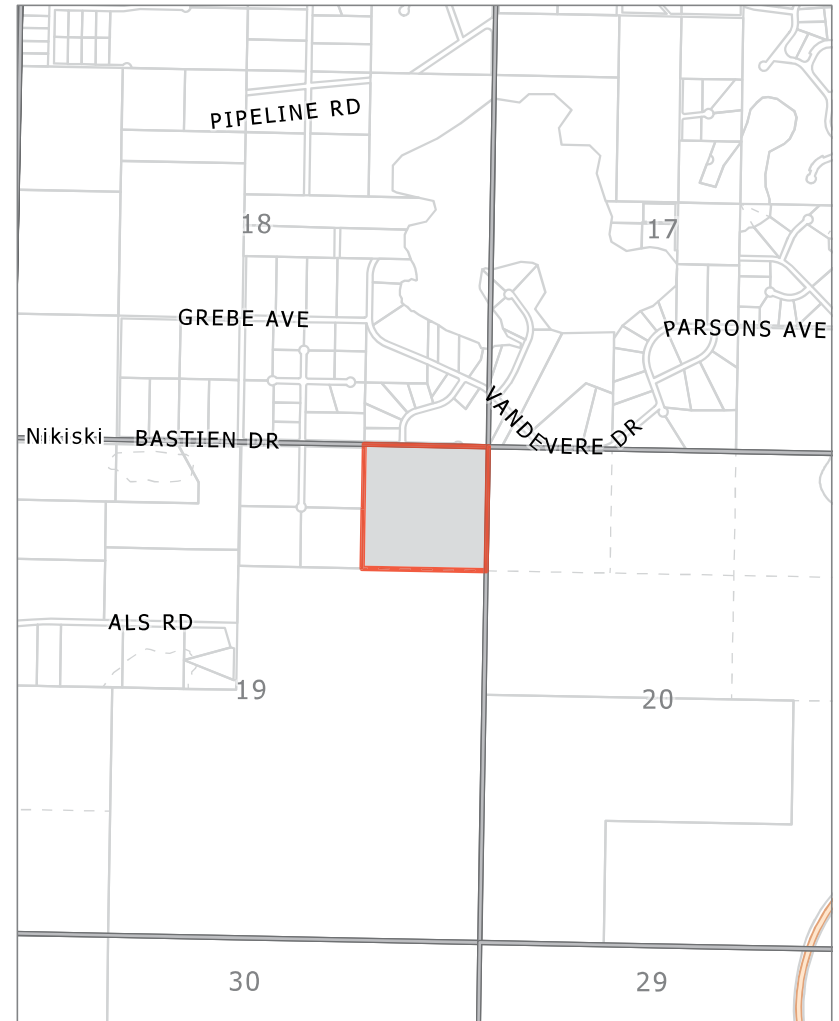
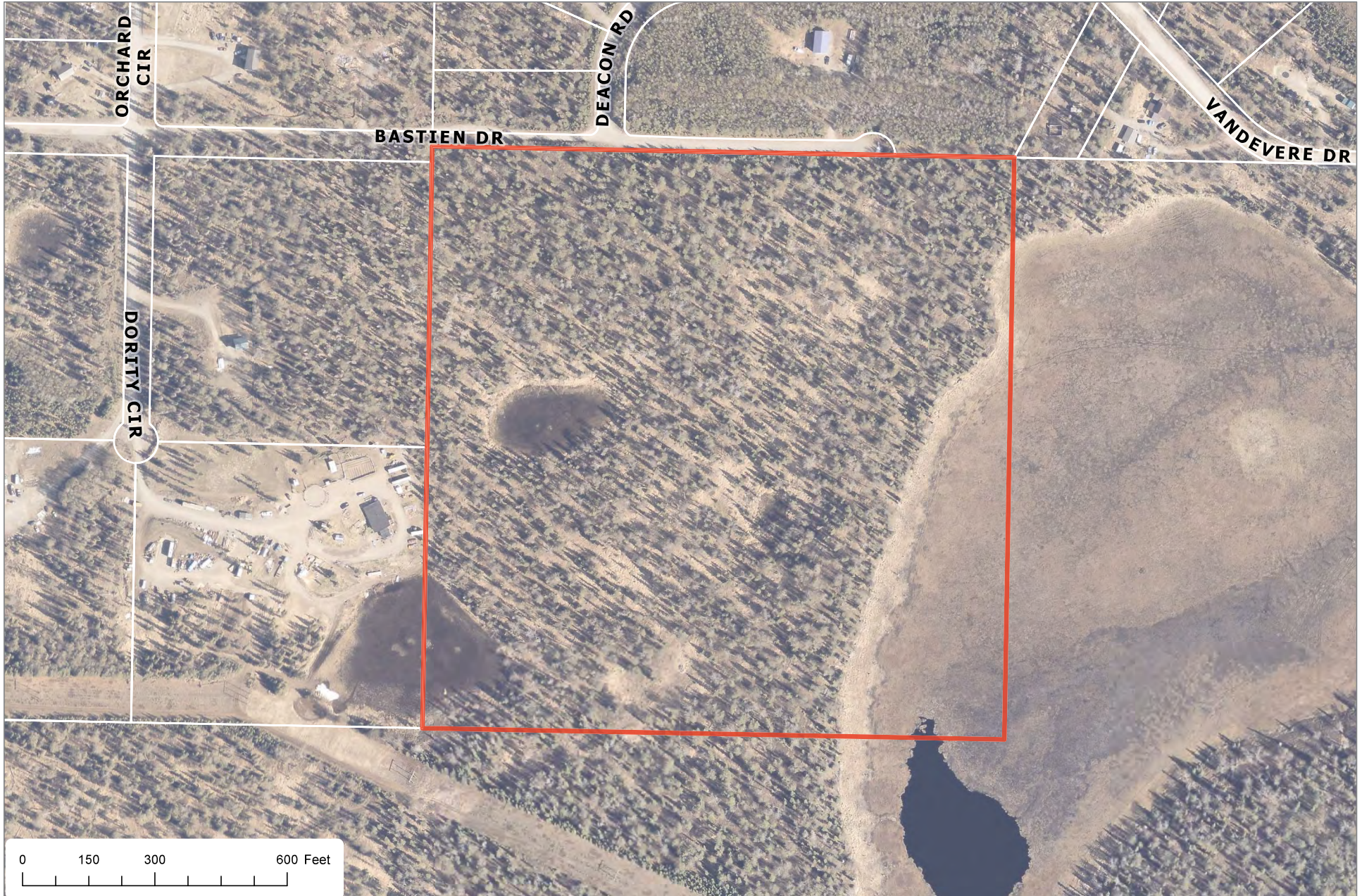


