



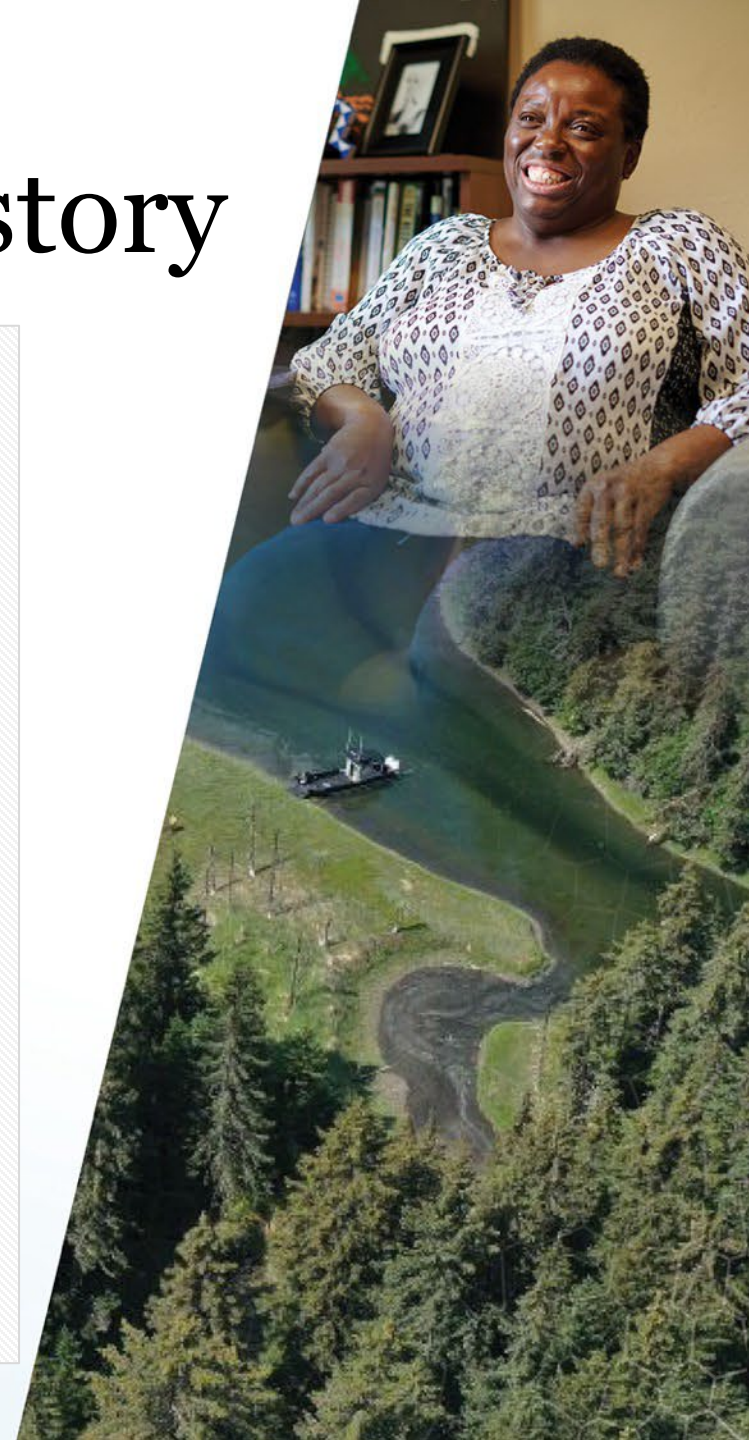
