

C. CONSENT AGENDA

- *5. Plat Amendment Request**
 - a. Quartz Creek Subdivision Outfitter Way Replat
KPB File 2022-060R1A1**

LEGEND:

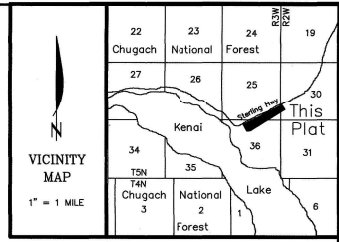
- ⊕ 3/4" ALUM. CAP MONUMENT BLM 1986 FOUND
- ⊕ 2 1/2" ALUM. CAP MONUMENT LS1522 2000 FOUND
- ⊕ 3 1/4" ALUM. CAP MONUMENT 1928-S 1992 FOUND
- ⊕ 2 1/2" ALUM. CAP MONUMENT 4469-S 2003 FOUND
- ⊙ 5/8" REBAR w/ 2" ALUM. CAP MCLANE 1994 FOUND
- 5/8" REBAR w/ PLASTIC CP LS8859 SET
- RECORD DATUM PLAT 2004-9 SRD
- [] RECORD DATUM PLAT 2005-10 SRD
- [] RECORD DATUM PLAT 94-11 SRD



TABLES APPLY TO THIS PAGE ONLY

CURVE TABLE						
CURVE	CH. TO ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
(C1)	50.0000'	176.00'	88.77'	45.40'	87.77'	S71°23'36"W
(C2)	50.0000'	176.00'	88.01'	45.55'	88.00'	S71°23'36"W

LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	S86°30'52"W	131.80'
(L2)	S86°23'36"W	131.98'



CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE KENAI PENINSULA BOROUGH IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE KENAI PENINSULA BOROUGH, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Peter A. Micciche
 PETER A. MICCICHE, MAYOR
 KENAI PENINSULA BOROUGH
 144 N BINKLEY STREET
 SOLDOTNA, ALASKA 99660
 TRACTS A AND C

CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THREE BEAR ALASKA INC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THREE BEAR ALASKA INC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Joan Travostino
 JOAN TRAVOSTINO, VP BUSINESS DEVELOPMENT
 THREE BEARS ALASKA INC
 7352 W PARKS HWY, #814
 WASILLA, ALASKA 99623
 TRACT B

NOTARY'S ACKNOWLEDGEMENT

FOR Peter A. Micciche, Mayor
 ACKNOWLEDGED BEFORE ME THIS 5 DAY OF June, 2024
Beverly Cooper
 BEVERLY COOPER
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES with office

NOTARY'S ACKNOWLEDGEMENT

FOR Joan Travostino
 ACKNOWLEDGED BEFORE ME THIS 19 DAY OF July, 2024
Jan L. Voss
 JAN L. VOSS
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 10/19/2027

KPB FILE No. 2022-060R1

Quartz Creek Subdivision
Outfitters Way Replat

A re subdivision of Tracts A, B, and C, Quartz Creek Subdivision Plat 94-11, Seward Recording District.

Located within the SW1/4 Section 30, T5N, R2W, the SE1/4 Section 25 and the NW1/2 Section 33, T5N, R3W, S1-4, Kenai Peninsula Borough, Alaska.

Containing 40.085 Ac.	Owner Kenai Peninsula Borough 7962 W Parks Hwy 814 Soldotna, AK 99669
Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3009	Owner Three Bears Alaska Inc 144 N Binkley St. 814 Soldotna, AK 99669
JOB NO. 22031	DRAWN: 3-5-24
SURVEYED: March, 2022	SCALE: 1"=200'
FIELD BOOK: 22-1	SHEET: 1 of 2

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETINGS OF JUNE 13 AND AUGUST 22, 2022, AND JANUARY 8, 2024

