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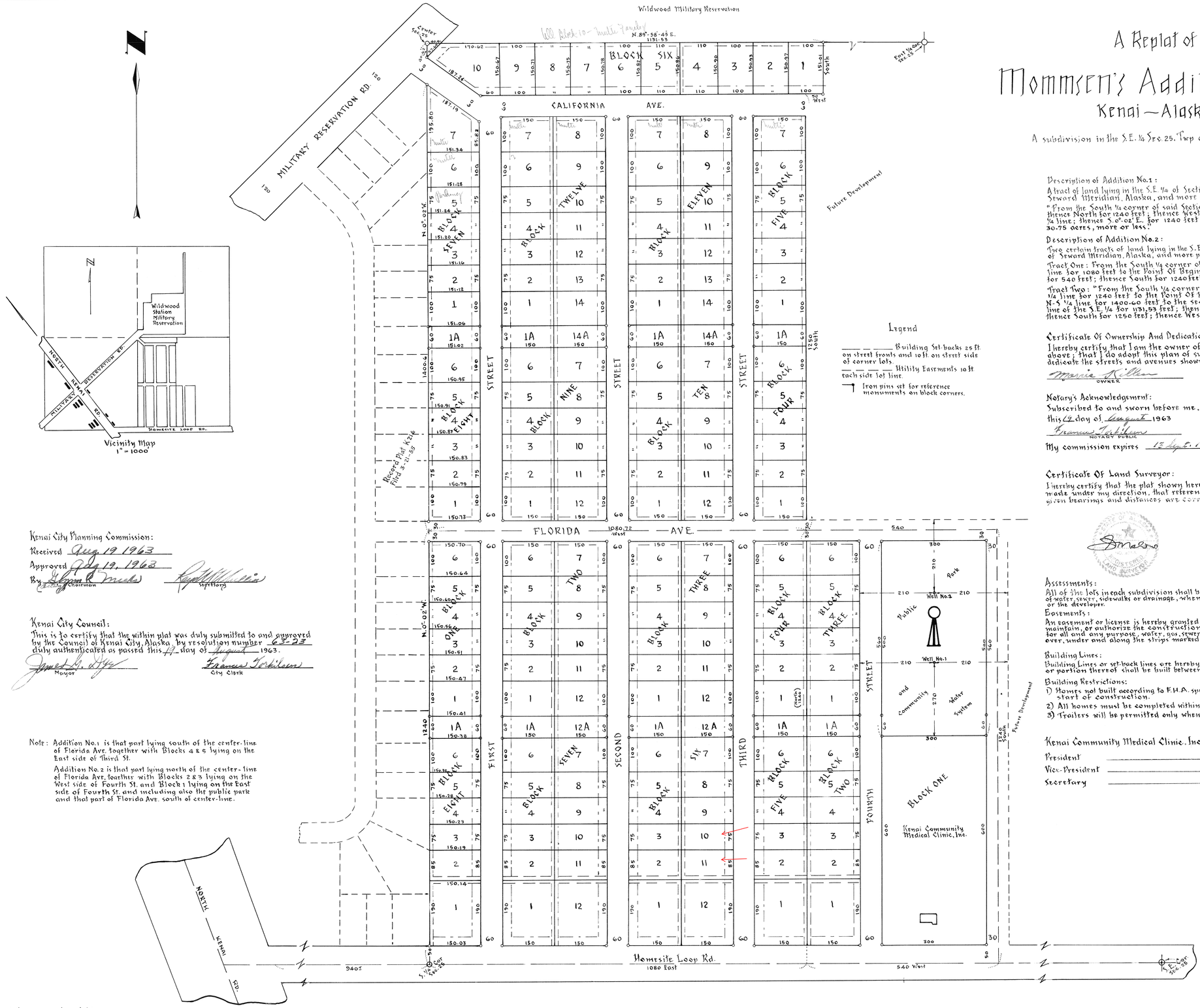
A Replat of

Mommsen's Additions No's 1 & 2

Kenai — Alaska

A subdivision in the S.E. ¼ Sec. 25, Twp 6 N., Rge. 12 W. of S.M.

RECORDED - FILED
Kenai REC. DIST.
DATE 10-28 19 63
TIME 9:21 A.M.
Requested by Kenai
Address



Vicinity Map
1" = 1000'

Legend

_ _ _ _ _ _ Building Set-backs 25 ft on street fronts and 10 ft. on street side of corner lots.

