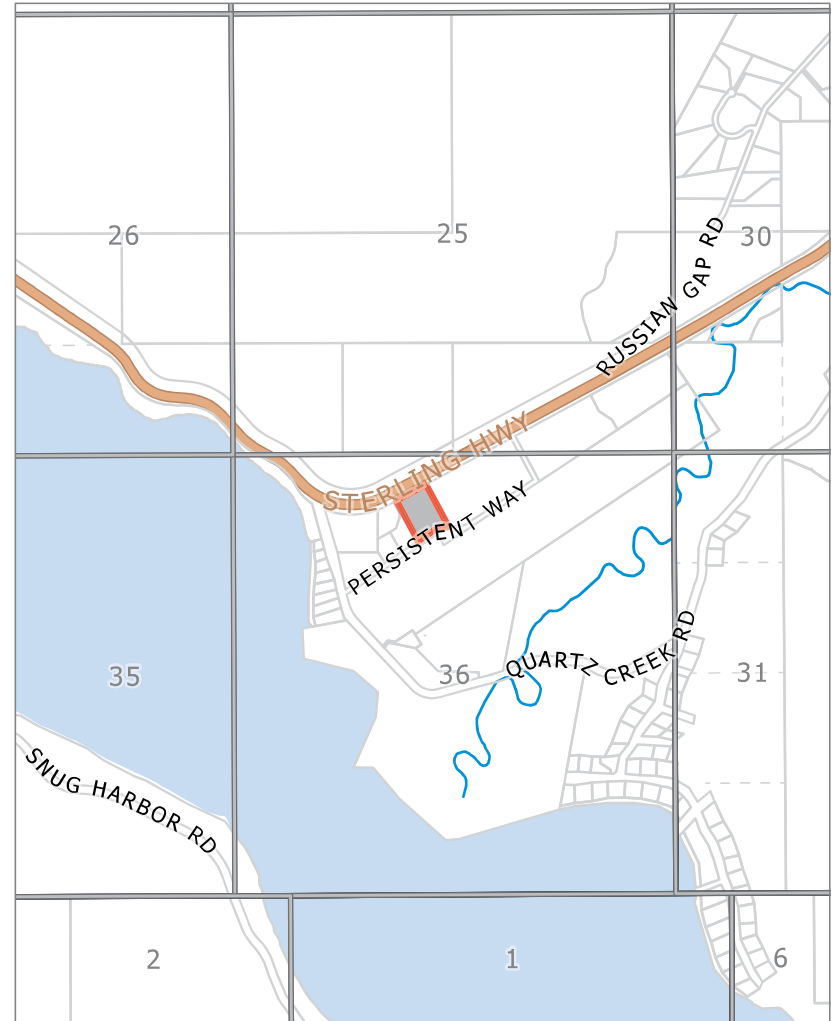
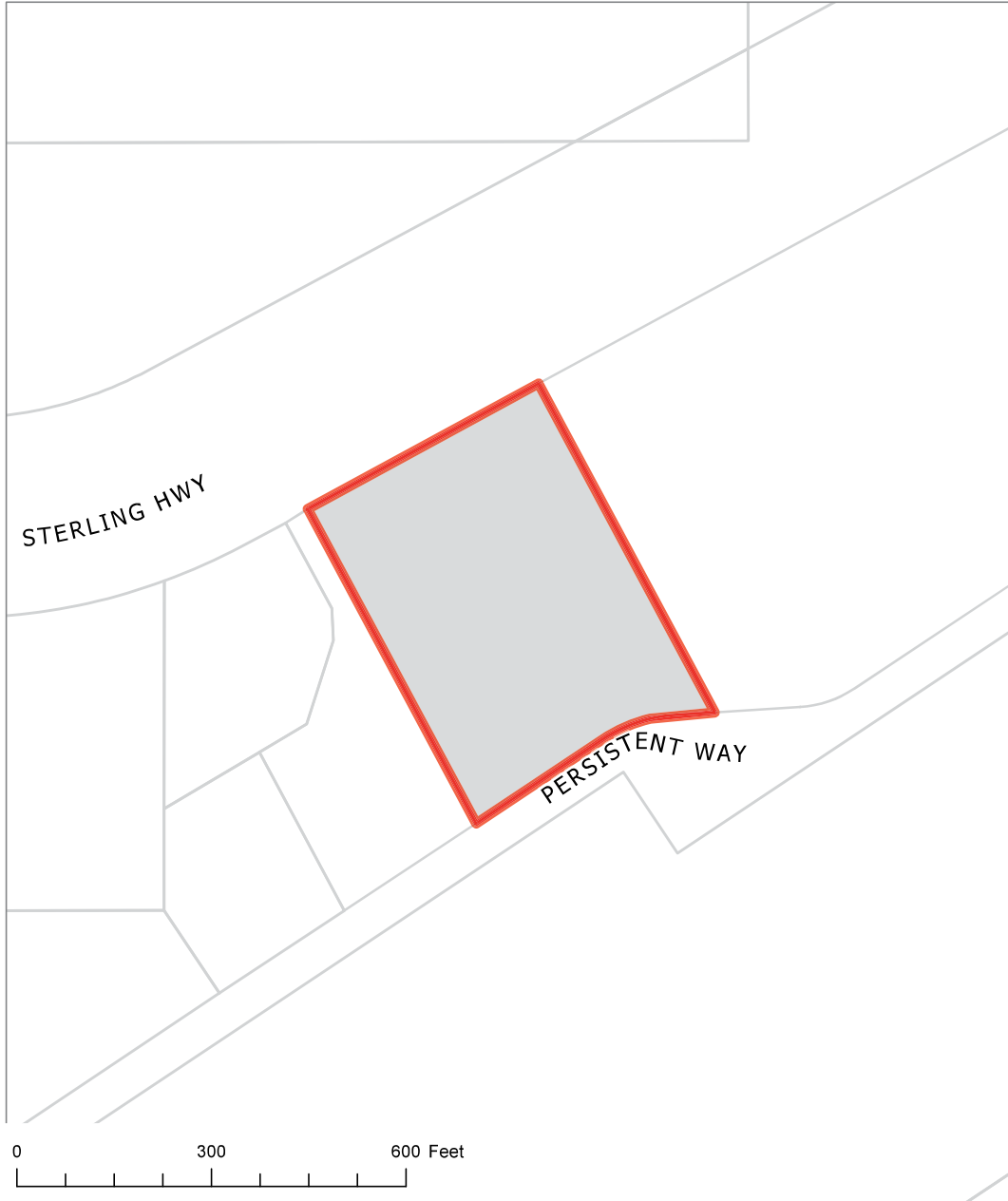


## **E. NEW BUSINESS**

- 5. Quartz Creek Subdivision Wilkes Addition; KPB File 2024-053  
Edge Survey & Design, LLC / Wilkes  
Location: Sterling Highway & Persistent Way  
Cooper Landing Area / Cooper Landing APC**