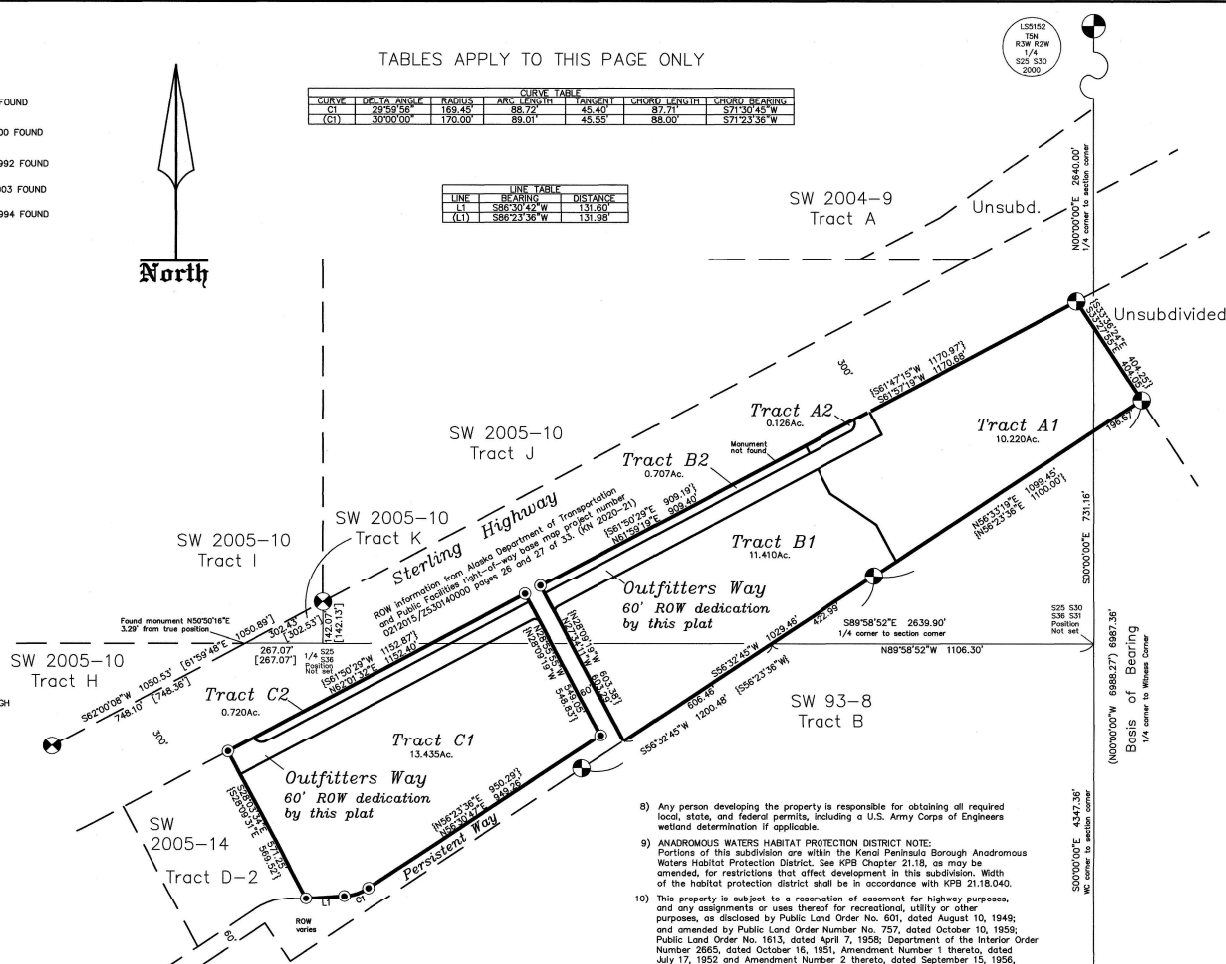
KENAI PENINSULA BOROUGH
Michael J. Segesser
 AUTHORIZED OFFICIAL