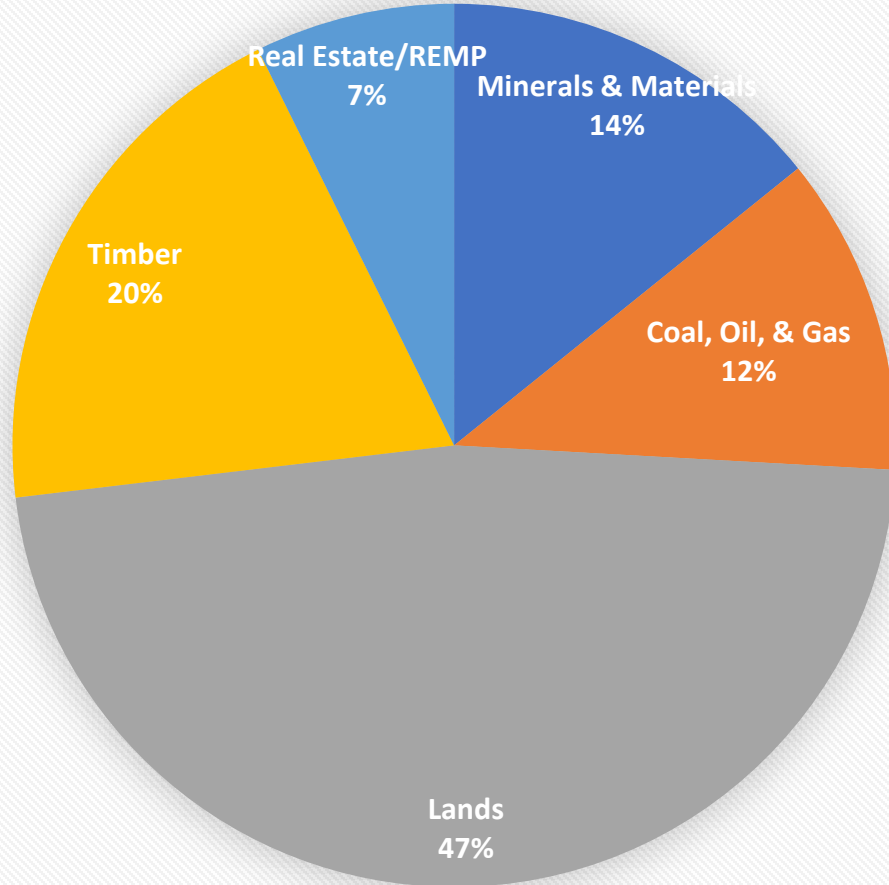
Trust
Land Office