E. NEW BUSINESS

- 3. Trust Land Survey 2025-06 Jasper Subdivision; KPB File 2025-134
Fixed Height / Alaska Mental Health Trust Authority
Location: Bastien Drive
Nikiski Area / Nikiski APC**

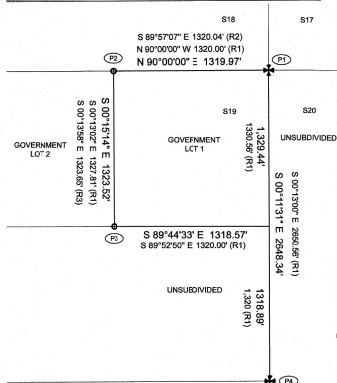


KPB File 2025-134
T 07N R 11W S19
Nikiski

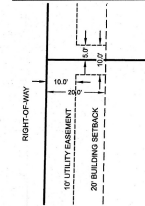


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

SECTION BREAKDOWN



EASEMENT DETAIL TYPICAL



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 37.14.008, AS 38.05.801, AND 11 AAC 86 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 2025-06 JASPER 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 HEREIN.

ALASKA MENTAL HEALTH TRUST LAND OFFICE
JUSDI WARNER
AGENT TO THE OWNER
ALASKA MENTAL HEALTH TRUST AUTHORITY
3745 COMMUNITY PARK LOOP, SUITE 200
ANCHORAGE, AK 99508

DATE

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA) ss.
THIRD JUDICIAL DISTRICT)
THIS IS TO CERTIFY ON THIS DAY OF 2025, BEFORE ME APPEARED JUSDI WARNER, KNOWN TO ME TO BE THE PERSON NAMED WHO EXECUTED THIS FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

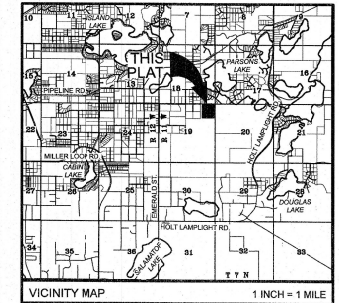
CERTIFICATE OF ACCEPTANCE

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, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS.

THE ACCEPTANCE OF LANDS FOR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99599

DATE



NOTES

- SET 68" X 30" REBAR WITH 1/2" DIAMETER ORANGE PLASTIC CAP AT ALL LOT CORNERS AND 20' UPLAND ON PROPERTY LINES THAT TERMINATE IN WATER.
- THE VICINITY MAP WAS CREATED USING PUBLICLY AVAILABLE GIS DATA. THIS DATA IS MAINTAINED BY LOCAL, STATE, AND FEDERAL ENTITIES.
- A BUILDING 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.
- THE FRONT 10 FEET ADJOINING ALL RIGHTS-OF-WAY AND INCREASING TO 20 FEET WITHIN 5 FEET OF SIDE LOT LINES IS GRANTED AS A UTILITY EASEMENT PER THIS PLAT.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS FOR KPB 2020-170.
- 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.
- 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 14.05).
- FOUND 2.5" BRASS CAP N 73°24'49" W 1.87' FROM MONUMENT (P4). THE MONUMENT WAS DISREGARDED PER THE OFFICIAL BLM FIELD NOTES.