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

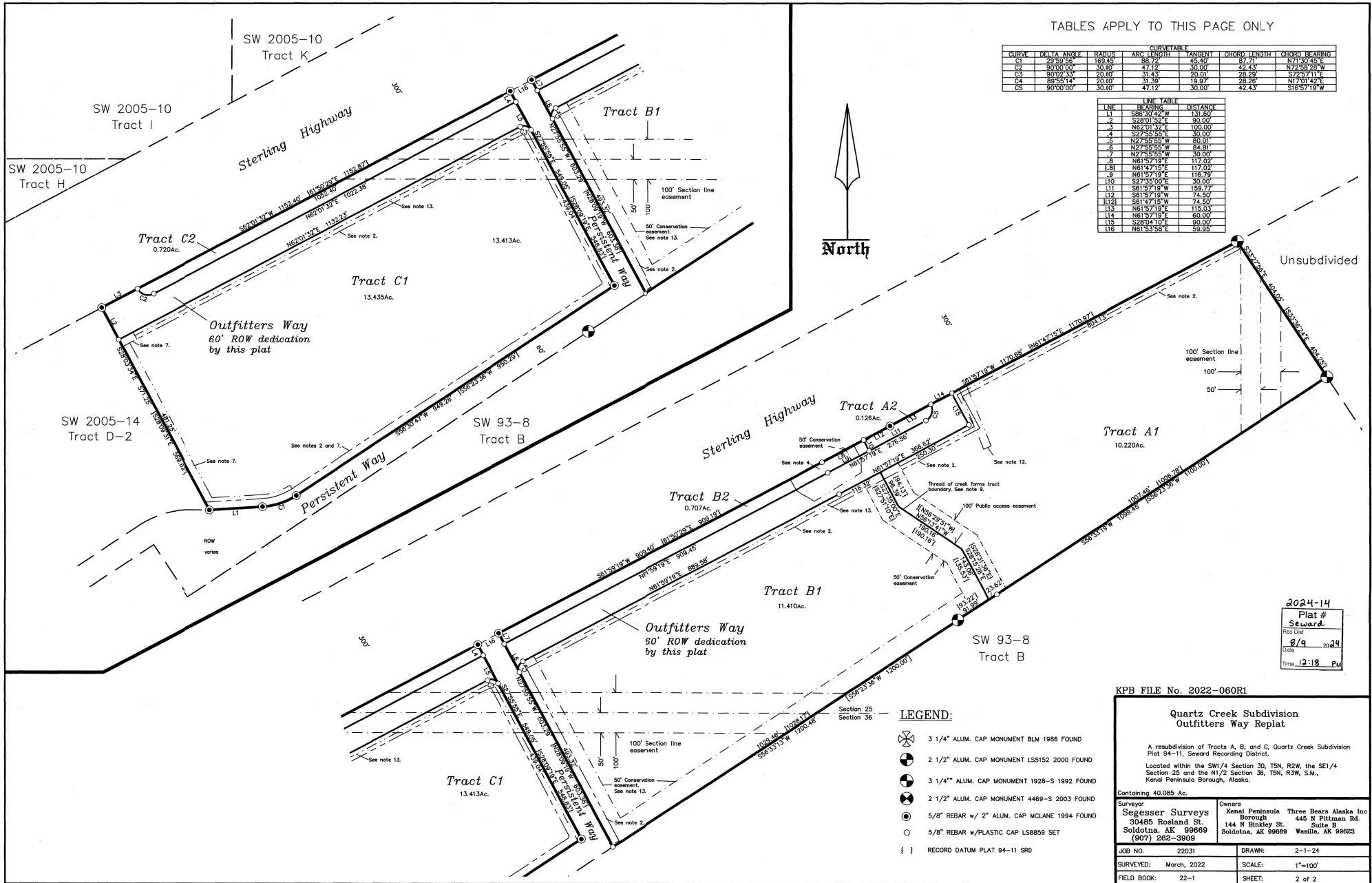
Date 3-5-24



NOTES:

- Basis of bearing taken from Russian Gap Subdivision 2004 Addition, Plat 2004-9, Seward Recording District.
- Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 90 Page 831 Seward Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- An easement between the Kenai Peninsula Borough and Plixie A. Smith is recorded in Book 90 Page 833 Seward Recording District.
- Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- Tracts A2, B2, and C2 are wholly within the 20' Building setbacks of rights-of-way.
- Utility easements granted to Chugach Electric and TelAlaska Inc by this plat are as follows: 20 feet along the southeasterly and southerly boundaries, 30 feet on the southern boundary and a 20 foot by 20 foot anchor easement at the northwestern corner.

- 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.
- ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.
- This property is subject to a reconnection of easement for highway purpose, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1813, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951; Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
- No access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- An easement for electrical lines or system and/or telephone lines which affects a portion of Tract A, granted to Oupach Electric Association, Inc. is recorded as serial number 2004-000989-0, Seward Recording District.
- Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement except within the 80 foot Conservation easement. 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.
- WASTEWATER DISPOSAL:** Tracts A1, B1, and C1-These lots are at least 200,000 square feet and conditions 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.
- WASTEWATER DISPOSAL:** Tracts A2, B2, and C2-Conditions might not be suitable for onsite wastewater treatment and disposal systems. No wastewater will be generated or disposed on these lots as of the date of this plat. If circumstances change to allow lawful onsite wastewater treatment and disposal systems, those systems must meet the wastewater disposal requirements of KPB Chapter 20.40 and regulatory requirements of the Alaska Department of Environmental Conservation.
- Exceptions to KPB 20.30.190, Lot Dimensions, KPB 20.30.200, Minimum Lot Size and KPB 20.60.080, Utility easements along dedicated rights-of-way for Tracts A2, B2, and C2, were granted by the Plat Committee at the meeting of August 22, 2022.



