



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 8/11/2025 to vacate a Section Line easement in the Cohoe area. Area under consideration is described as follows:

Request / Affected Property: 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.

KPB File No. 2025-058V.

Petitioner(s) / Land Owner(s): Alaska Mental Health Trust Authority of Anchorage, AK.

Purpose as stated in petition: Requesting a vacation of all section line easements within the proposed subdivision Trust Land Survey 2025-07 West Cohoe Subdivision.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, September 8, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notice>.

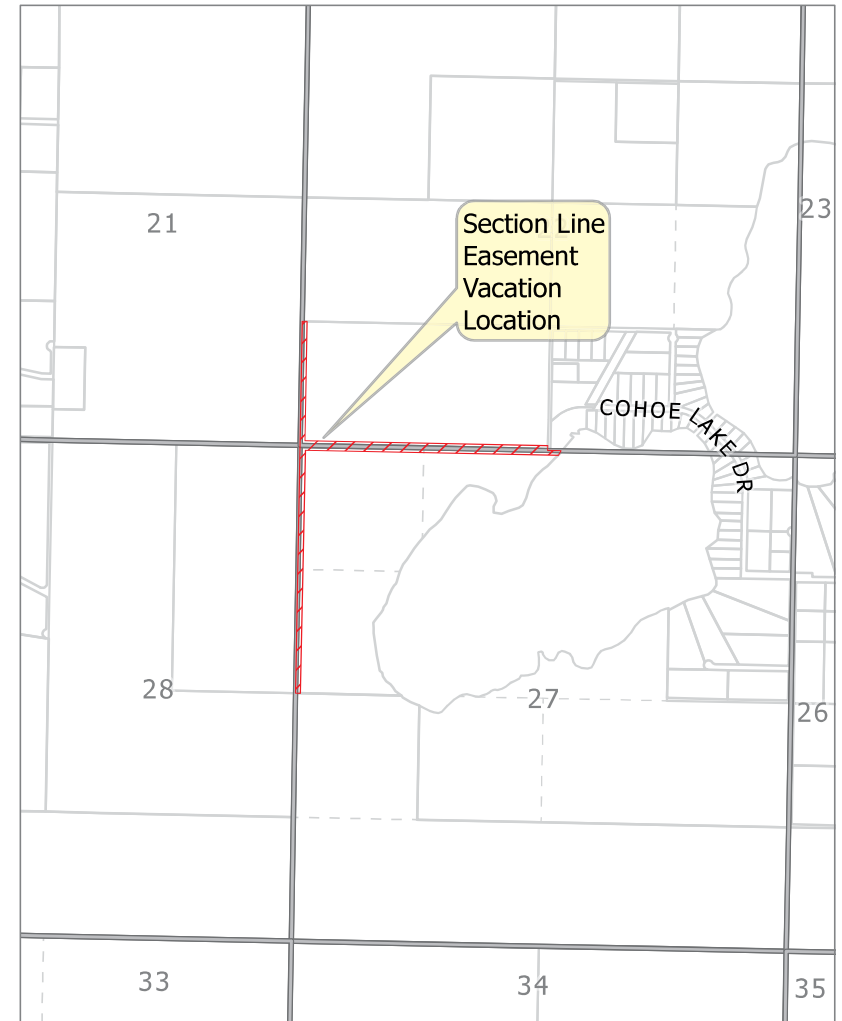
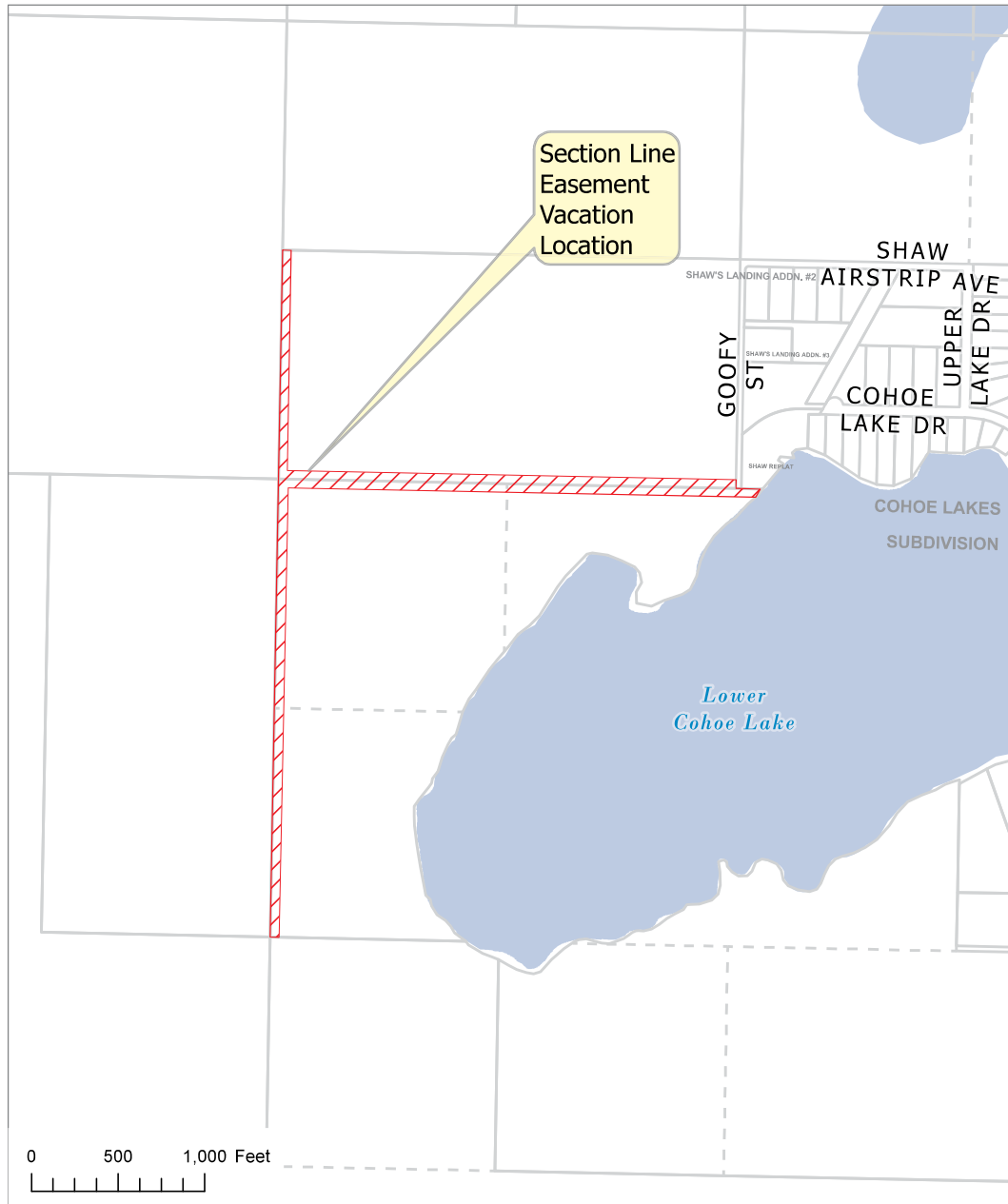
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, September 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

