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Kenai Recording District

KWF-1159

IRIS HEIGHTS SUBDIVISION
Land Use Restrictions

1. No quonset huts, shacks, tents or trailer houses will be allowed on said lands.

2. No junk vehicles allowed, i.e., vehicles in non-running condition or vehicles used for parts.

3. No dog kennels or dog boarding houses, either business or private.

4. No lot shall be used as a dumping ground for trash, rubbish or garbage.

5. Soldotna City Building Codes and Land Use Ordinances shall be adhered to.

General Permissions
A. TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period of ten (10) years unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Protective Covenants
Iris Heights Subdivision
B. ENFORCEMENT

Enforcement shall be by proceedings at law or at equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages and such action may be brought by the owner or owners of any lot in the subdivision.

C. SERVABILITY

Invalidation of any of these covenants by Judgement or Court Order shall in no way affect any of the other permissions which shall remain in full force and effect.

DATED this day of May, 1977 at Soldotna, Alaska.

Basil S. Bolstridge Owner

Elizabeth M. Bolstridge Owner

R. L. Parker, Jr. Owner

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY, that on this 5 day of May, 1977, before me, the undersigned, a Notary Public in and for

Star Rt 2 Box 246
Sterling Hwy AK.

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Alaska, duly commissioned and sworn as such, personally appeared BASIL S. BOLSTRIDGE, ELIZABETH W. BOLSTRIDGE and R. L. PARKER, JR., to me known and known to me to be the individuals described in and who executed the foregoing instrument, and they acknowledg that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal on [redacted] day and

Notary Public in and for Alaska
My commission expires [redacted]

77- 003112

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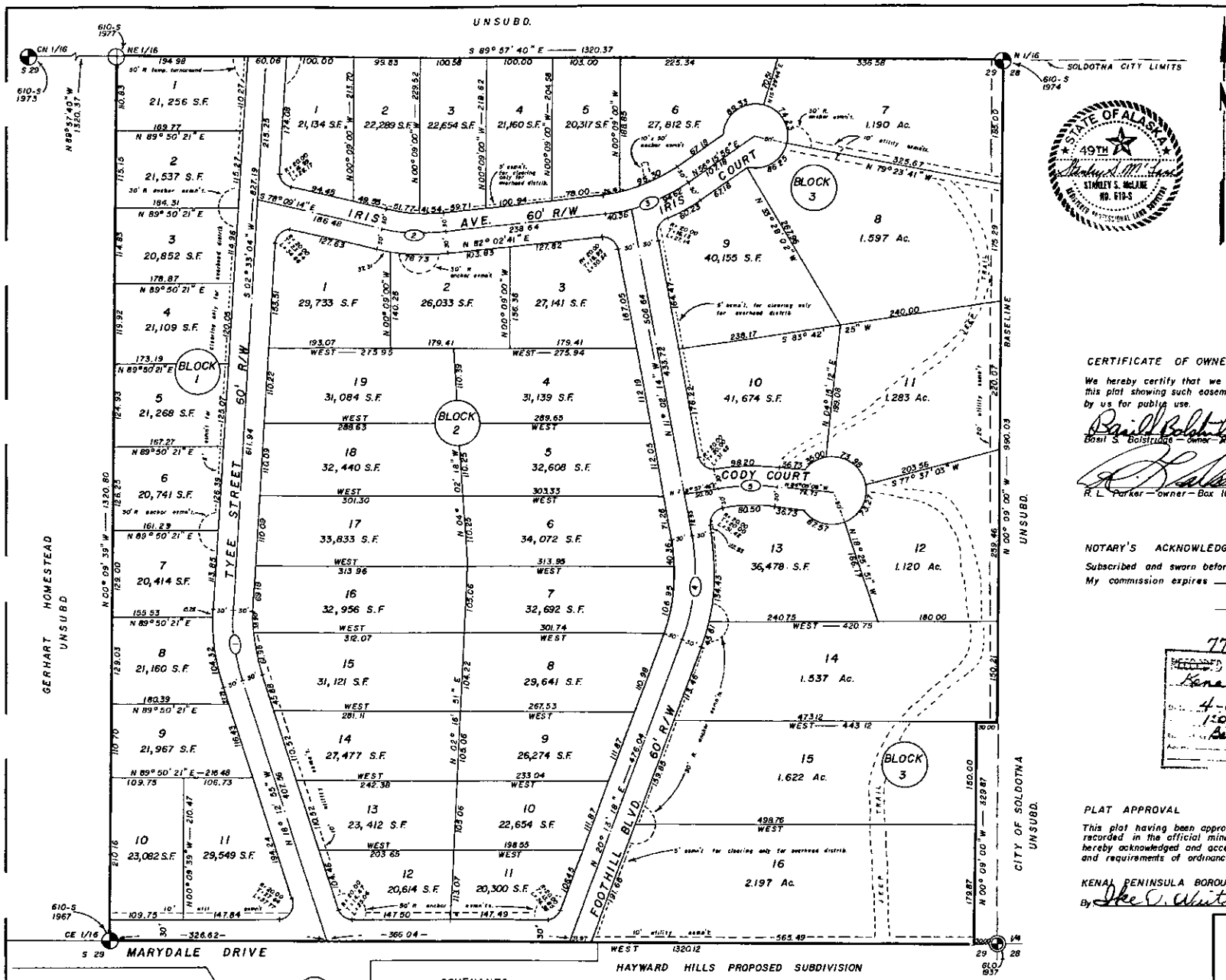
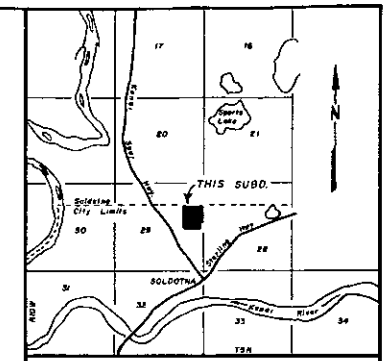
MAY 6 11 47 AM '77





