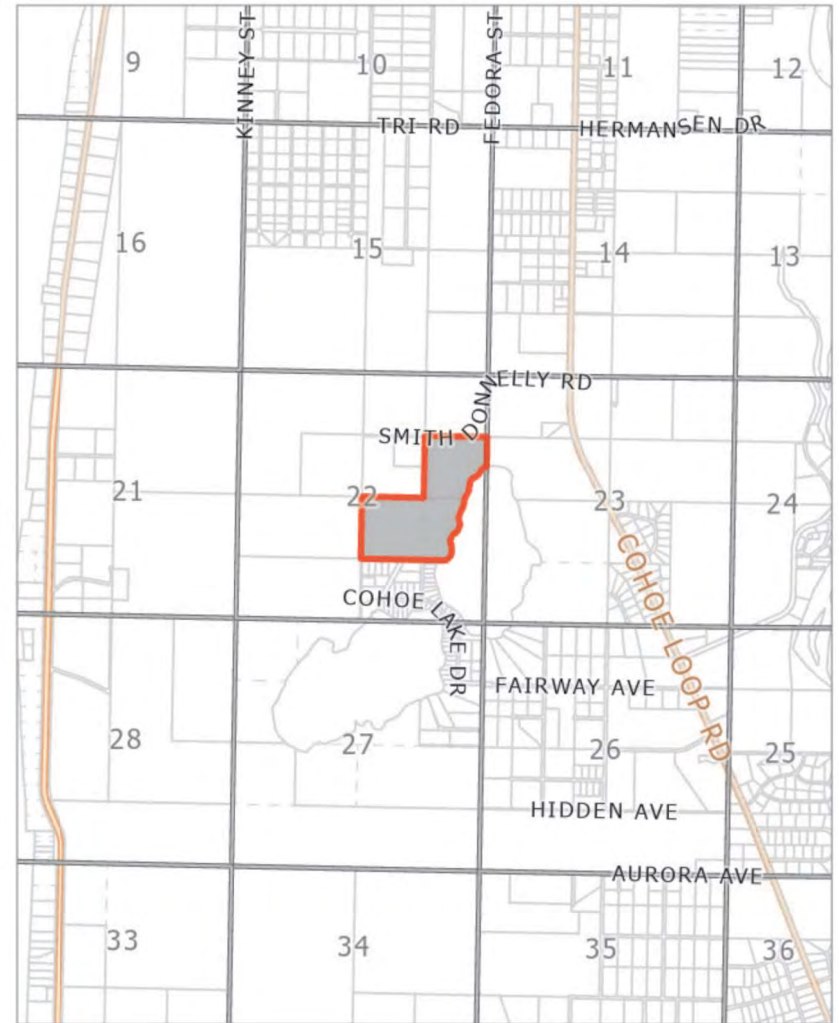
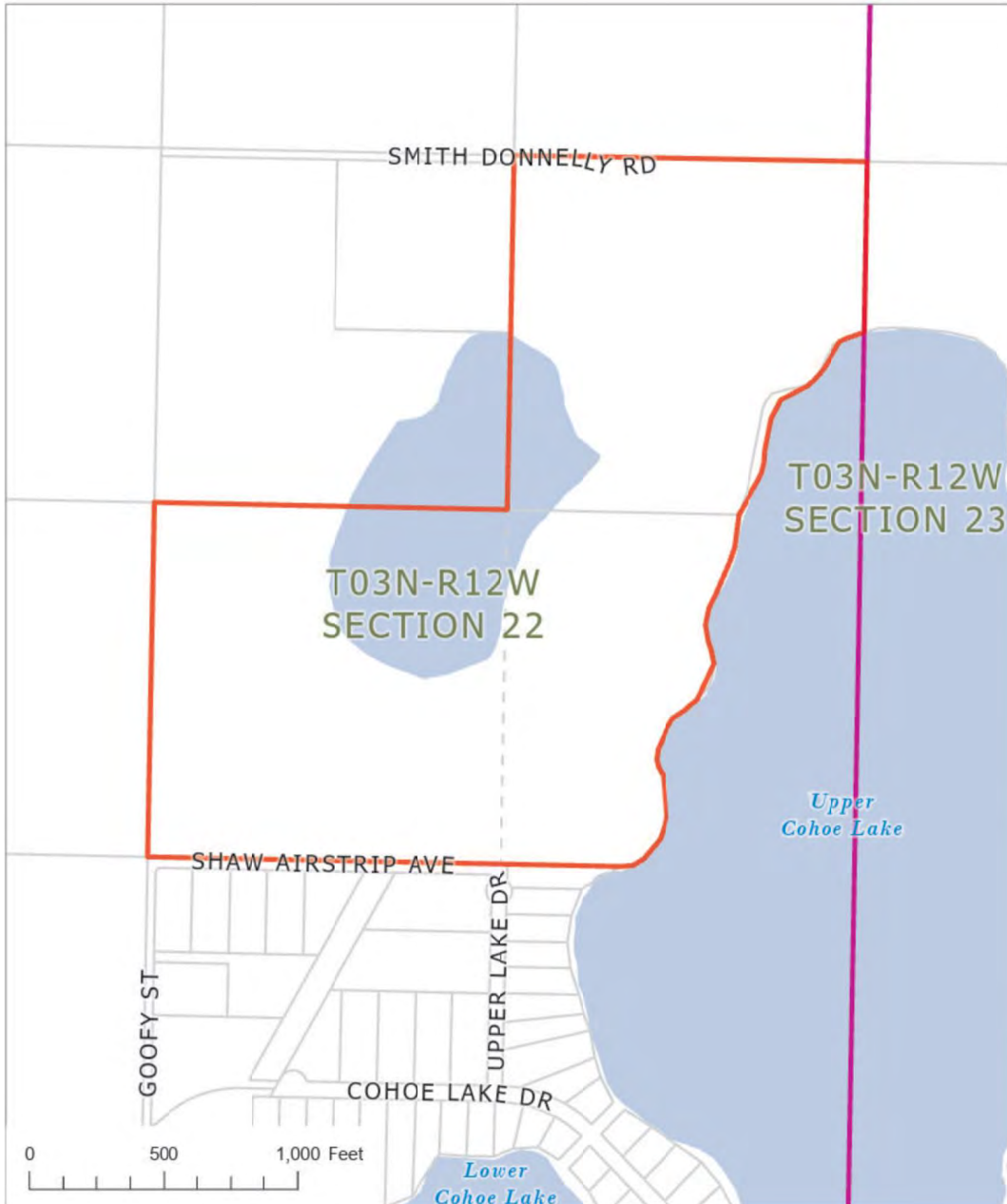


E. NEW BUSINESS

- 2. Trust Land Survey 2024-01 Lonesome Lake Sub. 2024 Addn.
KPB File 2024-117
R & M Consultants, Inc. / AK Mental Health Trust Authority
Location: Shaw Airstrip Avenue & Upper Lake Drive
Cohoe Area**



KPB File 2024-117
T3N R12W SEC 22
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.



Aerial Map



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.