Subdivision Development Program Funding Request

Resource Management Committee
July 25, 2023

Land Sales and Development History

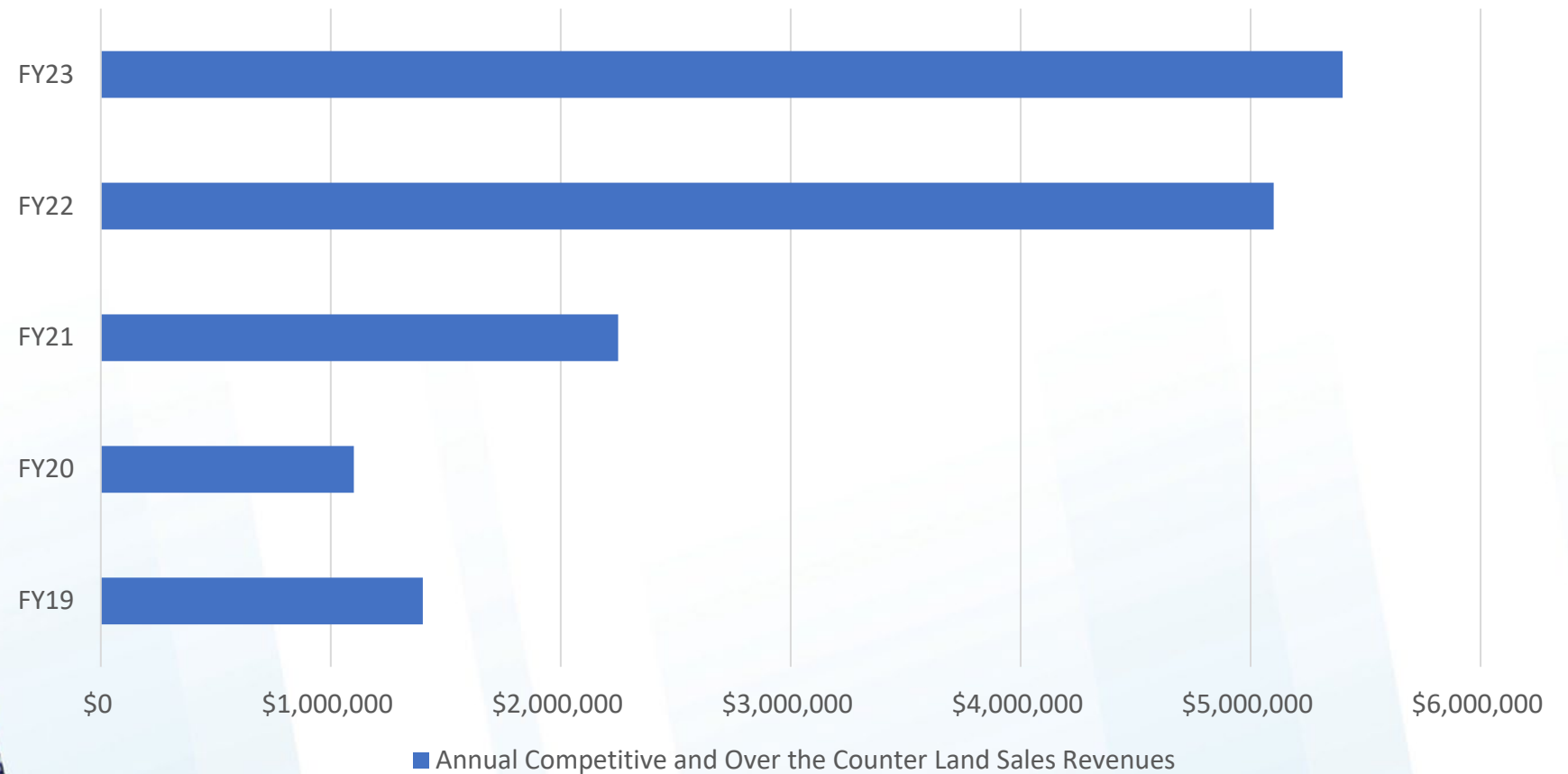
TLO Revenues Inception to Date





Land Sales and Development History

Annual Competitive and Over the Counter Land Sales Revenues

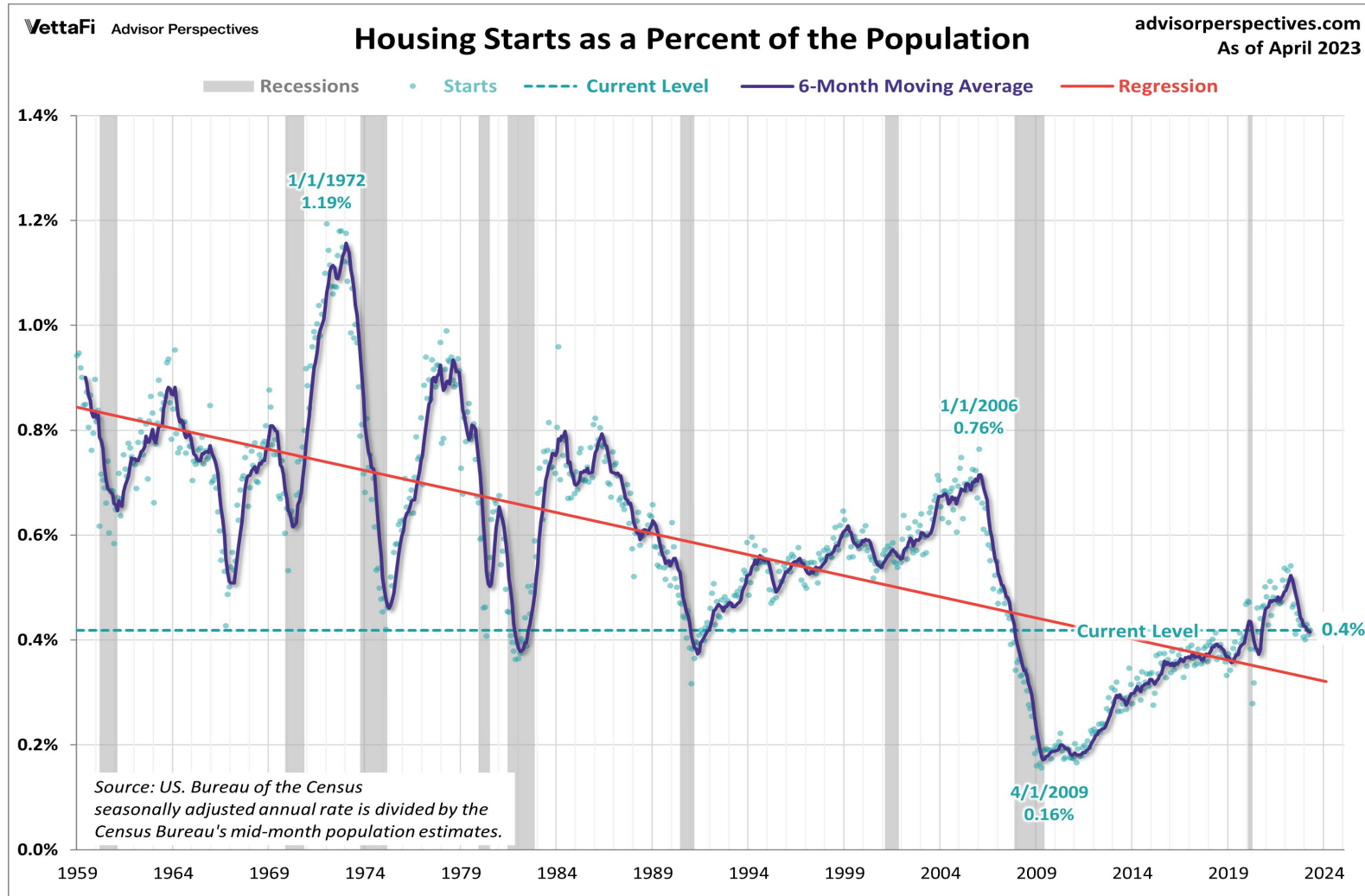




Project Parcel List

Project	Community	Parcel #
Project A	Mat-Su Valley	SM-0050-b
Project B	Mat-Su Valley	S20565, S20562, S34011,S20564, S20561, S20558, S20557, s20559, s20556, S20560, s20554, s20553, s20555
Project C	Prince of Wales	C32033
Project D	Skagway	C20446, C20456.002, C20424.001, C20447, C32026
Project E	Sitka	C20550.001
Project F	Mat-Su Valley	S20565, S20562, S34011,S20564, S20561, S20558, S20557, s20559, s20556, S20560, s20554, s20553, s20555
Project G	Prince of Wales	C32033
Project H	Skagway	C20446, C20456.002, C20424.001, C20447, C32026
Project I	Big Lake	SM-2110
Project J	Kasilof	S20057 (S20054, S20055, S20056, S20058, S20059, S20060)
Project K	Mat-Su Valley	S20549
Project L	Sitka	C20550.001
Project M	Prince of Wales	CRM-7061
Project N	Skagway	C20446, C20456.002, C20424.001, C20447, C32026
Project O	Wrangell	CRM-2402
Project P	Sitka	C20550.001
Project Q	Mat-Su Valley	S20558, S20557, s20559, s20556, S20560, s20554, s20553, s20555
Project R	Prince of Wales	CRM-7061
Project S	Wrangell	CRM-2402
Project T	Mat-Su Valley	S20525

Market Conditions/ Economics





Cost Recovery Plan

- Alaska Administrative Code governing allocation of revenue generated by Trust Land Office activities
- December 2020 update to allow for recovery of spendable income invested to improve land
- Change allows use of settlement income to enhance the value of land without reducing the amount of settlement income that could be used for any purpose at a later date
- Cost recovery plan must be in place prior to project starting

