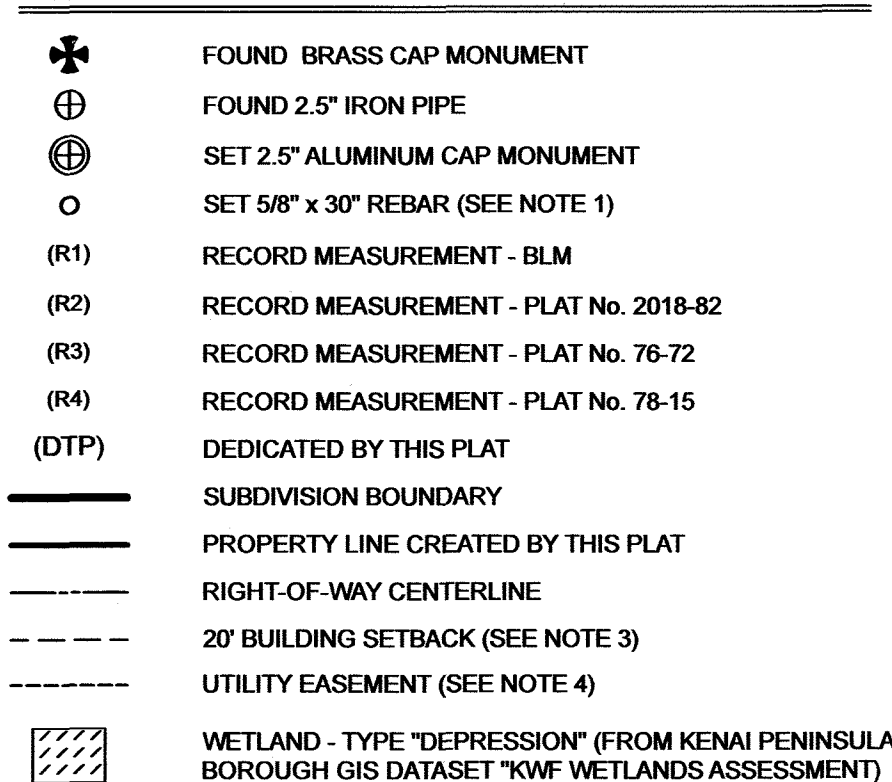
## SECTION BREAKDOWN



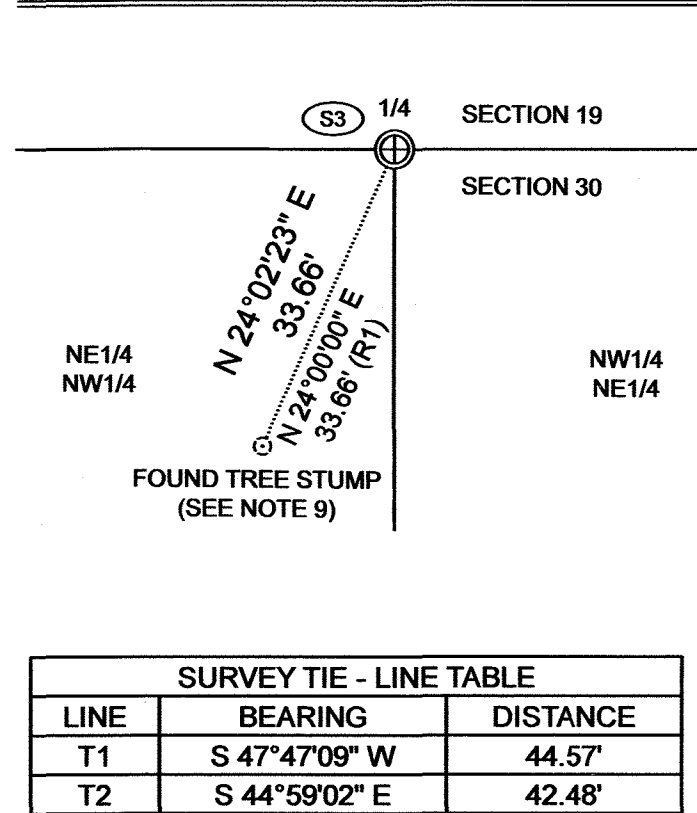
## MONUMENT DETAILS



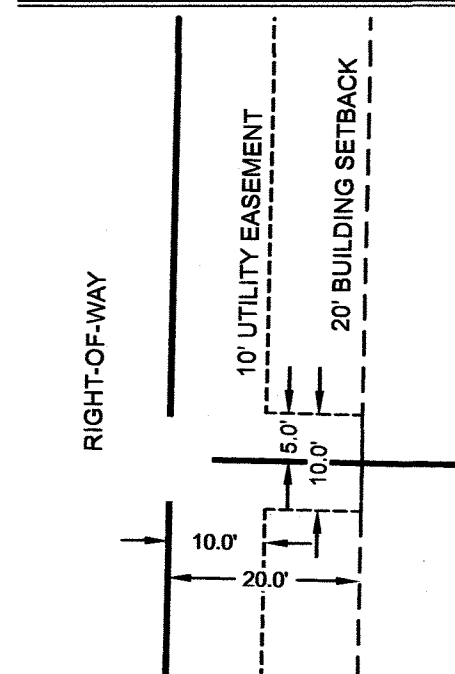
## LEGEND



## DETAIL A



## EASEMENT DETAIL TYPICAL



## 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 APPROVE TRUST LAND SURVEY 2024-04 EMERALD 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  
AGENT TO THE OWNER  
ALASKA MENTAL HEALTH TRUST AUTHORITY  
3745 COMMUNITY PARK LOOP, SUITE 200  
ANCHORAGE, AK 99508

## NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA }  
THIRD JUDICIAL DISTRICT } ss.

THIS IS TO CERTIFY ON THIS 16 DAY OF APRIL, 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.

*Tracy R. Salinas with office*  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 5/7/2025

