



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/15/2026 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 an unsubdivided parcel into eleven parcels and dedicate multiple rights-of-way.

KPB File No. 2026-084

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, August 10, 2026**, 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.

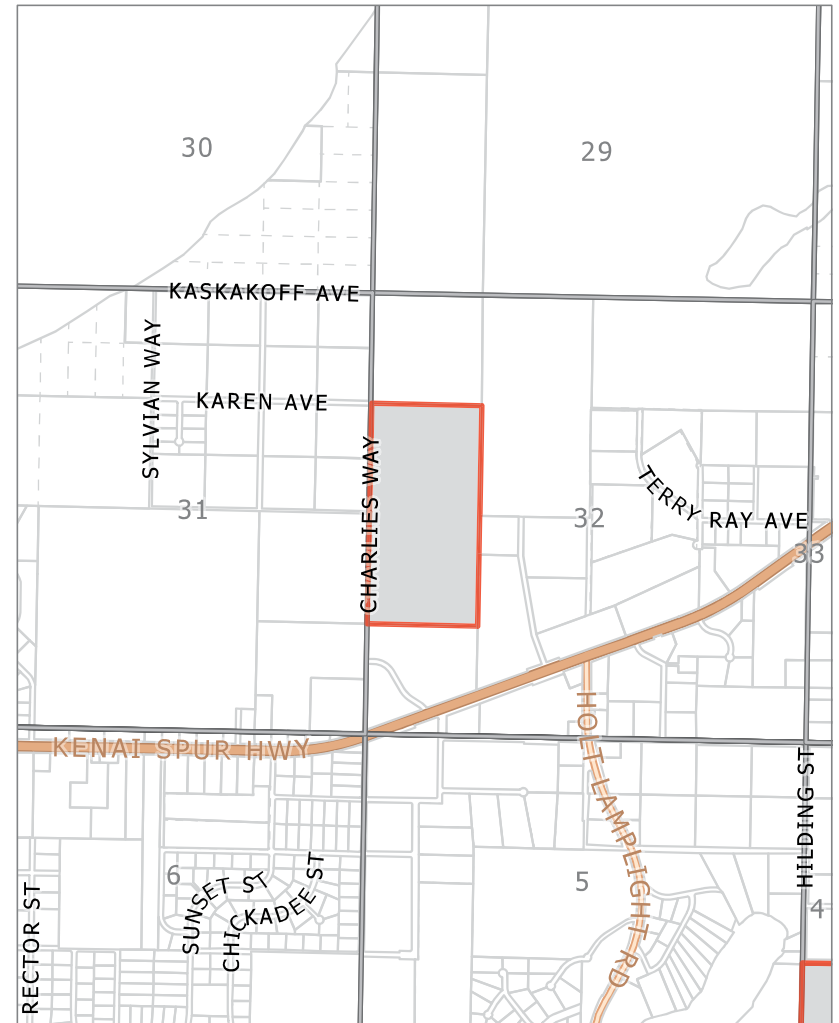
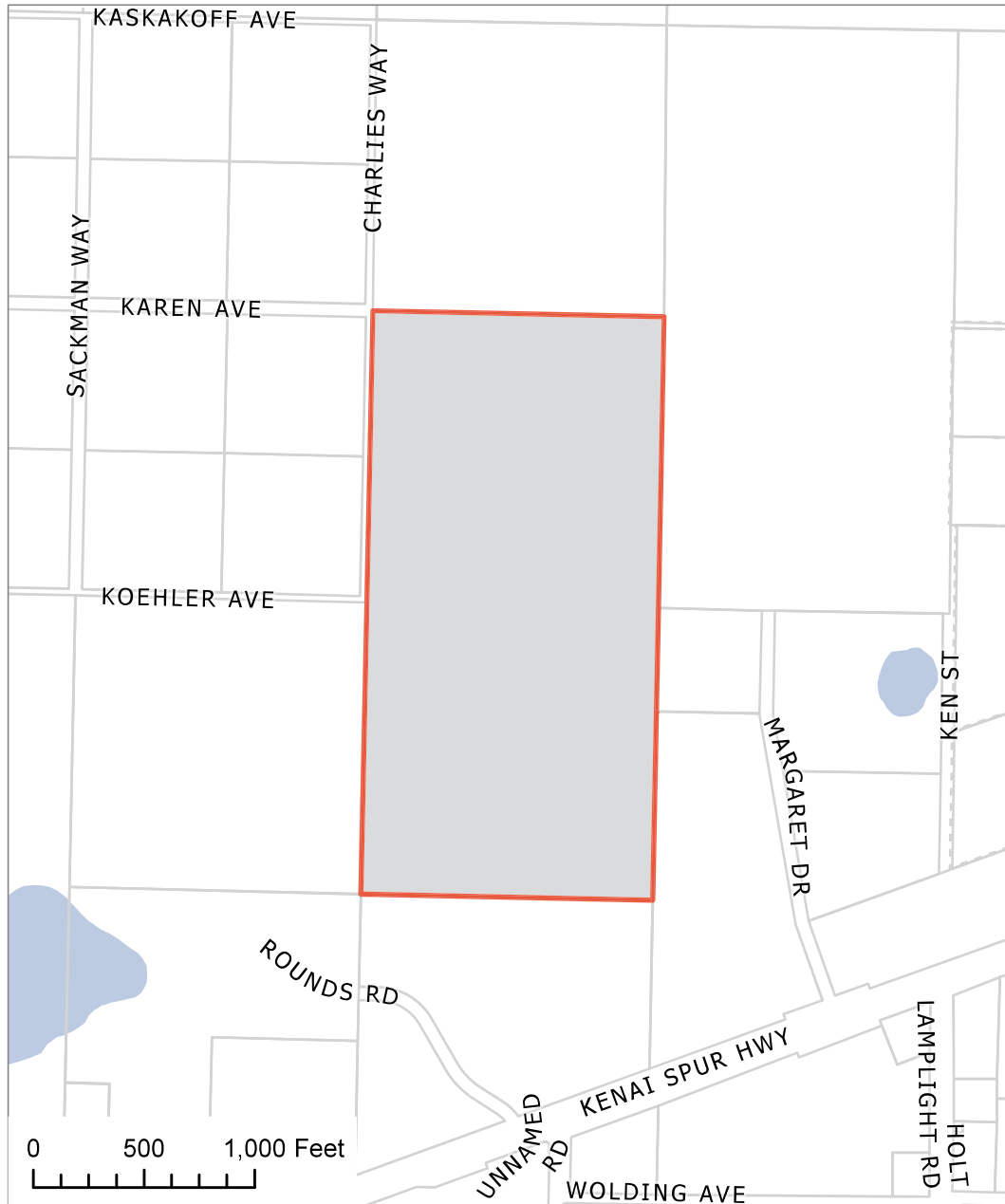
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, August 7, 2026**. 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 7/24/2026