WASTE WATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

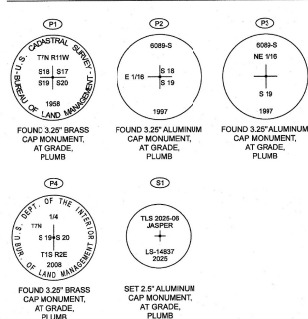
ENGINEER LICENSE No. DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 22, 2024.

AUTHORIZED OFFICIAL DATE

MONUMENT DETAILS

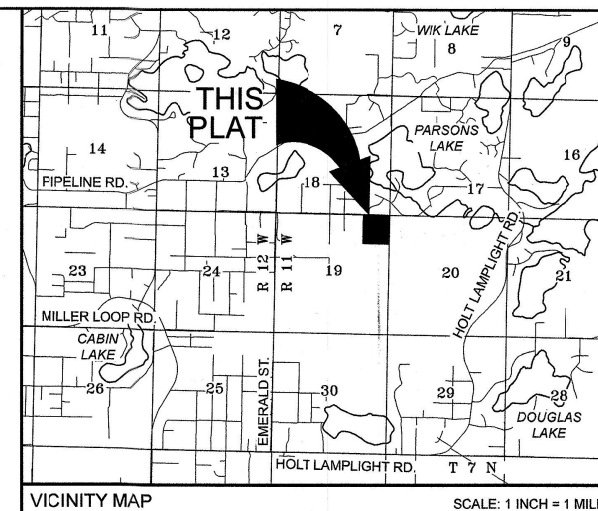
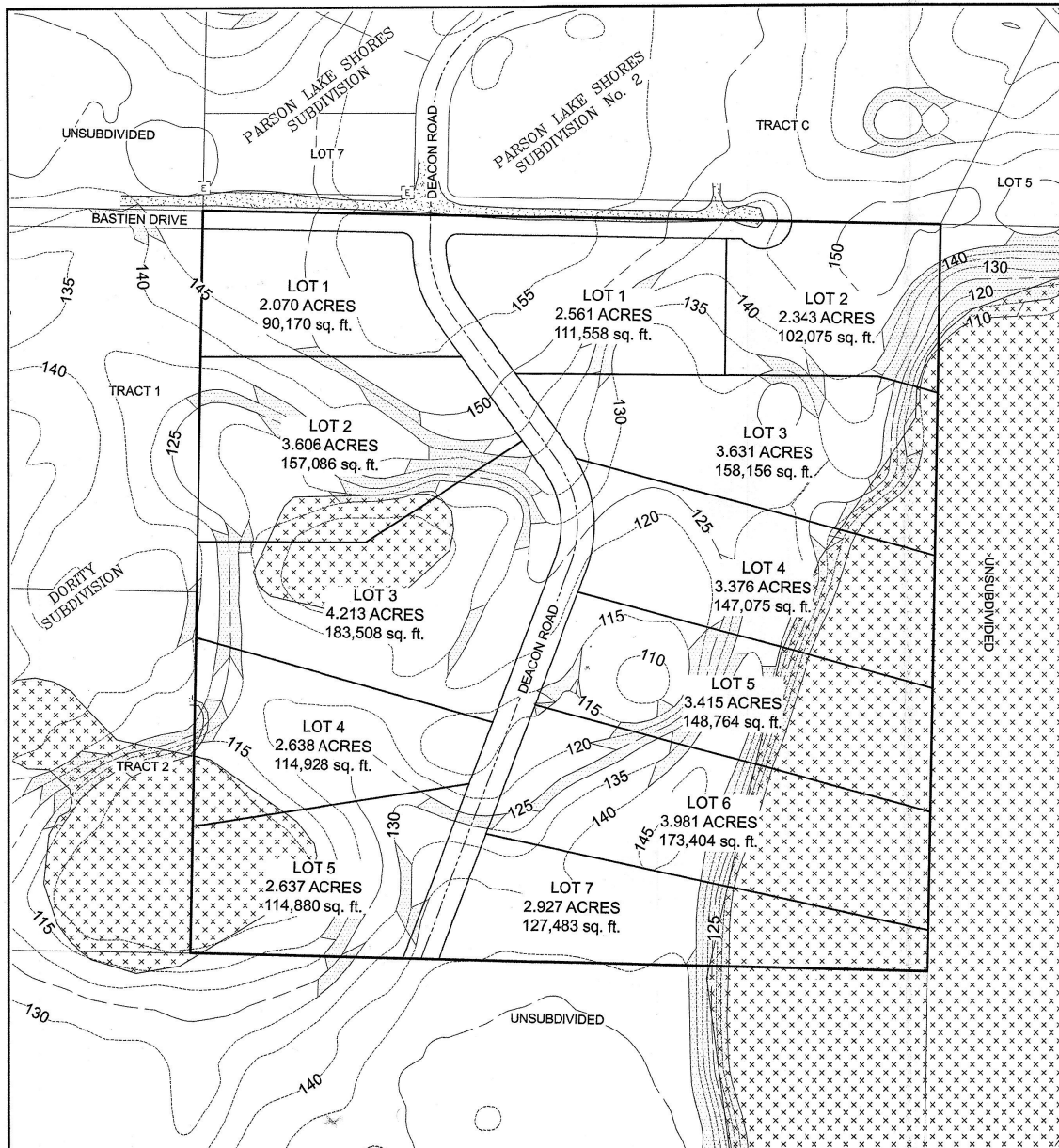


LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR
- FOUND 3/8" ALUMINUM MONUMENT
- SET 2.5" ALUMINUM CAP MONUMENT
- SET 68" X 30" REBAR (SEE NOTE 1)
- RECORD MEASUREMENT - BLM
- RECORD MEASUREMENT - PLAT NO 88-83
- RECORD MEASUREMENT - PLAT NO 97-22
- DEDICATED BY THIS PLAT
- SUBDIVISION BOUNDARY
- PROPERTY LINE CREATED BY THIS PLAT
- 20' BUILDING SETBACK (SEE NOTE 3)
- UTILITY EASEMENT (SEE NOTE 4)
- SLOPES EXCEEDING 20% GRADE (FROM KENAI PENINSULA BOROUGH TERRAIN VIEWER 4' CONTOUR DATA)
- WETLAND - TYPE "KETTLE" (FROM KENAI PENINSULA BOROUGH GIS DATASET "KWP WETLANDS ASSESSMENT")
- WETLAND - TYPE "DEPRESSION" (FROM KENAI PENINSULA BOROUGH GIS DATASET "KWP WETLANDS ASSESSMENT")

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	20.00	89°52'57"	31.36	28.25	N 45°04'31" W
C2	230.00	36°47'16"	147.68	145.19	N 16°32'41" W
C3	170.00	59°33'58"	187.75	181.08	N 08°39'45" W
C4	230.00	59°33'58"	227.01	217.81	N 08°39'45" W
C5	170.00	36°47'14"	106.85	107.00	N 16°39'42" W
C6	20.00	89°53'06"	31.50	28.32	N 44°52'28" E
C7	60.00	138°42'01"	121.04	93.88	N 89°21'00" E
C8	230.00	4°32'39"	18.24	18.24	N 34°39'59" E
C9	230.00	52°35'41"	206.17	201.88	N 58°23'25" W