KPB File 2024-053  
T 05N R 03W SEC 36  
Cooper Landing

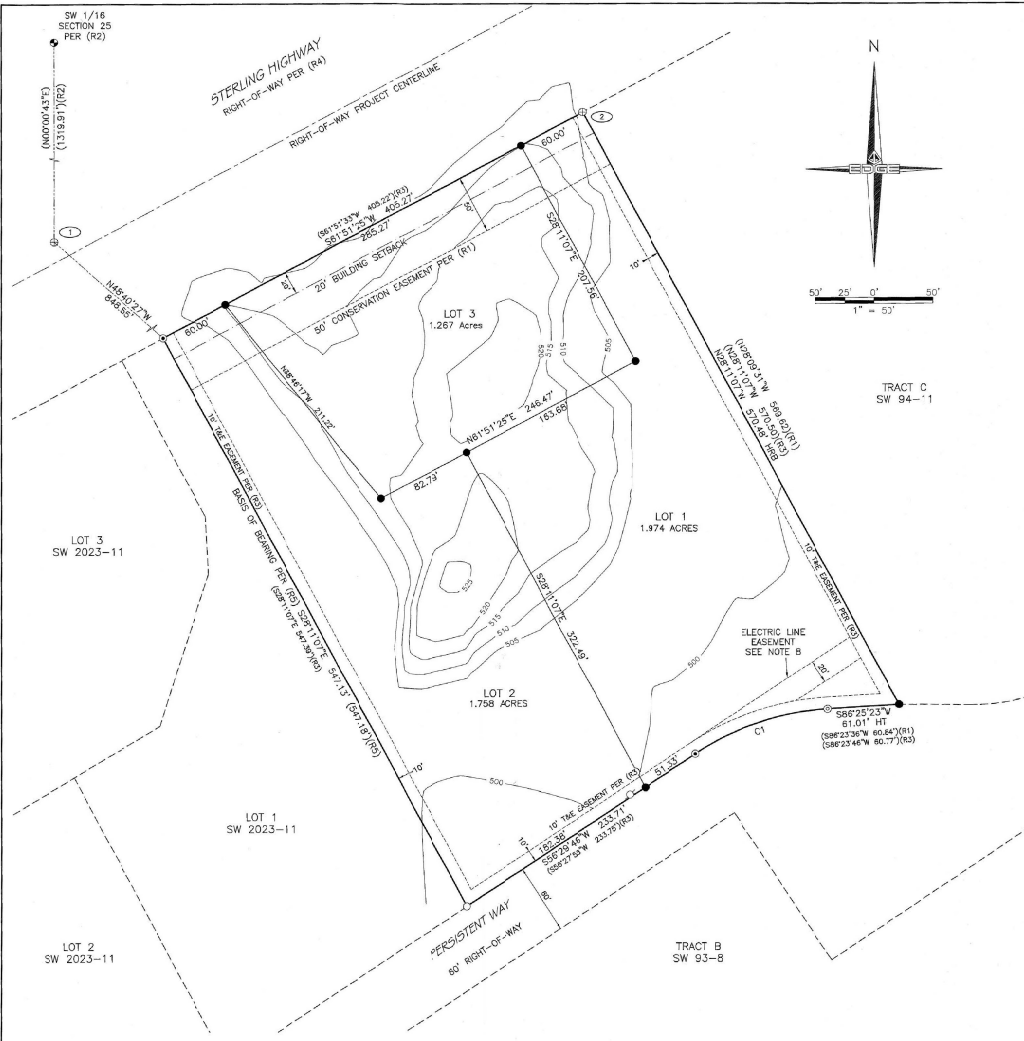
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



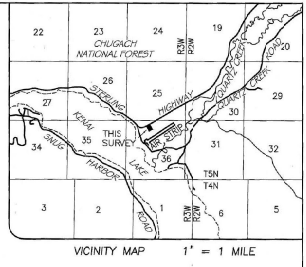


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





- NOTES
- A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - 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.
  - NO DIRECT ACCESS TO STATE MAINTAINED ROWS PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
  - THESE PARCELS SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USIS THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 801, DATED AUGUST 16, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1958; PUBLIC LAND ORDER NO. 1013, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2885, DATED OCTOBER 6, 1951; AMENDMENT NO. 1 THEREOF, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THEREOF, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
  - THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT VITIATING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED IN AN INSTRUMENT, RECORDED AUGUST 21, 2006 AS VOL/IME/PAGE: 100/69, SEWARD RECORDING DISTRICT. RELEASE OF DEED RESTRICTIONS RECORDED SEPTEMBER 6, 2022, SERIAL NO. 2022-000829-0, SEWARD RECORDING DISTRICT.
  - THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT VITIATING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604 (C), AS CONTAINED IN AN INSTRUMENT, RECORDED OCTOBER 7, 2006, SEWARD RECORDING DISTRICT.
  - THESE PARCELS SUBJECT TO AN EASEMENT, GRANTED TO CHUGACH ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED JULY 21, 2006 WITH SERIAL NO. 2006-01048-0-0, SEWARD RECORDING DISTRICT. RELEASE OF RIGHT OF WAY RECORDED OCTOBER 19, 2022, SERIAL NO. 2022-01084-0.
  - THESE PARCELS SUBJECT TO AN EASEMENT, GRANTED TO CHUGACH ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED AUGUST 22, 2022 WITH SERIAL NO. 2022-000853-0, SEWARD RECORDING DISTRICT.
  - THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
  - NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.
  - WASTEWATER DISPOSAL, SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONTINUED 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 PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREA TO THE KENAI PENINSULA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ONE RAY WILKES DATE  
 PO BOX 871  
 COOPER LANDING, AK 99572

NOTARY ACKNOWLEDGEMENT  
 FOR: ONE RAY WILKES  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 NOTARY PUBLIC SIGNATURE

ENGINEER	LICENSE #	DATE

LEGEND

⊕	FOUND PRIMARY MONUMENT AS REFERENCED	---	SUBDIVISION BOUNDARY
⊕	RECORD PRIMARY MONUMENT AS SHOWN	---	INTERIOR LOT LINE
⊕	FOUND SECONDARY MONUMENT	---	ADJACENT PROPERTY LINE
⊕	YELLOW PLASTIC CAP STAMPED COPPER & CO. LS-5733	---	EASEMENT
⊕	FOUND SECONDARY MONUMENT	---	SETBACK
⊕	2" ALUMINUM CAP STAMPED MCCLANE 1994	---	CENTERLINE
⊕	FOUND SECONDARY MONUMENT - REBAR	---	MONUMENT TIE LINE
●	SET SECONDARY MONUMENT	OA	OVERALL
●	5/8" x 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY-13022-2024	HRB	HELD RECORD BEARING
T&E	TELEPHONE AND ELECTRIC	HT	HELD TANGENT

