

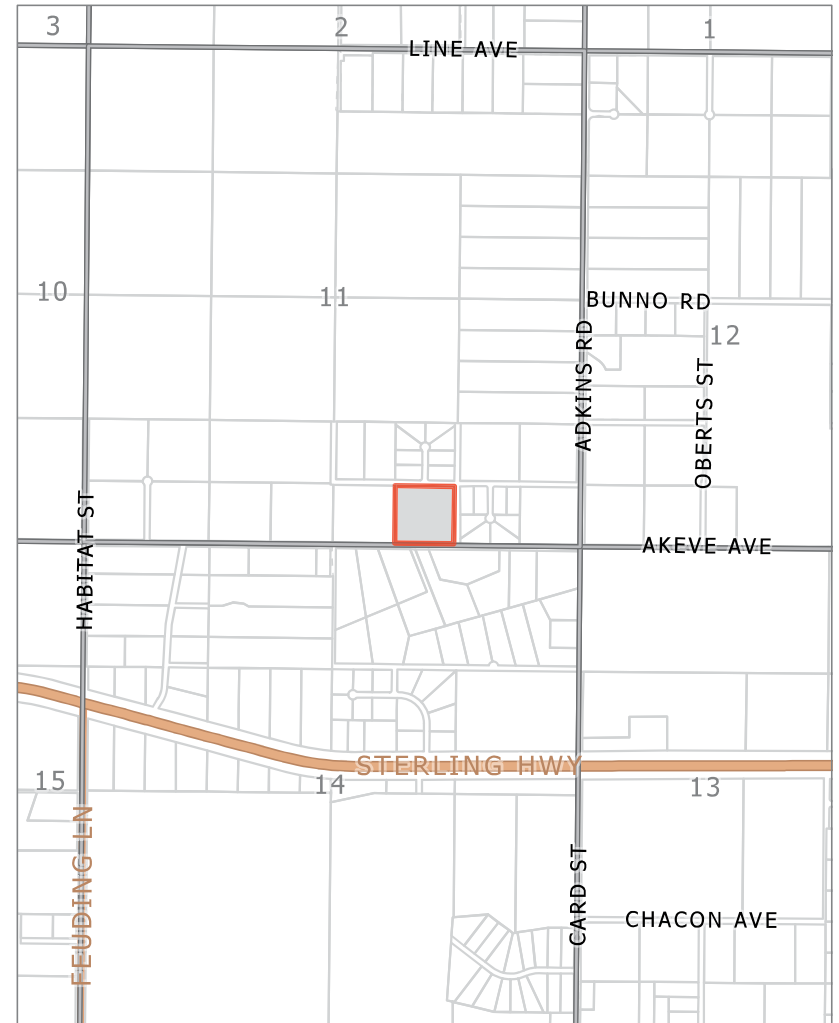
## **E. NEW BUSINESS**

**2. View Land Subdivision Endsley Addition ([Consent Agenda](#))**

**KPB File 2026-032**

**Vector Surveying LLC Magnitude & Direction / Endsley  
Revocable Trusts**