KPB 2025-134

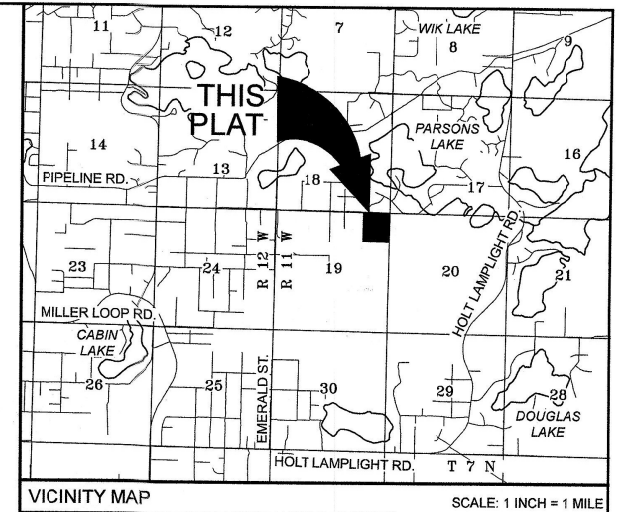
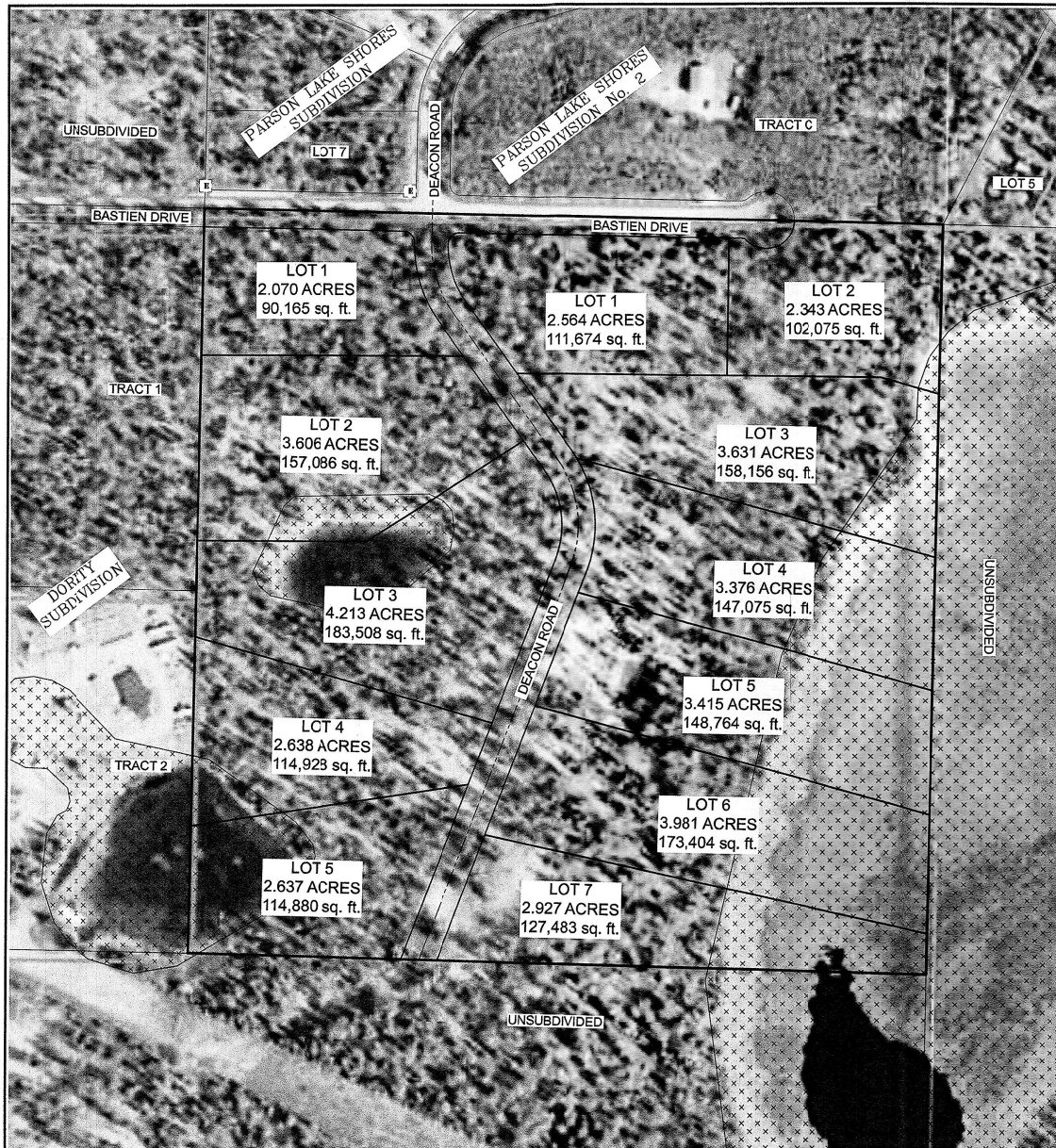


LEGEND

- ELECTRIC TRANSFORMER
- RIGHT-OF-WAY CENTERLINE
- SUBDIVISION BOUNDARY
- PROPERTY LINE CREATED BY THIS PLAT
- 5' CONTOUR LINES
- SLOPES EXCEEDING 20% GRADE (FROM KPB TERRAIN VIEWER 4' CONTOUR DATA)
- WETLAND (FROM KPB GIS DATASET "KWF WETLANDS ASSESSMENT")
- GRAVEL

EXHIBIT	
TRUST LANDS SURVEY 2025-06	
JASPER SUBDIVISION	
A SUBDIVISION OF	
GOVERNMENT LOT 1, SECTION 19	
TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN	
CONTAINING 40.17 ACRES	
	FIXED HEIGHT LLC
	907.290.8949 WWW.FIXEDHEIGHT.COM 600 W 41st AVE, SUITE C ANCHORAGE, AK 99503 C.O.A. 122544
SCALE: 1" = 200'	DRAWN BY: XK
PROJECT NO.: 25116	CHECKED BY: BS





LEGEND

- ELECTRIC TRANSFORMER
- RIGHT-OF-WAY CENTERLINE
- SUBDIVISION BOUNDARY
- PROPERTY LINE CREATED BY THIS PLAT
- 5' CONTOUR LINES
- SLOPES EXCEEDING 20% GRADE (FROM KPB TERRAIN VIEWER 4' CONTOUR DATA)
- WETLAND (FROM KPB GIS DATASET "KWF WETLANDS ASSESSMENT")
- GRAVEL



