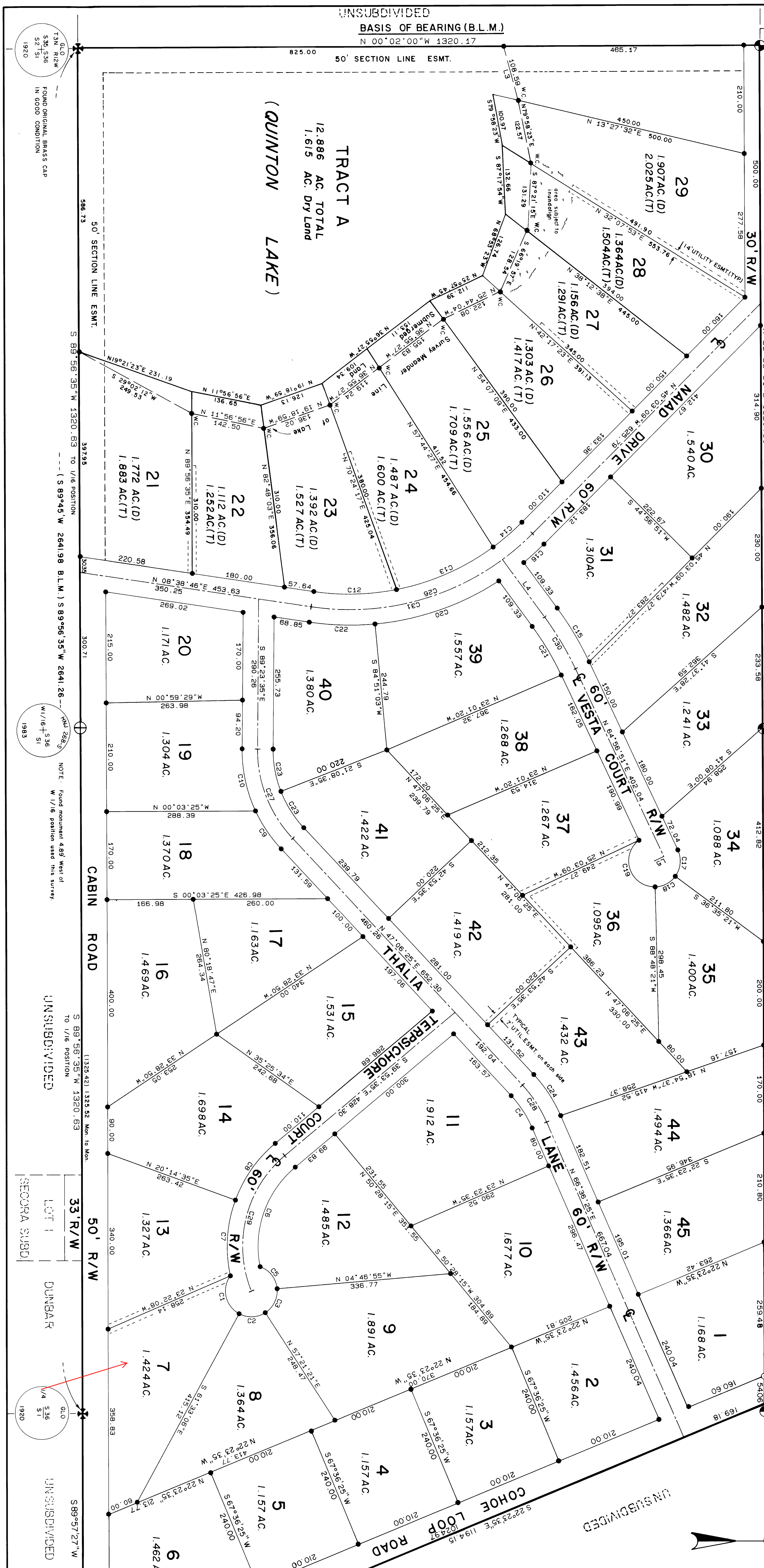
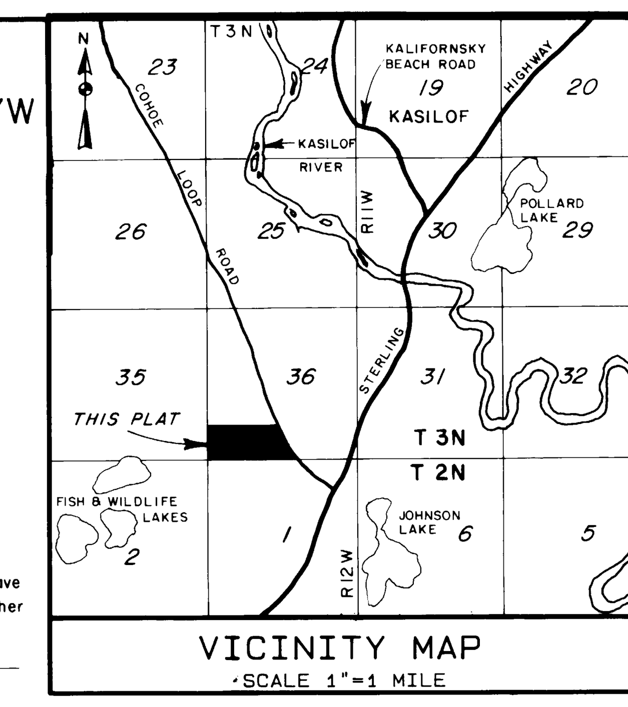




