

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

E. NEW BUSINESS

- 5. Sutton Subdivision; KPB File 2024-114R1
Peninsula Surveying / Freeman, Sutton
Location: Sports Lake Rd, Northern Lights Blvd, Rafie St
Ridgeway Area**



ENSTAR Natural Gas Company, LLC

Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

March 12, 2025

Kenai Peninsula Borough, Platting Division
144 North Binkley Street
Soldotna, AK 99669

To whom it may concern:

ENSTAR Natural Gas Company has reviewed preliminary plat **Sutton Subdivision (KPB Case # 2024-114R1)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 5 to serve proposed Lot 4. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line that crosses Lot 5 to serve Lot 4".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

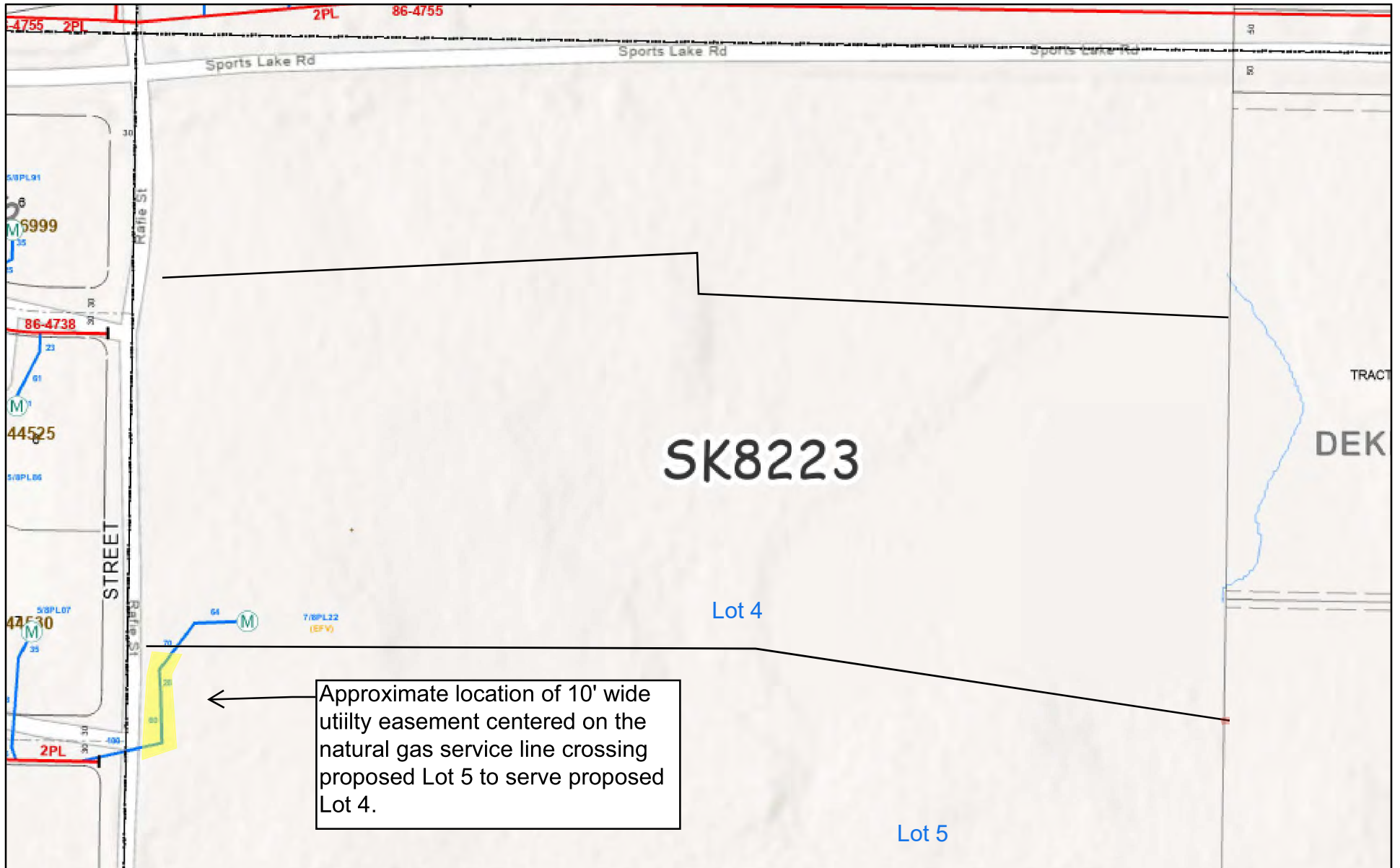
If you have any questions, please feel free to contact me at 907-714-7521 or by email at Skylar.furlong@enstarnaturalgas.com.

Sincerely,

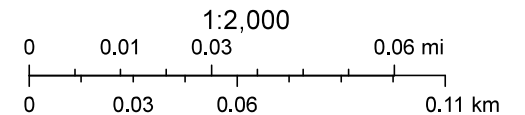
A handwritten signature in blue ink that reads "Skylar Furlong".