EXHIBIT	
TRUST LANDS SURVEY 2025-06	
JASPER SUBDIVISION	
A SUBDIVISION OF	
GOVERNMENT LOT 1, SECTION 19	
TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN	
CONTAINING 40.17 ACRES	
	FIXED HEIGHT LLC
907.290.8949 WWW.FIXEDHEIGHT.COM 600 W 41st AVE. SUITE C ANCHORAGE, AK 99503 C.O.A. 122544	
SCALE: 1" = 200'	DRAWN BY: XK
PROJECT NO.: 25116	CHECKED BY: BS

AGENDA ITEM E. NEW BUSINESS

ITEM #3 - PRELIMINARY PLAT
Trust Land Survey 2025-06 Jasper Subdivision

KPB File No.	2025-134
Plat Committee Meeting:	October 27, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority of Anchorage, AK
Surveyor:	Buku Saliz / Fixed Height LLC
General Location:	Nikiski Area / Nikiski APC

Parent Parcel No.:	013-100-18 (A portion of)
Legal Description:	T 7N R 11W SEC 19 SEWARD MERIDIAN KN GL 1
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a Govt lot into twelve lots ranging in size from 2.07-acres to 4.213-acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Bastien Dr on the north side of the property and Deacon Rd proposed to run down the middle of the plat. The property is gotten to from Miller Loop Road near milepost 3.5 to Island Lake Road to Bastien Drive.

The plat is proposing a 33' dedication on the north to complete out Bastien Dr to a 66' dedication, that end with a cul-de-sac on the east end. In the middle of the plat is proposed Deacon Road, a 60' dedication.

The are section line easements shown on the plat. The easements shown to the north, came from the plats filed. The section line easements shown on this plat need to be verified as they may be 50' wide per the certificate to plat and the document "Concurrence on Applicability of Section Line Easements on Alaska Mental Health Trust Land Updated September 2022" **Staff recommends** the surveyor confirm the section line easement width and placement around the government lot and update as necessary. The surveyor should also add a plat note in reference to item 4 in the certificate to plat and tie the note to the section line easements on the drawing.

Block length is not compliant around this plat. Deacon Rd is placed at the best possible location on the plat between the lakes on the west and east side of the property. The plat to the west did not dedicate any roads along the west line either. From Dority Cir to the west to Deacon Rd is approximately 1070 feet center to center. To the south and east is a large tract owned by the Alaska Mental Health Trust that can expand on any roads connected to the property. **Staff recommends** the Plat Committee concur that an exception to KPB 20.30.170 Block Length is not needed at this time due to the circumstances noted.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comments, petitioner should verify all section line easements

Site Investigation:

Per KPB GIS data, there are no structures or improvements on the area of this plat. from the property to the west, there appears to be a Conex close to the property line. **Staff recommends** the surveyor note any encroachments to staff if found while doing the field survey and how they will be addressed prior to finalizing the plat.

There are steep areas identified on the drawing with a hatched area, with the majority and steepest being on the east near the lake. There are also steep areas near the west edge of the plat as shown that cross northeast at the middle of the plat.

The plat shows some areas of Kettle and Depression as per KWF Wetlands Assessment. These areas should be enlarged to represent the correct areas as represented by the KWF Wetlands Assessment map.

The River Center review did not identify the plat to be located in a FEMA designated flood hazard area, but it is located in a Habitat Protection District. The note as listed in KPB 20.30.290 will need to be added to the plat.

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 totally or partially within HPD Comments: Portions of this plat lie within the jurisdiction of KPB 21.18 and River Center must permit work within 50 feet of the waterbody.</p>
State of Alaska Fish and Game	No comments, recommend petitioner verify all section line easements

Staff Analysis

This property is surveyed as Government Lot 1 of Section 19, Township 7 North, Range 11 West, S.M. Kenai Recording District, Kenai Peninsula Borough Alaska. This platting action is the first division of the property, creating twelve lots and two dedications.

All twelve lots are below 200,000 sq ft in area and will therefore require a soils report to be done and an engineer to sign the final plat. Match the wastewater disposal note to the soils report results and match KPB 20.40.

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 plat is in the Nikiski Advisory Planning Commission area, the next is scheduled for November 13, 2025. Therefore the minutes for the meeting were not available when the staff report was prepared on October 14, 2025 (KPB 21.02.020).

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

Utility Easements

There is a utility included in the certificate to plat as an easement to HEA listed at item 7. This item does not affect the subdivision and **staff recommends** the surveyor notify the title company to remove it from the CTP.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The plat is proposing a 10' utility easement adjoining all rights-of-ways increasing to 20 feet within 5 feet of side lot lines.

Utility provider review:

HEA	No comments 10/7/25
ENSTAR	No comments or recommendations 10/14/25
ACS	No objections 10/10/25
GCI	Approved as shown 10/15/25

KPB department / agency review:

Addressing Review	<p>Reviewer: Pace, Rhealyn Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: BASTIEN DR, DEACON 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: Windsor, Heather Comments: No comments</p>

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Update the date in the plat Approval to October 27, 2025
In the Certificate of Acceptance note that Bastien Dr is a half dedication.
Add (R3) information on the north and south boundary
Add an overall distance on north line of Lots 1 & 2 Block 1
Modify the KPB File No to 2025-134
Add some road names to the vicinity map

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.