**Location: Wilbur Avenue, SuEllen Street & Canoe Avenue E.  
Sterling Area**

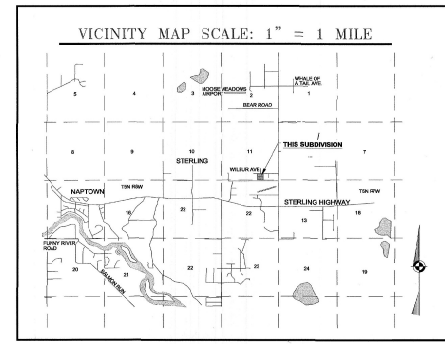
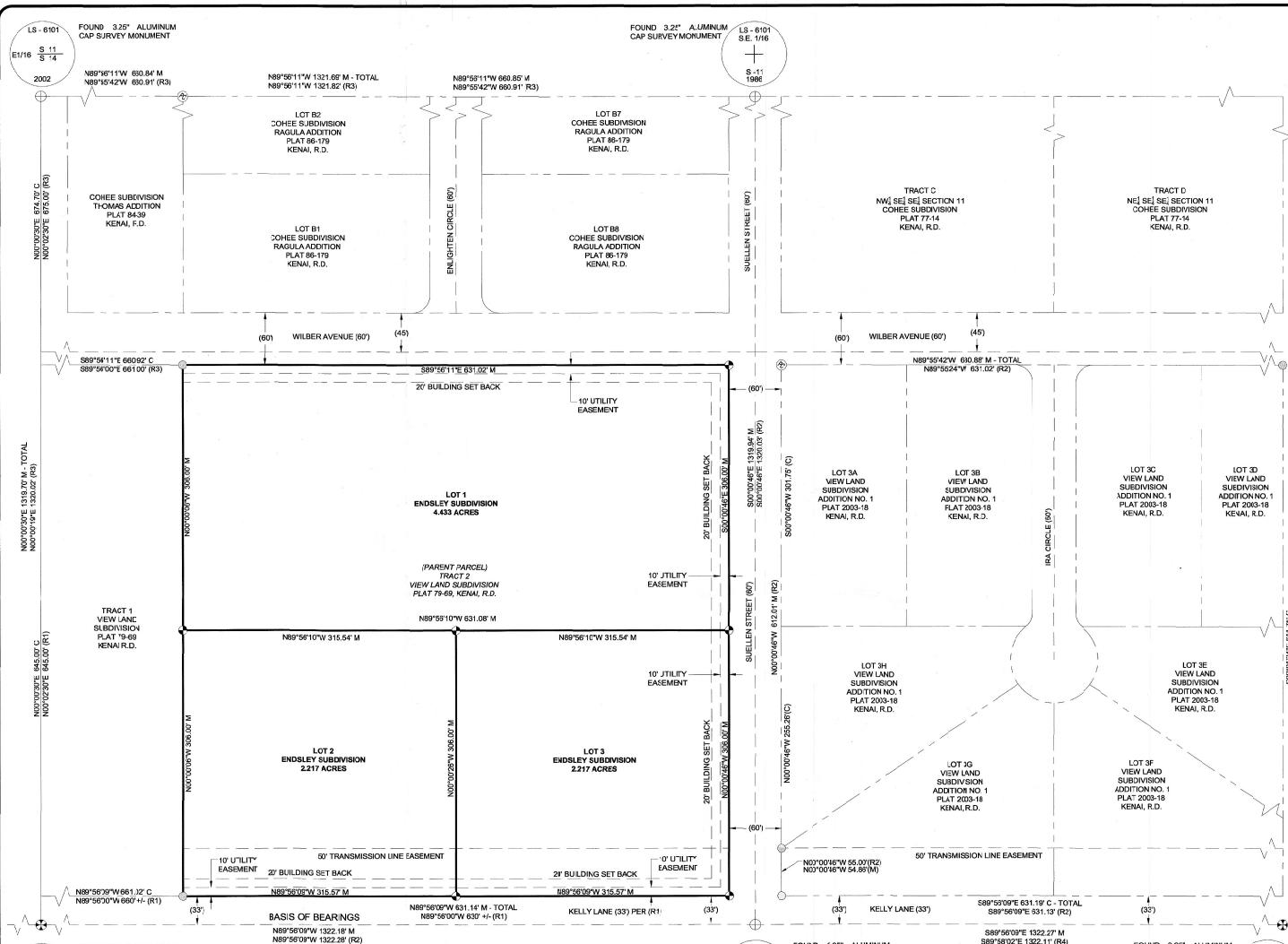


KPB File 2026-032  
T05N R08W SEC11  
Sterling

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.