- REFERENCES
- (R1) PLAT 94-11, QUARTZ CREEK SUBDIVISION, SEWARD RECORDING DISTRICT
  - (R2) PLAT 2005-10, ASLS 2003-2, SEWARD RECORDING DISTRICT
  - (R3) PLAT 2005-14, QUARTZ CREEK SUBDIVISION JAMES ADDITION, SEWARD RECORDING DISTRICT
  - (R4) PLAT 2020-3, STATE OF ALASKA, DOT RIGHT-OF-WAY BASE MAP, SEWARD RECORDING DISTRICT
  - (R5) PLAT 2023-11, QUARTZ CREEK SUBDIVISION 2023 ADDITION, SEWARD RECORDING DISTRICT

CURVE TABLE

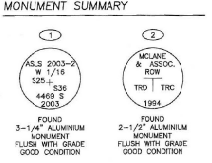
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CI	120.13	230.00'	29°55'37"	S71°27'35"W	118.77'
CI (R1)	129.43	230.00'	30°00'00"	S71°23'39"W	119.06'
CI (R2)	120.43	230.00'	29°57'46"	S71°23'54"W	119.08'

SURVEYOR CERTIFICATE  
 I, MARK AIMO NETTI 13022-S, 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 OR UNDER MY DIRECT SUPERVISION, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



MARY A. AIMO NETTI  
 AKPS 13022

PLAT APPROVAL  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 10, 2024.  
 KENAI PENINSULA BOROUGH  
 AUTHORIZED OFFICIAL



PRELIMINARY PLAT

KPB 2024-053

C:\Users\mason\Documents\1\active jobs\2024 04 13\13-05-2024 Quarts Wilkes SD\Drawn\01-2024 MELOS 5/15/2024 2:11:30 PM



AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT  
QUARTZ CREEK SUBDIVISION WILKES ADDITION**

<b>KPB File No.</b>	2024-053
<b>Plat Committee Meeting:</b>	June 10, 2024
<b>Applicant / Owner:</b>	Onie Ray Wilkes / Cooper Landing, AK
<b>Surveyor:</b>	Jason Young / Edge Surveying and Design, LLC
<b>General Location:</b>	Sterling Highway, Persistent Way, Cooper Landing, Cooper Landing APC

<b>Parent Parcel No.:</b>	119-124-21
<b>Legal Description:</b>	Tract D-2 Quartz Creek Subdivision James Addition SW 2005-14
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 4.999-acre parcel into three lots that will be 1.267, 1.758 and 1.974 acres.

**Location and Legal Access (existing and proposed):**

The proposed subdivision is in the Cooper Landing area near mile 45 of state maintained Sterling Highway. The parent lot currently has one access to the Sterling Highway. The access provides an entry point to a structure within the center of the front of the property that will be located on proposed Lot 3. The access is also entry off the Sterling Highway to proposed Lot 1, as the access appears to be split at the right-of-way by the lots. Proposed Lots 1 and 2 also have access from Persistent Way on the back side, which is currently undeveloped.

The plat is not affected by a section line easement and is not proposing a vacation or dedication.

The block exceeds allowable lengths. The Sterling Highway, Quartz Creek Road, and Persistent Way define the closed block. The block length along the Sterling Highway and Persistent Way are approximately 2,500 feet. KPB Code requires blocks be under 1,320 feet. To the east, a subdivision has been approved that will provide a frontage right-of-way that will provide connections to the Sterling Highway. In order to make the block compliant, a dedication would be required along the eastern boundary of the proposed plat to provide a connection from the Sterling Highway to Persistent Way. Due to the State of Alaska DOT's efforts to control and minimize intersections and entrances to the highway, **staff recommends the plat committee concur an exception is not required nor a dedication unless requested by State of Alaska DOT.**

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: Permitting for Sterling Hwy access permitting is managed by AK DOT. No other RSA comments or objections
SOA DOT comments	

**Site Investigation:**

There are structures located on the property that when this plat is complete will be located on proposed Lot 3, in the front of the plat. No other structures appear to be on the property at this time.

There are steep areas indicated by the contours shown on the drawing but they are not called out. **Staff recommends** prior to submittal of the final plat the contours be removed and the steep areas over 20% be noted on the drawing.

The KPB River Center review did not identify the area to be in a FEMA Flood hazard area and no wetlands appear to be on located on the property per the KPB GIS data. The property is not identified in a habitat protection district either.

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 NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	

**Staff Analysis**

The preliminary plat is for property originally subdivided in Alaska State Land Survey 99-22, SW 93-8. Tract A was created by that plat and was divided further by Quartz Creek Subdivision, SW 94-11, which created Tract D. Quartz Creek Subdivision James Addition, SW 2005-14, subdivided Tract D into D-1 and D-2. The preliminary plat is a further subdivision of Tract D-2.

The property is subject to a 50 foot conservation easement abutting the Sterling Highway. The plat shows the required 20 foot setback which will be within the conservation easement. **Staff recommends the setback remain in case the 50 foot conservation easement was ever terminated but at this time the terms of the conservation easement take precedent to the allowed uses of a setback as defined in KPB Code.** The conservation easement along with a deed restriction were put into place by the Kenai Peninsula Borough prior to the parcel being sold. It appears some of the conservation easement may have been cleared. The status of the conservation easement will need to be verified and if any clearing or use is determined, staff will need to forward the information on to the KPB Code Compliance Officer to determine if the terms of the proposed plat are compliant. **Staff recommends the surveyor verify if any portion of the 50 foot conservation easement has been cleared or has been used.**

A soils report will be required and an engineer will sign the final plat.

Notice of the proposed plat was mailed to the beneficial interest holder on May 17, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

There appears to be a possible encroachment in the southwest corner of the property from the neighboring property. The surveyor was contacted about the issue and it was confirmed that there is no issue and the apparent items are wood piles and construction materials piles that will be moved.

Cooper Landing Advisory Planning Commission minutes for the June 5<sup>th</sup> 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

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



**Utility Easements**

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. In response to the mailings, Chugach Electric has requested a 20' T & E Easement along the front behind the 50' Conservation Easement. All other responses have been answers of no comment. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	This subdivision is not located within HEA's service area. No comments.
ENSTAR	ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments of recommendations.
ACS	
GCI	Approved as shown.
CHUGACH ELECTRIC	Add 20' T & E Easement beyond the 50' Conservation Easement. Approved as corrected.

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  21899 STERLING HWY</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  STERLING HWY, PERSISTENT WAY</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:  21899 STERLING HWY WILL REMAIN WITH STRUCTURE</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
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	<p>Reviewer: Windsor, Heather  Comments: No comment</p>
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Change the KPB to 2024-053  
Add OA to the front overall distance

Steep slopes (20-80%) need shown on drawing.  
Plat Note #7, remove the second “-0” in the third line serial notation.

