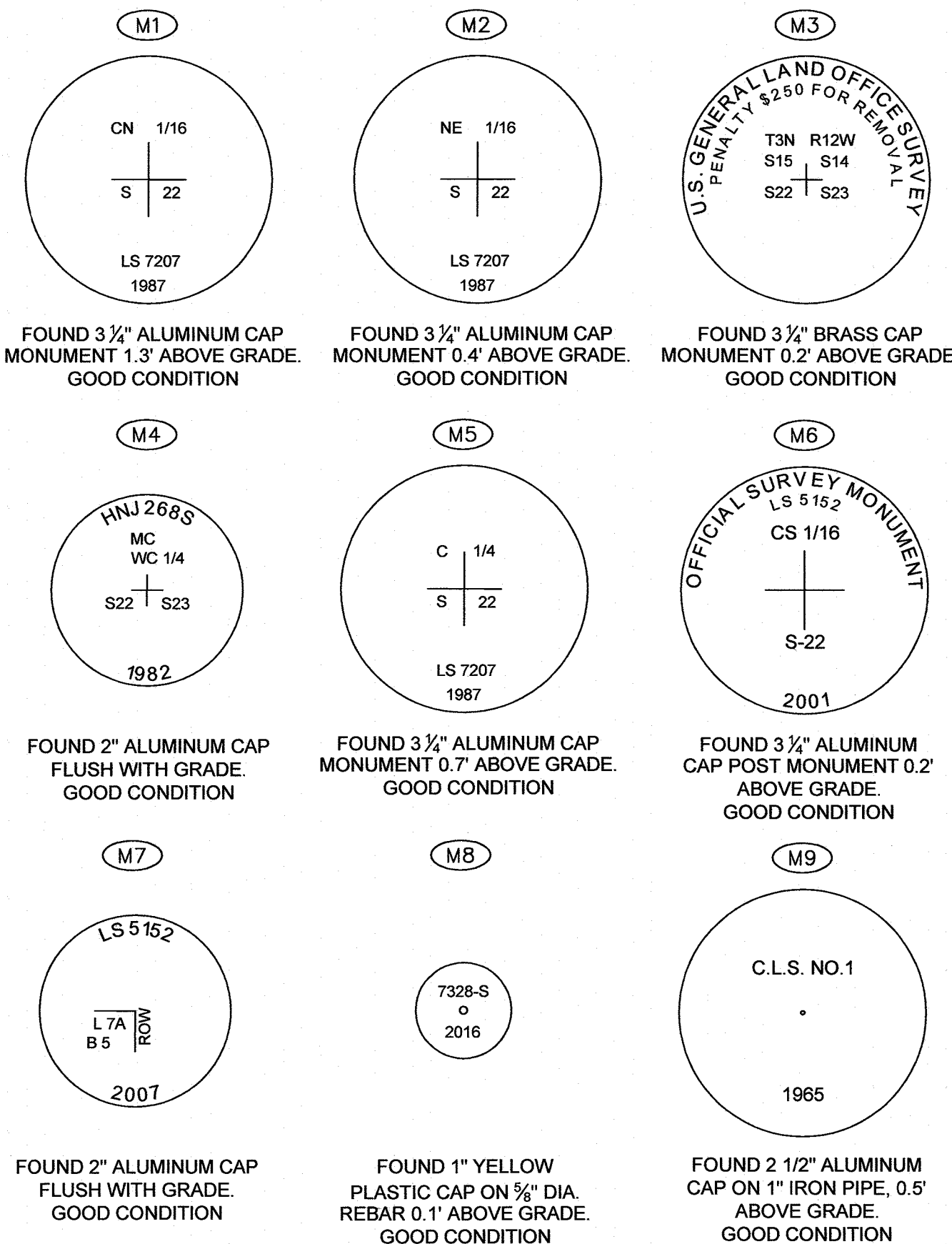


NOTES

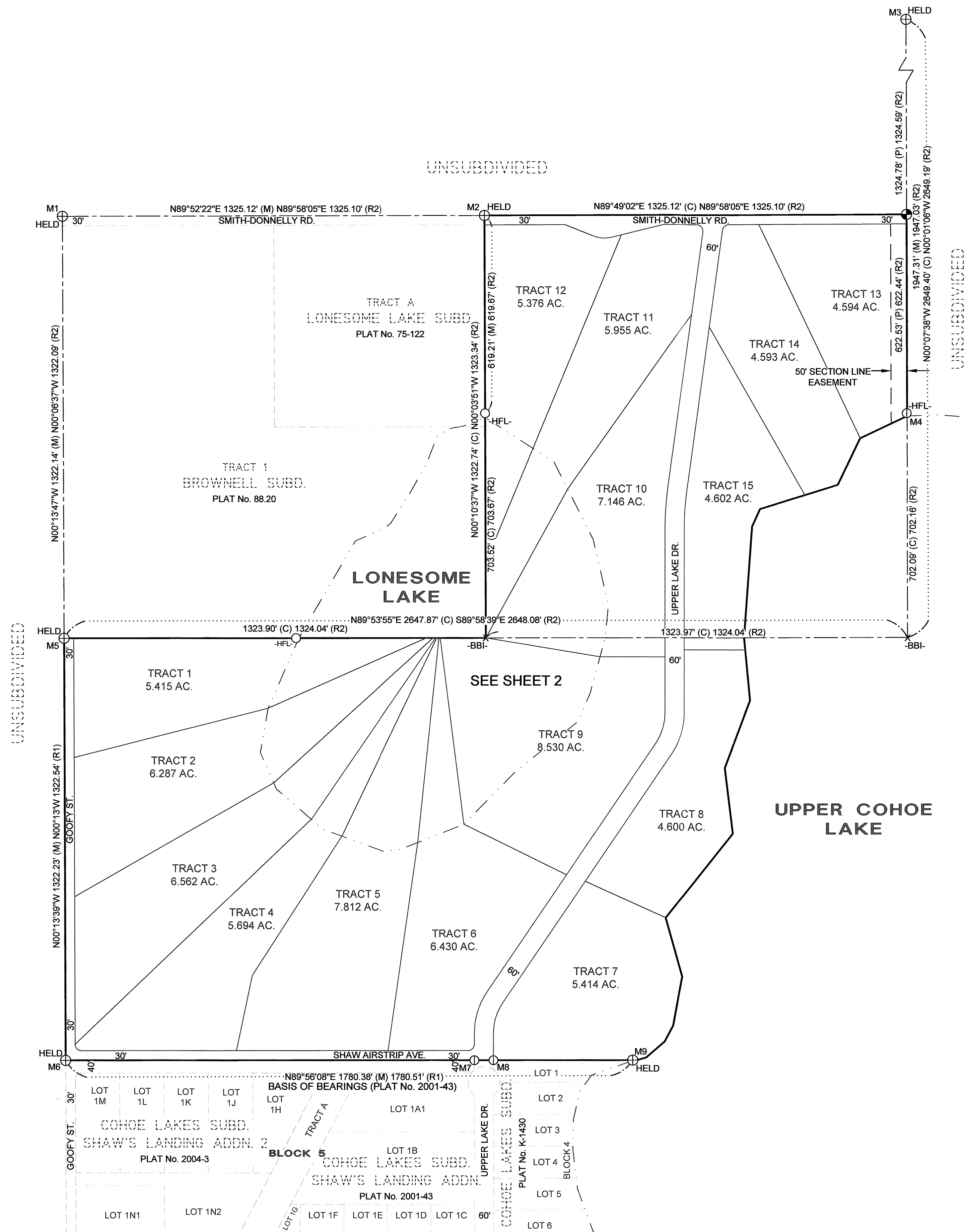
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
3. 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).
4. THE FRONT 10 FEET ADJOINING THE DEDICATED RIGHTS-OF-WAY OF SHAW AIRSTRIP AVENUE, GOOFY STREET, UPPER LAKE ROAD, AND SMITH-DONNELLY ROAD IS GRANTED BY THIS PLAT AS UTILITY EASEMENTS (KPB 20.30.060).
5. 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).
6. 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.
7. 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.
8. 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.
9. ACCEPTANCE OF THIS PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
10. THIS SUBDIVISION IS SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN THE PATENTS RECORDED AS DOCUMENTS No. 2009-007640-0 AND 2011-010397-0, KENAI RECORDING DISTRICT.
11. AN EXCEPTION TO KPB 20.30.190 LOTS- DIMENSIONS, AFFECTING THE LOT'S WIDTH TO DEPTH RATIO REQUIREMENTS, WAS APPROVED AT THE KPB PLAT COMMITTEE MEETING OF NOVEMBER 18, 2024.
12. THE 30-FOOT UTILITY EASEMENT DEDICATED BY THIS PLAT WITHIN TRACT 12 IS CENTERED ON THE EXISTING POWER LINE AS SURVEYED ON MAY 31, 2024.
13. ALL RIGHT-OF-WAY DIMENSIONS SHOWN TO THE FOOT (I.E. 30') ARE PRECISE TO THE HUNDREDTH OF A FOOT (I.E. 30.00')