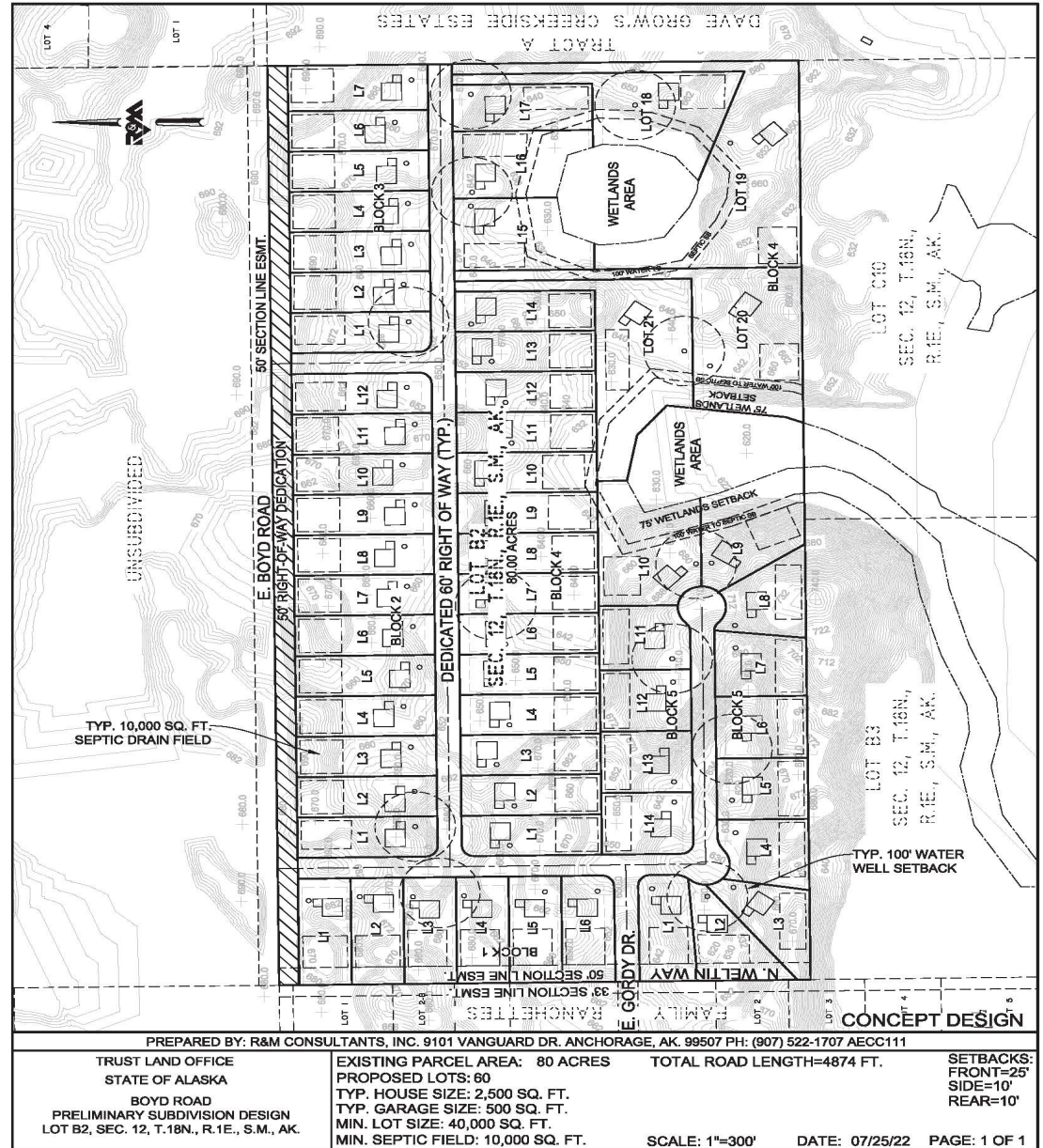
Subdivision Process

- Parcel Identified
- Pre-feasibility Study
- Initial Feasibility Report
- Title Review
- Environmental and Engineering Studies
- Subdivision Design Finalized
- Platting Process
- Final Title, GIS, and Survey review of proposed plat
- Corners Marked
- Plat Recorded
- Lots Appraised
- Lots Sold

