

# Quartz Creek to Solid Waste Transfer Frontage Road Platting Overview



TRACTS A, B, C Quartz Creek Subdivision  
Sketch of Preliminary Plat Proposed as  
Quartz Creek Subdivision Outfitters Way Replat

DIAGRAM PREPARED BY:  
M. MUELLER 7/21/22

90-831  
TRICT

Return To: Grantee

**STATUTORY WARRANTY DEED**  
(AS 34.15.030)

8903 The GRANTOR, KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669, for ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to Assembly Ordinance 91-20 enacted July 9, 1991, conveys and warrants unto the GRANTEE(S), Pixie A. Smith, a single person, whose address of record is 309 Katmai Avenue, Soldotna, Alaska 99669, her heirs, successors and assigns, the following described real property:

Tract B, Quartz Creek Subdivision, according to Plat No. 94-11, on file in the Seward Recording District, Third Judicial District, State of Alaska,

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances hereto, and

SUBJECT TO any taxes and assessments, exceptions, reservations, restrictions, conditions, covenants, easements, rights-of-way, encroachments either of record or ascertainable by physical inspection, including without limitation, pursuant 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, and

FURTHER SUBJECT TO a restrictive covenant pursuant to KPB 17.10.130(D), that the real property described in this conveyance instrument shall be used for commercial and light industrial purposes as defined hereinbelow, and that the use of the land for any other purpose is prohibited, provided that this restriction may be modified by the Borough Assembly pursuant to KPB 17.10.130(F) as presently enacted. Pursuant to KPB 17.10.250(D), "commercial" means lands suitable for development or location of service oriented facilities such as stores, offices, medical clinics, restaurants, lodges, vehicular service stations, hotels, and camper parks, and able to support on-sight water and sewer systems or capable of receiving water and/or sewer service, near public utilities and in proximity to residential areas. Pursuant to KPB 17.10.250(R) and legislative intent supporting adoption of KPB Ordinance 91-20, "light industrial" means lands suitable for industrial uses that generally do not have offensive characteristics and can be conducted primarily inside closed buildings. Such uses may include warehousing, storage inside enclosed area, light manufacturing not inside buildings, and the development of sawmills or other wood processing.

KENAI PENINSULA BOROUGH:

GRANTEE(S):

*Mike Navarre*

*Pixie A. Smith*

Mike Navarre, Mayor

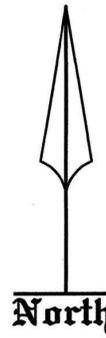
Pixie A. Smith

Dated: 4-30-98

Dated: 5-1-98

**LEGEND:**

- ⊗ 3 1/4" ALUM. CAP MONUMENT BLM 1986 FOUND
- ⊙ 2 1/2" ALUM. CAP MONUMENT LS1512 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 2004-9 KRD



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	29°59'58"	170.00'	89.01'	45.55'	88.00'	S71°30'44" W
C2	90°00'00"	30.00'	47.12'	30.00'	42.43'	S72°58'28" E
C3	90°24'17"	25.00'	39.45'	25.18'	35.48'	N72°46'19" W
C4	89°33'30"	25.00'	39.08'	24.81'	35.22'	N17°12'34" E
C5	90°44'54"	30.00'	47.52'	30.39'	42.70'	S16°36'52" W

LINE	BEARING	DISTANCE
L1	N86°30'42" E	131.71'
L2	S28°04'10" E	90.45'
L3	S27°35'00" E	30.12'
L4	S27°34'11" E	30.00'
L5	S27°34'11" E	30.00'

**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 THIS PLAT IDENTIFIED AS FOLLOWS: OUTFITTERS WAY 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.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 13, 2022.

