



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/21/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide two parcels into seven parcels.

KPB File No. 2025-058

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

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, May 12, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at 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.

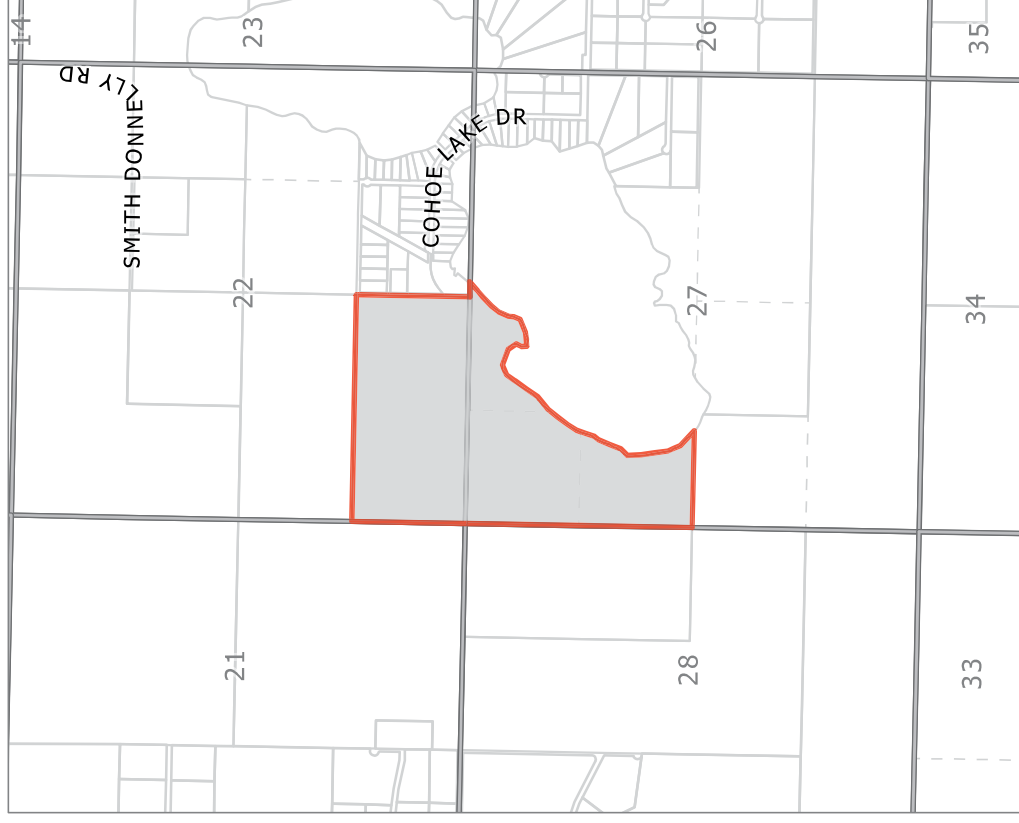
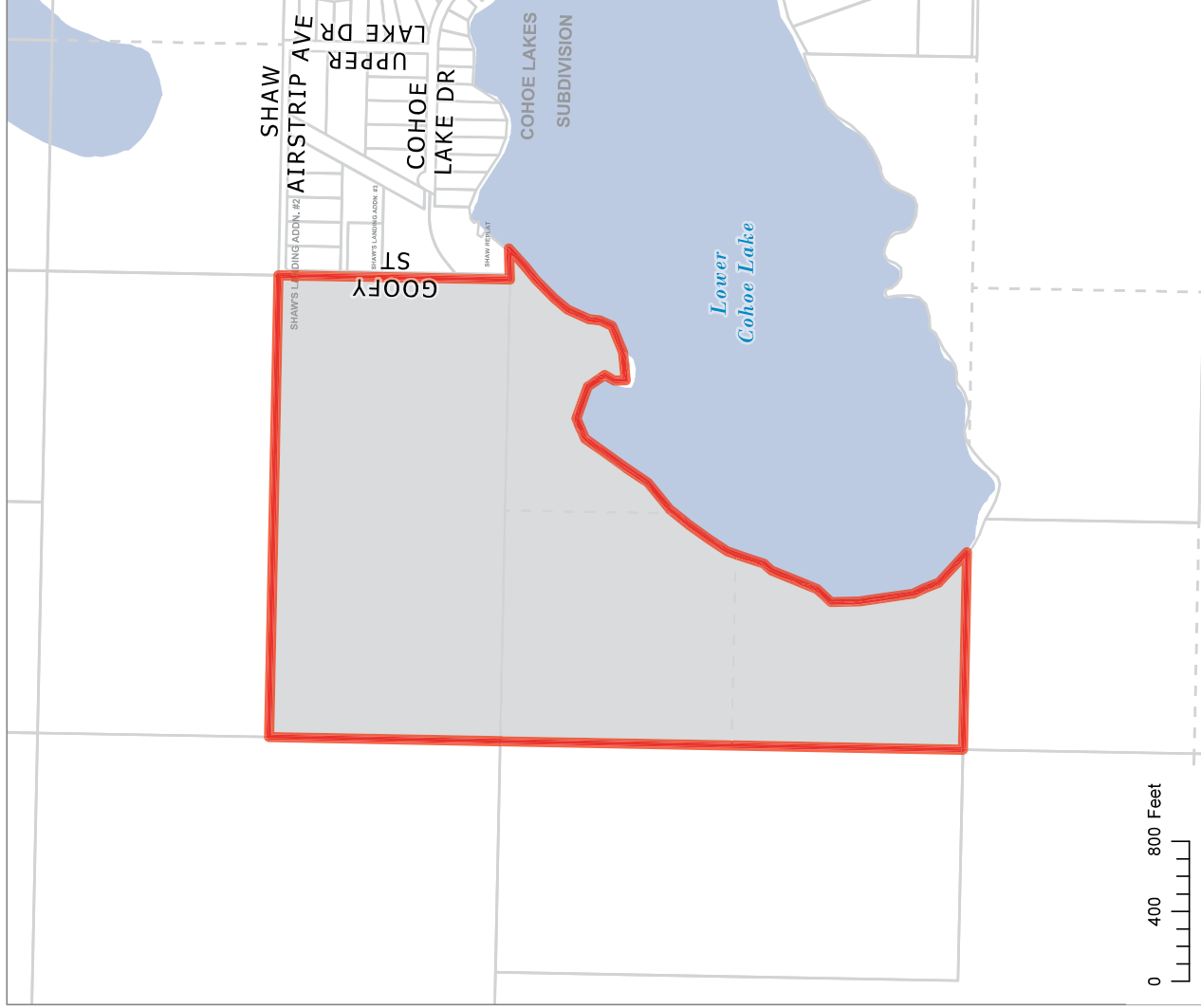
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