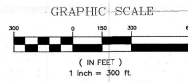
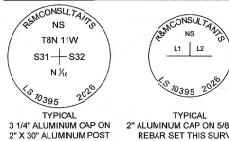
KPB File 2026-084
T 08N R11W SEC 32
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NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 30.
2. BUILDING SETBACK A BUILDING SETBACK OF 30 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. 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.
4. 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.
5. THE FRONT 10 FEET OF ALL ADJOINING RIGHTS-OF-WAYS ARE DESIGNATED AS A UTILITY EASEMENT.

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DETA	TANGENT	CHORD BEARING	CHORD
C1	50.00'	22.18	36°22'12"	16.57'	N 71° 38' 36" E	31.62'
C2	50.00'	33.02	37°53'30"	17.14'	S 72° 05' 48" W	32.43'
C3	50.00'	77.69	89°C142'	49.16'	N 44° 28' 06" W	70.11'
C4	50.00'	90.24	57°31'11"	27.47'	N 28° 49' 48" E	48.15'
C5	50.00'	60.48	69°19'01"	34.56'	S 87° 41' 07" E	56.86'
C6	50.00'	22.18	36°22'12"	16.57'	N 71° 31' 12" W	31.62'
C7	50.00'	22.18	36°22'12"	16.57'	N 71° 38' 36" E	31.62'
C8	50.00'	63.06	72°19'36"	36.50'	S 89° 18' 18" W	58.96'
C9	50.00'	47.68	54°39'36"	25.81'	N 27° 15' 36" W	45.87'
C10	50.00'	47.68	54°31'11"	25.76'	N 27° 18' 18" E	45.80'
C-1	50.00'	63.14	72°21'00"	36.56'	S 89° 19' 36" E	58.03'
C-2	50.00'	22.18	36°22'12"	16.57'	N 71° 31' 12" W	31.62'

