

# Kenai Peninsula Borough

## Planning Department

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### MEMORANDUM

**TO:** Peter Ribbens, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Robert Ruffner, Planning Director *RR*

**DATE:** September 23, 2025

**RE:** Vacate the entire 50' section line easement on the north line of Government Lots 2 & 3 and the entire 50' section line easement on the west line of Government Lots 3 & 4 in Section 27; and the entire west 50' and the entire south 50' of the S1/2 SW1/4 of Section 22 all being located in T03N R12W; KPB File 2025-057V

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In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of September 22, 2025 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (9-Yes) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

September 22, 2025 Planning Commission Draft Meeting Minutes  
September 22, 2025 Agenda Item E1 Meeting Packet Materials

**AGENDA ITEM E. NEW BUSINESS****ITEM #1 - SECTION LINE EASEMENT VACATION**

VACATE THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE NORTH LINE OF GOVERNMENT LOTS 2 AND 3 AND THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE WEST LINE OF GOVERNMENT LOTS 3 & 4 IN SECTION 27; AND THE ENTIRE WEST 50 FEET AND THE ENTIRE 50 FEET OF THE S1/2 SW1/4 OF SECTION 22 ALL BEING LOCATED IN T03N, R12W

<b>KPB File No.</b>	2025-058V
<b>Planning Commission Meeting:</b>	September 22, 2025
<b>Applicant / Owner:</b>	Alaska Mental Health Trust Authority
<b>Surveyor:</b>	Dave Hale / R&M Consultants Inc.
<b>General Location:</b>	Coho Area
<b>Legal Description:</b>	T 3N R 12W SEC 22 S.M.KN S1/2 SW1/4 & T 3N R 12W SEC 27 S.M. KN GOV'T LOTS 2, 3 & 4

Staff report given by Platting Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

**MOTION:** Commissioner Epperheimer moved, seconded by Commissioner Whitney to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the five conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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**ITEM #2. – BUILDING SETBACK ENCROACHMENT PERMIT**

~~PERMITS A 32.3' X 24.3' SHOP TO REMAIN ENTIRELY WITHIN THE 20' BUILDING SETBACK ON LOT 1-D, GRANTED BY OLD KASILOF SUBDIVISION ADDITION NO 1, PLAT KN 87-117~~

<b>KPB File No.</b>	2022-167
<b>Planning Commission Meeting:</b>	September 22, 2025
<b>Applicant / Owner:</b>	Gretchen & Jeffrey Druhot
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Linda Sue Court – Kalifornsky Area
<b>Parent Parcel No.:</b>	133-590-07
<b>Legal Description:</b>	T 3N R 11W SEC 6 Seward Meridian KN 0870117 OLD KASILOF SUB ADDN NO 1 LOT 1-D
<b>Assessing Use:</b>	Residential Dwelling
<b>Zoning:</b>	Unrestricted
<b>PC Resolution</b>	2025-22

~~Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini noted there was a public comment that was submitted before the deadline that did not make it into the desk packet. The comment was from Stacey Clark, a neighboring landowner (51855 Linda Sue Court, Kasilof AK 99610. The comment read as follows:~~

~~“Dear Planning Commission Members,~~

~~I am writing to express my concerns about the encroachment permit application submitted by my neighbor, Gretchen and Jeffrey Druhot, regarding the property located at 51891 Linda Sue Ct, Kasilof Ak 99610.~~

~~It has come to my attention that when Gretchen and her husband first acquired the property, they were actively removing items from it. During this time, my husband bought a boat in a truck from the previous~~