- 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:
Add the ROW of Deacon Rd going north.
Add the ROW of Bastien Dr to the west and north. Bastien Dr is 66' going west.
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Add ROW width to dedications.
- 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:
Plat labels need added to tracts to the west, north and north east.
The tract to the northwest needs to be labeled correctly with the lot and plat label.
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Staff recommendation:
Bring the block title and number closer together

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.

RECOMMENDATION:

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),

Page 4 of 5

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: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION 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.

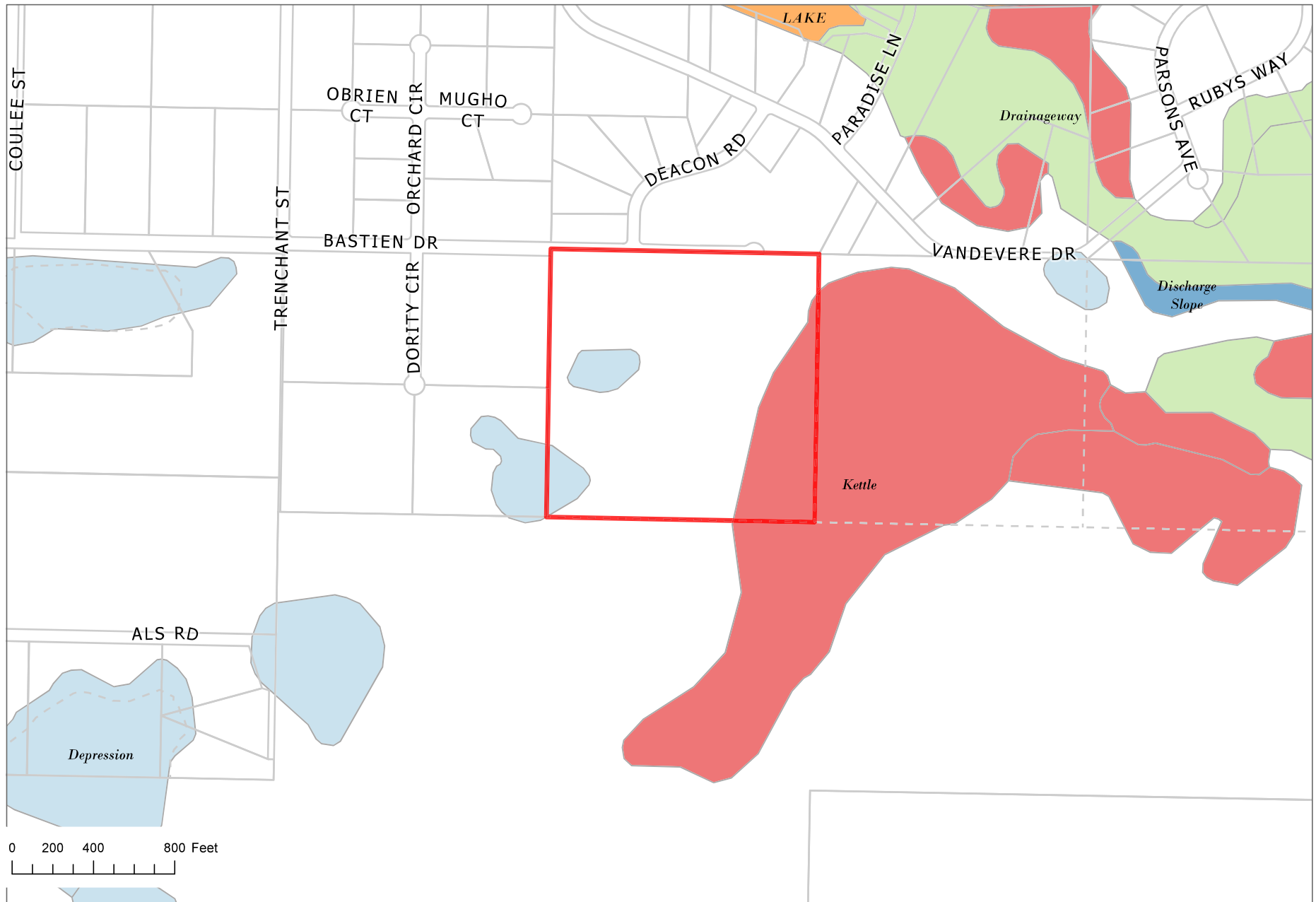
END OF STAFF REPORT



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.



Wetlands



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.