TABLES APPLY TO THIS PAGE ONLY

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	29°59'55"	159.45	58.77	42.40	87.71	N77°10'43"E
C2	90°00'00"	30.00	47.12	30.00	42.43	N72°58'28"W
C3	90°00'00"	20.00	31.43	20.00	28.29	S72°57'11"E
C4	89°58'14"	20.00	31.39	19.97	28.29	N72°01'43"E
C5	90°00'00"	30.00	47.12	30.00	42.43	S18°57'19"W

LINE	BEARING	DISTANCE
11	S89°00'44"W	131.60
2	S28°01'52"E	90.00
3	N63°01'52"E	100.00
4	S27°53'55"E	30.00
5	N27°55'55"W	80.01
6	N27°55'55"W	84.81
7	N27°55'55"W	30.00
8	N61°57'19"E	117.02
181	N61°57'19"E	117.02
9	N61°57'19"E	118.79
110	S27°55'00"E	30.00
111	S61°57'19"W	159.77
112	S61°57'19"W	74.50
1123	S61°47'15"W	74.50
113	N61°57'19"E	115.03
114	N61°57'19"E	63.00
115	S28°04'10"E	90.00
116	N61°53'58"E	59.93



2024-14
Plat #
Seward
Rec. Dist.
8/a
Date
12/18 PM

- LEGEND:**
- ⊕ 3 1/4" ALUM. CAP MONUMENT BLM 1986 FOUND
 - ⊙ 2 1/2" ALUM. CAP MONUMENT L55152 2000 FOUND
 - ⊙ 3 1/4" ALUM. CAP MONUMENT 1928-S 1992 FOUND
 - ⊙ 2 1/2" ALUM. CAP MONUMENT 4469-S 2003 FOUND
 - ⊙ 5/8" REBAR w/ 2" ALUM. CAP MCLANE 1994 FOUND
 - 5/8" REBAR w/ PLASTIC CAP LS8859 SET
 - { } RECORD DATUM PLAT 94-11 SRD

KPB FILE No. 2022-060R1

**Quartz Creek Subdivision
Outfitters Way Replat**

A reabundition of Tracts A, B, and C, Quartz Creek Subdivision Plat 94-11, Seward Recording District.
Located within the SW1/4 Section 30, T5N, R2W, the SE1/4 Section 25 and the N1/2 Section 36, T5N, R3W, S.M., Kenai Peninsula Borough, Alaska.

Containing 40.085 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners Kenai Peninsula Borough 144 N Binkley St. Soldotna, AK 99669 Suite B Wanille, AK 99623	Three Bears Alaska Inc 445 N Pittman Rd
--	--	--

JOB NO. 22031	DRAWN: 2-1-24
SURVEYED: March, 2022	SCALE: 1"=100'
FIELD BOOK: 22-1	SHEET: 2 of 2

**PARTIAL RELEASE OF CONSERVATION EASEMENT DEED RESTRICTION**

WHEREAS, the Kenai Peninsula Borough conveyed real property to Pixie Smith by quitclaim deed recorded on May 13, 1998 as Book 90, Page 831 in the Seward Recording District, pursuant to KPB Ordinance 91-20 which contained a conservation easement deed restriction (“Deed Restriction”).

WHEREAS, The real property is described as Tract B, Quartz Creek Subdivision, according to Plat No. 94-11, on file in the Seward Recording District, Third Judicial District, State of Alaska (“Tract B”).

WHEREAS, Three Bears Alaska, Inc., is the successor in interest of Tract B.

WHEREAS, on September 6, 2022, the Kenai Peninsula Borough Assembly enacted Ordinance 2022-38 authorizing the partial release of the Deed Restriction on three of the four perimeter sides of Tract B.

NOW, THEREFORE:

The Grantor, the Kenai Peninsula Borough, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669, for the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to Assembly Ordinance 2022-38, enacted September 6, 2022, releases forever unto the successor in interest, Grantee, Three Bears Alaska, Inc., an Alaska corporation, whose address is 445 N. Pittman Road, Suite B, Wasilla, AK 99623, its successors and assigns, the following Deed Restriction created in that Statutory Warranty deed recorded at Book 90, Page 831 in the Seward Recording District:

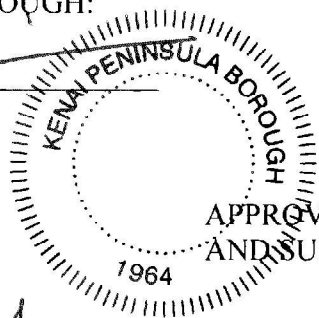
“[P]ursuant to Ordinance 91-20, a 50-foot conservation easement around the perimeter of the parcel wherein no live, naturally existing vegetation over 3” in diameter shall be removed except for a 50-foot wide entry and a 50-foot wide exit”

As to the parts along the North, West and South perimeter sides, such that the Deed Restriction along the East side perimeter remains in effect, in conformance with Quartz Creek Subdivision Outfitters Way Replat to be subsequently recorded.