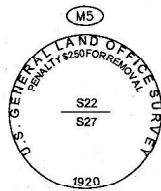
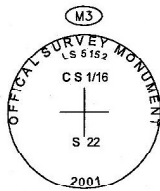
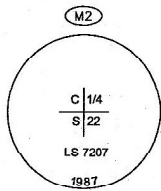
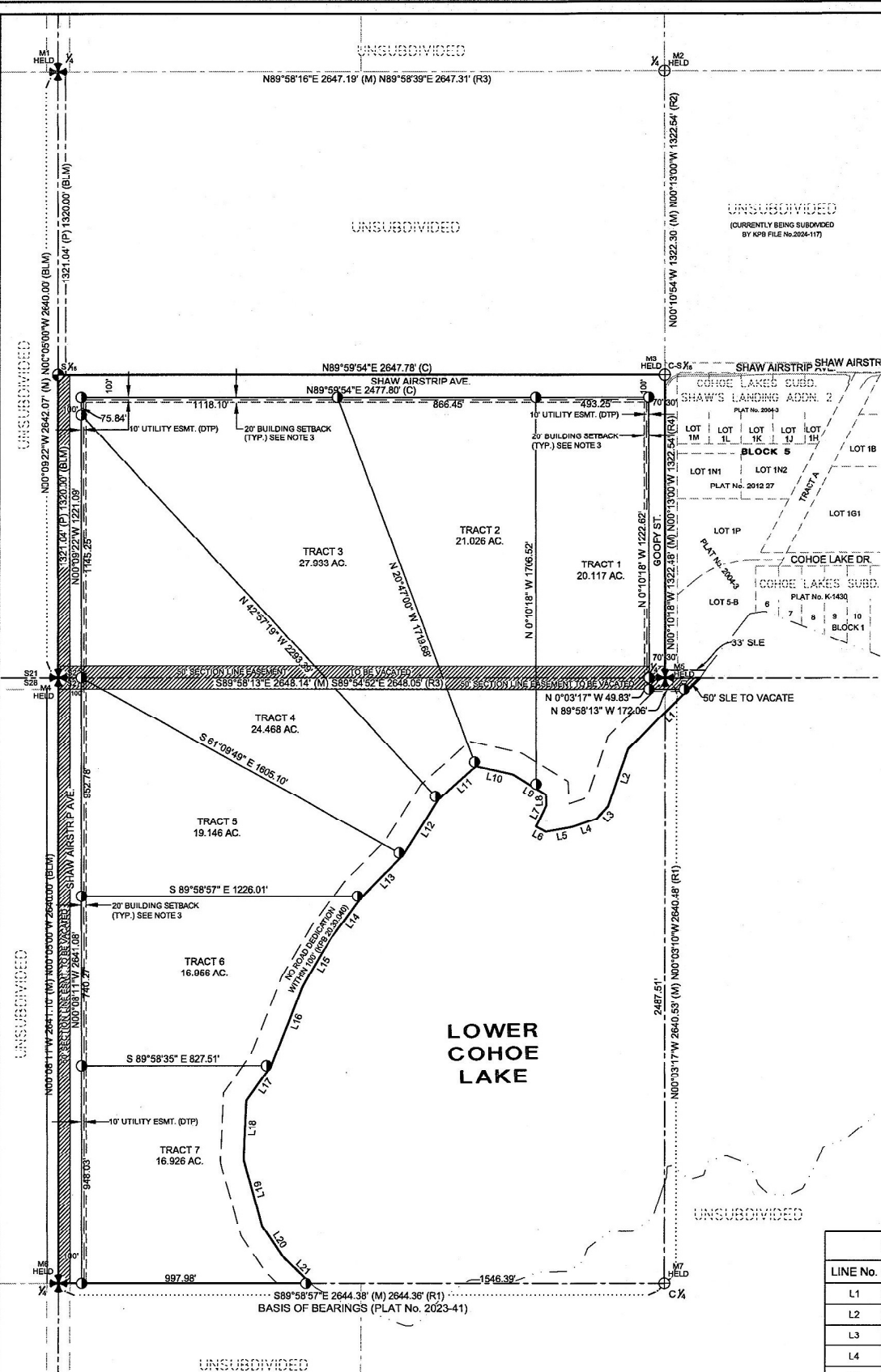
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough) or email planning@kpb.us.