KENAI PENINSULA BOROUGH  
\_\_\_\_\_  
AUTHORIZED OFFICIAL

**SURVEYOR'S CERTIFICATE**

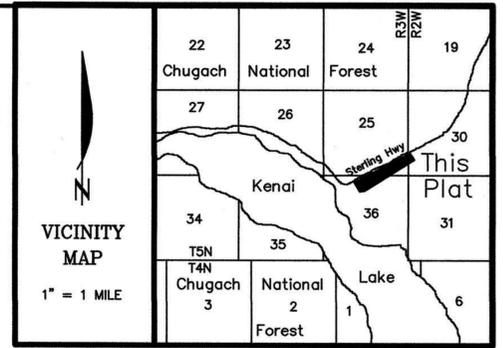
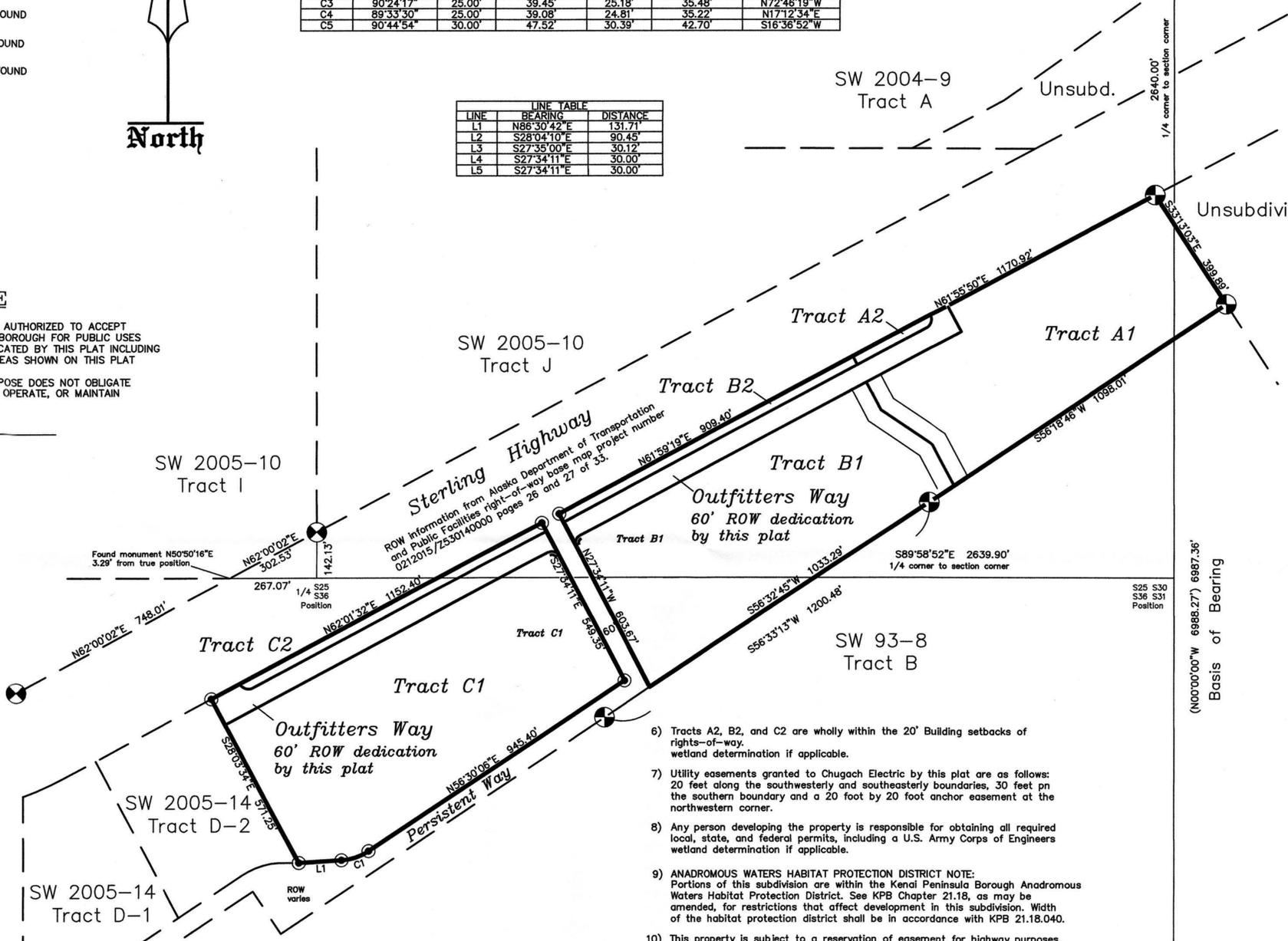
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