NOTES

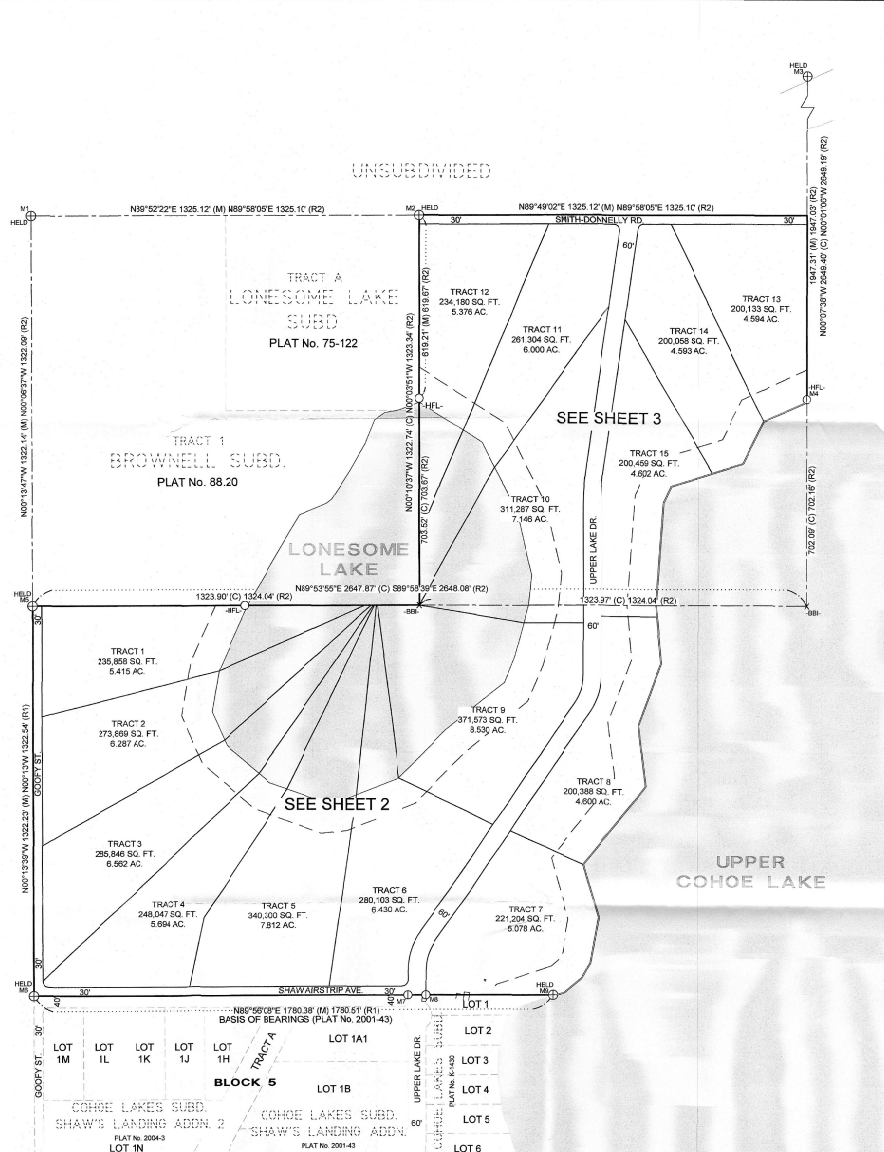
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 30.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
- A SETBACK OF 23 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, GOOPY STREET, LONESOME LAKE ROAD, AND SMITH-DONNELLY ROAD IS GRANTED BY THIS PLAT AS UTILITY EASEMENTS (KPB 20.30.066).
- 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 20.60.50).
- 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 LONESOME LAKE AND UPPER COHOE LAKE WAS FIELD SURVEYED ON MAY 30, 2024.

FOUND MONUMENTS

<p>M1 CN 1/16 S 22 L8 7207 1987</p> <p>FOUND 3/4" ALUMINUM CAP MONUMENT 3" ABOVE GRADE. GOOD CONDITION</p>	<p>M2 NE 1/16 S 22 L3 7207 1987</p> <p>FOUND 3/4" ALUMINUM CAP MONUMENT 3" ABOVE GRADE. GOOD CONDITION</p>	<p>M3 U.S. GENERAL LAND OFFICE 131 915A S14 S14 S22 T 523</p> <p>FOUND 3/4" BRASS CAP MONUMENT 0.2" ABOVE GRADE. GOOD CONDITION</p>
<p>M4 P.N.J. 289 S MC 1/4 S22 T 523 1982</p> <p>FOUND 2" ALUMINUM CAP FLUSH WITH GRADE. GOOD CONDITION</p>	<p>M5 C 1/4 S 22 L8 7207 1987</p> <p>FOUND 3/4" ALUMINUM CAP MONUMENT 0.4" ABOVE GRADE. GOOD CONDITION</p>	<p>M6 OFFICIAL SURVEY MONUMENT CS 1/16 S 22 2017</p> <p>FOUND 3/4" ALUMINUM CAP POST MONUMENT 0.2" ABOVE GRADE. GOOD CONDITION</p>
<p>M7 L5 S 1/2 S 22 2007</p> <p>FOUND 2" ALUMINUM CAP FLUSH WITH GRADE. GOOD CONDITION</p>	<p>M8 7238 S S 22 2018</p> <p>FOUND 1" YELLOW PLASTIC CAP ON 1/2" DIA. REBAR 1" ABOVE GRADE. GOOD CONDITION</p>	<p>M9 C.L.S. NO. 1 1965</p> <p>FOUND 2 1/2" ALUMINUM CAP ON 1" IRON PIPE, 3.5" ABOVE GRADE. GOOD CONDITION</p>

LEGEND

(⊕)	FOUND PRIMARY MONUMENT AS DESCRIBED
(⊙)	FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
(C)	FOUND 5/8" DIA. REBAR
(⊖)	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
(N)	MEASURED DIMENSION THIS SURVEY
(C)	COMPUTED DIMENSION
(P)	PROPORTIONED DIMENSION
x	COMPUTED POINT, NOTHING FOUND OR SET
-H.E.D.-	HELD FOUND MONUMENT POSITION
-H.F.L.-	HELD FOUND MONUMENT POSITION FOR LINE ONLY
-B.B.I.-	COMPUTED BY BEARING-BEARING INTERSECTION
(R)	RECORD DIMENSIONS PER PLAT No. 2001-43, C.R.D.
(R2)	RECORD DIMENSIONS PER PLAT No. 88-20, K.F.D.
(R&H)	RECORD DIMENSIONS HELD FOR THIS PLAT



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

VICINITY MAP
Scale: 1"=1 Mile

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 THAT THE ALASKA MENTAL HEALTH TRUST AUTHORITY IS THE OWNER OF T1S 2021-03 AS SHOWN HEREIN, PURSUANT TO AS 38.05.801 AND THE REGULATIONS PROMULGATED THEREUNDER, I HEREBY ADOPT THIS PLAT, OF THE SUBDIVISION BY MY FREE CONSENT AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

NOTARY ACKNOWLEDGMENT

FOR: JUSDI WARNER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
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 23, 2022
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 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: HERRIN STREET, PARK COURT AND ROCKFISH 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.

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.

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 NW/4, SE/4, SECTION 22, T.3N., R.12W., SEWARD MERIDIAN, ALASKA, CONTAINING 95.800 ACRES, MORE OR LESS

