



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 2/19/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one unsubdivided parcel into five parcels..

KPB File No. 2024-114R1

Petitioner(s) / Land Owner(s): Christopher S. Freeman and Jason J. Sutton of Howell, MI

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. **Comments should be guided by the requirements of that Ordinance.**

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, March 24, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

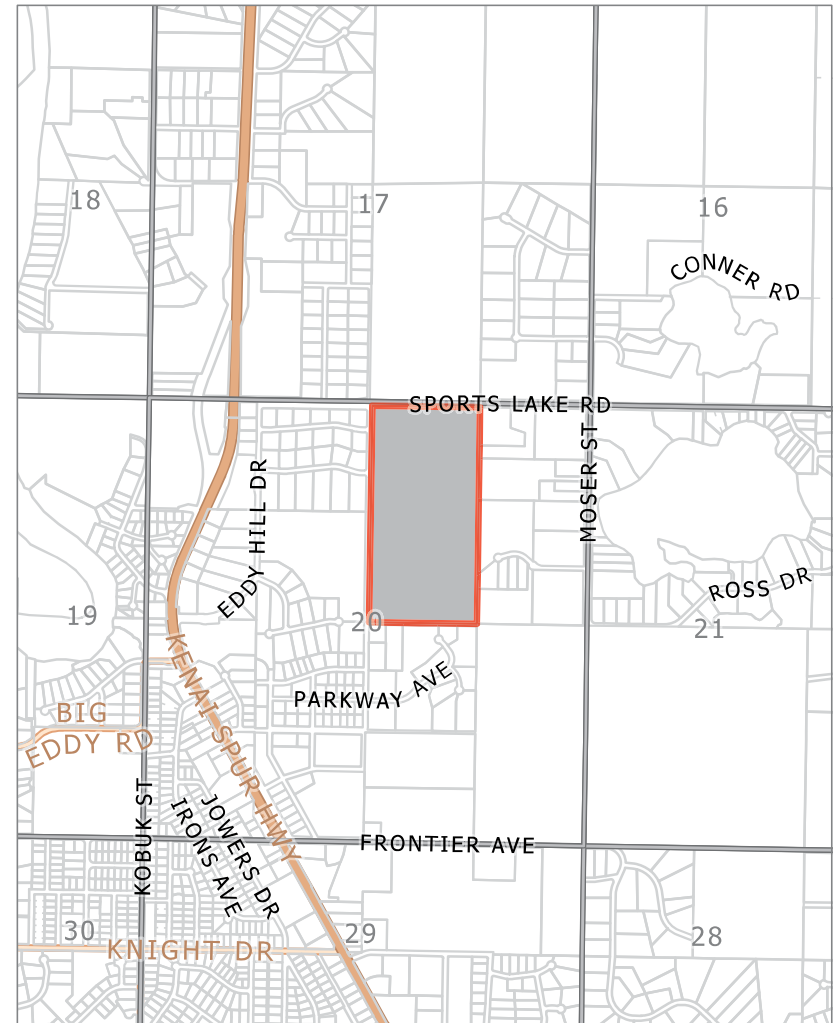
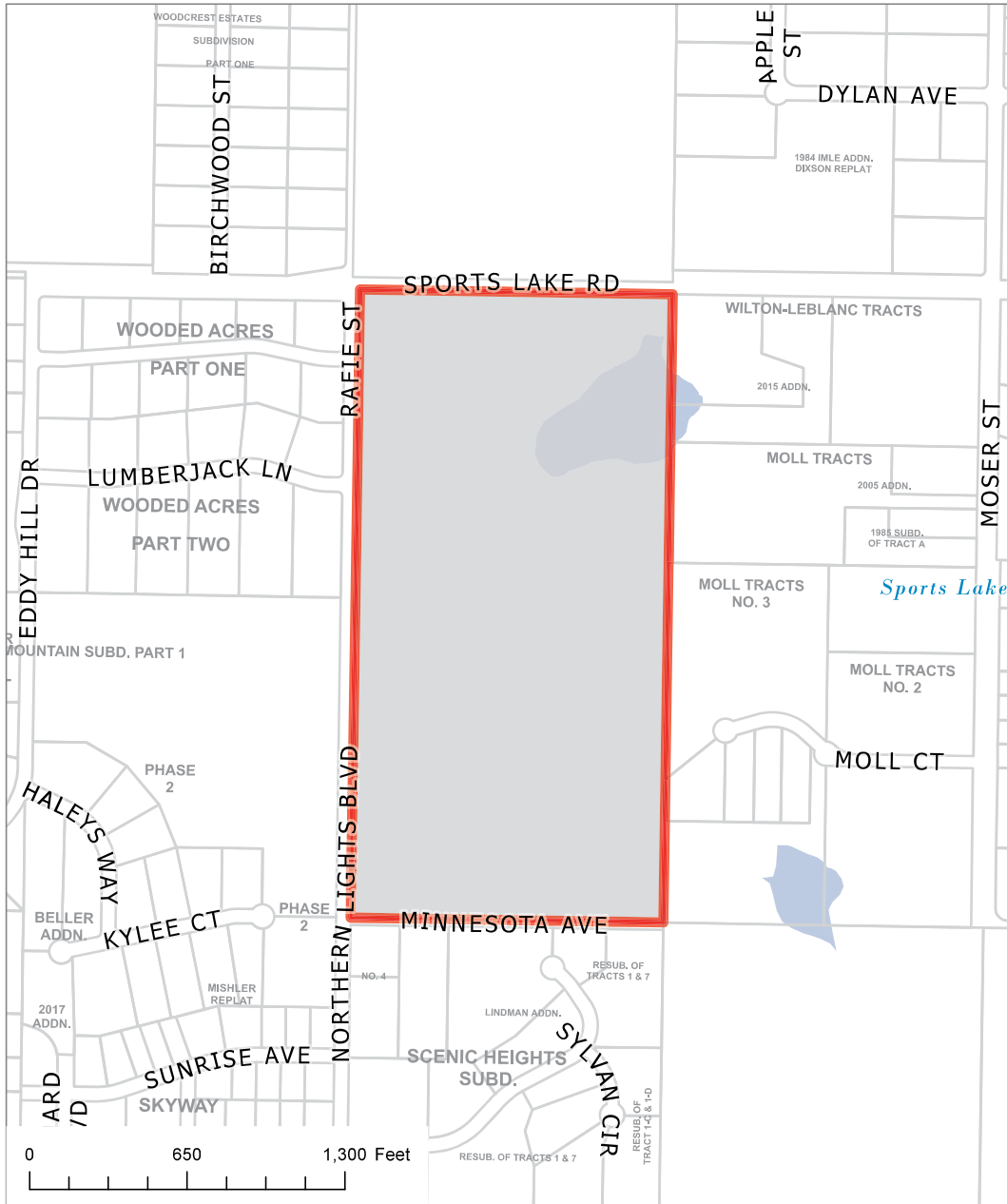
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, March 21, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