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 21.44.080.
- 4) An easement between the Kenai Peninsula Borough and Pixie A. Smith is recorded in Book 90 Page 833 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. wetland determination if applicable.
- 7) Utility easements granted to Chugach Electric 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 20 foot anchor 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 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.
- 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. 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:** 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.



**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.

CHARLIE PIERCE, MAYOR  
KENAI PENINSULA BOROUGH  
144 N BINKLEY STREET  
SOLDOTNA, ALASKA 99669  
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.

DAVID A. WEISZ, PRESIDENT/CEO  
THREE BEARS ALASKA INC  
445 N. PITTMAN ROAD, SUITE B  
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. 2022-060V

**Quartz Creek Subdivision  
Outfitters Way Replat  
and Section Line Easement Vacation**

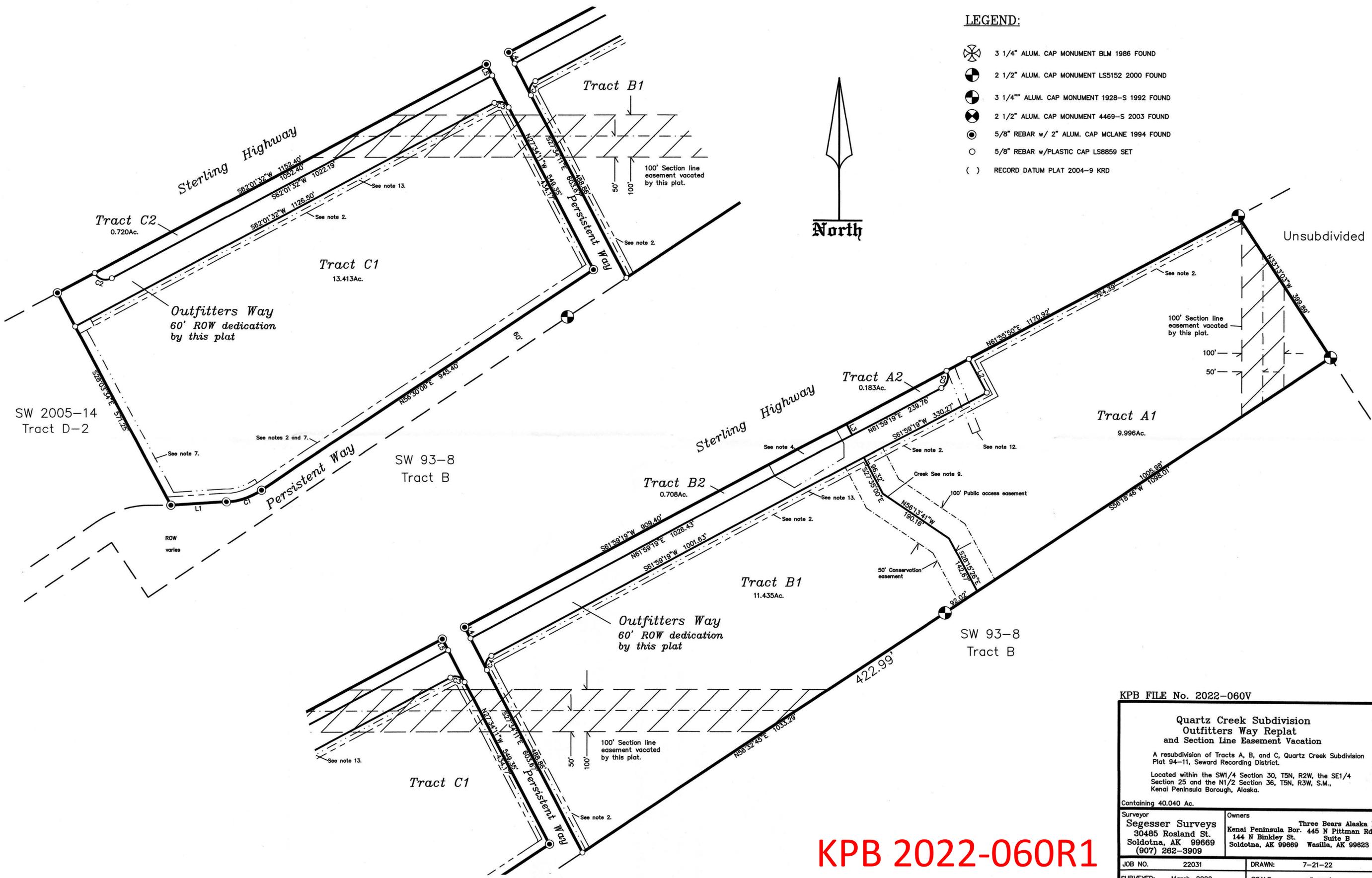
A resubdivision of Tracts A, B, and C, Quartz Creek Subdivision Plat 94-11, Seward Recording District.