KENAI RECORDING DISTRICT, ALASKA

ALASKA MENTAL HEALTH TRUST AUTHORITY
STATE OF ALASKA, OWNER
2800 CORDOVA ST., SUITE 201
ANCHORAGE, ALASKA 99503

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

AECC 111

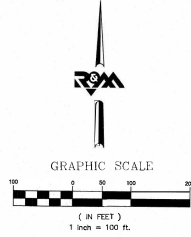
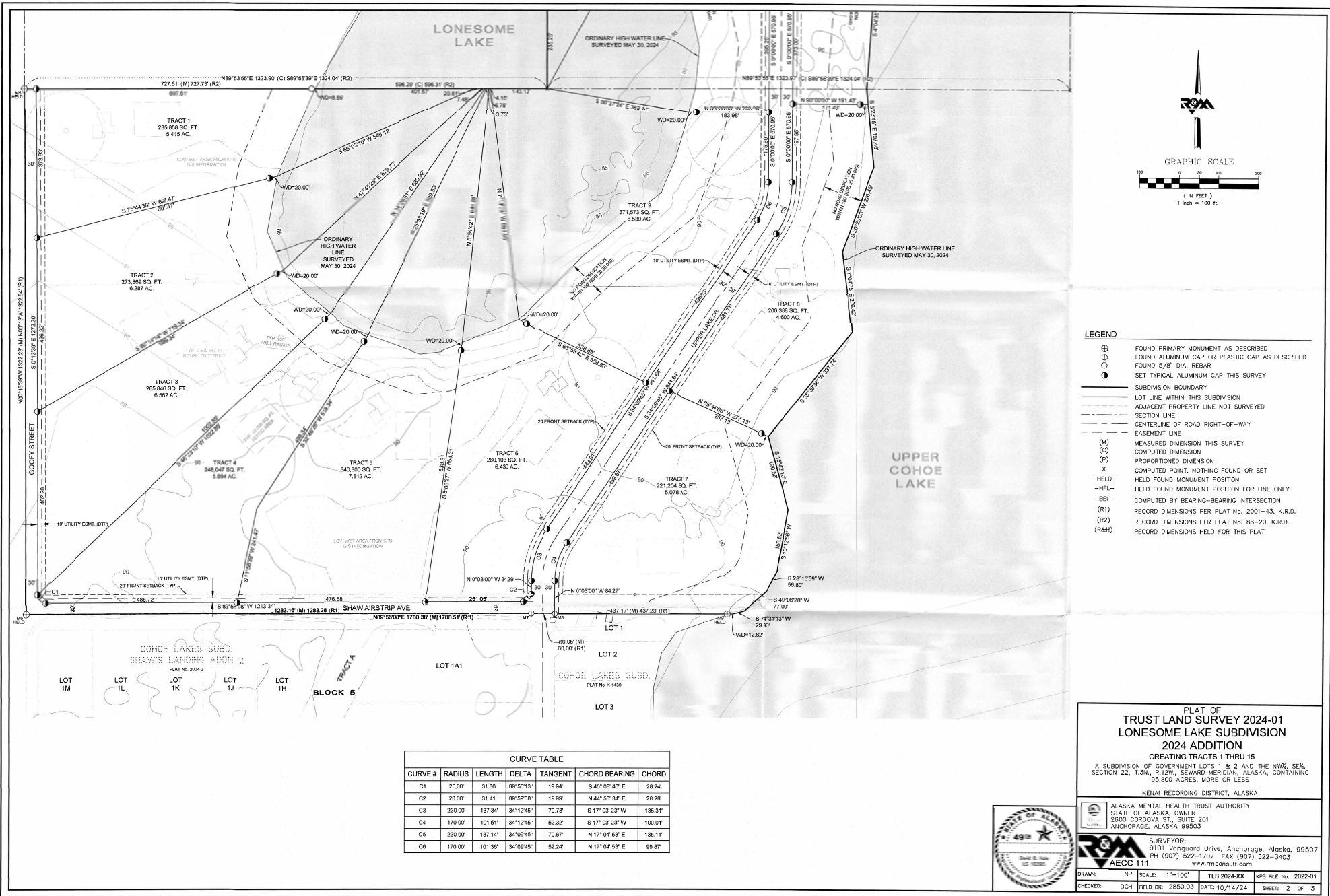
DRAWN: NP SCALE: 1"=200' TIS 2024-01 KPB FILE No. 2022-01
CHECKED: DCH FIELD BK: 2850.C3 DATE: 10/14/24 SHEET: 1 OF 3

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 G. HALL, L.S. 10395 DATE _____





- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - ⊙ FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
 - FOUND 5/8" DIA. REBAR
 - 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
 - (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, K.R.D.
 - (R2) RECORD DIMENSIONS PER PLAT No. 88-20, K.R.D.
 - (R&H) RECORD DIMENSIONS HELD FOR THIS PLAT

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	20.00'	31.36'	89°50'13"	19.64'	S 45° 08' 40" E	28.24'
C2	20.00'	31.41'	89°50'08"	19.69'	N 44° 56' 34" E	28.28'
C3	230.00'	137.34'	34°12'45"	70.78'	S 17° 03' 23" W	135.31'
C4	170.00'	101.51'	34°12'45"	52.32'	S 17° 03' 23" W	100.01'
C5	230.00'	137.14'	34°09'45"	70.87'	N 17° 04' 53" E	135.11'
C6	170.00'	101.36'	34°09'45"	52.34'	N 17° 04' 53" E	99.87'

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.34N., R.12W., SEWARD MERIDIAN, ALASKA, CONTAINING 95.800 ACRES, MORE OR LESS

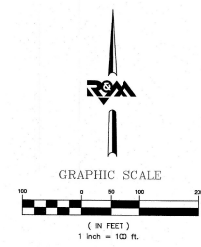
KENAI RECORDING DISTRICT, ALASKA

ALASKA MENTAL HEALTH TRUST AUTHORITY
 STATE OF ALASKA, OWNER
 2800 CORDOVA ST., SUITE 201
 ANCHORAGE, ALASKA 99503

SURVEYOR:
 3101 Vanguard Drive, Anchorage, Alaska, 99507
 PH (907) 522-1707 FAX (907) 522-3403
AEC 111 www.rmconsult.com

DRAWN:	NP	SCALE:	1"=100'	TLS:	2024-XX	APR FILE No.:	2022-01
CHECKED:	DCH	FIELD BKG:	2850.03	DATE:	10/14/24	SHEET:	2 OF 3

KPB 2024-117



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
- FOUND 5/8" DIA. REBAR
- SET TYPICAL ALUMINUM CAP THIS SURVEY
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- BI- COMPUTED BY BEARING-BEARING INTERSECTION
- (R1) RECORD DIMENSIONS PER PLAT No. 2801-43, K.R.D.
- (R2) RECORD DIMENSIONS PER PLAT No. 88-20, K.R.D.
- (R&H) RECORD DIMENSIONS HELD FOR THIS PLAT

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C7	1030.00'	140.54'	7°49'05"	70.38'	S 03° 54' 32" W	140.43'
C8	970.00'	132.36'	7°49'05"	66.28'	S 03° 54' 32" W	132.25'
C9	20.00'	34.21'	98°00'02"	23.01'	N 41° 10' 57" W	30.19'
C10	20.00'	29.62'	81°59'58"	17.39'	S 48° 49' 03" W	26.24'

PLAT OF
TRUST LAND SURVEY 2024-01
LONESOME LAKE ADDITION
2024 ADDITION
 CREATING TRACTS 1 THRU 15
 A SUBDIVISION OF GOVERNMENT LOTS 1 & 2 AND THE NW¼, SE¼,
 SECTION 22, T.3N., R.2W., SEWARD MERIDIAN, ALASKA, CONTAINING
 95.800 ACRES, MORE OR LESS
 KENAI RECORDING DISTRICT, ALASKA

ALASKA MENTAL HEALTH TRUST AUTHORITY
 STATE OF ALASKA, OWNER
 2800 CORDOVA ST., SUITE 201
 ANCHORAGE, ALASKA 99503

49th
 SURVEYOR:
 9101 Vanguard Drive, Anchorage, Alaska, 99507
 PH (907) 522-1707 FAX (907) 522-3403
AECC 111
 David C. Hise
 LS 10395
 www.rmconsult.com

DRAWN: NP SCALE: 1"=100' TLS 2024-01 RPS FILE No. 2022-01
 CHECKED: DCH FIELD BK 2850.03 DATE 10/14/24 SHEET 3 OF 3



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
TRUST LAND SURVEY 2024-01 LONSOME LAKE SUBDIVISION 2024 ADDITION**

KPB File No.	2024-117
Plat Committee Meeting:	November 18, 2024
Applicant / Owner:	Alaska Mental Health Trust Authority / Anchorage, AK
Surveyor:	David Hale / R & M Consultants, Inc.
General Location:	Between Lonesome Lake and Upper Cohoe Lake

Parent Parcel No.:	133-077-06 & 133-078-01
Legal Description:	T3N R12W SEC 22 SEWARD MERIDIAN KN GOVT LOTS 1 & 2 & NW1/4 SE1/4
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide two parcels of size 95.800 acres into fifteen tracts ranging in size of 4.593 acres to 8.530 acres and four dedications.