_ _ _ _ _ _ Utility Easements 10 ft each side lot line.

┐ Iron pins set for reference monuments on block corners.

Description of Addition No. 1:

A tract of land lying in the S.E. ¼ of Section 25, Township 6 North, Range 12 West of Seward Meridian, Alaska, and more particularly described as follows:

"From the South ¼ corner of said Section 25, run East along the South line for 1080 feet; thence North for 1240 feet; thence West for 1080.72 feet to an intersection with the N-S ¼ line; thence S. 0°-02' E. for 1240 feet to the Point of Beginning, the whole containing 30.75 acres, more or less."

Description of Addition No. 2:

Two certain tracts of land lying in the S.E. ¼ of Section 25, Township 6 North, Range 12 West of Seward Meridian, Alaska, and more particularly described as follows:

Tract One: From the South ¼ corner of said Section 25, run East along the South section line for 1080 feet to the Point Of Beginning; thence North for 1240 feet; thence East for 540 feet; thence South for 1240 feet; thence West for 540 feet to the Point of Beginning."

Tract Two: "From the South ¼ corner of said Section 25, run N 0°-02' W. along the N-S ¼ line for 1240 feet to the Point Of Beginning; thence continue N 0°-02' W. along the N-S ¼ line for 1400.60 feet to the section center; thence N. 89°-58'-45" E. along the North line of the S.E. ¼ for 1131.53 feet; thence South for 151.01 feet; thence West for 50 feet; thence South for 1250 feet; thence West for 1080.72 feet to the Point Of Beginning."

Certificate Of Ownership And Dedication:

I hereby certify that I am the owner of the tracts of land shown hereon and described above; that I do adopt this plan of subdivision with my free consent; and I do hereby dedicate the streets and avenues shown hereon to public use as noted.

Morris Killen — OWNER
Dymm R. Meeks — WITNESS

Notary's Acknowledgement:

Subscribed to and sworn before me, a Notary Public, this 29 day of August 1963

Francus Tschiderer — NOTARY PUBLIC

My commission expires 15 Sept. 1965

Certificate Of Land Surveyor:

I hereby certify that the plat shown hereon is a true representation of a survey made under my direction, that reference monuments have been set, and that given bearings and distances are correct, to the best of my knowledge and belief.

F. J. MALONE — R.L.S.

F. J. Malone
R.L.S.

Assessments:

All of the lots in each subdivision shall be subject to assessment for any of the improvements of water, sewer, sidewalks or drainage, when installed at a future time by the City of Kenai, or the developer.

Easements:

An easement or license is hereby granted to Kenai City, Alaska, to locate, construct and maintain, or authorize the construction, location, maintenance and use of conduits for all and any purpose, water, gas, sewer mains, poles and wires of all or any of them, over, under and along the strips marked "Utility Easements."

Building Lines:

Building Lines or set-back lines are hereby established as shown on this plat, and no building or portion thereof shall be built between this line and the street.

Building Restrictions:

1) Homes not built according to F.H.A. specifications must have developer's approval before start of construction.
2) All homes must be completed within 2-years from start of construction.
3) Trailers will be permitted only when construction begins and during progress of same.

Kenai Community Medical Clinic, Inc.

President _____
Vice-President _____
Secretary _____

Kenai City Planning Commission:

Received Aug 19 1963
Approved Aug 19, 1963
By Dymm R. Meeks — Chairman
Ralph Williams — Secretary

Kenai City Council:

This is to certify that the within plat was duly submitted to and approved by the Council of Kenai City, Alaska, by resolution number 63-23 duly authenticated as passed this 19 day of August 1963.

James L. Wyse — Mayor
Frances Tschiderer — City Clerk

Note: Addition No. 1 is that part lying south of the center-line of Florida Ave. together with Blocks 4 & 5 lying on the East side of Third St.

Addition No. 2 is that part lying north of the center-line of Florida Ave. together with Blocks 2 & 3 lying on the West side of Fourth St. and Block 1 lying on the East side of Fourth St. and including also the public park and that part of Florida Ave. south of center-line.

Prepared For
Mr Morris Killen
Owner & Developer
Box 261 Kenai Alaska

Scale: 1" = 100'

F. J. Malone
R.L.S.
Kenai Alaska

Mommsen's Adds No 1 & 2
K-1355