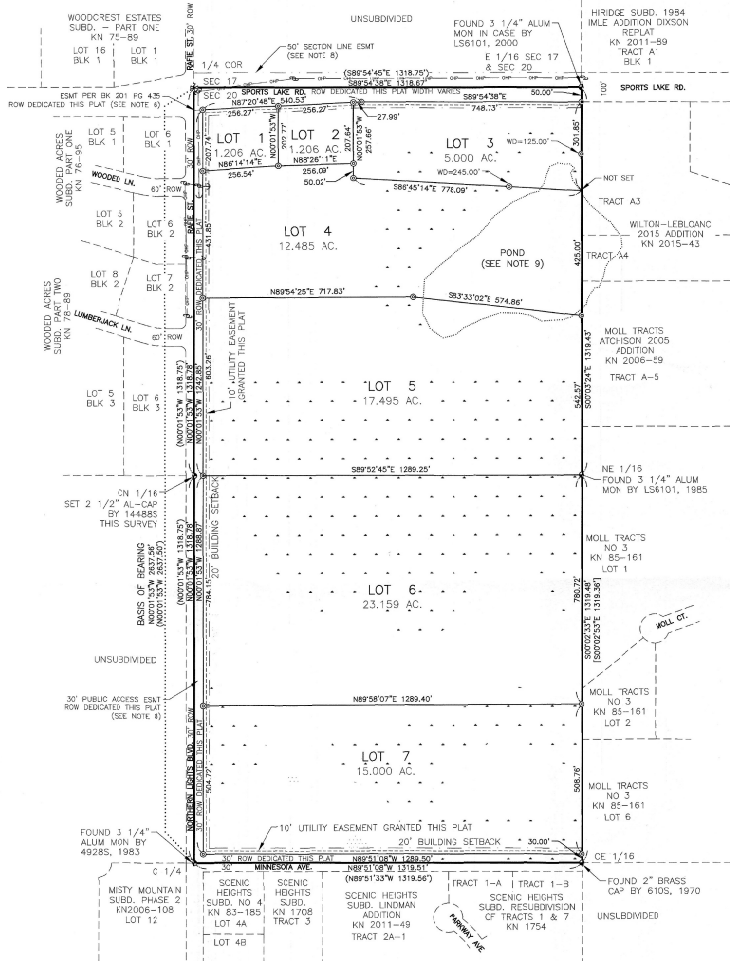
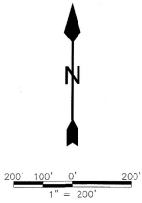
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 3/4/2025