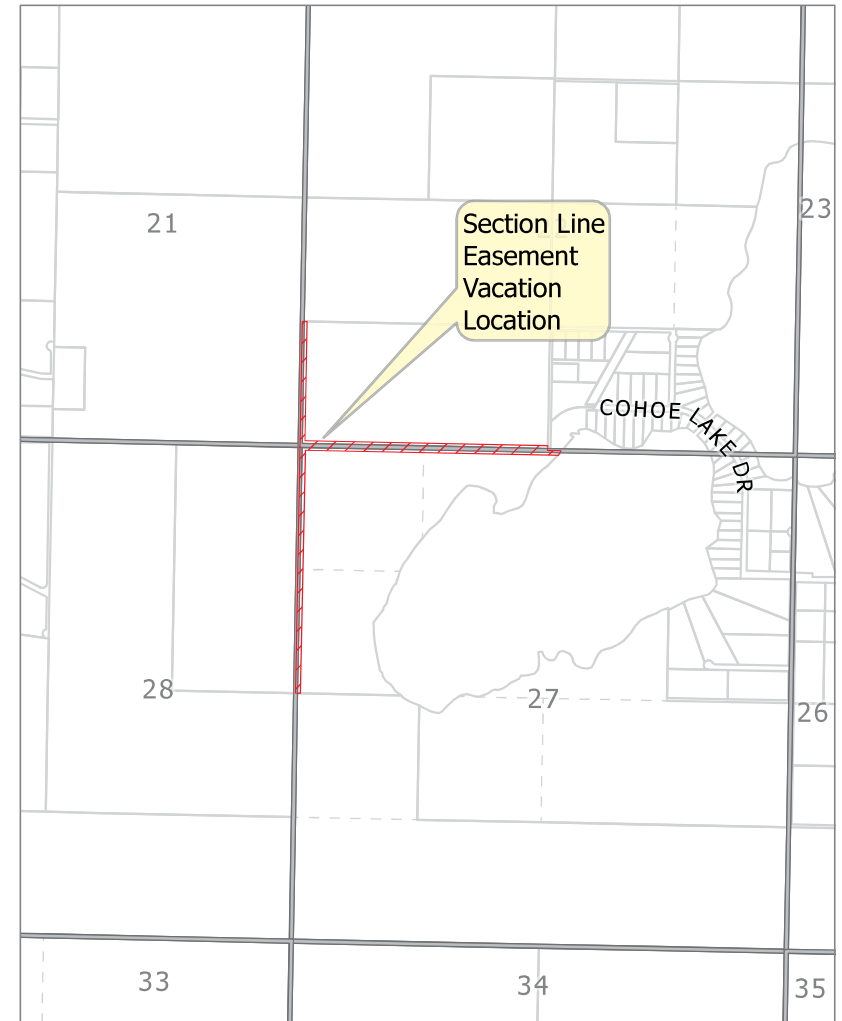
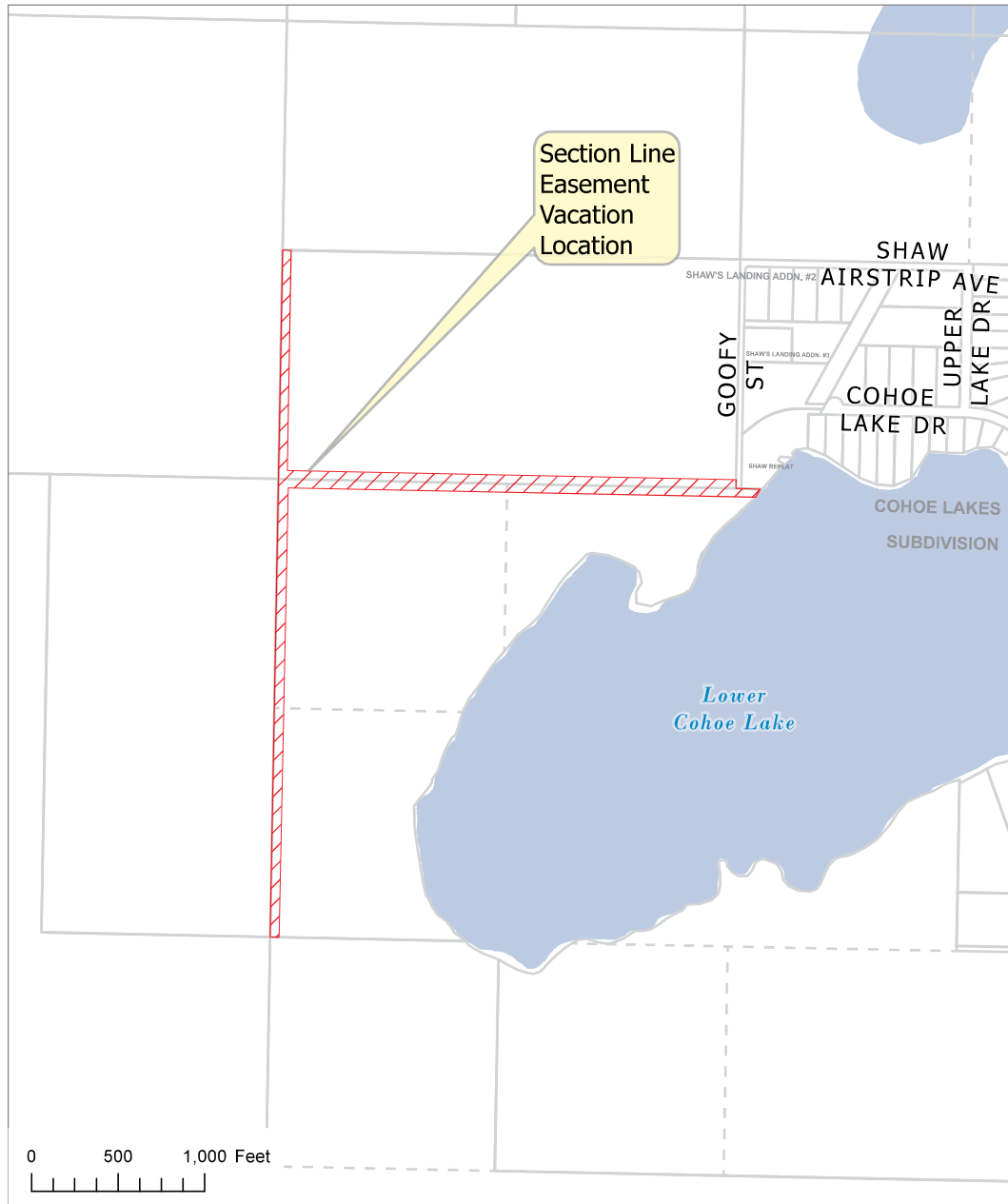
## **E. NEW BUSINESS**

**1. Section Line Easement Vacation; KPB File 2025-058V**

**R & M Consultants / AK Mental Health Trust Authority**

**Request: Vacate the entire 50' section line easement on the north line of Government Lots 2 & 3 and the entire 50' section line easement on the west line of Government Lots 3 & 4, SEC 27; and the entire west 50' and the entire south 50' of the S1/2 SW1/4 of SEC 22 all being located in T03N, R12W**