Location and Legal Access (existing and proposed):

Legal access to the plat is from Upper Lake Dr, which is gotten to off Cohoe Loop Rd to Fairway Ave to Cohoe Lake Dr to Upper Lake Dr on the south side of the plat.

The plat is dedicating four roads: Upper Lake Dr is a 60' proposed dedication from south to north going between Lonesome Lake and Upper Cohoe Lake. Shaw Airstrip Ave is a 30' dedication on the south completing the right-of-way width to 70 feet. Goofy St is a 30' dedication on the west continuing from the south against an unsubdivided parcel to the west. Smith Donnelly Rd is a 30' dedication continuing from the west against an unsubdivided parcel to the north.

Gov't Lot 1 of the original division is affected by a section line easement on the east side above Upper Cohoe Lake. **Staff recommends:** the surveyor verify the width of the easement and odd the section line easement to the drawing. The plat appears affected by several patent easements. **Staff recommends:** the surveyor verify the in the certificate to plat and show the affects if possible and / or add a plat note to the affects.

Since Upper Cohoe Lake is a public lake, it is suggested that a public pedestrian way of 10 – 15 feet wide be dedicated from Upper Lake Dr to the shore of Upper Cohoe Lake. the location can be at the discretion of the surveyor and land owner. **Staff recommends:** the Plat Committee agree to this suggestion and approve of this dedication to be added to the drawing and to be accepted with the rest of the dedication on the final.

Block length is compliant around the outside of the plat and the proposed dedications. Along Upper Lake Dr, block length is not compliant, but there is not a good location to be able to break the block due to the two lakes being so close to the road at the half way point to put a road. **Staff recommends:** the Plat Committee concur that and exception is not needed for KPB 20.30.170 Block Length due to limiting circumstances.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments:
---------------------------	--

	Proposed subdivision introduces a substantial parcel load to an existing single ingress/egress road access.
SOA DOT comments	No comment

Site Investigation:

There are no structures located on the plat nor any improvements to the property. There are some structures from the south, east of Upper Lakes Rd shown encroaching onto the property which will need to be addressed. There is also a gravel road on the north that is accessing along Smith Donnelly Rd that will need to be adjusted to the within the right-of-way limits.

The terrain of the plat is relatively flat with the slopes going towards the near the western edges of the lakes. The slopes do not look to be steep and do not need to be shown on the plat as such. Contours can be removed for the final submittal.

There are wetlands shown on the plat. Lonesome Lake being one, but there are others shown too. On pages 2 and 3 there are areas outlined, the areas need to be designated better with hatching as the line outlining them is the same line being used to designate section lines only in a lighter form. Staff recommends: the surveyor find a different form to designate the wetlands and carry it forward to the final submittal.

Per the River Center review the plat is not located in a FEMA designated flood hazard area nor a habitat protection district. The proper permitting note is on the plat and should remain for the final submittal.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: waterbody is not regulated under the jurisdiction of KPB 21.18</p>
State of Alaska Fish and Game	

Staff Analysis

The parcel was originally surveyed in August of 1920 by the U.S. Surveyor General’s Office and approved on July 19, 1921. These parcels were designated as Government Lots 1 and 2 and the NW1/4 SE1/4 Section 22, Township 3 North, Range 12 West, SM Alaska. This platting action is the first division of the piece of land.

A soils report will be required and an engineer will sign the final plat. proposed houses and well locations are shown on the plat on pages 2 and 3. This information is not required on the preliminary submission but rather for the wastewater soils report but was informative for viewing on the plat. This information can be removed for the final submittal.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

HEA has sent a comment back, the comment is included in the packet.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comment
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: SHAW AIRSTRIP AVE, UPPER LAKE DR SMITH DONNELLY RD</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing Review	<p>Reviewer: Wilcox, Adeena Comments: No Objection though it appears that the two additional pins should be listed.</p>
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add the label to Tract 8 on page 3

There is double labeling of the road along Tracts 8 & 15 and 9 & 10 on pages 2 & 3, one needs removed per page
The no road dedication label along the lakes is not needed and can be removed.

Plat note 4, Lonesome Lake Rd needs to be replaced with Upper Lake Rd.

PLAT NOTES TO ADD

- 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).
- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Add KPB no. 2024-117 to the drawing

Correct the address of the AMHTA, Assessing has and address on Community Park Loop.

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

Verify if there is a section line easement on the east line of the subdivision. Data indicates a 50' SLE.

To the south of Upper Lake Rd adjacent to this plat is identified by other plats an access easement per plat K-1430 that should be noted

Add to the drawing, the dedications to the northwest from Lonesome Lake Subdivision Vacation & Replat and Brownell Subdivision Tract 1

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

Move the label of Sterling Highway higher on the vicinity map

E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

Staff recommendation:

Correct the road names in the Certificate of Acceptance

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of

subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

Several lots to the south of the plat need to have the labels and shape corrected

Subdivision names are not necessarily needed in the labeling of adjacent property and can be removed at the surveyor's discretion.

- H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation:

Low wet areas should be labeled with KWF Wetland Assessment designation

Low wet area line designation should be changed, is same line in legend for section line only lighter.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.190 Lots- Dimensions

Surveyor's Discussion:

Lots must go to middle of lake making it impossible to meet the length to width of 3:1. Also the configuration of the lots between Lonesome Lake and Upper Coho Lake are limited by the width of the land available with a ROW through the center.

Staff Discussion:

20.30.190. - Lots—Dimensions.

A. The size and shape of lots shall provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Generally, lots shall be square or rectangular. Lots shall be at least 60 feet wide on the building setback line. The minimum depth shall be no less than 100 feet, and the average depth shall be no greater than three times the average width.

Findings:

1. Average depth is 871 feet versus three times the average width is 1424 feet. which is good for code.
2. The surveyor is working with the land and restrictions best possible.
3. Ownership to the center of the lake for each lot makes the best concept
4. No neighbor or the general public will be affected by the granting of this exception

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1 & 2 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 2 & 3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 2 & 4 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