Mailed 8/18/2025



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

KPB 2025-058V



FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE, 0.1' BELOW GRADE. GOOD CONDITION

FOUND 3 1/4" ALUMINUM CAP POST MONUMENT, 0.6' ABOVE GRADE. GOOD CONDITION

FOUND 3 1/4" ALUMINUM CAP POST MONUMENT, 0.2' ABOVE GRADE. GOOD CONDITION

FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE, 0.5' ABOVE GRADE. GOOD CONDITION

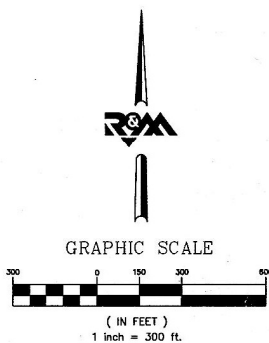
FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE, 0.7' ABOVE GRADE. GOOD CONDITION

FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE, 1.0' ABOVE GRADE. GOOD CONDITION

FOUND 3 1/4" ALUMINUM CAP ON 2" X 30" ALUMINUM POST, 0.1' ABOVE GRADE. GOOD CONDITION

NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- 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).
- 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).
- THE FRONT 10 FEET ADJOINING THE DEDICATED RIGHTS-OF-WAY OF SHAW AIRSTRIP AVENUE AND GOOFY STREET IS GRANTED BY THIS PLAT AS UTILITY EASEMENTS (KPB 20.30.080).
- 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).
- 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.
- 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.
- 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.
- THE CONTOUR INTERVAL SHOWN IS ONE-FOOT. CONTOURS WERE OBTAINED FROM THE MOST CURRENT KENAI PENINSULA BOROUGH GIS DATA.
- THE ORDINARY HIGH WATER LINE OF LOWER COHOE LAKE WAS FIELD SURVEYED ON FEBRUARY 16, 2025.



TYPICAL SET MONUMENTS



TYPICAL 3 1/4" ALUMINUM CAP ON 2" X 30" ALUMINUM POST SET THIS SURVEY

TYPICAL 2" ALUMINUM CAP ON 5/8" X 30" REBAR SET THIS SURVEY

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
- RECORD DIMENSIONS PER PLAT No. 2023-41, K.R.D.
- RECORD DIMENSIONS PER PLAT No. 2001-43, K.R.D.
- RECORD DIMENSIONS PER PLAT No. 88-20, K.R.D.
- RECORD DIMENSIONS PER PLAT No. 2012-27, K.R.D.
- EASEMENT DEDICATED BY THIS PLAT
- SECTION LINE EASEMENT
- SECTION LINE EASEMENT TO BE VACATED BY THIS PLAT

LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	S 45°21'28"W	441.17
L2	S 18°45'05"W	266.45
L3	S 43°11'14"W	72.65
L4	S 71°38'13"W	113.20
L5	S 79°56'24"W	116.64
L6	N 62°13'29"W	48.95
L7	N 26°37'57"E	101.70
L8	N 03°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

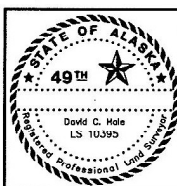
LINE TABLE		
LINE No.	DIRECTION	LENGTH
L12	S 32°31'11"W	285.70
L13	S 44°43'21"W	255.00
L14	S 36°52'13"W	224.94
L15	S 30°16'11"W	249.88
L16	S 21°01'28"W	190.64
L17	S 35°27'11"W	185.10
L18	S 02°32'59"W	259.44
L19	S 15°49'54"E	299.04
L20	S 34°23'40"E	167.59
L21	S 46°06'03"E	160.55

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



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 2024-07, 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 AUTHORITY
2600 CORDOVA STREET, SUITE 201
ANCHORAGE, ALASKA 99503

DATE

NOTARY ACKNOWLEDGMENT

FOR: JUSDI 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: GOOFY STREET AND SHAW AIRSTRIP 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
KENAI PENINSULA BOROUGH

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 2024-07 WEST COHOE SUBDIVISION CREATING TRACTS 1 THRU 7

A SUBDIVISION OF THE S $\frac{1}{2}$, SW $\frac{1}{4}$, 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.rmcconsult.com

DRAWN: NP SCALE: 1"=300' TLS 2024-07 KPB FILE No. 2025-XX
CHECKED: DCH FIELD BK: 3130.03 DATE: 04-21-25 SHEET: 1 OF 1