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 40.040 Ac.

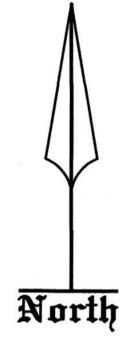
Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners <b>Three Bears Alaska Inc.</b> Kenai Peninsula Bor. 445 N Pittman Rd. 144 N Binkley St. Suite B Soldotna, AK 99669 Wasilla, AK 99623
JOB NO. 22031	DRAWN: 7-18-22
SURVEYED: March, 2022	SCALE: 1"=100'
FIELD BOOK: 22-1	SHEET: 2 of 2

KPB 2022-060R1



**LEGEND:**

- ⊗ 3 1/4" ALUM. CAP MONUMENT BLM 1986 FOUND
- ⊕ 2 1/2" ALUM. CAP MONUMENT LS5152 2000 FOUND
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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 40.040 Ac.

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KPB 2022-060R1

144 N. Binkley Street, Soldotna, AK 99669. <https://kpb.legistar.com/Calendar.aspx>

**Additional Information:** For further information contact Marcus Mueller, Land Management Division at 907-714-2205, or toll free within the Borough 1-800-478-4441, ext. 2205.

The Kenai Peninsula Borough reserves the right to waive technical defects in this publication.

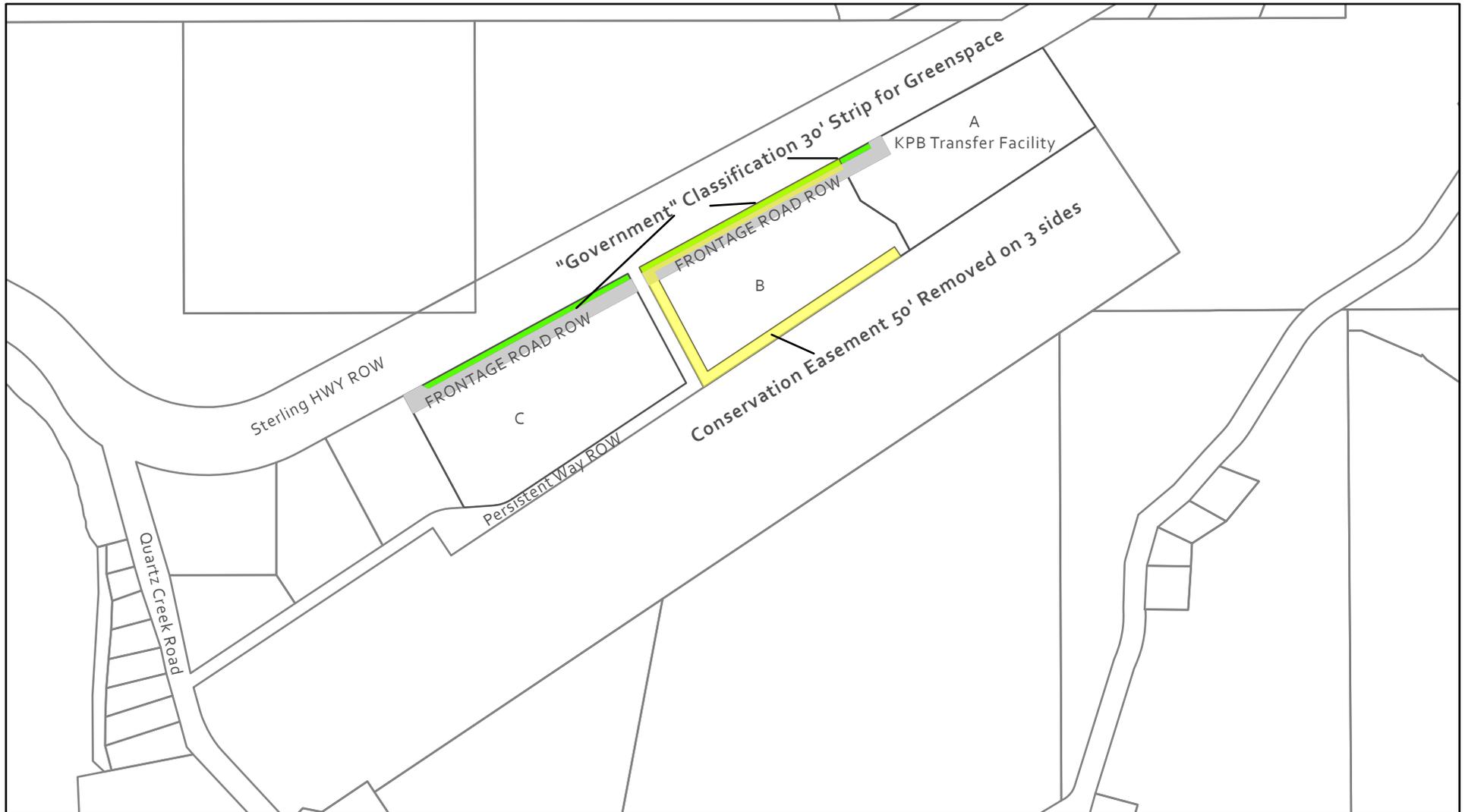
Conservation Easement to Be Removed  
&  
30-Foot Strip to be Classified "Government"



TRACTS A, B, C Quartz Creek Subdivision  
Sketch of Preliminary Plat Proposed as  
Quartz Creek Subdivision Outfitters Way Replat