KPB File 2024-114R1  
T 05N R 10W SEC 20  
Ridgeway



**LEGEND**

- FOUND 2 1/2" BRASS CAP MONUMENT GLO 1937
- FOUND/SET MONUMENT AS DESCRIBED
- FOUND 1 1/2" AL-CAP BY LS152, 2004
- SET RPC ON 3/8" x 36" REBAR BY LS14488
- ⊕ POWER POLE
- ⊙ ANCHOR
- WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- ⊘ APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- ( ) RECORD DIMENSIONS PER KN 85-38
- [ ] RECORD DIMENSIONS PER KN 85-161

**KPB 2024-114R1**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR OWN FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHRISTOPHER S. FREEMAN  
6100 W COON LAKE RD  
HOWELL, MI 48843

JASON J. SUTTON  
36760 RAFIE ST  
SOLDOTNA, AK 99669

**NOTARY ACKNOWLEDGMENT**

FOR: CHRISTOPHER S. FREEMAN  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR MICHIGAN  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

FOR: JASON J. SUTTON  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTES**

- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO 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.
- NO ACCESS TO SITE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- 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.
- SUBJECT TO AN EASEMENT FOR PUBLIC USE FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC ROAD, INCLUDING UTILITY FACILITIES GRANTED TO THE KENAI PENINSULA BOROUGH, JANUARY 1, 1983, PER BOOK 2011 PAGE 435, KENAI RECORDING DISTRICT.
- SUBJECT TO 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 NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2865, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERETO, DATED JULY 17, 1932 AND AMENDMENT NO. 2 THERETO DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
- SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010, FURTHER SUBJECT TO A PUBLIC ACCESS ROAD AND UTILITY EASEMENT 30' IN WIDTH ON THE WEST BOUNDARY PER ALASKA PATENT 996, BOOK 57 PAGE 303, KENAI RECORDING DISTRICT.
- SUBJECT TO RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF UNMARKED POND AND ANY QUESTIONS OF RIGHT OF ACCESS TO POND IN THE EVENT SAID SANDS DO NOT IN FACT ABUT THE POND, PER DOCUMENT SERIAL NUMBER: 2006-002166-0, KENAI RECORDING DISTRICT.
- SUBJECT TO A PUBLIC ACCESS ROAD AND UTILITY EASEMENT 30' IN WIDTH ON THE WEST BOUNDARY.
- 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).
- AN EXCEPTION TO KPB 20.30.170, BLOCK LENGTH REQUIREMENTS, WAS GRANTED BY THE PLAT COMMITTEE AT THE MEETING OF NOVEMBER 18, 2024.

**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI 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:

SPORTS LAKE RD, RIGHT-OF-WAY  
RAFIE ST, RIGHT-OF-WAY  
NORTHERN LIGHTS BLVD, RIGHT-OF-WAY

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

AUTHORIZED OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**WASTEWATER DISPOSAL**

LOTS 3, 4 & 5 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.

SOILS TESTING TO BE COMPLETED FOR LOTS 1 & 2

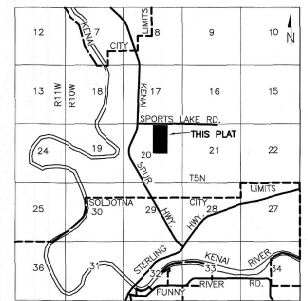
ENGINEER LICENSE # \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 18, 2024.

KENAI PENINSULA BOROUGH

BY: \_\_\_\_\_ AUTHORIZED OFFICIAL



VICINITY MAP 1" = 1 MILE

KPB FILE NUMBER: 2324-14R1

PENINSULA SURVEYING, LLC

10535 KATRINA BOULEVARD, NINILCHIK, AK 99539  
(907)306-7065

PLAT OF  
**SUTTON SUBDIVISION**

A SUBDIVISION OF  
1/2 NE 1/4 T3N R10W SEC 20

LOCATED WITHIN  
W1/2 NE 1/4 SEC 20, T3N, R10W, S.M., ALASKA  
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH  
CONTAINING 79,856 ACRES

OWNERS: CHRISTOPHER S. FREEMAN JASON J. SUTTON  
6100 W COON LAKE RD 36760 RAFIE ST  
HOWELL, MI 48843 SOLDOTNA, AK 99669

SCALE: 1" = 200' DATE: FEBRUARY 18, 2024

DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