**Kasilof Area**



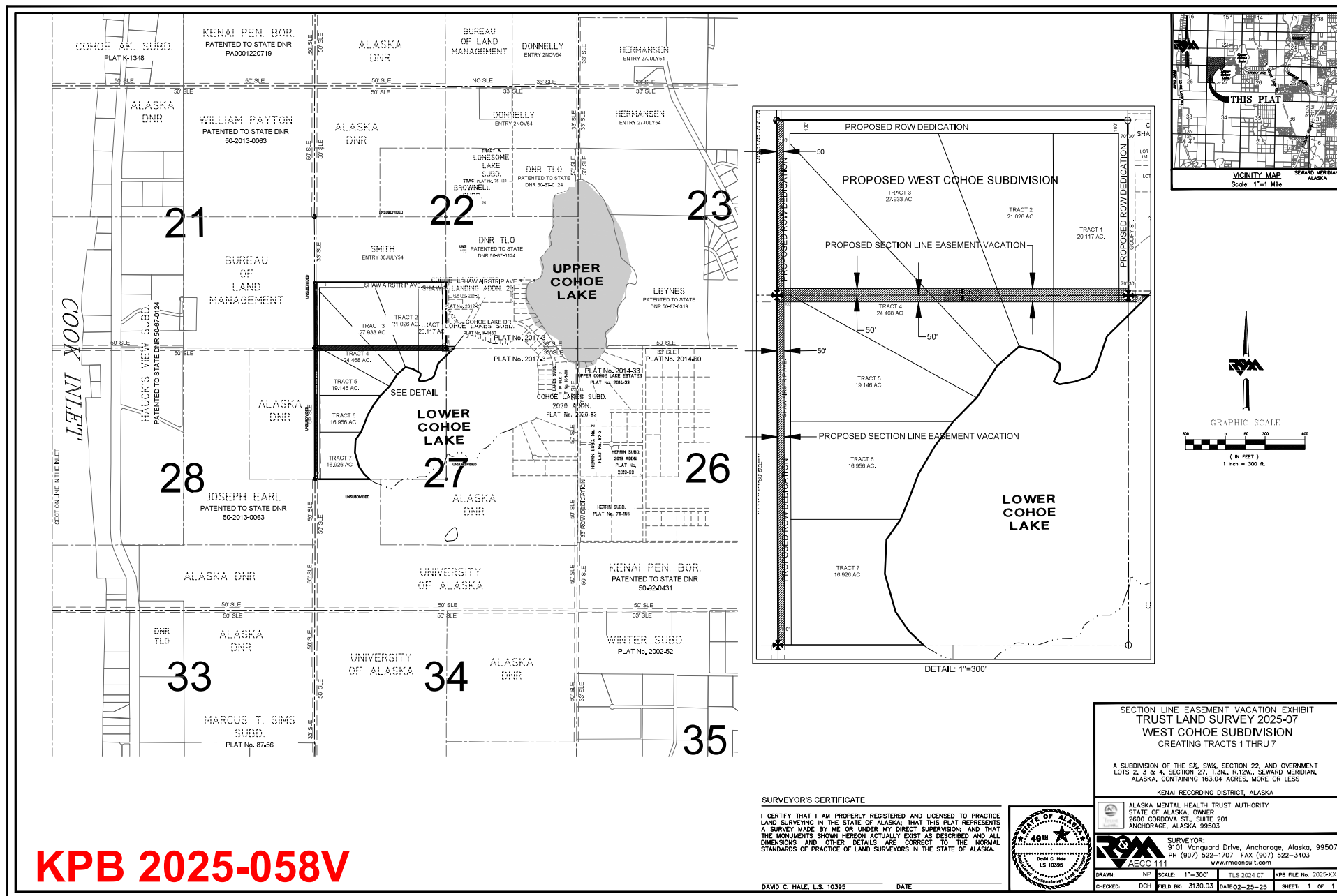
KPB File 2025-058V  
T 03N R 12W S22 & 27  
Cohoe





The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





AGENDA ITEM E.      NEW BUSINESS

**ITEM #1 - SECTION LINE EASEMENT VACATION**

VACATE THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE NORTH LINE OF GOVERNMENT LOTS 2 AND 3 AND THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE WEST LINE OF GOVERNMENT LOTS 3 AND 4 IN SECTION 27; AND THE ENTIRE WEST 50 FEET AND THE ENTIRE SOUTH 50 FEET OF THE S1/2 SW1/4 OF SECTION 22 ALL BEING LOCATED IN TOWNSHIP 3 NORTH, RANGE 12 WEST

<b>KPB File No.</b>	2025-058V
<b>Planning Commission Meeting:</b>	September 22, 2025
<b>Applicant / Owner:</b>	Alaska Mental Health Trust Authority / Anchorage, AK
<b>Surveyor:</b>	Dave Hale / R&M Consultants Inc
<b>General Location:</b>	Coho Area
<b>Legal Description:</b>	T 3N R 12W SEC 22 SEWARD MERIDIAN KN S1/2 SW1/4 & T 3N R 12W SEC 27 SEWARD MERIDIAN KN GOV'T LOTS 2, 3 & 4

**STAFF REPORT**

**Specific Request / Purpose as stated in the petition:**

Requesting a vacation of all section line easements within the proposed subdivision Trust Land Survey 2025-07 West Cohoe Subdivision

**Notification:** The public hearing notice was published in the September 12, 2025 issue of the Peninsula Clarion and the September 11, 2025 issue of the Homer News as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Kasilof

Post Office of Kasilof

Twelve mailings were sent to owners of property within 300 feet of the proposed vacation on September 4<sup>th</sup>, 2025.

Eleven notifications were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game  
State of Alaska DNR  
State of Alaska DOT  
State of Alaska DNR Forestry  
The Alaska Mental Health Trust Authority  
Central Emergency Services

Ninilchik Traditional Council  
Alaska Communication Systems (ACS)  
ENSTAR Natural Gas  
General Communications Inc, (GCI)  
Homer Electric Association (HEA)

**Legal Access (existing and proposed):**

Current access to the property is by Shaw Strip Avenue in the northeast and Goofy Street on the east. Shaw Airstrip Avenue is a 40-foot dedicated road that is currently undeveloped. Shaw Airstrip Avenue connects to Upper Lake Drive to the east and then intersects with Cohoe Lake Drive to the south. Cohoe Lake Drive connects to Fairway Avenue to the south, then connects near milepost 13.2 Cohoe Loop Road, a state-maintained road.

Multiple dedications are proposed by the associated Preliminary Plat, Trust Land Survey 2025-07 West Cohoe Subdivision: 70 feet on the west of Goofy Street for a total of 100 feet, 100 feet on the north side of the plat and 100 feet on the west side of the plat both being to Shaw Airstrip Avenue.

The KPB Addressing Officer requested a new street name for Shaw Airstrip Avenue running north-south along the west side of the plat to be submitted with the suffix of street. **Staff recommends** the surveyor submit a new street name to the KPB Addressing Officer and update the final plat upon submittal.

50-foot section line easements are located along the west line of the plat and through the middle being the section line between Sections 22 and 27. These easements are those proposed to be vacated and are labeled and shaded on the submitted exhibit.

Block length requirement is not complaint and an exception to KPB 20.30.170 was granted for the plat at the May 12, 2025 Plat Committee meeting.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: We need to make sure there is dedicated ROW for the road on the west.
SOA DOT comments	No response

**Site Investigation:**

According to KPB GIS Imagery, there appears to be a possible structure located in the current 30-foot dedication of Goofy Street that could encroach into the proposed dedication from the associated plat. **Staff recommends** the surveyor identify any encroachments on the final submittal with a solution to resolve the issue prior to final approval.

KPB GIS Imagery Contours Layer indicates the subject area is relatively flat with no slopes greater than 20%.

Lower Cohoe Lake abuts the parcels to the east. Large areas of wetlands are present on the majority of the subject area classified as Lakebed, Wetland/Upland Complex and Kettle.