Dated this 2nd day of August, 2024.

KENAI PENINSULA BOROUGH:

P. Micciche
Peter A. Micciche, Mayor



APPROVED AS TO FORM
AND SUFFICIENCY

ATTEST:

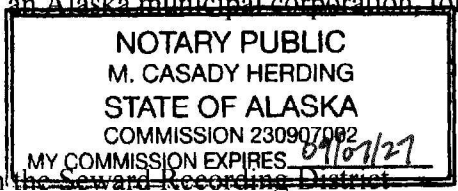
Michelle Turner
Michelle Turner, CMC
Borough Clerk

A. Walker Steinhage
A. Walker Steinhage
Deputy Borough Attorney

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 2nd day of AUGUST, 2024 by Peter A. Micciche, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for on behalf of the corporation.



M. Casady Herding
Notary Public in and for Alaska
My commission expires: 09/07/27

Record in ~~the Seward Recording District~~

Please return to: Kenai Peninsula Borough
Planning Department
144 North Binkley Street
Soldotna, Alaska 99669



LEGEND:

- 3 1/4" ALUM. CAP MONUMENT BLM 1986 FOUND
- 2 1/2" ALUM. CAP MONUMENT LSS152 2000 FOUND
- 3 1/4" ALUM. CAP MONUMENT 1928-S 1992 FOUND
- 2 1/2" ALUM. CAP MONUMENT 4469-S 2003 FOUND
- 5/8" REBAR w/ 2" ALUM. CAP WCLANE 1994 FOUND
- 5/8" REBAR w/ PLASTIC CAP LS8859 SET
- () RECORD DATUM P.LAT 2004-9 SRD
- [] RECORD DATUM P.LAT 2005-10 SRD
- | | RECORD DATUM P.LAT 94-11 SRD

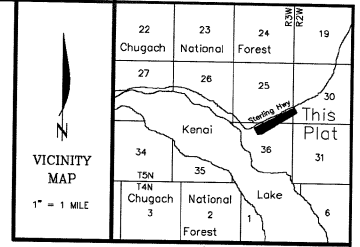


TABLES APPLY TO THIS PAGE ONLY

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
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(C1)	30°00'00"	170.00	89.07	45.55	88.00	S71°23'36"W

LINK	BEARING	DISTANCE
L1	S86°32'45"W	131.50
(L1)	S86°23'36"W	131.98

LSS152
TSN
R3W R2W
1/4
S25 S30
2000



CERT. OF ACCEPTANCE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETINGS OF JUNE 13 AND AUGUST 22, 2022.