VICINITY MAP
SCALE 1" = 1 MILE

NOTE: The original homestead patent was issued to Irvin H. Lee on Sept. 29, 1949, and according to the 1969 opinions of the Attorney General, no section line right of ways exist on this property.

℄ CURVE DATA					
CURVE	Δ	R	L	Ch	T
1	20° 46' 00"	300.00	108.73	108.14	54.97
2	19° 48' 05"	300.00	103.68	103.17	52.36
3	25° 46' 45"	300.00	134.98	133.84	68.65
4	31° 15' 32"	300.00	163.67	161.65	83.93
5	16° 54' 06"	302.86	89.35	89.02	45.00

COVENANTS

No streets in this subdivision will be maintained, graded or plowed by the City of Soldotna until the roads are constructed to the minimum standards set forth by ordinances of the City of Soldotna.

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

Each of the lots in this subdivision shall be subject to assessments for improvements required by ordinance of the City of Soldotna when installed by the City of Soldotna.

A 20' bldg. setback exists along all dedicated R/W's.

LEGEND AND NOTES

- Found G.L.O. brass cap monument
- Found official survey monument
- Set 2 1/2" alum. cap
- Set 1/2" x 24" steel rebar

All bearings refer to the East line of Section 29 as N 00° 09' 00" W.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Basil S. Bolstridge — owner — Rt. 2, Box 264, Sterling, AK. Elizabeth W. Bolstridge — owner

R. L. Parker — owner — Box 1042, Soldotna, Alaska 99669

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 4th day of April, 1977.
My commission expires 2-23-81

Judy Hummel
notary public for Alaska

77-40
RECORDED - FILED
Kenai
4-6 77
1:07 P
Basil Bolstridge

JUDY HUMMEL NOTARY PUBLIC STATE OF ALASKA

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of March 14, 1977, 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 Ike O. Watts

IRIS HEIGHTS SUBDIVISION

Basil Bolstridge, et al. — owners
Rt. 2, Box 264, Sterling, Alaska 99664

DESCRIPTION

39.791 AC. SITUATED IN THE SE 1/4 NE 1/4 SEC. 29, T5N, R10W S.M. AK. AND IN THE CITY OF SOLDOTNA.

Surveyed by: McLane and Associates
Soldotna, Alaska

Date of Survey	Scale	Bk. No.
1/8/77 — 2/22/77	1" = 100'	76-15