KPB Reviewers did not identify the subject area to be within a Flood Hazard area or a Habitat Protection District.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments  B. Habitat Protection  Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

**Staff Analysis:**

The land was originally surveyed as the S1/2 SW1/4 of Section 22 and Government Lots 2, 3 and 4 of Section 27, all within Township 3 North, Range 12 West, Seward Meridian, Alaska, as shown on the BLM section plat accepted on July 19, 1921.

The land is currently in the process of being subdivided by Trust Land Survey 2025-07 West Cohoe Subdivision and was granted conditional approval during the May 12, 2025 KPB Plat Committee Meeting. This plat will subdivide the land and dedicate rights-of-way totaling 100 feet in width each. The justification provided by the surveyor stated the intent to subdivide is for residential development.

The parcels affected by the portions of the section line easements to be vacated are owned by the State of Alaska, Trust Land Office. Surrounding adjacent parcels are owned by private individuals, the State of Alaska, and the BLM.



The surrounding parcels are currently unsubdivided with no constructed access. Legal access throughout the area is primarily by section line easements.

The associated plat will grant a 10-foot utility easement adjoining the proposed dedicated rights-of-ways.

#### **20.65.050 – Action on vacation application**

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;  
**Applicant comments:** No roads or trails exist within the section line easement and there has been no current or historic use of the easement for access to any parcels in the area. If the land is developed in the future, and requires rights-of-way for access to the developed properties, the proposed rights-of-way dedications shown on the accompanying plat will provide the required access in lieu of the section line easement that traverses this proposed subdivision.  
**Staff comments:**
2. A road is impossible or impractical to construct, and alternative access has been provided;  
**Applicant comments:** The proposed dedicated rights-of-way that replace the section line easements through the subdivision provide a comparable alternative to the existing easements. The width of the dedication will be 100-feet making it the same width as the vacated easements. The location of the alternative access routes create better flow through the subdivision, and provide the same or better access to adjacent parcels.  
**Staff comments:**
3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;  
**Applicant comments:** The TLO is proposing to subdivide their property into multiple lots for residential development. To facilitate the intended subdivision access and improve overall use of the land, TLO is requesting a vacation of all section line easements within the proposed subdivision to be replaced by new dedicated rights-of-way with equal or better access. The east-west section line easement bisects four of the proposed new tracts, negatively impacting the ability of the TLO or future landowners to develop their property.  
**Staff comments:**
4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;  
**Applicant comments:** Goofy Street Dedication: proposed dedication of a 70-foot right-of-way that runs north-south along the east boundary of the subdivision, and east to the lake. The width of both sections of right-of-way will be equal or better than the previous SLE width and will continue to provide access to Lower Cohoe Lake, but with a wider right-of-way and better access from the north.  
**Staff comments:**
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;  
**Applicant comments:** The proposed subdivision aims to reconfigure legal access through the subdivision, while improving legal access to adjacent parcels.  
**Staff comments:**
6. Other public access, other than general road use, exist or are feasible for the right-of-way;  
**Applicant comments:**

**Staff comments:**

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

**Applicant comments:** The TLO proposes to dedicate new right-of-way within the proposed subdivision to provide the same level of access throughout the subdivision and to other parcels that lay adjacent to it.

**Staff comments:** The associated plat will grant a 10-foot utility easement adjoining the proposed dedicated rights-of-ways.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

**Applicant comments:** With the sale of lakeside tracts within the new subdivision, access will likely be built within the new rights-of-way, creating better physical access than previously contained with the SLE.

**Staff comments:**

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The KPB Assembly will hear the vacation at their scheduled October 14, 2025 meeting to give consent or denial.

If approved, the vacation will be finalized by the recording of the Section Line Easement Vacation Exhibit document as presented in the packet. The document is currently being reviewed by the State of Alaska DNR Survey Section for approval by the State for filing purposes.

**KPB department / agency review:**

Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Addressing	Reviewer: Pace, Rhealyn Affected Addresses: NONE  Existing Street Names are Correct: Yes  List of Correct Street Names: GOOFY ST, SHAW AIRSTRIP AVE  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:

	Comments: NEW N/S ROW WILL NEED NEW STREET NAME WITH SUFFIX OF STREET.
Assessing	Reviewer: Windsor, Heather Comments: No comment

**Utility provider review:**

HEA	No objection to the vacation of the section line easement
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown
Central Emergency Services	No conflicts or issues

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- Comply with staff report recommendations for associated plat, Trust Land Survey 2025-07 West Cohoe Subdivision (KPB 2025-058)
- Add the KPB File No of 2025-058V to the drawing
- Verify the owner address as KPB Assessing has different.
- Dedications can be reduced, KPB 20.30.120 Streets – Width Requirements calls for full width of 60' ROW, 30' from each side of property/section lines normally. Equal or better only is considered when access by a public right-of-way provides access to a lake, river or other area with public interest or value. Goofy Lane is already providing for the alternate / equal or better access.
- A cul-de-sac should be added to the end of Goofy Lane for better turn around purposes for emergency vehicles. Give detail at end of Goofy St for better detail.
- Land labels around the drawing are not uniform.

**RECOMMENDATION:**

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends **APPROVAL** as petitioned, subject to:

1. Consent by KPB Assembly.
2. Approval of the State of Alaska DNR Survey Department
3. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
4. Grant utility easements requested by utility providers.
5. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).

