



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

Public notice is hereby given that a preliminary plat was received on 4/9/2026 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 parcel into three parcels.

KPB File No. 2026-032

Petitioner(s) / Land Owner(s): Gregory C Endsley Revocable Trust & Dona H Endsley Revocable Trust of Sterling, AK

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, May 11, 2026**, 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.

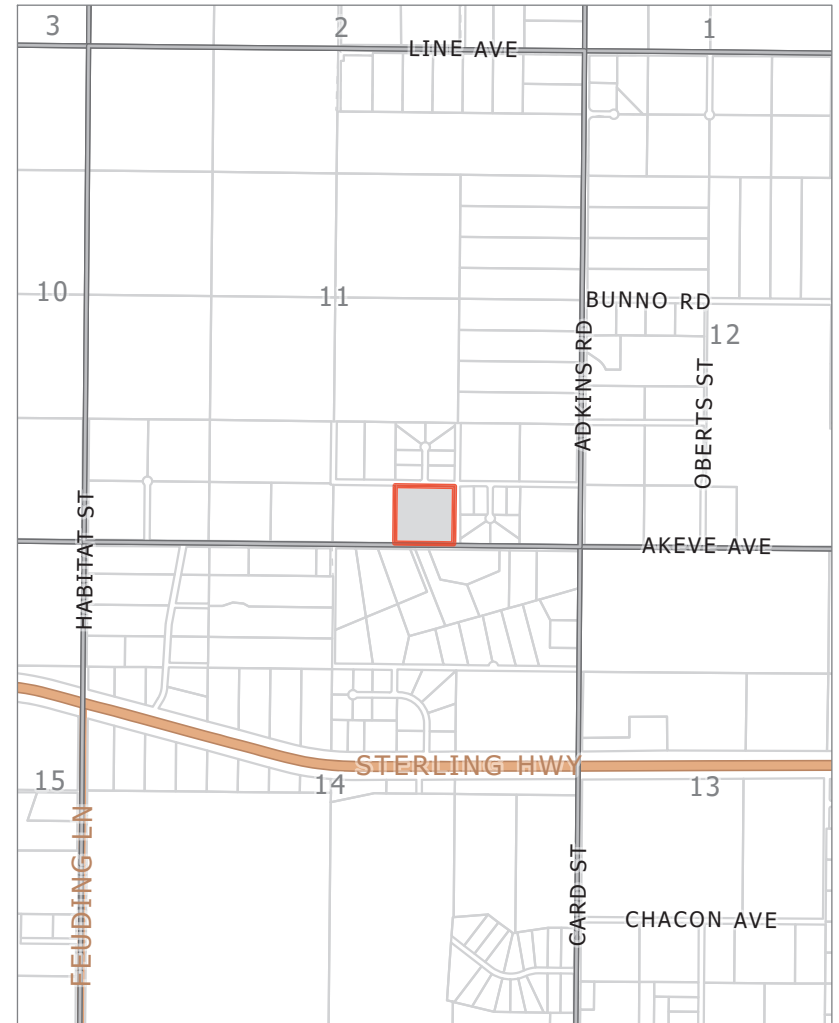
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, May 8, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