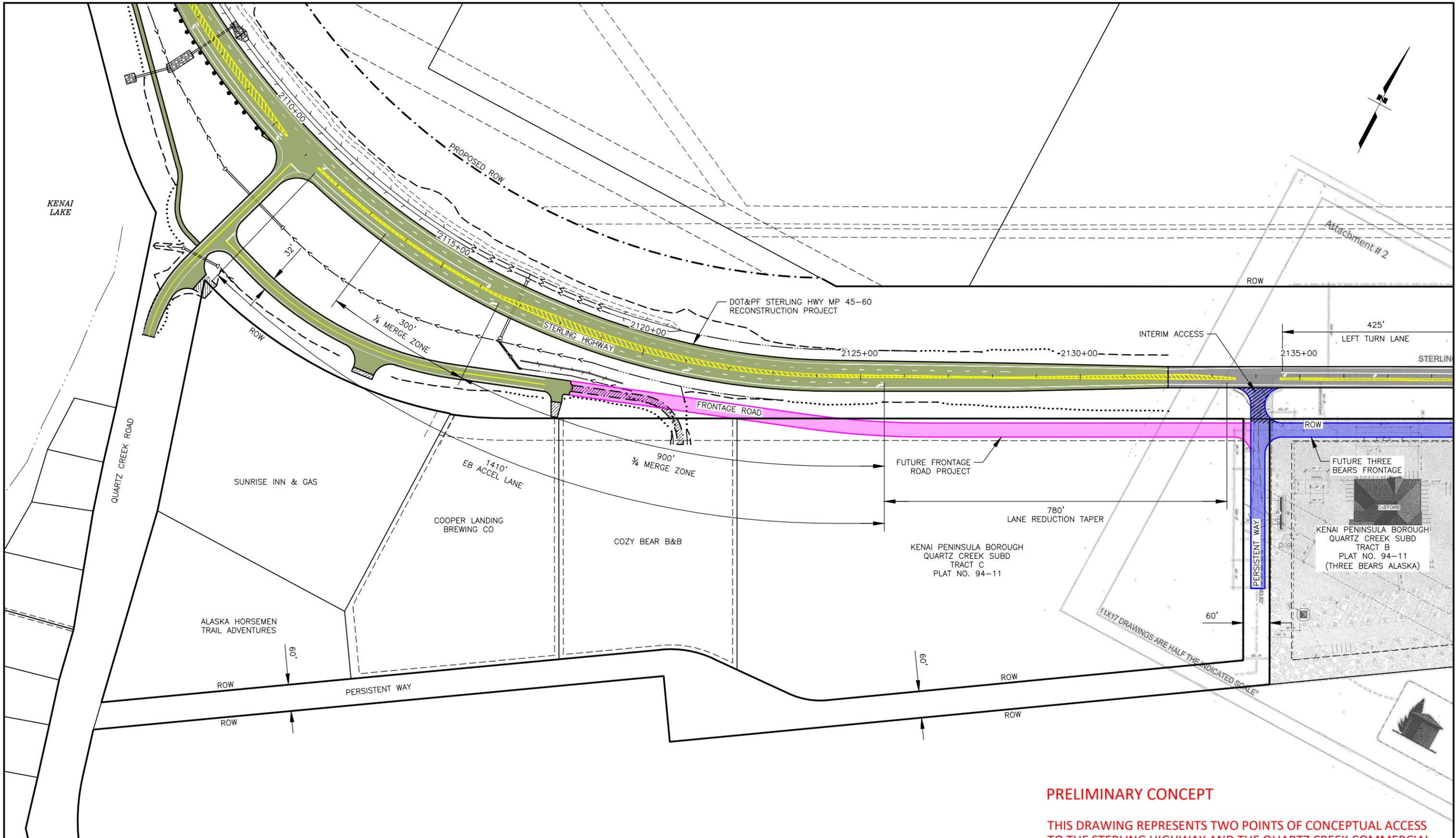
DIAGRAM PREPARED BY:  
M. MUELLER 7/19/22

# Conservation Easement to Be Removed & 30-Foot Strip to be Classified "Government"



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DIAGRAM PREPARED BY:  
M. MUELLER 7/19/22