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**KPB 20.65.050 – Action on vacation application**

**H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**



- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
    - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
    - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
    - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

*Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough*

- *Focus Area: Transportation*
  - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
    - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
    - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

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**END OF STAFF REPORT**

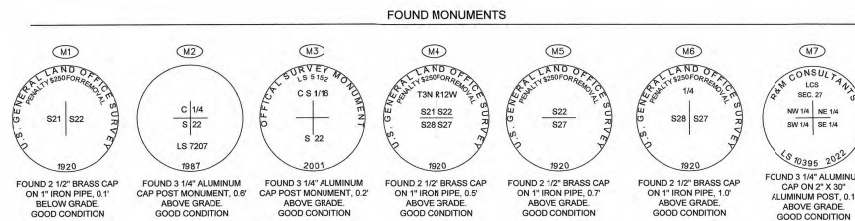
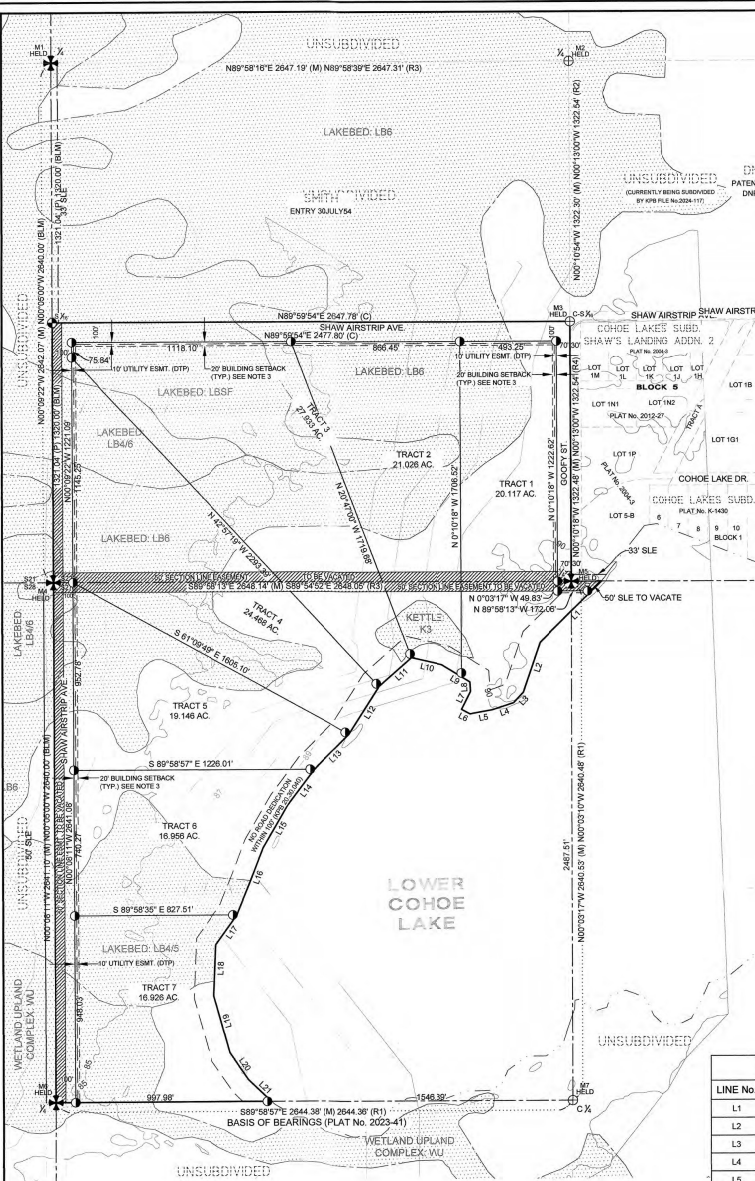




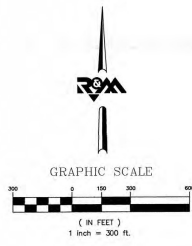
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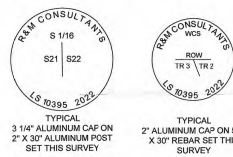
KPB 2025-058



- 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 20.30.243).
  4. THE FRONT 10 FEET ADJOINING THE DEDICATED RIGHTS-OF-WAY OF SHAW AIRSTRIPE AVENUE AND GOODY STREET 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. THE CONTOUR INTERVAL SHOWN IS ONE-FOOT. CONTOURS WERE OBTAINED FROM THE MOST CURRENT KENAI PENINSULA BOROUGH GIS DATA.
  10. THE ORDINARY HIGH WATER LINE OF LOWER COHOE LAKE WAS FIELD SURVEYED ON FEBRUARY 16, 2025.



TYPICAL SET MONUMENTS



LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	S 15°21'28" W	441.17'
L2	S 18°45'05" W	266.45'
L3	S 13°11'14" W	72.65'
L4	S 71°38'13" W	113.20'
L5	S 79°56'24" W	116.64'
L6	S 92°13'29" W	48.95'
L7	N 26°37'57" E	101.70'
L8	N 33°17'54" W	47.67'
L9	N 58°30'23" W	168.74'
L10	N 77°07'05" W	164.10'
L11	S 48°26'09" W	220.95'

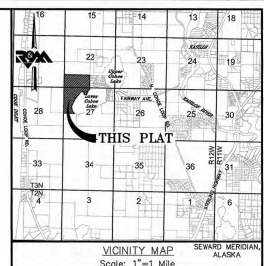
LINE TABLE		
LINE No.	DIRECTION	LENGTH
L12	S 32°31'11\"/>	285.70
L13	S 44°43'21\"/>	255.00
L14	S 30°52'13\"/>	224.94
L15	S 30°18'11\"/>	249.88
L16	S 21°01'28\"/>	190.64
L17	S 35°27'11\"/>	185.10
L18	S 02°32'59\"/>	259.44
L19	S 15°49'54\"/>	299.04
L20	S 34°23'40\"/>	187.59
L21	S 48°08'03\"/>	160.55

- LEGEND**
- FOUND GLO MONUMENT AS DESCRIBED
  - FOUND PRIMARY MONUMENT AS DESCRIBED
  - SET TYPICAL ALUMINUM CAP THIS SURVEY
  - SET TYPICAL PRIMARY ALUMINUM MONUMENT THIS SURVEY
  - SUBDIVISION BOUNDARY
  - LOT LINE WITHIN THIS SUBDIVISION
  - ADJACENT PROPERTY LINE NOT SURVEYED
  - SECTION LINE
  - EASEMENT LINE
  - HELD FOUND MONUMENT POSITION
  - MEASURED DIMENSION THIS SURVEY
  - COMPUTED DIMENSION
  - PROPORTIONED DIMENSION
  - RECORD DIMENSIONS PER BUREAU OF LAND MANAGEMENT PLAT APPROVED ON JULY 19, 1921
  - (R1) RECORD DIMENSIONS PER PLAT No. 2023-41, K.R.D.
  - (R2) RECORD DIMENSIONS PER PLAT No. 2001-43, K.R.D.
  - (R3) RECORD DIMENSIONS PER PLAT No. 88-20, K.R.D.
  - (R4) RECORD DIMENSIONS PER PLAT No. 2012-27, K.R.D.
  - DTP EASEMENT DEDICATED BY THIS PLAT
  - SLE SECTION LINE EASEMENT
  - SECTION LINE EASEMENT TO BE VACATED BY THIS PLAT