**LEGEND**

⊕	FOUND 2.5" BLM-GLO BRASS CAP SURVEY MONUMENT AS DETAILED	AC	ACRES
⊙	FOUND ALUMINUM CAP SURVEY MONUMENT AS DETAILED	DOC	DOCUMENT
⊖	FOUND 1.5" PLASTIC CAP ON 5/8" REBAR, PER (R2), (R3)	SLE	SECTION LINE EASEMENT
⊕	FOUND 5/8" REBAR, NO CAP	KPB	KENAI PENINSULA BOROUGH
⊖	SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR, LS 13102		
(M)	MEASURED		
(C)	CALCULATED		
(R)	REFERENCED RECORD MAP		
ROW	RIGHT OF WAY		
---	BOUNDARY LINE/PROPERTY LINE		
---	ADJACENT BOUNDARY LINE/PROPERTY LINE		
---	20' BUILDING SETBACK LINE		
---	CENTER LINE OF RIGHT OF WAY/TITLE LINE		
---	EASEMENT EXTENTS		

- NOTES**
1. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
  2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
  3. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARINGS.
  4. ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
  5. **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.
  6. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHTS-OF-WAYS UNLESS A LESSEE STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  7. 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.
  8. ACCEPTANCE OF THIS PLAN BY THE KPB DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
  9. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.61.13D.

**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**  
 ARNON T. BROWN, P.L.S., P.M.  
 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**

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

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

**BASIS OF BEARINGS**

THE BEARING NORTH 81°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.

**REFERENCES**

(R1) VIEW LAND SUBDIVISION PLAT 79-49, KENAI, R.D.  
 (R2) VIEW LAND SUBDIVISION ADDITION NO. 1, PLAT 2003-18, KENAI, R.D.  
 (R3) COHEE SUBDIVISION RAGULA ADDITION PLAT 96-79, KENAI, R.D.  
 (R4) BLUE CORIEK ESTATES SUBDIVISION PLAT 2005-96, KENAI, R.D.

**KPB 2026-032**



**ENDSLEY SUBDIVISION**

A SUBDIVISION OF TRACT 2, VIEW LAND SUBDIVISION, RECORDED AS PLAT 79-49, 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 SECTION 14, 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 05/23/2003, 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**

PO BOX 98  
 SOLTCTNA ALASKA 99669  
 (907) 619-4553

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

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
VIEW LAND SUBDIVISION**

<b>KPB File No.</b>	2026-032
<b>Plat Committee Meeting:</b>	May 11, 2026
<b>Applicant / Owner:</b>	Gregory & Dona Endsley / Sterling, AK
<b>Surveyor:</b>	Aaron Brown / Vector Surveying
<b>General Location:</b>	Sterling – Atkins & Wilber

<b>Parent Parcel No.:</b>	065-074-04
<b>Legal Description:</b>	T 5N R 8W SEC 11 SEWARD MERIDIAN KN 0790069 VIEW LAND SUB TRACT 2
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 8.867 acre parcel into three lots 2 of size 2.217 acres and 1 of size 4.433 acres.

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

Legal access to the plat is from Wilbur Ave on the north and Canoe Ave E on the south. Both roads are 60' dedications maintained by the Borough. Suellen St, also a 60' dedication runs along the east side of the plat and is currently undeveloped. Wilbur Ave and Canoe Ave E both run out to Adkins St to the east which goes down to the Sterling Highway at milepost 77.

The plat is not vacating any right-of-way.

Viewing the KPB GIS viewer, there are two trails on the plat. One of the trails comes in from the northeast and goes southwest to the south line and stops at the road. The other starts at the point of intersection on the south line from the other trail and heads northwest towards the house on the property then looks to split east and west from the house. **Staff recommends** the surveyor show the trails and any other prominent ones on the drawing and identify if they are public or private trails.

Block length is not compliant and the optimal location for a road to break the block would be at the location of Francis St on the other side of the parcel to the west of this plat. Staff recommends the Plat Committee concur an exception to KPB 20.30.170 Block Length Requirements is not needed at this time.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No comment

**Site Investigation:**

The plat is relatively level across it, with a slight low dip through the middle and higher areas in the northwest and southeast corners.