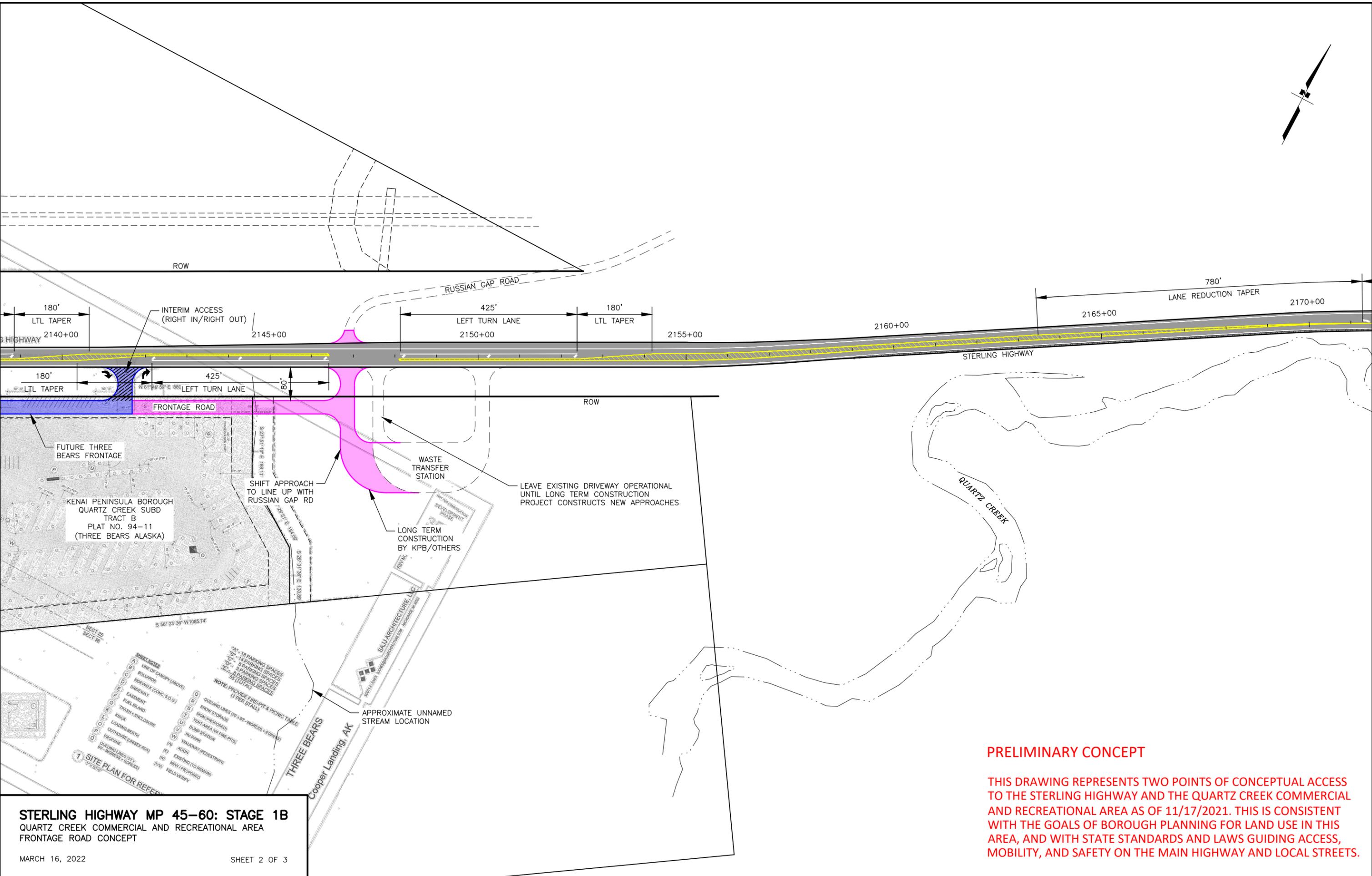


**STERLING HIGHWAY MP 45-60: STAGE 1B**  
 QUARTZ CREEK COMMERCIAL AND RECREATIONAL AREA  
 FRONTAGE ROAD CONCEPT

MARCH 16, 2022 SHEET 1 OF 3

**PRELIMINARY CONCEPT**

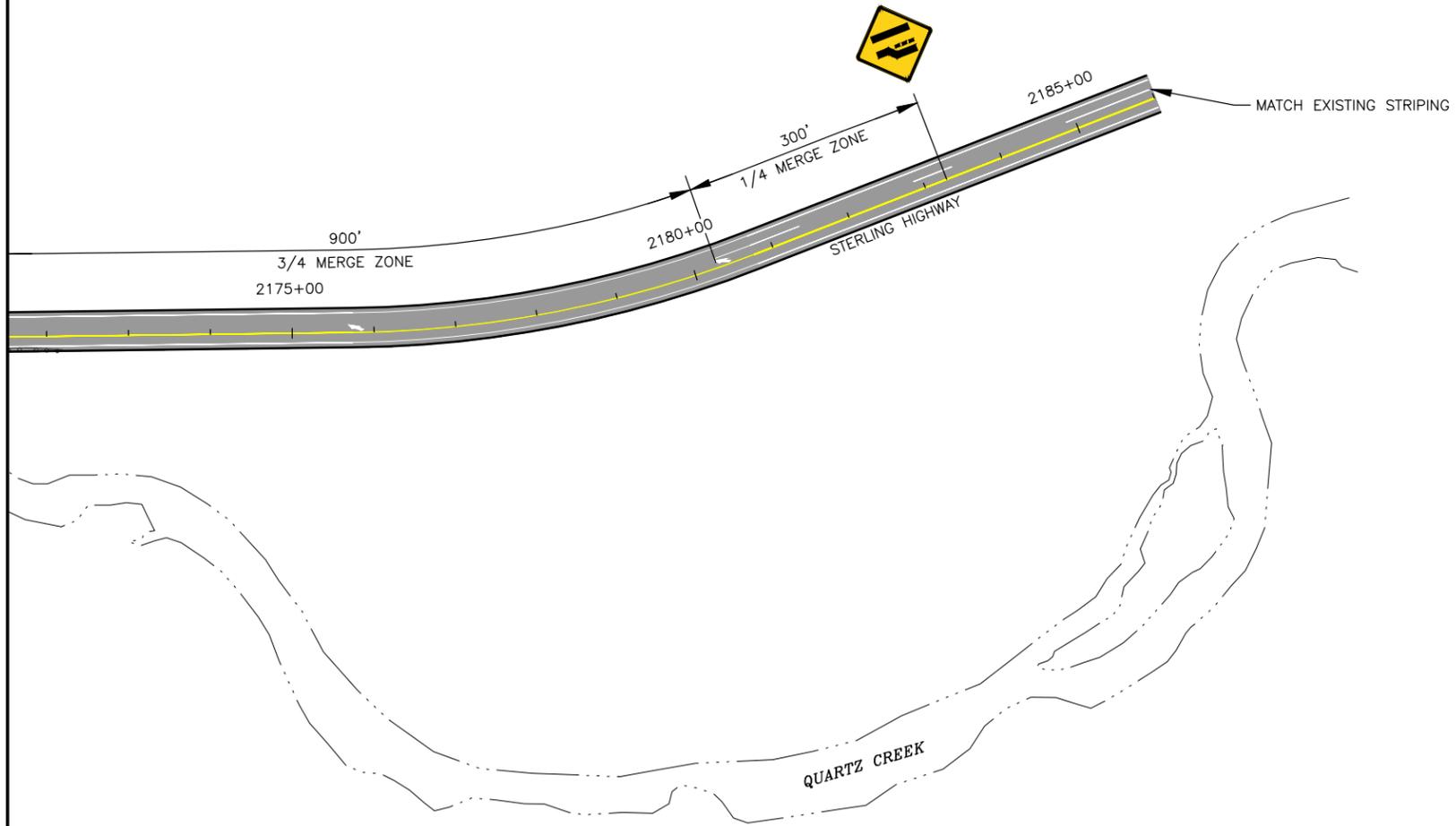
THIS DRAWING REPRESENTS TWO POINTS OF CONCEPTUAL ACCESS TO THE STERLING HIGHWAY AND THE QUARTZ CREEK COMMERCIAL AND RECREATIONAL AREA AS OF 11/17/2021. THIS IS CONSISTENT WITH THE GOALS OF BOROUGH PLANNING FOR LAND USE IN THIS AREA, AND WITH STATE STANDARDS AND LAWS GUIDING ACCESS, MOBILITY, AND SAFETY ON THE MAIN HIGHWAY AND LOCAL STREETS.



**STERLING HIGHWAY MP 45-60: STAGE 1B**  
QUARTZ CREEK COMMERCIAL AND RECREATIONAL AREA  
FRONTAGE ROAD CONCEPT

**PRELIMINARY CONCEPT**

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**STERLING HIGHWAY MP 45-60: STAGE 1B**  
QUARTZ CREEK COMMERCIAL AND RECREATIONAL AREA  
FRONTAGE ROAD CONCEPT

MARCH 16, 2022

SHEET 3 OF 3

**PRELIMINARY CONCEPT**

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