**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 NORMS STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

DAVID C. HALE, L.S. 10395 DATE



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, JUDI 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 37.14.020, AS 38.05.001, AND 11 AAC 28.01, 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

JUDI WARNER DATE  
EXECUTIVE DIRECTOR  
ALASKA MENTAL HEALTH TRUST AUTHORITY  
2600 CORDOVA STREET, SUITE 201  
ANCHORAGE, ALASKA 99503

**NOTARY ACKNOWLEDGMENT**

FOR: JUDI WARNER  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF , 2025  
MY COMMISSION EXPIRES: NOTARY PUBLIC FOR THE STATE OF ALASKA

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY XX, 2025  
KENAI PENINSULA BOROUGH

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, RIGHT-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: HERON STREET, PIKE COURT AND ROCKHILL AVENUE DEDICATION. 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.

AUTHORIZED OFFICIAL 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.

**PRELIMINARY PLAT OF TRUST LAND SURVEY 2025-07 WEST COHOE SUBDIVISION CREATING TRACTS 1 THRU 7**

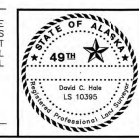
A SUBDIVISION OF THE S6, S36, SECTION 22, AND GOVERNMENT LOTS 2, 3 & 4, SECTION 27, T.3N., R.12W., SEWARD MERIDIAN, ALASKA, CONTAINING 163.74 ACRES, MORE OR LESS

KENAI RECORDING DISTRICT, ALASKA

ALASKA MENTAL HEALTH TRUST AUTHORITY  
STATE OF ALASKA, OWNER  
2600 CORDOVA ST., SUITE 201  
ANCHORAGE, ALASKA 99503

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

DRAWN: NP SCALE: 1\"/>





SURVEYED TOWNSHIP 3 NORTH RANGE 12 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES  
AND ACQUIRED LANDS

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A056658 SS entire Tp

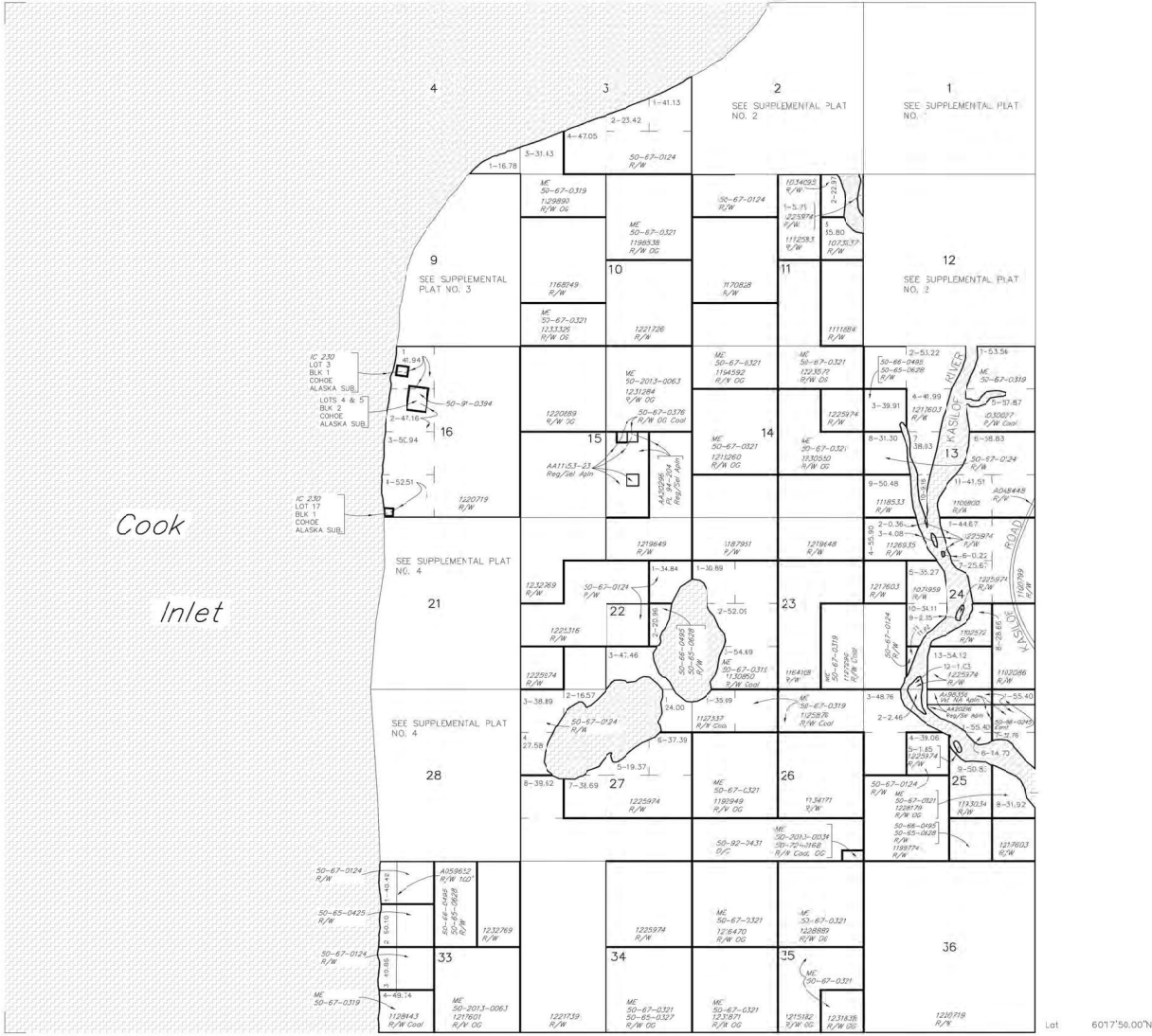
PLO 5184 Will OI affects Lts/Interests not conveyed

A056463 SS Amdt PL 96-487 Sec 908(e) Top Filed

A079911 Acq Conservation Easement affects:  
Sec 13; Lots 1-5 of Block 1 & Tract A of the  
Coal Creek Moorage Subdivision Part 1, according to the  
official plat thereof filed under plat No. 92-8, Kenai  
Recording District, Third Judicial District, State of AK,  
and also depicted on the Record of Survey recorded on  
9/4/1996 as No. 96-39 in the Kenai Recording District.