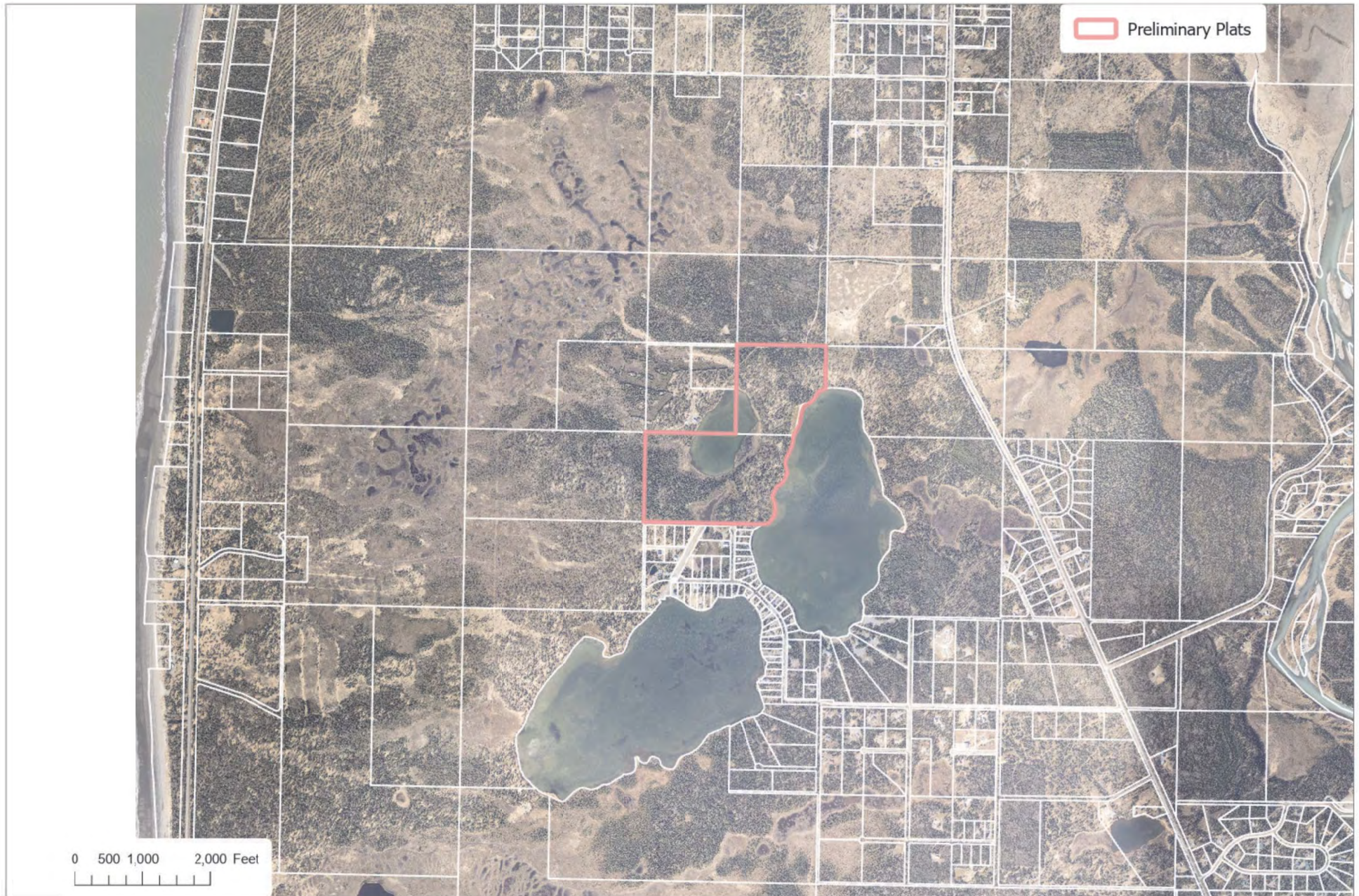
NOTE: 20.25.120. - REVIEW AND APPEAL.

A DECISION OF THE PLAT COMMITTEE MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