---

**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.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat’s name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:**
- Change the KPB to 2024-053
  - The parent subdivision complete name is: Quartz Creek Subdivision James Addition, please correct accordingly.
  - Add Alaska after the Seward Recording District in the legal description.
  - ‘Seward Recording District’ is not needed in the lower legal description above the owner’s portion and change “owners” to owner.
- 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 Right-of-way Varies to the large area of Persistent Way ROW.  
To the east is a proposed subdivision nearing completion, surveyor should check recorder office or with staff for information of filing status for final submittal drawing updates for this plat.
- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;
- Staff recommendation:**  
Steep slopes (20-80%) need shown on drawing.
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
- Staff recommendation:**  
Possible encroachment in southwest corner of plat need verification from surveyor

---

**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.

20.30.060. Easements-Requirements.

- D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note. Within the boundaries of an incorporated city, the width and location of utility easements will be determined by the city and affected utility providers.
- Staff recommendation:** The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Grant utility easements requested by the utility providers.**



Front 10' is in a conservation easement and a utility easement will not be needed

---

**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.

20.60.150. Utility easements.

B. The following note shall be shown on the final plat:

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.

**Staff recommendation:** comply with 20.60.150.

Chugach Electric wants a 20' T & E easement added behind 50' Conservation easement.

---

**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), 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: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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 NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

**END OF STAFF REPORT**

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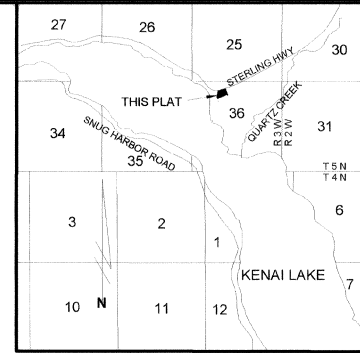


**NOTES:**

1. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
2. Building setback - A building setback of 20 feet is required from all street right of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
3. All notes on this plat and on the original plat of Quartz Creek Subdivision (Plat file # 94-11) will run with and bind the property until charged by the resolution of the appropriate planning commission.
4. Both Tract D-1 and Tract D-2 have existing driveways to the Sterling Highway.
5. All covenants and restrictions of record from the plat of Quartz Creek Subdivision file #94-11 are to be carried forward with this plat (Recorded in Book 102, Page 68, Seward Recording District, Alaska). Additional covenants will be recorded simultaneous with this plat.
6. No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

**LEGEND**

- FOUND ALUMINUM MONUMENT DESCRIBED ON PLAT OF A.S.L.S. 88-30
- FOUND ALUMINUM CAP
- SET 5/8" X 30" REBAR WITH COOPER & CO PLASTIC CAP THIS SURVEY
- ( ) INDICATES RECORD INFORMATION FROM THE PLAT OF QUARTZ CREEK SUBDIVISION, PLAT #94-11 SEWARD RECORDING DISTRICT, ALASKA.
- FOUND SQUARE CONCRETE HIGHWAY MONUMENT
- INDICATES ADJUSTED RECORD INFORMATION FROM QUARTZ CREEK SUBDIVISION, TRACT D WILL NOT CLOSE MATHEMATICALLY SO THE SLIGHT ADJUSTMENT WAS PLACED IN THE WEST PROPERTY LINE AND IN CURVE NUMBER 2.



VICINITY MAP 1" = 1 MILE  
USGS SEWARD B-8 (1951)

**CERTIFICATE of OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent and grant all easements to the use shown.

*Jon James*  
Jon James  
P.O. Box 761  
Cooper Landing, Alaska 99572

**NOTARY'S ACKNOWLEDGEMENT**

For: Jon James  
Subscribed and sworn before me this 28<sup>th</sup> day of Sept., 2005.

*Michael L. Frost*  
Notary Public  
My commission expires 8/26/07

**BENEFICIARY:**

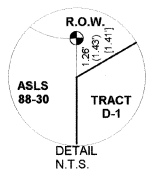
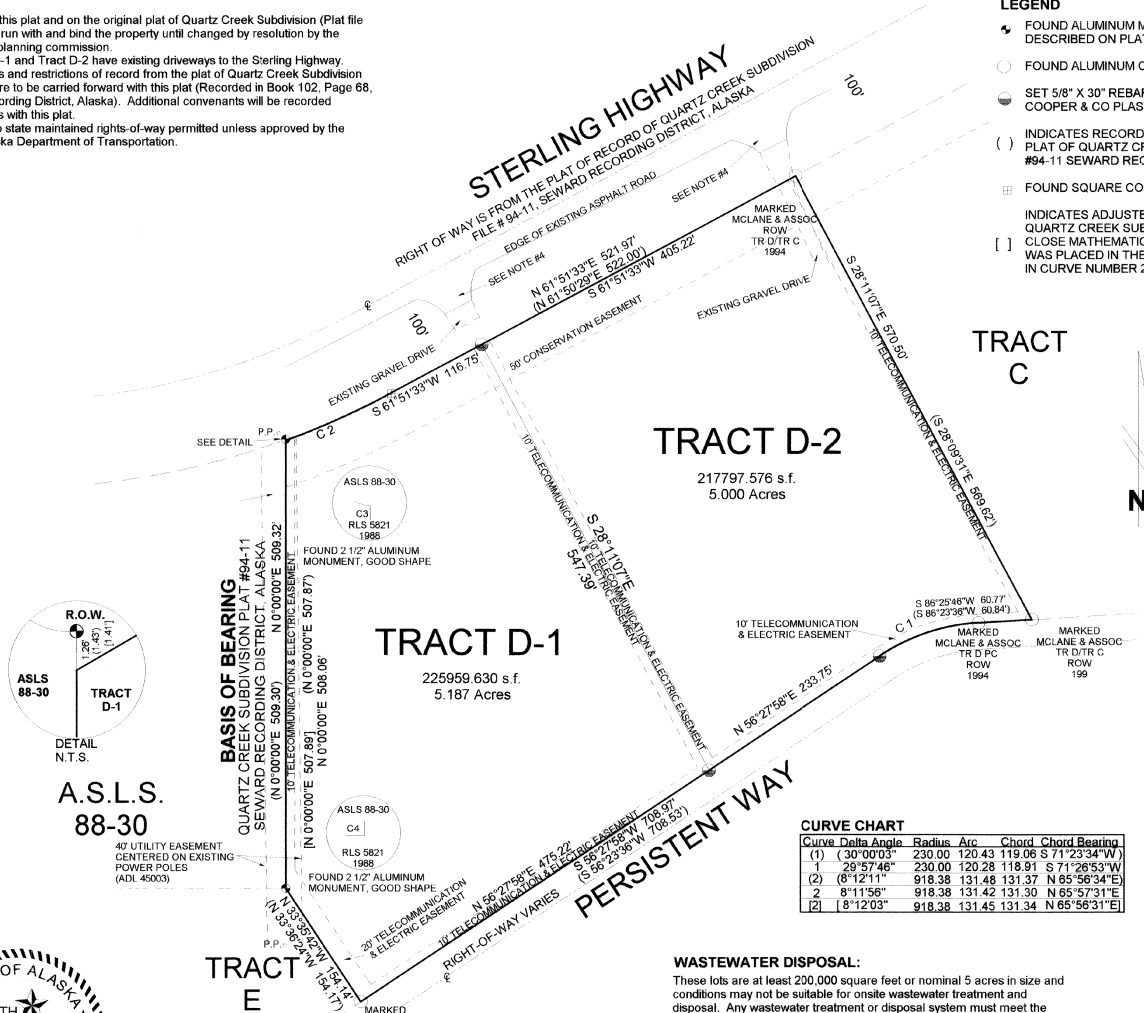
First National Bank of Anchorage  
Soldotna Branch  
44501 Sterling Highway  
Soldotna, Alaska 99572

*Michael L. Frost*  
For: First National Bank of Anchorage  
Title

**NOTARY'S ACKNOWLEDGEMENT**

*Michael L. Frost*  
For: First National Bank of Anchorage  
Subscribed and sworn before me this 28<sup>th</sup> day of Sept., 2005.