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, May 9, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

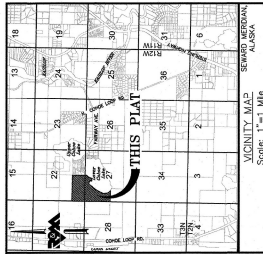
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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).

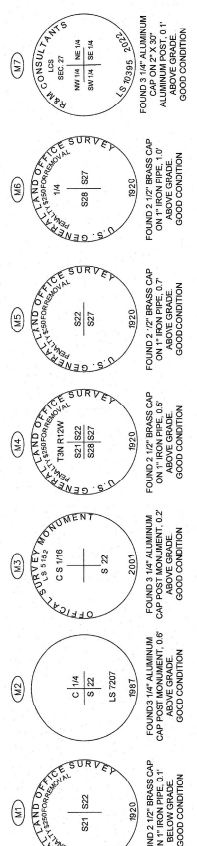
Mailed 4/21/2025



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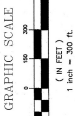
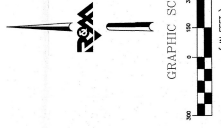


FOUND MONUMENTS



NOTES

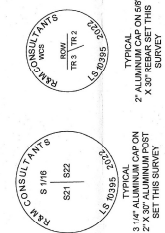
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
3. A SETBACK OF 20 FEET IS REQUIRED 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 ARISTOPH AVENUE AND COOPY STREET IS GRANTED BY THIS PLAT AS UTILITY EASEMENTS (KPB 23.30.060).
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 20.50.150).
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 MEANDERS OF THE EXTENSION OF THE BOUNDARIES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
8. EASEMENTS LABELED AS "DIP" ARE DEDICATED BY THIS PLAT. ALL EASEMENTS NOT FOLLOWED BY "DIP" 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 CHOKE LAKE WAS FIELD SURVEYED ON FEBRUARY 16, 2025.