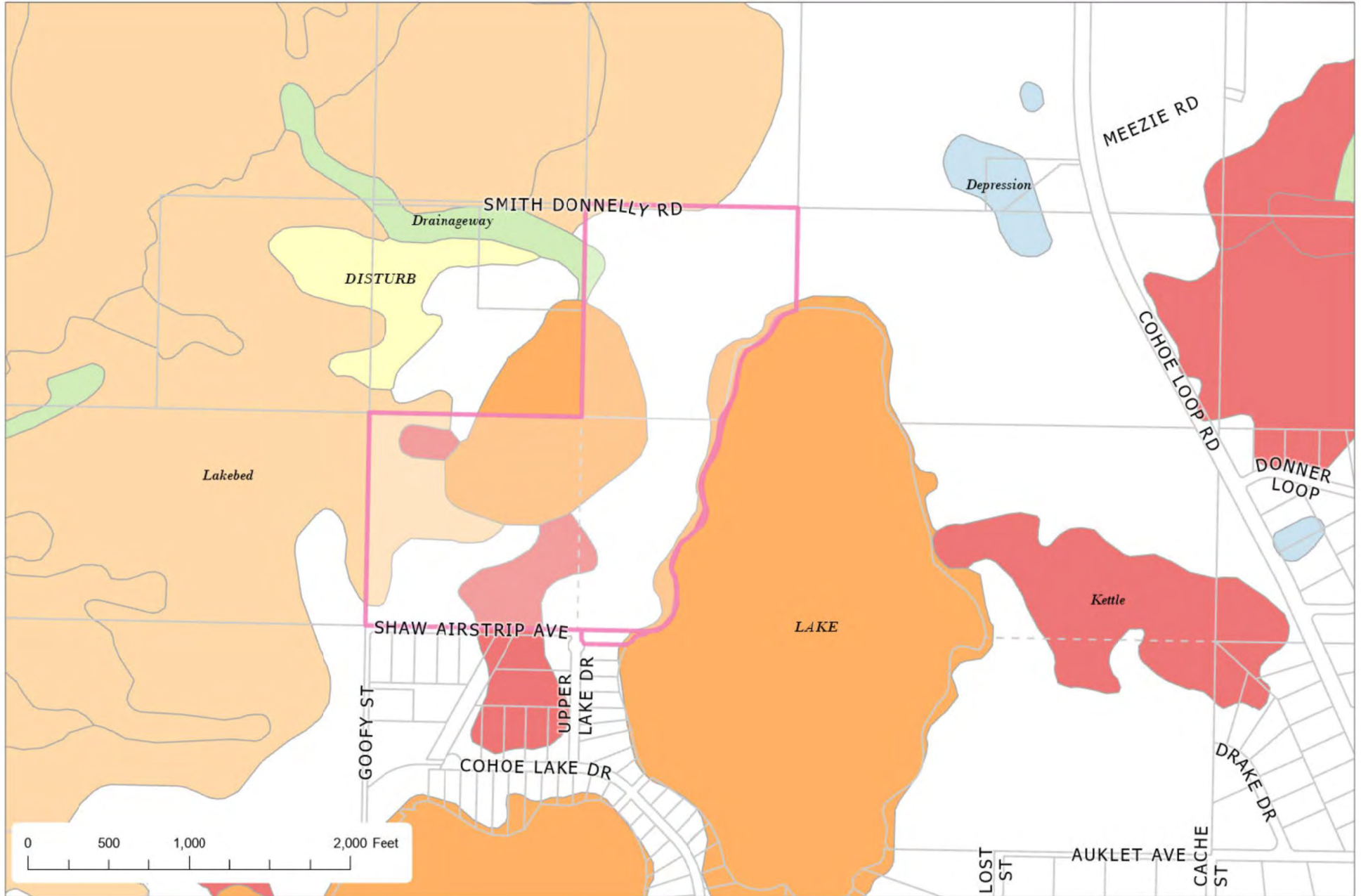
END OF STAFF REPORT



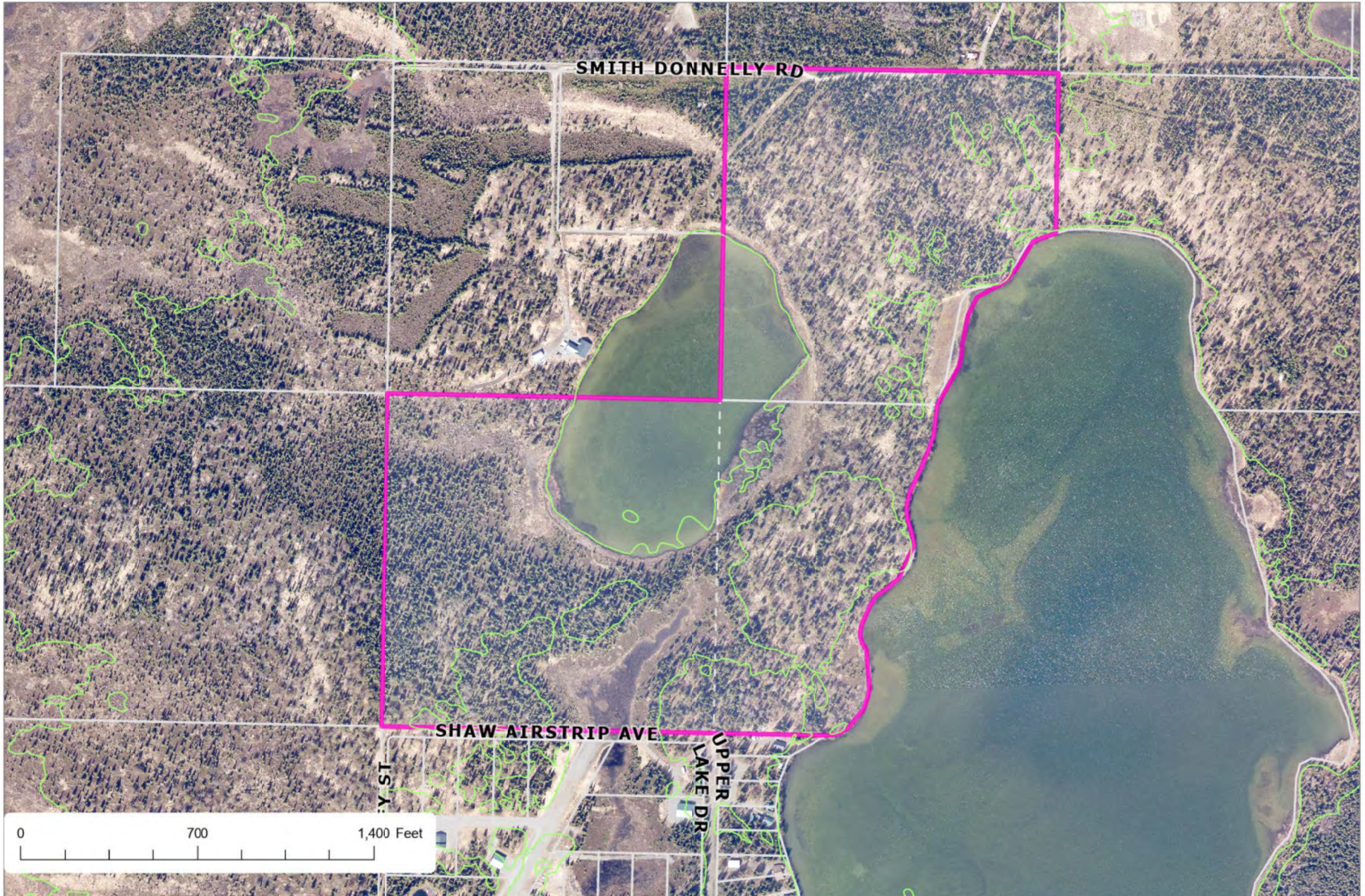
Aerial Map



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.



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

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES
AND ACQUIRED LANDS

MTP

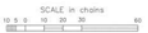
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
DEVELOPED LANDS WITHIN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.



- AD56656 SS entire tp
- FLD 5184 W&C affects Lds/Interests not conveyed
- AD50463 SS Amst Pl. 96-487 Sec 906(a) Top Filed
- AD29911 Acq Conservation Easement affects
- Sec 13, Lots 1-5 of Block 1 & Tract A of the Cook Creek Mortgage Subdivision Part 1, according to the office and thereof filed under and No. 82-8 Easement Recording District, Third Judicial District, State of AK, and also depicted on the Record of Survey recorded on 3/4/1996 as No. 98-32 in the Alutic Recording District
- AD56231 SS Reserved Min Estate Only
- AD56646 RP around 2/13/2005 (Partial Plat)

Cook
Inlet

Lat 6017'50.00"N
Long 15116'30.00"W

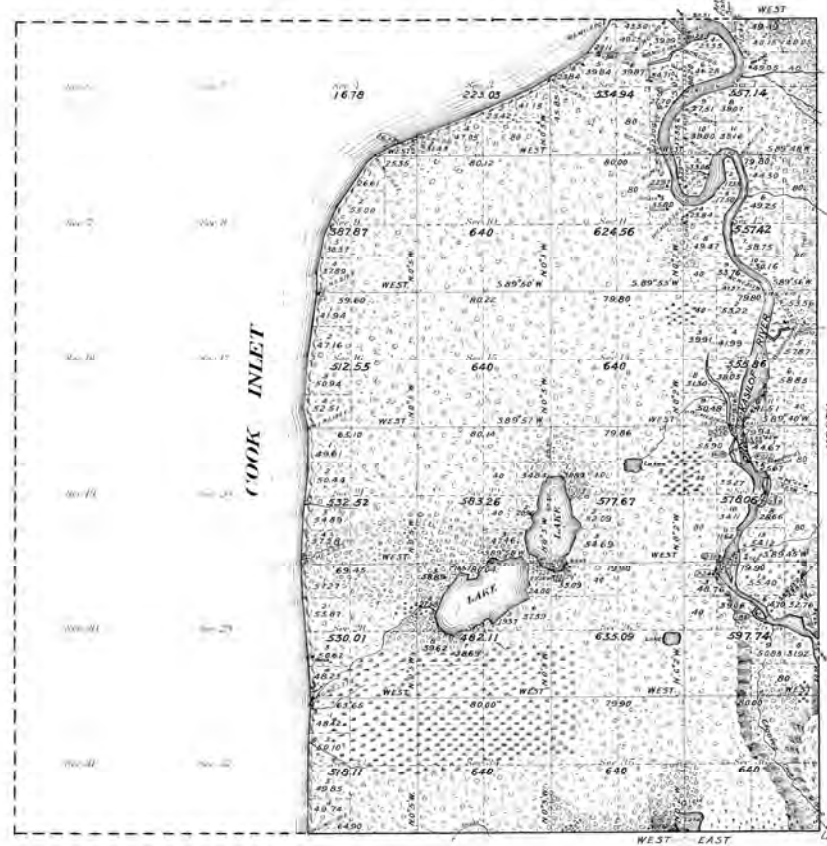


WARNING:
This map is the Bureau's Record of Title, and should be used
and should not be used as a substitute for a title insurance policy.
It is a graphic display of the recorded survey data. It does
not reflect title changes which may have been
effected by later instruments of title or other factors of record.
Refer to the individual surveys for official survey information.

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

Township No. 3 North Range No. 12 West of the Seward Meridian, Alaska

U S G E O L O G I C A L S U R V E Y



Areas in Acres	
Public Land	12844.72
Indian Reservations	
Mineral Claims	
Water Surface	6779.1
Private Land	2.88
Total Area	13522.65

Courses Designated	By Whom Surveyed	Group	Amount of Acres		When Surveyed	
			Secs	Blks	Began	Completed
North Boundary	Olga Ross U.S.S.	18	52	21	Aug 30, 1920	Aug 30, 1920
South	"	"	3	69	June 5, "	June 7, "
East	"	"	6	99	Aug 11, "	Aug 17, "
Subdivisions	"	"	15	28	"	"
Connections	"	"	7	27	"	"
Meanders	"	"	30	12	"	"

The above map of Township No. 3 North Range No. 12 West of the Seward Meridian, ALASKA is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved.

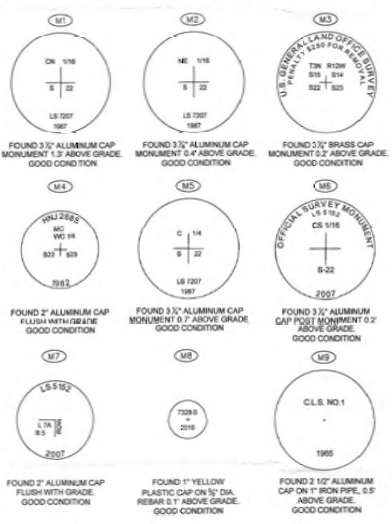
U.S. Survey-General's Office,
Juneau, Alaska, July 19, 1921.