FOUND MONUMENTS



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
- FOUND 5/8" DIA. REBAR
- SET TYPICAL PRIMARY MON THIS SURVEY
- SET TYPICAL ALUMINUM CAP THIS SURVEY
- SUBDIVISION BOUNDARY
- LOT LINE WITHIN THIS SUBDIVISION
- ADJACENT PROPERTY LINE NOT SURVEYED
- SECTION LINE
- CENTERLINE OF ROAD RIGHT-OF-WAY
- EASEMENT LINE
- ORDINARY HIGH WATER LINE
- (M) MEASURED DIMENSION THIS SURVEY
- (C) COMPUTED DIMENSION
- (P) PROPORTIONED DIMENSION
- X COMPUTED POINT. NOTHING FOUND OR SET
- HELD- HELD FOUND MONUMENT POSITION
- HFL- HELD FOUND MONUMENT POSITION FOR LINE ONLY
- BBI- COMPUTED BY BEARING-BEARING INTERSECTION
- (R1) RECORD DIMENSIONS PER PLAT No. 2001-43, KENAI RECORDING DISTRICT
- (R2) RECORD DIMENSIONS PER PLAT No. 88-20, KENAI RECORDING DISTRICT



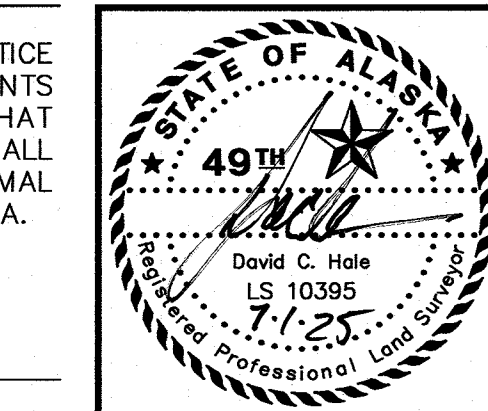
SURVEYOR'S CERTIFICATE

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, L.S. 10395

DATE

7/1/25



PLAT OF TRUST LAND SURVEY 2024-01 LONESOME LAKE SUBDIVISION 2024 ADDITION CREATING TRACTS 1 THRU 15 A SUBDIVISION OF GOVERNMENT LOTS 1 & 2 AND THE NW¼ SE¼, SECTION 22, T.3N., R.12W., SEWARD MERIDIAN, ALASKA, CONTAINING 95.610 ACRES, MORE OR LESS KENAI RECORDING DISTRICT, ALASKA			
ALASKA MENTAL HEALTH TRUST AUTHORITY STATE OF ALASKA, OWNER 3745 COMMUNITY PARK LOOP, SUITE 200 ANCHORAGE, ALASKA 99508			
SURVEYOR: 9101 Vanguard Drive, Anchorage, Alaska, 99507 PH (907) 522-1707 FAX (907) 522-3403 www.rmconsult.com			
DRAWN: NP	SCALE: 1"=200'	TLS 2024-01	KPB FILE No. 2024-117
CHECKED: DCH	FIELD BK: 3130.01	DATE: 07/01/25	SHEET: 1 OF 2

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 2024-01, LONESOME LAKE 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

EXECUTIVE DIRECTOR

ALASKA MENTAL HEALTH TRUST LAND OFFICE
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, ALASKA 995087/9/25
DATE

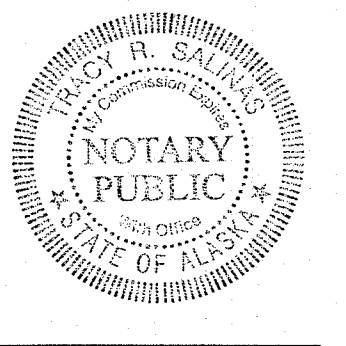
NOTARY ACKNOWLEDGMENT

FOR: JUSDI WARNER

ACKNOWLEDGED BEFORE ME THIS

9th DAY OF July, 2025

MY COMMISSION EXPIRES: With Office

NOTARY PUBLIC FOR
THE STATE OF ALASKA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 18, 2024