Noted earlier, there is a house on the property, accessed from Wilbur Ave. North of the house is a pole building and a shed. Per Assessing information, the house was built in 1998, the pole building in 2003 and the shed in 2004.

Once the plat is complete, the structures will be located on Lot 1.

There are no wetlands located on the property. The River Center review identified the plat to be located in a flood hazard area of non-regulatory X-Unshaded Zone. The RC reviewer has recommended the note in KPB 20.30.280.D be added to the plat notes and include with if the FIRM Panel and flood zone. No depiction on the drawing is needed.

The property is not located in a habitat protection district

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Within non-regulatory X-Unshaded Zone, which is an area within minimal flood hazard. No depiction, plat note should be included.</p> <p>Flood Zone: X (unshaded)  Map Panel: 02122C-0395F  In Floodway: False  Floodway Panel:</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 land was originally surveyed as part of the SE1/4 of Section 11, Township 5 North, Range 8 West SM Alaska. View Land Subdivision KN 79-69 divided the S1/2 S1/2 SE1/4 of said Section 11 into four tracts including Tract 2 and four dedications. This platting action will subdivide Tract 2 into three new lots.

Submitted to the Borough first as Endsley Subdivision, the surveyor has indicated the new name will be View Land Subdivision Endsley Addition to comply with KPB 20.25.070.A.1 that the parent plat's name shall be the primary name of the preliminary plat.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

**Utility Easements**

The parent plat grants 5' utility easement along the south and east lines. These are being covered by the new 10' utility easements being granted along the rights-of-way granted by this plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA has provided comments that are included in the packet, concerning locating a line on the west and providing an easement and working with the line on the south to clean up the easement needs. See the comments in the packet for further information. Staff recommends the surveyor perform the recommended locations and work with HEA to provide the necessary easements.

**Utility provider review:**

HEA	See comment in packet.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn          Affected Addresses:          29311 Wilbur Ave</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:          Wilbur Ave, Enlighten Cir, Suellen St, Canoe Ave E</p> <p>Existing Street Name Corrections Needed:          Kelly Ln, should be Canoe Ave E per SN Res 2015-11</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:          29311 Wilbur Ave will remain with lot 1</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 comments</p>

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

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Ad the trust name below the signer's name in both the Certificate of Ownership and Dedication

Add the date of May 11, 2026 to the Plat Approval.

Remove plat note 5 as a new soils report is need since there are three new lots.

Remove plat note 9 as there are no covenants, easements or deed restrictions listed

**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:**  
Modify the KPB File No to 20226-037  
Plat name must include the parent plat name View Land Subdivision. Please incorporate  
Correct the owners name to Dona throughout the title block and Certificate of Ownership and Dedication  
Add the owners mailing address
- 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:**  
Change Kelly Lane on the south to Canoe Ave E  
Correct name of Wilbur Ave on the north  
Note the full ROW on Canoe Ave to the south  
As noted in the legend, please add the rights-of-way to all roads as ##' ROW
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
- Staff recommendation:**  
Add Canoe Ave E and Adkins Rd to the vicinity map
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
- Staff recommendation:**  
Show the trails crossing the parcel, looks to be two, label public or private
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
- Staff recommendation:**  
To the NW, add lot label to parcel.  
To the NE, correct lot label as it is only one parcel above the adjacent subdivision.  
Label the parcels to the south across Canoe Ave E from the plat.  
Lots to the north are identified on the plat as Lot B-1 not B1, please modify the labels
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
- Staff recommendation:**  
Add correct plat name in the lot labels
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
- Staff recommendation:**

In the northwest corner of plat, there appears to be a driveway crossing onto the property then turning west into the adjacent property.