[Signature]
Surveyor General

NOTES

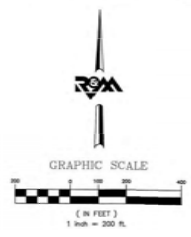
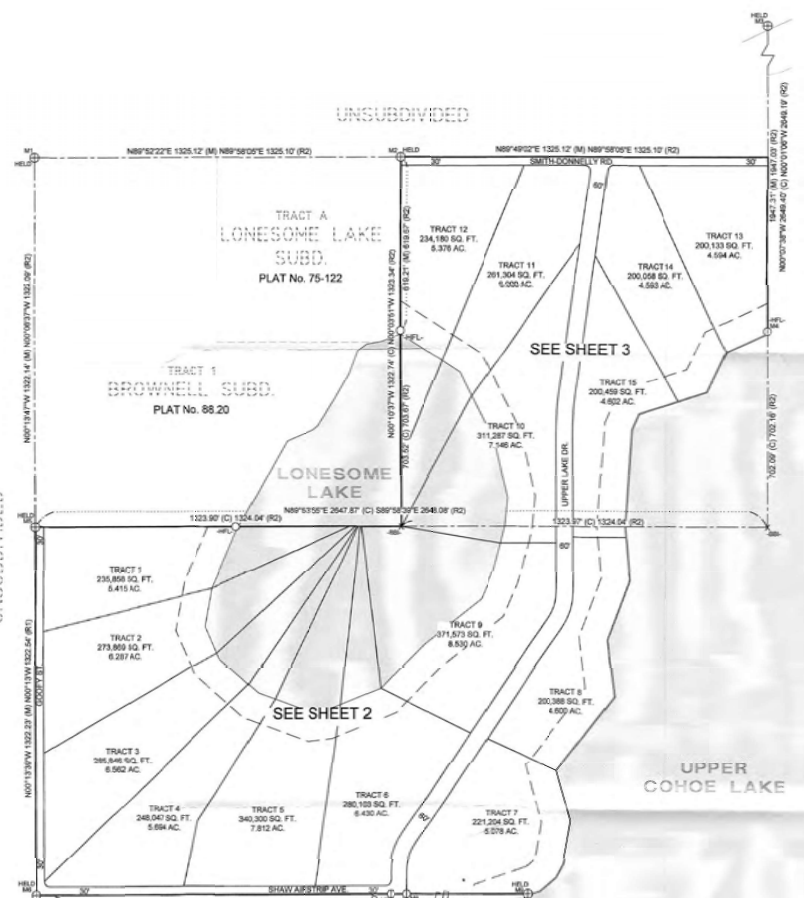
1. WATER SUPPLY AND SOLID WASTE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 15 AAC 72 AND 18 AAC 80.
2. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE 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, DOOPY STREET, LONESOME 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. 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 LONESOME LAKE AND UPPER COHOE LAKE WAS FIELD SURVEYED ON MAY 30, 2024.

FOUND MONUMENTS



LEGEND

- (G) FOUND PRIMARY MONUMENT AS DESCRIBED
- (A) FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
- (R) FOUND 1/2" DIA. REBAR
- (S) 1/2" DIA. 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
- (M) MEASURED DIMENSION THIS SURVEY
- (C) COMPUTED DIMENSION
- (P) PROPORTIONED DIMENSION
- X COMPUTED POINT, NOTHING FOUND OR SET
- HELD
- HELD FOUND MONUMENT POSITION FOR LINE ONLY
- BB- COMPUTED BY BEARING-BEARING INTERSECTION
- (R1) RECORD DIMENSIONS PER PLAT No. 2001-43, K.R.D.
- (R2) RECORD DIMENSIONS PER PLAT No. 88-20, K.R.D.
- (RAH) RECORD DIMENSIONS HELD FOR THIS PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, JUSD WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND THAT THE ALASKA MENTAL HEALTH TRUST AUTHORITY IS THE OWNER OF T.L.S. 2024-03 AS SHOWN HEREON. PURSUANT TO AS 38.05001 AND THE REGULATIONS PROMULGATED THEREUNDER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

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

NOTARY ACKNOWLEDGMENT
 FOR: JUSD WARNER
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
 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 23, 2022
 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 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: HERRIN STREET, PIKE COURT AND ROCKFISH AVENUE. 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.

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.

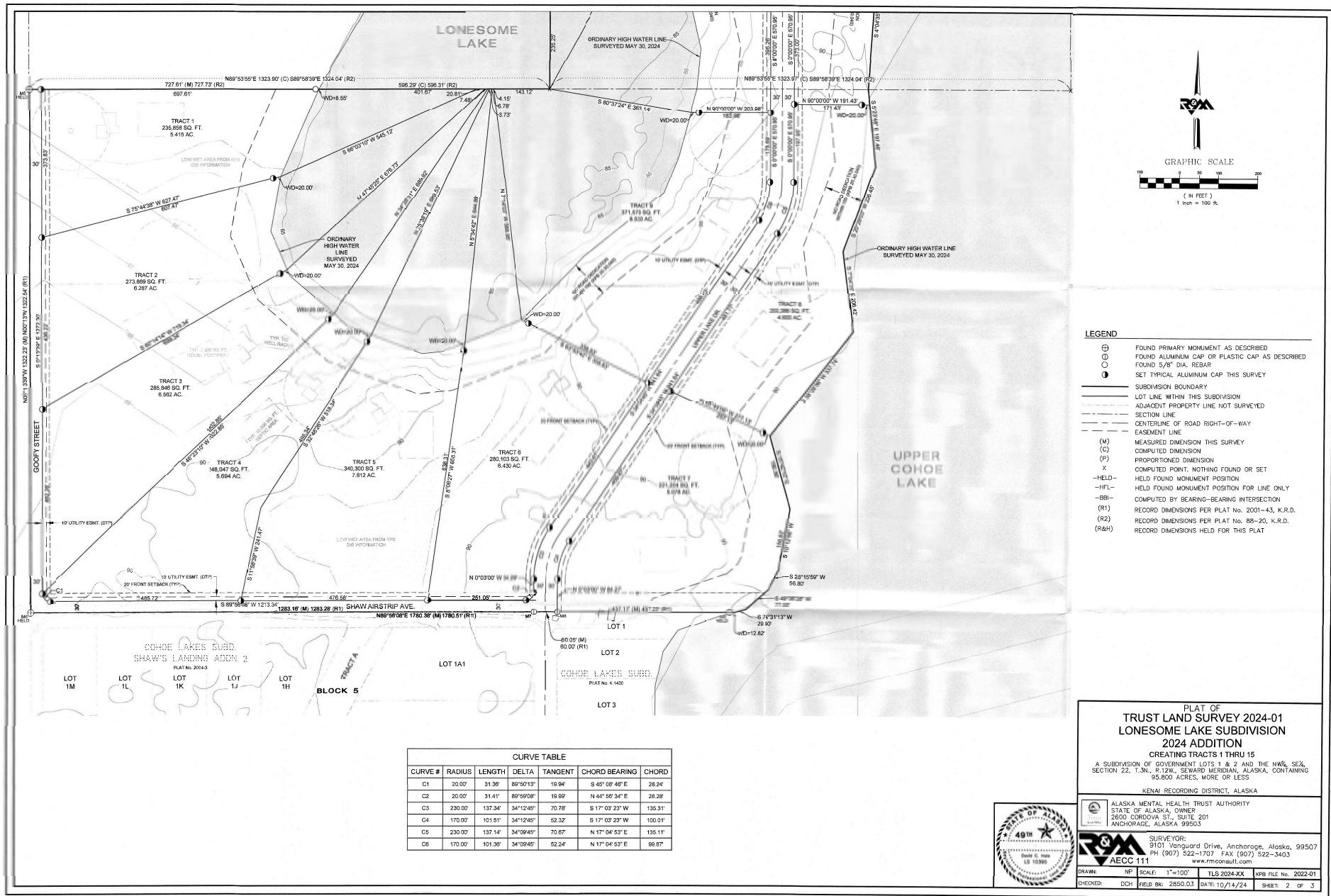
PLAT OF TRUST LAND SURVEY 2024-01 LONESOME LAKE SUBDIVISION 2024 ADDITION CREATING TRACTS 1 THRU 15
 A SUBDIVISION OF GOVERNMENT LOTS 1 & 2 AND THE NW¼, SE¼, SECTION 22, T.3N, R.12W, SEWARD MERIDIAN, ALASKA, CONTAINING 69.800 ACRES, MORE OR LESS
 KENAI RECORDING DISTRICT, ALASKA