## PLAT APPROVAL

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

*Vince Pargentin*  
AUTHORIZED OFFICIAL  
DATE 5/7/2025

## 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:

EMERALD STREET  
FERN STREET  
SMOKY QUARTZ AVENUE  
ONYX AVENUE

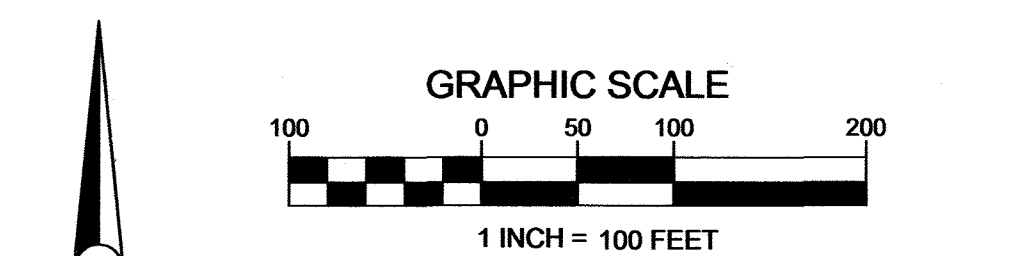
THE ACCEPTANCE OF LANDS FOR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

*Vince Pargentin*  
AUTHORIZED OFFICIAL *VINCE PARGENTIN*  
KENAI PENINSULA BOROUGH  
144 NORTH BINKLEY STREET  
SOLDOTNA, ALASKA 99669  
DATE 5/7/2025

## WASTE WATER 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 AND MEETING THE REGULATORY REQUIREMENTS OF 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.

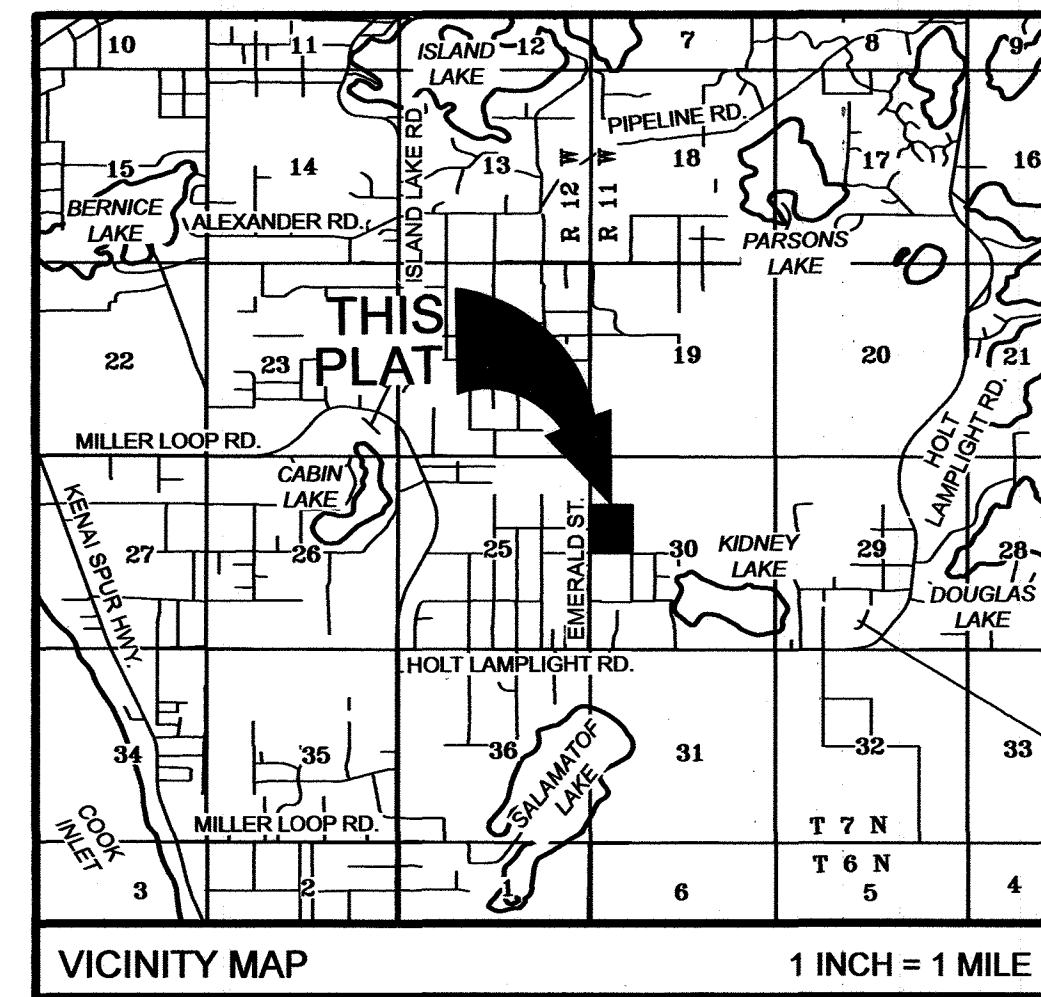
*CE13353*  
ENGINEER LICENSE No. 25 Apr '25  
DATE