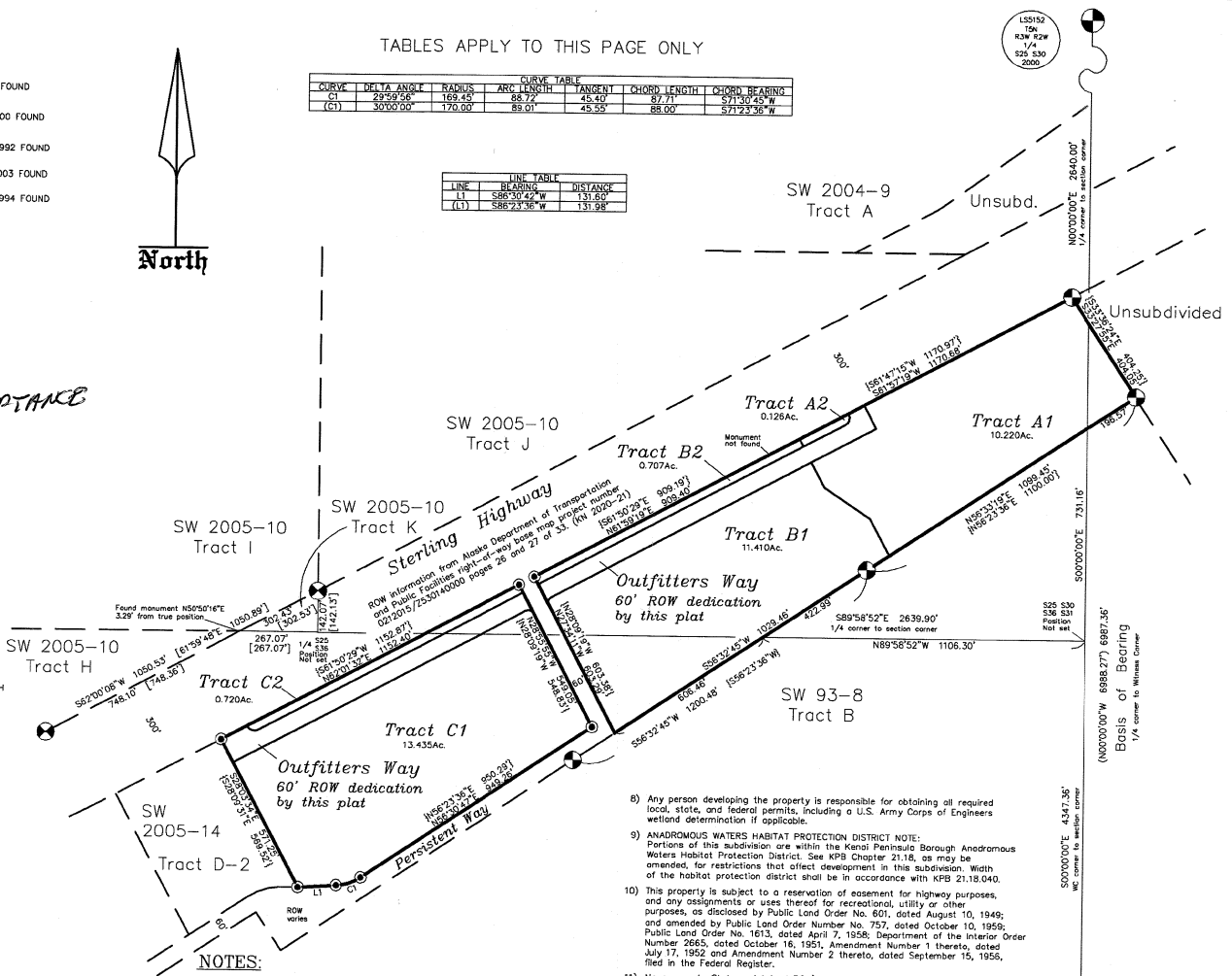
KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date _____



NOTES:

- 1) Basis of bearing taken from Russian Gap Subdivision 2004 Addition, Plat 2004-9, Seward Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 90 Page 831 Seward Recording District. The Borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- 4) An easement between the Kenai Peninsula Borough and Pixie A. Smith is recorded in Book 90 Page 833 Seward Recording District, Seward Recording District.
- 5) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 6) Tracts A2, B2, and C2 are wholly within the 20' Building setbacks of rights-of-way.
- 7) Utility easements granted to Chugach Electric and Talaska Inc by this plat are as follows: 20 feet along the southwesterly and southeasterly boundaries, 30 feet on the southern boundary and a 20 foot by 40 foot onshore easement at the northwestern corner.

- 8) 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.
- 9) ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.
- 10) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order Number No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2685, dated October 16, 1951, Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1955, filed in the Federal Register.
- 11) No access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 12) An easement for electrical lines or system and/or telephone lines which affects a portion of Tract A, granted to Chugach Electric Association, Inc. is recorded as serial number 2004-000989-0, Seward Recording District.
- 13) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement except within the 50 foot Conservation easement. 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.
- 14) **WASTEWATER DISPOSAL:** Tracts A1, B1, and C1-These lots are at least 200,000 square feet and conditions 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. **WASTEWATER DISPOSAL:** Tracts A2, B2, and C2-Conditions might not be suitable for onsite wastewater treatment and disposal systems. No wastewater will be generated or disposed of on these lots as of the date of this plat. If circumstances change to allow lawful onsite wastewater treatment and disposal systems, those systems must meet the wastewater disposal requirements of KPB Chapter 20.40 and regulatory requirements of the Alaska Department of Environmental Conservation.
- 15) Exceptions to KPB 20.30.190, Lot Dimensions, KPB 20.30.200, Minimum Lot Size and KPB 20.60.060, Utility easements along dedicated rights-of-way for Tracts A2, B2, and C2, were granted by the Plat Committee at the meeting of August 22, 2022.