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

7/23/2025
DATE

CERTIFICATE OF ACCEPTANCE

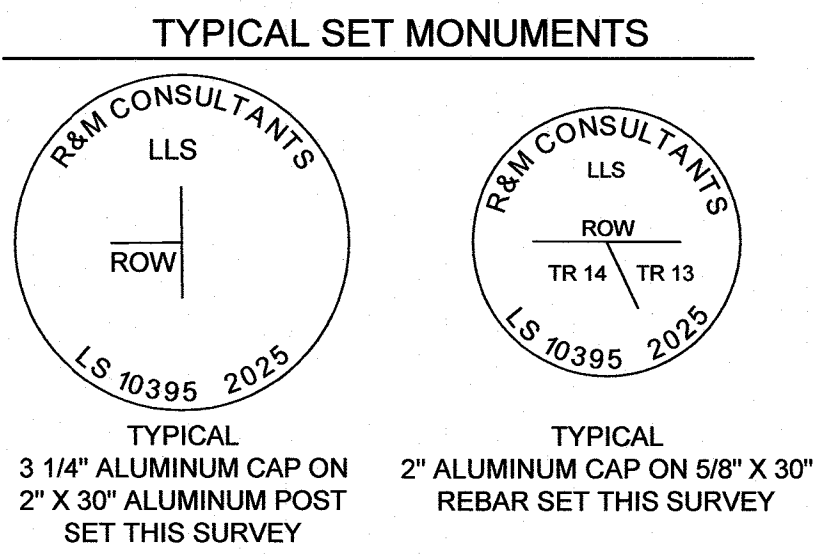
THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHT-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: SHAW AIRSTRIP AVENUE, GOOFY STREET, UPPER LAKE DRIVE, SMITH-DONNELLY ROAD DEDICATIONS, AND THE 10-FOOT PUBLIC ACCESS EASEMENT WITHIN TRACT 7. 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.

VANCE DUBOIS, JR.
PLANNING MANAGERAUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH7/23/2025
DATE