## 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  
REGISTERED LAND SURVEYOR  
LS-14837



## NOTES

- SET 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP AT ALL LOT CORNERS.
- 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.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- 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).
- FOUND A 12" DIAMETER SPRUCE STUMP. NO MARKINGS WERE FOUND ON THE STUMP. THE STUMP POSITION WAS HELD TO REESTABLISH THE POSITION OF THE 1/4 CORNER OF SECTION 19 AND SECTION 30.
- THESE PROPERTIES ARE SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT, AND/OR ACTS AUTHORIZING THE ISSUANCE THEREOF.
- THESE PROPERTIES ARE SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA QUITCLAIM DEED No. 8000072 RECORDED SEPTEMBER 25, 1996 IN BOOK 493 AT PAGE 440, AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- EVALUATION OF THE EXISTENCE OF SECTION LINE EASEMENTS AFFECTING THIS SUBDIVISION FOLLOWS THE CONCURRENCE ON APPLICABILITY OF SECTION LINE EASEMENTS ON ALASKA MENTAL HEALTH TRUST LAND SIGNED BY JUSDI WARNER, TLO EXECUTIVE DIRECTOR, RYAN ANDERSON, P.E., DOT&PF COMMISSIONER, AND BRENT GODDRUM, DNR DEP. COMMISSIONER ON 12/30/2020 AND UPDATED SEPTEMBER 2022. THE BUREAU OF LAND MANAGEMENT SURVEY THAT INCLUDES SECTION 30, T. 7 N., R. 11 W., S.M. WAS ACCEPTED SEPTEMBER 30, 1958, AFTER THE ALASKA MENTAL HEALTH ENABLING ACT WAS ENACTED JULY 28, 1956; THEREFORE, IN ACCORDANCE WITH THE CONCURRENCE DOCUMENT, THE STATE IS NOT ASSERTING A SECTION LINE EASEMENT ON THIS SUBDIVISION WHICH IS ORIGINAL MENTAL HEALTH TRUST LANDS SELECTED BY THE STATE UNDER CASE MH25.

## PLAT OF

TRUST LAND SURVEY 2024-04  
EMERALD SUBDIVISION

## A SUBDIVISION OF

GOVERNMENT LOT 2, SECTION 30  
TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN  
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
CONTAINING 34.47 ACRES

		907.290.8949 WWW.FIXEDHEIGHT.COM	
OWNER:		ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP, SUITE 200, ANCHORAGE, AK 99508	
KPB FILE No.:	2024-066	DRAWN BY:	BS
PROJECT No.:	24048	CHECKED BY:	ATP
SURVEY DATE:	APRIL, 2024	SCALE:	1" = 100'
TLO FILE No.:	TLS 2024-04	SHEET:	1 OF 1



KENAI PENINSULA  
**Borough**

*Kenai Recording District PL 2025-23*

**Finance Department**

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

### **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, 2024 have been paid for the area(s) described as:

Subdivision: Trust Land Survey 2023-05 Three Ponds Subdivision

Parcel # 13117028

T 4N R 11W SEC 34 Seward Meridian KN THAT PORTION OF THE W1/2 SW1/4 LYING  
NORTHWEST OF THE STERLING HWY

Parcel # 13117029

T 4N R 11W SEC 34 Seward Meridian KN THAT PORTION OF THE SW1/4 SW1/4  
LYING SOUTHEAST OF THE STERLING HWY

Effective January 1, 2025, 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, 2025, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 5th day of May, 2025.

*Nolan Scarlett*

\_\_\_\_\_  
Nolan Scarlett

Property Tax and Collections Manager