SURVEYED TOWNSHIP 7 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP SUPPL SECS 17-20

NO 4

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

PL 92-203 W/ AA656B

PLO 5183 W/ Aid of Leg & CI affects Lds/Interests
not conveyed W/ Kenai National Moose Range

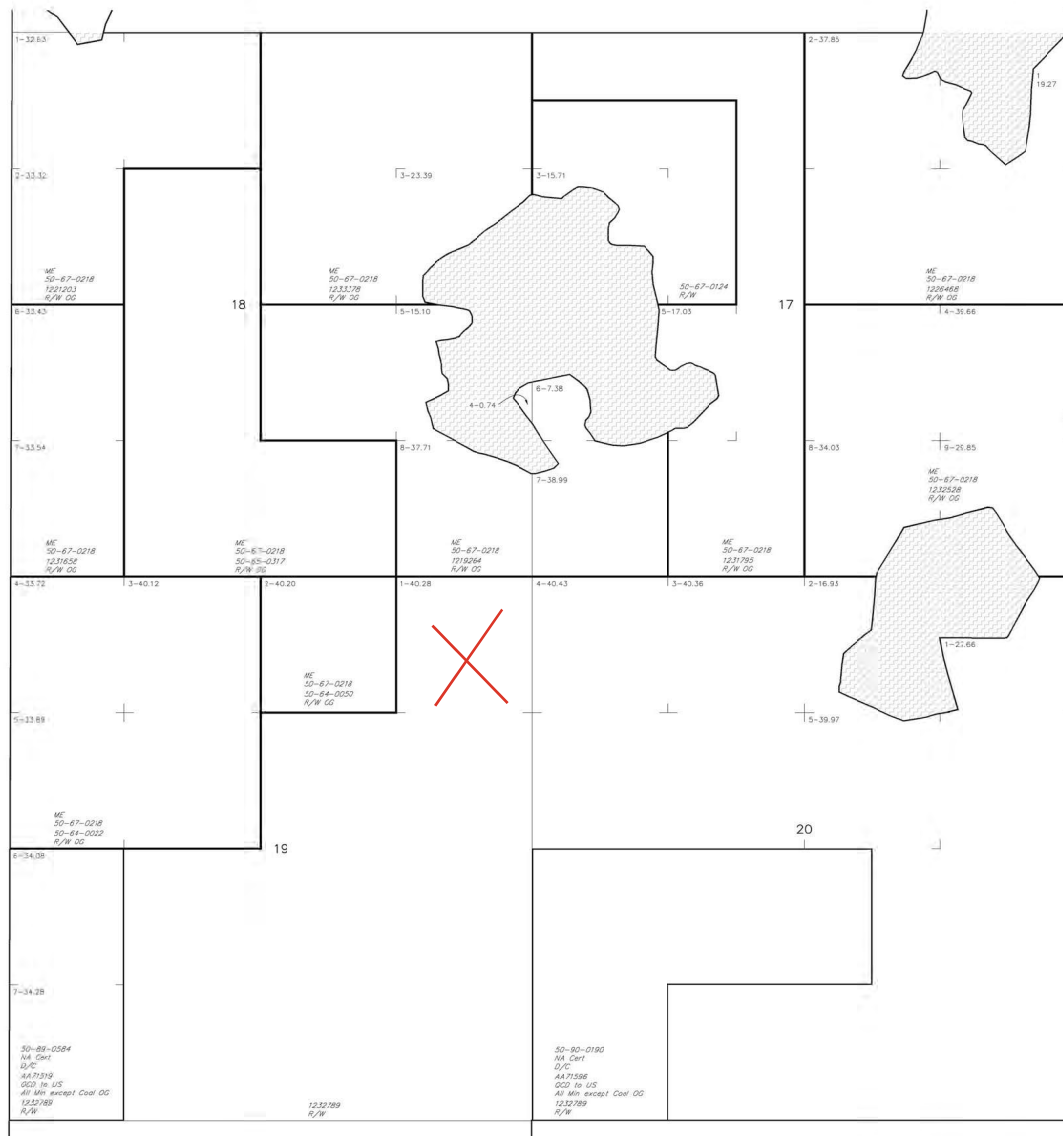
PLO 5184 W/ CI affects Lds/Interests not conveyed

AA6698-A V/Sel Apin Exm Nav waters, patented Lds &
Lds W/ 2 miles of the city limits of Kenai & Soldotna

A060527 SS Amdt PL 96-487 Sec 906(e) Top Filed

A056731 SS Reserved Min Estate Only

Group Survey 893, approved 04/26/2005, affects
patented lands within section 20



SCALE in chains
0 5 10 20

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-
orded water do not reflect title changes which may have been
effected by lateral movements of rivers or other bodies of water.
Refer to the coastal survey for official survey information.

CURRENT TO		NO 4
8-9-2018		Sew Mer
		T 7 N
		R 11 W
		ACAD