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.mhtrustalaska.com
 AECC 111

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. HALL, L.S. 10385 DATE _____



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	20.07	31.36	89°50'13"	19.94	S 45° 08' 46" E	28.24
C2	20.07	31.41	89°59'08"	19.99	N 44° 56' 34" E	28.28
C3	230.07	137.34	34°12'46"	70.78	S 17° 03' 23" W	135.31
C4	170.07	101.51	34°12'46"	52.32	S 17° 03' 23" W	100.01
C5	230.07	137.14	34°09'45"	70.67	N 17° 04' 53" E	135.11
C6	170.07	101.39	34°09'45"	52.24	N 17° 04' 53" E	99.87

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 95.600 ACRES, MORE OR LESS

KENAI RECORDING DISTRICT, ALASKA

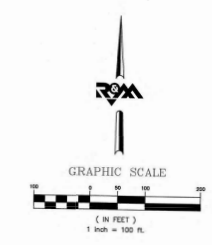
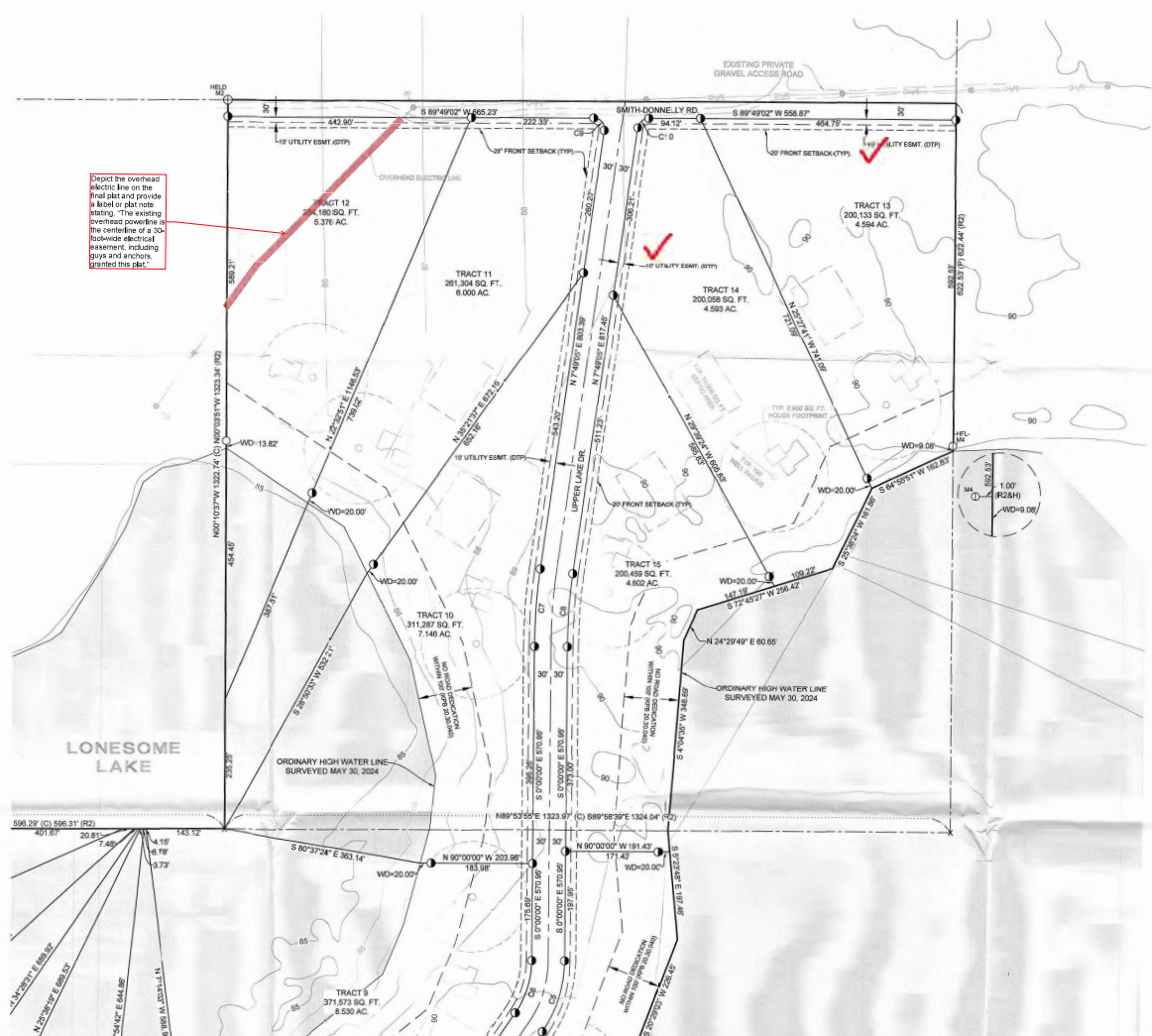
49th
RMA
AEC 111

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

SURVEYOR:
3101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmiconsult.com

DATE: NP SCALE: 1"=100' TLS 2024-XX KPB FILE No. 2022-01
CHECKER: DCH FIELD No. 2850.03 DATE: 10/14/24 SHEET: 2 OF 3

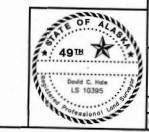
KPB 2024-117



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
 - FOUND 5/8" DIA. REBAR
 - 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
 - (M) MEASURED DIMENSION THIS SURVEY
 - (C) COMPUTED DIMENSION
 - (P) PROPORTIONED DIMENSION
 - (*) COMPUTED POINT, NOTHING FOUND OR SET
 - X 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, K.R.D.
 - (R2) RECORD DIMENSIONS PER PLAT No. 88-20, K.R.D.
 - (R&H) RECORD DIMENSIONS HELD FOR THIS PLAT

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C7	1030.00	140.54	7°49'05"	70.38	S 03° 54' 32" W	140.43
C8	970.00	131.36	7°49'05"	66.28	S 03° 54' 32" W	132.25
C9	30.00	34.21	88°00'02"	23.01	N 41° 10' 57" W	30.19
C10	30.00	23.62	81°59'58"	17.39	S 48° 49' 03" W	26.24

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 NW₄, SE₄, SECTION 22, T.3N., R.12W., SEWARD MERIDIAN, ALASKA, CONTAINING 65.800 ACRES, MORE OR LESS
 KENAI RECORDING DISTRICT, ALASKA



ALASKA MENTAL HEALTH TRUST AUTHORITY
 STATE OF ALASKA, OWNER
 2800 CORDOVA ST., SUITE 201
 ANCHORAGE, ALASKA 99503

RM
AECG 111

SURVEYOR:
 9101 Vanguard Drive, Anchorage, Alaska, 99507
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 www.rmconsult.com

DRAWN: N/P SCALE: 1"=100' TLS 2024-01 KPB FILE No. 2022-01
 CHECKED: DCH FIELD BK: 2850.03 DATE: 10/14/24 SHEET: 3 OF 3

KPB 2024-117