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PETER A. WILCOX, MAYOR
KENAI PENINSULA BOROUGH
144 N BINKLEY STREET
SOLDOTNA, ALASKA 99669
TRACTS A AND C

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JOAN TRAVINSKY, VP BUSINESS DEVELOPMENT
THREE BEARS ALASKA INC
7382 W PARKS HWY, #814
WASILLA, ALASKA 99623
TRACT B

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

KPB FILE No. 2022-060R1

AMENDED

**Quartz Creek Subdivision
Outfitters Way Replat**

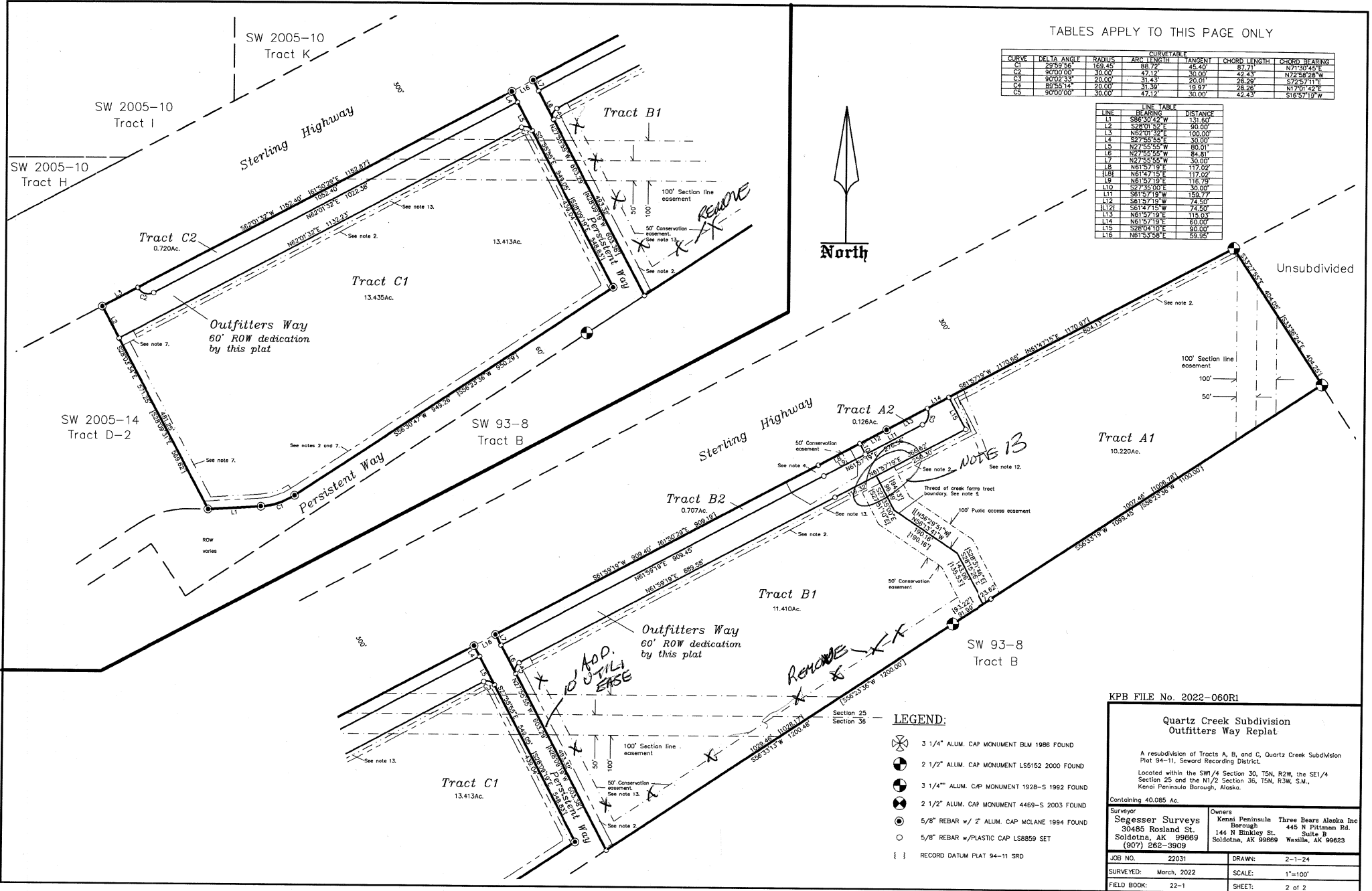
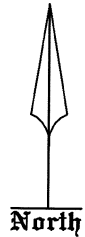
A subdivision of Tracts A, B, and C, Quartz Creek Subdivision Plat 94-11, Seward Recording District.
Located within the SW1/4 Section 30, T5N, R2W, the SE1/4 Section 25 and the N1/2 Section 36, T5N, R3W, S.M., Kenai Peninsula Borough, Alaska.