*Michael L. Frost*  
Notary Public  
My commission expires 8/26/07



A.S.L.S.  
88-30

40' UTILITY EASEMENT  
CENTERED ON EXISTING  
POWER POLES  
(ADL 45003)



**CERTIFICATE OF SURVEYOR**

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 to the normal standards of practice of land surveyors in the State of Alaska.

Date Sept 27, 2005

COOPER & CO  
LS 5733  
(TYPICAL) SET COOPER & CO  
YELLOW PLASTIC CAP  
ON 5/8" X 30" REBAR THIS SURVEY

**TRACT D-2**  
217797.576 s.f.  
5.000 Acres

**TRACT D-1**  
225959.630 s.f.  
5.187 Acres

**CURVE CHART**

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
(1)	(30°00'03"	230.00	120.43	119.06	S 71°23'34"W
1	29°57'46"	230.00	120.28	118.91	S 71°26'53"W
(2)	8°12'11"	918.38	131.48	131.37	N 65°36'34"E
2	8°11'56"	918.38	131.42	131.30	N 65°57'31"E
(2)	8°12'03"	918.38	131.45	131.34	N 65°56'31"E

**WASTEWATER DISPOSAL:**

These lots are at least 200,000 square feet or nominal 5 acres in size 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.

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission in accordance with Section 20.04.070 Kenai Peninsula Borough Subdivision Regulations.

Date September 30, 2005  
*Wendy J. Gued*  
Borough Official

2005-14  
Seward REC DIST  
Date Oct 7 2005  
Time 12:03 P.  
Requested James  
Address \_\_\_\_\_

PLAT OF  
**QUARTZ CREEK SUBDIVISION**  
**JAMES ADDITION**  
A SUBDIVISION OF TRACT D QUARTZ CREEK SUBDIVISION  
PLAT #94-11 SEWARD RECORDING DISTRICT, ALASKA,  
LOCATED WITHIN THE NORTH 1/2 OF SECTION 36, T5N, R3W,  
SEWARD MERIDIAN, ALASKA, KENAI PENINSULA BOROUGH, ALASKA  
CONTAINING 10.187 ACRES MORE OR LESS.

**COOPER AND COMPANY**  
OFFICE: ANCHORAGE, ALASKA 99501  
(907) 248-1924  
MAILING ADDRESS:  
P.O. BOX 709  
COOPER LANDING, ALASKA 99572  
(907) 595-1924

GRID DRAWN BEC	SCALE FILE 05-04-05	DATE JULY 2005	BOOK XX PAGE XX KPB FILE #2005-197
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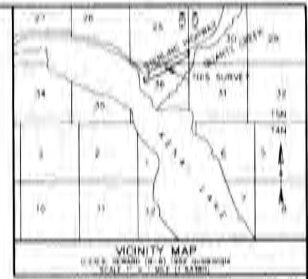
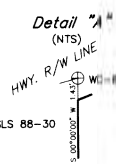


**CURVE TABLE**

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	AREA
C/A Highway	C1	918					
R/W Highway	C2	918					
TRACT C	C3	170					
TRACT D	C4	230					
CL 60' R/W	C5	200					
CL 60' R/W	C6	200					

**LINE TABLE**

LINE	DESCRIPTION	DISTANCE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
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18	...	...
19	...	...
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29	...	...
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89	...	...
90	...	...
91	...	...
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98	...	...
99	...	...
100	...	...