A056731 SS Reserved Min Estate Only

A005446 ROI issued 9/11/2005 (Yashof River)

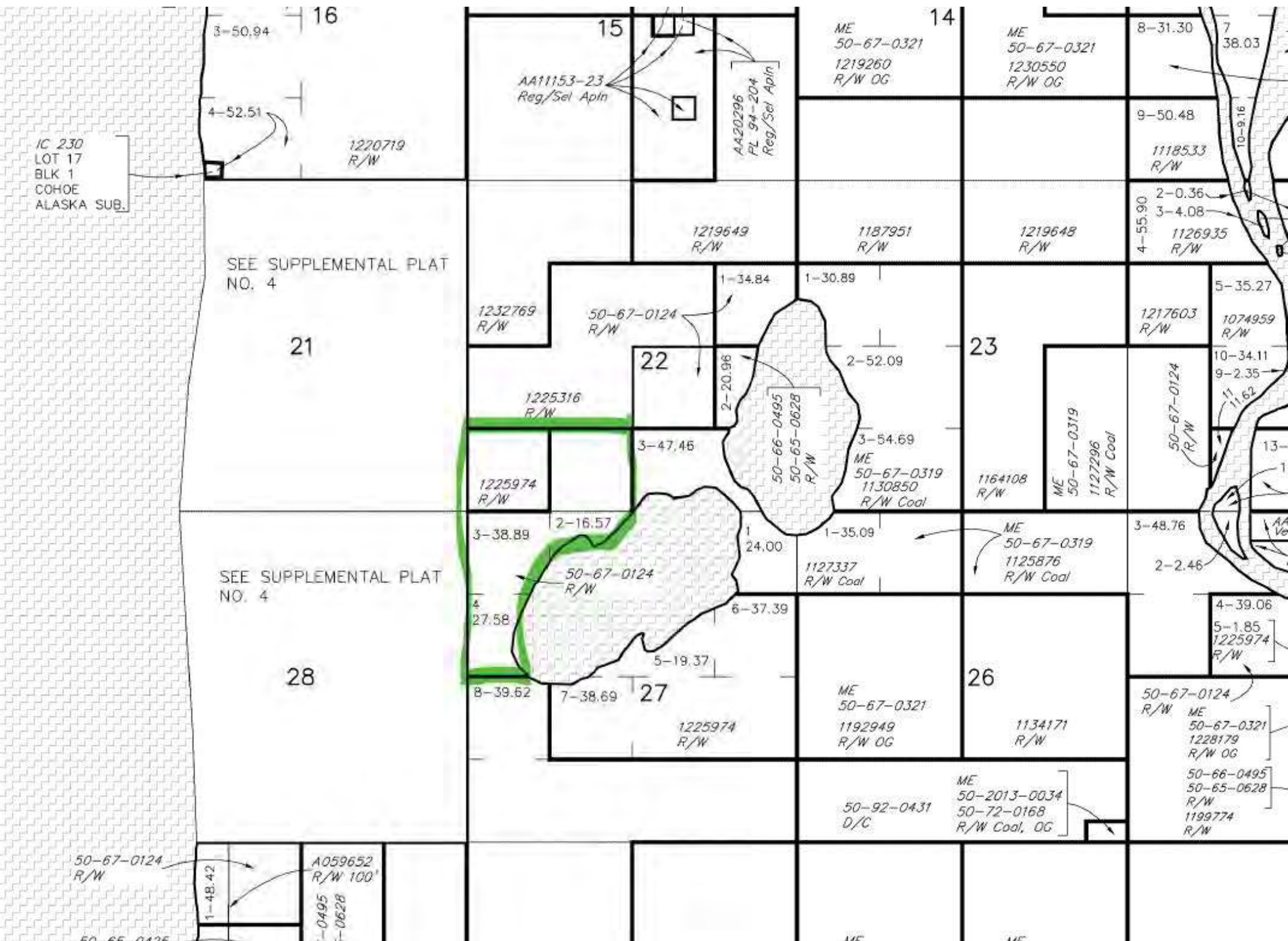


Lot 601756.00"N  
Long 15116'30.00"W

WARNING:  
This plat is the Bureau's Record of Title and should be used  
only as a graphic display of the township survey data. Rec-  
ords names do not reflect title changes which may have been  
affected by lateral movements of rivers or other bodies of water.  
Refer to the published surveys for official survey information.

CURRENT TO		Acq
4-11-2024		Mer
		T 3 N
		R 12 W

ACAD







Land Office

2600 Cordova Street, Suite 201

Anchorage, AK 99501

Tel 907.269.8658

[alaskamentalhealthtrust.org/trust-land-office/](http://alaskamentalhealthtrust.org/trust-land-office/)

## LETTER OF AUTHORIZATION

### West Cohoe Subdivision

To whom it may concern:

**R&M Consultants Inc.** is hereby authorized to serve as the agent for The Alaska Mental Health Trust Authority, a public corporation within the Alaska Department of Revenue (AS 47.30.011 et seq.), as trustee for the Alaska Mental Health Trust pursuant to Alaska Statutes Chapter 37.14, acting by and through the State of Alaska, Department of Natural Resources, The Trust Land Office, whose address is 2600 Cordova Street, Suite 201, Anchorage, Alaska 99503, pursuant to AS 37.14.009, AS 38.05.801 and 11 AAC 99 to facilitate the platting action required for the above noted subdivisions.

Jusdi Warner is the Executive Director of the Trust Land Office and is authorized by 11 AAC 99.010 to take action on behalf of the Alaska Mental Health Trust Authority.