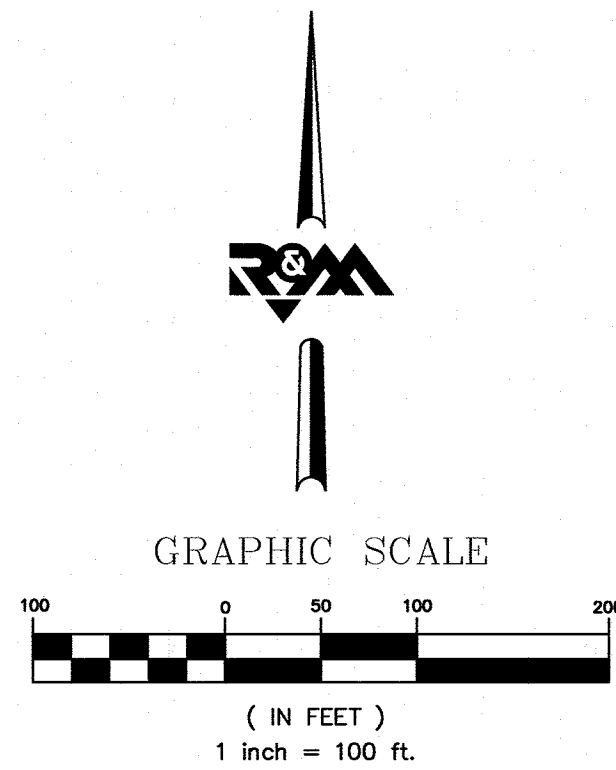
WASTEWATER DISPOSAL

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 PRIMARY MONUMENT AS DESCRIBED
 - ⊙ FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
 - FOUND 5/8" DIA. REBAR
 - SET TYPICAL PRIMARY MON THIS SURVEY
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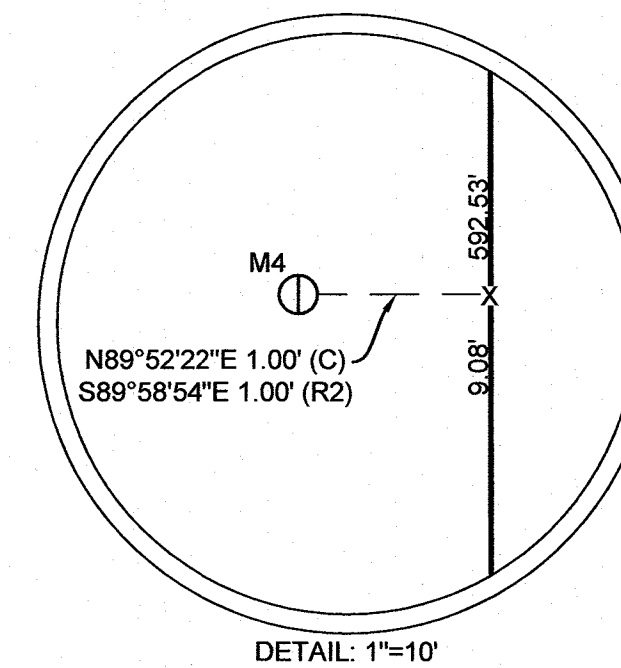


CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	100.00'	61.85'	35°26'07"	31.95'	S 86° 02' 47" E	60.87'
C2	20.00'	34.21'	98°00'02"	23.01'	N 41° 10' 57" W	30.19'
C3	20.00'	28.62'	81°59'58"	17.39'	S 48° 49' 03" W	26.24'
C4	1030.00'	140.54'	7°49'05"	70.38'	S 03° 54' 32" W	140.43'
C5	970.00'	132.36'	7°49'05"	66.28'	S 03° 54' 32" W	132.25'
C6	230.00'	137.14'	34°09'45"	70.67'	N 17° 04' 53" E	135.11'
C7	170.00'	101.36'	34°09'45"	52.24'	N 17° 04' 53" E	99.87'
C8	230.00'	137.34'	34°12'45"	70.78'	S 17° 03' 23" W	135.31'
C9	170.00'	101.51'	34°12'45"	52.32'	S 17° 03' 23" W	100.01'
C10	20.00'	31.41'	89°59'08"	19.99'	N 44° 56' 34" E	28.28'
C11	20.00'	31.36'	89°50'13"	19.94'	S 45° 08' 46" E	28.24'
C12	200.00'	119.42'	34°12'45"	61.55'	S 17° 03' 23" W	117.66'
C13	200.00'	119.25'	34°09'45"	61.46'	N 17° 04' 53" E	117.49'
C14	1000.00'	136.45'	7°49'05"	68.33'	S 03° 54' 32" W	136.34'

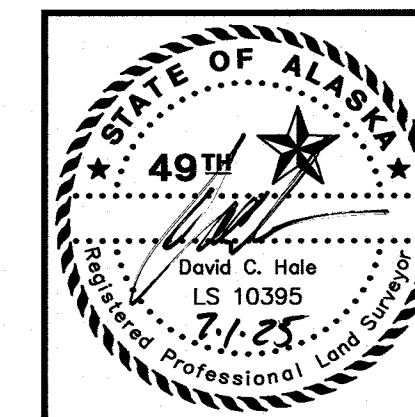


LONESOME LAKE

UPPER COHOE LAKE



2025-49
Plat #
Kenai
Rec Dist
1184
Date
12-40-24



PLAT OF
TRUST LAND SURVEY 2024-01
LONESOME LAKE SUBDIVISION
2024 ADDITION
CREATING TRACTS 1 THRU 15
A SUBDIVISION OF GOVERNMENT LOTS 1 & 2 AND THE NW¼ SEC.
SECTION 22, T.3N., R.12W., SEWARD MERIDIAN, ALASKA, CONTAINING
95.610 ACRES, MORE OR LESS
KENAI RECORDING DISTRICT, ALASKA

ALASKA MENTAL HEALTH TRUST AUTHORITY
STATE OF ALASKA, OWNER
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, ALASKA 99508

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

AECC 111

DRAWN: NP SCALE: 1"=100' TLS 2024-01 KPB FILE No. 2024-117
CHECKED: DCH FIELD BK: 3130.01 DATE: 07/01/25 SHEET: 2 OF 2



KENAI PENINSULA
Borough

Kenai Recording District PL 2025-49

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 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 2024-01 Lonesome Lake Subdivision 2024 Addition

Parcel # 13307706

T 3N R 12W SEC 22 Seward Meridian KN GOVT LOT 1

Parcel # 13307801

T 3N R 12W SEC 22 Seward Meridian KN GOVT LOT 2 & NW1/4 SE1/4

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 17th day of June, 2025.

Nolan Scarlett

Nolan Scarlett

Property Tax and Collections Manager