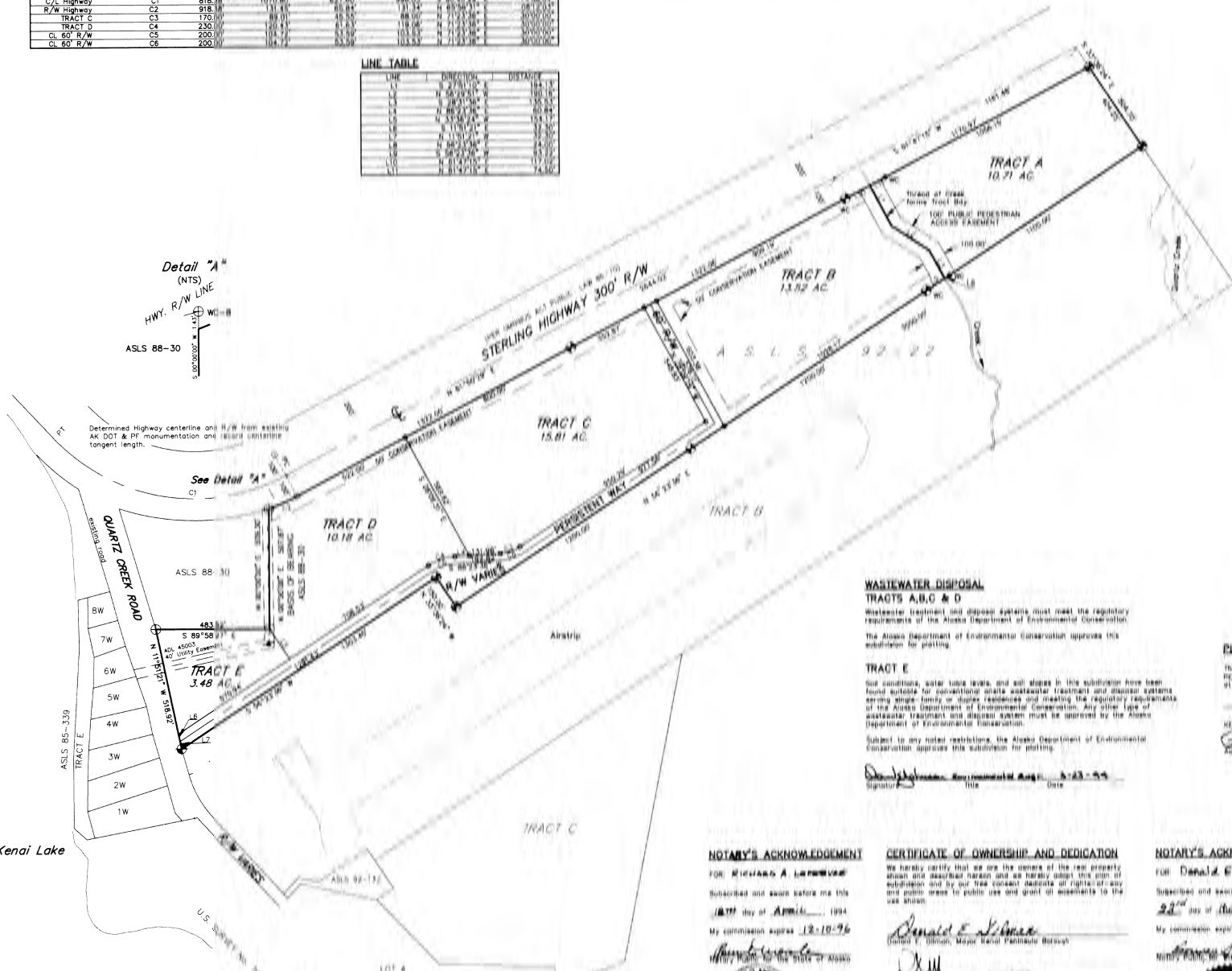


**LEGEND**

- ① PRIMARY MONUMENT RECOVERED THIS SURVEY
- ② SECONDARY MONUMENT RECOVERED THIS SURVEY
- ③ AN 8" x 8" x 4' x 4' CONG. R/W MONUMENT RECOVERED THIS SURVEY
- ④ PRIMARY MONUMENT SET THIS SURVEY
- ⑤ SECONDARY MONUMENT SET THIS SURVEY
- ⑥ 1/2" REBAR WITH PLASTIC CAP

**NOTES**

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.
- 3) No permanent structure shall be constructed or placed within an easement shown, except in accordance with the ability of a utility to use the easement.
- 4) BUILDING SET BACK - A building set back of 20 ft. is required from an street right-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.



**WASTEWATER DISPOSAL TRACTS A, B, C & D**

Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The Alaska Department of Environmental Conservation approves this subdivision for platting.

**TRACT E**

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 Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

*Richard A. Lawrence*  
 Registrar  
 Date: 12-10-96

**PLAT APPROVAL**

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

October 15, 1996  
 HELEN PENINSULA BOROUGH by *[Signature]*  
 Authorized Official



94-11  
 RECORDED  
 SEWARD REC. DIST.  
 25  
 3.34  
 218 800 800  
 Seward at 8000



Kenai Lake

**NOTARY'S ACKNOWLEDGEMENT**

FOR **RICHARD A. LAWRENCE**  
 Subscribed and sworn before me this 10th day of April, 1994.  
 My commission expires 12-10-96  
*[Signature]*  
 Notary Public for the State of Alaska



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the real property shown and described herein and we hereby grant the portion of subdivision and by our free consent dedicate all rights of way and public uses to public use and grant of easements to the use shown.  
*Donald E. Gilman*  
 Donald E. Gilman, Mayor, Kenai Peninsula Borough  
*[Signature]*  
 Donald E. Gilman  
 Director, Division of Land, State of Alaska

**NOTARY'S ACKNOWLEDGEMENT**

for **Donald E. Gilman**  
 Subscribed and sworn before me this 23rd day of March, 1994.  
 My commission expires 12/31/96  
*[Signature]*  
 Notary Public for the State of Alaska



**QUARTZ CREEK SUBDIVISION (A Resubdivision of Tract A ASLS 92-22)**

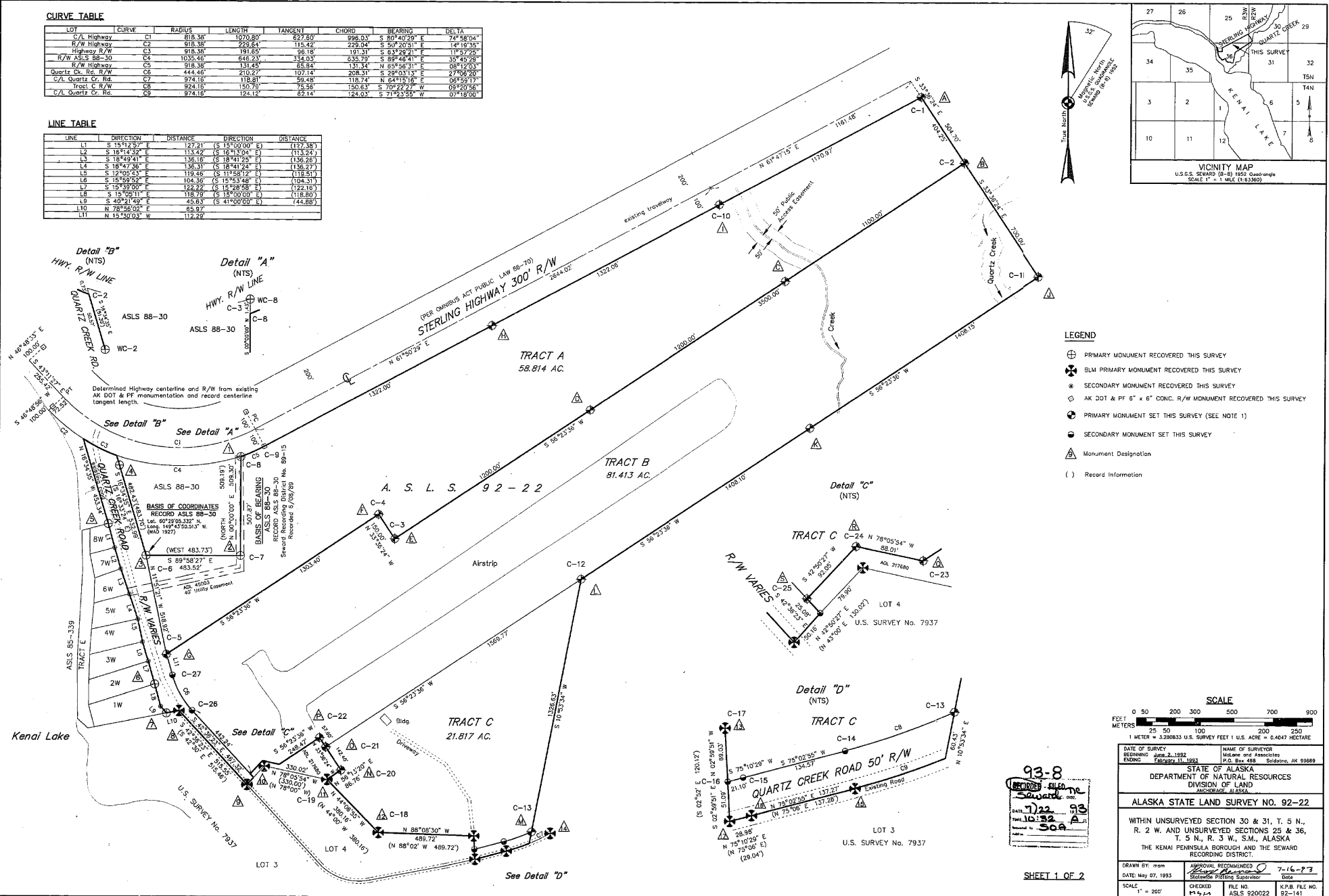
BEARD PENINSULA BOROUGH, OWNER 144 N. Biney Seward, AK 99869		
BEARD AC. W/4, WITH UNSURVEYED SEC. 30, 1, 5, N. R. 1, W. AND UNSURVEYED SEC. 25 & 30, T. 5 N. R. 4 W. S.M. 45, THE KENAI PENINSULA BOROUGH IN SEWARD RECORDING DISTRICT		
Surveyed by: MELAHN & ASSOCIATES P.O. BOX 488 Seward, AK 99869		
Date: Nov. 20, 1993	Book No.: 92-18	Page No.: 93-185
Drawn by: WSM	Scale: 1" = 200'	AK File No.: 93-185