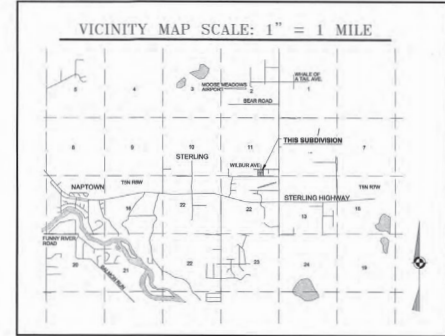
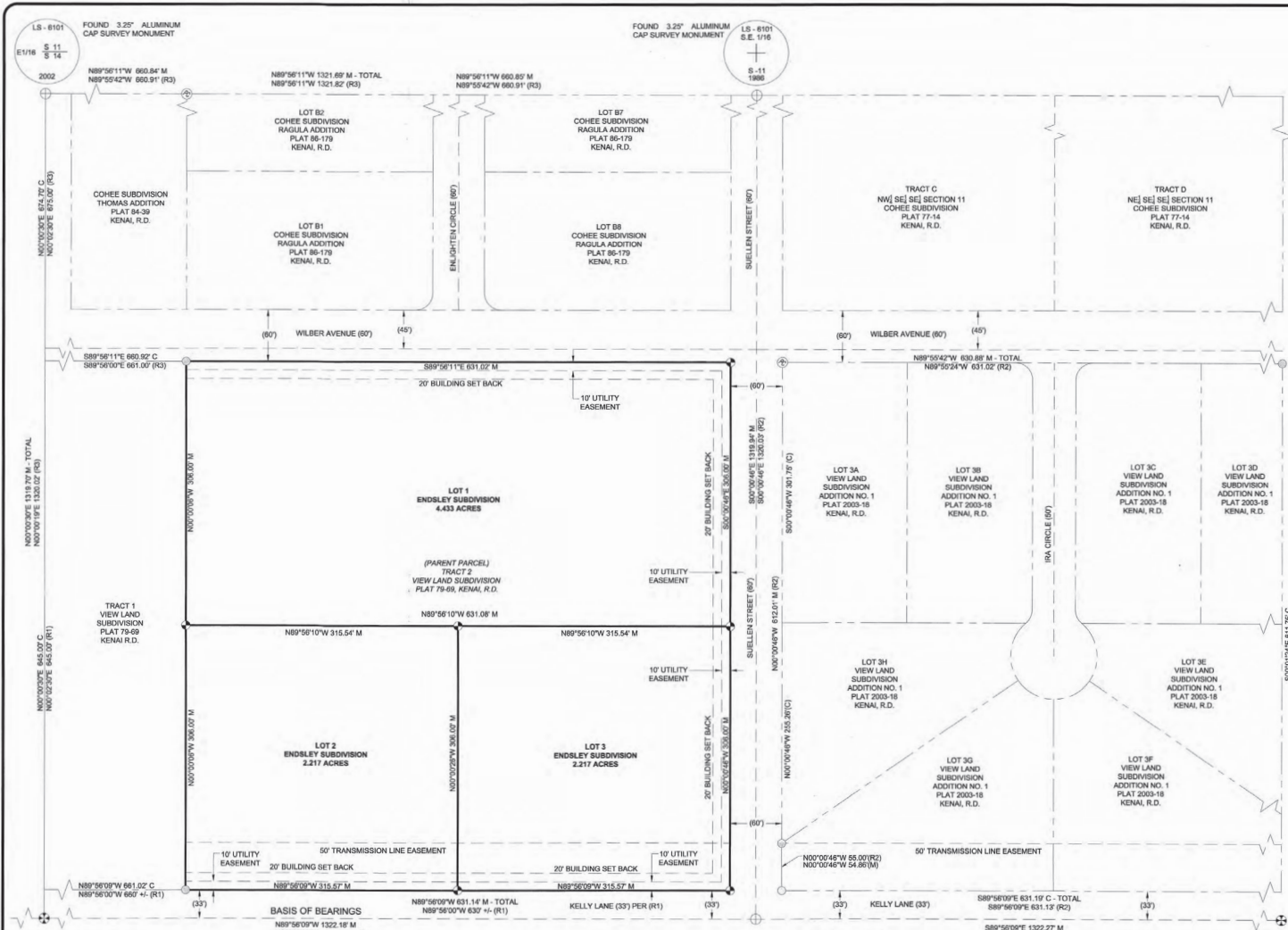
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 4/21/2026