VICINITY MAP
SCALE 1"=1 MILE

AMENDED PLAT NOTE

This plat amends plat No. 86-57 by the addition of a 220.58'(ft) distance along the eastern boundary of Lot 21. I hereby certify I have made the correction and/or addition, noted above and that no other changes have been made hereon.

M. Scott McLane — 10/8/86
M. Scott McLane — Date

STATE OF ALASKA 49TH M. Scott McLane 4928-S REGISTERED PROFESSIONAL LAND SURVEYOR

86-57 FILED 20 Kenai REC. DIST. DATE 3/24 1986 TIME 2:29 P.M. McLane

LEGEND

- BLM or GLO monument recovered 2 1/2" brass cap
- Found official survey monument 2 1/2" brass cap
- Set Bernsten 3 1/4"x 30" aluminum survey monument
- Set 5/8"x 30" rebar with 2" aluminum cap
- Found 1/2" rebar
- Set 1/2"x 24" rebar with plastic cap C 263
- ( ) Indicates record data
- (D) DRY LAND (T) TOTAL INCLUDING SUBMERGED LAND

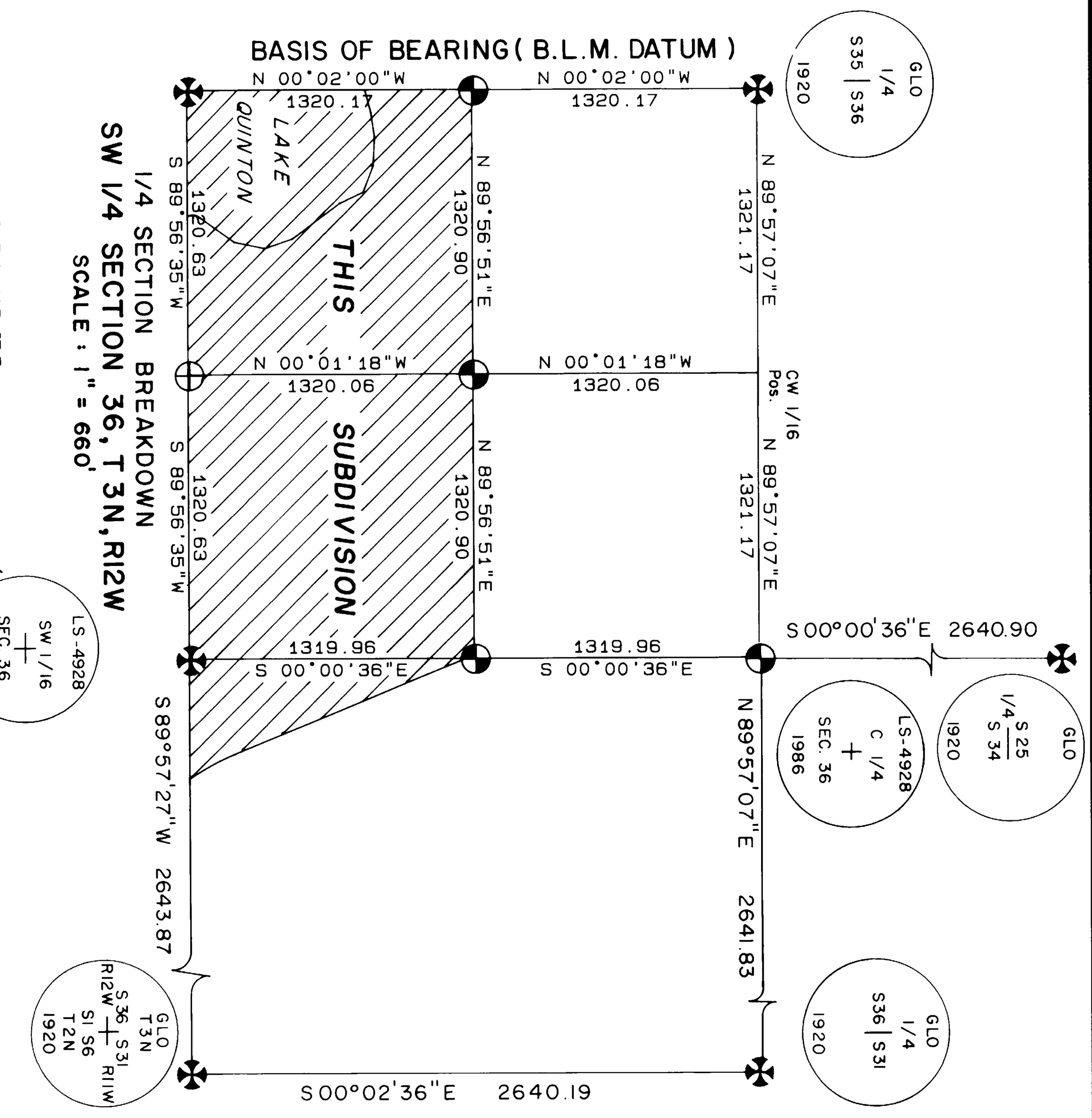
NOTES

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) BUILDING SET BACK - A building set back of 20 ft. is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.

4) SEE UTILITY ESMT. and A.D.E.C. NOTES BELOW.



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 right-of-ways to public use and grant all easements to the use shown.

Dayton Child
Dayton Child

George Child By Dayton Child
George Child by Dayton Child, A.I.F.

STATE OF ALASKA
NOTARY PUBLIC
GEORGE H. BRADFORD
My Commission Expires 11-9-87

NOTARY'S ACKNOWLEDGEMENT

FOR: Dayton Child
Subscribed and sworn before me this 18th day of FEB., 1986.

My commission expires 11-9-87
George H. Bradford
Notary Public for the State of Alaska