Skylar Furlong
Environmental Permitting & Compliance
ENSTAR Natural Gas Company, LLC

ArcGIS Web Map

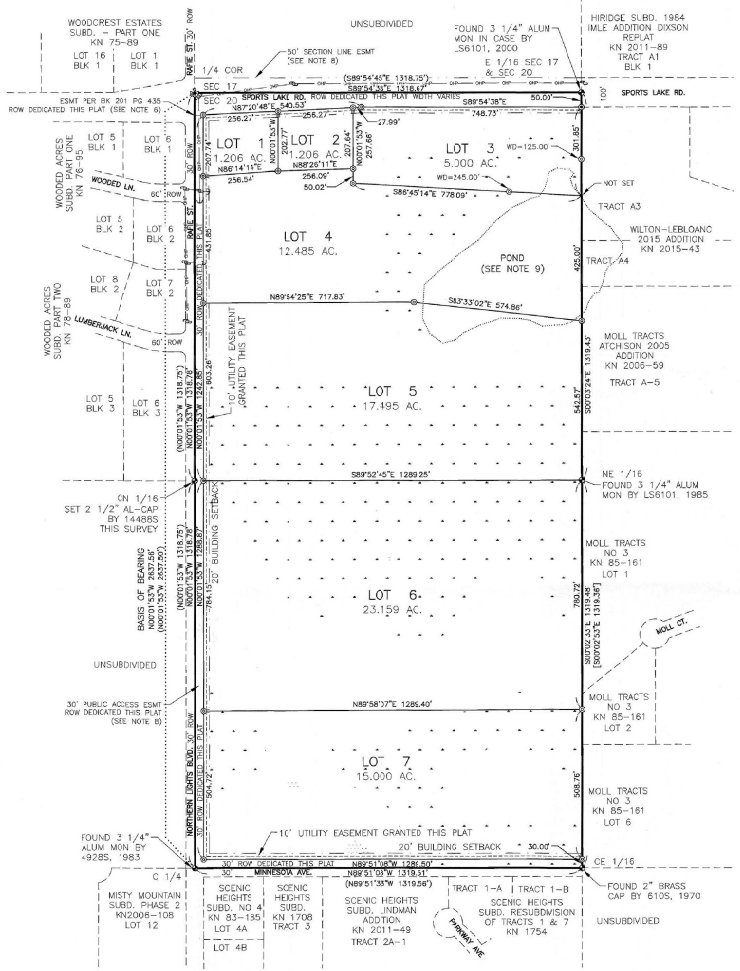
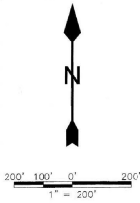


ENSTAR As-Built
3/12/2025
KPB # 2024-114R1



ENSTAR Natural Gas Company, MOA, MSB, KPB, US Government,
ENSTAR Natural Gas Company

ArcGIS Web AppBuilder
ENSTAR Natural Gas Company



LEGEND

<ul style="list-style-type: none"> ● FOUND 2 1/2" BRASS CAP MONUMENT GL0 1937 ○ FOUND/SEC MONUMENT AS DESCRIBED ○ FOUND 1 1/2" AL-CAP BY LS151, 2004 ○ SET RPC ON 5/8" X 36" REBAR BY LS14488 ⊕ POWER POLE → ANCHOR 	<ul style="list-style-type: none"> 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
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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 48842

JASON J SUTTON
36760 RAFFI 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

1. 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.
2. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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.
6. 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 11, 1983, PER BOOK 201 PAGE 435, KENAI RECORDING DISTRICT.
7. 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. 1513, DATED APRIL 7, 1959; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THEREOF, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THEREOF, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
8. SUBJECT TO A ROAD RESERVATION OF 80 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 333, KENAI RECORDING DISTRICT.
9. 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 LANDS DO NOT IN FACT ABUT THE POND, PER DOCUMENT SERIAL NUMBER: 2006-002186-0, KENAI RECORDING DISTRICT.
10. SUBJECT TO A PUBLIC ACCESS ROAD AND UTILITY EASEMENT 30' IN WIDTH ON THE WEST BOUNDARY.
11. 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 4.06).
12. AN EXCEPTION TO KPB 20.30-.70, 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
RAFFI 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 1, 4 & 5 ARE AT LEAST 200,000 SQUARE FEET, AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

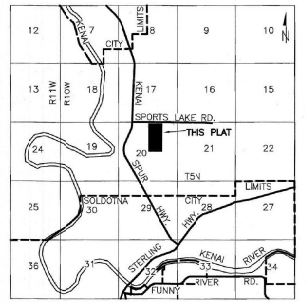
SOILS TESTING TO BE COMPLETED FOR LOTS 1 & 2

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



KPB FILE NUMBER: 2024-114R1

KENAI PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, JUNELIHK, AK 99639
(907)306-7065

PLAT OF
SUTTON SUBDIVISION

A SUBDIVISION OF
V 1/2 NE 1/4 T5N R10W SEC 20

LOCATED WITHIN
W 1/2 NE 1/4 SEC 20, T5N, 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 RAFFI ST
HOWELL, MI 48843 SOLDOTNA, AK 99669

SCALE: 1" = 200'
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

DATE: FEBRUARY 18, 2024