KPB File 2026-032  
T05N R08W SEC11  
Sterling



**LEGEND**

	FOUND 2.5" BLM-GLO BRASS CAP SURVEY MONUMENT AS DETAILED
	FOUND ALUMINUM CAP SURVEY MONUMENT AS DETAILED
	FOUND 1.5" PLASTIC CAP ON 5/8" REBAR, PER (R)
	FOUND 5/8" REBAR, NO CAP
	SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR, LS 131102
	(M) AC. ACRES
	(C) CALCULATED
	(R1) REFERENCED RECORD MAP
	ROW RIGHT OF WAY
	BOUNDARY LINE/PROPERTY LINE
	ADJACENT BOUNDARY LINE/PROPERTY LINE
	20' BUILDING SET BACK LINE
	CENTER LINE OF RIGHT OF WAY/THE LINE
	EASEMENT EXTENTS

- NOTES**
- DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
  - THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
  - ALL BEARINGS SHOWN ARE TRUE BEARINGS OBTAINED TO THE BASIS OF BEARING.
  - ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
  - WASTEWATER DISPOSAL:** THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON THE DATE OF AUGUST 21ST, 1978. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
  - BUILDING SETBACK - A SETBACK OF 30 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHTS-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - THE FRONT 10 FEET ADJACENT TO DEDICATED RIGHTS OF WAYS IS HEREBY DEDICATED THROUGH THIS PLATTING ACTION AS UTILITY EASEMENTS, NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  - ACCEPTANCE OF THIS PLAT BY THE KPB DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
  - THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER 09.20.05.17C.

**SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: \_\_\_\_\_ REGISTRATION NO. 131102  
**KPB SUBMITTAL NO. 1**  
 AARON T. BROWN, PLS, PSM  
 REGISTERED LAND SURVEYOR



**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 OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GREGORY C. ENDSLEY, TRUSTEE  
 P.O. BOX 1063  
 STERLING, ALASKA 99672

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2026.

FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**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 OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DONNA H. ENDSLEY, TRUSTEE  
 P.O. BOX 1063  
 STERLING, ALASKA 99672

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2026.

FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

PLATTING OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**BASIS OF BEARINGS**

THE BEARING NORTH 89°56'09" WEST BETWEEN FOUND MONUMENTS AS SHOWN UPON THAT CERTAIN RECORD MAP, RECORDED AND FILED AS PLAT NUMBER 2003-18, KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

**KPB 2026-032**

- REFERENCES**
- (R1) VIEW LAND SUBDIVISION PLAT 79-69, KENAI, R.D.
  - (R2) VIEW LAND SUBDIVISION ADDITION NO. 1 PLAT 2003-18, KENAI, R.D.
  - (R3) COHEE SUBDIVISION RAGULA ADDITION PLAT 86-179, KENAI, R.D.
  - (R4) BLUE CREEK ESTATES SUBDIVISION PLAT 2005-96, KENAI, R.D.



**ENDSLEY SUBDIVISION**

A SUBDIVISION OF TRACT 2, VIEW LAND SUBDIVISION, RECORDED AS PLAT 79-69, OFFICIAL RECORDS OF THE KENAI PENINSULA BOROUGH AND RECORDED AT THE KENAI RECORDING DISTRICT

CREATING LOT 1, LOT 2, AND 3 ENDSLEY SUBDIVISION CONTAINING 386,225.47 SQUARE FEET OR 8.867 ACRES

LOCATED WITHIN THE SOUTH 1/2 SOUTH 1/2 SOUTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA

OWNERS: GREGORY C. ENDSLEY AND DONNA H. ENDSLEY, CO TRUSTEES OF THE GREGORY C. ENDSLEY REVOCABLE TRUST DATED 08/23/2003, AS AMENDED AND GREGORY C. ENDSLEY AND DONNA H. ENDSLEY, CO-TRUSTEES OF THE DONNA H. ENDSLEY REVOCABLE TRUST DATED MAY 23, 2003 AS AMENDED.

STERLING ALASKA  
 SCALE: 1" = 60'

**VECTOR SURVEYING LLC**

RD BOX 158  
 SOLDOTNA, ALASKA 99689  
 (907) 519-4553

KPB FILE 2026-\_\_\_\_ SHEET 1 OF 1