TYPICAL SET MONUMENTS



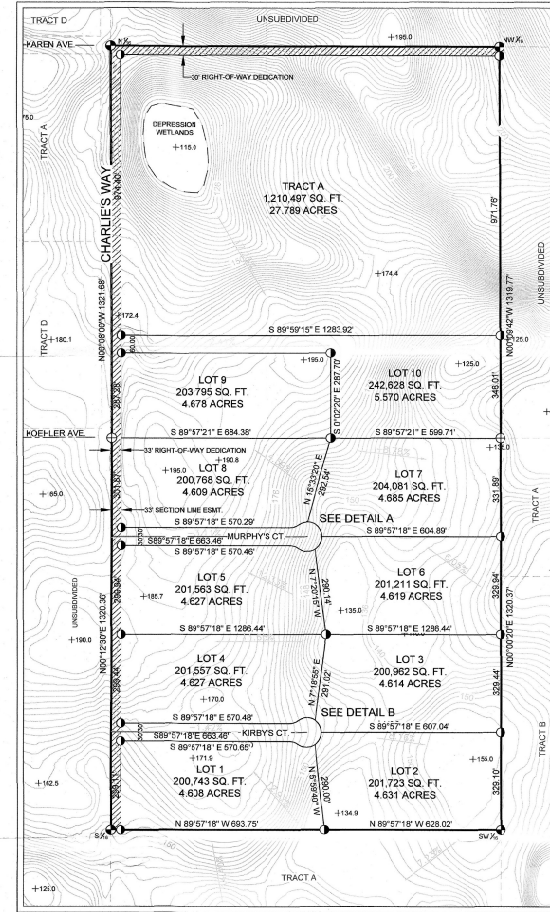
DETAIL A: 1"=60'

DETAIL B: 1"=60'

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND ALUMINUM CAP OR PLASTIC CAP AS DESCRIBED
- FOUND 5/8" DIA. REBAR
- SET TYPICAL PRIMARY MONUMENT THIS SURVEY
- SET TYPICAL ALUMINUM CAP THIS SURVEY
- SUBDIVISION BOUNDARY
- LOT LINE WITHIN THIS SUBDIVISION
- ADJACENT PROPERTY LINE NOT SURVEYED
- SECTION LINE
- CENTERLINE OF ROAD RIGHT-OF-WAY
- EASEMENT LINE
- (M) MEASURED DIMENSION THIS SURVEY
- (C) COMPUTED DIMENSION
- (P) PROPORTIONED DIMENSION
- HELD— HELD FOUND MONUMENT POSITION
- (R1) RECORD DIMENSIONS PER PLAT No. 2013-112, K.R.D.
- (R2) RECORD DIMENSIONS PER PLAT No. 89-14, K.R.D.
- (BLM) RECORD DIMENSIONS PER BUREAU OF LAND MANAGEMENT PLAT
- (BLM-C) COMPUTED FROM RECORD BLM PLAT

KPB 2026-084



DETAIL: 1"=200'

DRAFT

WASTEWATER DISPOSAL

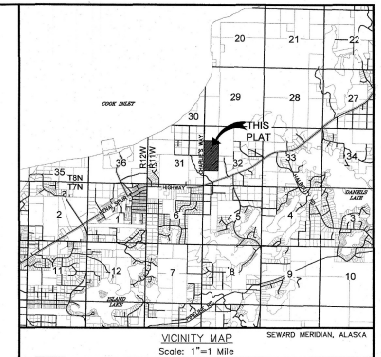
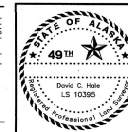
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET, OR NOMINAL 5 ACRES, IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

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 37.4.009, AS 38.05.80, 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 2025-02, NIKOSIA SUBDIVISION, FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY AND DEDICATE FOR PUBLIC OR PRIVATE USE (AS NOTED), ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

ALASKA MENTAL HEALTH TRUST LAND OFFICE

JUSDI WARNER

EXECUTIVE DIRECTOR

ALASKA MENTAL HEALTH TRUST LAND OFFICE

3745 COMMUNITY PARK LOOP, SUITE 200

ANCHORAGE, ALASKA 99508

NOTARY ACKNOWLEDGMENT

FOR: JUSDI WARNER

ACKNOWLEDGED BEFORE ME THIS

DAY OF

2026

MY COMMISSION EXPIRES:

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF XXX X, 2026

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

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 USE 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: MURPHY'S COURT AND KIRBY'S COURT. 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

PRELIMINARY PLAT OF MOOSE HILL SUBDIVISION TRUST LAND SURVEY 2025-02 TRACT A AND LOTS 1 THRU 10

AN 80.00 ACRE SUBDIVISION OF THE SW¼ OF THE NW¼, AND THE NW¼ OF THE SW¼ OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA

KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
ALASKA MENTAL HEALTH TRUST AUTHORITY
STATE OF ALASKA, OWNER
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, ALASKA 99508

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

DRAWN: LT SCALE: 1"=300' MSB FILE No.
CHECKED: DCH PROJECT: 3130.04 DATE: 06/10/2026 SHEET: 1 OF 1