LEGEND

- FOUND GLO MONUMENT AS DESCRIBED
- FOUND PRIMARY ALUMINUM CAP THIS SURVEY
- SET TYPICAL PRIMARY ALUMINUM MONUMENT THIS SURVEY
- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE
- HELD FOUND MONUMENT POSITION
- MEASURED DIMENSION THIS SURVEY
- PROPOSED DIMENSION
- PROPOSED 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. 2021-43, 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
- DIP
- SECTION LINE EASEMENT

TYPICAL SET MONUMENTS



LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	S 42°12'38\"	441.17'
L2	S 19°45'05\"	206.45'
L3	S 43°11'44\"	72.69'
L4	S 77°58'13\"	113.32'
L5	S 77°58'13\"	113.32'
L6	S 77°58'13\"	113.32'
L7	N 20°37'07\"	101.10'
L8	N 03°17'54\"	47.67'
L9	N 03°17'54\"	168.74'
L10	N 77°07'05\"	154.10'
L11	S 42°28'59\"	220.95'

LINE TABLE		
LINE No.	DIRECTION	LENGTH
L12	S 32°31'11\"	285.70'
L13	S 44°42'31\"	255.07'
L14	S 39°52'13\"	204.64'
L15	S 39°16'11\"	268.88'
L16	S 21°01'28\"	195.64'
L17	S 32°27'11\"	185.10'
L18	N 02°32'59\"	259.44'
L19	S 19°45'05\"	299.44'
L20	S 34°23'40\"	167.59'
L21	S 42°05'03\"	185.59'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, JESSE WARNER, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING PLAT, AND THAT I HAVE THE FULL AND COMPLETE POWER TO MAKE THE DEDICATION HEREIN. I HAVE BEEN ADVISED BY A LAWYER THAT THE DEDICATION HEREIN IS VALID AND BINDING ON ME AND MY HEIRS AND ASSIGNS. I HAVE ALSO BEEN ADVISED THAT THE DEDICATION HEREIN IS IN THE PUBLIC INTEREST AND THAT IT WILL BE FOR THE BENEFIT OF THE PEOPLE OF THE STATE OF ALASKA. I HAVE THEREFORE MADE THIS DEDICATION VOLUNTARILY AND WITHOUT ANY RESERVE OR CONDITION. I HAVE ALSO BEEN ADVISED THAT THE DEDICATION HEREIN IS VALID AND BINDING ON ME AND MY HEIRS AND ASSIGNS. I HAVE THEREFORE MADE THIS DEDICATION VOLUNTARILY AND WITHOUT ANY RESERVE OR CONDITION.

ALASKA MENTAL HEALTH TRUST OFFICE

JESSE WARNER
EXECUTIVE DIRECTOR
ALASKA MENTAL HEALTH TRUST OFFICE
2600 CORDOVA STREET, SUITE 201
ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

FOR: JESSE 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

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 PLANNING COMMISSION THIS PLAT INCLUDING EASEMENTS, PLAT DEDICATION, THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR AVENUE DEDICATION, HEREIN, STREET, PACE, COAST AND ROADSIDE GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

WASTEWATER DISPOSAL

TRACTS THAT ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT SYSTEMS. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

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

A SUBDIVISION OF THE SW, SW/4, SECTION 22, AND GOVERNMENT LOTS 2, 3 & 4, SECTION 27, T.14N, R.12W, S.24E, SEWARD MERIDIAN, ALASKA, CONTAINING 163.74 ACRES, MORE OR LESS

KENAI RECORDING DISTRICT, ALASKA
ALASKA MENTAL HEALTH TRUST AUTHORITY
2600 CORDOVA STREET, SUITE 201
ANCHORAGE, ALASKA 99503

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



SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, L.S. 10395, DO HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE SURVEYING IN THE STATE OF ALASKA. I HAVE PERSONALLY CONDUCTED THE SURVEY HEREIN AND I HAVE BEEN ADVISED BY A LAWYER THAT THE SURVEY HEREIN IS VALID AND BINDING ON ME AND MY HEIRS AND ASSIGNS. I HAVE ALSO BEEN ADVISED THAT THE SURVEY HEREIN IS IN THE PUBLIC INTEREST AND THAT IT WILL BE FOR THE BENEFIT OF THE PEOPLE OF THE STATE OF ALASKA. I HAVE THEREFORE MADE THIS SURVEY VOLUNTARILY AND WITHOUT ANY RESERVE OR CONDITION. I HAVE ALSO BEEN ADVISED THAT THE SURVEY HEREIN IS VALID AND BINDING ON ME AND MY HEIRS AND ASSIGNS. I HAVE THEREFORE MADE THIS SURVEY VOLUNTARILY AND WITHOUT ANY RESERVE OR CONDITION.

KPB 2025-058