---

**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.

---

**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.

---

**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.

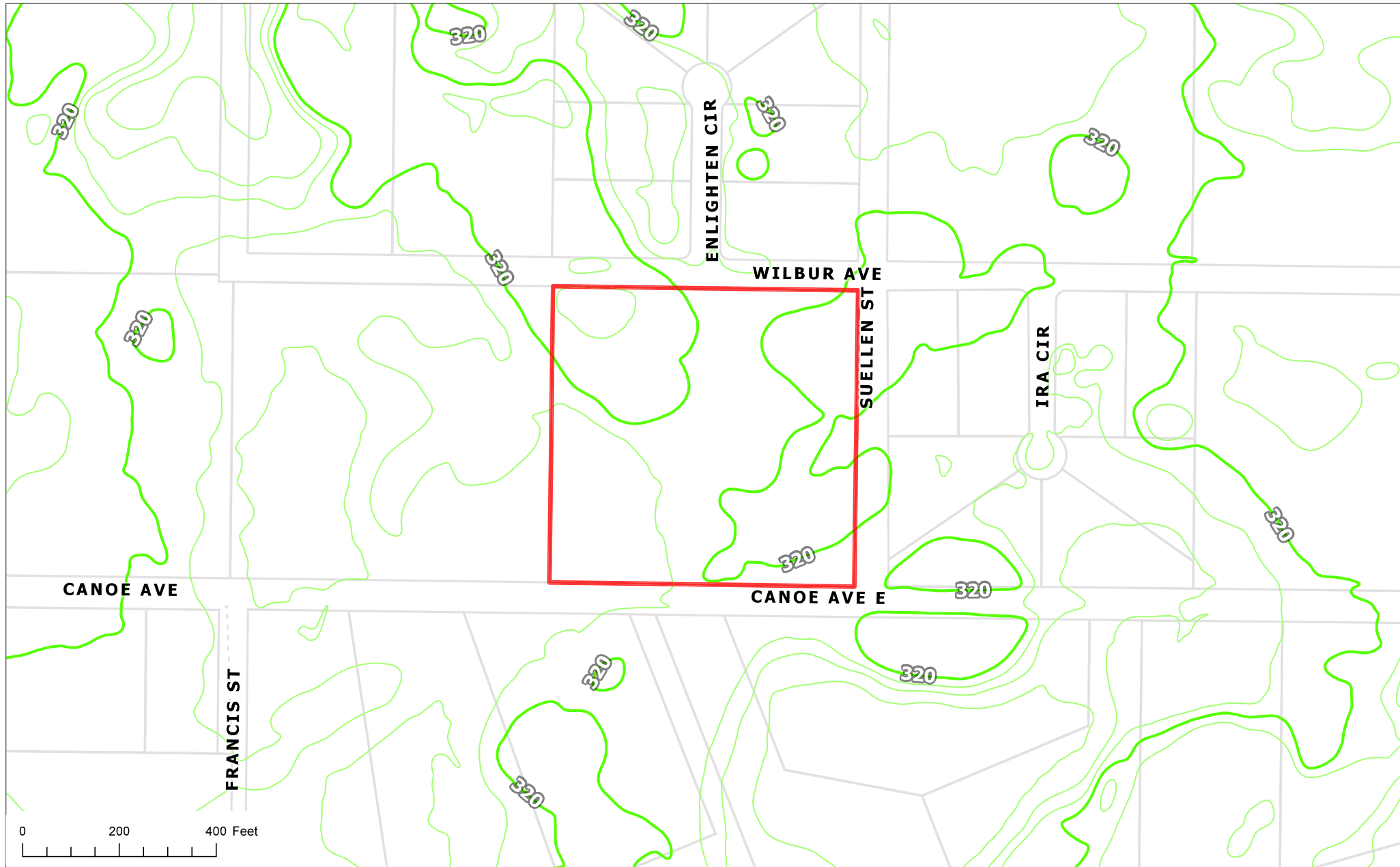
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

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.