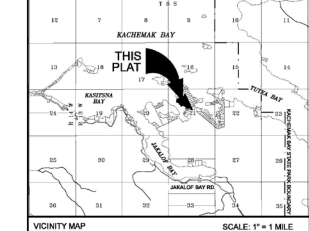
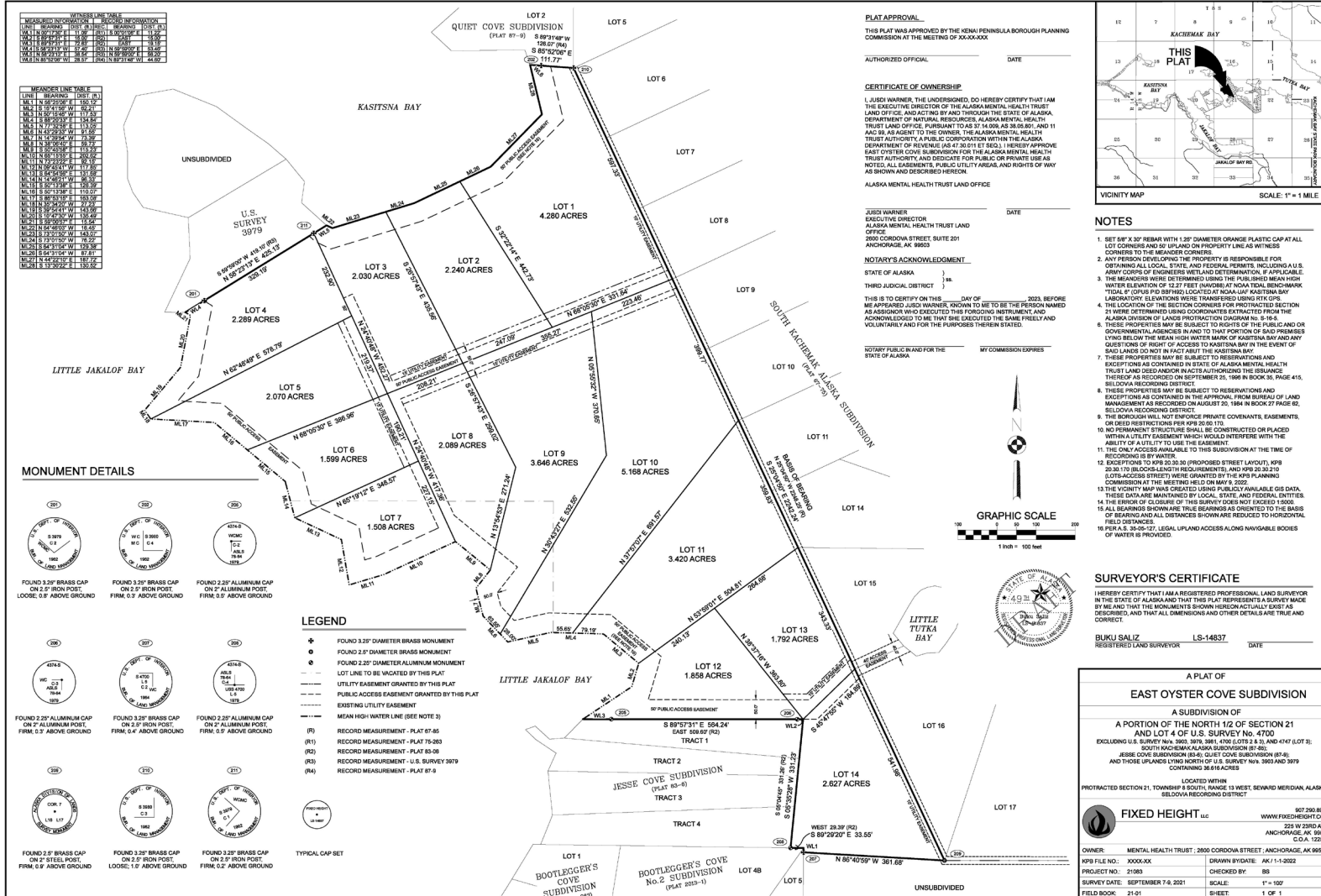