Containing 40.085 Ac.	
Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 282-3909	Owners Kenai Peninsula Borough Three Bears Alaska Inc 7382 W Parks Hwy 144 N Binkley St. Soldotna, AK 99669 Wasilla, AK 99623
JOB NO. 22031	DRAWN: 3-5-24
SURVEYED: March, 2022	SCALE: 1"=200'
FIELD BOOK: 22-1	SHEET: 1 of 2

TABLES APPLY TO THIS PAGE ONLY

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C1	29°59'56"	169.45	86.77	45.40°	87.71	87.71	N71°30'45"E
C2	90°00'00"	30.00	47.12	35.00°	47.43	47.43	N22°58'28"W
C3	90°02'33"	20.00	31.43	20.01°	26.29	26.29	S74°57'11"E
C4	89°55'14"	20.00	31.39	19.97°	26.26	26.26	N17°01'42"E
C5	90°00'00"	30.00	47.12	35.00°	47.43	47.43	S16°57'19"W

LINE	BEARING	DISTANCE
L1	S86°30'22"W	131.60
L2	S28°01'53"E	90.00
L3	N82°31'39"E	100.00
L4	S7°45'55"E	30.00
L5	N27°55'55"W	80.01
L6	N27°55'55"W	84.81
L7	N27°55'55"W	30.00
L8	N61°57'15"E	117.02
L9	N61°57'15"E	116.79
L10	S27°35'09"E	30.00
L11	S61°57'19"W	159.77
L12	S61°57'19"W	74.50
L12.1	S61°47'15"W	74.50
L13	N61°57'19"E	115.03
L14	N61°57'19"E	60.00
L15	S28°04'10"E	80.00
L16	N61°53'58"E	59.95



- LEGEND:**
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KPB FILE No. 2022-060R1

**Quartz Creek Subdivision
Outfitters Way Replat**

A resubdivision of Tracts A, B, and C, Quartz Creek Subdivision
Plat 94-11, Seward Recording District.

Located within the SW 1/4 Section 30, T5N, R2W, the SE 1/4
Section 25 and the N 1/2 Section 36, T5N, R3W, S.W.,
Kenai Peninsula Borough, Alaska.

Containing 40.085 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners Kenai Peninsula Three Bears Alaska Inc Borough 445 N Pittman Rd. 144 N Binkley St Suite B Soldotna, AK 99669 Wastila, AK 99623
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JOB NO. 22031	DRAWN: 2-1-24
SURVEYED: March, 2022	SCALE: 1"=100'
FIELD BOOK: 22-1	SHEET: 2 of 2

PLAT AMENDMENT REQUEST
a. Quartz Creek Subdivision Outfitters Way Replat Amended

KPB File No.	2022-060R1A1
Planning Commission Meeting:	September 23, 2024
Surveyor:	John Segesser / Segesser Surveys
General Location:	Cooper Landing / Cooper Landing APC

STAFF REPORT

Following the recording of the plat Quartz Creek Subdivision Outfitters Way Replat SW2024-14 with the State Recorder's Office, errors were noted and the survey firm has requested permission to withdraw the original mylar for amending.

Specific Request: Corrections to be made are as follows:

- removal of the 50-foot conservation easement from the south and west lines of Tract B1 per filing at Serial SW 2024-000527-0
- addition of the 10-foot utility easement on the west line of Tract B1
- addition of a Certificate of Acceptance for Outfitters Way.

Notification: A letter was sent to the land owners affected by this amendment. They were notified of the proposed changes and that they will not affect lot designation or monumentation

Staff recommends the requested amendment be accomplished by

- Removing or crossing out the 50-foot conservation easement from the south and west lines of Tract B-1 including the reference to plat note number 13 in the southwest corner.
- depicting a 10-foot utility easement along the west of Tract B1, adding a reference to plat note number 13 near Outfitters Way and the adjoining lot line of Tract A1 and B1
- Adding the Certificate of Acceptance to the drawing.
- Appropriate certification and note be added to the plat per 11 AAC 53.260 and in conformance with 11 AAC 53.650.

RECOMMENDATION:

GRANT APPROVAL TO THE SURVEYOR TO WITHDRAW THE ORIGINAL RECORDED/FILED MYLAR TO AMEND AS REQUESTED, SUBJECT TO THE FOLLOWING:

1. **WRITTEN APPROVAL BY THE STATE RECORDER.**
2. **COMPLIANCE WITH STAFF RECOMMENDATIONS**

20.25.120 – Review and appeal.

A decision of the planning commission may be appealed to the hearing officer by a party of record within 15 days of the date of distribution of decision in accordance with KPB 21.20.250.

END OF STAFF REPORT