LINE	BEARING	DISTANCE
1	N 89°56'51"E	13.75
2		
3	S 75°12'45"W	108.59
4	N 53°54'40"E	138.48
5	S 25°03'09"E	20.00

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	97°34'55"	50.00	85.16	57.10	75.23	N 77°14'22"E
2	61°05'33"	50.00	53.31	29.51	50.82	N 02°05'52"W
3	62°08'16"	50.00	54.23	30.12	51.61	N 63°42'47"W
4	19°30'00"	220.00	74.87	37.80	74.51	N 56°51'25"E
5	65°07'09"	50.00	56.83	31.93	53.82	S 52°39'30"W
6	61°20'25"	200.00	214.12	118.61	204.04	N 70°33'48"W
7	32°47'43"	260.00	148.82	76.51	146.80	S 86°09'16"E
8	29°51'49"	260.00	135.52	69.34	133.99	S 54°49'30"E
9	18°09'59"	280.00	88.78	44.76	88.41	N 56°11'24"E
10	25°20'01"	280.00	123.80	62.93	122.80	N 77°56'24"E
11						
12	19°36'01"	470.00	160.78	81.18	160.00	S 01°09'15"E
13	25°08'04"	470.00	206.18	104.78	204.53	S 23°31'17"E
14	8°57'50"	470.00	73.53	36.84	73.46	S 40°34'14"E
15	11°02'10"	630.00	121.35	60.86	121.16	S 59°25'46"W
16	5°43'08"	530.00	52.90	26.47	52.88	N 42°11'35"W
17	61°38'30"	50.00	53.79	29.83	51.24	N 84°13'54"W
18	52°13'00"	50.00	45.57	24.50	44.01	N 27°18'09"W
19	144°36'16"	50.00	126.19	156.69	95.27	N 71°06'30"E
20	27°41'40"	530.00	256.18	130.64	253.70	N 18°59'48"W
21	11°02'10"	570.00	109.79	55.07	109.62	N 59°25'46"E
22	13°47'44"	530.00	127.61	64.12	127.30	N 01°44'54"E
23	21°45'00"	220.00	83.51	42.27	83.01	
24	19°30'00"	280.00	95.29	48.11	94.84	S 56°51'25"W
25						
26	53°41'55"	500.00	468.61	253.11	451.65	N 18°12'12"W
27	43°30'00"	250.00	189.80	99.74	185.28	N 68°51'25"E
28	19°30'00"	250.00	85.08	42.96	84.67	N 56°51'25"E
29	72°02'30"	230.00	289.19	167.23	270.52	S 75°54'50"E
30	11°02'10"	600.00	115.57	57.96	115.39	N 59°25'46"E
31	44°44'06"	500.00	390.39	205.75	380.55	N 13°43'17"W
32	11°37'58"	1206.22	244.90	122.87	244.48	S 28°12'34"E
33	7°26'31"	1256.22	163.17	81.70	163.05	S 26°06'51"E

UTILITY EASEMENT NOTE

The front 10 ft. of the 20 ft. Building Set Back along all R/W's shall be utilized as a utility easement. Additionally a 7 ft. utility easement exists along each side of lot lines shown.

PLAT APPROVAL

This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of October 7, 1985

KENAI PENINSULA BOROUGH

By Stan Thompson — Authorized Official

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

This subdivision has been reviewed in accordance with 18AAC72.065 and is approved, subject to any noted restrictions.

Paul D. Howard — EE I — 3-5-86
Signature — Title — Date

A.D.E.C. APPROVAL NOTE

Groundwater conditions on Lots 24 through 29 and Tract A of this subdivision may be unsuitable for conventional on-site waste disposal systems. No person may construct, install, maintain, or operate a pressurized water system or a water carried waste disposal system on these lots without obtaining prior written approval of the plans for the system from the Alaska Department of Environmental Conservation. The burden of providing soils testing data, groundwater table information, engineering designs and any other information required by the Department to complete the review of the proposed system rests solely with the lot owner.

AMENDED PLAT

RHODES ESTATES

Dayton Child, owner
P.O. Box 1407
Homer, AK 99603

LOCATION

87.911 ACRES M/L SITUATED WITHIN THE S1/2 SW1/4 LYING WEST OF THE COHOE LOOP R/W SEC. 36 AND SE1/4 LYING WEST OF THE COHOE LOOP R/W, SEC. 36 T3N R12W S.M. AK AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLANE and ASSOCIATES, INC.
Soldotna, AK 99669

DATE OF SURVEY	SCALE	SHEET
FEB / MARCH 1986	1" = 100'	1 of 1
DRAWN BY MSM,GB CHECKED BY MSM	BK. No. 84-70 JOB No. 852078	K.P.B. FILE No. 85-362