**CURVE TABLE**

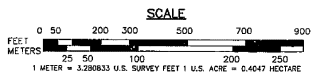
LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
C/L Highway	C1	918.38'	1070.80'	827.80'	996.31'	S 89°40'29" E	74°58'04"
R/W Highway	C2	918.38'	228.84'	115.42'	229.04'	S 50°20'51" E	4°18'35"
Highway R/W	C3	918.38'	191.65'	96.18'	191.31'	S 63°28'21" E	11°57'25"
R/W ASLS 88-30	C4	1035.46'	646.23'	354.03'	635.79'	S 89°48'41" E	3°49'38"
R/W Highway	C5	918.38'	131.45'	65.84'	131.34'	N 65°56'31" E	08°12'03"
Quartz Cr. Rd. R/W	C6	444.46'	210.27'	107.14'	208.31'	S 29°03'13" E	27°06'20"
C/L Quartz Cr. Rd.	C7	974.18'	118.81'	59.48'	118.74'	N 64°13'18" E	08°59'17"
Tract C R/W	C8	924.18'	150.79'	75.39'	150.63'	S 70°22'27" W	09°20'56"
C/L Quartz Cr. Rd.	C9	974.18'	124.12'	62.14'	124.03'	S 71°23'55" W	07°18'00"

**LINE TABLE**

LINE	DIRECTION	DISTANCE	DIRECTION	DISTANCE
L1	S 15°12'37" E	122.21'	(S 15°00'00" E)	(112.38')
L2	S 16°14'32" E	133.42'	(S 16°13'04" E)	(113.24')
L3	S 18°49'41" E	136.16'	(S 18°41'25" E)	(136.26')
L4	S 18°47'36" E	136.31'	(S 18°41'24" E)	(136.27')
L5	S 12°05'23" E	119.48'	(S 11°58'12" E)	(115.51')
L6	S 18°58'52" E	104.38'	(S 15°53'48" E)	(104.31')
L7	S 19°49'00" E	129.22'	(S 15°29'58" E)	(122.16')
L8	S 15°05'11" E	118.79'	(S 15°00'00" E)	(118.80')
L9	S 49°21'59" E	45.63'	(S 41°00'00" E)	(44.88')
L10	N 78°58'02" E	61.97'		
L11	N 15°30'03" W	112.29'		



- LEGEND**
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
  - ⊗ BLM PRIMARY MONUMENT RECOVERED THIS SURVEY
  - ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
  - ⊛ AK DOT & PF 6" x 6" CONC. R/W MONUMENT RECOVERED THIS SURVEY
  - ⊙ PRIMARY MONUMENT SET THIS SURVEY (SEE NOTE 1)
  - ⊙ SECONDARY MONUMENT SET THIS SURVEY
  - △ Monument Designation
  - ( ) Record Information



DATE OF SURVEY: June 2, 1992  
 BEGINNING: 25 50 100 200 250  
 ENDING: 1 METER = 3.28083 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARE

NAME OF SURVEYOR: Melrose and Associates  
 P.O. Box 488, Seldovia, AK 99869

STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF LAND  
 ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 92-22

WITHIN UNSURVEYED SECTION 30 & 31, T. 5 N.,  
 R. 2 W. AND UNSURVEYED SECTIONS 25 & 36,  
 T. 5 N., R. 3 W., S.M., ALASKA  
 THE KENAI PENINSULA BOROUGH AND THE SEWARD  
 RECORDING DISTRICT.

93-8  
 RECORDED - FILED  
 Seward  
 DATE: 7/22/93  
 FILE NO: 30A  
 93

DRAWN BY: msn  
 DATE: May 07, 1993  
 SCALE: 1" = 200'

APPROVAL RECOMMENDED: [Signature]  
 STATEWIDE PLATTING SUPERVISOR  
 DATE: 7-16-93

K.P.B. FILE NO. 92-141

SHEET 1 OF 2

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, the undersigned, hereby certify that I am the Director, Division of Land, and that the State of Alaska is the owner of ASLS 92-22 as shown hereon. I hereby approve this survey and plot for the State of Alaska, and dedicate for public and private use as noted, all easements, public utility areas, and right-of-way as shown and described hereon.

Dated July 14, 1993  
 Division of Land

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 19th day of July, 1993.

For Richard A. Letourneau  
 Notary Public for Alaska  
 My Commission Expires 12-10-96



**APPLICANT CERTIFICATE**

We the undersigned, hereby certify that we are the applicant as shown hereon. We hereby approve this survey and plot.

ADL NO. 201107 TRACT A  
 Authorized Official Kenai Peninsula Borough  
 Date 5-11-93  
 Donald E. Gilman, Mayor

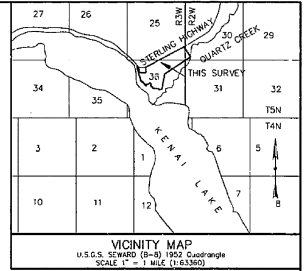
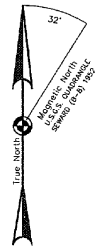
**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 11th day of May, 1993.

For Donald E. Gilman  
 Notary Public for Alaska  
 My Commission Expires Jan. 20, 1997  
 My Commission Expires 1/20/97

**PLANNING APPROVAL**

This plot was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION in accordance with Section 20.04.070 Kenai Peninsula Borough Subdivision Regulations. 5-11-93  
 Date 5-11-93  
 Borough Official Donald E. Gilman



**WASTEWATER DISPOSAL:**

Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

The Alaska Department of the Environment Conservation approves this subdivision for platting.

Name and Title of Alaska Department of Environmental Conservation Approval Official David Anderson EPA II 5/10/93  
 Date

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this 26th day of July, 1993.

For Lowell B. Humphrey  
 Notary Public for Alaska  
 My Commission Expires July 12, 1994



**APPLICANT CERTIFICATE**

We the undersigned, hereby certify that we are the applicant as shown hereon. We hereby approve this survey and plot.