Boyd Road



Oyster Cove



NOTES

- SET 8" X 30" REBAR WITH 1/2" DIAMETER ORANGE PLASTIC CAP AT ALL LOT CORNERS AND ON 30' AND ON PROPERTY LINE AS WITNESS CORNERS TO THE MEASURED CORNER.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION, IF APPLICABLE.
- THE MEASUREMENTS WERE DETERMINED USING THE PUBLISHED MEAN HIGH WATER ELEVATION OF 12.27 FEET SHOWN AT NOAA LAMF KASITSNA BAY TIDAL (F) COULDS PID (BF162) LOCATED AT NOAA LAMF KASITSNA BAY (NAD 83) ELEVATIONS WERE TRANSFERRED USING STK 05.
- THE LOCATION OF THE SECTION CORNERS FOR PROTRACTED SECTION 21 WERE DETERMINED USING COORDINATES EXTRACTED FROM THE ALASKA DIVISION OF LANDS PRODUCTION DIAGRAM NO. 5-16-5.
- THESE PROPERTIES MAY BE SUBJECT TO RESERVATIONS AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES THIS BEING THE BEAN HORN WATER MARK OF KASITSNA BAY AND ANY QUESTIONS OF RIGHT OF ACCESS TO KASITSNA BAY IN THE EVENT OF SAID LANDS DO NOT IN FACT AFFECT THE KASITSNA BAY.
- THESE PROPERTIES MAY BE SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE APPROVAL FROM BUREAU OF LAND MANAGEMENT AS RECORDED ON AUGUST 20, 1984 IN BOOK 27 PAGE 62, SELDOVA RECORDING DISTRICT.
- THE BUREAU WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KRS 20.00.170.
- 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.
- THE ONLY ACCESS AVAILABLE TO THIS SUBDIVISION AT THE TIME OF RECORDING IS BY WATER.
- EXCEPTIONS TO KRS 20.00.30 (PROPOSED STREET LAYOUT), KRS 20.00.170 (BLOODLENGTH REQUIREMENTS), AND KRS 20.00.210 (LOT ACCESS STREETS) WERE GRANTED BY THE KRS PLANNING COMMISSION AT THE MEETING HELD ON MAY 9, 2022.
- THE VICINITY MAP WAS CREATED USING PUBLICLY AVAILABLE GIS DATA.
- THESE DATA ARE MAINTAINED BY LOCAL, STATE, AND FEDERAL ENTITIES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:1000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS CORRECTED TO THE BASIS OF BEARING AND ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- PER A.S. 26.06.07, LEGAL UTILITY ACCESS ALONG NAVIGABLE BODIES OF WATER IS PROVIDED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

BUKU SALIZ LS-14837
REGISTERED LAND SURVEYOR DATE

A PLAT OF
EAST OYSTER COVE SUBDIVISION

A SUBDIVISION OF
A PORTION OF THE NORTH 1/2 OF SECTION 21
AND LOT 4 OF U.S. SURVEY NO. 4700
EXCLUDING U.S. SURVEY NOS. 393 AND 394 AND 1/4 LOT 3;
SOUTH KACHEMAK ALASKA SUBDIVISION (PLAT 87-86);
JESSE COVE SUBDIVISION (PLAT 87-8);
AND THOSE UPLANDS LYING NORTH OF U.S. SURVEY NOS. 393 AND 394
CONTAINING 36.85 ACRES.

LOCATED WITHIN
PROTRACTED SECTION 21, TOWNSHIP 8 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA
SELDOVA RECORDING DISTRICT

FIXED HEIGHT LLC
807 250 BHH
225 W 23RD AVE
ANCHORAGE, AK 99503
C.O.A. 12344

OWNER: MENTAL HEALTH TRUST; 2600 CORDOVA STREET, ANCHORAGE, AK 99503
KRS FILE NO.: XXX-XX DRAWN BY: DATE: 1-1-2022
PROJECT NO.: 21083 CHECKED BY: BS
SURVEY DATE: SEPTEMBER 7, 2021 SCALE: 1" = 100'
FIELD BOOK: 21-01 SHEET: 1 OF 1

Oyster Cove