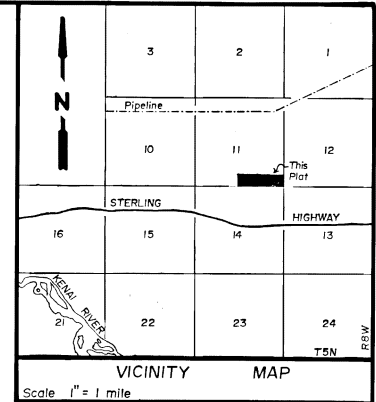
**END OF STAFF REPORT**



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**LEGEND AND NOTES**

All lots are subject to a 20' building setback along all dedicated rights-of-way.

All wastewater disposal systems shall comply with existing law at the time of construction.

No field survey was performed nor were any stakes or monuments found or set.

All bearings and distances refer to the G.L.O. official township plat of T5N, R8W, S.M. Alaska.

All datum of record is shown thus ( ).

This is a paper plat of the S1/2S1/2SE1/4, Sec. 11, T5N, R8W, S.M. Alaska.

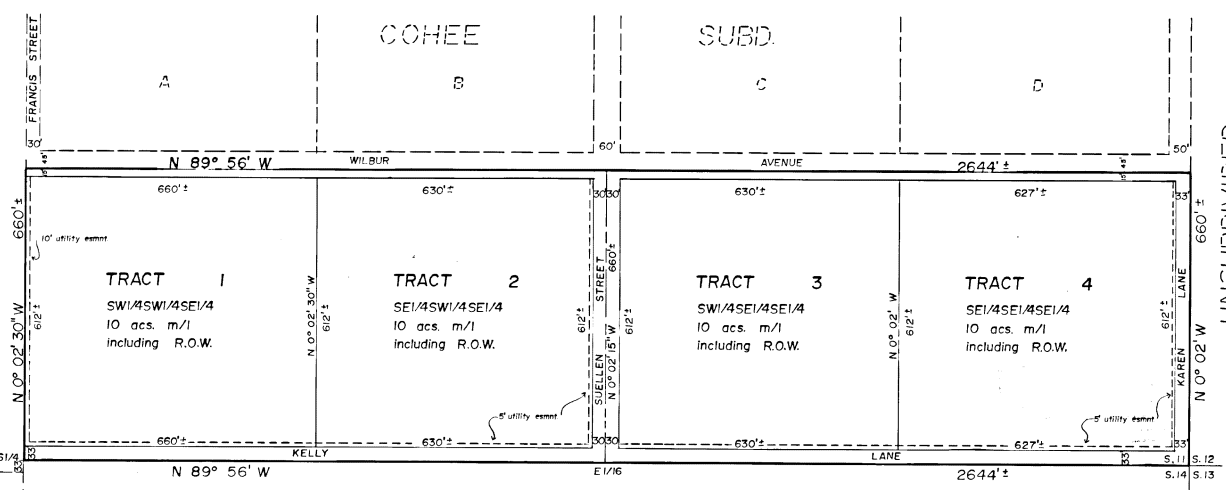


UNSUBDIVIDED

UNSUBDIVIDED

PETALUMA ACRES

UNSUBDIVIDED



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

*Jesse L. Smith* *Carol J. Smith*  
 Jesse L. Smith, Star Route 2, Box 281, Sterling, Alaska 99672  
 Carol J. Smith

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this 30<sup>th</sup> day of August, 1978.

*G. S. Best*  
 Notary Public for Alaska  
 My Commission Expires July 11, 1982



79-69

APPROVED BY: *[Signature]*

DATE: 4-10-79

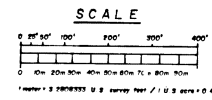
TIME: 11:38 A.M.