*11 AAC 99.010. Authority and duties of executive director*

*(a) The executive director shall exercise the authority of that office consistently with this chapter and other provisions of law as implemented by this chapter. To implement the management goals and priorities contained in the contract required by AS 37.14.009(a)(2), between the department and the trust authority, the executive director shall manage mental health trust land consistently with 11 AAC 99.020 and with the asset and resource allocations contained in that contract.*

*(b) Authorized actions include the management, sale, lease, conveyance, permitting, licensing, dedication, and other management or disposal action concerning the trust land. The executive director may delegate authority for the management and disposal of trust land consistent with AS 38.05.801 and AS 37.14.009 to an employee of the department. The executive director may provide for the acquisition, dedication, and maintenance of rights-of-way and easements to and across trust land, by agreement or otherwise.*

*(c) The executive director may acquire land on behalf of the trust consistently with the statutes and regulations and with the approval of the trust authority.*

*(d) Decisions made or actions taken without the approval of the executive director have no effect on trust land.*

Signed by:

**Jusdi Warner**

Jusdi Warner

Executive Director  
Trust Land Office

4/16/2025

Date



## Certificate Of Completion

Envelope Id: 13E86B0E-2E96-4A56-92DF-67BAD6AF2DFE

Status: Completed

Subject: Complete with Docusign: WEST COHOE DOCS

Source Envelope:

Document Pages: 10

Signatures: 3

Envelope Originator:

Certificate Pages: 3

Initials: 0

Tracy Andis

AutoNav: Enabled

PO Box 110206

EnvelopeId Stamping: Disabled

Juneau, AK 99811

Time Zone: (UTC-09:00) Alaska

tracy.salinas@alaska.gov

IP Address: 158.145.14.50

## Record Tracking

Status: Original

Holder: Tracy Andis

Location: DocuSign

3/17/2025 12:00:46 PM

tracy.salinas@alaska.gov

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: State of Alaska

Location: Docusign

## Signer Events

Jusdi Warner

jusdi.warner@alaska.gov

TLO Executive Director

Trust Land Office

Security Level: Email, Account Authentication  
(None)

## Signature

Signed by:  
**Jusdi Warner**  
A4E9E1FC953B4D2

Signature Adoption: Pre-selected Style  
Using IP Address: 104.28.116.189  
Signed using mobile

## Timestamp

Sent: 3/17/2025 12:03:32 PM

Resent: 3/26/2025 11:13:42 AM

Viewed: 4/8/2025 10:31:01 AM

Signed: 4/16/2025 10:14:49 AM

## Electronic Record and Signature Disclosure:

Accepted: 1/22/2025 3:12:10 PM

ID: 09390cdc-72c7-4eae-a7de-7d4f45c32f68

Company Name: State of Alaska

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

Hashed/Encrypted

3/17/2025 12:03:32 PM

Certified Delivered

Security Checked

4/8/2025 10:31:01 AM

Signing Complete

Security Checked

4/16/2025 10:14:49 AM

Completed

Security Checked

4/16/2025 10:14:49 AM

## Payment Events

## Status

## Timestamps

## Electronic Record and Signature Disclosure

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

Please read this Electronic Records and Signature Disclosure (ERSD). It concerns your rights regarding electronically undertaking, and the conditions under which you and the State of Alaska agree to electronically undertake, the transaction to which it relates (the "TRANSACTION").

### **Consent to Electronically Undertake the TRANSACTION**

You can electronically undertake the TRANSACTION only if you confirm that you meet the following requirements by selecting the box next to "I agree to use electronic records and signature" (the "AGREE BOX"):

1. you can fully access and have read this ERSD;
2. you can fully access all of the information in the other TRANSACTION records;
3. you can retain all of the TRANSACTION records in a form that you will be able to fully access for later reference;
4. you consent to undertake the TRANSACTION electronically; and
5. you are authorized to undertake the TRANSACTION. (Please note that falsely undertaking the TRANSACTION may subject you to civil liabilities and penalties and/or to criminal penalties.)

If you cannot or are not willing to confirm each of these five things, do not select the AGREE BOX.

### **Withdrawing Consent**

If you select the AGREE BOX, you can withdraw your consent to electronically undertake the TRANSACTION at any time before you complete the TRANSACTION: simply do not finalize it. The only consequence of withdrawing your consent is that you will not finalize the TRANSACTION.

If you select the AGREE BOX, your consent will apply only to this TRANSACTION. You must separately consent to electronically undertake any other transaction with the State of Alaska.

### **Paper Option for Undertaking the TRANSACTION**

You may undertake the TRANSACTION with the State of Alaska using paper records. (State of Alaska employees who want to undertake the TRANSACTION in paper should contact the agency responsible for the TRANSACTION.) Print the paper records on the website of the State of Alaska agency responsible for the TRANSACTION, or request them from the agency. The State of Alaska homepage is at <http://alaska.gov/>.

### **Copies of TRANSACTION Records**

After completing the TRANSACTION but before closing your web browser, you should download the TRANSACTION records. Or you can download the records within 30 days after

completing the TRANSACTION using the link in the DocuSign email sent to the email address you used to complete the TRANSACTION. The State of Alaska will not provide a paper copy of the TRANSACTION records as part of the TRANSACTION. Under the Alaska Public Records Act (APRA), AS 40.25.100–.295, you can request a copy from the agency responsible for the TRANSACTION, but if too much time has passed, the agency may no longer have the records when you make your request. If required under the APRA, the agency will charge a fee.

### **Required Hardware and Software**

For the minimum system requirements to electronically undertake the TRANSACTION, including accessing and thereby retaining the TRANSACTION records, visit <https://support.docusign.com/guides/signer-guide-signing-system-requirements>. These requirements may change. In addition, you need access to an email account.

### **How to Contact the State of Alaska**

To ask a question on this ERSD or the DocuSign document generated after you complete the TRANSACTION or on using DocuSign to electronically undertake the TRANSACTION, contact the Alaska Department of Administration at either of the following addresses:

State of Alaska  
Department of Administration  
550 West 7th Avenue  
Suite 1970  
Anchorage, AK 99501  
Reference: DocuSign

[doa.commissioner@alaska.gov](mailto:doa.commissioner@alaska.gov)  
Subject: DocuSign

To ask any other question on the TRANSACTION records or to update the information for contacting you electronically, contact the State of Alaska agency responsible for the TRANSACTION using the contact information in the TRANSACTION records or, if those records contain no contact information, using the contact information on the agency's website. Again, the State of Alaska homepage is at <http://alaska.gov/>.