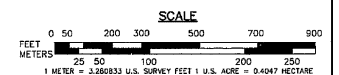
ADL NO. 217882 Tract C  
 ADL NO. 217883 Tract B  
 Authorized Official Kenai Peninsula Borough  
 Date 6-16-93  
 Alaska Department of Transportation and Public Utilities

MONUMENT ACCESSORY TABLE									
CORNER	OBJECT NO.	BEARING	DISTANCE	DESCRIPTION	CORNER	OBJECT NO.	BEARING	DISTANCE	DESCRIPTION
ASLS 92-22 ROW C1 4928-S 1993	△	N 77°52' E S 15°10' W S 85°09' W	40.6' 61.0' 39.1'	12" Spruce 4" Spruce 12" Spruce	ASLS 92-22 ROW C1 4928-S 1993	△	N 00°22' E S 70°31' E S 71°43' W	9.6' 8.1' 18.0'	8" Birch 6" Spruce 8" Birch
ASLS 92-22 ROW C1 4928-S 1993	△	N 00°22' E S 30°45' E N 88°34' W	7.3' 28.0' 19.1'	5" Spruce 6" Spruce 8" Birch	ASLS 92-22 ROW C12 4928-S 1993	△	N 11°27' E S 45°22' E N 88°02' W	19.8' 10.3' 9.1'	6" Spruce 7" Spruce 5" Spruce
ASLS 92-22 ROW C1 4928-S 1993	△	N 50°15' E S 04°34' W N 84°52' W	30.3' 13.3' 6.9'	6" Spruce 5" Spruce 5" Spruce	ASLS 92-22 ROW C13 4928-S 1993	△	S 23°35' E S 66°40' W N 49°11' W	16.5' 59.4' 52.6'	6" Spruce 4" Spruce 12" Birch
ASLS 92-22 ROW C1 4928-S 1993	△	N 25°01' E S 16°52' E N 80°11' W	10.7' 23.8' 23.9'	3" Spruce 12" Birch 6" Spruce	ASLS 92-22 ROW C14 4928-S 1993	△	N 26°47' E S 46°18' W N 45°20' W	15.1' 67.1' 34.4'	3" Spruce 12" Birch 4" Spruce
ASLS 92-22 ROW C1 4928-S 1993	△	N 86°24' E S 10°48' W N 42°27' W	25.6' 23.4' 32.9'	5" Spruce 6" Spruce 7" Spruce	ASLS 92-22 ROW C15 4928-S 1993	△	N 79°50' E S 59°41' W N 04°57' W	39.7' 56.8' 67.0'	6" Spruce 7" Spruce 6" Aspen
ASLS 92-22 ROW C1 4928-S 1993	△	N 25°18' E S 20°20' E N 66°22' W	28.4' 21.6' 19.8'	5" Birch 6" Birch 6" Spruce	ASLS 92-22 ROW C16 4928-S 1993	△	N 79°52' E S 49°40' W N 18°41' W	36.5' 54.1' 24.0'	4" Spruce 4" Birch 4" Birch
ASLS 92-22 ROW C1 4928-S 1993	△	N 22°47' E S 72°35' E S 02°57' W	41.8' 32.1' 16.8'	10" Spruce 8" Spruce 12" Spruce	ASLS 92-22 ROW C17 4928-S 1993	△	N 11°19' E S 50°11' W N 75°12' W	14.4' 50.8' 19.4'	12" Birch 8" Birch 8" Spruce
ASLS 92-22 ROW C1 4928-S 1993	△	S 88°42' E S 29°39' E S 62°22' W	51.6' 19.2' 20.7'	5" Spruce 4" Spruce 12" Birch	ASLS 92-22 ROW C18 4928-S 1993	△	N 39°01' E S 15°05' E N 43°42' W	18.9' 36.0' 13.1'	10" Spruce 12" Spruce 8" Spruce
ASLS 92-22 ROW C1 4928-S 1993	△	N 87°34' E S 09°11' E S 43°54' W	96.2' 56.8' 100.3'	5" Spruce 6" Spruce 8" Spruce	ASLS 92-22 ROW C19 4928-S 1993	△	N 04°50' E S 89°19' E S 15°20' W	26.3' 43.2' 29.5'	3" Spruce 8" Spruce 4" Birch
ASLS 92-22 ROW C1 4928-S 1993	△	N 56°53' E S 39°41' E S 83°39' W	56.6' 5.5' 23.3'	5" Spruce 10" Spruce 4" Poplar					

MONUMENTS RECOVERED									
CORNER	OBJECT NO.	NOTE	BLM	ASLS					
ASLS 88-30 ROW C1 RLS 5321 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				
ASLS 88-30 ROW C4 RLS 5321 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				
ASLS 88-30 ROW C13 RLS 5321 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				
ASLS 88-30 ROW C14 RLS 5321 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				
ASLS 88-339 ROW C1 RLS 5313 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				
ASLS 88-339 ROW C1 RLS 5313 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				
ASLS 88-339 ROW C1 RLS 5313 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				
ASLS 88-339 ROW C1 RLS 5313 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				
ASLS 88-339 ROW C1 RLS 5313 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				
ASLS 88-339 ROW C1 RLS 5313 1988	△	Found monument as described in official record.	BLM L1 49737 1988	△	Found monument as described in official record.				

- NOTES**
- a) This survey was accomplished in accordance with AS 29.65 and MSI 92-22.
  - b) All bearings shown are true as oriented to the basis of bearing and distances shown are reduced to horizontal line distances.
  - c) The accuracy of this survey is greater than 1:5000.
  - d) All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed section line, are subject to a 50 foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 18.10.010.

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this plot represents a survey made by me under my direct supervision, and that the monuments shown herein actually exist as described, and that all dimensions and other details are correct.  
 Date May 2, 1993 Registration Number 4920-S  
Lowell B. Humphrey  
 Registered Land Surveyor



DATE OF SURVEY June 2, 1992 NAME OF SURVEYOR Malone and Associates  
 RECORDING February 11, 1993 P.O. Box 485 Seldovia, AK 99689  
 DIVISION February 11, 1993

STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF LAND RECORDS & ASSESSMENT

ALASKA STATE LAND SURVEY NO. 92-22

WITHIN UNSURVEYED SECTION 30 & 31, T. 5 N., R. 2 W. AND UNSURVEYED SECTIONS 25 & 36, T. 5 N., R. 3 W., S.M., ALASKA THE KENAI PENINSULA BOROUGH AND THE SEWARD RECORDING DISTRICT.

DRAWN BY: mm APPROVAL RECOMMENDED C  
 DATE: May 07, 1993 DATE: 7-16-93  
 SCALE: 1" = 200' CHECKED: mm FILE NO.: ASLS 920022 K.P.S. FILE NO.: 92-141

93-8  
 RECORDED FILE NO. 93  
 7-16-93  
 10:32 A.  
 Seward