Prepared by: *KAB*

**PLAT APPROVAL**

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 21, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH  
 By *Phyllis Waring*

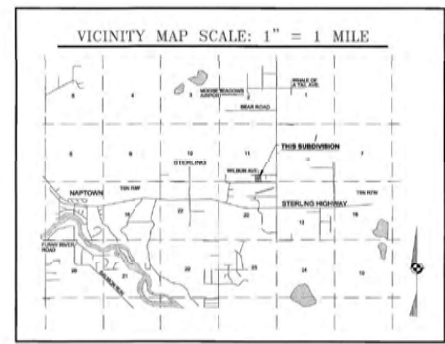
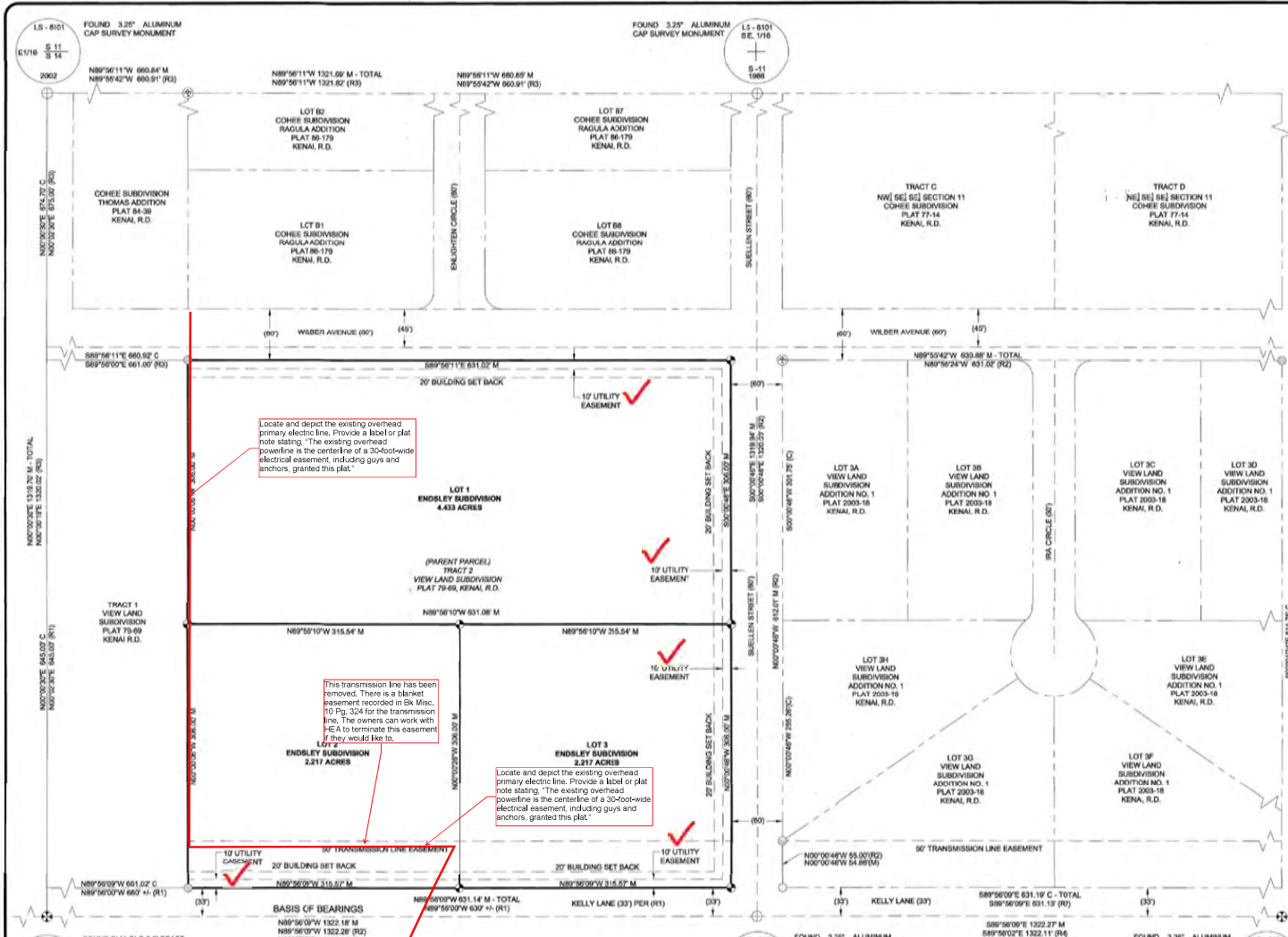


**VIEW LAND SUBDIVISION**

DESCRIPTION: An aliquot parts subdivision located within the S1/2S1/2SE1/4, Sec. 11, T5N, R8W, S.M., Alaska and the Kenai Peninsula Borough containing 40.00 acres more or less  
 OWNER: Jesse L. and Carol J. Smith  
 Star Route 2 Box 281  
 Sterling, Alaska 99672

P.O. Box 476 *G. S. Best* Soldotna, Ak 99669  
 Geologist, Registered Land Surveyor

Date: \_\_\_\_\_ Scale: \_\_\_\_\_ Bk No. \_\_\_\_\_  
 Prepared: 8/78 1" = 200'



**LEGEND**

⊕	FOUND 2" BLU-GLO BRASS CAP SURVEY MONUMENT AS DETAILED	AC	ACRES
⊙	FOUND ALUMINUM CAP SURVEY MONUMENT AS DETAILED	ESL	EASEMENT
⊖	FOUND 1.5" PLASTIC CAP ON 5/8" REBAR, PER (R2), (R3)	BL	BOUNDARY LINE
⊙	FOUND 5/8" REBAR, NO CAP	BL	BOUNDARY LINE
⊖	SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR, LS 131102	BL	BOUNDARY LINE
(M)	MEASURED	ROW	RIGHT OF WAY
(R)	REFERENCED RECORD MAP	BL	BOUNDARY LINE
---	BOUNDARY LINE/PROPERTY LINE	BL	BOUNDARY LINE
---	ADJACENT BOUNDARY LINE/PROPERTY LINE	BL	BOUNDARY LINE
---	20' BUILDING SET BACK LINE	BL	BOUNDARY LINE
---	CENTER LINE OF RIGHT OF WAY/TIE LINE	BL	BOUNDARY LINE
---	EASEMENT EXTENTS	BL	BOUNDARY LINE

- 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 20 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 KPA 35A.175.

**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 HERON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: \_\_\_\_\_ REGISTRATION No. 131102

**KPB SUBMITTAL No. 1**

AARON T. BROWLIE, RPLM  
REGISTERED LAND SURVEYOR

4/22/2026



**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 1083  
STERLING, ALASKA 99572

**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**

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DONNA H. ENDSLEY, TRUSTEE  
P.O. BOX 1083  
STERLING, ALASKA 99572

**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 2003-16, KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN ON THIS PLAT.

**KPB 2026-032**

**REFERENCES**

- VIEW LAND SUBDIVISION PLAT 79-69, KENAI, R.D.
- VIEW LAND SUBDIVISION ADDITION NO. 1 PLAT 2003-18, KENAI, R.D.
- COHEE SUBDIVISION RAGULA ADDITION PLAT 56-179, KENAI, R.D.
- 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, ENDSELY SUBDIVISION CONTAINING 366,225.47 SQUARE FEET OR 8.857 ACRES

LOCATED WITHIN THE SOUTH 42 SOUTH 1/2 SOUTH-EAST 1/4 SECTION 11, TOWNSHIP 8 NORTH, RANGE 8 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA

OWNERS: GREGORY C. ENDSELY AND DONNA H. ENDSELY, CO TRUSTEES OF THE GREGORY C. ENDSELY REVOCABLE TRUST DATED 02/20/06, AS AMENDED AND GREGORY C. ENDSELY AND DONNA H. ENDSELY, CO-TRUSTEES OF THE DONNA H. ENDSELY REVOCABLE TRUST DATED MAY 23, 2003 AS AMENDED

STERLING SCALE: 1" = 60'

**VECTOR SURVEYING LLC**

PO BOX 106  
SOLDOTNA, ALASKA 99580  
(907) 910-8833

KPB FILE 2026-\_\_\_\_

ALASKA 2026

SHEET 1 OF 1